

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision- making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable: Pacific Highway Commercial

2. Name of Applicant: 41st Avenue LLC

3. Address and phone number of applicant and contact person:

Address: PO Box 570 *Phone Number:* 360.952.8256
Woodland, WA 98674 *Email:* pjeffries3@outlook.com
Contact Person: Patrick Jeffries

4. Date checklist prepared: March 20, 2024

5. Agency requesting checklist: City of Woodland, WA

6. Proposed timing or schedule (including phasing, if applicable):

Development is anticipated to commence as soon as attainment of requisite permitting and approvals. Project completion is contingent on the issuance of permitting and approvals.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Critical Areas Report and Mitigation Plan | Ecological Land Services | June 30, 2021
Geotechnical Engineering Report | StrataDesign | May 10, 2021
Preliminary Stormwater Report | Standridge Inc. | March 20, 2024
Trip Generation and Sight Distance Analysis | Lancaster Mobley | October 24, 2023

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

Site Plan Review Approval	Fire Marshal Site Plan Approval
Boundary Line Adjustment Approval	Engineering Site Plan Approval
Erosion Control Plan Approval	Stormwater Plan Approval
Building Permits	NPDES Construction Stormwater Permit
Final Site Plan Review Approval	

- 11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

This proposal includes the construction of a commercial lumber yard including a showroom and office building, lumber laydown area, truck loading/parking area, and parking, a secondary storage building and a parking lot on an approximately 8.3-acre undeveloped site. The Applicant is seeking approval for a Site Plan Review for this lot which is simultaneously part of a concurrently submitted application for a Boundary Line Adjustment in the City of Woodland.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

Site Location: This proposal is located along Green Mountain Road south of the intersection of Green Valley Loop Road and north of the intersection of Hillsdale Drive.

Tax Lot No.: 508620100

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site:**

(circle one): Flat rolling, hilly, steep slopes, mountainous, other

- b. What is the steepest slope on the site (approximate percent slope)?**

The steepest slope on the Site does not exceed fifty percent (50%).

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

The Clark County Soil Survey designates Site soils as Godfrey silt loam, 0 to 3 percent slopes (65) and Stella silt loam, 15 to 30 percent slopes (210). The Site does not contain agricultural soil.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

No. There are no surface indications or history of unstable soils in the immediate vicinity.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

Approximately 11,000 cubic yard of fill will be used on site and will be sourced from cuts on-site.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

As with any clearing or other types of earth-disturbing construction activity, there is potential for erosion to occur. Site-specific best management practices will be used to mitigate erosion during the

construction of the proposal. Site-specific erosion control measures will be implemented per the approved Grading Plan. Further, all sediment and erosion control design work will be completed in accordance with the requirements of the Construction Stormwater General Permit and County standards.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 33.2% of the site will consist of impervious surfaces after the project construction.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Proposed measures to reduce or control erosion, or other impacts to the earth include treating and detaining stormwater, as well as, silt fencing and other erosion control best management practices. Forthcoming stormwater and erosion control plans prepared by Standridge Inc. will comply with the County's regulatory requirements.

1. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During Construction, Operation, and Maintenance:

Equipment and vehicles required for construction activities will generate dust and particulate emissions during the construction period.

After Project Completion:

Delivery trucks, mail delivery, solid waste, recycling vehicles, employee and customer's automobiles and forklift equipment will generate some particulate emissions in the long-term. Other emission sources anticipated include those typical to a commercial office and include air conditioning.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

If necessary, water will be utilized for dust control as needed during construction of on- and off-site improvements. Emissions control measures for vehicles and equipment are regulated under the Washington State Department of Ecology and U.S. Environmental Protection Agency. It is anticipated that all construction vehicles and equipment will be in compliance with these regulations.

2. Water

a. Surface Water:

- 1) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Burriss Creek and depression forested wetlands are located to the north of the site and there is a depression emergent seasonally flooded wetland to the west of the area included in the site plan review application.

- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

No..

- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

None.

- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

No. This proposal will not require surface water withdrawals or diversions.

- 5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

No. The proposal is not located within a 100-year floodplain.

- 6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No.

b. Ground Water:

- 7) **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

No. Water will not be discharged to ground water.

- 8) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

No waste material will be discharged into the ground from septic tanks or other sources.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Sources of runoff include the buildings, parking lots, lumber laydown area and driveways. Post-development surface stormwater from pollution generating impervious surfaces will be collected and treated for water quality using proprietary stormwater treatment vaults prior to discharge to the conveyance system. Quantity control will be provided using detention within a new underground detention system utilizing CMP pipe. Discharge will be to the existing stream north of the development. The quality and quantity control facilities will be designed in accordance with the Cowlitz County Drainage Manual (2017) and City Code. For calculations and information regarding the drainage facilities, refer to the *Preliminary Technical Information Report prepared by Standridge Inc.*

- 2) Could waste materials enter ground or surface waters? If so, generally describe.**

No.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

This proposal will meet or exceed the County's water quality and quantity standards provided for by its Stormwater Manual and Ordinance.

3. Plants

- a. Check the types of vegetation found on the site:**

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?**

All vegetation is proposed to be removed within the developed area of the site.

- c. List threatened and endangered species known to be on or near the site.**

There are no known threatened or endangered species known to be on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

Proposed landscaping includes possible use of native plantings and trees. A *Preliminary Landscape Plan* within the Site Plan Review application submittal will include more information on the proposed landscaping for the site.

- e. **List all noxious weeds and invasive species known to be on or near the site.**

None.

4. Animals

- a. **List any birds and other animals which have been observed on or near the site or are known to be on or near the site.**

Birds: hawk, heron, eagle, songbirds, other;

Mammals: deer, bear, elk, beaver, other, and,

Fish: bass, salmon, trout, herring, shellfish, other (frog spp)

- b. **List any threatened and endangered species known to be on or near the site. [help]**

There are no known threatened or endangered species known to be on or near the site.

- c. **Is the site part of a migration route? If so, explain.**

The site is located within what is commonly referred to as the Pacific Flyway. This Flyway is the general migratory route for various species of ducks, geese, and other migratory waterfowl. The Flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains. Neotropical birds, such as Robins, may also seasonally utilize or be near the Site.

- d. **Proposed measures to preserve or enhance wildlife, if any:**

Proposed landscaping will provide some habitat for wildlife typical for urban environments at the site.

- e. **List any invasive animal species known to be on or near the site.**

None.

5. Energy and Natural Resources

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

This proposal will include the use of electricity and/or natural gas typical for commercial use properties.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

All construction on the site will be designed to comply with the current State of Washington Energy Code and the adopted version of the International Building Code.

2. Environmental Health

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**

- 1) **Describe any known or possible contamination at the site from present or past uses.**

None.

- 2) **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

None.

- 3) **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

None.

- 4) **Describe special emergency services that might be required.**

Special emergency services are not anticipated for this proposal. However, State-compliant protocol will be followed should any unforeseen complications arise with the spillage of hazardous or otherwise toxic chemicals.

- 5) **Proposed measures to reduce or control environmental health hazards, if any:**

The Applicant will comply with applicable local, state and federal regulations during the construction of this proposal.

b. Noise

- 1) **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

Some traffic noise from surrounding roadways may be heard from the site but is not anticipated to adversely affect the proposal.

- 2) **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

Construction on the site will create short-term noise and will not occur after 7 p.m. or before 7 a.m. Long-term noise sources or nuisance are not anticipated to result from this project.

- 3) **Proposed measures to reduce or control noise impacts, if any:**

Proposed measures to reduce or control noise impacts include limiting construction activities between 7 a.m. and 7 p.m.

3. Land and Shoreline Use

- a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The site is currently vacant and unused. Surrounding uses include industrial, religious, recreational, commercial and residential. This proposal will not affect current land uses on nearby or adjacent properties.

- b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

No.

- 1) **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

No.

- c. **Describe any structures on the site.**

None.

- d. **Will any structures be demolished? If so, what?**

Not applicable. There are no existing structures at the site.

- e. **What is the current zoning classification of the site?**

Highway Commercial District (C-2).

- f. **What is the current comprehensive plan designation of the site?**

Commercial.

- g. **If applicable, what is the current shoreline master program designation of the site?**

Not applicable.

- h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.**

Yes. Portions of the site has been evaluated by a biologist as wetland. However, this proposal does not include proposed development within that area.

- i. **Approximately how many people would reside or work in the completed project?**

Up to approximately forty five (45) people may work at the completed project site.

- j. **Approximately how many people would the completed project displace?**

Not applicable. The site is undeveloped and zoned for commercial use.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable. The site is undeveloped and zoned for commercial use.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This proposal includes a permissible use within the Highway Commercial (C-2) zoning district.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None.

4. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None. This proposal involves a commercial use.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None. This proposal involves a commercial use.

c. Proposed measures to reduce or control housing impacts, if any:

None. This proposal involves a commercial use.

5. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest height of the proposed main building will not exceed approximately thirty three (33) feet in height.

b. What views in the immediate vicinity would be altered or obstructed?

The new buildings will be visible by cars traversing along Green Mountain Road.

c. Proposed measures to reduce or control aesthetic impacts, if any:

None. This proposal involves a permissible use within the Highway Commercial (C-2) zoning district and includes a main building that is setback approximately seventeen (17) feet from Green Mountain Road within which landscaping is included.

6. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Typical lighting required for the site will be visible during the nighttime hours.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

The installation of illuminated materials will be done in such a way to minimize dispersion off-site and to not constitute a safety hazard.

c. What existing off-site sources of light or glare may affect your proposal?

Existing off-site sources of light or glare may be visible from street lighting within the adjacent roadways and nearby development. This will not affect the proposal.

d. Proposed measures to reduce or control light and glare impacts, if any:

Outside lighting will be down shielded to minimize dispersion and will control for potential off-site impacts.

7. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

There is a baseball field, Lewis River Little League, adjacent to the site to the south.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No. The Highway Commercial (C-2) zoned site is vacant and undeveloped.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None. This proposal does not affect the existence of recreation opportunities and involves a permissible use within a commercial zoned land use district.

8. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

No.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Cursory research was previously completed by another consultant as part of the Oak Village Apartments development to the north. The City issued a grading permit approval for the subject site and has recently been graded.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

In the event any archaeological or historic materials are encountered during project activity, work in the immediate area must stop and the following actions taken:

1. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering; and

2. Take reasonable steps to ensure the confidentiality of the discovery site; and,
3. Take reasonable steps to restrict access to the site of discovery.

If human remains are uncovered, appropriate law enforcement agencies shall be notified first, and the above steps followed. If remains are determined to be Native, consultation with the effected Tribes will take place in order to ensure the culturally appropriate final disposition of said remains.

9. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The site will be served by two (2) driveway connections to Green Mountain Road to the east, one (1) private and one (1) public roadway connection to Old Pacific Highway to the west. Green mountain Road is functionally classified as a major collector and Old Pacific Highway is functionally classified as a minor arterial.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

No.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

This proposal includes the provision of fifty-nine (59) parking spaces as part of the completed project. This proposal does not include the elimination of parking spaces.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

This proposal requires and includes frontage improvements along the public streets, Green Mountain Road and along Old Pacific Highway.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

This proposal will not use (or occur in the immediate vicinity of) water, rail, or air transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

This proposal is anticipated to generate nine (9) morning peak hour and nine (9) average evening peak hour trips. Peak volumes are anticipated to occur between the hours of 3:00pm and 4:00pm on a typical weekday. Approximately 34.4% of total daily vehicle trips generated will be trucks. These estimates were based on "time-of-day distribution data" and "trip generation" data provided in the ITE Trip Generation Manual, 11th Edition, and accompanying appendices to the manual. For more information, see the Trip Generation and Sight Distance Analysis by Lancaster Mobley dated October 24, 2023.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

This proposal will not interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area.

h. Proposed measures to reduce or control transportation impacts, if any:

This proposal does not include any measures to reduce or control transportation impacts because none are anticipated.

10. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes, there could be a potential need for additional fire protection with the proposed development.

b. Proposed measures to reduce or control direct impacts on public services, if any.

The proposed measures to reduce or control direct impacts on public services include providing urban utilities and frontage improvements, and payment of taxes.

11. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer septic system, other ____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

This proposal includes the provision of electrical, internet, public water and sewer service. The general construction activities that will be needed on the site for the construction of this proposal include, clearing, grubbing, grading, paving, building construction, construction of stormwater utilities, undergrounding of public water laterals, landscaping and frontage improvements.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of Signee: Ingrid Friedberg _____

Position and Agency/Organization: Land Use Planning Project Manager, Standridge Inc.

Date Submitted: March 8, 2024