

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

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: [\[help\]](#)

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: [\[help\]](#)

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 [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Guild Road Industrial Site Phase 1

2. Name of applicant: [\[help\]](#)

Port of Woodland

3. Address and phone number of applicant and contact person: [\[help\]](#)

Jennifer Keene, Executive Director
PO Box 87
115 Davidson Avenue
Woodland, WA 98674
(360) 225-6555

4. Date checklist prepared: [\[help\]](#)

June 18, 2018

5. Agency requesting checklist: [\[help\]](#)

Port of Woodland

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

The project includes construction of 6 industrial building over a period of approximately 8 years.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Already Prepared

Critical Areas Report for the Guild Road Industrial Property, completed by Ecological Land Services, Inc., April 28, 2016

Cultural Resource Survey of the Guild Road Industrial Park Project Area, completed by Archaeological Services, April 29, 2016

Technical Memorandum for the Assessment of the Location of Underground Storage Tanks at 1435 Guild Road, Woodland, Washington, completed by HydroCon Environmental, LLC, May 2, 2016

Email from Rebecca Rothwell at the Washington Department of Ecology stating wetland boundary concurrence, May 13, 2016

US Army Corps of Engineers Jurisdictional Determination stating jurisdiction over waterbodies onsite, June 27, 2016

To Be Prepared

Bank Use Plan for the Guild Road Industrial Park Permitting, to be completed by Ecological Land Services, Inc.

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. [\[help\]](#)

None known at this time.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Critical Areas Permit from the City of Woodland
Site Plan Approval from the City of Woodland

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.) [\[help\]](#)

The project includes the development of a 12-acre site in Woodland, Washington. The site is being developed with 6 buildings totaling approximately 130,000 sf. The buildings will be located on the perimeter of the site with vehicle maneuvering and parking generally located toward the middle of the site. The project also includes offsite utility improvements and development of a portion of a new public street.

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. [\[help\]](#)

Address: 1435 Guild Road

Woodland, WA 98674

Parcel Number: 508310100

Legal Description: Section 14, Township 5 North, Range 1 West

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)**1. Earth**

- a. General description of the site [\[help\]](#) (circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

The site is located at 1435 Guild Road within the City limits of Woodland and on the alluvial Woodland Bottoms. The project area consists of old farm buildings with associated driveways, parking lots, a nursery, stormwater retention ponds, and open grassland. Along the eastern portion of the study area are forested patches. A remaining nursery building was recently removed in the eastern portion of the project area. Historically the site has been used for agricultural practices, including a bulb farm. Topography is generally flat, with a large mound of dirt in the central portion of the project area, which was excavated from the stormwater retention ponds during the time of their construction in 2012. The study area is surrounded by industries to the north and east, and active agriculture to the west and south.

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Approximately 5% (along the ditch slopes). Overall the site is relatively flat.

- 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. [\[help\]](#)

The National Resources Conservation Service (NRCS) map depicts two soil units onsite: Clato silt loam, 0 to 3 percent slopes (32) and Newberg fine sandy loam, 0 to 3 percent slopes (141). NRCS maps depict Newberg fine sandy loam within the central portions of the study area. Clato silt loam is mapped in the southwestern corner of the site, and along eastern border of the study area. Wetlands were delineated in soils mapped as non-hydric. Soils generally matched NRCS mapped soil types, with the exception of Test Plot 4, which was evaluated as a silt loam, rather than the mapped Newberg fine sandy loam.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No.

- 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. [\[help\]](#)

The site grading will primarily involve site stripping and relocating of materials. The total affected area is approximately 12 acres with an estimated 22,000 cubic yards of soil being relocated. No fill is proposed within wetlands.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Not likely.

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

Approximately 85% of the site or 10.2 acres will be impervious which includes approximately 0.67 acres of new public roadway improvements.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Best management practices (BMPs) will be used to prevent pollutants or sediment laden surface runoff from entering the onsite wetlands. Erosion control measures include installing silt fence along wetland buffers and mulching all bare soils with weed free straw after ground disturbing activities.

2. 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. [\[help\]](#)

Any emissions to the air would result from heavy equipment use during construction. This is a short-term occurrence, therefore air emissions are deemed to be minimal. Once the project is completed, air emissions will result from commercial vehicles driving to and from the warehouses. Dust will be mitigated for by using water trucks to water dry areas during construction.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

There are no offsite sources of emissions or odor that may affect the proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Any equipment not in use will turn off engines and dust will be controlled through frequent watering of soils within the construction area. After construction is complete, trucks waiting to be loaded will also turn off engines to minimize emissions.

3. Water

a. Surface Water: [\[help\]](#)

- 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. [\[help\]](#)

Wetland A is a Category III, depressional, forested wetland, and Wetland B is a Category IV, depressional, forested wetland according to the *Washington State Wetlands Rating System for Western Washington, Revised* (Hruby 2014). Wetland A is approximately 0.20 acres in size, and Wetland B is approximately 0.21 acres in size. Both wetlands may be jurisdictional under the Clean Water Act according to a Preliminary Jurisdictional Determination (JD) released by the US Army Corps of Engineers, dated June 27, 2016.

- 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. [\[help\]](#)

Yes. Work is proposed adjacent to the wetlands within their regulated buffers. A Bank Use Plan for the Columbia River Mitigation Bank is being prepared to mitigate for indirect wetland impacts. The total number of credits to be purchased is yet to be determined.

- 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. [\[help\]](#)

No fill or dredge material will be placed in or removed from the wetlands. Two wetlands will be indirectly impacted due to an insufficient buffer.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No surface water withdrawals or diversions are proposed.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

The proposal does not lie 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. [\[help\]](#)

The proposal does not involve any discharges of waste materials to surface waters.

b. Ground Water:

- 1) 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. [\[help\]](#)

No groundwater will be used for drinking or any other purpose.

- 2) 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. [\[help\]](#)

The site will be served by public sanitary sewers and will not include any septic systems or infiltration trenches.

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. [\[help\]](#)

Runoff will result from building downspouts and impervious surfaces in the development. All runoff will be directed to the stormwater facility for treatment.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No waste materials are expected to enter ground or surface waters.

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

The proposal will cut off some of the sheet flow to the two wetlands onsite. However, due to the flat nature of the wetland buffers and the presence of functionally isolating features (compacted gravel roads), the majority of existing sheet flow did not contribute to wetland hydrology. Therefore, the proposal will have little affect on drainage patterns. The stormwater facility will also help to recharge groundwater in the immediate vicinity.

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

Surface runoff from developed areas will be directed to a stormwater facility for treatment. Wetlands will not be negatively affected due to the existing conditions of the wetland buffers being relatively flat and functionally isolated.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

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? [\[help\]](#)

Tree removal is minor and was limited to two small deciduous species. The majority of vegetation to be removed consists of grasses that are presently maintained through mowing.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

No listed plant species are 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: [\[help\]](#)

As part of the site development, landscaping will be installed in accordance with City of Woodland requirements.

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

None known.

5. 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. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

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

No threatened or endangered species are known to be on or near the site. The Washington Department of Fish and Wildlife's Priority Habitat and Species Maps indicate the presence of a migration area for Sandhill crane (*Grus Canadensis*) approximately 4,000 feet to the northwest of the project area. Sandhill crane are listed as endangered by Washington state.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

The site is contained within the “Pacific Flyway”.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

The edges of the proposed development will be fenced to help provide a barrier between the wetlands and limited forested habitat onsite and human disturbances.

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

None known.

6. 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. [\[help\]](#)

Heating for the buildings will utilize existing gas and electrical services located in the adjacent public right-of-way. The buildings are being laid out for multiple uses including light industrial, warehousing, and associated office space. It is anticipated that electric and gas will be used for various uses.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

The proposed project will not affect the potential use of solar energy by adjacent properties, as the surrounding properties are not close enough in proximity to be “shaded out” by the construction of the buildings.

- 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: [\[help\]](#)

The design will comply with energy code standards for energy efficiency.

7. 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. [\[help\]](#)

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

The property was historically used for agricultural purposes as a dairy farm, a bulb farm, and then as a nursery. Today it still remains in agricultural use. Although there is historical documentation of fuel or underground storage tanks, no known contaminants are at the site.

- 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.

According to a Technical Memorandum prepared by HydroCon Environmental, LLC on May 2, 2016, the property was inventoried for the possible presence of underground storage tanks on the property and their contents. Geophysical surveys did not indicate the presence of any underground storage tanks in the areas surveyed. One underground storage tank that contained heating oil was located at the property between the "Old" and "New Building". The tank had been filled with concrete (i.e., "closed in-place"). A tank used to hold fuel was located near the Pump House, and a concrete pad and product piping was observed in this area as well as electrical conduit line. According to the study, the tank is no longer located there. Granular fill soil underlies the concrete pad. The imported soil may have been placed to fill the underground storage tank cavity or it may have been used as sub base for the pump pad.

If an underground storage tank is encountered during site demolition, HydroCon recommended that the construction contractor stop work near the tank location and contact the Port of Woodland representative immediately. If fuel is observed to be leaking from the tank, placement of absorbent socks is recommended to mitigate the spread of product. An environmental consultant licensed as a Washington State Site Assessor (HydroCon) should be contacted to supervise the proper decommissioning of the tank, management of the waste, and disposal of the tank shell.

- 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 anticipated.

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

None anticipated.

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

None.

b. Noise

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

Traffic noise is expected from Guild Road, but is not anticipated to affect the project.

- 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. [\[help\]](#)

Construction will include heavy construction equipment such as track hoes, graders, and trucks will be required to construct the site improvements and associated buildings. Normal noise levels associated with semi trucks and light duty vehicles are anticipated.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Appropriate mufflers to suppress engine noise. Limiting construction hours of operation.

8. 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. [\[help\]](#)

The site is currently vacant and was previously used as a plant nursery. Surrounding properties are in industrial, agricultural, and residential uses. The proposal of industrial development will not affect the 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? [\[help\]](#)

The site has been used as agricultural land for the commercial production of ornamental and native plant species. Currently, remnants of a small plant nursery exists onsite. Resource lands have not been designated. The entire site was not utilized for plant production. Only a small area outside of the buildings was used for growing plants.

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:

The proposal will not affect or be affected by surrounding working farm land normal business operations. Oversize equipment access to offsite farmlands are provided by private entries. The proposed development will be fenced to ensure protection of the property from surrounding uses.

c. Describe any structures on the site. [\[help\]](#)

The site consists of old farm buildings with associated driveways, parking lots, a nursery, stormwater retention ponds, and open grassland. The eastern portions of the site are forested patches. Currently, remnants of a plant nursery are located in the eastern portion of the study area. Topography is generally flat, with a mound of dirt in the central portion of the study area, which was excavated

from the stormwater retention ponds during the time of their construction in 2012.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

Two existing farm buildings have been or will be demolished.

- e. What is the current zoning classification of the site? [\[help\]](#)

Light Industrial (I-1).

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Industrial.

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Yes, the two wetlands onsite are classified as critical areas by the City.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

No residences will be placed on the site. Employment will vary depending on the future uses of the building and is anticipated to be in the range of 100 to 150 persons.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

The completed project would not displace anyone.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None proposed.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposal is consistent with the current zoning and comprehensive plan designation.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

The proposal is compatible with nearby agricultural and forest lands of long-term commercial significance.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Not applicable.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Not applicable.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Not applicable.

10. 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 buildings will not exceed 35 feet.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

No views would be altered or obstructed past current conditions.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

The buildings will be pre-engineered steel or tilt-up concrete with metal or asphalt shingle roofs. The sides facing the public will be textured and landscaping will be used to provide an aesthetically pleasing look.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

The main type of light produced by the proposal will be outdoor lights for parking lot and loading areas. This will mainly occur in the afternoon and evening during production hours. Glare is unlikely to be produced, as the buildings are located away from the road and vehicle lights will not produce glare when passing by.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Not likely.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None.

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

Lights will be oriented downward and directed away from roads and surrounding property and industries. Buildings will be constructed farther away from the road to prevent any unnecessary glare from vehicles passing by.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

There are no recreational opportunities in the immediate vicinity (within walking distance). The proposal is within an area mainly used by industrial facilities and for agricultural purposes.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No recreational uses will be displaced by the project.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None proposed.

13. 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 located on or near the site? If so, specifically describe. [\[help\]](#)

Washington Information System for Architectural and Archaeological Records Data (WISAARD) does not map any historical structures or properties on or adjacent to the project location.

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. [\[help\]](#)

According to the Cultural Resource Survey of the Guild Road Industrial Park Project Area, completed by Archaeological Services (ASCC), April 29, 2016, ASCC found no evidence of potentially NRHP-eligible properties (including archaeological sites) within either the direct or indirect APE for the Guild Road Industrial Park project. For the project as it is proposed, ASCC recommended a finding of no effect on historic properties that are listed on, or eligible for listing on, the NRHP. ASCC recommended documentation of two nearby

historic-era properties within the project viewshed on the Washington State Historic Property Inventory (HPI).

- 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. [\[help\]](#)

ASCC completed background research of historic documents, a pedestrian survey, field research of surface and subsurface investigations, and a visual impact assessment.

- 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.

It is ASCC's opinion in the Cultural Resources Survey that the proposed project will have no effect on historic properties (including archaeological sites) that are listed on, or eligible for listing on, the NRHP. ASCC recommended no further cultural resource work within the project area.

14. 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. [\[help\]](#)

Access to the project area is provided by Guild Road, a public street.

- 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? [\[help\]](#)

The site is located within the City limits of Woodland, however is not specifically served by public transit. The distance to the nearest transit stop is approximately 1.5 miles away.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The project will not eliminate any parking spaces. There will be over 150 parking spaces created at the project to provide parking for patrons and employees.

- b. 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). [\[help\]](#)

A new public roadway half-street improvement will be constructed along the western property line. The ultimate roadway width will be a 60-foot right-of-way with 40-foot pavement, curb and gutter, 5-foot sidewalks and 5-foot landscaped planter strips.

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

The project will not use water, rail, or air transportation. It does occur in the vicinity of rail transport.

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Global Transportation has completed a Traffic Impact memorandum dated April, 12, 2018. The memorandum indicates the following:

116 AM peak trips
122 PM peak trips

- 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.

The project will not 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: [\[help\]](#)

The proposed sidewalks will allow for easier and safer pedestrian use along Guild Road.

15. 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. [\[help\]](#)

There would be a minor increase in the need for public services such as emergency services, energy and utilities, and possibly for public transit. Emergency services would need to service the project on an as-needed basis. Energy and utilities will be needed to keep the buildings up and running. Public transit could be used by employees on the site to get to and from work. Overall, the need for these public services would not put additional stress on the services presently available.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

There are no measures to reduce or control direct impacts on public services, as the proposed project will not put additional stress on the services presently available.

16. Utilities

a. Circle utilities currently available at the site: [\[help\]](#)

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. [\[help\]](#)

Electricity – Cowlitz PUD – Available at the site

Water and Sewer – City of Woodland – Available at the site

Refuse – City of Woodland – will be provided at the site

Gas – Cascade Natural Gas – Anticipated to be extended to the site

Telephone – CenturyLink – Available at the site

C. Signature [\[HELP\]](#)

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 Lacey Hoffmann

Position and Agency/Organization Biologist/Ecological Land Services, Inc.

Date Submitted: June 18, 2018