

# SEPA<sup>1</sup> Environmental Checklist

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## 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.

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<sup>1</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

# A. Background

[Find help answering background questions<sup>2</sup>](#)

**1. Name of proposed project, if applicable:**

City of Woodland Zoning Text Amendment- Mobile food units

**2. Name of applicant:**

City of Woodland

230 Davidson Avenue

PO Box 9

Woodland, WA 98674

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

Malene Garcia-DeBoard, Associate Planner, City of Woodland, 230 Davidson Ave, PO Box 9, Woodland WA 97674

**4. Date checklist prepared:**

May 20, 2024

**5. Agency requesting checklist:**

City of Woodland

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

If approved by the Woodland Planning Commission, the changes will be proposed to the Woodland City Council in July of 2024. If approved by Council, code would become effective. The amendment would then be subject to a 60 day review by Commerce.

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

The city has no plans to initiate another amendment related to mobile food units at this time.

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

- SEPA checklist dated 5/20/24..

**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 permits or applications are pending currently.

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

Washington Department of Commerce.

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<sup>2</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

- 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.)**

The city proposes a zoning code amendment to regulate mobile food units. The city currently has no code specific to uses like food trucks. There are currently other uses within the code that mobile food units could be permitted under but there is a large gap within the code in terms of regulating them differently than a typical restaurant. The proposal adds the specific use to both Highway Commercial and Central Business District zones as both a permitted and temporary use. The amendment also added the use to the Special Use chapter to add specific regulations.

- 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.**

The non-project action would affect all Highway Commercial (C-2) and Central Business District (C-1) zones.

## **B. Environmental Elements**

### **1. Earth**

[Find help answering earth questions<sup>3</sup>](#)

- a. General description of the site:**

The City of Woodland is located on the banks of the Lewis River. The portion of the city located on the Lewis River floodplain is relatively flat and slopes upward to the north. The areas considered for the comprehensive plan amendments are generally flat with low rolling hills except for roads, ditches, and dikes which can have steeper slopes.

**Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:**

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

The steepest slopes with the City's UGA exceed 25% in the northeast. The elevation ranges from about 20 feet near the Columbia River to over 1,200 feet in the hills north and east of town. This site is not within C-2 or C-1 zones.

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<sup>3</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

- 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 general types of soils in the city include: soils in the lowlands belong to the Caples-Clato-Newburg association and were formed from alluvial sediments of the Lewis and Columbia rivers. In the hillsides adjacent to the city the soils belong to the Kelso-Minneice-Kalama associations. The Caples-Clato-Newburg soils are prime farmland.

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

Yes. The steep hills in the north of the city are unstable in areas and the city regulates development on steep slopes. These hills are not in the C-2 or C-1 zone.

- 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.**

This is not a project-specific proposal. The amendments will not change the amount of filling and grading activity occurring within the city.

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

This is not a project-specific proposal. The city development regulations and engineering standards regulate fill and grading activity at the time of development and construction review.

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

This is not a project-specific proposal. Amount of impervious surface are regulated by the city's zoning code and stormwater ordinance.

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

This is not a project-specific proposal. The city zoning, development regulations, and engineering standards regulate fill and grading activity during time of development and construction review. The critical area code regulates development of steep slopes. The Plan requires compliance with the NPDES Municipal Stormwater Permit requirements.

## 2. Air

[Find help answering air questions](#)<sup>4</sup>

- 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.**

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<sup>4</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

This is not a project-specific proposal. The Southwest Clean Air Agency monitors air quality in the region. The use is already approvable under the current code which means no additional vehicle trips would be generated by the amendment.

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

This is not a project-specific proposal. Background traffic on Interstate 5 is a potential off-site source of emissions and odor, but it is outside the scope and jurisdiction of the city.

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

This is not a project-specific proposal and no measures are proposed.

### 3. Water

[Find help answering water questions](#)<sup>5</sup>

- a. Surface:**

[Find help answering surface water questions](#)<sup>6</sup>

- 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.**

The Lewis River, which flows into the Columbia River, is the major water body in Woodland. Horseshoe Lake is the largest lake in the city. Surface water bodies and streams are mapped, and wetland locations are forecasted.

- 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. This is a non-project action.

- 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. This is a non-project action.

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

No. This is a non-project action.

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<sup>5</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

<sup>6</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

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

Yes. The commercial zones are partially located within the 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. This is a non-project action.

**b. Ground:**

[Find help answering ground water questions](#)<sup>7</sup>

- 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 a general description, purpose, and approximate quantities if known.**

No. Proposed changes will not involve any withdrawal of or discharge to groundwater.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

New development is required to connect to the public sewer system at time of development or when public sewer becomes available. The city is the sewer provider. No increase in the discharge of waste materials is anticipated under the proposed changes.

**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.**

The change to zoning code will likely not increase impervious surface as most commercial lots are already developed.

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

No. This is a non-project action.

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

None. This is a non-project action.

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<sup>7</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

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

No additional measures to reduce or control surface, ground, and runoff water impacts are proposed as part of these changes.

#### **4. Plants**

[Find help answering plants questions](#)

**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?**

This is a non-project action. Changes will not significantly change the amount of vegetation affected. Vegetation within critical areas will only be removed or altered in conformance with Critical Areas Protection regulations. Most sites that mobile food units could be allowed are already developed.

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

Oregon White Oak, shoreline, and many other mapped critical areas exist within the city.

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

Any potential impacts to plant species protected under the Endangered Species Act will require consultation with the US Fish and Wildlife Service. Vegetation in critical areas, including Critical Habitat Areas, wetlands, and riparian corridors is regulated by the city's Critical Areas ordinance.

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

Noxious weeds exist within city limits.

## 5. Animals

[Find help answering animal questions](#)<sup>8</sup>

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

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other: falcon, crane, owl, woodpecker
- **Mammals:** deer, bear, elk, beaver, other: fisher
- **Fish:** bass, salmon, trout, herring, shellfish, other:

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

Columbian white-tailed deer, Sandhill crane, Purple martin, Western pond turtle, Coastal cutthroat trout, Rainbow trout, Coho salmon, Steelhead salmon, Chinook salmon, and Chum salmon are known to be within city limits.

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

The UGA is within the general area of the Pacific Flyway for migratory birds.

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

The Critical Areas Ordinance requires identification and preservation of fish and wildlife habitat conservation areas based on best available science.

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

None known.

## 6. Energy and natural resources

[Find help answering energy and natural resource questions](#)<sup>9</sup>

- 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 is a non-project action. Development resulting from the proposed changes will not create additional demand for energy use than there already is. The location of private utilities is provided by the private service provider. City policies require coordination of private & public facilities with development.

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

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<sup>8</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

<sup>9</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>



This is a non-project action. Future development will be governed by the height limits and setbacks required for each zone. Mobile food units are not typically tall enough to obstruct solar panels.

- 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.**

No additional energy conservation measures are included in the proposed changes.

## 7. Environmental health

[Health Find help with answering environmental health questions](#)<sup>10</sup>

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

No. This is a non-project action.

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

None are known at this time. This is a non-project action.

- 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 are known at this time beyond the natural gas and electrical transmission lines that already exist within the city.

- 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.**

Existing agricultural activities in the area could be storing such substances but this is a non-project action and will not affect those activities.

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

The Woodland Police Department and Clark County Fire & Rescue are the local emergency service providers. No additional demand is anticipated due to the code amendment.

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

No new measures to reduce or control environmental health hazards are proposed as part of this code revision.

### b. Noise

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

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<sup>10</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

This is a non-project action. Typical noises include traffic, construction, railroad activity, industrial uses, school playgrounds and more.

- 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)?**

There are no specific types or levels of noise anticipated with the changes. This is a non-project action.

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

All development must comply with the maximum environmental noise levels in WAC Chapter 173-60 and applicable WMC.

## 8. Land and shoreline use

[Find help answering land and shoreline use questions](#)<sup>11</sup>

- 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.**

This is a non-project action. All levels of urban uses are found within the Woodland city limits: residential, commercial, industrial, mixed use, public facilities, schools and parks/open spaces. The proposal only affects commercial zones.

- 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 because 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?**

Yes. Areas of the city were originally in agricultural use and some areas on the western edge are used for agriculture.

- 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.**

Many structures exist within the commercial zones.

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

No. This is not a project-specific proposal.

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

Highway Commercial and Central Business District are the subject zones.

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<sup>11</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

- 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?**  
Part of the commercial districts are in the High Intensity SED.
- h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.**  
Critical areas exist within the city.
- i. **Approximately how many people would reside or work in the completed project?**  
Approximately 6,500 people live in Woodland.
- j. **Approximately how many people would the completed project displace?**  
None.
- k. **Proposed measures to avoid or reduce displacement impacts, if any.**  
None.
- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**  
None.
- m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**  
None.

## 9. Housing

[Find help answering housing questions](#)<sup>12</sup>

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**  
None.
- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**  
None.
- c. **Proposed measures to reduce or control housing impacts, if any:**  
None.

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<sup>12</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

## 10. Aesthetics

[Find help answering aesthetics questions](#)<sup>13</sup>

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

This is a non-project action. No structures are proposed at this time.

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

None.

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

None.

## 11. Light and glare

[Find help answering light and glare questions](#)<sup>14</sup>

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

This is a non-project action. Future development will produce some light associated with building interior and exterior lighting, street lighting, signs and other sources.

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

This is a non-project action. There are no specific light or glare impacts created by this project.

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

This is a non-project action. There are no significant off-site sources of light or glare that may affect implementation of the zoning amendment.

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

Future development must comply with local development and engineering standards relating to light sources.

## 12. Recreation

[Find help answering recreation questions](#)

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

There are multiple municipal parks and trails within the city including Horseshoe Lake.

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

No. This is a non-project action in commercial zones.

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<sup>13</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

<sup>14</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

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

None.

### 13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)<sup>15</sup>

- 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.**

The Washington State Department of Archaeology and Historic Preservation WISAARD mapping system identifies several known structures and sites including the Hulda Klager House and gardens, the Pushmeir Barn, The Red Barn, and the Plamondon House. And the plan identifies several properties which may be eligible for listing. DAHP regulates their preservation.

- 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.**

Parts of the city have probability of artifacts. DAHP requires reports when development occurs in these areas.

- 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.**

None for this non-project action.

- 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.**

None.

### 14. Transportation

[Find help with answering transportation questions](#)<sup>16</sup>

- 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.**

This is a non-project action. The city has many public streets within it as well as an interstate and state highway.

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<sup>15</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

<sup>16</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- 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?**

Woodland is served by Lower Columbia CAP Rural Public Transit.

- c. 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).**

No.

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

Not directly. The City is within the vicinity of water, rail, and air transportation facilities. Future development may use these resources but there will not be an increase in demand compared to what is already present.

- e. 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?**

None. This is a non-project action.

- f. 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.**

None. This is a non-project action.

- g. Proposed measures to reduce or control transportation impacts, if any:**

None.

## 15. Public services

[Find help answering public service questions<sup>17</sup>](#)

- 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.**

This is a non-project action and will not generate an increased need for public services.

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

None.

## 16. Utilities

[Find help answering utilities questions<sup>18</sup>](#)

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<sup>17</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

<sup>18</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

Utility services are available within the city and will be provided at time of development review.

- 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.**

None.

## C. Signature

[Find help about who should sign](#)<sup>19</sup>

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.

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X *Malene Garcia-DeBoard*

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**Type name of signee:** Malene Garcia-DeBoard

**Position and agency/organization:** City of Woodland, Community Development Director

**Date submitted:** 5/21/24

## D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet](#)<sup>20</sup>

**Do not** use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

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<sup>19</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

<sup>20</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

Development within the city may, over time, increase discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances, or production of noise relative to pre-development conditions. The adoption of the code change will likely not increase the current rate of development.

- **Proposed measures to avoid or reduce such increases are:**

Future development will be subject to review and must meet adopted zoning and development regulations and well as applicable engineering standards, state regulations, and project-specific SEPA review when required.

Water: Stormwater generated by development will be managed consistently with the city's engineering standards to collect, detain and treat runoff. The city will continue to update their stormwater design standards throughout the life of the Plan to incorporate evolving best practices.

Air: Compact urban growth including high density housing opportunities and mixed-use development will reduce air quality impacts by reducing vehicle travel miles. All development, particularly industrial development, is required to comply with federal and state standards established for ambient air quality, emissions and pollutants. The subject area is subject to the Washington Clean Air Act, RCW 70.94.

Toxic or hazardous substances: The City has adopted the Model Toxics Control Act (MTCA) to regulate the use and cleanup of any toxic materials.

Noise: All development in the UGA must comply with the maximum environmental noise levels in WAC Chapter 173-60.

**2. How would the proposal be likely to affect plants, animals, fish, or marine life?**

Adoption of the revised code will not affect plants, animals, fish or marine life directly.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

All future development will be required to comply with critical area regulations, which identify and protect Critical Aquifer Recharge Areas, Fish and Wildlife Habit Conservation areas, Frequently Flooded areas, Hazardous and Steep Slopes, and Wetlands to ensure no net loss of ecological function. The city has also adopted the 2015 Shoreline Management Program that protects ecological functions of shorelands.

**3. How would the proposal be likely to deplete energy or natural resources?**

Future development will require additional energy and natural resources but the proposal is not anticipated to increase development more than the current rate.

- **Proposed measures to protect or conserve energy and natural resources are:**

Critical areas regulations, based on best available science protect natural resources.



**4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

The proposal only affects C-2 and C-1 zones. These areas are already highly developed. The change should not create an increased demand for development. Existing critical area regulations will need to be adhered to at the time of any future development.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

Critical Areas Ordinance.

Species habitat: Critical habitat areas are identified on local and state mapping tools. City regulations onsite evaluation of existing habitat resources and protection of habitat resources to ensure no net loss of ecological functions results from development.

Historic or cultural sites: The city participates in national, state and local historic preservation programs to protect historic sites. The city requires archaeological predetermination for sites with a high probability of archaeological remains through the development process, and fully complies with RCW 27.53.060 to protect any resources discovered during development.

Wetlands: Critical habitat areas are identified on local and state mapping tools. City regulations onsite evaluation of existing habitat resources and protection of habitat resources to ensure no net loss of ecological functions results from development.

Floodplains: The city has partnered with FEMA to update its floodplain maps and regulations. Local regulations govern development within floodplains to avoid or reduce impacts associated with flooding.

**5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The proposal will allow for compatible land uses within commercial zones. These uses are already technically allowed but there is a gap in regulation. The proposal bridges this gap. Allowing the city to regulate additional issues regarding mobile food units will not necessarily increase the development of mobile food units.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

The Plan adopts and requires implementation of the Woodland Shoreline Master Program, Critical Areas Ordinance, and the city's development code. These standards are all compliant with local, state, and federal standards.

**6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

No increase in demand is anticipated based on the proposal.

- **Proposed measures to reduce or respond to such demand(s) are:**

Impact fees and mitigation provide the city with a means to mitigate the impacts of growth.

**7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

The proposal does not conflict with other laws. Staff worked with Cowlitz County to ensure that none of the proposed regulations conflict with their regulations. IBC does not apply to food trucks and the city has included language requiring applicants to get approval from them as well as WA L&I.