

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 [\[HELP\]](#)

1. Name of proposed project, if applicable:
Castle Rock Landing on the Cowlitz – Master Plan
2. Name of applicant:
Compass Group, LLC

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

Compass Group, LLC
1904 SE 6th Place
Battle Ground, WA 98604
Contact: Shane Tapani, (360) 687-1148

4. Date checklist prepared:

March 5, 2021

5. Agency requesting checklist:

City of Castle Rock

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

The applicant is requesting review of a Master Plan, so no development operations are proposed at this time. Future applications will be submitted to request approval for grading and development of the site. A Conceptual Phasing Plan is provided with the Conceptual Master Plan to show the initial proposal for implementing the Master Plan in stages.

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

Yes, future applications will be submitted to request approval for grading and development of the site, to implement the elements of this Master Plan.

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

A wetland biologist has performed preliminary **wetland** field work to establish an initial boundary for the wetland area adjacent to Salmon Creek on the east side of the property. This wetland area and a 100' buffer are shown on the Master Plan. Additional wetland review will be performed to accompany future land use permit applications for sites adjacent to the Salmon Creek wetland area. This review work will include wetland delineation and categorization, as well as any enhancement or mitigation plans if required.

A wetland biologist will conduct **riparian/habitat** studies to accompany future land use permit applications. This work will include review and rating of existing habitat areas, and identification of stream and river fish classifications.

A geotechnical engineer has performed a **geotechnical** field study of the portion of the dredge pile that is on the subject site. Additional geotechnical review will be performed to accompany future land use permit applications. This work will include geotechnical studies to investigate soil types and soil structure, and to provide parameters for grading and development.

For development within proximity of the identified shorelines, a shorelines impact and management plan will be prepared to demonstrate adherence to the requirements of the *City of Castle Rock Shoreline Master Program*.

A civil engineer has performed a preliminary, high-level **stormwater** assessment of the subject site. Additional stormwater review and design will be performed to accompany future land use permit applications. This work will include stormwater calculations and designs, as well as stormwater management plans in accordance with City and State standards.

Archaeological investigation will take place as required by City and State ordinances prior to any site disturbances.

Hydrological investigation will take place as needed in association with grading/fill plan proposals that would alter the floodplain.

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.

The applicant is in negotiations with the Washington Department of Natural Resources (DNR) to purchase dredge material, and to lease land for the purposes shown on the proposed Master Plan.

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

The Master Plan may be developed in phases, starting with site grading. The following government approvals will be required for implementation of the Master Plan, once this Master Plan has been reviewed and approved:

- Grading permit including SEPA Checklist
- Floodplain development permit
- Shoreline permit (Substantial Development Permit)
- Sand and Gravel Removal Permit, or other required permit for dredgepile activity on DNR site
- Critical area permit
 - o Wetland delineation and mitigation
 - o Riparian habitat
- Construction stormwater permit
- Binding site plan including SEPA Checklist

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 project is proposed as a mixed use master plan with a site area of approximately 118 acres. The proposed uses are light industrial, commercial, multi-family residential, and recreational. The light industrial uses will consist of approximately 624,000 s.f. of light industrial and flex/office space on 57.8 acres, with associated parking, access and landscaping. The commercial uses will consist of approximately 98,000 s.f. of neighborhood retail and commercial/professional services. The residential uses will take the form of approximately 200 multi-family units. The recreational use will provide approximately 200 RV spaces, and will include boat and kayak launches, public shoreline areas, and recreational trails.

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 project site is located in the City of Castle Rock, Cowlitz County, WA. The project address is 2542 Larsen Lane SW, Castle Rock, WA 98611. The project site is accessed from I-5 at exit #48 and is located south of Huntington Avenue S. when crossing the BNSF rail line parallel to Pleasant Hill Road. The property is situated between the BNSF line and Salmon Creek to the east, and the Cowlitz River to the west. North of the property is the Timberlake Church and some residential uses along Larsen Lane, and south of the property is DNR-owned property that contains a dredge spoils site.

The project site is comprised of seven parcels identified as follows:

- 2542 Larsen Lane SW, Subdivision CROL300/301, Parcel # 30812, 907,355 s.f.
- 1955 Huntington Ave. S., Subd. CR08080, Lot 2, Parcel # 308100100, 46,174 s.f.
- No site address, Subd. CROL 302, Parcel # 30813, 188,615 s.f.
- No site address, Subd. CROL 355, Parcel # 30864, 3,412,490 s.f.
- No site address, Parcel # 6143802, 280,962 s.f.
- No site address, Parcel # 308640100, 14,810 s.f.
- No site address, Parcel # 308640200, 340,200 s.f.

B. Environmental Elements [\[HELP\]](#)

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

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 site is mostly flat except for an approximately 33% slope at the dredge pile partially located on the site.

- 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 project site contains the following soil types:

- Carrolls loamy sand, 0-2 percent slope
- Clato silt loam, 0-5 percent slope
- Cowlitz extremely gravelly sand, 0-5 percent slope
- Cowlitz extremely gravelly sand, 5-15 percent slope
- Newberg fine sandy loam, 0-3 percent slope
- Pilchuck loamy fine sand, 0-8 percent slope

Future development proposals will include plans to fill over these soils to the depth required to raise the site above the 100-year flood level.

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

There is a large dredge pile located on the southern portion of the site and the DNR parcel to the south. This pile is the result of dredging that occurred post-1980 to clear material from the Cowlitz River.

- 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.

In future development applications with associated SEPA checklists, the applicant will be proposing to fill over the site to the depth required to raise the site above the 100-year flood level. This will result in an average fill depth of 6 to 8 feet over a majority of the site's 118 acres. It is anticipated that the fill will be obtained from the dredge pile that exists on the property, and negotiations are underway to obtain fill from the dredge pile located on the DRN parcel south of the site.

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

Yes, erosion could occur as a result of clearing and construction. Soils will be exposed.

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

Approximately 60% of the gross site area will be covered with impervious surfaces after project construction.

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

Erosion control plans will be provided at the time of future land use planning application or building permit, as required, to put protections in place at potential areas vulnerable to erosion.

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

- 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.

Emissions from construction equipment such as dump trucks and dozers will occur at the time of construction. Emissions after construction will occur from automobiles to and from the site, HVAC equipment for residential, commercial and industrial buildings, as well as from light industrial uses as reviewed and approved through City planning processes.

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

There are no known off-site 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:

Use properly certified and licensed construction equipment and maintain a dust-control plan during construction.

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

- 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.

The project site is bounded by the Cowlitz River on the west, and Salmon Creek on the east.

- 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.

This application addresses the Master Plan phase of the project, and no site work is proposed with this project action. Future land use planning and building permit applications will address any work that will be within 200 feet of the Cowlitz River or Salmon Creek.

- 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.

No fill or dredge material will be placed in or removed from surface waters or wetlands.

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

No surface water withdrawals or diversions will be required for this project.

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

Portions of the site lie within the AE zone of the 100-year floodplain. The majority of the site has a Base Flood Elevation of 48 feet, per FEMA Flood Maps.

- 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.

Stormwater may be discharged near or to surface waters, at pre-development levels, and after being treated through biofiltration methods. Details of stormwater treatment and discharge will be provided with subsequent land use planning and building permit applications.

b. Ground Water: [\[help\]](#)

- 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.

Groundwater will not be withdrawn from a well for drinking water or other purposes. Stormwater may be infiltrated into the ground, at pre-development levels, and after being treated through biofiltration methods. Details of water utility extension and stormwater treatment and discharge will be provided with subsequent land use planning and building permit applications.

- 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.

Waste material will not 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.

Water runoff will occur at building roofs, paved areas, and other impervious surfaces. Water runoff will be collected via roof drains or gutters/catchbasins and directed to stormwater treatment facilities. Stormwater may be discharged to surface waters or infiltrated into the ground, at pre-development levels, and after being treated through

biofiltration methods. Details of stormwater treatment and discharge will be provided with subsequent land use planning and building permit applications.

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

Waste materials could enter ground or surface waters through accidental erosion or spills that occur during or after construction.

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

This application addresses the Master Plan phase of the project, and no site work is proposed with this project action. Future land use planning and building permit applications will address proposed grading/fill actions that would alter drainage patterns on the site.

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

Future land use planning and building permit applications will provide erosion control, grading and stormwater plans that address runoff water and any impacts to surface water, ground water and/or drainage patterns.

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

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 application addresses the Master Plan phase of the project, and no site work is proposed with this project action. Future land use planning and building permit applications will address proposed actions that would impact vegetation on the site.

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

There are no threatened or endangered plant 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:

This application addresses the Master Plan phase of the project, and no site work is proposed with this project action. The Master Plan includes preservation of the onsite wetland and shorelines, as well as provision of a large recreational area including a park. Future land use planning and building permit applications will address proposed landscaping that would preserve or enhance vegetation on the site.

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

There are no noxious weeds or invasive species known to be on or near the site.

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

- 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:

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.

Washington Dept. of Fish and Wildlife (WDFW) lists the following threatened and endangered species as being near the site, according to the *Priority Habitats and Species on the Web* map:

- Cutthroat – Candidate for Federal Status – Cowlitz River and Salmon Creek
- Steelhead – Threatened - Cowlitz River and Salmon Creek
- Coho – Threatened - Cowlitz River and Salmon Creek
- Chinook – Threatened – Cowlitz River

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

The site is adjacent to migration routes for anadromous fish in the Cowlitz River and Salmon Creek. The site is also within the generalized Pacific Flyway that stretches over the western States.

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

Waterway buffers, wetland, and a large public park area will be retained on the site. These areas will provide routes, food sources and habitat areas for native animals in the area. Future proposed landscaping will be focused on providing new native plant species plantings for additional food and habitat sources.

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

There are no invasive animal species known to be on or near the site.

6. Energy and Natural Resources [\[help\]](#)

- 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 application addresses the Master Plan phase of the project, and no site work is proposed with this project action. Future land use planning and building permit applications will address proposed uses and their projected energy impacts.

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

This application addresses the Master Plan phase of the project, and no site work is proposed with this project action. Future land use planning and building permit applications will address proposed uses and their projected solar impacts.

- 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:

This application addresses the Master Plan phase of the project, and no site work is proposed with this project action. Future land use planning and building permit applications will address energy conservation measures.

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

- 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.

There is no known or possible contamination at the site from present or past uses.

- 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.

There are no known existing hazardous chemicals or conditions that might affect project development and design.

- 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.

This application addresses the Master Plan phase of the project, and no site work is proposed with this project action. Future land use planning and building permit applications will address any use or storage of toxic or hazardous chemicals.

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

This application addresses the Master Plan phase of the project, and no site work is proposed with this project action. Future land use planning and building permit applications will address any special emergency services that might be required.

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

This application addresses the Master Plan phase of the project, and no site work is proposed with this project action, so no measures are required or proposed at this time.

b. Noise

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

There is a BNSF railroad line to the east of the site.

- 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.

This application addresses the Master Plan phase of the project, and no site work is proposed with this project action. Noise from construction equipment such as dump trucks and dozers will occur at the time of construction, after approval of future planning and building applications. Noise after construction will occur from automobiles to and from the site, HVAC equipment for residential, commercial and industrial buildings, as well as from light industrial uses as reviewed and approved through City planning processes.

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

This application addresses the Master Plan phase of the project, and no site work is proposed with this project action, so no measures are required or proposed at this time.

8. Land and Shoreline Use [\[help\]](#)

- 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 has an existing residence and outbuildings. There are existing residences and a church to the north of the site, and a vacant DNR-owned parcel to the south. To the east are Salmon Creek, a BNSF railline, a frontage road, and the I-5 freeway. The Cowlitz River is located to the west.

- 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?

The property does not appear to be agricultural or forest land of long-term commercial significance, and the property has not been designated as resource lands in terms of tax status.

- 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:

There do not appear to be any large-scale farms or forest land near the project site.

- c. Describe any structures on the site.

There is an existing residence and outbuildings on the site.

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

The existing residence and outbuildings will be demolished as a result of a future planning application or building permit.

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

Most of the site is zoned Industrial, with a small area of Highway Commercial.

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

Industrial and Commercial.

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

High Intensity.

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

The site contains critical areas in the form of shorelines, a floodplain, a wetland, and habitat areas.

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

This application addresses the Master Plan phase of the project, and no site work is proposed with this project action. However, the estimated number of people anticipated to reside and work in the completed project after future land use approvals would be 1200 to 1700.

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

This application addresses the Master Plan phase of the project, and no site work is proposed with this project action. However, the estimated number of people anticipated to be displaced by the completed project would be zero.

- k. Proposed measures to avoid or reduce displacement impacts, if any:
No displacement will result from this Master Plan action or future land use approvals.
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
This application is for a Master Plan presented for City review and approval.
Subsequent land use applications will be required to be submitted to implement this Master Plan. These applications will allow the applicant to present information showing compliance with all City and other requirements related to the phased development of the project site.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
No measures are required, as this project site does not contain agricultural or forest lands of long-term commercial significance.

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
The Master Plan proposes approximately 200 multi-family apartments.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
One existing middle-income residence would be eliminated.
- c. Proposed measures to reduce or control housing impacts, if any:
There will be no significant impacts to housing, so no measures are or will be proposed.

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

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
This application addresses the Master Plan phase of the project, and no site work is proposed with this project action. However, future buildings are expected to meet City development height standards according to their use: industrial/flex – 50', commercial – 40'. and multi-family- 40'. Proposed building heights and materials will be detailed in future land use planning applications with associated SEPA checklists.
- b. What views in the immediate vicinity would be altered or obstructed?
This application addresses the Master Plan phase of the project, and no site work is proposed with this project action. However, future site fill work and building construction will change the current views across the property. Proposed fill and buildings will be detailed in future land use planning applications with associated SEPA checklists.

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

This application addresses the Master Plan phase of the project. No site work is proposed with this project action, so no measures to control aesthetic impacts are proposed.

11. Light and Glare [\[help\]](#)

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

This application addresses the Master Plan phase of the project, and no site work is proposed with this project action. However, future proposed development will require lighting across the property. Proposed development and associated lighting will be detailed in future land use planning applications with associated SEPA checklists.

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

Impacts of light or glare are unknown at this time, and will be determined at the time of future land use planning applications with associated SEPA checklist.

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

There are no off-site sources identified at this time.

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

This application addresses the Master Plan phase of the project. No site work is proposed with this project action, so no measures to control lighting impacts are proposed.

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

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

This site and the DNR-owned site to the south provide informal fishing and hiking areas.

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

The Master Plan proposes to provide formal areas for public access to fishing areas, and is in the process of discussing public trail development on the DNR property to the south of the project site.

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

The Master Plan proposes to provide a coordinated recreation plan that is to be implemented in future land use planning actions required to develop the site as proposed in the Master Plan.

13. Historic and cultural preservation [\[help\]](#)

- 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.

There is an existing single story house that was built in 1957. There are also outbuildings of various types and unknown construction dates.

- 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.

There is no known material evidence of Indian or historic use or occupation.

Archaeological investigation will take place as required by City and State ordinances.

- 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.

There is no known material evidence of Indian or historic use or occupation.

Archaeological investigation will take place as required by City and State ordinances.

- 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.

There are no known resources at this time. Should evidence of resources be uncovered, the project will comply with City and State requirements for identification and recovery of such resources.

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

- 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 project will be accessed mainly from S. Huntington Avenue, approximately 1,000' west of the I-5 Exit #48 interchange and Pleasant Hill Road. A secondary access road will be connected to SW Larsen Lane.

- 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?

The site is not served by and is not near public transit. There is a regional bus shuttle stop with Park-and-Ride located at I-5 Exit #49, approximately 2 miles north of the project site. The closest Amtrak train station is in Kelso, WA.

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

This application addresses the Master Plan phase of the project, and no site work is proposed with this project action. However, future proposed development will require

parking across the property. Proposed development and associated parking will be detailed in future land use planning applications with associated SEPA checklists.

- 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 application addresses the Master Plan phase of the project, and no site work is proposed with this project action. However, future proposed development will require vehicle roads with bicycle and pedestrian facilities across the property. Proposed development and associated transportation improvements will be detailed in future land use planning applications with associated SEPA checklists.

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

The project site is located adjacent to the Cowlitz River (on the west) and a BNSF rail line (to the east).

- 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?

A high-level trip generation review has been conducted by a traffic engineer, and included with this checklist. The project is expected to generate approximately 510 AM peak trips, 667 PM peak trips, and 7270 average daily 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.

There are no known agricultural or forest product producers in the immediate project area.

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

This application addresses the Master Plan phase of the project, and no site work is proposed with this project action. However, future proposed development will generate traffic across the property. Proposed development and associated traffic generation will be detailed in future land use planning applications with associated SEPA checklists.

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

- 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 application addresses the Master Plan phase of the project, and no site work is proposed with this project action. However, future proposed development will result in an increased need for public services for the proposed mix of uses on the property.

Industrial, commercial and residential uses will increase the need for fire and police protection, health care and schools. Proposed development and impacts to public

services will be detailed in future land use planning applications with associated SEPA checklists.

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

This application addresses the Master Plan phase of the project. No site work is proposed with this project action, so no measures are proposed to address direct impacts on public services.

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

- a. Circle utilities currently available at the site:

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

- c. 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 application addresses the Master Plan phase of the project, and no site work is proposed with this project action. However, future proposed development will result in a need for utilities for the proposed mix of uses on the property. Industrial, commercial and residential uses will generate a need for water, sewer, stormwater, natural gas, electrical, telephone, cable, and fiber optic utilities. Proposed development and plans for utility provision will be detailed in future land use planning applications with associated SEPA checklists.

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 _____

Position and Agency/Organization _____

Date Submitted: _____

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet 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?

The potential development resulting from this Master Plan would increase the quantity of treated stormwater to be released to water, as a result in decreasing the amount of pervious surface on the site. Emissions to air would increase due to HVAC systems for the proposed uses, and the increase in the amount of vehicles on the site. Production, storage or release of toxic and hazardous substances would be according to the proposed future uses of the property, and would be monitored at an industry-specific level by City and State regulations. Noise production would increase due to increased business, residential and vehicular activities.

Proposed measures to avoid or reduce such increases are:

The applicant will comply with all erosion control and stormwater management requirements during construction, and will make sure that all pervious areas are stabilized to prevent erosion after project completion. Emissions to air, along with production and use of toxic or hazardous substances, will be controlled on an industry-specific basis by City and State air quality standards. Emissions impacts from vehicles will be offset by providing multiple forms of transportation through the site. Noise production will be controlled through site and building design.

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

The proposed Master Plan, once implemented, will affect plants and animals by developing in a current open space area that may be used as habitat or forage. Fish and marine life will not be impacted directly by the proposed future development, as no non-recreational development is proposed within the shoreline areas of the site.

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

The proposed Master Plan retains shoreline buffers and the existing vegetation within those buffers. The site area to be impacted consists mainly of grasses, so the landscaped areas to be created within the Master Plan area will have a broader range of plant types and better plant strata to provide more options for habitat and forage. Fish and marine life will be protected by preserving the majority of the vegetated shorelines, and by limiting development at or near the shoreline to recreational uses.

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

The Master Plan proposes future development that will require energy and natural resources.

Proposed measures to protect or conserve energy and natural resources are:
Future development of the site will include buildings that meet energy efficiency standards.

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 proposed Master Plan, once implemented, will affect a floodplain area by proposing to construct fill that would raise the site above the Base Flood Level. This raised area will not include shoreline buffer areas, or adjacent uses. Current informal fishing and hiking recreational uses will be replaced. The habitat areas for threatened or endangered fish stocks will not be impacted.

Proposed measures to protect such resources or to avoid or reduce impacts are:
Grading and drainage plans will be provided for review to show how changes in hydroflow will affect the site and surrounding areas. Shoreline buffers and wetland areas will not be impacted, and will be preserved in the same or better vegetated condition. Existing recreational uses (fishing, hiking) will be preserved and enhanced by providing upgraded trail and boat launch facilities. Very little development along the shorelines, along with maintaining shoreline vegetation, will avoid impacts to threatened or endangered fish populations that migrate through or breed at or near the site.

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 site is currently zoned for Industrial and Highway Commercial uses. The proposed Master Plan proposes industrial and commercial uses in keeping with those zones, as well as some multi-family residential, which is allowed under the Master Plan code. In addition, the Master Plan proposes very little impact to the site's shorelines. These proposed uses are in keeping with the allowed land and shoreline use.

Proposed measures to avoid or reduce shoreline and land use impacts are:
This Master Plan is the proposed measure to avoid or reduce shoreline and land use impacts. In addition to the compatibility to existing land use designations as discussed above, an approved Master Plan would provide assurance of land uses and shoreline impacts by future development within the Master Plan area.

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

The future proposed development will increase demands on transportation and public services and utilities.

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

The project developer will pay System Development Charges for extension of City roads, utilities and services, or will pay to extend these items. In the event that utility extensions will benefit future upstream or downstream users, and the project developer includes those considerations in proper line sizing, the applicant would request that the City consider creation of latecomers' or similar agreements in favor of the project developer providing those benefits.

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

There are no known environmental protections that will be in conflict with the proposed future development of the Master Plan.