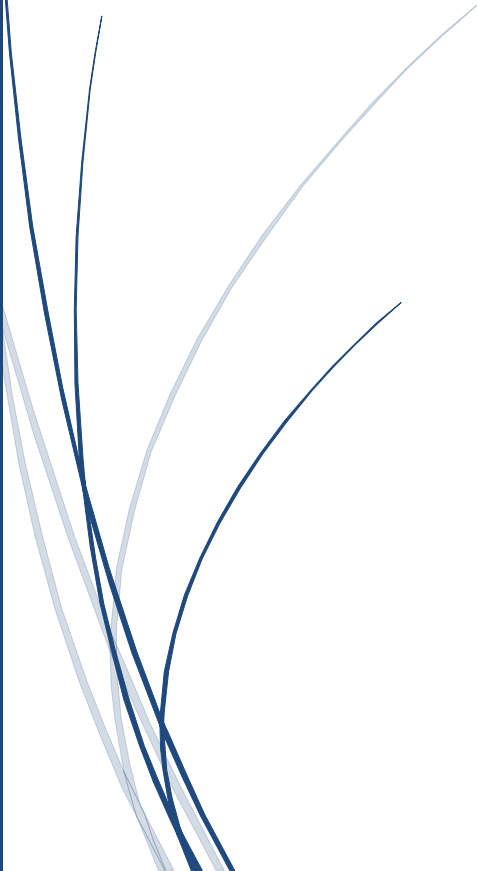




7/15/2020

SEPA ENVIRONMENTAL CHECKLIST

Project: Meriwether
Apartments



N1C1 Holdings LLC. The primary contact of the
applicant is Mr. Ross North
PREPARED BY WINDSOR ENGINEERS (PROJECT NO. 20050)

SEPA ENVIRONMENTAL CHECKLIST

A. Background

1. Name of proposed project, if applicable:

Project name is "Meriwether Apartments". Project consists of development of 4.8 Acres for purpose of building an apartment complex. This SEPA is for the "Zoning Change" phase of the project.

2. Name of applicant:

NICI Holdings LLC. The primary contact of the applicant is Mr. Ross North. The document, however, was prepared by Windsor Engineers. The primary contact for Windsor Engineers is Travis Tormanen.

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

Applicant:

Mr. Ross North
2207 E Main ST.
Battle Ground WA, 98604
(360) 989-6569

Contact:

Mr. Travis Tormanen
12009 NE 99th Street Suite 1460
Vancouver WA 98682
(360) 903-9281

4. Date checklist prepared:

7/14/2020

5. Agency requesting checklist:

City of Woodland.

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

The project will be permitted in phases. This current phase is Zoning Change. Timing is immediate. Zoning request is being made as part of this application. A future SEPA Checklist will be prepared for the Site Plan Review and Engineering phase of the project development..

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

The Site Plan Review and Engineering phase is anticipated to begin in the fall of 2020 concurrent with the Zoning change process. Construction of the apartments will occur when permitting and financing is completed. Possibly as soon as 2021.

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

Geotechnical Report by Strata Design. The report is anticipated to be complete in late July or early August 2020. The report will address steep slopes and landslide hazards. No other environmental information has been gathered for this property.

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

No.

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

City approval of zoning change to High Density Residential. No other approvals are sought at this time in support of the zoning change.

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.)

Construction of new apartment complex to include 100 units. Parking, sewer services, water, storm drainage, and electricity will be constructed. The site is 4.8 acres in size. Site access is proposed to be from an extension of Meriwether Lane using a new easement on City of Woodland property.

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.

Address: Parcel No. 508890100 Scott Hill Road, Woodland WA

B. Environmental Elements

1. Earth

a. General description of the site:

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

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

Approximately 30-40%.

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.

Unknown until geotechnical report is complete.

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

Yes – there is evidence of unstable soils on the property. This will be addressed in the geotechnical report.

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.

No filling, excavation or grading is proposed as part of this zoning change request. Future phases of design and permitting will address filling, excavation, and grading. A separate SEPA checklist will be prepared at that time.

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

During the zoning change process no clearing or construction will occur. Therefore erosion concerns are not applicable. Erosion, however, is subjected to occur as a result of clearing and construction but the impacts and mitigation of potential erosion will be addressed in the future phases of this project.

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

No impervious area will be added as part of this zoning change. Future construction of impervious areas will be addressed during Site Plan Review process as a future phase.

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

Not applicable for this phase.

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.

Not applicable for current zoning change request. Any emissions associated with construction equipment combustion engine exhaust and dust that will be generated during construction will be addressed during the Site Plan Review phase of permitting under a separate SEPA Checklist.

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

No.

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

Not Applicable.

3. Water

- a. Surface Water:

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

No.

- 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 for the zoning change; no on site work involved.

- 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.

Not applicable.

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

No.

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

No.

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

No.

b. Ground Water:

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.

No.

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.

Not applicable.

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.

There is no runoff as part of this zoning change phase of work. Stormwater issues will be addressed in future Site Plan Review phase of work as part of a separate SEPA Checklist.

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

No.

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

No.

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

Not Applicable for this zoning phase of the project.

4. Plants

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

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

**A survey of vegetation has not been completed for this non-project zoning phase of work. Further investigation will occur prior to future project phases of work.*

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

Not applicable for current zoning phase of work.

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

Unknown. Further investigation will occur prior to future project phases of work.

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

Not applicable.

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

No known noxious weeds or invasive species.

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:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Unknown. Further investigation will occur prior to future project phases of work.

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

Unknown.

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

Unknown.

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

Not applicable for this non-project zoning phase of work.

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

Unknown.

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.

Electricity will be used to power the units and lightings once the project is implemented. No energy, however, is needed for current phase of work.

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

No.

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

Not applicable.

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.

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

No known contamination exists.

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.

No known hardous chemicals or conditions exist.

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

life of the project.

None.

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

None for current phase. Future phases of work will address fire service needs.

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

Not applicable.

b. Noise

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

Not applicable to current zoning change phase of permitting. The types of noise that will exist – during project implementation - is more likely to be equipment and operation.

- 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.

During the current zoning change phase there will be no noise.

In the future once project is being implanted and beyond...

Short term: construction noise from equipment and building construction.

Long term: Noise of vehicles entering and leaving the site in addition to general to peoples noise.

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

Not applicable

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.

The current site is an empty parcel that includes timber and other vegetation but no structure. Adjacent properties including residential housing and public facilities.

- 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?

Unknown.

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

No.

- c. Describe any structures on the site.

None – except for the possible location of a City water line near the upper property line.

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

No.

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

Low Density Residential 8.5.

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

Residential.

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

Not applicable.

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

Yes – there are steep slopes on portions of the property according to the Cowlitz County EPIC GIS system.

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

Not applicable as it relates to this zoning change. Once project is implemented there could be approximately 200-250 new residents. This will be calculated and included in future permitting phases under a separate SEPA checklist.

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

None.

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

Not applicable.

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

Complete the necessary environmental development review through the city of Woodland and other regulatory agencies involved with the SEPA process.

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

Not applicable.

9. Housing

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

Apartment complex with 100 units. The developer has not yet determined whether the proposed multifamily apartments will be for low-income, middle-income, or high-income residents. This will be addressed at a future date.

- 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:

Unknown.

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?

Not applicable as it relates to this zoning change.

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

Not applicable as it relates to this zoning change.

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

Not applicable as it relates to this zoning change.

11. Light and Glare

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

Normal complex and internal street lighting.

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

No.

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

None.

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

Not applicable as it relates to this zoning change.

12. Recreation

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

None.

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

Unknown.

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

Unknown.

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? If so, specifically describe.

Not applicable to zoning change request. Unknown as this time. It is unlikely that there are any historic or cultural preservation items on this site, but this issue will be addressed in the future in a project specific SEPA checklist.

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.

Not applicable to zoning change request. Unknown as this time. This issue will be addressed in the future in a project specific SEPA checklist.

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.

Not applicable to zoning change request. Unknown as this time. This issue will be addressed in the future in a project specific SEPA checklist.

- 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.

Not applicable to zoning change request. Unknown as this time. This issue will be addressed in the future in a project specific SEPA checklist.

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.

The Old Pacific Highway runs near the site and the main entrance to the property is from that highway via Scott Hill Road.

It is proposed that the site be accessed by Meriwether Lane in the future. Meriwether Lane would need to be extended to the site (and beyond the site up to the Scott Hill Park site). An access easement from the City would also be needed to connect the property to the Meriwether Lane extension.

- 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?

Not applicable to zoning change request. Unknown as this time. This issue will be addressed in the future in a project specific SEPA checklist.

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

Not applicable to zoning change request. In the future when the project is submitted for a project specific review, the project will likely include 150 new parking spots. Separate SEPA checklist will be submitted to address this issue in the future.

- 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).

For the non-project zoning change there will not be any improvements, but once the project is implemented, yes, access to the site for apartments will require the extension of Meriwether Lane which is a public street. This will be addressed during a future SEPA checklist effort.

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

No.

- 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?

Not applicable to zoning change request. Unknown as this time. This issue will be addressed in the future in a project specific SEPA checklist.

- 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 shouldn't interfere or be affected by the movement of agricultural.

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

Unknown.

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.

Not applicable to zoning change request. The specific development project will increase the need of schools, public transit, health care, security guards, and police protection due to new residents will move in after implementation is done. The impacts will be further addressed in a future SEPA checklist.

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

Not applicable to current non-project zoning changen request.

When the project moves forward (with a Site Plan Review and a new SEPA checklist) the new apartments will have fire alarms, sprinkler systems, and smoke alarms. In addition, the developer and developer's engineer have obtained information from Clark County Fire and Rescue about fire access and design related issues as part of the pre-application process.

16. Utilities

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

None currently available on site. Most utilities are available nearby. Will be address in the future.

- 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.

Sewer service
Water service
Cable service
Power/electricity
Phone service
Gas service (if available)

C. Signature

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

Signature: _____

Name of signee Ross North

Position and Agency/Organization N1C1 HOLDINGS LLC

Date Submitted: July 14, 2020

D. Supplemental sheet for nonproject actions

(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 proposal – once fully constructed would increase discharge to City’s sewer system. Emissions to air will increase as well due to construction equipments/trucks during construction. It’s possible small quantities of fuel will be stored on-site during construction of the project. The amount of stormwater created on the site will not change but a stormwater system will need to be designed and constructed due to increased impervious area. There will be some construction noise during project implementation and noise typical of residential housing after construction.

Proposed measures to avoid or reduce such increases are:

If dust from construction activities becomes an issue, water trucks will be used to sprinkle the site to control the dust. Construction activities will only be performed during Woodland City approved hours. Stormwater and sewer facilities will be designed to City and state standards.

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

Not applicable to zoning change request. There will not be any impacts during planning. Project specific impacts are unknown as this time. This issue will be addressed in the future in a project specific SEPA checklist.

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

The developer will follow City code and Washington Department of Ecology requirements for safe development and construction.

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

Potential energy impact will be similar to what normally be associated with a multifamily residential development and will not anticipate to deplete energy or natural resources.

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

Building will be designed to comply with applicable local building codes which include energy requirements.

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?

There are no environmentally sensitive areas designated for governmental protection on the property.

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

Not applicable to zoning change request. Unlikely to be an issues given there are no known sensitive areas as this time. This issue will be addressed in the future in a project specific SEPA checklist.

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?

Not applicable to zoning change request. The project will be developed in a manner consistent with comprehensive plan designations and approved zoning designations. This issue will be further addressed in the future in a project specific SEPA checklist.

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

Not applicable to zoning change request. Unknown as this time. This issue will be addressed in the future in a project specific SEPA checklist.

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

The proposal will likely increase demand on the transportation systems due to the additional trips to the apartment complex. In addition, the increase in new residents to the area will result in some additional demand on many different public services such as water and sewer utilities, schools, healthcare, grocery stores, and police services.

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

Not applicable to zoning change request. Unknown as this time. This issue will be addressed in the future in a project specific SEPA checklist.

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

It is not anticipated that there will be a conflict with local, federal, or state laws.