

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background

1. Name of proposed project, if applicable:

Terrace Garden at 412 Island Aire Drive Woodland, Washington 98674

2. Name of applicant:

Carla Morgan and Randy Huft

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

412 Island Aire Drive Woodland, Washington 98674

Carla Morgan Phone: 360-823-3788

4. Date checklist prepared:

July 25, 2022

5. Agency requesting checklist: City of Woodland Community Development

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

SCOPE OF WORK

The project consists of construction of four terraced block walls 100 feet in length with a total width of 30 feet along the north end of the property line adjacent to Horseshoe Lake (Figure 1). Currently there is an existing block wall where the applicant plans to add 18 inches vertically to this block wall. A railroad tie planter or revetment existed along with 4-6 truckloads of garbage the shoreline is a place of deposition for garbage and plastic debris originating from lake users. It is anticipated that the majority of the work will occur during the drier summer months when anticipated rainfall should be minimal. All environmental BMP's will be installed prior to any work activities.

CONSTRUCTION PHASE SCHEDULE

Phase I. Remove existing gazebo (completed), remove brush consisting of ferns, and English ivy along the shoreline to expose soil for pouring the footings (Completed), pour concrete and install rebar guide system to stack block wall in a terrace format (75-80% Complete), remove western red cedar mid-slope that has multiple trunks (Not Complete), remove black cottonwood trees 10-inch diameter growing from existing block wall locations at Ordinary High Water Mark (Not Complete), install straw wattles per TESC Plan (Not Complete), remove existing stars going down west property line (Completed), preserve all trees on-site including the ones clumped on eastern property line (Complete).

Phase II. October 2022 Finish installation of block wall (20-25%), a small landing of concrete at each turn as the stairs alternating back and forth consisting of 4 ft. x 4 ft. landing (Not Completed), backfill between terrace with 3-way topsoil mix between terraces planters (Not Complete), install alternating stars from top of slope down to water line (not Complete), re-deck the existing fixed dock platforms size 12 ft. by 10 ft. (Not complete) and Install plants along the planter terrace slope consisting of a mix of native and non-native plants which require minimal watering (Not Completed). The top of the lowest terrace will be a concrete walkway with 4 (3 ft. long and 10-inch wide) planters for native grasses (Not Completed). Remove all erosion control materials.

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

None

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

- 1) Temporary Erosion and Sediment Control Plan (TESC)
- 2) SEPA Checklist
- 3) Joint Aquatic Resource Permit Application
- 4) Wetland Reconassiance / Memo (Possible Report)
- 5) City of Woodland Land Use Master Application
- 6) City of Woodland Residential Application

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 current approvals or application with other government agencies.

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

The applicant is aware they need a shoreline permit authorization or conditional use permit issued by the City of Woodland Community Development

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.)

Single family resident property and landscape project along the shoreline above ordinary high water.

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.

Township: 5 North Range : 1 West Section: 24 Quarter section: SE (See Topographic Map).

B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other: Slope down to Lake Front

b. What is the steepest slope on the site (approximate percent slope)? 45%-60%

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.

Pilchuck fine sand loam 0 to 8% slope based on information provided by the NRCS Web Soil Survey (Map 5).

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

No physical attributes of unstable soils were identified.

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.

Fill removed from shoreline area 32 cubic yards, and fill installed will be approximately 25 cubic yards.

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

Yes, erosion can occur Northern Resource Consulting developed a TESC to address potential erosion control issues.

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

Along the shoreline approximately 380 SF of area will be impervious surfaces within the shoreline zone as measured from OHW 40 feet landward.

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

The TESC plan specifies straw wattles along the slope between the planters and if construction is not completed prior to the wet season covering the entire site with plastic (weighted down by sand bags).

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.**

A dump truck to haul demolition debris off the site along with pick-up truck for workers to come to and from the jobsite.

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

Boats on Horseshoe Lake are limited to 5 mph so generally no wake is produced but some small emissions from outboard motors.

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

None

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.**

Horseshoe Lake is situated adjacent to the Lewis River. Historically Horseshoe Lake was an alcove (side channel) part of the Lewis River until it was cut off from the river in 1940 during the construction of HWY 99. Water is pumped into the lake from a 16" culvert on the airport property from the Lewis River.

- 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.**

Horseshoe Lake is adjacent to the work location well within 200 feet (Figure 1).

- 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 dredging or filling of materials will be necessary in any surface water or wetland(s).

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

The applicant is unaware of any surface water withdrawals or diversions from Horseshoe Lake.

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

The applicant does plan to redeck the existing fixed platform the wood is dry rotted and unsafe to stand on presently.

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 the proposed project does not involve any discharges of waste materials to surface waters.

b. Ground Water:

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

No groundwater will be withdrawn from any well for drinking water purposes.

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, thenumber of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste materials will be discharged into groundwater from septic tanks based on the completed project. No new septic system will be created.

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 proposed project does not produce any runoff or create storm water nor require a method of collection and/or disposal.

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

No waste material would enter groundwater or surface water.

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

No the completed project will not alter drainage patterns or infiltrate along the slope.

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

The applicant is not proposing any measures to reduce or control ground water surface water or drainage patterns.

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
- 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?

The applicant is proposing to remove 1 10-inch diameter black cottonwood tree which is growing out of the existing block wall adjacent to Horeshoe Lake. Mid-slope there is a multi-trunk western red cedar this is proposed for removal as well.

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

No known threatened or endangered plant species are known to occur on this property or have been disturbed by the construction activity.

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

Applicant is proposing tree replacement using the same species but smaller sizes 5-gallon Western Red Cedar and 5-gallon black cottonwood trees will be replaced in a 3:1 ratio. Plantings will be consolidated on the eastern property line which affords protection from existing trees on-site. These plantings will occur within the 40-ft. shoreline zone as denoted in City of Woodland Shoreline Master Plan.

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

English Ivy was removed from the hillslope and is considered to be an invasive weed species and known to climb in trees and grow into thick vines.

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: **Steelhead, Channel Catfish, Rainbow Trout, Brown Trout, Largemouth Bass, Yellow Perch (Reside in Horeshoe Lake)**

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

No known threatened or endangered species are known to occur on or adjacent to the property. The applicant recognizes WDFW may plant trout and game fish but these are from hatchery stock and not wild fish which naturally occur in Horseshoe Lake.

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

Yes, the entire west coast is part of Pacific Flyway where birds migrate to Mexico from Canada.

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

No proposed measures to preserve or enhance wildlife by the completed project.

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

Adjacent to residential property is a massive amount of English Ivy which provides zero habitat value and is considered an invasive species. No known invasive species are known to occur on the property.

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.**

No electric, natural gas, oil, wood stove, solar is necessary for the completed project.

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

The applicants completed project will not affect any solar potential for adjacent properties.

- 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 energy conservation plans would be impacted by the completed project.

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 contamination is known to exist on-site. Applicants voluntarily removed treated railroad ties used as a planter and retaining structure which resulted in elimination of a source of polyaromatic hydrocarbons (PAH) from entering Horseshoe Lake.

- 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.**

The applicant is unaware of any hazardous chemicals or conditions that are present on-site that would be affected by the completed project. No underground hazardous liquid and gas transmission pipelines are present in the immediate project area.

- 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.**

No toxic chemicals or hazardous chemicals are stored or used on-site or at any time. The mason wall will not be sprayed with any sealers or chemicals.

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

No emergency services are necessary.

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

No proposed measures to reduce or control environmental health hazards as no conditions exist.

b. Noise

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

At the site you can hear BNSF Railroad trains go through the city of Woodland, Interstate 5 is 1,462 feet from the property, noise carries across the water from the park located opposite shoreline when people are recreating.

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.

At the present time, no short-term or longer term noises will exceed the baseline conditions for the proposed project.

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

No proposed measures are necessary to reduce or control noise impacts.

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.

Land and shoreline use is single family residential.

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?

Single family residential house has been in existence and is not part of a working farmland or forest lands. Property is taxed as a single family residential home.

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:

None of the proposed proposal will result in affecting any working farm or forest land normal business operations. No oversize equipment access is necessary. None of the proposed project requires application of pesticides, tilling, and harvesting.

c. Describe any structures on the site.

One single family resideinta dwelling is present on the parcel.

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

The gazebo with a hottub and stairway down to Horseshoe Lake is being demolished.

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

Low Density Residential (LDR-6) see attached zoning map.

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

The City of Woodland Comprehensive Plan Map (Effective Date: July 15, 2019) is identified as residential.

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

Shoreline Table B-4. Reach-Based Riparian Habitat Areas (RHA) for Shoreline Waters Map W-06 25 ft (attached).

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

The City of Woodland does not have the property listed as a critical area. Colwitz County Building and Planning does not list any critical areas because the property is in Clark County.

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

The completed project is a dwelling for Carla Morgan and Randy Huft.

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

None.

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

No measures are proposed to reduce or avoid displacement impacts because none are occurring.

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

The single family dwelling and proposed project is consistent with existing and proposed land use and plans.

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

No measures are proposed to reduce or control impacts to agricultural and forestlands.

9. Housing

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

No housing units will be developed for any high, middle or low-income housing.

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

No housing units will be eliminated.

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

No proposed measures are being proposed to reduce or control any housing impacts.

10. Aesthetics

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

The top of the flat roof is approximately 10-12 feet above ground level (EI 45 ft. NGVD).

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

No views would be altered or obstructed.

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

No proposed measures are proposed to reduce or control aesthetic impacts.

11. Light and Glare

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

The current proposed and completed project will not be illuminated with any lights.

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

No light or glare from the finished project will result in a safety hazard or interfere with views.

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

No existing off-site sources of light or glare may affect the proposed project.

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

No measures will be changed to the proposed project that would reduce or control light or glare impacts.

12. Recreation

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

Horeshoe Lake offers fishing, stand up paddle boarding (SUP), boating, swimming, volleyball and skateboarding at a nearby park.

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

No recreational uses would be displaced by the proposed project.

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

No measures will be changed to the proposed project that would reduce or control recreational impacts including recreational opportunities.

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.

No historic buildings or structures on-site that are older than 45 years.

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.

None

- 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

- 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.**

No measures are proposed to avoid, minimize, or compensate for loss, changes to, and disturbance to resources.

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.**

Island Aire Drive is a private road and not a public street.

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

City of Woodland does not current have public transit serves or system at the site. The nearest bus stop is a CAP (Community Action Program) which offers rides between Longview and Vancouver the woodland stop is at the Woodland Park and Ride is located at I-5 and SR 503 adress 900 Goerig Street there are aproximatly 84 parking stalls.

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

None.

- 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).**

The applicant does not propose any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities

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

The prosed project is adjacent to Horseshoe lake (water) but is not close to rail, or air transportation.

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

The applicants make 3-5 vehicle trips per day to or from their home. All travel patterns are passenger vehicles and not commercial and nonpassenger vehicles. No modeling was created to derive an estimate.

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 proposed project will not interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets.

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

No proposed measures are necessary to reduce or control transportation impacts.

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.

The proposed and completed project will not increase the need for public services.

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

The applicants are not proposing any measures to reduce or control direct impacts to public services as no impacts will occur.

16. Utilities

a. Circle utilities currently available at the site:

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

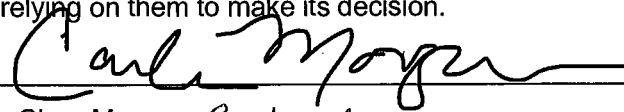
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The completed project will not require any utility connections or disconnections.

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 ~~Glara Morgan~~ *Carla Morgan*

Position and Agency/Organization: Home / Property Owner

Date Submitted: 07/25/2022

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?

No increase in discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise from the jobsite.

Proposed measures to avoid or reduce such increases are:

None

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

The applicant identified minimal vegetation on the slope beside a few sword ferns and English Ivy. No animal, fish and marine life would be affected by the proposal.

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

Applicant will use native plants for the lowest elevation planter right next to Horseshoe Lake.

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

No energy or natural resource depletion would occur as a result of the completed project.

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

No proposed measures to protect and conserve energy or natural resources are related to this project. Project removed English Ivy which is beneficial for improving natural resource habitat.

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 completed project will not adversely affect 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, floodplains, or prime farmlands. A small amount of Category IV wetland may have been disturbed but the extend of the disturbance has not been quantified approximately 200 square feet.

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

At the present time we need to conduct a wetland determination to see if wetlands exist on the lowest terrace adjacent to Horeshoe Lake. If the determination identifies any wetlands present we will propose restoration of the disturbed area along with incorporation of native plants adjacent to the slope.

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?

Overall the shoreline was significantly degraded with debris, trash, floating plastic and foam items. For whatever reason the shoreline was a place of depotion for floating garbage to accumulate during high flow months (summer time). The applicants removed 6 truckloads of garbage from the shoreline which accumulated over a long period of time. Carla Morgan and Randy Huft will continue to pick up trash accumulating along the shoreline as good stewards of the property.

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

The reguatated shoreline zone area 25 feet as measured from OHWM. The category IV wetland buffer requires a 50 feet buffer from the edge edge of wetalnds upslope. Northern Resource Consulting Biologist are still evaluating the site to determine the size of the wetland. A 50-foot wetland buffer this would include the entire bank which may influence the planting selected. Pick-up and remove trash accumulated along there shoreline. No land use impacts could be determined as current City of Woodland zoning and comprehensive plan are consistent with the current residential use.

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

Not at all. No public transportation impacts would increase or decrease the needs or demand for public services.

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

None

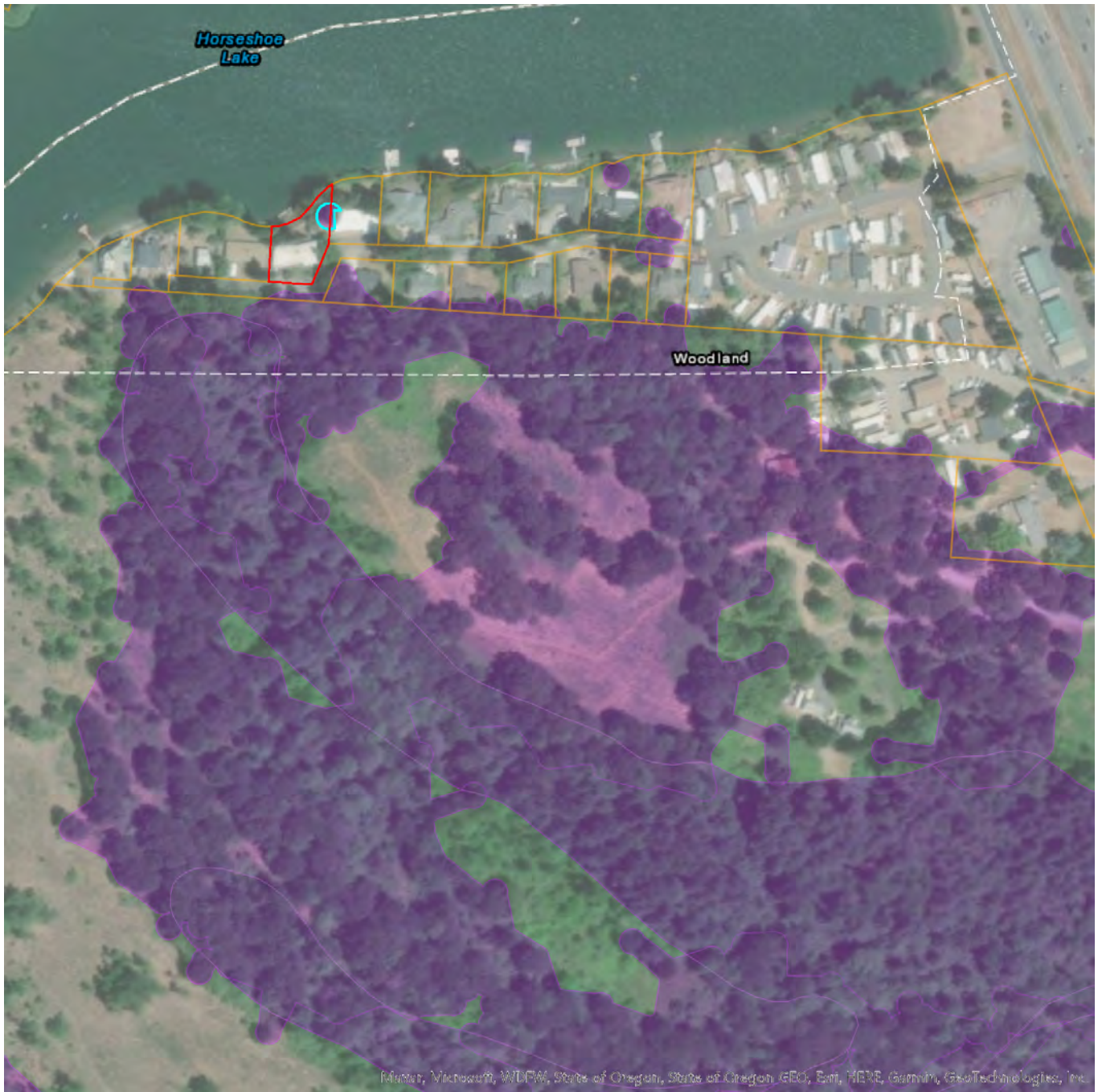
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The applicant is unaware of any potential conflict with local, state, or federal laws or requirements for the protection of the environment.

Northern Resource Consulting, Inc. is preparing a wetland reconnaissance to determine if lake fringe wetlands occur on the property. The outcome of the wetland reconnaissance will determine if local wetlands CAO requirements are applicable.



Priority Habitats and Species on the Web



Report Date: 07/25/2022, Parcel ID: [64515016](#)

PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Sensitive Location
Oak Woodland	N/A	N/A	No
Big brown bat	N/A	N/A	Yes

PHS Species/Habitats Details:

Oak Woodland	
Priority Area	Habitat Feature
Site Name	City of Woodland Oak Woodland Flag
Accuracy	NA
Notes	General location of Oak Woodlands. Confirm or refute with site-scale info. WDFW recommends using site-scale info to inform site-scale land use decisions. Expect that on-the-ground conditions (e.g., boundaries) will vary from the map.
Source Record	920887
Source Name	Folkerts, Keith WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00030
Geometry Type	Polygons

Big brown bat	
Scientific Name	<i>Eptesicus fuscus</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release (360-902-2543) for obtaining information about masked sensitive species and habitats.
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	N
Display Resolution	TOWNSHIP
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00605

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

**SITE PHOTOGRAPHS EXISTING CONDITIONS
BEFORE ANY CONSTRUCTION**

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STIMAN
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44 NWMLS

44 IN W MILLS





44 REALTORS



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PHOTOGRAPHS AFTER CONSTRUCTION
July 2022

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Site Photographs of Shoreline after Block Wall Construction 2022



Site Photographs of Shoreline after Block Wall Construction 2022



Site Photographs of Shoreline after Block Wall Construction 2022



Site Photographs of Shoreline after Block Wall Construction 2022



Site Photographs of Shoreline after Block Wall Construction 2022

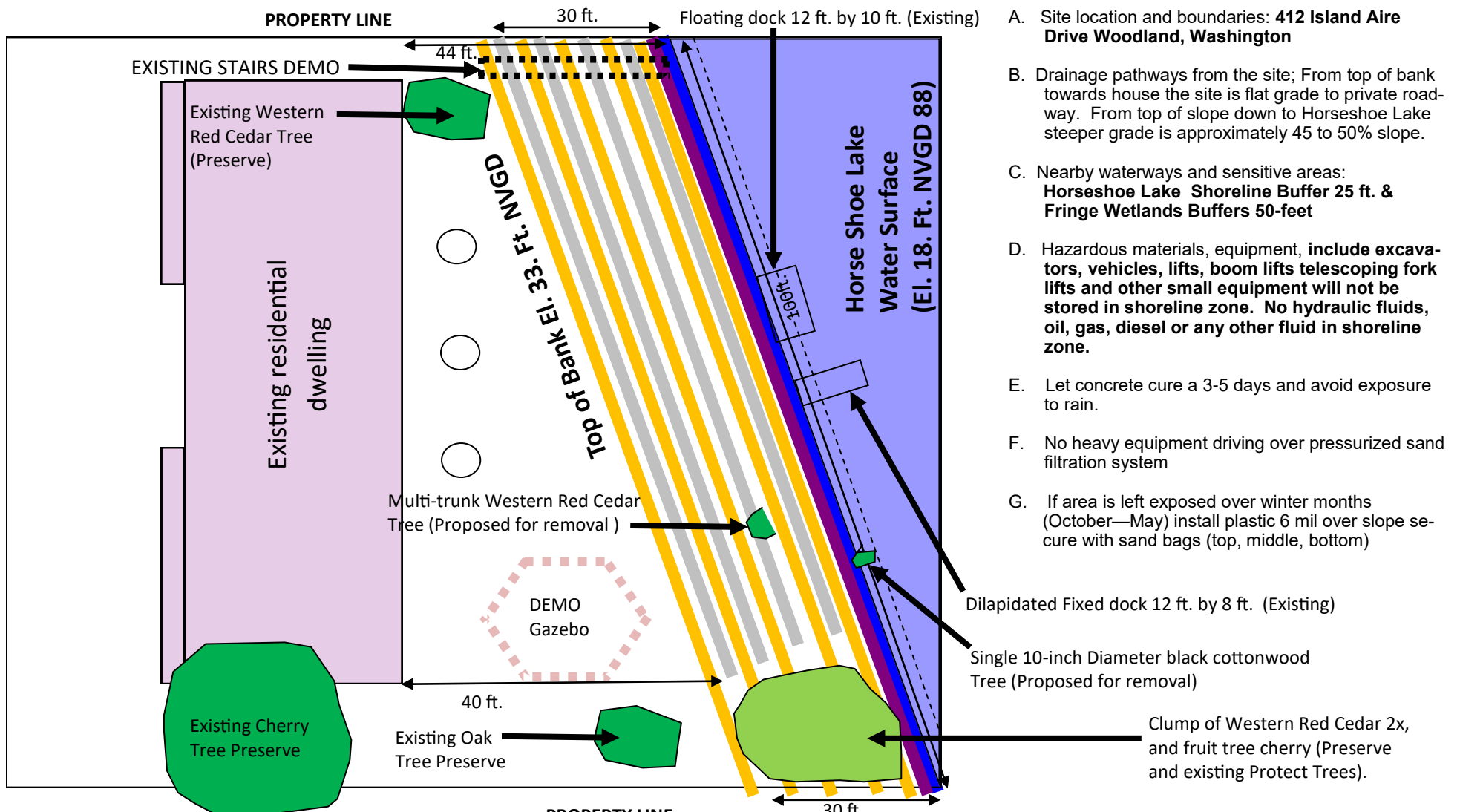


Figures

**Figure 1. Site Plan & Equipment Staging Area (412 Island Aire Drive
Woodland, Washington 98674)**

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Figure 1. Site Plan & Equipment Staging Area (412 Island Aire Drive Woodland, Washington 98674)



- A. Site location and boundaries: **412 Island Aire Drive Woodland, Washington**
- B. Drainage pathways from the site; From top of bank towards house the site is flat grade to private roadway. From top of slope down to Horseshoe Lake steeper grade is approximately 45 to 50% slope.
- C. Nearby waterways and sensitive areas: **Horseshoe Lake Shoreline Buffer 25 ft. & Fringe Wetlands Buffers 50-feet**
- D. Hazardous materials, equipment, **include excavators, vehicles, lifts, boom lifts telescoping fork lifts and other small equipment will not be stored in shoreline zone. No hydraulic fluids, oil, gas, diesel or any other fluid in shoreline zone.**
- E. Let concrete cure a 3-5 days and avoid exposure to rain.
- F. No heavy equipment driving over pressurized sand filtration system
- G. If area is left exposed over winter months (October—May) install plastic 6 mil over slope secure with sand bags (top, middle, bottom)

Dilapidated Fixed dock 12 ft. by 8 ft. (Existing)

Single 10-inch Diameter black cottonwood Tree (Proposed for removal)

Clump of Western Red Cedar 2x, and fruit tree cherry (Preserve and existing Protect Trees).

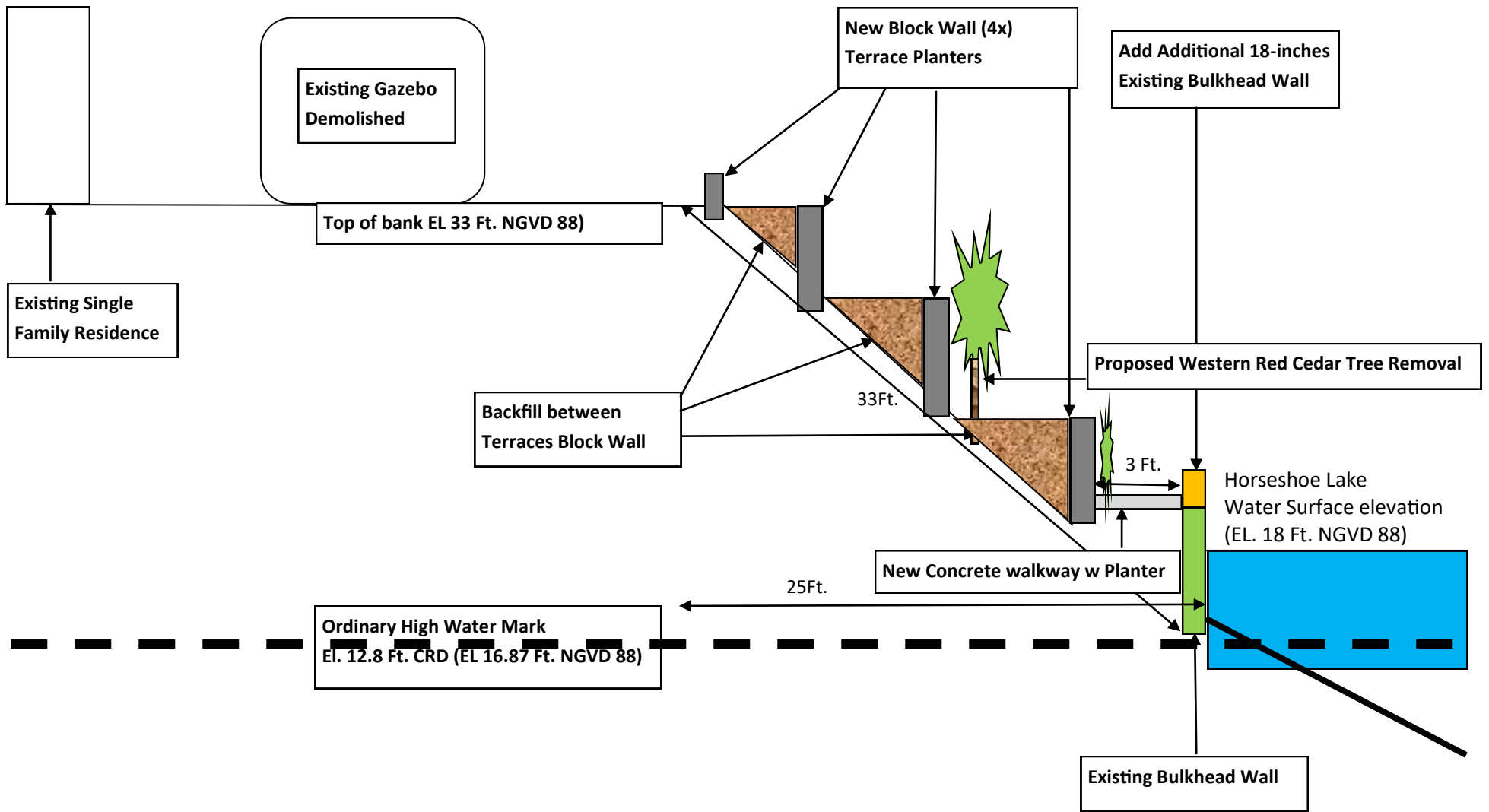
○ Existing Sand Mount Septic System Pressurized

- New Block Wall
- Trees Present On-site
- Straw wattles staked down
- Pre-Existing Block Wall (proposed add 18-inches vertically)

PROPERTY LINE
 Note: Shoreline Table B-4. Reach-Based Riparian Habitat Areas (RHA) for Shoreline Waters Map W-06 25 ft.
 - - - - - OHW On Horseshoe Lake = EL. 12.8 Ft. CRD (El. 16.87 Ft. NGVD 88)

Client: Carla Morgan and Randy Huft Unauthorized Work in Critical Area and Shoreline Zone Date: 07/19/2022 Map: TESC Plan Location: Woodland, Washington Address: 412 Island Aire Drive Parcel No. 64515016	Northern Resource Consulting, Inc. ENVIRONMENTAL SERVICES 1339 Commerce Ave., Suite 309B Longview, WA 98632 Phone: (360) 414-5239 Fax: (360) 414-4021
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Figure 2. Cross-section Terrace Bank Planter 412 Island Aire Driver Woodland, WA 98674



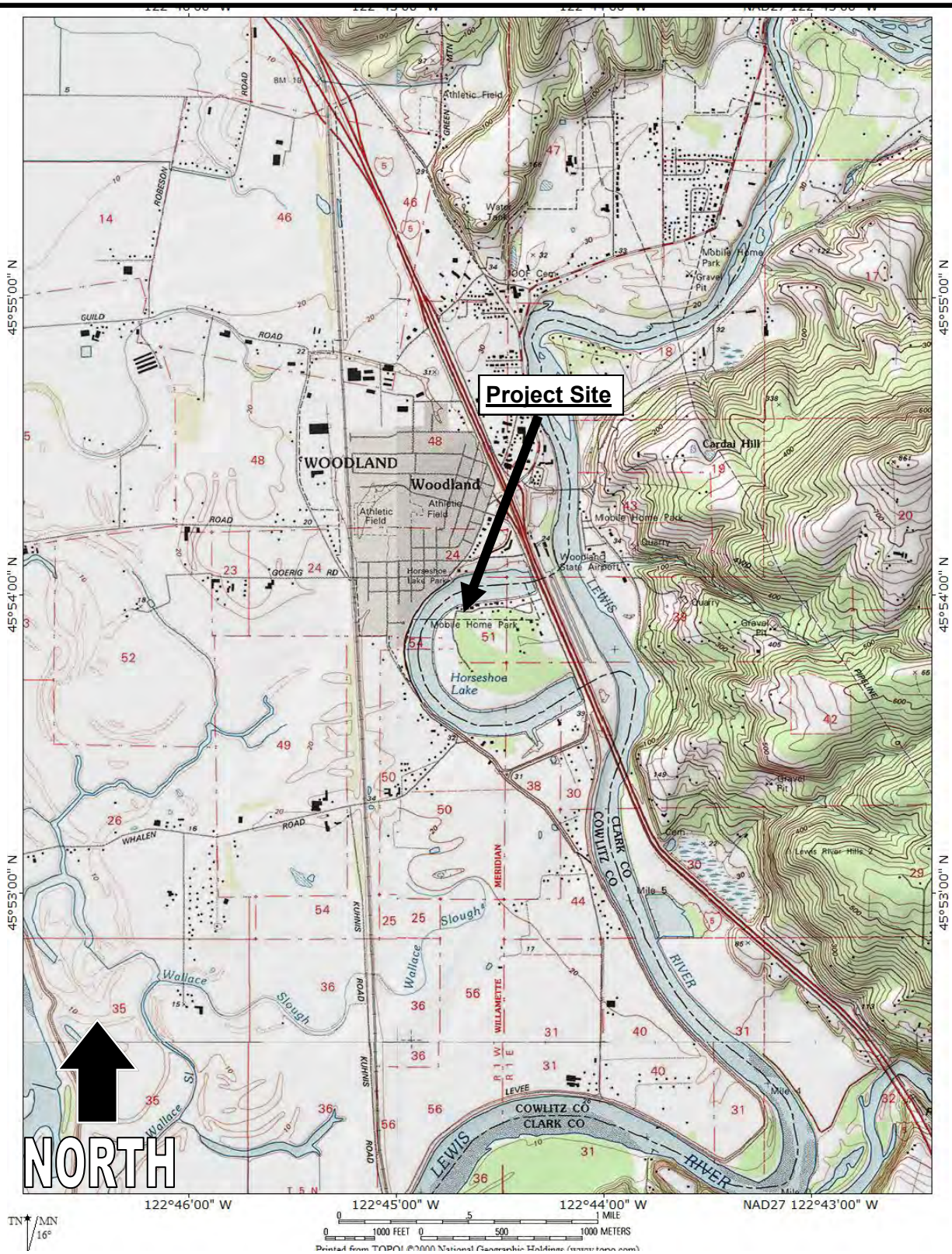
Applicant: Carla Morgan and Randy Huft
 Location: 412 Island Aire Drive Woodland, Washington 98674
 JARPA Cross-section of New Block Terrace Wall along Shoreline
 Date: July 26, 2022

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MAPS

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Map 1. Vicinity Map US Geologic Service 7.5-minute Woodland, WA



Applicant: Carla Morgan and Randy Huft
JARPA City of Woodland
Location: 412 Island Aire Drive,
Woodland WA
Page 1 of 7
Date: July 25, 2022

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Map 2. Satellite Image (Google Earth)



Applicant: Carla Morgan and Randy Huft
JARPA City of Woodland
Location: 412 Island Aire Drive,
Woodland WA
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Date: July 25, 2022

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Map 3. National Wetland Inventory Map



412 Island Aire Drive, Woodland



July 15, 2022

- | | | |
|--------------------------------|-----------------------------------|----------|
| Wetlands | Freshwater Emergent Wetland | Lake |
| Estuarine and Marine Deepwater | Freshwater Forested/Shrub Wetland | Other |
| Estuarine and Marine Wetland | Freshwater Pond | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Applicant: Carla Morgan and Randy Huft
JARPA City of Woodland
Location: 412 Island Aire Drive,
Woodland WA
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Date: July 25, 2022

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Map 4. FEMA FIRMette

National Flood Hazard Layer FIRMette



122°45'1"W 45°54'10"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, AD9
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D
- OTHER AREAS**
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
- OTHER FEATURES**
 - 20.2 Cross Sections with 1% Annual Chance
 - 17.5 Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - 2/28/2019 at 6:05:12 PM
 - Vertical transect Baseline
 - Profile Baseline
 - Hydrographic Feature
- MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped

0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/15/2022 at 6:29 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

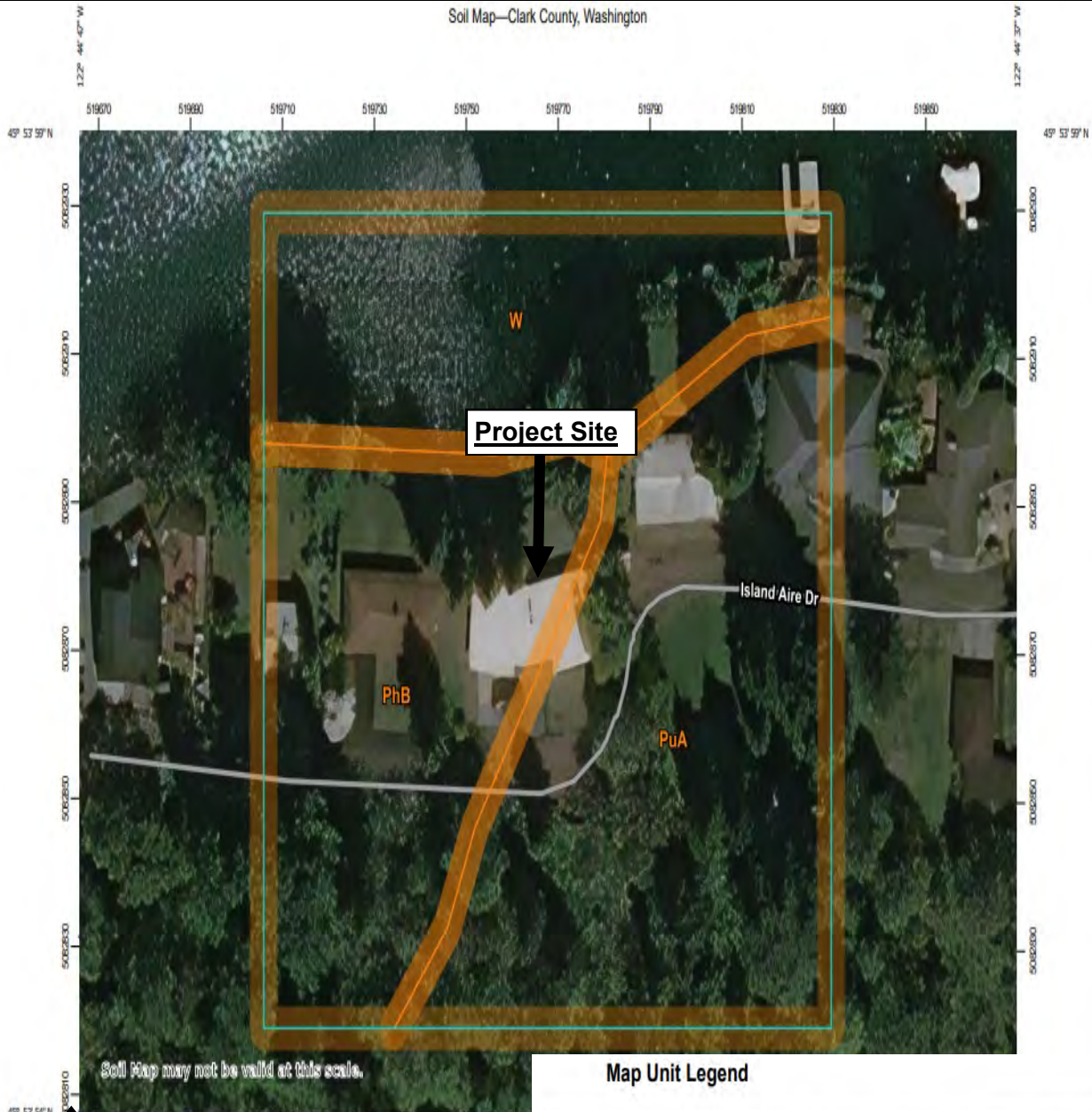
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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JARPA City of Woodland
Location: 412 Island Aire Drive,
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Map 5. USDA Soil Survey

Soil Map—Clark County, Washington



Soil Map may not be valid at this scale.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PhB	Pilchuck fine sand, 0 to 8 percent slopes	1.1	31.3%
PuA	Puyallup fine sandy loam, 0 to 3 percent slopes	1.5	43.8%
W	Water	0.8	25.0%
Totals for Area of Interest		3.4	100.0%

Map Scale: 1:932 if printed on A landscape (11" x 8.5") sheet.

0 10 20 40 60 Meters

0 45 90 180 270 Feet

projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

NORTH

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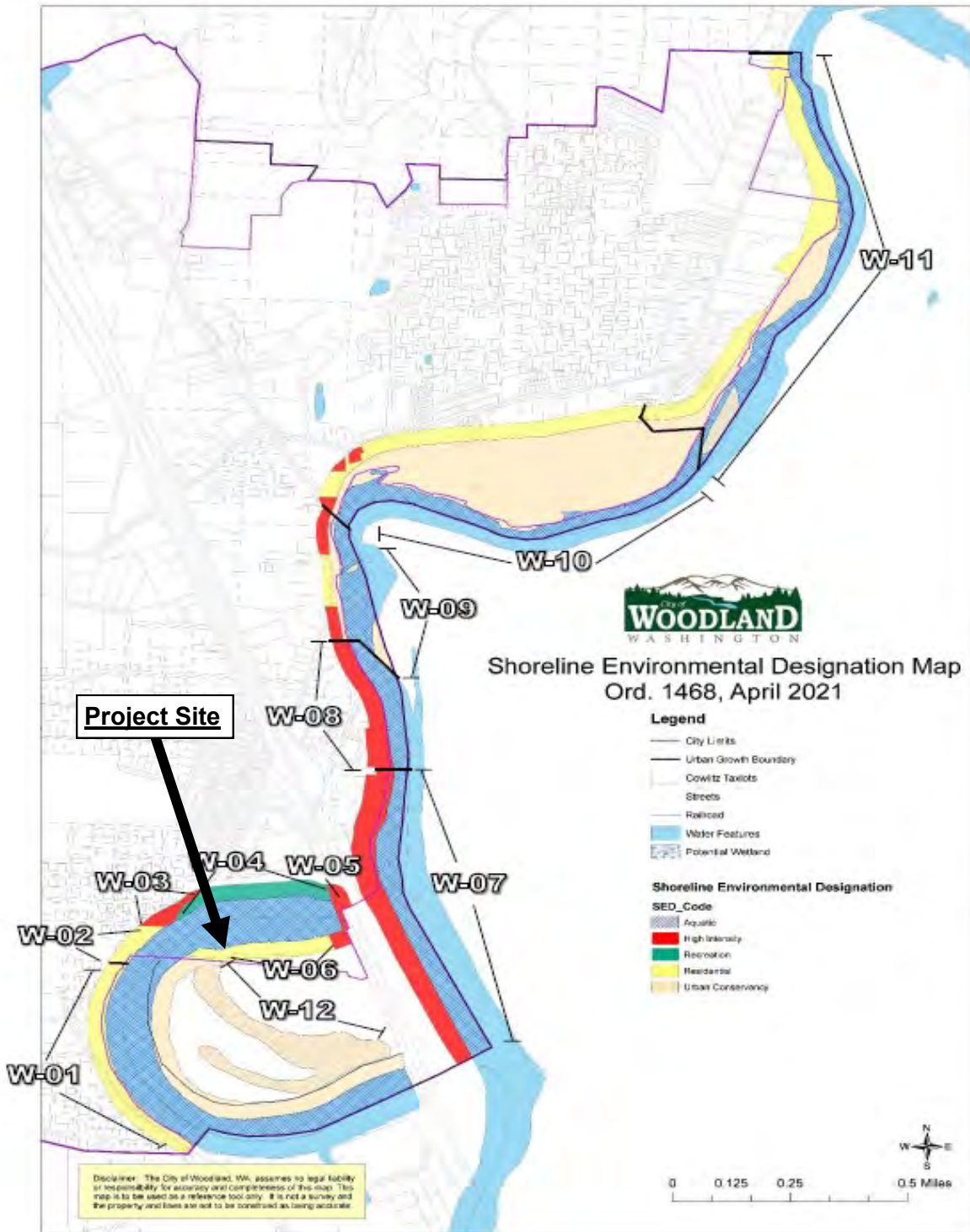
Map 6. Clark County Tax Parcel



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Location: 412 Island Aire Drive,
Woodland WA
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Date: July 25, 2022

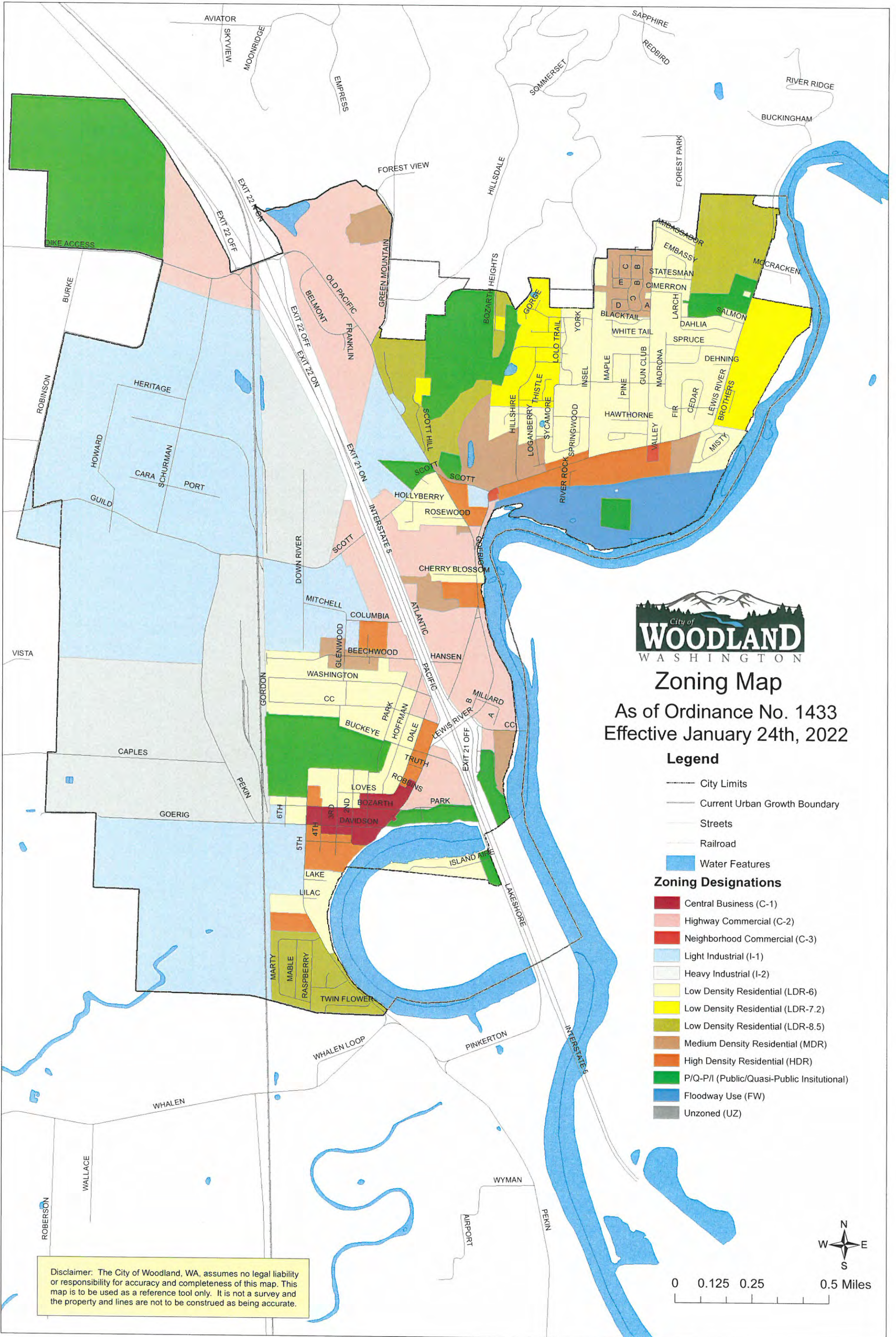
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Map 7. Shoreline Designation Map



Applicant: Carla Morgan and Randy Huft
 TESC MAPS
 Location: 412 Island Aire Drive,
 Woodland WA
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 Date: July 25, 2022

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Zoning Map

As of Ordinance No. 1433
Effective January 24th, 2022

Legend

- City Limits
- Current Urban Growth Boundary
- Streets
- Railroad
- Water Features

Zoning Designations

- Central Business (C-1)
- Highway Commercial (C-2)
- Neighborhood Commercial (C-3)
- Light Industrial (I-1)
- Heavy Industrial (I-2)
- Low Density Residential (LDR-6)
- Low Density Residential (LDR-7.2)
- Low Density Residential (LDR-8.5)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- P/Q-P/I (Public/Quasi-Public Institutional)
- Floodway Use (FW)
- Unzoned (UZ)

0 0.125 0.25 0.5 Miles



Disclaimer: The City of Woodland, WA, assumes no legal liability or responsibility for accuracy and completeness of this map. This map is to be used as a reference tool only. It is not a survey and the property and lines are not to be construed as being accurate.

