

Community Development Department

Building ♦ Planning ♦ Code Enforcement

P.O. Box 9, 230 Davidson Avenue

Woodland, WA 98674

www.ci.woodland.wa.us

Phone: (360) 225-7299 / Fax: (360) 225-7336

NOTICE OF APPLICATION NOTICE OF PUBLIC HEARING SEPA LIKELY DETERMINATION OF NON-SIGNIFICANCE (DNS)

Lead Agency: City of Woodland, WA

Project Title: City of Woodland Comprehensive Plan Map Amendment

Land Use Application No.: CPA2018-010/SEP2018-008

Applicant:	City of Woodland PO Box 9 Woodland, WA 98674
Notice of Application & DNS issued:	November 29, 2018
Publish:	December 5, 2018
Comment Due Date:	December 19, 2018 (SEPA) December 20, 2018 (Comp Plan Amendment hearing)

I. DESCRIPTION OF PROPOSAL

The City is updating the Woodland Comprehensive Plan Map to meet the goals, policies, and objectives of the Comprehensive Plan text by selecting a growth scenario that will allow for the review of pending Comp Plan Amendment cases.

The City is reviewing six (6) growth scenarios that range from a "No Changes" scenario to one that includes extending the Urban Growth Area boundary to include the "Woodland Bottoms."

Amendment of the Comprehensive Plan Map will not in itself result in any immediate development. Property owners and developers who wish to propose development projects will be required to concurrently request annexation into the City of Woodland, propose a zone change, submit a site plan or subdivision proposal for review, and perform environmental reviews under SEPA and the City's critical areas ordinances.

You are invited to comment on this project proposal.

II. LOCATION OF PROPOSED DEVELOPMENT

The area affected by this application can include some or all the area west of Interstate 5 between the Columbia and Lewis Rivers and located within Township 5 North and Range 1 E.W.M. and Range 1 W.W.M. in the area known as the Woodland Bottoms.

III. ENVIRONMENTAL REVIEW:

The City of Woodland has reviewed the proposed non-project action for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project until applications for annexation, zone change, and/or development occur. The proposal may include mitigation measures under applicable codes, and the project

review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by 5 p.m. on December 19, 2018 to:

City of Woodland
Community Development Department
c/o Travis Goddard
230 Davidson Ave., PO Box 9
Woodland, WA 98674

Email: goddardt@ci.woodland.wa.gov
Phone: 360-225-7299
Fax: 360-225-7336

V. EXISTING ENVIRONMENTAL DOCUMENTS

1. SEPA Checklist (November 29, 2018)
2. SEPA Checklist & DNS (February 22, 2016) (Comp Plan Text Update)

Application materials including the documents listed above can be reviewed at the Woodland City Hall Annex, 230 Davidson Ave., Woodland, WA 98674 or can otherwise be obtained by contacting the SEPA responsible official.

VI. REVIEW AUTHORITY

Per WMC 19.08.030, Comprehensive Plan Map Amendments shall be reviewed by the Planning Commission at an open record pre-decision public hearing. The Planning Commission shall issue a recommendation to the Woodland City Council, which has the authority to take legislative action on the proposal.

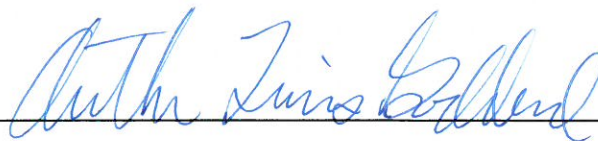
Per WMC 19.08.030, SEPA Threshold Determinations shall be made by the Public Works/Community Development Director. After the close of the comment period on the NOA, the City will review any comments on the environmental impacts of the project and decide whether to proceed with issuing a DNS. The City is required to circulate the DNS, if issued, to the Department of Ecology, agencies with jurisdiction, anyone who commented on this NOA, and anyone requesting a copy.

V. PUBLIC HEARING NOTICE

The Woodland Planning Commission will hold a public hearing on this matter at 7:00 p.m. at their Thursday, December 20, 2018 meeting. Located at the **Woodland City Council Chambers, 200 East Scott Avenue, Woodland, WA.**

Date: November 29, 2018

Signature: _____



Cc: Applicant & Owner

Property Owners within 300 feet

Department Heads (Building Official, Fire Marshal, City Engineer)

Planning Commission

Mayor

City Administrator

File

City of Woodland Website

Counter Copy

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: City of Woodland Comprehensive Plan Map Amendment
2. Name of applicant: City of Woodland
230 Davidson Avenue
PO Box 9
Woodland, WA 98674
3. Address and phone number of applicant and contact person: Travis Goddard, Community Development Director, City of Woodland, 230 Davidson Ave, PO Box 9, Woodland WA 97674
4. Date checklist prepared: November 27th, 2018
5. Agency requesting checklist: City of Woodland
6. Proposed timing or schedule (including phasing, if applicable): December 2018 Planning Commission public hearing with adoption by the Council as soon thereafter as possible (March 2019+/-). If approved by the Woodland City Council, the changes to the Comprehensive Plan would become effective and remain effective throughout the life of the plan (2035) unless amended.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. This is a non-project action. Amendments to the comp plan are limited by statute to once per year. The City has no plans to initiate another amendment currently.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
 - Draft Supplemental Environmental Impact Statement (DSEIS) for Clark County 2016 Comprehensive Growth Management Plan Update (dated August 2015).
 - SEPA checklist and DNS Dated February 22, 2016 for the update of the City of Woodland Comprehensive Plan.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. No permits or applications are pending currently. Per a 2002 resolution agreement with Cowlitz County (#02-078), comp plan amendments are reviewed by the County Planning Commission and County Council.
10. List any government approvals or permits that will be needed for your proposal, if known.
Cowlitz Board of County Councilors will review and adopt the Woodland Comprehensive Plan relating to that portion of the Woodland UGA within Cowlitz County. No governmental permits are required.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this

page. (Lead agencies may modify this form to include additional specific information on project description.)

The City of Woodland updated its Comprehensive Plan in 2015 (adopted March 2016) and opted to not change the comp plan map. In 2018, eight (8) applicants submitted requests for comp plan map amendments. Four of those were requests within the current City limits and include three requests to go from Commercial to Residential, and one request to go from Residential to Industrial. Three additional requests were from applicant's who wanted the City to extend its urban growth area boundary or urban services boundary. The fourth growth area expansion application was submitted by City Staff to allow for the inclusion of additional lands not represented by one of the other applications.

This is a non-project for the amendment of the City comp plan map.

To better manage the potential analysis and discussion, the staff-initiated application, Comp Plan Amendment case #CPA-18-010, was proposed to allow for the discussion of growth scenarios that consider the holistic review of growth area expansion. The six scenarios are:

Scenario 1 – No Growth – No expansion of the growth area is needed or desired.

Scenario 2 – Internal Growth – All growth will be accommodated through comp plan designation changes for land already within the City limits. (Modified No-Expansion)

Scenario 3 – Partial Applicant Accommodation – Given the number of applications and the amount of area that is proposed for UGA expansion, the City could choose to include some of that land within its Urban Growth Boundary (UGB).

Scenario 4 – Full Applicant Accommodation – Plans for the inclusion scenario where all applications are included in the UGB. (But nothing more.)

Scenario 5 – City Proposed Boundary Expansion – The City, using its best professional judgment, will look at UGB expansion using logical and practical approaches to eliminate boundary peculiarities. (Assuming full applicant accommodation...but filling in the holes or other obvious inclusions.)

Scenario 6 – Woodland Bottoms Planning – Recognizing that all activity within the bottom lands generates impacts (like traffic) in the City of Woodland, the City will look at the practical implication of growth within the bottomlands. Including planning for growth impacts that occur in Cowlitz County.

Adoption of a growth scenario will guide future development reviews within the City and its urban growth area. To develop, property owners would be required to request annexation; a zone change to City zoning; and submit development review applications. Each development activity will be subject to review under the City's development code including SEPA and the City's critical area ordinances.

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 area affected by this action can include some or all the area west of Interstate 5 between the Columbia and Lewis Rivers and located within Township 5 North and Range 1 E.W.M. and Range 1 W.W.M. in the area known as the Woodland Bottoms. The location of the proposal is the Woodland UGA and corporate limits, approximately 4.153 square miles (2,658 acres). Plus, an urban growth area expansion that could include from between zero (0) and five-thousand (5,000)

acres of land within Cowlitz County. No urban growth boundary change involving any property in Clark County is proposed.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

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

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

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

The steepest slopes within the City's UGA exceed 25% but those slopes are all east of Interstate-5 and are generally not in consideration for inclusion in the growth area (except for the Loomis request). The elevation ranges from about 20 feet near the Columbia River to over 1,200 feet in the hills north and east of the city.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

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

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

Yes. The steep hills to the north are unstable in areas and the city regulates development on steep slopes.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

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

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

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

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

This is not a project-specific proposal that will create impervious surfaces.

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

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

The Critical Area code regulates development of steep slopes. The Plan requires compliance with the NPDES Municipal Stormwater Permit requirements.

2. Air

- 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.

This is not a project-specific proposal. The Southwest Clean Air Agency monitors air quality in the region. Generally the development forecast in the Plan over the next 20 years will result in increased automobile trips associated with new development and potential industrial emissions associated with industrial development, but specific quantities are not known. Modification of the map will not cause impacts that were not considered when the plan was adopted in 2016 or that will not be mitigated on a case-by-case basis.

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

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

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

This is not a project-specific proposal. The Plan provides for compact development, including medium and high-density housing to reduce auto trips. Upon annexation, impact fees will be collected to mitigate traffic impacts.

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.

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

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No. This is a non-project action.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None. This is a non-project action.

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

No. This is a non-project action.

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

Yes. The area being considered for map amendment is within the Lewis River and Columbia River floodplain and within the Cowlitz County Diking Improvement District #2 boundary.

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

No. This is a non-project action.

b. Ground 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. Proposed changes to the map will not involve any withdrawal of or discharge to groundwater.

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

New development within the UGA is required to connect to the public sewer system at the time of development or when public sewer becomes available. The city is the sewer provider. New septic systems are prohibited in most of the UGA and are only allowed temporarily in other parts of the UGA until public sewer is extended. No increase in discharge of waste materials is anticipated under the proposed changes to the Plan but long-term impacts of the map amendment will be to make sewer available (so septic systems can be abandoned).

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.

Development within the UGA will generally increase the amount of impervious surfaces but the requested map amendments will not increase development forecasts beyond the level in the 2015 Plan. Stormwater generally flows towards the Lewis River though some could be discharged to the Columbia River.

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

All development within the UGA must be designed and constructed to prevent waste materials from entering ground or surface waters. Waste materials could enter ground or surface waters by accident rather than design. Waste materials might include, soil, oils and heavy metals, chemicals, pesticides and herbicides and similar pollutants. The impacts of development activities will be reviewed at the time development permits are submitted for review under the City's development regulations and critical areas ordinances.

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

No. This is a non-project action.

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

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

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?

This is a non-project action. Changes to the Plan will not significantly change the amount of vegetation affected relative to the previous plan. Vegetation within critical areas will gain protection because it would then only be removed or altered in conformance with the City's critical areas regulations.

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

Oregon White Oak

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

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

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: **falcon, crane, owl, woodpecker**

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

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

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

Columbian white-tailed deer, Sandhill crane, Purple martin, Western pond turtle, Coastal cutthroat trout, Rainbow trout, Coho salmon, Steelhead salmon, Chinook salmon, and Chum salmon are known to be on or near the Woodland UGA.

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

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

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

The Critical Areas ordinance requires identification and preservation of fish and wildlife habitat conservation areas based on Best Available Science.

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

None known.

6. Energy and Natural Resources

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.

None. This is a non-project action that will not trigger the need for energy.

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

No. This is a non-project action. Future development within the UGA will be governed by the height limits and setbacks required for each zone.

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

No additional energy conservation measures are included in the proposed changes to the Plan. Generally, comprehensive planning will promote more compact development which may reduce energy transmission costs and impacts by centralizing infrastructure.

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.

No. This is a non-project action.

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

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

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None are known at this time beyond the natural gas and electrical transmission lines that already exist within the City and that transit additional property that could be included in the growth 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.

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

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

The capital facilities chapter of the Plan anticipates the demand for emergency services. The Woodland Police Department and Clark County Fire & Rescue are the local emergency service providers. Amendments to the map will be used to help plan for future growth demands.

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

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

b. Noise

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

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

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

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

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

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

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.

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

- 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?

Yes. Areas of the UGA were originally in agricultural use and some areas on the western edge of the UGA are used for agriculture. Growth Scenarios 3 through 6 all include property that is or has been used for farming activities including dairy, the growing of flowers, and the growing of other crops. None will be converted as a result of the map change and not land will lose its tax status as a result of the map update.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides,

tilling, and harvesting? If so, how:

No. This is a non-project action.

c. Describe any structures on the site.

There are residential, agricultural, utility, commercial, and industrial buildings within the area that could be included with the urban growth area.

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

No. This is not a project-specific proposal.

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

The requests within the City are Highway Commercial (C-2) and Low-Density Residential (LDR-7.2). In the County, property is zoned AG-1, AG-38 and unzoned.

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

Urban, Rural, Smallhold, Economic Resource Land-AG, and Economic Resource Land-Ind.

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

High Intensity, Ruran Conservancy, Natural, and Aquatic.

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

Within the growth area there are areas identified as potential steep/unstable-slopes, wetlands, habitat, and shorelines of statewide significance.

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

None. This is a non-project action.

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

None. This is a non-project action.

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

None. This is a non-project action though amendment of the map may facilitate additional housing units becoming available.

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

None. This is a non-project action. As much of the property is currently unzoned, there is not compatibility standard that would be applied. Development is a voluntary activity initiated by property owners and the City would need to rezone a property prior to approval of any development activity within the City.

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

Prior to annexation, the City will complete a development plan review and assign a zoning district to the requested annexation area. Mitigation will be evaluated under the City development standards on a case by case basis.

9. Housing

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

By 2036 the city may have 3,325 housing units. The Plan anticipates 673 new high-density units and 619 new low-density units will be built during the planning period. The map amendments being considered to provide area for that growth to occur as outlined in the comp plan.

- 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:

The Plan provides for future housing options including low-density, medium-density, high-density and mixed-use housing zoning districts.

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?

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

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

In general, the views throughout the UGA could be altered or obscured by new development.

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

There will not be any specific aesthetic impacts stemming from the Plan directly. Future development will have to comply with the height and design standards in the Municipal Code.

11. Light and Glare

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

None. This is a non-project action.

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

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

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

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

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

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

12. Recreation

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

There are multiple municipal parks and trails within the City including Horseshoe Lake, Hoffman, Eagle and Bjur parks as well as the Lewis River and school facilities.

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

No. This is a non-project action and the Plan anticipates development of new park and trail facilities.

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

The Plan includes a Parks element, Chapter 7. The city adopted a new parks and recreation plan in 2015 which detail plans for future parks, trails, and open space development to serve the projected population. The proposed map amendment will facilitate a discussion for where recreation facilities can be located.

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.

The Washington State Department of Archaeology and Historic Preservation WISAARD mapping system identifies several known structures and sites including the Hulda Klager House and gardens, the Pushmeir Barn, The Red Barn, and the Plamondon House.

- 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.

Much of the UGA has been identified as having a high probability for archaeological artifacts. No studies are known as this time.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None for this non-project action. The development review process involves utilization of the Washington State Department of Archaeology and Historic Preservation WISAARD mapping system and consultation with tribes as required by SEPA.

- 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.

Chapter 2, Land Use of the Plan addresses historic preservation. The City will continue to participate in the national, state and county historical preservation programs.

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.

This is a non-project action. The UGA spans both sides of Interstate 5. The Transportation element of the Plan provides a streets and roads element that identifies the existing and proposed

street system. If updated comp plan map is adopted, staff will work to update the City's transportation improvement plan.

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

Woodland is served by Lower Columbia CAP Rural Public Transit.

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

This is a non-project action. Future development is responsible for providing site specific parking.

- 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 is a non-project action. Chapter six (6), Transportation identifies current and planned roadways and necessary capital improvements.

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

Yes. The City is within the vicinity of water, rail, and air transportation facilities.

Specifically, the Burlington Northern Santa Fe main line which runs through the City and areas of Cowlitz County that are under consideration for growth area expansion. The WSDOT also has a single landing strip airport east of I-5 (within the City). Adoption of an amended map will not affect this as it is a non-project action.

- 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?

None. This is a non-project action.

- 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.

No. This is a non-project action.

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

The Transportation Chapter and the City's TIP identify needed transportation improvements to serve growth. The Plan provides transportation concurrency policies to ensure future development is adequately served by transportation infrastructure.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

This is a non-project action and will not generate an increased need for public services. Generally, future development will require additional schools and emergency services and mitigation would be attached at the time of development review.

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

The Capital Facilities element of the Plan identifies future public services related to development.

16. Utilities

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

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

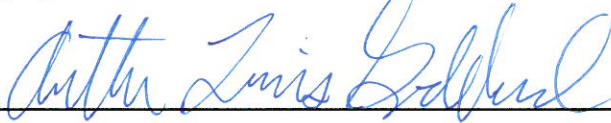
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The Capital Facilities chapter identifies utility service providers for electricity, natural gas, refuse service, and telephone service, to be provided by private services.

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: **Travis Goddard** .

Position and Agency/Organization: **City of Woodland, Community Development Director**

Date Submitted: **11/30/18**

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 Woodland Comprehensive Plan guides comprehensive land use planning through 2035 and represents a moderate rate of growth. Development within the UGA may, over time, increase discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances, or production of noise relative to pre-development conditions.

Proposed measures to avoid or reduce such increases are:

The City of Woodland is a GMA compliant jurisdiction and is therefore required to adopt and implement regulations for critical area protection. These standards exceed those that might otherwise govern development that occurs within a partially planning GMA jurisdiction.

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

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

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

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

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

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

Adoption of the revised map will not affect plants, animals, fish or marine life directly. But it also must be recognized that the City of Woodland has GMA compliant critical area protections that would apply to development after inclusion within the City.

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

All future development will be required to comply with critical area regulations, which identify and protect Critical Aquifer Recharge Areas, Fish and Wildlife Habit Conservation areas, Frequently

Flooded areas, Hazardous and Steep Slopes, and Wetlands throughout the UGA to ensure no net loss of ecological function. The City has also adopted an updated 2015 Shoreline Management Program that protects ecological functions of shorelands.

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

Future development will require additional energy and natural resources to meet the needs of a growing population, to provide homes, jobs and associated development. New development will consume raw materials such as lumber and concrete and will require additional energy to power homes and businesses and to fuel transportation within the City.

Because the City has not updated its urban growth area boundary since 2005 (population 4,460), the City has not adequately planned for the growth envisioned in the 2015 comp plan. Adoption of a revised map will allow for the City to prepare adequate plans based on not only capacity, but upon geospatial growth pressure.

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

Critical Areas regulations, based on Best Available Science (BAS) protect natural resources within the UGA. The Plan includes provisions for mixed-use development that combines work, live, and retail opportunities in the same geographic area to reduce demand for transportation between uses.

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 growth scenarios being considered do not include any land designated as wilderness, public park, or wild and scenic rivers.

There are wetlands, shorelines, threatened or endangered species habitat, potential cultural and historical resources, and floodplains within the area under consideration for inclusion in the growth area. These lands will be protected through the City's critical areas ordinances.

Inclusion of prime farmlands could occur with growth scenarios three through six. Pursuit of development activities on those lands will be independently responsible for addressing these impacts.

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

Environmentally sensitive areas: Implement and update the city's Critical Areas ordinance to ensure no net loss of ecological functions results from development. Continue to update mapping system to more accurately predict and delineate critical areas. Monitor development activity to calculate whether the ordinance adequately protects Critical Areas. Implement the city's new Shoreline Master Program.

Parks and wilderness: The Parks and Recreation Master Plan identifies existing and proposed park sites. The city will work with developers to acquire the planned parks and trails facilities through purchase or dedication of property.

Rivers: There are no wild and scenic rivers in Woodland.

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

Historic or cultural sites: The city participates in national, state and local historic preservation programs to protect historic sites. The city requires archaeological predetermination for sites

with a high probability of archaeological remains through the development process, and fully complies with RCW 27.53.060 to protect any resources discovered during development.

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

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

Prime farmlands: Impacts from prime farmland conversion into urban use will be subject to review at the time of annexation is requested.

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 proposed map amendments, depending on the growth scenario selected, will require amendment to the City's Shoreline Master Program. This program, last updated in 2015, was updated as part of a multi-jurisdictional county wide effort which means that the current programs are relatively compatible. Updates to the shoreline program will be required prior to the annexation and development of some properties that could be included in the UGA.

For property already within city limits, proposed changes will only affect the type of urban level development that will occur.

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

The Plan adopts and requires implementation of the Woodland Shoreline Master Program, critical areas permits, and the City's development code. These standards are all compliant with local, state, and federal standards.

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

Development over the 20-year planning horizon will increase demand for transportation, public services and utilities. The comp plan adopted in 2015 already planned and accounted for the growth being discussed as part of this map amendment...just not in a spacially represented way. Amendment of the map will not affect those growth projections. Adoption of an amended plan map will better facilitate the analysis of those impacts and for the facility planning of mitigation for those impacts.

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

Inclusion of land with the urban growth area will mean that the City could collect impact fees from the development on that land whereas development under Cowlitz County regulatory authority will incur those impacts without benefits of funding or other mitigation for those impacts. Impact fees and mitigation provide the city with a means to mitigate the impacts of growth.

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

The Plan implements state mandates for growth management, shorelines, critical areas, essential public facilities, airports, clean air, flood management, endangered species, toxics, public health and fitness, and more. There are no known conflicts between the Woodland Comprehensive Plan and state or federal law. Adoption of an amended map for the plan should not change this situation.



Community Development Department

Building ♦ Planning ♦ Code Enforcement

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Woodland, WA 98674

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Building: (360) 225-7299 / Planning: (360) 225-1048 / Fax: (360) 225-7336

SEPA DISTRIBUTION LIST

Date: November 29, 2018

Lead Agency: City of Woodland – Travis Goddard, Community Development Director

Project Title: City of Woodland Comprehensive Plan Map Amendment

Land Use Application #: SEP 2018-008

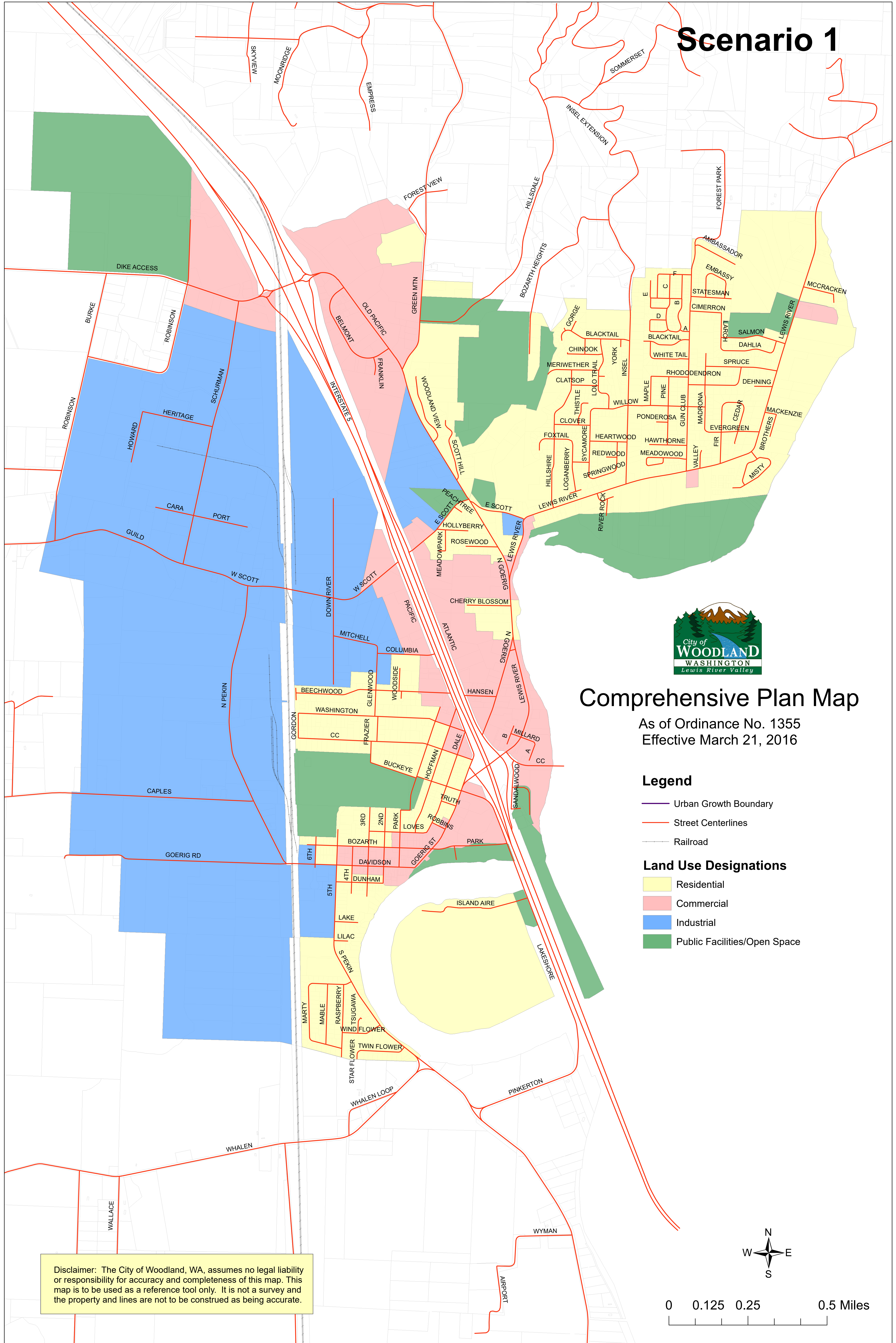
Publication Date: December 5, 2018

Comment Deadline Date: December 19, 2018

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Brent Davis	Clark County Community Development	Brent.Davis@clark.wa.gov	

Scenario 1



Comprehensive Plan Map

As of Ordinance No. 1355
Effective March 21, 2016

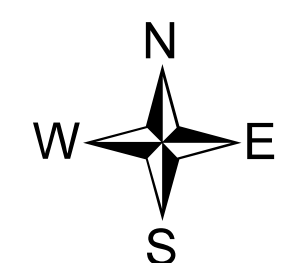
Legend

- Urban Growth Boundary
- Street Centerlines
- Railroad

Land Use Designations

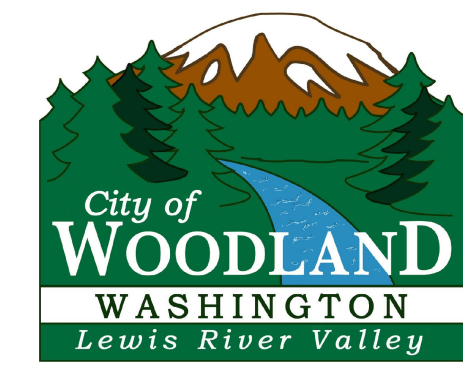
- Residential
- Commercial
- Industrial
- Public Facilities/Open Space

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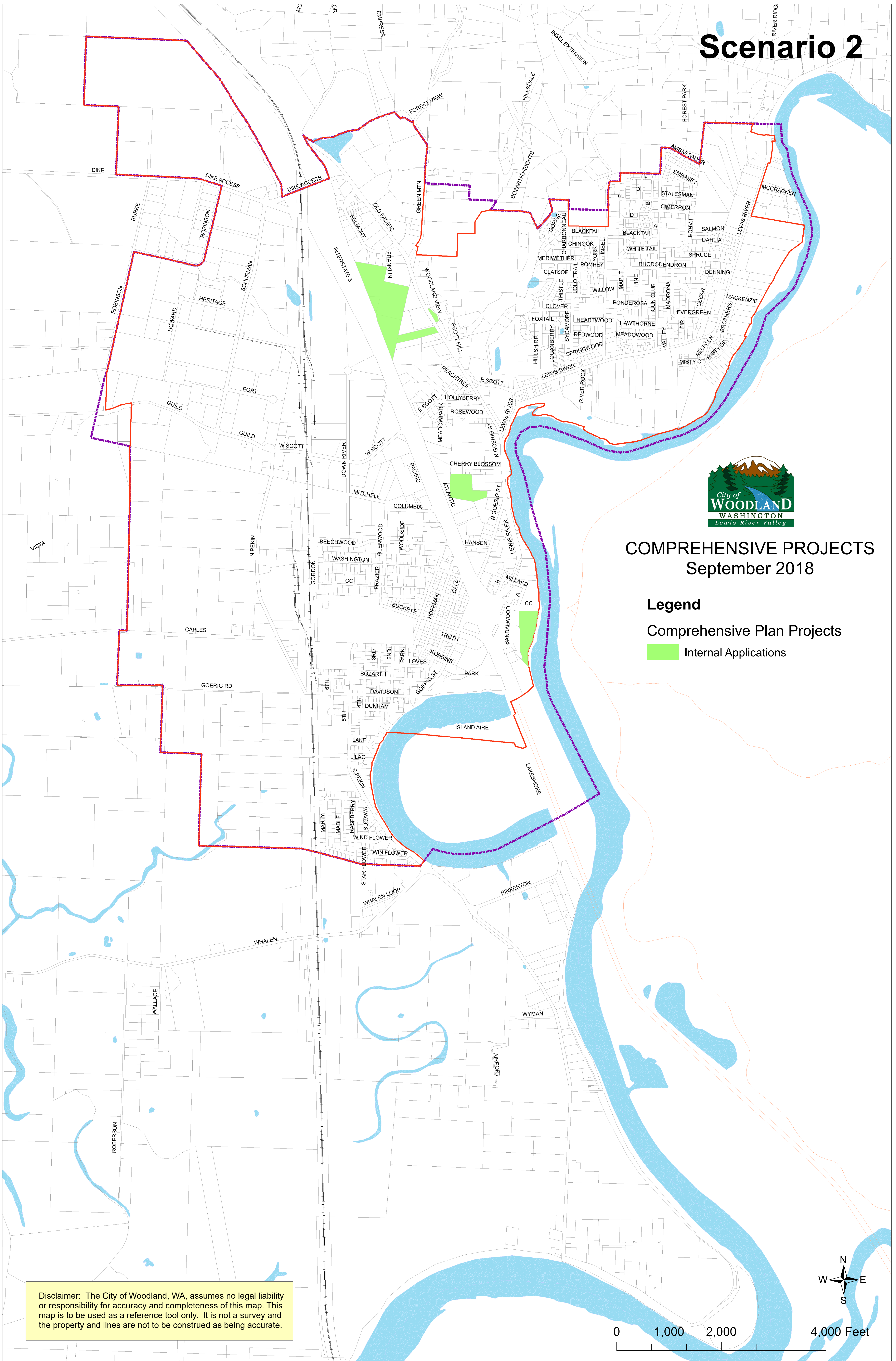
Scenario 2



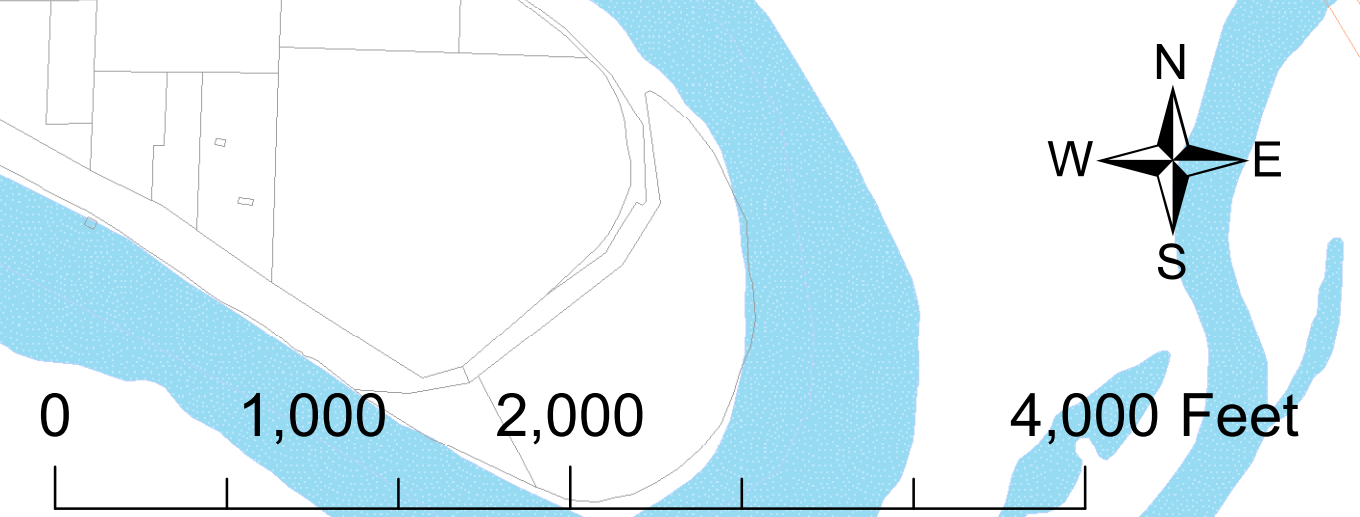
COMPREHENSIVE PROJECTS September 2018

Legend

- Comprehensive Plan Projects
- Internal Applications



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Scenario 3

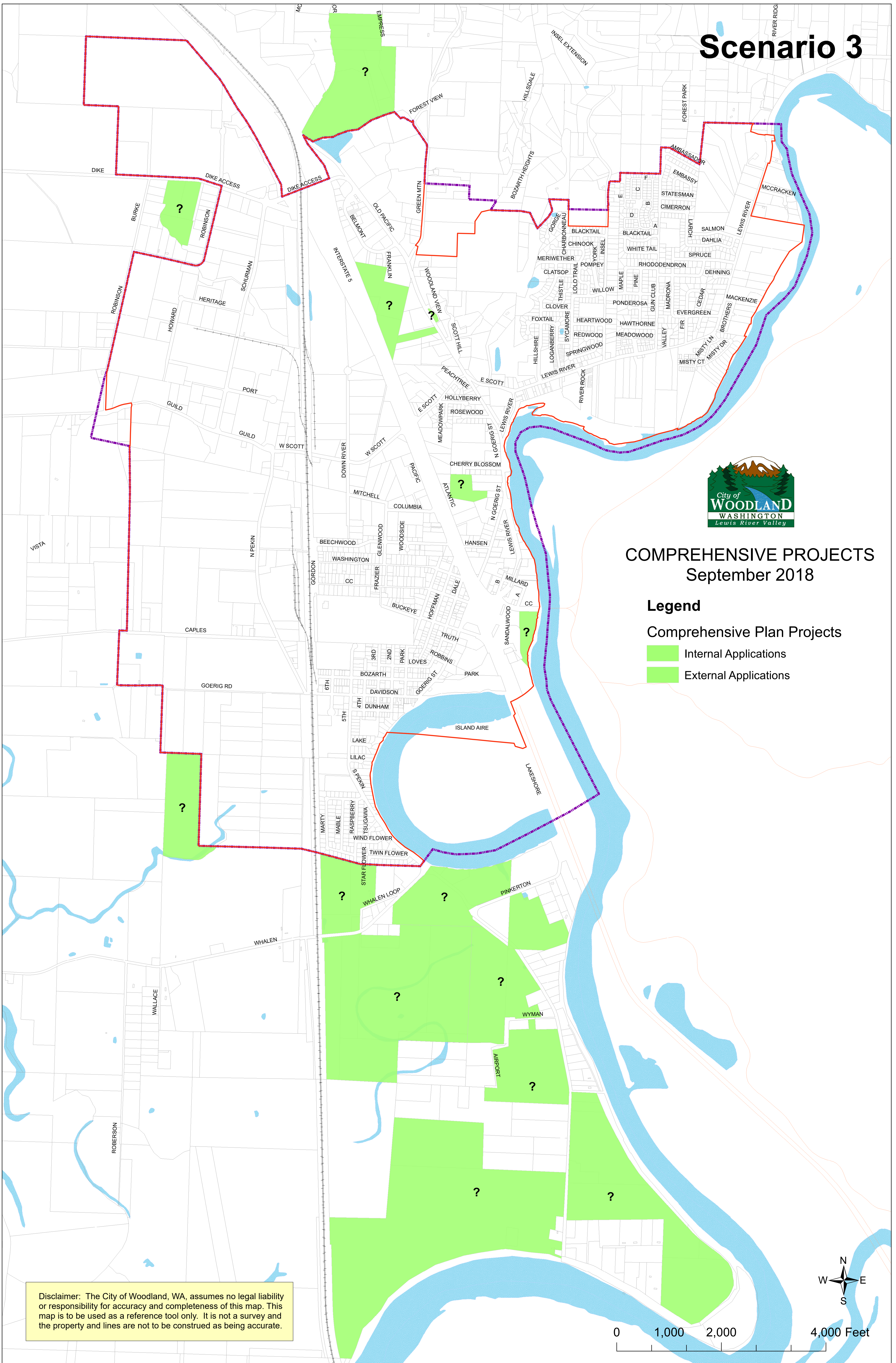


COMPREHENSIVE PROJECTS September 2018

Legend

Comprehensive Plan Projects

- Internal Applications
- External Applications



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Scenario 4

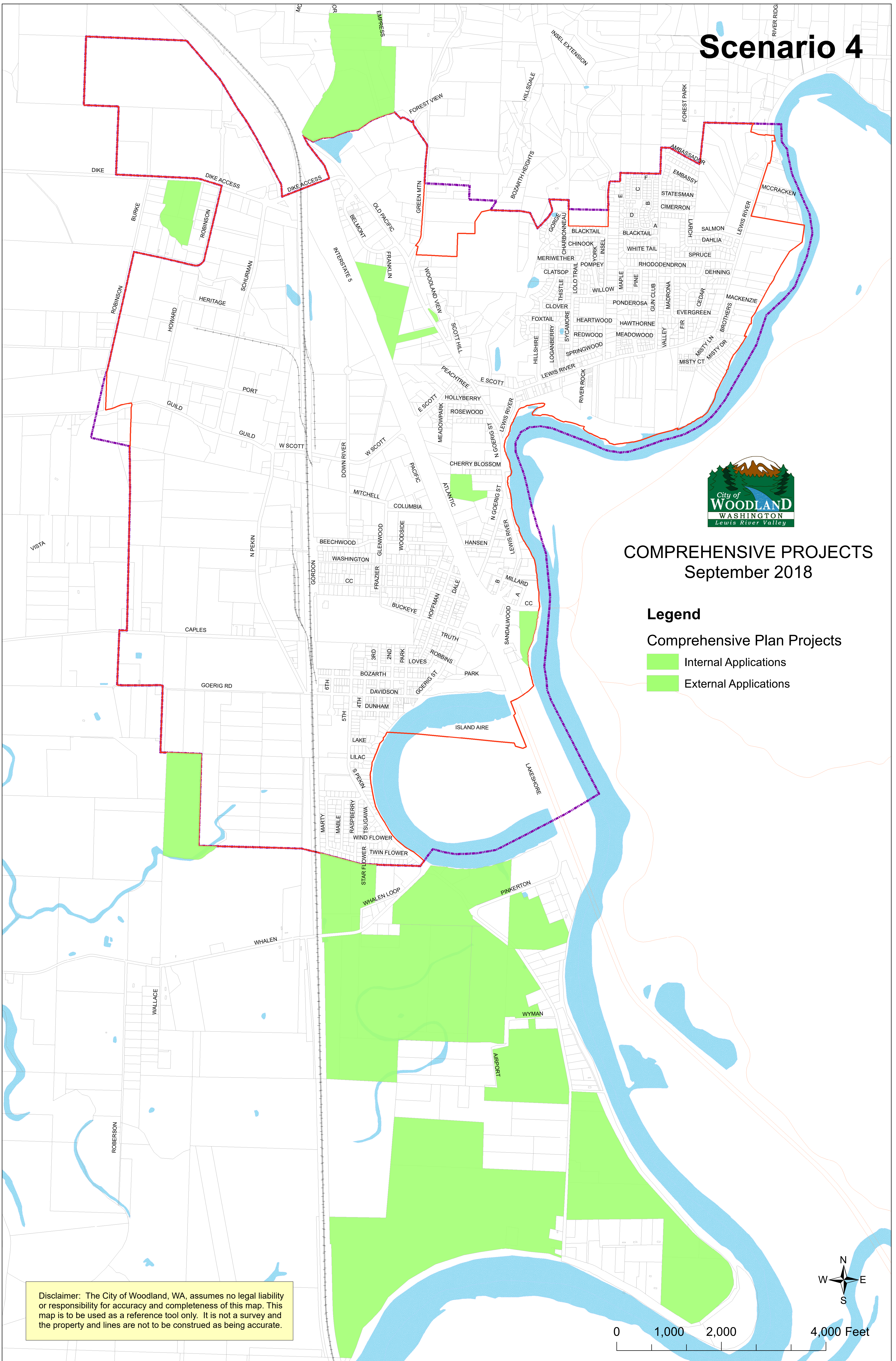


COMPREHENSIVE PROJECTS September 2018

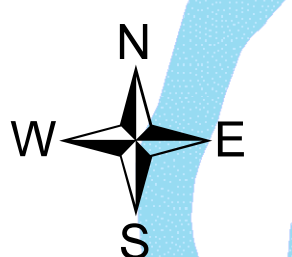
Legend

Comprehensive Plan Projects

-  Internal Applications
-  External Applications



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Scenario 5

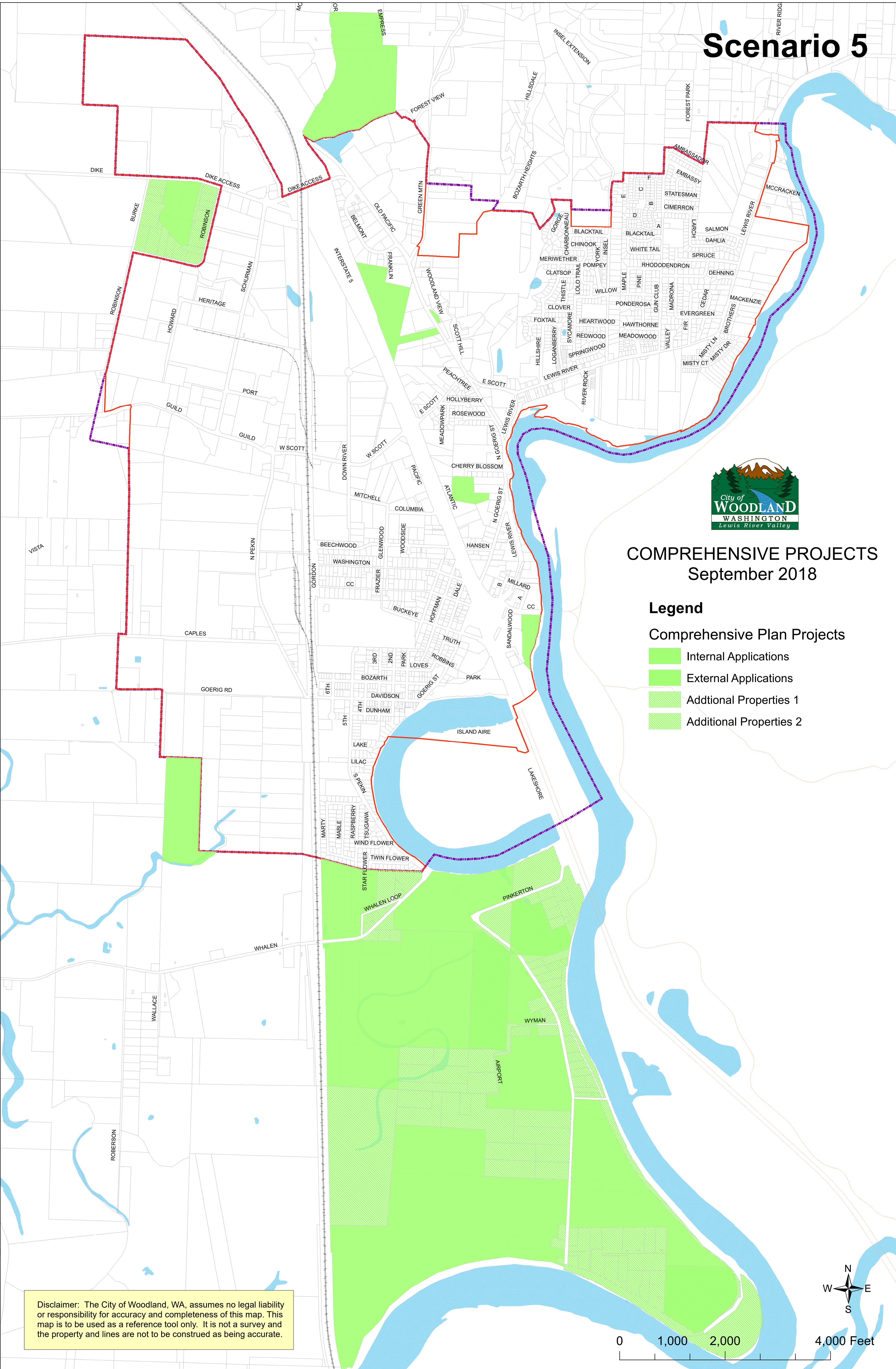


COMPREHENSIVE PROJECTS September 2018

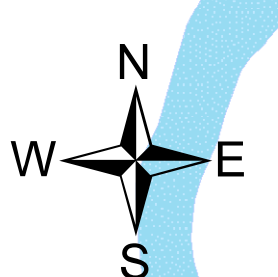
Legend

Comprehensive Plan Projects

- Internal Applications
- External Applications
- Additional Properties 1
- Additional Properties 2

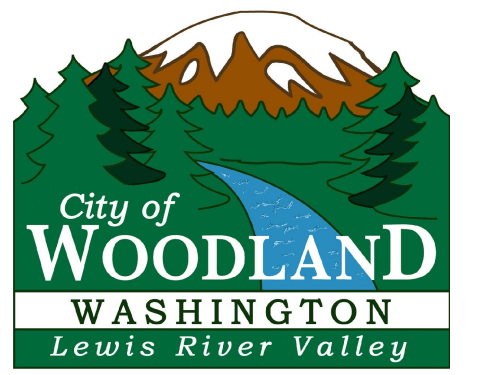
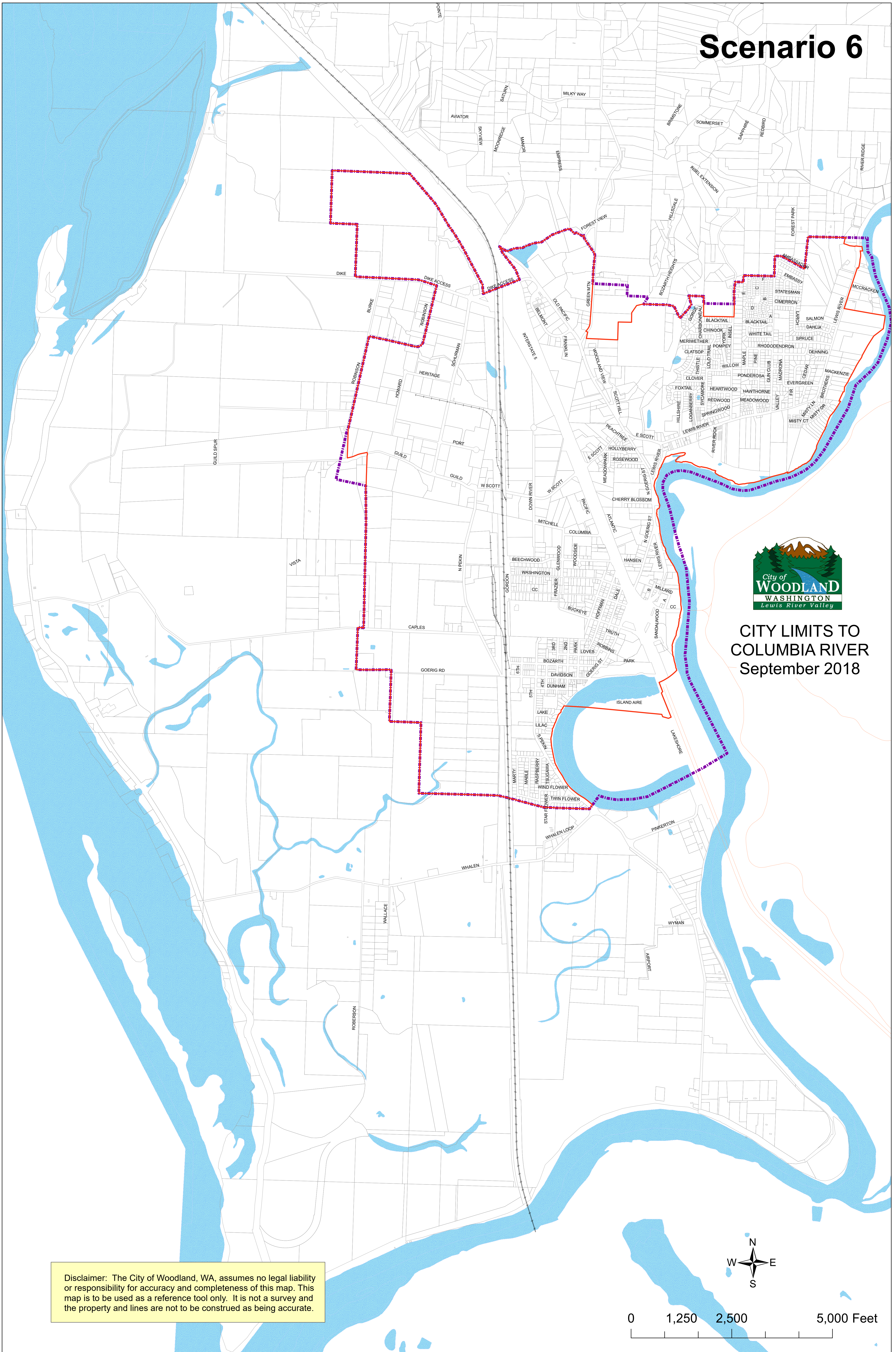


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Scenario 6



CITY LIMITS TO
COLUMBIA RIVER
September 2018

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