

SEPA ENVIRONMENTAL CHECKLIST

A. Background

1. Name of proposed project, if applicable:
Elwood Properties – 748 Homestead Washington Street
2. Name of applicant:
Windsor Engineers
3. Address and phone number of applicant and contact person:
27300 NE 10th Ave, Ridgefield, WA 98642
Contact Person: Dan Koistinen
(360) 903-9281
4. Date checklist prepared:
June 14th, 2023
5. Agency requesting checklist:
City of Woodland
6. Proposed timing or schedule (including phasing, if applicable):
Construction is proposed to start late 2023.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
There are no known future additions or expansions at this time.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Stormwater Report and Geotechnical Report.
The development will occur within a developed subdivision lot.
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.
There are no known pending applications at this time.
10. List any government approvals or permits that will be needed for your proposal, if known.
City of Woodland (Site Plan Review and Engineering Approvals)

11. Give a 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.)

This SEPA is for the development of a 0.75-acre parcel (parcel 50346) in the city of Woodland, WA to maximize the density of the existing parcels and provide the city of Woodland, WA with market rate dwelling units.

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.

Site Address: 748 Washington Street, Woodland, WA 98674

Parcel Number: 50346

Parcel Size: 0.75 acres (32,670 SF)

B. Environmental Elements

1. Earth

a. General description of the site:

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

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

3-5%

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 soil types found on the site are Newberg fine sandy loam and Clato silt loam according to available soil mapping.

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

There are no known surface indications or actively unstable soils within the annexation area.

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.

Minor filling and excavation for grading of the site. The project will be balanced between cut and fill. Some excavation will be required in areas of the project to strip organic soils for construction.

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

An erosion and sedimentation control plan will be prepared as part of the project engineering to address any potential of erosion during construction.

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

About 50% of the site will be covered with impervious surfaces after construction.

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

Standard Construction erosion control measures will be identified in a Stormwater Pollution Prevention Plan (SWPPP)

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.

Dust will be generated from soil disturbing activities, including the excavation, and grading phases of construction. Equipment emissions will be associated with engines in mobile equipment, generators, and compressors. Quantities are unknown at this time.

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

None known.

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

Watering will be used as needed in order to control potential dust. Equipment will be shut off when not being used on the site.

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.

None known.

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

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

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

No

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

No

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

No

b. Ground Water:

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

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
Sewage will be collected and conveyed to a central municipal wastewater plant. There will be no groundwater discharge and no septic systems. It is proposed that there will be 5 new single-family residences on the property. There will be no commercial or industrial waste discharged from this source.

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.

Stormwater runoff will result from roofs, roads, and parking that will be treated and retained to meet regulatory requirements for stormwater management.

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

No

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

No

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

Low Impact Development design features will be included in the development. Stormwater will be treated and retained to meet regulatory requirements for stormwater management.

4. Plants

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

x 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?
90-95% of the site will be cleared, including existing grass, trees and shrubs. The project will ultimately result in new vegetation (lawns and landscaping) being planted.
- c. List threatened and endangered species known to be on or near the site.
None
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
The project will result in new vegetation (lawns, shrubs, and trees) being planted.
- e. List all noxious weeds and invasive species known to be on or near the site.
None known

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.
To be on or near the site: Deer, squirrels, and songbirds.
- b. List any threatened and endangered species known to be on or near the site.
None Known
- c. Is the site part of a migration route? If so, explain.
Yes, the site is part of the Pacific Flyway for migratory birds.
- d. Proposed measures to preserve or enhance wildlife, if any:
None
- 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.
Electric and natural gas (if it becomes available) will be used for heating and lighting.

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

No

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

Residences will be designed to meet Washington energy codes and water conservation codes.

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.

There are no identified risks. Any minor risks that could occur as a result of this project will primarily be related to construction activities for a short period; however, contractor conformance with all requirements and laws will be conditions of construction documents.

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

None known

- 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 known

- 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.

There will be small quantities of fuel stored and used for construction vehicles and equipment.

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

None, typical requirements for construction activities such as police, fire, and medical directions and instructions will be available to workers on the site.

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

There are existing state and local rules for storing fuel for construction equipment. In addition, there will be rules to implement a water pollution/erosion control plan. Those rules will be developed before implementation. SDS documents for materials on site will be available.

b. Noise

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

Traffic noise is typical from I-5. There may be some construction noise from other area projects.

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.

Short term: Construction and equipment noise will be generated during the implementation of the project. This will be controlled by complying with normal operation hours per the city requirements.

Long-term: Traffic to and from the subdivision will cause some minor noise.

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

All construction equipment will comply with existing noise emission standards in addition to limiting all construction to daytime hours per the city requirements.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the site is single-family residential. The proposal will not affect current land uses on nearby or adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The project is located within an already established subdivision within City limits.

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

No

c. Describe any structures on the site.

The existing structures on the site include a single-family residence with an attached garage, a detached garage, and 4 outbuildings.

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

All existing structures on the site will be demolished.

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

Low-Density Residential (LDR-6)

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

None

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

Not applicable

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

No

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

No commercial or industrial development planned so no work projected in the completed project. The development will result in approximately $2.5 \times 5 = 13$ residents.

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

None

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

Not applicable

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

The project is consistent with the City of Woodland's comprehensive plan.

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

Not applicable

9. Housing

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

5 housing units

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

One middle-income single-family residence will be demolished

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

Not applicable

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?

2-story single-family residences. All buildings will be less than 35 feet high. The single-family residences will be wood framed with wood trusses and fiber cement siding.

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

Views will be impacted by typical residential use. All development will remain consistent with the Woodland Municipal Code (LDR-6) for height and setbacks.

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

Landscaping will be proposed consistent with the Woodland 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?

The completed project will include roadway and unit lighting per city and county standards during dark hours.

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

No

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

None

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

Street lighting will use house shields to reduce glare.

12. Recreation

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

None

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

No

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

Not applicable

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.

None

- 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.

No

- 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.

Review of County mapping data.

- 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 losses or disturbances to resources are expected.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The project area will be accessible via Washington 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?

The area has a park and ride located 0.7 miles away from the project site on the corner of Goerig St. and Lakeshore Dr. in Woodland.

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

8 parking spots will be added. 2 parking spaces will be replaced. No parking spaces will be eliminated.

- b. 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).

Half-width frontage improvements including sidewalks and street lighting will be completed for Washington Street.

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

No

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

It is anticipated that there is going to be a minor increase in the vehicular trips to and from the project location after the completion of the project. Mostly, it will be residents who will be living on the property. The Total P.M. peak hour trips created by the development will be 4.95 PMPHT. Also, it is anticipated that there is going to be an increase in the vehicular trips during construction.

- 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

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

Not Applicable

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.

Yes, the proposed project will increase the need for fire protection, police protection, health care, and schools. The project will bring more families to the area and will increase the population within the City limits that will require the additional services mentioned.

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

The contractor shall be required to locate all existing utilities and coordinate all construction. New utility infrastructure will be designed to City standards.

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 proposed utilities for this project are sewer, water, and electricity. Cowlitz County PUD will be the provider for electricity. The City of Woodland will provide water and sewer service. Communication services will be provided by area providers.

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 _____

Position and Agency/Organization _____

Date Submitted: _____