

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: *Logan's Landing*
2. Name of applicant: *Belmont-Lewis Holdings, LLC, LLC PO Box 1940 Bend OR 97709*
3. Address and phone number of applicant and contact person:
*Wyndham Enterprises, LLC Ed Greer 360-904-4964
13023 NE Hwy 99 Suite 7-126 Vancouver WA 98686*
4. Date checklist prepared: *July 27, 2023*
5. Agency requesting checklist: *City of Woodland, Washington*
6. Proposed timing or schedule (including phasing, if applicable):
*Phase 1 construction of infrastructure to begin summer of 2024, with the
the two Phase 1 buildings to be completed and occupied by summer of
2025. Subsequent phases to be determined by market demand.*
7. Do you have any plans for future additions, expansion, or further activity related to or
connected with this proposal? If yes, explain.

No
8. List any environmental information you know about that has been prepared, or will be
prepared, directly related to this proposal.

*Wetland Delineation Report and Critical Areas Report, prepared
by Schott & Associates, environmental specialists.
Jurisdictional wetlands are not impacted. Two very small non-jurisdictional
impacted wetlands are exempt per WMC 15.08.400 L. 1 and 2.
No priority habitat areas are identified according to PHS.*
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, none known.
10. List any government approvals or permits that will be needed for your proposal, if known.

City approval of Site Plan Review, Civil Engineering Plans & Building Permits. 
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.)

*A phased mixed use development consisting of 8 similar buildings along each side
of the southerly extension of Franklin Street. Each building consists of:
Ground level: 5,080 sf of commercial space for office or retail uses, and 23 enclosed parking spaces.
Upper two levels: 17 apartment units on each floor.*

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.

*Approx 19.3 acres at the south end of Franklin Street.
Section 13, Township 5 North, Range 1 West, WM.*

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

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

a. General description of the site:

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

b. What is the steepest slope on the site (approximate percent slope)? *Approx 3%.*

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.

*Mostly Newberg fine sandy loam & some Newberg silt loam.
No agriculture uses and no proposed soil removals.*

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

No

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.

*Approx 13 acres (the development portion of the site) will require some imported fill material.
Any earth quantities cannot be determined until final engineering plans are prepared .
Source of fill material is undetermined at present.*

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

Yes, some erosion could occur during clearing and grading operations.

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

Approx 60% of the entire 19.3 acre site will be covered in buildings, concrete and asphalt.

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

All clearing and grading contractors shall comply with all City erosion control measures and City approved Civil Engineering Plans. All jurisdictional wetlands will not be impacted.

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

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction: some emissions could occur from construction equipment.

When completed: some emissions from local automotive vehicles.

- 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:

None proposed.

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

- a. Surface Water: [\[help\]](#)

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

Yes, wetlands in the northeast corner of the site and a man made drainage ditch along the east and north property lines. Drainage eventually flows to the Columbia 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.

Yes, however all work will be outside of the wetland buffer. Refer to the Preliminary Site Plan.

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

No fill or dredge material will be placed or removed from any wetlands or buffers.

- 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.

Yes, however the site is protected by the Lewis River levee.

FEMA maps indicate the area as reduced flood risk due to the levee.

- 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: [\[help\]](#)

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

No, all domestic water uses will be from public water lines served by the City of Woodland.

- 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.

None

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.

Runoff from Franklin Street will be piped to the stormwater facility for treatment and detention prior to release to the existing drainage ditch and then to the existing stormwater facility to the north. Treatment and detention swales will accept runoff from the buildings and parking areas. Drainage flows eventually to the Columbia River.

- 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:

Refer to c. 1) above. A Preliminary Stormwater Technical Information Report has been prepared by Windsor Engineers, their Report is included in this application package.

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

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

- deciduous tree: **alder**, maple, aspen, other *Cottonwood*
 evergreen tree: **fir**, cedar, pine, other
 shrubs **Blackberry, Spiraea, Dogwood**
 grass **Creeping bentgrass, English ivy**
 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?

Only vegetation that interferes with the development of Franklin Street, the buildings, and parking & drive aisle areas will be removed.

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

None known.

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

Preservation of existing vegetation in the wetland and buffer, along with new planted landscaping will preserve and enhance the site's vegetation.

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

Himalayan Blackberry is considered invasive and will be removed were ever possible.

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

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

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

mammals: deer, bear, elk, beaver, other: *None observed*

fish: bass, salmon, trout, herring, shellfish, other *None observed*

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 Pacific Flyway.

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

By preserving the wetland and buffer as Passive Open Space.

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

None known.

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

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas (if available) will be used for energy needs.

- 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:

All buildings will feature the latest energy conservation measures and will comply with all requirements of the International Building Code.

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

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

- 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.

None proposed or anticipated.

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

None necessary or proposed.

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

The proposed uses will not create any environmental health hazards.

b. Noise

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

Some noise from traffic along Interstate 5.

- 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 noise: construction equipment during daytime hours.

Long term noise: some traffic noise from I-5 and new Franklin Street.

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

Use of higher R rated insulation could reduce some noise levels.

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

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

Site: vacant. Adjacent uses: North: vacant commercial parcels. East & south: vacant & semi developed industrial land.

The proposal will not have any compatibility issues with adjacent or nearby 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?

No

- 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, there are no nearby farms or forests.

- c. Describe any structures on the site.

None, the site has no existing structures.

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

No existing structures.

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

C-2 Highway Commercial

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

Commercial

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

None known.

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?

Reside: approx. 580 will reside in the apartment units.

Work: Office: range from 60 to 200. Retail: range from 20 to 100.

Working from home: range from 50 to 150.

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

None

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

None necessary.

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

All proposed uses are permitted commercial uses per City code. There are no formal adjacent residential, commercial or industrial developed uses.

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

None, there are no agriculture or forested lands nearby.

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

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

272 apartment units for middle income tenants. Buildings to be constructed in phases depending upon market demand.

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:

Builder will pay any City required impact fees at the time of obtaining building permits.

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

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

Projected height is 35 feet. Exterior building materials are undetermined at present, and will vary with each building.

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

None

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

The proposed project will comply with all City codes and regulations.

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

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

During evening hours, street lights and parking area lights will produce light and possibly some glare.

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

No, the parking area lights will be directed downwards to not light adjacent properties.

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

None known.

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

Refer to b. above for parking area lights. No glare impact measures proposed for street lights.

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

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

Several baseball fields are existing on Green Mountain Road.

- 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:

The project will provide approx. 1.4 acres of active open space and 2.7 acres of passive open space, with amenities to be determined.

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

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

None known.

- 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 known.

- 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.

The City did not require an archaeological assessment of the site.

- 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.

If any cultural resources are discovered during construction activities, the contractor shall immediately notify the Department of Historic Preservation.

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

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

Existing Franklin Street will be extended southerly to the south property line. Phase 2 may be required to construct a half street to connect Franklin Street to Old Pacific Hwy.

- 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?

No, the nearest transit stop is located 1.5 miles from the site at the Woosland Park & Ride.

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

572 total parking spaces, 71 per building. No parking spaces eliminated.

- 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).

Yes, the southerly extension of Franklin Street will provide a 66' right of way, 44' paved street, 5' bike lanes, and 6' sidewalks on each side.

- 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?

Total weekday trips: 2,356 Data from Heath & Associates, Traffic Engineers.

Peak hours office and retail: 8 am to 5 pm. Peak hours residential: 7 to 9 am & 4 to 6 pm.

Estimated less than 5% of trips would be for delivery type trucks for retail.

- 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:

Builder to pay traffic impact fees at time of obtaining building permits, and providing other possible road improvements.

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

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

Yes, the project will increase the demand for public services.

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

Builder will pay required impact fees for building permits.

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

- 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.

Water & sewer: City of Woodland. Electricity: Cowlitz County Public Utility District.

Refuse: Waste Control. Natural gas: Northwest Natural Gas Co.

C. Signature [\[HELP\]](#)

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

Signature:  _____

Name of signee *Ed Greer*

Position and Agency/Organization *Member of Wyndham Enterprises, LLC*

Date Submitted: 08/01/23

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

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

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

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?

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

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

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

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