

**NOTICE OF APPLICATION and
LIKELY DETERMINATION OF
NON-SIGNIFICANCE**

Date of Issuance: August 24, 2012
Lead Agency: City of Woodland, WA
**Project Title: Christopherson's Goerig Street
Apartment Project**
Land Use Application No.: 212-917
SPA/SEPA/VAR/SHLNEXE

The City of Woodland has received a permit application that may interest you. You are invited to comment on this proposed project.

Applicants: Aaron Christopherson and Raymond Birch
Property Owner: Aaron Christopherson and Natasha Lindseth
Site Location: 1671 Goerig Street, Parcel ID Number: 50617
Parcel Size: 0.51 acre
Zoning Designation: Medium Density Multifamily Residential District (MDR)
Date Application Received: June 21, 2012
Date Notice of Complete Application Issued: July 6, 2012
Comment Due Date: September 12, 2012 at 5 p.m.

I. ENVIRONMENTAL REVIEW:

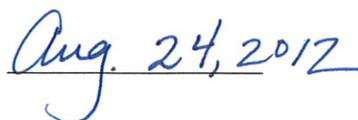
The City of Woodland has reviewed the proposed project for probably adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project. 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 September 12, 2012** to:

City of Woodland
Building and Planning Department
c/o Carolyn Johnson
230 Davidson Ave., PO Box 9
Woodland, WA 98674

Email: johnsonc@ci.woodland.wa.us
Fax: 360-225-7336





The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal.

Proposed Mitigation Measures:

1. Imported fill shall be from a quarry that has been cleared for archaeological conflicts and any earth removed from the site shall be moved to a fill site cleared of archaeological conflicts.
2. In the event that any archaeological or historical materials are encountered during project activity, the Cowlitz Indian Tribe procedures for inadvertent discovery, detailed in Exhibit 1, shall be followed.
3. Storm water detention and treatment facilities shall comply with the 1992 DOE Stormwater Management Manual for the Puget Sound Basin and shall be approved by the Public Works Director.
4. Hours of construction shall be limited to 7:00 a.m. to 8:00 p.m. on weekdays and prohibited on Sundays.
5. All outdoor parking and security lighting shall consist of fully shielded luminaires that have opaque top and sides, capable of only emitting light downward.

II. DESCRIPTION OF PROPOSAL

The proposal is for preliminary Site Plan Review, shoreline substantial development permit exemption, and a minor variance to construct two residential multi-family buildings with a total of 8 dwelling units. Each building will be 3,534 square feet and consist of four, two-bedroom units. Each unit will be 879 square feet. The project site is a 0.51 acre site with an existing 4-plex apartment building. Both buildings will be two stories and are proposed to be constructed with conventional wood framing and pitched roofs. Exterior materials include lap and board and batt siding and composition shingles. The proposed multi-family residential use is permitted outright in the Medium Density, Multi-family Residential District (MDR).

A minor variance is being requested from the required 25-foot rear yard setback. The applicant proposes a 17.5-foot setback, or a 30% reduction. The request for a minor variance will be administratively approved or denied by the Development Review Committee after the close of the public comment period.

Site improvements include paved parking for 18 cars, on-site sidewalks, a trash enclosure, and landscaping. The site will have one 24.5-foot wide access driveway to Goerig Street. Frontage improvements will include curb and gutter, and a 5-foot sidewalk separated from Goerig Street by a 4.5-foot planter strip. The half-width of Goerig Street in front of the subject property will be resurfaced as part of this project.

Onsite stormwater from paving, sidewalk, and landscape areas is collected by area drains and a catch basin and routed to a storm facility on the far west side of the site. There stormwater will be treated within a biofiltration swale and then infiltrated into the ground via an infiltration trench. The proposed roof drain system will collect roof runoff and route it directly to the infiltration system under the biofiltration swale. Stormwater from the off-site half width roadway widening is collected by a catch basin and routed to a drywell for infiltration.

The site is generally flat and L-shaped. Surrounding land is developed as residential to the north and commercial to the south. Land immediately to the east and west of the site is undeveloped.

A small portion of the proposed development is within the 250 foot riparian habitat buffer of the Lewis River. Work within the riparian habitat buffer includes road paving and construction of sidewalk, curb and gutter. Landscaping may also occur within the buffer area. The project site is separated from the Lewis River by State Route 503 and Goerig Street. The City has determined that no further critical area review is required.

A small portion of the proposed development is within shorelines jurisdiction. The applicant has applied for an exemption from a shoreline substantial development permit and has submitted documentation showing eligibility for such an exemption because of the dollar value of the work to be completed within the shorelines area.

III. LOCATION OF PROPOSED DEVELOPMENT

The project site is located on the west side of Goerig Street at 1671 Goerig Street. The site is partially developed with one 4-unit apartment building.

The site is located in Section 13, Township 5 North, Range 1 West of the Willamette Meridian, Cowlitz County.

IV. REQUIRED PERMITS AND APPROVALS

The following local, state and federal permits/approvals are needed for the proposed project:

1. Preliminary Site Plan Approval (City of Woodland)
2. Minor Variance Approval (City of Woodland)
3. Shorelines Substantial Development Permit **or** Exemption Exemption (City of Woodland)
4. ROW Permit (City of Woodland)
5. City of Woodland Fill and Grade Permit
6. City of Woodland Building Permit
7. City of Woodland Plumbing and Mechanical Permit

V. REQUIRED STUDIES AND ENVIRONMENTAL DOCUMENTS

The following documents have been submitted as part of the application:

1. Revised SEPA Checklist, August 2012
2. Drainage Report, Submitted June 21, 2012
3. Revised Critical Areas Checklist, August 2012
4. Shoreline Substantial Development Permit Exemption Request Letter, August 2012

Application materials including the documents listed above can be reviewed at the Woodland City Hall Annex, 230 Davidson Ave., Woodland, WA 98674.

VI. PRELIMINARY DETERMINATION OF THE DEVELOPMENT REGULATIONS THAT WILL BE USED FOR PROJECT MITIGATION AND CONSISTENCY:

Regulations applicable to this development include WMC 17.20 (Multifamily Residential Districts); WMC 17.56 (Off-Street Parking and Loading Requirements); WMC Title 13 (Water and Sewage); and WMC Title 12 (Streets and Sidewalks).

VII. REVIEW AUTHORITY

Per WMC 19.08.030, SEPA Threshold Determinations shall be made by the City Public Works Department Staff. 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.

Published in the Reflector: August 29, 2012

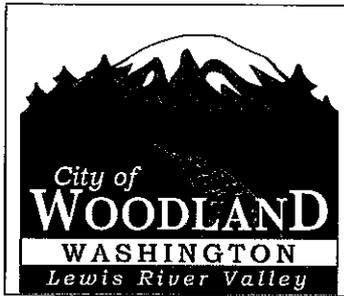
Exhibits:

- 1) SEPA Checklist
- 2) SEPA Distribution List
- 3) Vicinity Map
- 4) Proposed Site Plan
- 5) Proposed Elevation Plans

cc:

Aaron Christopherson, owner/applicant
Travis Johnson, project engineer
Property Owners within 300 ft
Rob VanderZanden, HHPR
Department Heads
Building Official
Planning Commission
City Council

Mayor
SEPA Distribution List
File LU#: 212-917
Counter Copy
Post Site (2)
Website
The Reflector 8-29-2012



ENVIRONMENTAL CHECKLIST

Planning Department
P.O. Box 9, 230 Davidson Avenue
Woodland, WA 98674
<http://www.ci.woodland.wa.us>
(360) 225-1048 / FAX # (360) 225-7336

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant enough to require an EIS.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without hiring experts. If you do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have questions, the governmental agencies can assist you. (For questions about filling out this checklist for the City of Woodland, contact Steve Branz, Public Works Director at (360) 225-7999).

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.

Use of checklist for nonproject proposals:

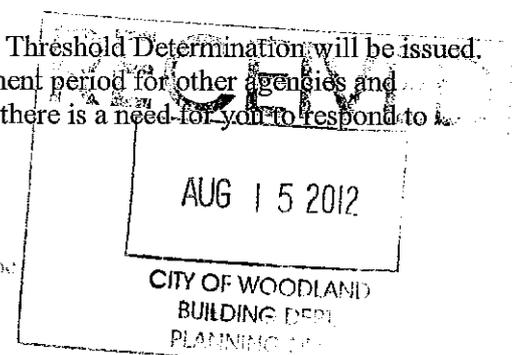
Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D). For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

Submittal of this checklist:

Remove and discard this sheet. Sign and date the checklist upon submittal (date delivered or mailed). Fill out and attach a Land Use Master Application. See the applicable "submittal checklist" for the application. A fee of \$650.00 (or the amount listed under WMC 15.04.260) and other applicable fees are due upon submittal of the checklist.

About the Threshold Determination and Comment Period:

After this checklist is submitted AND DEEMED COMPLETE, a Threshold Determination will be issued. You will receive a copy for your records. There is usually a 14-day comment period for other agencies and interested parties to respond. Any comments will be forwarded to you. If there is a need for you to respond to these comments, please do so as quickly as possible.



**CITY OF WOODLAND
SEPA ENVIRONMENTAL CHECKLIST**

Part A. BACKGROUND

1. Name of proposed project, if applicable:
Goerig Site Plan

2. Name of applicant:
Aaron Christopherson and Raymond Birch

3. Address and phone number of applicant and contact person:
*Aaron Christopherson
PO Box 507
Woodland, WA 98674
(360)431-6640*

4. Date checklist prepared:
June 6, 2012

5. Agency requesting checklist:
City of Woodland

6. Proposed timing or schedule (including phasing, if applicable):
Construction to commence as soon as all applicable permits are granted.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No, not at this time.

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

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.
None known.

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

- *Preliminary site plan approval.*
- *Public notification and staff report publications*
- *Public Hearing.*

TO BE COMPLETED BY THE APPLICANT

- *Final engineering plan approval*
- *Building Permit approval*
- *Occupancy approval.*

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 applicant proposes to construct two 4-plexes in addition to the current one already on the subject property. With its current size of 0.52 acres, the site is sufficient size to build the proposed units and to provide adequate parking. Additionally, the multi-family unit development of this site is consistent with the need for more multi-family unit housing as laid out in the City of Woodland's Comprehensive Plan.

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 subject property is located at 1671 N Goerig St.
Legal: Bozarth S/M DLC Sect, Twn, Rng: 13-5N-1W
Parcel #: 50617*

EVALUATION FOR
AGENCY USE ONLY

Part 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)?

4%

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 prime farmland.

Pilchuck Loamy Sand, 100% of the site.

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

None known.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

There will be grading for the construction of parking area, sidewalks, the installation of utilities, and site preparation for the multi-family structures. Quantities are unknown at this time.

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

Standard erosion control measures will be followed during all phases of construction on this site. A final erosion control plan will be reviewed and approved by the City of Woodland prior to construction on this site.

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

Approximately 60% of the site.

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

Provide an erosion control plan for review and approval prior to starting construction on the site. Follow the conditions of the approved drainage and erosion control plan during all phases of construction on the site.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Construction equipment emissions and dust on the short term. Long-term emissions will be produced by automobile traffic and normal household activities.

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:

Dust from construction can be mitigated by sprinkling the site with water during construction as needed

3. Water

a. Surface:

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, the north fork of the Lewis River is approximately 192 feet from the southeast corner of the site.

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.

There will be minor road improvements within the public right-of-way that is within 200 feet of the north fork of the Lewis River. The development is functionally isolated

TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR
AGENCY USE ONLY

from the North Fork of the Lewis River with existing roadways and existing development.

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

Not applicable, there are no wetlands on the site.

- 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

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

There will be stormwater runoff produced from the proposed roofs, parking area and sidewalks. Stormwater runoff will be treated by a biofiltration swale then infiltrated into the ground. No collection or redirection of stormwater or groundwater flows are proposed.

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

EVALUATION FOR
AGENCY USE ONLY

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Not likely. The stormwater generated by pollution generating impervious surfaces (i.e. pavement) will be treated by the biofiltration swale prior to infiltrating into the ground.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
Use of approved erosion control measures during all phases of development.

4. Plants

- a. Check or circle types of vegetation found on the site:

Yes Deciduous tree: alder, maple, aspen, other _____
_____ Evergreen tree: fir, cedar, pine, other _____
_____ Shrubs
Grass
_____ Pasture
_____ Crop or grain
_____ 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?

Grass. Development of property will result in removal of existing grass in areas where construction is proposed.

- c. List threatened or 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:

Landscaping of grounds and parking area will be consistent with city code standards.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other: Local birds are observed on the site and in the area.

Mammals: deer, bear, elk, beaver, other: There are small mammals, such as mice, voles, and rabbits located on and near the site.

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

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

None known

TO BE COMPLETED BY THE APPLICANT

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

The site is located within the Pacific Flyway for migratory waterfowl.

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

The site will be landscaped which will add diversity to vegetation in the area for birds and small mammals.

6. Energy and Natural Resources

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

Electricity will be the energy source for power and heat when the property is developed.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

It is not likely.

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:

The property will be developed in compliance with all applicable building and energy 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.

No.

1) Describe special emergency services that might be required.

None anticipated.

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

None anticipated.

b. Noise

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

There is existing traffic noise from the surrounding roadways; however the noise will not affect the project.

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.

A slight increase in traffic noise over the long term may occur. In addition, construction noise would occur during the short term. These construction noises will

EVALUATION FOR
AGENCY USE ONLY

TO BE COMPLETED BY THE APPLICANT

occur during approved hours as mandated by the City of Woodland and Washington State.

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

Construction on the site will take place during normal working hours as allowed by the City Woodland.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The property currently has a 4-plex located on it. Adjacent uses include commercial and residential to the south, vacant commercial land to the west, high density residential to the east, and low density residential to the north.

b. Has the site been used for agriculture? If so, describe.

Not to the applicant's knowledge.

c. Describe any structures on the site.

Current structure is a 4-plex.

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

No.

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

HDR

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

High Density Residential

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

Urban.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

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

The number of residents will vary based on occupancy rates. There will be a total of twelve (12) 2bd/1ba units.

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

None.

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

Not applicable.

EVALUATION FOR
AGENCY USE ONLY

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

By complying with the zoning designation, the comprehensive plan, and the City of Woodland's Development Code, the proposal will be compatible with the existing and projected land uses.

9. Housing

a. Approximately how many units would be provided, if any?

Indicate whether high, middle, or low-income housing.

8 new low-income housing units in addition to the 4 existing units.

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:

None.

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?

All new structures will meet the City of Woodland's building codes for residential housing development and not exceed height limits for the zone. Exterior building materials are unknown at this time.

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

None.

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

None.

11. Light and Glare

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

Lighting will be installed on the structures and in the parking lot to provide for security and safe vehicle maneuvering. This lights will be automatically activated at night.

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

No.

EVALUATION FOR
AGENCY USE ONLY

TO BE COMPLETED BY THE APPLICANT

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:

Fixtures will be hooded and directed downward to avoid glare from escaping onto neighboring properties.

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:

None.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No historical properties or objects are known to exist on the site.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None known.

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

None required with this proposal.

14. Transportation

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

The proposed access to the subject property will be from N. Goerig, which is the only street serving the site. SR-503, the Lewis River Highway, is located in close proximity to the property and provides a regional transportation route and access to Interstate 5 to the west.

TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR
AGENCY USE ONLY

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No, Woodland does not have public transit.

c. How many parking spaces would the completed project have? How many would the project eliminate?

There will be a total of 18 parking spaces available, including 1 handicap space, meeting the required 1.5 spaces per unit. The existing parking lot serving the existing 4-plex will be removed, but the needs of the existing building are accounted for with the proposed 18 spaces.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

The only improvements will be minor widening and installation of curb and sidewalk on Goerig Road along the property frontage.

e. Will the project 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? If known, indicate when peak volumes would occur.

According to the 7th Edition of Trip Generation Manual developed by the Institute of Transportation Engineers, in case of Low-Rise Apartments (Land Use Code 221), one dwelling unit would generate 6.59 trips on a weekday and 0.62 trips during a P.M. peak hour. Therefore, the eight additional dwelling units would generate an extra 52.72 trips on a weekday and 4.96 trips during a P.M. peak hour.

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

No measures required or proposed.

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.

Yes. The completion of this development and the construction of new homes will increase the need for public services in the area.

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

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No measures proposed.

EVALUATION FOR AGENCY USE ONLY

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.

- Water & Sewer - City of Woodland
Natural Gas - Cascade Natural Gas
Electricity - Cowlitz PUD
Telephone/Internet/Cable TV - Comcast
Refuse - Ted's Sanitary Service

Part 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: [Handwritten Signature]

Name of signee: Aaron Christopherson

Position and Agency/Organization: land owner

Date Submitted: 8/15/12

Part D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

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

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

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

The proposal to build 2 additional 4-plexes will not increase discharges to the water or air. Additionally, the residential activities do not produce or release toxic or hazardous substances.

Proposed measures to avoid or reduce such increases are:

TO BE COMPLETED BY THE APPLICANT

None.

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

The development of this property will involve the removal of grass, however, there is little to no impact on animals and no impact on fish and marine life.

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

No protection measures are proposed.

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

Development of the subject property will result in the consumption of electricity.

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

The property will be developed in compliance with all applicable building and energy codes.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

There are no known sensitive areas on the subject property.

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

No measures are necessary.

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 development should not affect land and shoreline use, and it is unlikely that the development would encourage land or shoreline uses that are incompatible with the existing plans.

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

No measures are proposed.

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

The proposal will add traffic to the existing transportation system and will require services such as sewer, water, and electricity.

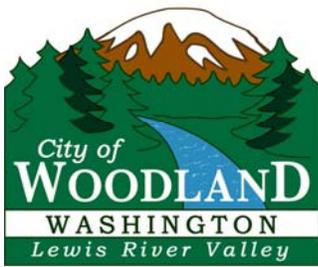
TO BE COMPLETED BY THE APPLICANT

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

No measures can be identified as necessary at this time.

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

No conflicts appear to exist.



Distribution List for

NOTICE OF APPLICATION (NOA) and LIKELY DETERMINATION OF NON- SIGNIFICANCE (MDNS)

Date of Issuance: August 24, 2012

Lead Agency: City of Woodland, WA

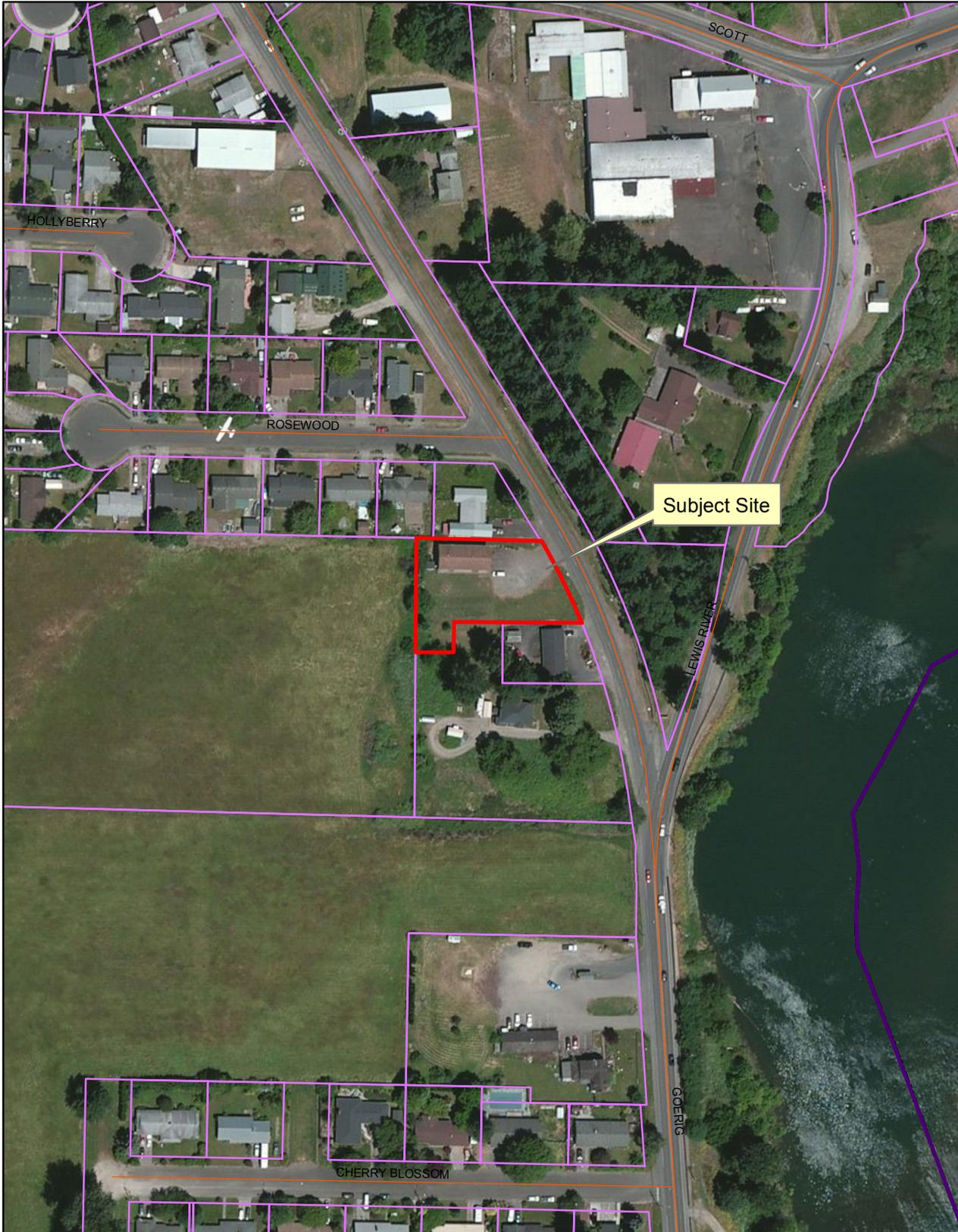
Project Title: Christopherson Goerig Street Apartment Project

Land Use Application No.: 212-917/SPA/SEPA/VAR/SHLNEXE

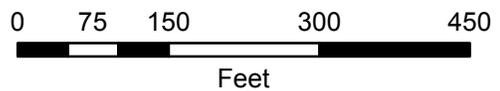
Cowlitz County Health Department, 1952 Ninth Avenue, Longview, WA 98632-4045, hiltsm@co.cowlitz.wa.us
Cowlitz Indian Tribe Permit Review @ permitreview@cowlitz.org
Dave Burlingame, Cowlitz Indian Tribe, PO Box 2547, Longview, WA 98632, culture@cowlitz.org
David F. Dietzman, DNR SEPA Center, P.O. Box 47015, Olympia, WA 98504-7015
Department of Fish & Wildlife, 2108 Grand Blvd., Vancouver, WA 98661
Department of Health, Office of Program Services, P.O. Box 47280, Olympia, WA 98504-7820
Diking District Engineer, Cowlitz County Public Works, 207 Fourth Avenue North, Kelso, WA 98626. cdid2@cni.net
Gordon Franklin, Dept of Natural Resources Conservation Services, 2125 8th Avenue, Longview, WA 98632
Gretchen Kaehler, Dept. of Archaeology and Historic Preservation, PO Box 48343, Olympia, WA 98504-8343.
Gretchen.Kaehler@dahp.wa.gov
Jeff Barsness, WA State Department of Transportation, Engineering Services, P.O. Box 1709, Vancouver, WA 98668,
barsnej@wsdot.wa.gov
Kim Van Zwalenburg, D.O.E., SWRO, Shorelines Program, PO. Box 47775, Olympia, WA 98504-7775
Longview Housing Authority, 1207 Commerce Avenue, Longview WA 98632
Lower Columbia Fish Recovery Board, 2127 8th Avenue, Longview, WA 98632, SEPAdesk@dfw.wa.gov
Marty Snell, Clark County Community Development, P.O. Box 9810, Vancouver, WA 98666 marty.snell@clark.wa.gov
Mike Roswell, Washington Utilities and Transportation Commission, P.O. Box 47250, Olympia, WA 98504-7250
Nancy Lopez, Dept of Natural Resources, SW Region, P.O. Box 280, Castle Rock, WA 98611
Nelson Holmberg, Port of Woodland, P.O. Box 87, Woodland, WA 98674, nholmberg@portofwoodland.com
Review Team, Growth Management Services, Dept. of Commerce, reviewteam@commerce.wa.gov (P.O. Box 42525, Olympia, WA 98504)
Right-of-Way Department, Cowlitz PUD, 961 12th Avenue, Box No. 3007, Longview, WA 98632
Steve Harvey, Cowlitz-Wahkiakum Council of Governments, 207 Fourth Avenue N., Kelso, WA 98626, steve.harvey@cwkog.org
Ted Sprague, Cowlitz County EDC, P.O. Box 1278, 1452 Hudson Street, Ste 208, Longview, WA 98632, sprague@cowlitzedc.com
Scot Walstra, Cowlitz County EDC, walstra@cowlitzedc.com
Tegan Steen, Woodland School District, steent@woodlandschools.org 800 Third Street, Woodland, WA 98674
Terry McLaughlin, Cowlitz County Assessor, 207 Fourth Avenue North, Kelso, WA 98626 mclaughlint@co.cowlitz.wa.us
Washington State D.O.E., Environmental Review Section, P.O. Box 47703, Olympia, WA 98504-7703, sepaunit@ecy.wa.gov
Holly Williamson, Field Project Coordinator, PB Olympic Pipeline, 2319 Lind Ave SW, Renton, WA 98055,
holly.williamson@pb.com
George Fornes, Priority Habitats and Species Biologist, Washington Dept. of Fish and Wildlife, 2108 Grand Blvd., Vancouver, WA 98661, (360) 906-6731, George.Fornes@dfw.wa.gov



Vicinity Map - Christopherson Goerig Street Apartment Project

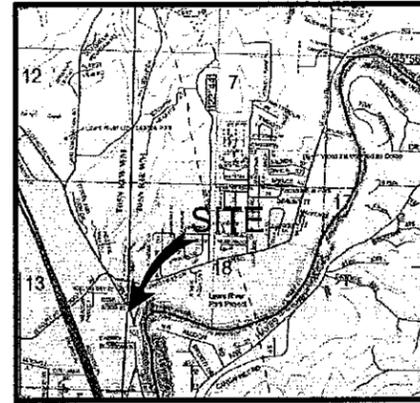


Disclaimer: The City of Woodland, WA, assumes no legal liability or responsibility for accuracy and completeness of this map. This map is to be used as a reference tool only. It is not a survey and the property and lines are not to be construed as being accurate.

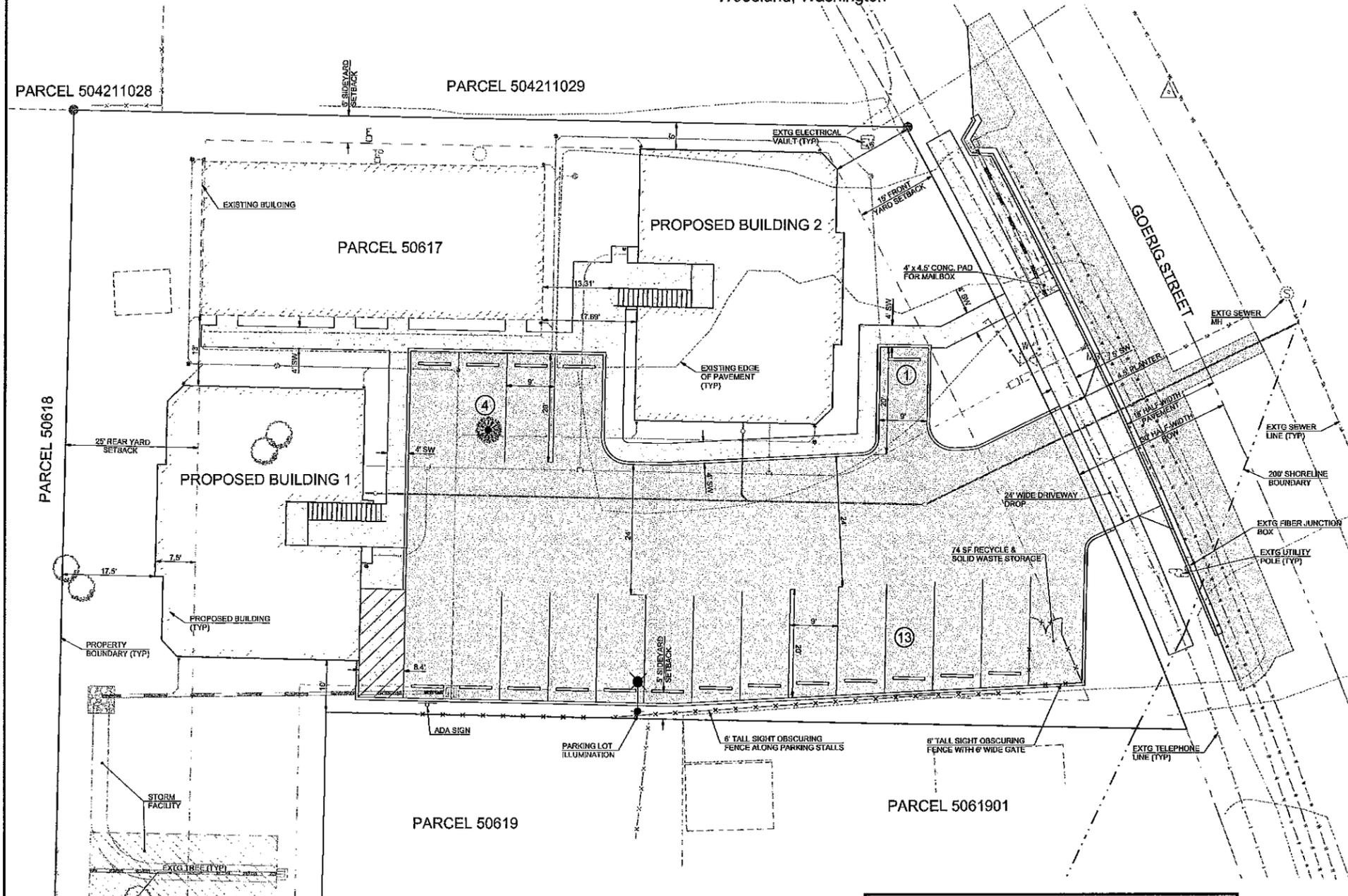


Goerig Site Plan

Located in the SE 1/4 of Section 13 T5N, R1E, W.M.
Woodland, Washington



VICINITY MAP
NOT TO SCALE



PROJECT NOTES:

Applicant/Owner:
Aeron Christopherson
PO Box 507
Woodland, WA 98671
PH: (360) 431-6640
E-mail: aaronchristopherson@yahoo.com

Project Contact:
PLS Engineering
Travis Johnson, PE
1014 Franklin Street, Altium Suite
Vancouver, WA 98660
PH: (360) 944-6519
Fax: (360) 844-6539

The site address is 1671 N. Goerig Street Woodland, WA. The parcel is identified as Parcel 50617.

This project is within the HDR zone of the City of Woodland, a High Density Residential zone. The comprehensive plan designation for the site is HDR.

Site Area - 0.5133 acres (22,360 sq ft).

Public Water Purveyor = City of Woodland
Public Sewer Purveyor = City of Woodland

There are no known environmentally sensitive areas on site.

There will be an additional 11,532 SQ FT of impervious surface from this development.

There are no known septic systems on-site.

There are no critical areas on or near the site. The site is not within the 100 year flood plain.

Boundary data shown on the plan are from topographical survey data prepared by Minister Glaeser Surveying.

Both of the proposed 4-plexes will be equipped with fire sprinkler systems.

Recyclable and solid waste storage will be provided by an outside dumpster. Exact location is noted in the plan.

See construction drawings for proposed grades and utilities.

Final Site Plan For:
Goerig Site Plan
A Site Located In Woodland, Washington

PLS ENGINEERING

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CITY OF WOODLAND
BUILDING DEPT
PLANNING DEPT.

Use	Square Feet	Acres	%
Landscape	8,829	0.2027	40
Building Area (Existing)	1,809	0.0415	8
Additional Building Area (Proposed)	3,744	0.0880	17
Proposed Pavement (Impervious)	6,550	0.1504	29
Concrete (Impervious)	1,428	0.0327	6
Total	22,360	0.5133	100

Building #	Floors	Units	Unit Types	Bldg Footprint	1st Floor	2nd Floor
Building 1	2	4	Two Bedroom	1,767	1,767	1,767
Building 2	2	4	Two Bedroom	1,767	1,767	1,767
Extg Bldg	2	4	Two Bedroom	1809 +/-	1809 +/-	1,809 +/-

Type	Count
Standard	17
ADA	1
Total	18

Proposed Asphalt Concrete	
Proposed Cement Concrete	

Scale 1" = 10'
10 5 0 10



CALL TWO WORKING DAYS BEFORE YOU DIG
811

No.	Description

Project No. 2262
SCALE: 1E: 1" = 10'
V: N/A
DESIGNED BY: TGI
DRAFTED BY: TGI
REVIEWED BY: AIG

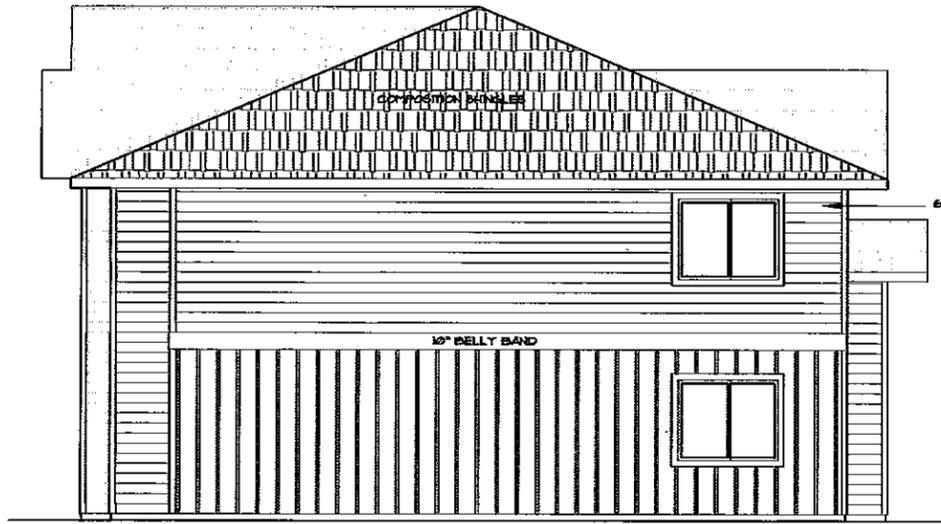
10
10



WILSON ASSOCIATES
 ARCHITECTS
 & PLANNERS AIA
 404 E 15th ST #7
 VANCOUVER WA
 98663
 (360) 696-4722
 E-MAIL:
 arch@wilsonarchitects.us



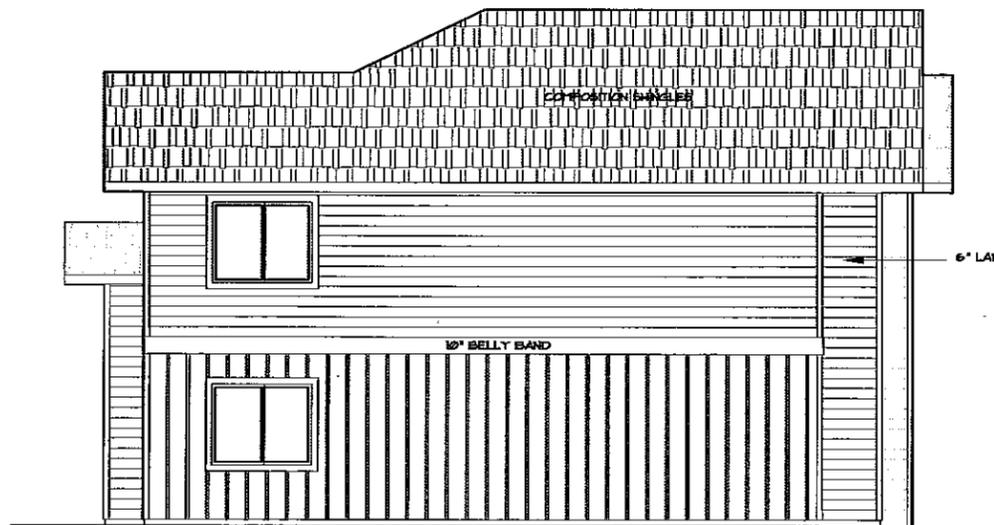
APARTMENT DEVELOPMENT FOR AARON CHRISTOPHERSON
 1671 N GOERING STREET
 WOODLAND, WASHINGTON 98674



BOARD & BATT SIDING
 PRELIMINARY SIDE ELEVATION
 SCALE: 1/4" = 1'-0"
 OPTION ONE



BOARD & BATT SIDING
 PRELIMINARY FRONT ELEVATION
 SCALE: 1/4" = 1'-0"
 OPTION ONE



BOARD & BATT SIDING
 PRELIMINARY SIDE ELEVATION
 SCALE: 1/4" = 1'-0"
 OPTION ONE



BOARD & BATT SIDING
 PRELIMINARY REAR ELEVATION
 SCALE: 1/4" = 1'-0"
 OPTION ONE

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 CITY OF WOODLAND
 PLANNING DEPT

DATE	SCALE
6/21/2012	1/4" = 1'-0"
JOB NO. 1612	DRAWN BY ACJ
REVISIONS:	

A2.1
 PRELIM.
 EXTERIOR
 ELEVATIONS

