

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: [\[help\]](#)

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: [\[help\]](#)

Lewis River Subdivision

2. Name of applicant: [\[help\]](#)

Luke Sasse

3. Address and phone number of applicant and contact person: [\[help\]](#)

*Luke Sasse
9321 NE 72nd Ave. Bldg. C #7
Vancouver, WA 98665
(360) 907-0226
Luke@timberlandinc.com*

4. Date checklist prepared: [\[help\]](#)

April 10, 2024

5. Agency requesting checklist: [\[help\]](#)

City of Woodland

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

The site is proposed to be developed as soon as approvals from the City of Woodland are issued. Phasing is not proposed.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

There are no plans for future additions, expansion or activity related to this proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Critical Areas Report, Mitigation Plan, JARPA, Shoreline Substantial Development Permit, Geotechnical Report

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. [\[help\]](#)

There are no other applications pending for government approvals that affect this property.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

- *Preliminary Type III Site Plan Review*
- *Shoreline Substantial Development Review*
- *Public notification and staff report publications*
- *Final engineering plan review and approval*
- *SEPA*
- *Critical Areas Permit (City of Woodland)*
- *JARPA*

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

The applicant proposes to subdivide approximately 20.14 acres into 85 new single-family detached lots within the HDR (High Density Residential) zone. The development will include a pedestrian trail to the bank of the Lewis River as well as a large shoreline and floodplain restoration 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. [\[help\]](#)

The site is identified as adjusted parcel numbers 50650, 506520300, 506520400, and 506520500 located in Section 18, Township 5 North, Range 1 East of the Willamette Meridian. The site is addressed as 1940 Lewis River Road, Woodland, WA 98674. Lewis River Road abuts the site to the north, and the north fork of the Lewis River abuts the site to the south. Adjacent uses are single-family residential, townhomes, a church, and vacant lots. Parcel 506520200 is owned by the City of Woodland; a trail will be developed within this parcel for public use.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

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

a. General description of the site: [\[help\]](#)

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

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Approximately 6%

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

Soils within the study area are mapped as non-hydric Newberg fine sandy loam, 0 to 3 percent slopes (141) and Pilchuck loamy fine sand, 0 to 8 percent slopes (160), and hydric Riverwash (172) by the NRCS USDA Soil Conservation Service, Soil Survey of Cowlitz County (2006), Washington, Figure 3.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No, there are no surface indications or history of unstable soils in the immediate vicinity.

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

Grading of the site has been completed under the previously approved site plan, SPR-23-003. The applicant cut approximately 142,000 CY and filled 142,000 CY, to allow for a net balance of cut and fill within the floodplain.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Standard erosion control measures will be followed during construction on the site. A final erosion control plan will be reviewed and approved by City of Woodland Public Works prior to construction on the site. A copy of that final erosion control plan will be filed with the final construction plans with City of Woodland Public Works.

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

Of the 20.14 acre site, approximately 18% will be impervious.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Proposed measures to reduce and control erosion include providing an erosion control plan for review and approval prior to starting construction on the site and following the conditions of the approved drainage and erosion control plan during all phases of construction.

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. [\[help\]](#)

Construction equipment emissions and dust will result from this project on the short term. Long-term emissions from the site will be produced by automobile traffic and normal activities associated with residential uses.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

There are no known off-site sources of emissions or odor that may affect the proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

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

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

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

Yes, the Lewis River is located south of the site. It is a Shoreline of the State, with Floodway and 100-Year Floodplain designations affecting portions of the site. A Category II Riverine Wetland associated with the Lewis River also affects 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. [\[help\]](#)

Yes. The project will take place over 200 feet away from the OHWM of the Lewis River, but within the associated Floodplain of the Lewis River that extends across the entire site and offsite to the north over Lewis River Road. Mitigation to offset the fill proposed within the floodplain is proposed.

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

No excavation or grading is proposed within the onsite wetlands or waterward of the OHWM.

- 4) Will the proposal require surface water withdrawals or diversions? Give general

description, purpose, and approximate quantities if known. [\[help\]](#)

No, there are no plans to withdraw or divert surface water.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

Yes, the site lies within a 100-year floodplain associated with the Lewis River. See the Preliminary Plat for details.

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

No, there will be no discharge of waste material to surface waters.

b. Ground Water:

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

No ground water will be withdrawn, and no water is anticipated to be discharged to ground water.

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

No waste material is proposed to be discharged into the ground.

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. [\[help\]](#)

Site runoff will be generated from onsite impervious surfaces. Runoff will be collected and treated with media filter cartridges and treated stormwater will be discharged to the cut area on the south side of the site will it will infiltrate into the ground.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Stormwater systems will be constructed according to local and state code and

standard construction BMPs will be put into place to prevent waste material from entering ground or surface waters.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

The project will take place within 100-Year Floodplain of the Lewis River. The project requires fill to bring the future homes above the floodplain elevation. The project proposes to offset the fill for no net loss of floodway storage onsite. A shoreline and floodplain restoration plan are also proposed providing native vegetation and habitat enhancement features to diversify the structure and functions of the onsite Lewis River shoreline and floodway habitat.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Standard Best Management Practices will be in place prior to any construction onsite.

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

- a. Check the types of vegetation found on the site: [\[help\]](#)

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? [\[help\]](#)

Existing vegetation will be stripped for site preparation on approximately 13 acres of the 20.14 acre site. Mature trees will be avoided and retained for the construction of the pedestrian trail within the adjacent City owned parcel. Out of the 13 acres proposed for grade and fill activities approximately 6 acres of black cottonwood canopy will be removed within the Timberland parcel, with the remainder consisting of open grass pasture or areas dominated by the invasive Scotch broom. The 13 acres proposed for grading will be re-vegetated following the restoration plan. The residential lot development over the remaining (approximately 7 acres) is located within the open field directly south of Lewis River Road, avoiding impacts to native trees and shrubs.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known or identified onsite.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

A mitigation plan has been written to offset the permanent and temporary project impacts and will include creation of lowland and upland hummocks, floodplain storage and planting native trees and shrubs, and a native seed mix to restore any temporarily impacted areas.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

English hawthorne (Crataegus monogyna FAC), Scotch broom (Cytisus scoparius FACU), Himalayan blackberry (Rubus armeniacus FAC), common periwinkle (Vinca minor NI), Japanese knotweed (Polygonum cuspidatum FACU), common St. Johnswort (Hypericum perforatum FACU), English ivy (Hedera helix FACU), hairy cats ear (Hypochaeris radicata FACU), Canada thistle (Cirsium arvense FACU), reed canarygrass (Phalaris arundinacea FACW), and bird vetch (Vicia cracca NI).

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. [\[help\]](#)

Examples include:

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

Local native birds are observed on the site and in the area.

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

Small mammals, such as mice, voles, and rabbits are located on and near the site. This site is also in an area where larger mammals, such as raccoons, opossum, and mammals indigenous to the Cowlitz County area are sometimes located.

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

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

WDFW Priority Habitats and Species report notes a number of salmonid species and big brown bat within the area.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

This site along with all western Washington is part of the Pacific Flyway migratory route for waterfowl. Salmonid species are known to migrate within the Lewis River.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

The mitigation plan will include enhancement through floodplain storage, addition of woody habitat features (root wads and vertical snags), created lowland and upland hummocks and diverse native tree and shrub plantings onsite.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

There are no known invasive animal species known to be on or near the site.

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. [\[help\]](#)

The completed project will be served primarily by electricity and natural gas for heating, cooking and hot water. Electricity will be used for other energy needs such as lighting.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

The development should not impact the potential use of solar energy on adjacent properties.

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

New homes on the site will be required to comply with current building codes which will include energy conservation requirements.

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. [\[help\]](#)

There are no known environmental health hazards that could occur as a result of this proposal.

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

Per the Department of Ecology's "What's in my Neighborhood" mapping tool, the site

was a part of the “Northwest Pipeline Woodland MS” cleanup site. The site was part of a voluntary cleanup action and has been deemed complete. The Woodland Meter Station was present at 1950 Lewis River Road and consisted of a meter station with heater as part of the Northwest Pipeline/Williams Gas Pipeline. The site contained a thermowell which were known for the potential to release mercury. Mercury in several soil samples were found to be above the MTCA Method A Cleanup Level, therefore the remediation process was started. The No Further Action determination was issued in 2006.

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

Utilizing the State of Washington, Department of Ecology’s, “What’s in my Neighborhood” mapping tool showed only one cleanup site within 0.25 miles of the site. The project is actually on a portion of the site: Northwest Pipeline Woodland MS. Cleanup at this site is complete and has been designated No Further Action. No other hazardous chemicals or conditions are known to exist in the area.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

There are no known toxic or hazardous chemicals that are planned to be stored or used on the site during development or after completion.

- 4) Describe special emergency services that might be required. [\[help\]](#)

No special emergency services outside those normally expected for a typical residential development of this type are anticipated to be required in association with the proposal.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None proposed.

b. Noise [\[help\]](#)

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

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. [\[help\]](#)

An increase in traffic noise over the long term will occur. In addition, short term construction noise will occur during approved hours as regulated by City of Woodland and Washington State.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction activities will only be performed during City of Woodland approved construction hours.

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. [\[help\]](#)

The northern section of the project site has been in agricultural use since at least the 1950s. The area has been maintained in grass and hay. The southern section of the subject site is dominated in mature black cottonwood trees, mixed native shrubs, and invasive shrubs and herbs. No structures are present on the site. East and west of the site are urban residential lots and two churches.

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? [\[help\]](#)

Approximately 13 acres of hay fields will be removed and replaced with single-family homes and the shoreline and floodplain restoration area. There are no working forest lands within the project site.

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: [\[help\]](#)

No. The site is surrounded by residential uses.

c. Describe any structures on the site. [\[help\]](#)

No structures exist within the project site. A dirt and gravel road is present crossing the property which provides unauthorized public access to the Lewis River. Additionally, a city stormwater easement 30 feet wide crosses the subject property north to south in the westernmost subject parcel; a 75' gas line easement crosses diagonally just east of the subject parcels, and a City utility and access easement affects parcel 506520300 and 50650.

d. Will any structures be demolished? If so, what? [\[help\]](#)

No, there are no existing structures.

- e. What is the current zoning classification of the site? [\[help\]](#)

The site is zoned HDR – High Density Residential and FW – Floodway.

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The comprehensive plan designation of the site is Residential and Floodway.

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Urban Conservancy is mapped from the OHWM to the onsite Floodway and Residential from the Floodway to the northern extent of the site boundary, or southern limits of Lewis River Road.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Yes, the entire project site is constrained by critical areas including the Lewis River 100-Year Floodplain, Floodway, Riparian Habitat Area, with the southern limits also has encroachment of an offsite riverine Category II wetland buffer.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Approximately 238 people will reside in the completed project.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

The project will not displace any people.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

There will be no displacements due to this development, however the buildout of this project will provide new housing options.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

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

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

None proposed as there are no known impacts that will be made to agricultural or forest lands of long-term commercial significance.

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

The project will provide 85 single-family housing units. It is unknown at this time whether the units will be high, middle or low-income housing.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

No units will be eliminated.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

The applicant will pay all impact fees associated with the development at the time of building permit.

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? [\[help\]](#)

The tallest structure will not exceed 35' in height. Exterior building materials are not known at this time.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Views in the immediate vicinity will be altered as the site will change from vacant grassy/treed land to a residential neighborhood. Views of the Lewis River from Lewis River Road are likely to be obstructed by the proposed construction, however the project includes restoration and enhancement of a degraded shoreline environment and the creation of a pedestrian trail providing public access to the river that is not currently available.

- b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

The project includes restoration and enhancement of a degraded shoreline environment and the creation of a pedestrian trail providing public access to the river that is not currently available.

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

There will be light produced by streetlights installed along the proposed roadways as well as light produced from porch lights on homes. Automobiles entering and exiting the

site will also be a source of light. Light or glare would typically occur after dusk until daylight.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No, light or glare should not interfere with any views or pose a safety hazard.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

There are no existing off-site sources of light or glare that will affect the proposal.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Any lights used on the site will be oriented inward to reduce the light that may affect adjacent properties. Proposed lighting will comply with City of Woodland code.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

A small neighborhood playground is located directly across Lewis River Road from the site. The Kenneth Bjur Memorial Park is located 0.5 miles north of the site. The Lewis River is located directly south of the site.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No, the project will not displace any existing recreational uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

The proposal includes the construction of a pedestrian path to the bank of the Lewis River. The developer will also pay park impact fees as required by the City of Woodland.

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. [\[help\]](#)

No, there are no known historic buildings, structures or sites located on or near the site.

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

A Cultural Resources Survey was prepared for the site by Archaeological Services of Clark

County, LLC (ASCC). The survey found no archaeological artifacts and recommended no further archaeological work was necessary at this time. A copy of the report dated August 14, 2023, is included with this application.

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

The report utilized surface surveys and excavation of test pits, as well as reviewing historical maps and records on file at the Washington State Department of Archaeology and Historic Preservation.

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

None proposed, however if during the course of construction any artifacts are discovered, all work will cease, and proper notification shall be given to City of Woodland and DAHP.

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. [\[help\]](#)

The project is directly adjacent to Lewis River Road. The proposed development will provide new public roads to serve the development with one access point along Lewis River Road.

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

The City of Woodland does not currently have a public transit system. The Woodland Park and Ride location is 1.5 miles from the project site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The proposed project will not eliminate parking spots and will provide 2 parking spaces per within each garage and 2 parking spaces within each driveway, for a total of 340 spaces. Street parking will also be provided within the public roadways.

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

Yes, the project will provide frontage improvements along Lewis River Road consisting of right-of-way dedication, additional pavement, planter strips and detached sidewalks.

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

No, the project will not occur in the immediate vicinity of water, rail or air transportation.

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

Per the Traffic Memo dated April 3, 2024 prepared by Charbonneau Engineering it is anticipated that 802 daily trips would be generated by the project, with approximately 60 morning peak hour trips and 80 evening peak hour trips.

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

No, the proposal will not interfere with or be affected by the movement of agricultural and forest products on roads or streets in the area.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

The applicant will pay transportation impact fees.

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. [\[help\]](#)

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

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

This project will pay impact fees for schools, parks and traffic at the time of building permit.

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

- a. Circle utilities currently available at the site: [\[help\]](#)
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. [\[help\]](#)

- *Electricity: Cowlitz County PUD*
- *Natural Gas: NW Natural*
- *Water: City of Woodland*
- *Sanitary Sewer: City of Woodland*
- *Garbage: City of Woodland*

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.

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.

DocuSigned by:
Signature: *Luke Sasse*
Name of signee Luke Sasse
Position and Agency/Organization treasurer Timberland Inc
Date Submitted: 4/25/2024