



NOTICE OF APPLICATION & SEPA OPTIONAL DETERMINATION OF NON-SIGNIFICANCE

Shoreline Stabilization Repair

Land Use Application Nos.:	WLD-2024-004 (Shoreline Letter of Exemption)
Applicant:	TerraFirma Foundation Systems Ashley Haney 13110 SW Wall St Tigard OR 97223
Property Owner:	Bob Fleischmann 354 Island Aire Dr Woodland WA 98674
Site Location:	354 Island Aire Dr
Parcel:	064515039
Zoning Designation:	Low Density Residential (LDR-6)
Application Received:	February 5, 2024
Application Complete:	May 29, 2024
Notice of Application & Optional DNS issued:	May 29, 2024
Publication Date:	June 5, 2024 - Battle Ground Reflector
Comment Due Date:	June 19, 2024 (SEPA comment period)

I. DESCRIPTION OF PROPOSAL

The applicants propose to repair the existing shoreline stabilization wall with 2 helical anchors tiebacks and 2 carbon armor strips along 10 feet of the wall. Minor excavation will be done. The excavated area will be backfilled and restored to pre-existing conditions. A 6-mil thick plastic tarp will be placed along the shoreline area to ensure no concrete or dust/debris will enter the water during construction.

II. ENVIRONMENTAL REVIEW

The City of Woodland has reviewed the proposed code amendment for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project. 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 checklist 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 **June 19, 2024**, to:

City of Woodland
Community Development Department
c/o Malene Garcia-DeBoard
PO Box 9, 230 Davidson Ave.
Woodland, WA 98674

Email: Garcia-deboardm@ci.woodland.wa.us
Phone: 360-225-7299
Fax: 360-225-7336

Please review www.ci.woodland.wa.us for notices and announcements regarding upcoming meetings and hearings.

III. EXISTING ENVIRONMENTAL DOCUMENTS

1. SEPA Checklist
2. Critical Area Report prepared by Facet, Inc. in May of 2024

Application materials including the document listed above can be reviewed by contacting the SEPA responsible official (see contact information in Section II above).

IV. REVIEW AUTHORITY

Per WMC 19.08.030, SEPA decisions shall be reviewed by the staff SEPA Responsible Official. After the close of the comment period, the City will review any comments on the impacts of the project and decide whether to proceed with issuing a decision on the project. This may be your only opportunity to comment on the impacts of the proposed project.

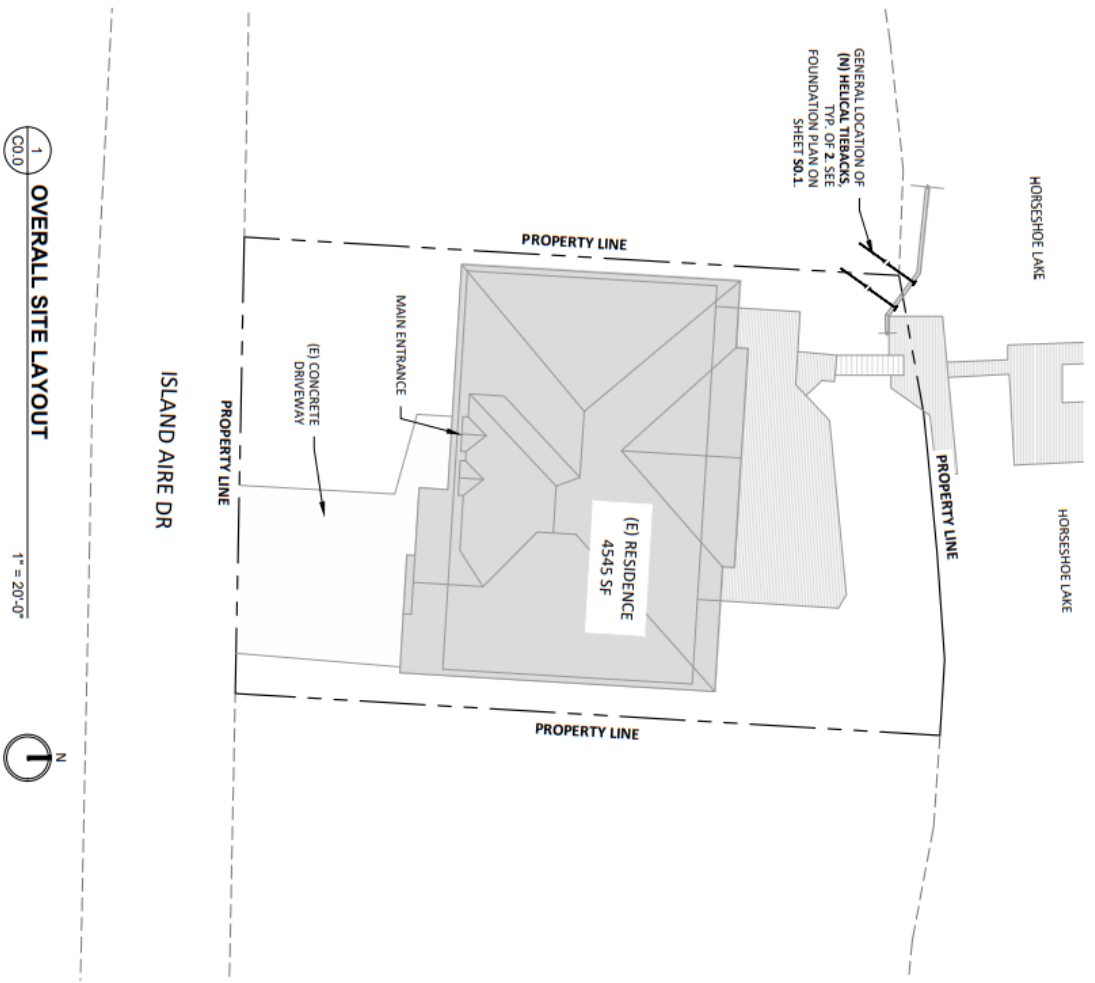
Date: May 29, 2024

Signature: *Malene Garcia-DeBoard*

Malene Garcia-DeBoard, Associate Planner

Cc: Applicant
Owner
Mayor
Ryan Walters, Gibbs & Olson
Planning Commission
City Administrator

Building Official
Fire Marshal
City of Woodland Website
Counter Copy
Department Heads
File



1 OVERALL SITE LAYOUT
 CO.0
 1" = 20'-0"



**FLEISCHMAN
 RETAINING WALL REPAIR**

354 ISLAND AIRE DR.
 WOODLAND, WA 98674

IMPERVIOUS AREA
 DRIVEWAY/PATIO: 1188 SF
 DRIVE: 4533 SF
 TOTAL: 5722 SF

LOT AREA
 TOTAL: 0.25 ACRES



DRAWING TITLE	
SITE PLAN	
DESIGNED BY	DATE
CHECKED BY	DATE
DRAWN BY	DATE
SHEET NUMBER	CO.0

CLIENT: TERRAFIRMA FOUNDATION SYSTEMS
 JOB TITLE: FLEISCHMAN FOUNDATION REPAIR
 354 ISLAND AIRE DR., WOODLAND, WA 98674
 JURISDICTION: CITY OF WOODLAND

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 STRUCTURAL
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