

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 Townhomes

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

Sterling Design Inc.

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

Sterling Design Inc
Joel Stirling
2208 E Evergreen Blvd
Vancouver WA 98661
(360) 759-1794

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

March 12, 2024

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

City of Woodland WA

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

Full buildout is anticipated by 2026

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

No

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

There has been a Critical Areas Report for this proposal

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. [\[help\]](#)

None known

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

- Preliminary Subdivision
- Preliminary Engineering
- Shoreline Substantial Development Permit
- Critical Areas Checklist
- Fire & Life Safety Review
- Sewer Review
- Water Review
- Final Engineering and Construction Plans
- Final health Department Review
- Final Plat

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

Subdivide \approx 5.56 acres in the Medium Density Residential zone in the City of Woodland into 39 single-family residential lots for attached housing.

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. [\[help\]](#)

Located at 720 Sandalwood Road. Parcel #50492, Property ID 3042637, in Section 19, T4N, R1E WM

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

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

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

(circle one): Flat, Rolling, hilly, steep slopes, mountainous, other mostly flat, terraced and sloped down to Lewis River

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

Most of the property is relatively flat. The steepest slope is \approx 22%

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. [\[help\]](#)

The majority of this site has been graded and filled for development.

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

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. [\[help\]](#)

Grading will be for construction as needed to install utilities, build roads, construct the stormwater facility, and grade lots for new home construction. It is anticipated that up to 50,000 cy of grading will occur.

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

Yes. Standard erosion control measures will be followed during all phases of 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)? [\[help\]](#)

Approximately 50%

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

Follow standard erosion control measures during site development.

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 on the short term. Long term emissions would be produced by automobile traffic and normal household activities, possibly including wood burning stoves and fireplaces.

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

The Site is located \approx 0.2 miles east of I-5

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

NONE

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. [\[help\]](#)

The Lewis River is adjacent to 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 proposal is located within 200' of the ordinary high-water line

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. [\[help\]](#)

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

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

Yes, however the Base Flood Elevation for the property is 33' and the portion of the property that will be developed is at an elevation of roughly 35'

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

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

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. [\[help\]](#)

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. [\[help\]](#)

There will be stormwater run-off produced from roadways, sidewalks, driveways, and future homes. That runoff will be directed into a stormwater facility for quantity and quality control.

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

No

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

No. Stormwater on-site will be directed to the approved system for quantity and quality control.

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

The design and approval of a stormwater system and the use of approved erosion control measures will protect the surface and groundwater systems in this area.

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? [\[help\]](#)

Most of the vegetation at the site is located along the Lewis River and will be left in a natural state.

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

None known

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

Vegetation along the Lewis River will be preserved. Each of the new homeowners will landscape their new parcel as they prefer. This will provide diversity in the area for song birds etc.

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

None known

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 birds are observed on the site and in the area

mammals: deer, bear, elk, beaver, other:
There are small mammals, such as mice and rabbits located on and near the site. This site is also in an area where larger mammals, such as deer, coyotes, and mammals indigenous to the Cowlitz County area are sometimes located.

fish: bass, salmon, trout, herring, shellfish, other in the Lewis River

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

There is Salmon and Steelhead in the Lewis River adjacent to the Site, and brown bat habitat along the Lewis River

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

Generally within the Pacific Flyway (bird migration), and fish migration in the Lewis River

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

The proposal will adhere to environmental buffers and the vegetation along the Lewis River will be preserved.

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

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. [\[help\]](#)

The development of housing on this site will result in the use of electricity for lighting and heating. It is possible that natural gas may also be used by future home owners. There are no house plans available at this time.

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

If so, generally describe. [\[help\]](#)

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: [\[help\]](#)

No plans for homes are available at this time. All future home construction will be in conformance with the City of Woodland and State of Washington Building Codes.

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. [\[help\]](#)

No

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

None known

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

None known

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

None

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

None

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

None

- 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 in the area.

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

There will be construction equipment noise during the short term, while the project is being constructed and then when each home is constructed. Noise associated with residential developments will be created upon full build-out of this site into single-family residential housing.

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

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

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 current use of the site is vacant, as is the property adjacent to the west. There is a sewage treatment facility to the Southwest of the site and a small airport to the south.

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? [\[help\]](#)

The site may have had agricultural uses in the past but has been vacant for some time.

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.

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

N/A

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

N/A

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

MDR

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

UM

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

W-06

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

Yes, the Lewis River is adjacent to the east of the property

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

There are 39 lots proposed for this development. Therefore, at approximately 2.51 persons per household (per 2020 US Census) there would be 98 people residing within this development at the time of full build-out.

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

None

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

None

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

Meet the requirements that are agreed upon between the Developer of this site and the City of Woodland based on the current Washington State and City of Woodland Codes.

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

None. This property within the city limits and zoned for this type of activity.

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

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

There will be 39 residential lots provided for medium income housing

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

None

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

Meet zoning and comprehensive plan goals for the site by meeting minimum and maximum density requirements, providing public utilities and improving public roadways. This site will provide 39 single-family lots. Each new home constructed will be required to pay school, traffic, and park impact fees prior to issuance of 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? [\[help\]](#)

There are no plans for structures at this time, however the current Code restricts a building's height to 35'.

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

None

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

The proposed development is in compliance with the zoning and comprehensive plan goals for the area and will provide lots for construction of single-family detached residential housing units similar to those in the area or those that can be developed on adjacent parcels in the future as allowed by City of Woodland Code.

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

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

When homes are built on the proposed lots there will be light produced from house, yard and porch lights.

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

The proposed level of lighting produced by full build-out of this development is consistent with that produced within urban residential neighborhoods.

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

None known

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

All exterior lighting will conform to the City's standards

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

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

There are many recreational opportunities in the vicinity including the Lewis River and several parks within the City of Woodland.

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

No.

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

Each of the new homes will pay park impact fees at the time of building permit issuance. Those fees will be used to offset the impact to parks made by new homeowners within this development. Impact fees are used to develop existing park sites or purchase additional park lands. The increased property tax collected from the future developed lots will also help offset impacts created by this development on recreation areas. Each of the proposed lots will have small private yard areas.

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. [\[help\]](#)

N/A

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

No. An archaeological predetermination study was conducted, and no further study was recommended.

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

An archaeological predetermination study was conducted and no further study was recommended.

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

If any historic or archaeological materials are uncovered during construction on this site, the appropriate agencies will be contacted and construction will be stopped until further investigation can be made. A note will be placed on the final subdivision plat.

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 vehicle access to this site is currently from CC Street. This proposal would construct new roadways and a new connection to CC Street.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

The site is not served by public transportation.

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

There will be parking provided on each lot with future garages and driveways.

- 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. This proposal would construct new roadways and a new connection to CC Street.

- 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

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

This development will create 39 new single-family residential lots for attached housing. There will be an estimated additional 300 new daily trips generated by this development at the time of full buildout, including 19 new AM and 23 new PM 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. [\[help\]](#)

It is not anticipated that this proposal would interfere with or be affected by the movement of agricultural products.

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

Dedication and improvement of roadways to public road standards, payment of traffic impact fees at the time of building permit issuance, and the construction of interior streets and sidewalks to ADA standards prior to issuance of home occupancy permits will help reduce and control traffic impacts from this development.

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 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. [\[help\]](#)

The proposed development provides for extension of public sanitary sewer and public water service to each of the new lots. The development will improve existing public roadways and construct new public roads for circulation. This project will install new fire hydrants as reviewed and approved by the District Fire Chief to provide for improved fire protection in the area. The proposed road improvements will provide for emergency vehicle access to each of the lots. The payment of impact fees for traffic, schools and park facilities will aid in offsetting the impact this development has on those public services. This development will increase the tax base in the area

and thereby contribute funds for public services. The residences of this development will bring in sales tax revenue to the area and the need for new businesses. The proposed development meets the zoning and comprehensive plan goals for the area by providing residential housing lots at the density targeted by those plans.

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

a. Circle utilities currently available at the site: [\[help\]](#)
 electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

These utilities are either on the site or available to the site and will be extended to the future lots at the time of site development.

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
- Water: City of Woodland
- Telephone: Century Link
- Sanitary Sewer: City of Woodland
- Refuse: City of Woodland

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 signer JOEL STIRLING, PE

Position and Agency/Organization PROFESSIONAL ENGINEER / STIRLING DESIGN, INC.

Date Submitted: 03/12/2024