Date: February 15, 2012

RE: DNS for Proposed Columbia Colstor Expansion

Land Use Application No.: 211-921/SPA/SEPA

Lead Agency: City of Woodland, WA

The City of Woodland has received an application for Site Plan Review from Columbia Colstor for the construction of an 85,000 sf addition to an existing freezer warehouse facility.

The enclosed DNS (Determination of Non-significance) has been issued. There is no associated comment period.

Timeline: Appeals must be submitted no later than 5:00 P.M. on February 21, 2012.

Please contact me at (360)-225-1048 or johnsonc@ci.woodland.wa.us if you have any questions regarding this matter.

Sincerely,

Carolyn Johnson
Community Development Planner

cc: Applicant
   Darral Moore, JUB
   Rob VanderZanden, HHPR
   Fire Chief
   Building Official
   Public Works Director
   Mayor
   Agency Distribution
   File LU#: 211-921
   Counter Copy
   Website
**DETERMINATION OF NON-SIGNIFICANCE (DNS)**

**Project:** Columbia Colstor Expansion, LU# 211-921 SPA/SEPA  
**Date of Issuance:** February 15, 2012

Columbia Colstor Inc. is proposing to expand their existing warehouse facility by constructing an 85,000 square foot addition and associated parking and vehicle maneuvering areas. The City of Woodland is the SEPA lead agency for this proposal.

<table>
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<tr>
<th><strong>Applicant:</strong> Joel Sandberg, Columbia Colstor, Inc.</th>
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<tr>
<td><strong>Property Owner:</strong> Columbia Colstor, Inc.</td>
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<td><strong>Site Location:</strong> 1625 Down River Drive, Parcel ID Number: 506800151</td>
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<td><strong>Date Application Received:</strong> December 29, 2011</td>
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<td><strong>Date Notice of Complete Application Issued:</strong> January 17, 2012</td>
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<td><strong>Optional NOA Comment Due Date:</strong> February 14, 2012</td>
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**ENVIRONMENTAL REVIEW:**

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21c.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

**This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.**

The following conditions have been identified to mitigate the adverse environmental impacts of the proposal.

**PROPOSED MITIGATION MEASURES:**

1. Prior to the placement of any fill material, obtain a Fill and Grade Permit from the City Building Department.
2. Imported fill shall be from an approved 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.
3. If any cultural or historical resources are discovered during construction activity, construction shall cease until a qualified archaeologist assesses the find. The applicant shall contact all applicable authorities including the Cowlitz Tribe, Washington DAHP, and the City.


5. Best available control technology must be used to control particulate emissions in all areas and roads where there is construction, grading, filling, material transport, or where operating equipment travel. The use of dust suppressant or watering of the traveled areas and/or materials being transported on a routine basis is considered sufficient to keep particulate emissions to a minimum at all times during construction. The applicant shall construct temporary erosion/sediment control measures. Said measures shall remain in place until completion of the project. The public right of way shall be kept clean. No tracking of mud and debris from the site onto the right of way can occur.

6. Hours of construction shall be limited to 7:00 a.m. to 8:00 p.m. on weekdays and prohibited on Sundays.

7. Vehicle accommodation areas shall be paved with concrete, asphalt or equivalent material as determined by the public works director. Outdoor storage areas shall be surfaced with a durable dust free surface.

8. Before building final approval, submit a plan for bringing the entire facility into compliance with fire safety regulations. This plan shall include timelines.


DESCRIPTION OF PROPOSAL

Columbia Colstor is proposing to expand their existing freezer storage warehouse located on Down River Drive. The proposal is for preliminary Site Plan Review to construct an additional 85,000 square feet of freezer warehouse. The building addition would accommodate new freezer storage area, a loading and receiving dock, and an engine room. The addition would connect the existing buildings onsite. The applicant estimates that less than 10 people will work in the proposed building addition.

The proposed building’s east elevation would front Down River Drive and will include an active truck loading and receiving area. The building’s exterior will be a combination of concrete masonry unit construction and metal siding. The proposed building is designed to match the exterior of the existing facility buildings. The west side of the building near the existing rail spur, will include a concrete truck dock.

Exterior site improvements are also proposed. Proposed asphalt and concrete pavement will allow for truck maneuvering, loading and unloading on the eastern side of the building. A gravel access road is proposed to be extended to the western truck dock and well. An existing fire access road that runs parallel with the existing rail spur will be extended to connect to the on-site gravel access road. The existing fire access road that runs parallel with the existing rail spur will be extended to connect to the on-site gravel access road. An employee parking lot that would result in 51 new parking stalls is proposed in the northeast corner of the project site. Four light poles with shielded luminaries will light the proposed parking lot. Twenty existing employee parking stalls currently service the existing fish processing facility. In total, the proposed parking combined with existing parking would result in 71 parking spaces available to the employees of the existing fish processing facility and the proposed freezer expansion.
Additional landscape screening is proposed between Down River Drive and the proposed parking area and between Down River Drive and the existing fish processing facility. The proposed screening will match the existing landscape screening used onsite. No other new landscaping is proposed.

The applicant plans to extend domestic water to the proposed building and to install a fire sprinkler system. Domestic water will support new restroom facilities. Sanitary sewer will be extended to the western side of the building expansion. This will involve work on the existing sanitary sewer system that is located on the north side of the existing building to accommodate the building expansion.

The applicant is proposing that stormwater drainage resulting from the new parking lot sheet flow into a new shallow surface drainage swale to the north of the proposed parking area. The applicant has indicated that the existing on-site perimeter drainage swale system is adequately sized to allow for the proposed site improvements and building expansion. Other than the swale system for the new parking area, the applicant is not proposing any new storm drainage improvements. The applicant has indicated that storm water runoff will be detained on-site and released at predevelopment runoff rates to the existing bioswales along the eastern and northern property lines. The five existing bioswales onsite overflow to a drainage channel that eventually discharges into the Columbia River. The above mentioned bioswales are not wetlands regulated by Woodland’s Critical Areas Ordinance as per WMC 15.08.030.

On-site grading for the building subgrade and foundations, utilities and vehicle access and parking will be approximately 5,000 cubic yards of cut and fill. The fill material source is currently unknown.

The entire Columbia Colstor facility complex includes four tax parcels (50598, 50599, 50680025, and 506800151) totaling 23.86 acres. The proposed project would occur on tax parcel 506800151. The project site is zoned Heavy Industrial (I-2).

APPEALS

Any person may appeal this threshold determination in accordance with WMC 15.04.225 and then by filing such appeal in writing with the Clerk-Treasurer for the City of Woodland, WA, for service to the SEPA responsible official within six (6) calendar days of the SEPA determination being final. Per WMC 19.08.030, appeals of SEPA Threshold Determinations shall be reviewed by the Hearing Examiner at open record predetermination hearings.

Appeals must be submitted no later than 5:00 P.M. on February 21, 2012.

RESPONSIBLE OFFICIAL: Carolyn Johnson, Community Development Planner
City of Woodland, WA
230 Davidson Avenue
Woodland, WA 98674
360-225-1048

Date: February 15, 2012 Signature [Signature]
Distribution List for
DETERMINATION OF NON-SIGNIFICANCE

Date of Issuance: February 15, 2012
Lead Agency: City of Woodland, WA
Project Title: Columbia Colstor Expansion
Land Use Application No.: 211-921/SPA/SEPA

Burlington Northern, PPTY Tax Department, 2500 Lou Menk Drive, Fort Worth, TX  76131-2828
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
Diking District Engineer, Cowlitz County Public Works, 207 Fourth Avenue North, Kelso, WA  98626. cdid2@cni.net
Gretchen Kaehler, Dept. of Archaeology and Historic Preservation, PO Box 48343, Olympia, WA 98504-8343
Kevin Hancock, D.O.E., Industrial Stormwater Specialist, WQ Program, PO Box 47600, Olympia, WA 98504-7600
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)
Washington State D.O.E., Environmental Review Section, P.O. Box 47703, Olympia, WA  98504-7703, sepaunit@ecy.wa.gov