

NOTICE OF APPLICATION & LIKELY SEPA DETERMINATION OF NON-SIGNIFICANCE

Brown Strauss, Inc – Fill & Grading Permit

Land Use Application Nos.:	SEP 21-002 (SEPA) FGR 21-005 (Conditional Use Permit)
Applicant:	Brown Strauss, Inc. Attn: Ryan Secrist 2495 Uravan Street Aurora, CO 80011
Property Owner:	Port of Woodland 1608 Guild Road Woodland, WA 98674-9511
Site Location:	Northeast corner of Port Way and Schurman Way Woodland, WA 98674
Parcel:	504212000/507820100/507900100
Zoning Designation:	Light Industrial (I-1)
Date Application Received:	April 23, 2021
Notice of Application & Likely DNS issued:	May 5, 2021
Comment Due Date:	May 19, 2021

I. DESCRIPTION OF PROPOSAL

The applicant is proposing to perform grading as site preparation for future development. The plan includes approximately 2,215 cubic yards of cut and 76,610 cubic yards of fill. The project involves erosion control, and the utility work necessary for connection to the City’s utility infrastructure, as well as the work necessary to facilitate future stormwater facility necessary for full development of the site. See attached checklist and grading permit application material.

The site will eventually be developed through the site plan process but the SEPA includes the impact review for up to a 70,133 square foot pre-engineered building which will include 5,133 square feet of office space and 65,000 square feet of floor space. (Staff expects that all impacts will be mitigated through the site plan process and that no SEPA mitigation will be necessary.)

II. ENVIRONMENTAL REVIEW

The City of Woodland has reviewed the proposed project 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 March 19, 2021 to:

City of Woodland
Community Development Department
c/o Travis Goddard
PO Box 9, 230 Davidson Ave.
Woodland, WA 98674

Email: goddardt@ci.woodland.or.wa
Phone: 360-225-7299
Fax: 360-225-7336

III. EXISTING ENVIRONMENTAL DOCUMENTS

1. SEPA Checklist
2. Building Permit Application Packet
3. Grading Plans
4. Preliminary site plan for future lay-down yard and structure.

Application materials including the document listed above can be reviewed by contacting the SEPA responsible official (see contact information in Section III 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 5, 2021

Signature: 

Travis Goddard, Director

Cc: Applicant
Owner
Mayor
Ryan Walters, Gray and Osborne
Planning Commission
City Administrator

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

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:

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

1. Name of proposed project, if applicable: **Brown Strauss Steel Distribution Facility**
2. Name of applicant: **Brown Strauss, Inc.**
3. Address and phone number of applicant and contact person: **Ryan Secrist, Brown Strauss, Inc., Headquarters Address: 2495 Uravan Street, Aurora, CO 80011, Phone: 1-800-677-2778**

4. Date checklist prepared: **April 22, 2021**
5. Agency requesting checklist: **City of Woodland, Washington**
6. Proposed timing or schedule (including phasing, if applicable): **It is anticipated that the preliminary earthwork will be complete by Summer 2022. Final site development and building construction is anticipated to take approximately 6 months to complete.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No. Construction will consist of site grading, construction of a pre-engineered metal building facility approximately 70,133 square feet in size, construction of paved parking, raw material and finished product storage and forklift and truck access ways, passenger vehicle parking area, and stormwater water biofiltration treatment swales and detention ponds.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Fill and grade permit, and coverage under the Washington Dept. of Ecology's Construction Stormwater General NPDES permit.**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? **No.** If yes, explain.
10. List any government approvals or permits that will be needed for your proposal, if known. **A City of Woodland Building Permit will need to be obtained.**
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.) **This proposal is to:**
 - 1) **Perform all work necessary to implement a steel distribution facility at the project site. Work will generally consist of the following:**
 - a) **Grading the site to finish subgrade elevations as shown on the design drawings. Import aggregate will be placed and compacted as part of the final site grading. Earthwork consists of approximately 76,610 CY of Fill & 2,215 CY of cut.**
 - b) **Connection to the City of Woodland water, sanitary sewer and stormwater piping systems in Port Way for the extension of water and sewer service lines to serve the proposed building, and connection of the on-site stormwater facilities to the existing conveyance system as shown on the design drawings. Stormwater for the building and parking area will sheet flow to one of two bioretention treatment ponds adjacent to Port Way, followed by discharge to the existing detention pond constructed as a part of the Schurman Way Industrial Park BSP. The runoff from eastern portion of the onsite access roads will sheet flow to a biofiltration treatment swale on the east side of the site prior to discharge to the existing detention pond. The runoff from the western and northern portions of the onsite access roads will sheet flow to one of seven catch basins which will be piped to a biofiltration treatment swales for treatment. followed by discharge to a detention pond on the northwest corner of the site, and will be released at the pre-developed rate to**

the City's stormwater pipe in Schurman Way that ultimately discharges to Burris Creek.

- c) A 70,133 SF pre-engineered metal building will be constructed and equipped to distribute premanufactured steel. The building will include 5,133 square feet (SF) of office floor space and 65,000 SF of distribution floor space. The building's finish floor elevation is 23.70'. Vertical datum is NAVD88.
- d) The majority of the site will be paved with 5" of hot mix asphalt (HMA) over 12" of compacted aggregate base in the areas where trucks and forklifts will operate, or filled with permeable ballast material where the steel will be stockpiled and stored. The passenger vehicle parking area will be paved with 3" of HMA over 8" of compacted aggregate.
- e) Landscaped area will be 10% of the project site area and is shown on the design drawings.

The design plan cover sheet, civil site plan and grading/drainage site plan sheets from the final set of permit design drawings are attached as exhibits to this SEPA checklist.

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. **Location of proposed project is Lot 6 and Lot 7 of the Port of Woodland Schurman Way Industrial Park Binding Site Plan in the Solomon Strong Donation Land Claim in Section 13, Township 5 North, Range 1 West, W.M., Woodland, WA.**

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)? **0-5%**.
- 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. **The native soils consists of topsoil underlain by 2-6 feet of soils resembling native USDA Maytown and Newberg soils which are Silt/Sandy Silt in nature.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **None.**
- 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. **Final construction will**

consist of final grading, placement of compacted aggregate, HMA and a reinforced concrete slab for the building site.

Final grading of the site will consist of placing and compacting import aggregate at a depth recommended in the project's geotechnical engineering report to provide finish subgrade surfaces ready for final construction of paved areas, building floor slab, pedestrian sidewalks, etc. Final grading will consist of approximately 15,000 cubic yards of crushed surfacing.

- f. Could erosion occur as a result of clearing, construction, or use? **Yes.** If so, generally describe. **Erosion material side slopes could occur. Silt fencing will be installed at all areas where erosion could result in sediment having a pathway off the project site.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Approximately 59% of the site will have impervious surfacing at the completion of construction.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **A construction entrance off of Port Way utilized during construction. Silt fencing will be installed and maintained at all areas where erosion could result in sediment having a pathway off the project site.**

2. Air

- 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. **Exhaust from earthwork equipment and dump trucks. All equipment utilized will have emissions control systems complying with current state and federal regulations for this type of equipment and vehicles.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **None.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **None.**

3. Water

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)? **Yes.** If yes, describe type and provide names. If appropriate, state what stream or river it flows into. **Burriss Creek is located north of the project site and its closest location is approximately 1,000 feet from the north end of the site.**
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? **No.** If yes, please describe and attach available plans.
- 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. **None.**

Indicate the source of fill material. **N/A.**

- 4) Will the proposal require surface water withdrawals or diversions? **No.** Give general description, purpose, and approximate quantities if known. **N/A**
- 5) Does the proposal lie within a 100-year floodplain? **No.** If so, note location on the site plan. **N/A**
- 6) Does the proposal involve any discharges of waste materials to surface waters? **No.** If so, describe the type of waste and anticipated volume of discharge. **N/A**

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? **No.**
If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. **N/A**
Will water be discharged to groundwater? **Yes.**
Give general description, purpose, and approximate quantities if known. **Rainfall over the steel storage areas is proposed to be infiltrated onsite. All other runoff will be collected, treated and detained prior to discharge from the site.**
- 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.). **N/A**
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. **N/A**

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). **Storm runoff during construction activities will be collected, treated and detained onsite and will be discharged at the pre-design rate to an existing swale east of the site or to the City's storm pipe in Schurman Way.**
Where will this water flow? **It will be discharged to a swale on east of the property or to the City's storm pipe in Schurman Way, both of which discharge to Burris Creek.**
Will this water flow into other waters? **Yes.** If so, describe. **It will flow to Burris Creek as noted above.**
- 2) Could waste materials enter ground or surface waters? **No.** If so, generally describe. **N/A**
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? **The constructed project will alter or affect drainage patterns in the vicinity of the site, but is based on previous stormwater design for the Schurman Way Industrial Park BSP and on a stormwater report and design that will be submitted to the City of Woodland for review and approval as part of the final construction permitting process.**
If so, describe. **Connection to the City of Woodland water, sanitary sewer and stormwater piping systems in Port Way for the extension of water and sewer service lines to serve the proposed building, and connection of the on-site stormwater facilities to the existing conveyance system as shown on the design**

drawings. Stormwater for the building and parking area will sheet flow to one of two bioretention treatment ponds adjacent to Port Way, followed by discharge to the existing detention pond constructed as a part of the Schurman Way Industrial Park BSP. The runoff from eastern portion of the onsite access roads will sheet flow to a biofiltration treatment swale on the east side of the site prior to discharge to the existing detention pond. The runoff from the western and northern portions of the onsite access roads will sheet flow to one of seven catch basins which will be piped to a biofiltration treatment swales for treatment. followed by discharge to a detention pond on the northwest corner of the site, and will be released at the pre-developed rate to the City's stormwater pipe in Schurman Way that ultimately discharges to Burris Creek.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **None.**

4. **Plants**

a. Check the types of vegetation found on the site:

- 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? **At the conclusion of earthwork there will be no vegetation remaining on the site until landscaping for the site is installed.**

c. List threatened and endangered species known to be on or near the site. **None.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Armstrong Gold Red Maple trees, Palisade American Hornbeam trees, and Strict's Weeping Alaskan False cypress (native species) in addition to shrubs (5 different varieties) and fountain grass are anticipated and will be included on the Landscape Plan drawing.**

e. List all noxious weeds and invasive species known to be on or near the site. **Blackberries have been on the east side of the site.**

5. **Animals**

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.

Examples include:

birds: **hawk**, heron, eagle, **songbirds**, other:
mammals: deer, bear, elk, beaver, other: **Rodents**
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. **None.**
- c. Is the site part of a migration route? **No.** If so, explain.
- d. Proposed measures to preserve or enhance wildlife, if any: **None.**
- e. List any invasive animal species known to be on or near the site. **None.**

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? **The office portion of the building will utilize electricity for interior climate control, hot water heater, office lighting and to power office equipment. The warehouse portion of the building will be unconditioned space and therefore will not be heated. Electricity will be utilized for warehouse lighting and to power any tools or equipment utilized within the warehouse.** Describe whether it will be used for heating, manufacturing, etc. **No manufacturing will occur within the completed facility so the power referenced above will be utilized for heating, lighting and operating equipment.**
- b. Would your project affect the potential use of solar energy by adjacent properties? **No.** If so, generally describe. **N/A**
- c. What kinds of energy conservation features are included in the plans of this proposal? **Energy efficient LED light fixtures will utilized throughout the project. The office portion of the building will be designed to comply with current energy code (energy efficiency) requirements.**

List other proposed measures to reduce or control energy impacts, if any: **N/A**

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.
 - 1) Describe any known or possible contamination at the site from present or past uses. **None.**
 - 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. **There is a 12" high pressure natural gas transmission pipeline located on the east side of the proposed project site. The project limits are outside of the gas line easement to limit potential hazards related to this pipeline.**
 - 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. **Earthwork equipment and dump trucks will utilize diesel fuel and hydraulic oil.**

- 4) Describe special emergency services that might be required. **In the event of an accident some or all of the following emergency services could be required: fire, first aid, police, hazmat containment and cleanup.**
- 5) Proposed measures to reduce or control environmental health hazards, if any: **Work will be performed in accordance with current OSHA & WISHA requirements, and all equipment and trucks utilized will have current certifications or inspection records to document they are in compliance with all applicable standards.**

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None.**
- 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. **Short-term, construction equipment noise and some traffic noise will be generated during construction. Long-term, traffic noise associated with trucks entering/exiting the project site, forklifts moving steel on site, and steel sawcutting inside a warehouse will be generated.**
- 3) Proposed measures to reduce or control noise impacts, if any: **All equipment and trucks utilized for construction work will have appropriate noise reduction systems per applicable current state and federal regulations. All trucks utilizing the completed site will comply with applicable state and federal regulations.**

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? **Currently the site and adjacent parcels are zoned for light industrial development.** Will the proposal affect current land uses on nearby or adjacent properties? **No.** If so, describe. **N/A**
- b. Has the project site been used as working farmlands or working forest lands? **Historically, the site was working farmland, however, the site has not been working farmland for more than 20 years.**
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? **None.**
If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use? **N/A**
 - 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? **No.** If so, how: **N/A**
- c. Describe any structures on the site. **None.**
- d. Will any structures be demolished? **No.** If so, what? **N/A**

- e. What is the current zoning classification of the site? **Light Industrial (I-1)**
- f. What is the current comprehensive plan designation of the site? **Industrial**
- g. If applicable, what is the current shoreline master program designation of the site? **N/A**
- h. Has any part of the site been classified as a critical area by the city or county? **No.** If so, specify. **N/A**
- i. Approximately how many people would reside or work in the completed project? **The completed project anticipates 33 people will work at the facility. Typically, 18 people will work onsite between 6 AM and 2:30 PM Monday through Friday, 11 will work onsite between 8AM and 5PM Monday through Friday, and 9 will work onsite between 5:30PM and 2:30AM Monday through Friday.**
- j. Approximately how many people would the completed project displace? **None.**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **N/A**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **The final constructed facility will be compatible with existing and projected land use plans and will be reviewed and approved by the City of Woodland prior to final construction occurring.**
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **N/A**

9. Housing

- a. Approximately how many units would be provided, if any? **None.**
Indicate whether high, middle, or low-income housing. **N/A**
- b. Approximately how many units, if any, would be eliminated? **None.**
Indicate whether high, middle, or low-income housing. **N/A**
- 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? **The proposed building will have a maximum height to the roof peak of 32 feet. Yard light poles will be approximately 30 feet in height. The proposed building will be a pre-engineered metal building with vertical metal siding installed with a pattern to comply with the City's aesthetic requirements.**
- 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? **None.**
What time of day would it mainly occur? **N/A**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No.**
- 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: **LED yard area lights are designed to illuminate the site but will not result in offsite glare.**

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? **No.** If so, describe. **N/A**
- 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 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? **No.** If so, specifically describe. **N/A**
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? **No.**
This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? **No.**
Please list any professional studies conducted at the site to identify such resources. **None.**
- 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. **None.**
- 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. **None. If during construction anything that resembles a historic or cultural resource item is discovered, the work will be stopped, and consultation will occur with a cultural resource consultant to determine if the discovery is historically or culturally relevant.**

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. **The site is accessed off Port Way. Port Way can be accessed from I-5 Exit 22 via Dike Access Road and Schurman Way.**

Port Way can also be accessed from Guild Road and Schurman Way to the south. Show on site plans, if any.

- b. Is the site or affected geographic area currently served by public transit? **No.** If so, generally describe. If not, what is the approximate distance to the nearest transit stop? **There is no nearby transit stop.**
- c. How many additional parking spaces would the completed project or non-project proposal have? **The completed project will have 36 parking spots, 2 of which will ADA spaces.** How many would the project or proposal eliminate? **None.**
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? **Street frontage improvements across the frontage of the site to Schurman Way, consisting of concrete sidewalk, two 40-foot wide driveways and lights will be constructed.** If so, generally describe (indicate whether public or private). **The improvements within the City road right-of-way will be public improvements.**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? **No.** If so, generally describe. **N/A**
- f. How many vehicular trips per day would be generated by the completed project or proposal? **Using rates from the 10th Edition of the ITE Trip Generation Manual, the project is projected to generate 167 daily trips. A portion of these trips will be semi-trucks. Truck trips are expected to include: 3 company owned trucks that leave and return to the facility each day; 7-9 common carrier trucks that pickup material and deliver it to customers; and 5-8 common carrier trucks that to deliver inventory material to the facility. Additionally, as noted in the response to question 8i above, 33 employees will enter and exit the facility on a daily basis.**

If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? **The PM peak hour is expected to be the busiest period for the proposed project. The percentage of trucks from the proposed project during the PM peak hour is anticipated to be less than 10% of the trips from the proposed project. Project trips were calculated using the 10th Edition of the ITE Trip Generation Manual. A trip generation letter for the project prepared by SCJ Alliance is included as an attachment to this SEPA checklist.**

- 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? **No.** If so, generally describe. **N/A.**
- h. Proposed measures to reduce or control transportation impacts, if any: **None.**

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? **No.** If so, generally describe. **N/A**

b. Proposed measures to reduce or control direct impacts on public services, if any. **None.**

16. Utilities

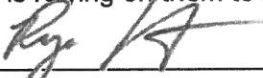
a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, **telephone, sanitary sewer**, septic system,
other _____

The bolded utilities above are in Port Way and Schurman Way and can readily be extended into the site.

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. **None for the preliminary earthwork.**

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:  _____

Name of signee: **Ryan Secrist**

Position and Agency/Organization: **President, Brown Strauss, Inc.**

Date Submitted: **April 29, 2021**



Community Development Department
 Building | Planning | Code Enforcement
 P.O. Box 9, 230 Davidson Avenue
 (360) 225-7299, www.ci.woodland.wa.us

SEPA DISTRIBUTION LIST

Date: May 5, 2021

Lead Agency: City of Woodland

Project Title: Brown Strauss Grading Permit

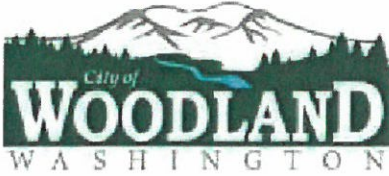
Land Use Application #: SEP-20-002/FG-21-005

Comment Deadline Date: May 19, 2021

Documents Attached: SEPA Checklist, Notice of Application, Grading Plan, Narrative

State Agencies		
Bob Ziegler	Dept. of Fish & Wildlife	sepadesk@dfw.wa.gov
Logan Cullums	WSDOT	CullumL@wsdot.wa.gov
	Dept. of Archaeology & Historic Preservation	SEPA@dahp.wa.gov
Jessica Logan	Parks & Recreation Commission	Jessica.logan@parks.wa.gov
Danette Guy	US Army Corps of Engineers, Southwest	Danette.l.guy@usace.army.mil
GMS Review Team	Department of Commerce	reviewteam@commerce.wa.gov
SEPA Center	Department of Natural Resources	sepacenter@dnr.wa.gov
SEPA Unit	Department of Ecology, SEPA Coordinator	separegister@ecy.wa.gov
Rad Cunningham	Department of Health, Program Services	SEPA.reviewteam@doh.wa.gov
Tina Hallock	SW Clean Air Agency	tina@swcleanair.org
Local Agencies		
Cowlitz Indian Tribe	Cowlitz Indian Tribe Permit Review	permitreview@cowlitz.org

	Yakama Nation	Environmental PO Box 151 Toppenish, WA 98948.	
Dean Boone	CDID2	Cdid2@cni.net	
Dave Burlingame	Cowiltz Indian Tribe	culture@cowiltz.org	
Jennifer Kelly	Pacificorp	Jennifer.kelly@pacificorp.com	
Bill Fashing	Cowiltz-Wahkiakum Council of Governments	bfashing@cwcoog.org	
Ted Sprague	Cowiltz County EDC	sprague@cowiltzedc.com	
Nicole Galloway	Woodland School District	gallowan@woodlandschools.org	
Briana Weatherly	Pacificorp	briana.weatherly@pacificorp.com	
Jennifer Keene	Port of Woodland	jkeene@portofwoodland.com	
Mike Jackson	Clark County Fire & Rescue, District 2	Mike.Jackson@clarkfr.org	
Jennifer Hauan	Woodland Public Library	jhauan@fvrl.org	
Debbie Johnson	Cowiltz County Health Department	askcowiltzhealth@co.cowiltz.wa.us	
Ron Melin	Cowiltz Co. Building & Planning	MelinR@co.cowiltz.wa.us	
Patrick Harbison	Cowiltz County Public Works, Stormwater	harbisonp@co.cowiltz.wa.us	
Emily Wilcox	Cowiltz County Assessor	assessor@co.cowiltz.wa.us WilcoxE@co.cowiltz.wa.us	
Brent Davis	Clark County Community Development	Brent.Davis@clark.wa.gov	



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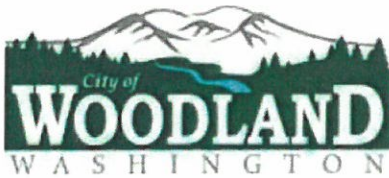
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(360) 225-7299 / Fax (360) 225-7336

LAND USE APPLICATION

NOTE: PLEASE INDICATE ON SECOND PAGE EACH APPLICATION TYPE BEING SUBMITTED ON THIS FORM

APPLICANT INFORMATION						
Applicant name			Contact name			
Brown Strauss, Inc.			Ryan Secrist			
Mailing address			City		State	Zip code
2495 Uravan Street			Aurora		CO	80011
Email address			Contact phone		Fax number	
rsecrist@brownstrauss.com			303-576-6213			
PROJECT INFORMATION						
Project Title						
Brown Strauss Steel Distribution Facility						
Site address (or nearest intersection if no address)					Zoning designation	
Port Way & Schurman Way (north of Port Way & east of Schurman Way)					Light Industrial	
Property ID/Parcel number(s)					Total number of lots	
504212000,507820100 & 507900100 - Lots 6 & 7 - Port Woodland Industrial Park BSP					3 listed but 1 in reality	
Brief Project Description (<i>please include square footage of buildings for site plan review applications</i>)						
Fill and grading of enlarged Lot 6 as shown in Port of Woodland BLA for Lots 6 & 7 submittal previously made to the City. Ultimate project will be construction of a 70,133 SF pre-engineered building, paved parking, raw material and finish product storage and forklift/truck access ways, passenger vehicle parking, rail spur, stormwater treatment and detention.						
ADDITIONAL FORMS REQUIRED FOR ALL APPLICATIONS						
<input checked="" type="checkbox"/> Ownership Certification <input checked="" type="checkbox"/> Critical Areas Identification checklist <input checked="" type="checkbox"/> Agreement to Reimburse for Professional Consulting Services <input type="checkbox"/> Date documents submitted to CCFR for review (if required) <input type="text"/>						
<p>Land use fees are set by resolution of the City Council and are non-refundable. Fees listed on reverse do not include cost recovery for outside review and Hearing Examiner fees, which are to be paid by the applicant (<i>please see Note 1 on next page</i>). By signing this application and the Agreement to Reimburse Professional Service Expenses, you agree to pay all fees incurred by the City on your behalf for outside review and/or any applicable Hearing Examiner fees. In addition, fire review and inspection fees may apply. <u>The applicant should submit documents directly to Clark-Cowlitz Fire & Rescue when fire review is required (<i>please see Note 2 on next page</i>).</u></p>						
Applicant signature			 <small>Key: d2bc40b0580b954c8a30d457d2a71e5</small>		Date	
					04/30/2021	
DO NOT WRITE BELOW THIS SPACE – FOR OFFICE USE ONLY						
PS ENTRY	BY	LAND USE NUMBER	FEE AMOUNT	RECEIPT NUMBER	DATE	BY
30 Apr 2021	jlf	SEP-21-002	750.00	INV20215511 3652172	5-5-21	MP
					RECEIVED	
					MAY 05 2021	
					CITY OF WOODLAND	



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OWNERSHIP CERTIFICATION

PROJECT NAME	Brown Strauss Steel Distribution Facility
LAND USE APPLICATION TYPE	SEPA Checklist and Fill & Grade Permit

PROPERTY OWNER INFORMATION			
Owner name		Authorized representative (corporate owner)	
Port of Woodland		Jennifer Wray-Keene	
Mailing address	City	State	Zip code
1608 Guild Road	Woodland	WA	98674
Contact phone	Email address		
360-225-6555	jkeene@portofwoodland.com		


ADDITIONAL OWNER INFORMATION			
Additional owner name (partner, spouse, etc)			
Mailing address	City	State	Zip code
Contact phone	Email address		

NOTE: An ownership certificate should be submitted for each property owner affected by the land use application.

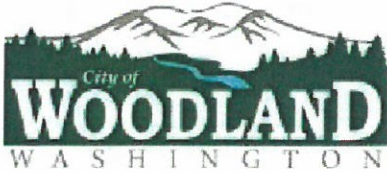
Staff will verify that ownership claimed is consistent with County records.

If there is a discrepancy, a title report issued within 60 days of the application will be required.

I hereby certify that I am a property owner or an authorized representative of the corporation owning the property described in the application to which this form is attached. I have familiarized myself with the rules and regulations of the City of Woodland with respect to filing this application for the above land use type.

SIGNATURE(S)	DATE
 <small>signed via SteamSignDoc.com Key: bd501127ab338019f57487479a34014c</small>	04/30/2021

LAND USE APPLICATION NUMBER (OFFICE USE ONLY)	SEP-21-002
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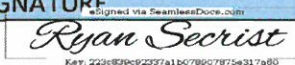
(360) 225-7299 / Fax (360) 225-7336

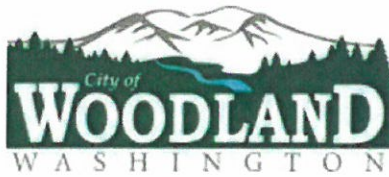
CRITICAL AREAS IDENTIFICATION CHECKLIST

PROJECT INFORMATION	
APPLICANT NAME	Brown Strauss, Inc.
SITE ADDRESS	Port Way & Schurman Way (north of Port Way & east of Schurman Way)
PROJECT NAME	Brown Strauss Steel Distribution Facility

YES	NO	Please answer the following questions concerning critical area indicators located on or within 200 feet of the subject site:
	✓	Are you aware of any environmental documentation that has been prepared related to critical areas that include the subject site? <i>If yes, please attach a list of document titles.</i>
	✓	Are there any surface waters (including year-round and seasonal streams, lakes, ponds, bogs, or swamps)?
	✓	Have any wetlands been identified? Is any vegetation present that is associated with wetlands?
	✓	Are there areas where the ground is consistently inundated or saturated with water?
	✓	Is the project located within a Flood Hazard Zone?
	✓	Are there any state or federally listed sensitive, endangered or threatened species or habitats?
	✓	Are there slopes of 15% or greater?
	✓	Are there any landslide hazard areas?

I grant permission to the field inspector to enter the building site as needed to determine the presence or absence of critical areas. I understand that if the information on this form is later determined to be incorrect, the project or activity may be subject to denial or conditions of approval as necessary to meet the requirements of WMC 15.08.

SIGNATURE	DATE
 <small>Designed via SeambestDocs.com Key: 222c89dc92337a1b0789c7875e317a80</small>	04/30/2021
LAND USE APPLICATION NUMBER (OFFICE USE ONLY)	SEP-21-002



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 Woodland, WA 98674
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 (360) 225-1048 / Fax (360) 225-7336

AGREEMENT TO REIMBURSE PROFESSIONAL SERVICE EXPENSES


City Ordinance #1157 (WMC 19.02.110) authorizes recovering the cost of consulting services related to all land use applications by outside professionals. The Applicant is therefore responsible for reimbursing the City those fees and related expenses in addition to the normal permit and plan review fees.

The Applicant recognizes that the City is obligated by Washington state law and the Woodland Municipal Code to provide a complete review of land use applications, including all technical support documents, in order to ensure compliance with all applicable approval standards and that some of those support documents exceed the professional certifications and capabilities of City staff. In these instances, the City must contract with outside qualified professionals in order to perform its plan review responsibility.

This Agreement between the Applicant or Authorized Representative (“Applicant”) and the City of Woodland, WA (“City”) is effective as of the date of signature below.

The Applicant hereby agrees and commits to reimburse the City the actual cost of professional consulting services for necessary review or consulting as required for the project referenced below. The signer acknowledges that the Applicant is liable for such costs and that these costs are due and payable to the City upon the City’s receipt of invoice(s) for the services. Any professional fee reimbursements must be paid to the City no later than the date of final project approval.

The signer further acknowledges that the City is authorized to require the Applicant to deposit an amount with the City estimated to cover the costs of professional services at the discretion of the Community Development Director.

Applicant or authorized representative name		Business name (for corporate applicant)		
Ryan Secrist		Brown Strauss, Inc.		
Mailing address		City	State	Zip
2495 Uravan Street		Aurora	CO	80011
Signature			Date	
 <small>eSigned via SeamlessDocu.com Key: ad01e35bd35a78f4061699b01a75524</small>			04/30/2021	

Land Use or Building application number (OFFICE USE ONLY)	SEP-21-002
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