



## NOTICE OF APPLICATION

1600 Schurman Way Industrial Development  
Site Plan Review & SEPA DNS

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| <b>Land Use Application Nos.:</b>                     | SPR 21-012 (Site Plan Review), SEP 22-001 (SEPA)  |
| <b>Applicant:</b>                                     | MML Enterprises LLC<br>Mike Leboki<br>7416 NE 101 <sup>st</sup> St<br>Vancouver, WA 98662 |
| <b>Property Owner:</b>                                | Mike Leboki<br>7416 NE 101 <sup>st</sup> St<br>Vancouver, WA 98662                        |
| <b>Site Location:</b>                                 | 1600 Schurman Way   |
| <b>Parcel:</b>  | 504212017   |
| <b>Zoning Designation:</b>                            | Light Industrial (I-1)  |
| <b>Date Application Received:</b>                     | December 8, 2021  |
| <b>Fully Complete:</b>                                | Last submittal on February 1, 2022  |
| <b>Notice of Application &amp; Likely DNS issued:</b> | February 3, 2022  |
| <b>Publish:</b>                                       | February 9, 2022, Battle Ground Reflector   |
| <b>Comment Due Date:</b>                              | February 23, 2022   |

### I. DESCRIPTION OF PROPOSAL

Applicant proposes to develop a new 4700 SF light industrial building with an outside storage area and associated parking for use as truck and Trailer storage, maintenance, and office space. Primary uses will include truck parking for commercial vehicles, as well as a maintenance yard and office for stated commercial vehicles.

### II. LOCATION OF PROPOSED DEVELOPMENT

The development is proposed at 1600 Schurman Way in Woodland Washington.

### III. ENVIRONMENTAL REVIEW

Per WMC 19.08.030, Site Plan Reviews shall be reviewed by the Development Review Committee. 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.

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 subsequent threshold determination 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 February 23rd, 2022 to:**

City of Woodland  
Community Development Department  
c/o David Lukaczer  
PO Box 9, 230 Davidson Avenue  
Woodland, WA 98674

Email: [lukaczerd@ci.woodland.wa.us](mailto:lukaczerd@ci.woodland.wa.us)  
Phone: 360-225-7299  
Fax: 360-225-7336

#### IV. EXISTING ENVIRONMENTAL DOCUMENTS

1. SEPA Checklist
2. Critical Areas Checklist

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

#### V. REVIEW AUTHORITY

Per WMC 19.08.030, Site Plan Reviews shall be reviewed by the Development Review Committee. After 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: 2/3/2022

Signature:   
David Lukaczer, Associate Planner

**Published in the Reflector:** November 9, 2021

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

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