

NOTICE OF APPLICATION & LIKELY SEPA DNS

C&G Properties New Warehouse Site Plan Review & SEPA DNS

Land Use Application Nos.:	SPR 22-010 (Site Plan Review), SEP 22-010 (SEPA)
Applicant:	MCA Architects PC C/O Ted Grund 812 SW Washington St S 800 Portland, OR 97205
Property Owner:	C&G Properties C/O Scott Chaffin 1413 E Hawthorne RD Spokane, WA 99218
Site Location:	Howard Way, Unaddressed
Parcel:	508340101
Zoning Designation:	Light Industrial (I-1)
Date Application Received:	October 12 th , 2022
Fully Complete:	November 2 nd , 2022
Notice of Application & Likely DNS issued:	November 3 rd , 2022
Publish:	November 9 th , 2022, Battle Ground Reflector
Comment Due Date:	November 23 rd , 2022

I. DESCRIPTION OF PROPOSAL

Applicant proposes to develop a new industrial site consisting of two 10,235 SF pre-engineered metal building (PEMB) warehouses. Proposed development includes a total of 24,916 SF of building area, including a 530 SF mezzanine in each building. Both buildings will serve as warehouses and distribution centers for two separate businesses, with potential for minor manufacturing work.

II. LOCATION OF PROPOSED DEVELOPMENT

The proposed development is located on lot # 508340101 off Howard Way in Woodland Washington. Subject property is currently a vacant lot with an approximate area of 1.64 acres, or 71,438 SF. A site visit has been performed, and best available resources considered, and no critical area(s) have been identified on the site. Subject property is located within the Centennial Industrial Park and is served by an existing stormwater system designed to accommodate the property.

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 November 23rd, 2022 to:**

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

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

IV. EXISTING ENVIRONMENTAL DOCUMENTS

1. SEPA Checklist
2. Critical Areas Checklist

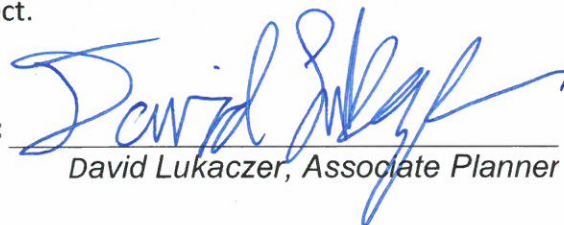
Application materials including the document listed above can be reviewed by contacting the SEPA responsible official (see contact information in Section III above). Most application materials have been posted online at <https://www.ci.woodland.wa.us/projects>.

V. REVIEW AUTHORITY

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. This may be your only opportunity to comment on the impacts of the proposed project.

Date: 11/3/2022

Signature: _____



David Lukaczer, Associate Planner

Published in the Reflector: November 9th, 2022

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

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

