



NOTICE OF APPLICATION

1951 Schurman Way Office & Warehouse Development Site Plan Review & SEPA DNS

Land Use Application Nos.:	SPR 22-004 (Site Plan Review), SEP 22-004 (SEPA)
Applicant:	Wilson Architects PLLC C/O Rusty Muyuela 404 E. 15 th St # 7 Vancouver, WA 98663
Property Owner:	DT Realty LLC 610 NW 16 th Cir Ridgefield, WA 98642
Site Location:	1951 Schurman Way
Parcel:	507870102
Zoning Designation:	Light Industrial (I-1)
Date Application Received:	March 7 th 2022
Fully Complete:	April 19 th , 2022
Notice of Application & Likely DNS issued:	Revised: April 29 th , 2022 Original: April 28 th , 2022
Publish:	May 4 th , 2022, Battle Ground Reflector
Comment Due Date:	May 12 th , 2022

I. DESCRIPTION OF PROPOSAL

Applicant proposes to develop a new 11,500 SF light industrial building consisting of approximately 4,000 S.F. of general office space and 7,500 SF of warehouse and storage space. Primary use will be the assembly and maintenance of golf carts.

II. LOCATION OF PROPOSED DEVELOPMENT

The development is proposed at 1951 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 May 12th, 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).

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: 4/29/2022 Signature: 
David Lukaczer, Associate Planner

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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