



NOTICE OF APPLICATION & SEPA OPTIONAL DETERMINATION OF NON-SIGNIFICANCE

Statco-DSI Warehouse Expansion

Land Use Application No.:	WLD-2024-008 (Site Plan Review)
Applicant:	Craig Johnson PO Box 1732 Battle Ground WA 98604 (360)606-0471
Property Owner:	Eric Perkins 675 Mitchell Ave Woodland WA 98675 (916)716-7118
Site Location:	675 Mitchell Ave
Parcel:	502450601
Zoning Designation:	Light Industrial (I-1)
Date Application Received:	March 18, 2024
Notice of Application & Likely DNS issued:	March 19, 2024
Publication Date:	March 27, 2024 - Battle Ground Reflector
Comment Due Date:	April 10, 2024 (SEPA comment period)

I. DESCRIPTION OF PROPOSAL

The applicants propose to construct a 10,000 square foot building addition to the existing warehouse facility. This will include new paved laydown yard, paved parking, new landscaping and street trees, and 1000 cubic yards of clearing and grading.

II. ENVIRONMENTAL REVIEW

The City of Woodland has reviewed the proposed code amendment 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 **April 10, 2024**, to:

City of Woodland
Community Development Department
c/o Malene Garcia-DeBoard
PO Box 9, 230 Davidson Ave.
Woodland, WA 98674

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

Please review www.ci.woodland.wa.us for notices and announcements regarding upcoming meetings and hearings.

III. EXISTING ENVIRONMENTAL DOCUMENTS

1. SEPA Checklist

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

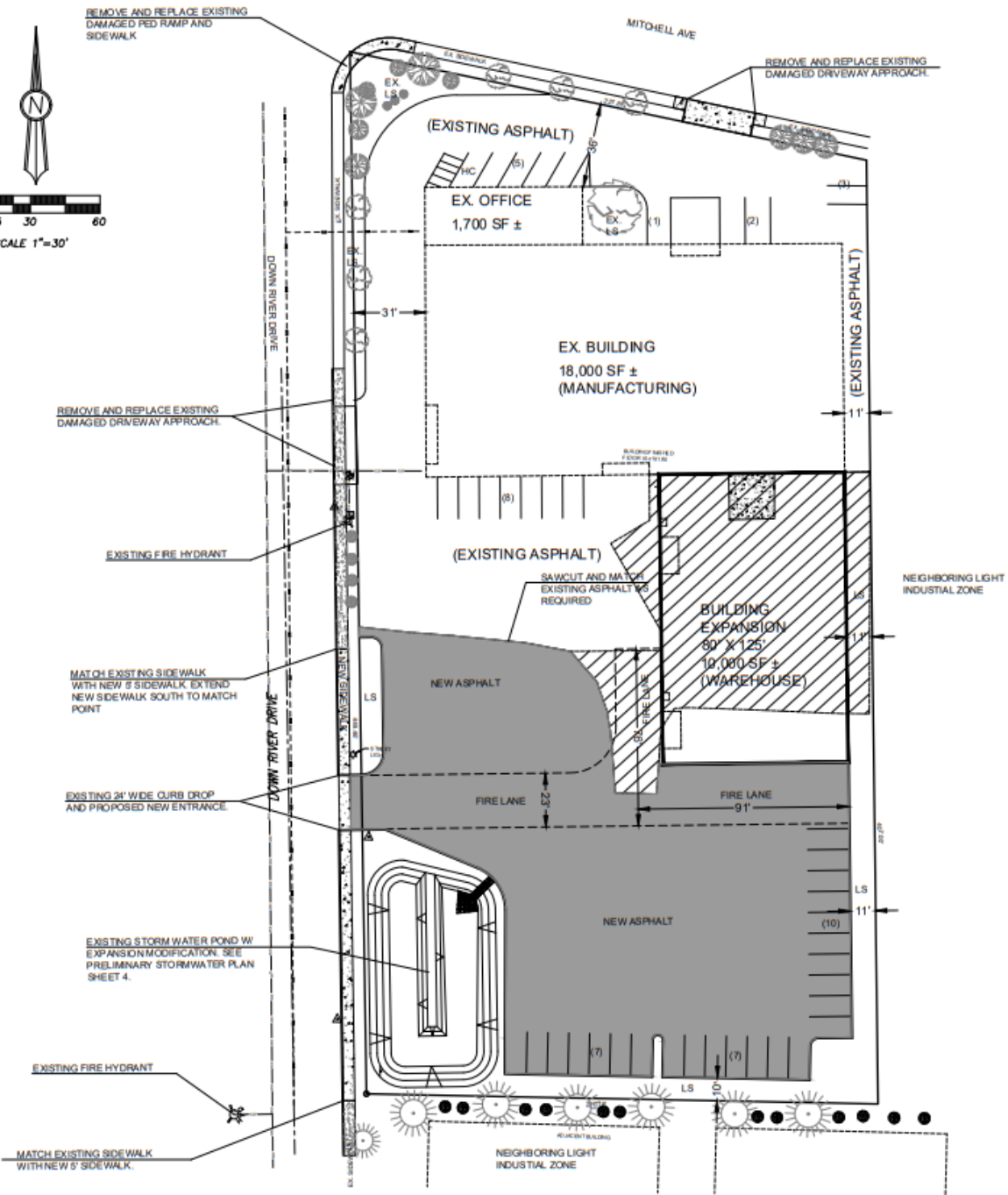
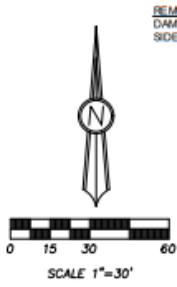
Date: March 19, 2024

Signature: *Malene Garcia-DeBoard*

Malene Garcia-DeBoard, Associate Planner

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

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



REMOVE AND REPLACE EXISTING DAMAGED PED RAMP AND SIDEWALK

REMOVE AND REPLACE EXISTING DAMAGED DRIVEWAY APPROACH

(EXISTING ASPHALT)

EX. OFFICE
1,700 SF ±

EX. BUILDING
18,000 SF ±
(MANUFACTURING)

REMOVE AND REPLACE EXISTING DAMAGED DRIVEWAY APPROACH

EXISTING FIRE HYDRANT

(EXISTING ASPHALT)

NEIGHBORING LIGHT INDUSTRIAL ZONE

MATCH EXISTING SIDEWALK WITH NEW 5' SIDEWALK. EXTEND NEW SIDEWALK SOUTH TO MATCH POINT

SAWCUT AND MATCH EXISTING ASPHALT AS REQUIRED

BUILDING EXPANSION
90' X 125'
10,000 SF ±
(WAREHOUSE)

EXISTING 24' WIDE CURB DROP AND PROPOSED NEW ENTRANCE

FIRE LANE 23'

FIRE LANE 9'

EXISTING STORM WATER POND W/ EXPANSION MODIFICATION. SEE PRELIMINARY STORM WATER PLAN SHEET 4.

NEW ASPHALT

EXISTING FIRE HYDRANT

MATCH EXISTING SIDEWALK WITH NEW 5' SIDEWALK

NEIGHBORING LIGHT INDUSTRIAL ZONE