



**NOTICE OF APPLICATION & SEPA
OPTIONAL DETERMINATION OF NON-SIGNIFICANCE
Pacific Highway Commercial**

Land Use Application No.:	WLD-2024-011 (Site Plan Review & Boundary Line Adjustment)
Applicant:	Ingrid Friedberg 703 Broadway Ste 610 Vancouver WA 98660
Property Owner:	41 st Avenue LLC Patrick Jefferies 12404 NE 153 rd St Ste 100 Brush Prairie WA 98606
Site Location:	Green Mountain Road (between the intersections of Hillsdale Dr and Green Mountain Loop)
Parcel:	508620100, 508610100, 508650100, & 50860100
Zoning Designation:	Highway Commercial
Application Received:	March 26, 2024
Application Complete:	April 3, 2024
Notice of Application & Optional DNS issued:	April 3, 2024
Publication Date:	April 10, 2024 - Battle Ground Reflector
Comment Due Date:	April 24, 2024 (SEPA comment period)

I. DESCRIPTION OF PROPOSAL

The applicants propose to adjust the boundary lines of four parcels. The existing parcel sizes are 9.57, 5.09, 5.03, and 2.96 acres. The proposed parcel sizes are approximately 8, 3, 8, and 2 acres.

The applicants propose to develop the adjusted parcel 508620100 with three buildings. The total square footage of the buildings will be 56,239 square feet and will include 11,000 cubic yards of clearing and grading. The proposal includes 59 parking stalls, landscaping, a stormwater detention pond, and a new access point. The buildings will be used for lumber laydown storage, a showroom, and office space.

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 24, 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
2. Critical Areas Report and Mitigation Plan prepared by Ecological Land Services on June 30, 2021, with an addendum dated August 3, 2021

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.

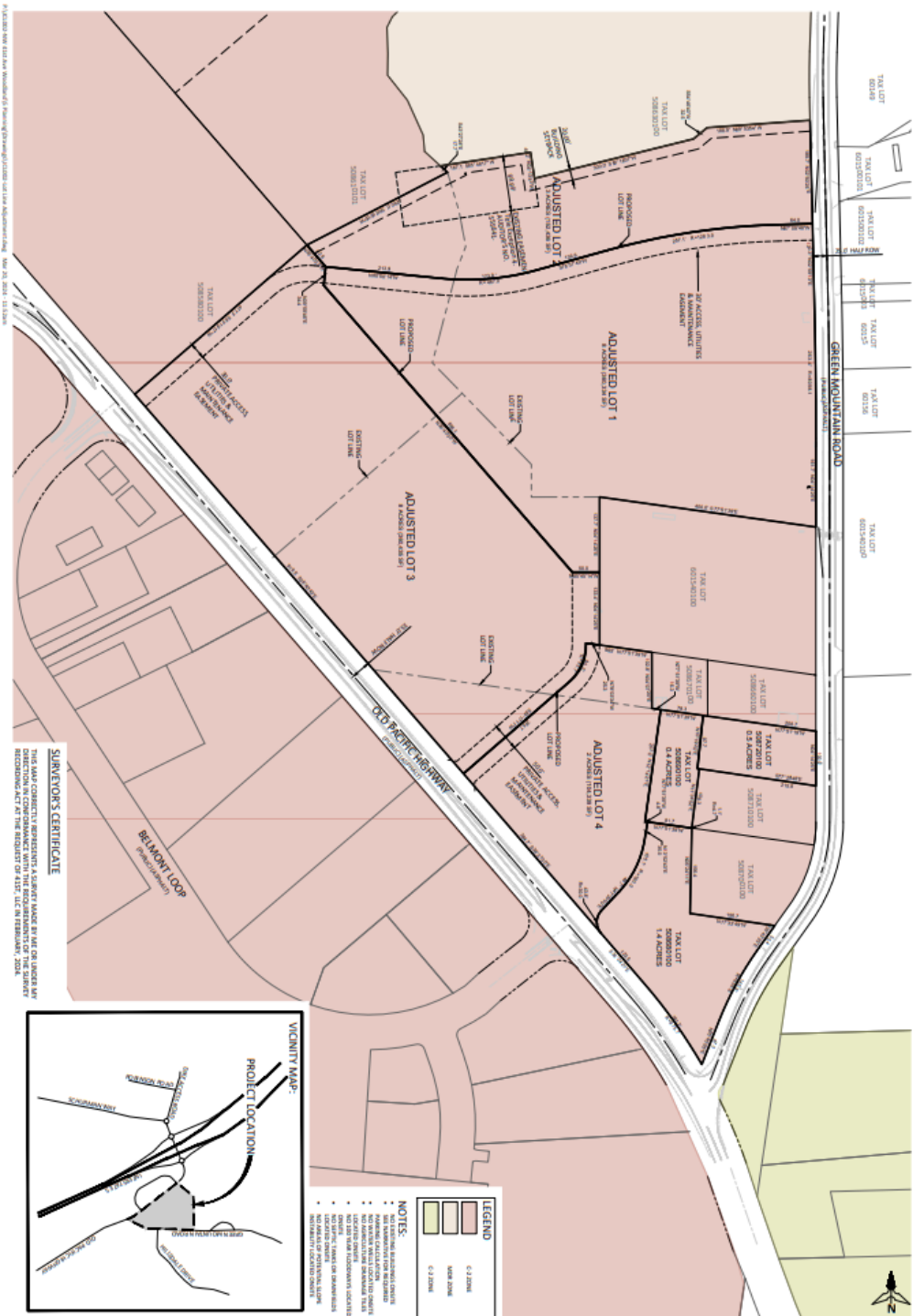
Date: April 3, 2024

Signature: *Malene Garcia-DeBoard*

Malene Garcia-DeBoard, Associate Planner

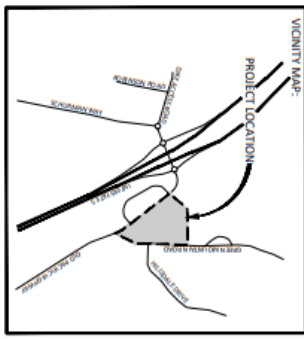
Cc: Applicant
Owner
Mayor
Ryan Walters, Gibbs & Olson
Planning Commission
City Administrator

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



1:15,000 NEW STATE MAP NUMBER OF PLANNING DISTRICTS/LOCALITIES FOR USE IN WASHINGTON STATE MAP NO. 20, 2001, 11/2004

SUPERVISOR'S CERTIFICATE
 THE MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND I AM AWARE OF THE REQUIREMENTS OF RCW 19.02.010 AND RCW 19.02.020.



LEGEND

- 0.2 Acre
- 0.3 Acre
- 0.4 Acre
- 0.5 Acre

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE LOT LINE UNLESS OTHERWISE NOTED.
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03
 SCALE: 1" = 50'
 DATE: 11/20/2014

PROPOSED BOUNDARY LINE ADJUSTMENT
PACIFIC HIGHWAY COMMERCIAL
 WOODLAND, WASHINGTON

REV.	DATE	DESCRIPTION



APPLICANT'S PROPERTY NO.:
41ST AVENUE LLC
 WOODLAND, WA 98678

PREPARED BY:
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 Vancouver, WA 98660
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