

DETERMINATION OF NON-SIGNIFICANCE

Date of Issuance: June 29, 2012
Lead Agency: City of Woodland, WA
**Project Title: Bulk Transportation Rail and Truck
Transloading Facility**
Land Use Application No.: 212-908 SPA/SEPA

Applicant: Gary Cross, National Transportation Logistics, LLC
Property Owner: National Transportation Logistics, LLC
Site Location: 1825 Howard Way, Parcel ID Number: 502358500
Parcel Size: 4.1 acres
Zoning Designation: Light Industrial (I-1)
Date Application Received: April 12, 2012
Date Notice of Complete Application Issued: April 27, 2012
Optional NOA and Likely DNS Issued: May 11, 2012
Appeal Due Date: July 13, 2012 at 5 p.m.

I. DESCRIPTION OF PROPOSAL

The proposal is for preliminary Site Plan Review for a rail-to-truck transloading facility on a previously developed industrial lot. The property is owned by National Transportation Logistics, LLC which plans to lease the property to Bulk Transportation, Inc. Development of the site as a rail car cleaning facility began in 2007 under different property ownership but was never completed. The current proposal is a continuation of that previous development but with a number of modifications.

Existing site improvements include: a rail car cleaning wash bay; four rail spurs; site grading; stormwater facilities; sewer and water service; frontage improvements including driveway, sidewalk, curb, and gutter; and fencing.

The applicant is proposing to further develop the site to allow for the transloading of liquid chemicals and food products from rail cars to trucks. While initially developed as a washing facility, the developer is not currently proposing to wash railcars at the facility. Further development of the site will include the construction of a 1,364 sf office building; construction of employee, trailer, and truck tractor parking; construction of an asphalt trailer loading area; installation of secondary containment for the transloading area; modifications to the storm pond and to site grading; and landscaping. It is anticipated that four to five employees will work in the office building and that 25 truckers may visit the site daily.

The stormwater system has been designed to meet adopted criteria for treatment and detention using both on site facilities and in conjunction with a regional stormwater detention facility. The stormwater model assumed that no infiltration would occur and, accordingly, the stormwater pond was designed for detention and flow control. Water quality has been addressed through the use of biofiltration swales.

As proposed, transloaded materials would range from food products to US Department of Transportation Class 8 Corrosives, which include acids and alkalis. The applicant is considering working with the following Class 8 chemicals: Sodium Hydroxide, 50% solution; Sulfuric Acid, 93% solution; and Aluminum Sulfate solution. Product transfer would be performed using direct hose connections between rail car and the truck tanker. Should accidental spills or releases occur, the transloading area would include secondary containment beneath the rail car and the truck tanker. No washing of truck tank cars or railcars is proposed and no on site chemical storage is anticipated.

II. LOCATION OF PROPOSED DEVELOPMENT

The project site is located on the west side of Howard Way just south of its intersection with Heritage Street. The site is not currently in use.

The site is located in northeast quarter of Section 14, Township 5 North, Range 1 West, of the Willamette Meridian. The site is Lot 2 of the J.H. Kelly Short Plat.

III. ENVIRONMENTAL REVIEW:

The Lead Agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21c.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

SEPA Responsible Official:

City of Woodland
Building and Planning Department
c/o Carolyn Johnson
230 Davidson Ave., PO Box 9
Woodland, WA 98674

Email: johnsonc@ci.woodland.wa.us
Fax: 360-225-7336

Any person may appeal this threshold determination in accordance with WMC 15.04.225 and then by filing such appeal in writing with the Clerk-Treasurer for the City of Woodland, WA, for service to the SEPA responsible official within fourteen (14) calendar days of the SEPA determination being final. Per WMC 19.08.030, appeals of SEPA Threshold Determinations shall be reviewed by the Hearing Examiner at open record predetermination hearings.

Appeals must be submitted no later than 5:00 P.M. on July 13, 2012.

IV. Mitigation Conditions

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal:

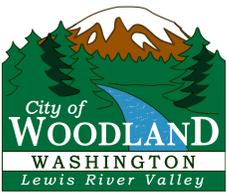
1. Submit a list of chemical names and quantities to be used on site to the Woodland Fire Chief and the Planning Department.
2. The applicant has not requested, and the permit does not consider, air emissions of pollutants that require a permit under WAC 173-460. If handling of such materials is proposed in the future, a permit will be required through Southwest Clean Air Agency.
3. The applicant has not requested, and the permit does not consider, industrial waste water discharges to the municipal sewer. Any process waste discharges to the Woodland sewer system will require a State Waste Discharge Permit through DOE.
4. Provide a copy of the Construction Stormwater General Permit and SWPPP.
5. Provide a copy of the Industrial Stormwater General Permit SWPP.
6. If any cultural or historical resources are discovered during construction activity, construction shall cease until a qualified archaeologist assesses the find. The applicant shall contact all applicable authorities including the Cowlitz Tribe, Washington DAHP, and the City.
7. Applicant shall complete stormwater improvements including treatment and detention to comply with the site plan approval under LU No. 205-946.
8. Hours of construction shall be limited to 7:00 a.m. to 8:00 p.m. on weekdays and prohibited on Sundays.
9. All outdoor parking and security lighting shall consist of fully shielded luminaires that have opaque top and sides, and capable of only emitting light downward.

Exhibits:

- 1) Vicinity Map
- 2) Proposed Site Plan
- 3) SEPA Distribution List

cc:

Gary Cross, National Transportation Logistics, LLC
Andrew Woods, Bulk Transportation, Inc.
Bryan Halbert, Schlect Construction Inc., 9407 Vancouver Mall Drive, Suite 201, Vancouver, WA 98662
Rob VanderZanden, HHPR
Department Heads
Building Official
Planning Commission
Lydia Work, American Paper Converting, lwork@americanpaperco.com
City Council
Mayor
SEPA Distribution List
File LU#: 212-908
Counter Copy
Website

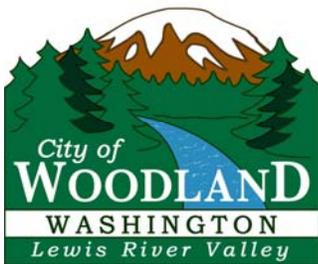


Vicinity Map - Bulk Transportation Transloading and Wash Facility



Disclaimer: The City of Woodland, WA, assumes no legal liability or responsibility for accuracy and completeness of this map. This map is to be used as a reference tool only. It is not a survey and the property and lines are not to be construed as being accurate.





Distribution List for

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Land Use Application No.: 212-908/SPR/SEPA

Burlington Northern, PPTY Tax Department, 2500 Lou Menk Drive, Fort Worth, TX 76131-2828
Cowlitz County Health Department, 1952 Ninth Avenue, Longview, WA 98632-4045, hiltsm@co.cowlitz.wa.us
Cowlitz Indian Tribe Permit Review @ permitreview@cowlitz.org
Dave Burlingame, Cowlitz Indian Tribe, PO Box 2547, Longview, WA 98632, culture@cowlitz.org
Dave Howard, D.O.E., Vancouver Field Office, 2108 Grand Avenue, Vancouver, WA 98661-4622
David F. Dietzman, DNR SEPA Center, P.O. Box 47015, Olympia, WA 98504-7015
Department of Fish & Wildlife, 2108 Grand Blvd., Vancouver, WA 98661
Department of Health, Office of Program Services, P.O. Box 47280, Olympia, WA 98504-7820
Diking District Engineer, Cowlitz County Public Works, 207 Fourth Avenue North, Kelso, WA 98626. cdid2@cni.net
Eric Dehning, Chief CCFD#1, 160 Pinkerton Drive, Woodland, WA 98674
Gordon Franklin, Dept of Natural Resources Conservation Services, 2125 8th Avenue, Longview, WA 98632
Gretchen Kaehler, Dept. of Archaeology and Historic Preservation, PO Box 48343, Olympia, WA 98504-8343.
Gretchen.Kaehler@dahp.wa.gov
Holly Williamson, Field Project Coordinator, Olympic Pipeline Company, 2319 Lind Avenue SW, Renton, WA 98055
Jeff Barsness, WA State Department of Transportation, Engineering Services, P.O. Box 1709, Vancouver, WA 98668,
barsnej@wsdot.wa.gov
Jennifer Keene, Cowlitz Wahkiakum Council of Governments, 207 Fourth Avenue North, Kelso, WA 98626, jkeene@cw cog.org
Kent Cash, Cowlitz County Public Works, 207 Fourth Avenue North, Kelso, WA 98626, cashk@co.cowlitz.wa.us
Kevin Hancock, D.O.E., Industrial Stormwater Specialist, WQ Program, PO Box 47600, Olympia, WA 98504-7600
Lower Columbia Fish Recovery Board, 2127 8th Avenue, Longview, WA 98632, SEPAdesk@dfw.wa.gov
Mike Roswell, Washington Utilities and Transportation Commission, P.O. Box 47250, Olympia, WA 98504-7250
Mike Wojtowicz, Cowlitz County Department of Building & Planning, 207 Fourth Avenue North, Kelso, WA 98626.
wojtowiczm@co.cowlitz.wa.us
Nancy Lopez, Dept of Natural Resources, SW Region, P.O. Box 280, Castle Rock, WA 98611
Nelson Holmberg, Port of Woodland, P.O. Box 87, Woodland, WA 98674, nholmberg@portofwoodland.com
Review Team, Growth Management Services, Dept. of Commerce, reviewteam@commerce.wa.gov (P.O. Box 42525, Olympia, WA 98504)
Right-of-Way Department, Cowlitz PUD, 961 12th Avenue, Box No. 3007, Longview, WA 98632
Ron Klump, U.S. Army C.O.E., SW Washington Field Office, 2108 Grand, Vancouver, WA 98661-4624
Steve Harvey, Cowlitz-Wahkiakum Council of Governments, 207 Fourth Avenue N., Kelso, WA 98626, steve.harvey@cw cog.org
Ted Sprague, Cowlitz County EDC, P.O. Box 1278, 1452 Hudson Street, Ste 208, Longview, WA 98632, sprague@cowlitzedc.com
Tegan Steen, Woodland School District, steent@woodlandschools.org 800 Third Street, Woodland, WA 98674
Tina Hallock, Southwest Clean Air Agency, 11815 NE 99th Street, Suite 1294, Vancouver, WA 98682-2454 tina@swcleanair.org
Washington State D.O.E., Environmental Review Section, P.O. Box 47703, Olympia, WA 98504-7703, sepaunit@ecy.wa.gov