

NOTICE OF APPLICATION

LIKELY DETERMINATION OF NON-SIGNIFICANCE

Date of Issuance: August 6, 2012
Lead Agency: City of Woodland, WA
Project Title: O'Reilly Auto Parts Store
Land Use Application No.: 212-919 SPA/SEPA

The City of Woodland has received a permit application that may interest you. You are invited to comment on this proposed project.

Applicant: Daniel Herron, O'Reilly Automotive Stores Inc.
Property Owner: O'Reilly Automotive Stores Inc.
Site Location: 1493 Dike Access Road, Parcel Number
Parcel Size: 0.92 acre
Zoning Designation: Highway Commercial (C-2)
Date Application Received: June 25, 2012
Date Notice of Complete Application Issued: July 5, 2012
Comment Due Date: August 29, 2012 at 5 p.m.

I. ENVIRONMENTAL REVIEW:

The City of Woodland has reviewed the proposed project for probably 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 August 29, 2012** to:

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

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

Proposed Mitigation Measures:

1. In the event that any archaeological or historical materials are encountered during project activity, the Cowlitz Indian Tribe procedures for inadvertent discovery, detailed in Exhibit 3, shall be followed.
2. Imported fill shall be from a quarry that has been cleared for archaeological conflicts and any earth removed from the site shall be moved to a fill site cleared of archaeological conflicts.
3. Storm water detention and treatment facilities shall comply with the 1992 DOE Stormwater Management Manual for the Puget Sound Basin and shall be approved by the Public Works Director.
4. Hours of construction shall be limited to 7:00 a.m. to 8:00 p.m. on weekdays and prohibited on Sundays.
5. All outdoor parking and security lighting shall consist of fully shielded luminaries that have opaque top and sides, and capable of only emitting light downward.

II. DESCRIPTION OF PROPOSAL

The proposal is for preliminary site plan approval to construct an O'Reilly Auto Parts Store on Dike Access Road between Schurman Way and Robinson Road.

The applicant, O'Reilly Automotive Stores Inc., proposes to construct a 7,760 square foot retail auto parts store. Site improvements include 28 parking spaces, landscaping, and a stormwater management system. Parking is proposed to be located to the side and rear of the building. The front of the building will be setback approximately 37 feet from the property line with landscaping, sidewalks, and a pedestrian plaza proposed between the building

and Dike Access Road. The storefront will face Dike Access and will provide one of two main customer entrances. A second entrance door will be located on the building's west side. The building's exterior will be a combination of concrete masonry, manufactured stone veneer, and exterior insulation finishing system. Metal wall mounted trellises (north and east elevations) and metal canopies (north, west, and east elevations) are also proposed.

Sidewalk, curb and gutter have been constructed along the property's entire frontage on Dike Access Road and no further frontage improvements are proposed. A single shared driveway serves the site. Delivery and service vehicles will access the property through a private access driveway located behind the site. It is estimated that the proposed store will generate 17 PM peak hour vehicle trips. A traffic mitigation fee of \$105,000 was paid by the developer of the short subdivision that includes the subject site. Traffic mitigation helped pay for the existing roundabout at the intersection of Schurman Way and Dike Access Road. Stormwater will be managed through an underground water quality and detention infrastructure.

The site is zoned Highway Commercial (C-2) and the proposed use is permitted.

III. LOCATION OF PROPOSED DEVELOPMENT

The project site is located on the south side of Dike Access Road, between Robinson Road and Schurman Way at 1493 Dike Access Road. It is also known as Lot 2 of the Chumbley Short Subdivision, LU# 209-931. The site is currently undeveloped.

The site is located in Sections 11 and 12, Township 5 North, Range 1 West of the Willamette Meridian, Cowlitz County, Washington.

IV. REQUIRED PERMITS AND APPROVALS

The following local, state and federal permits/approvals are needed for the proposed project:

1. Site Plan Approval (City of Woodland)
2. City of Woodland Fill and Grade Permit
3. City of Woodland Building Permit
4. City of Woodland Plumbing and Mechanical Permit
5. City of Woodland Right of Way Permit

V. REQUIRED STUDIES AND ENVIRONMENTAL DOCUMENTS

The following environmental documents have been submitted as part of the application:

1. SEPA Checklist, June 2012
2. Storm Water Report, June 2012
3. Phase I Environmental Site Assessment, June 2011
4. Critical Areas Identification Checklist, June 2012

Application materials including the documents listed above can be reviewed at the Woodland City Hall Annex, 230 Davidson Ave., Woodland, WA 98674.

VI. PRELIMINARY DETERMINATION OF THE DEVELOPMENT REGULATIONS THAT WILL BE USED FOR PROJECT MITIGATION AND CONSISTENCY:

Regulations applicable to this development include WMC 17.36 (Highway Commercial District); WMC 17.48 (Performance Standards); WMC 17.56 (Off-Street Parking and Loading Requirements); WMC Title 13 (Water and Sewage); and WMC Title 12 (Streets and Sidewalks).

Staff has determined that this development is capable of meeting applicable regulations with the exception of the required side yard setback for which a variance is being sought.

VII. REVIEW AUTHORITY

Per WMC 19.08.030, SEPA Threshold Determinations shall be made by the City Public Works Department Staff. After the close of the comment period on the NOA, the City will review any comments on the environmental impacts of the project and decide whether to proceed with issuing a DNS. The City is required to circulate the DNS, if issued, to the Department of Ecology, agencies with jurisdiction, anyone who commented on this NOA, and anyone requesting a copy.