City of WOODLAND
WASHINGTON
Lewis River Valley

*P.O. Box 9*
*Woodland, WA. 98674*
**www.ci.woodland.wa.us**

**100 Davidson Avenue**
FAX: (360) 225-1201

**Fire**
(360) 225-7076

**Police**
(360) 225-6965

**219 Davidson Avenue**
FAX: (360) 225-7467

**Public Works**
(360) 225-7999

**230 Davidson Avenue**
FAX: (360) 225-7336

**Building**
(360) 225-7299

**Clerk-Treasurer**
(360) 225-8281

**Planning**
(360) 225-1048

**Date:** January 27, 2012

**RE:** Proposed Columbia Colstor Expansion

**Land Use Application No.:** 211-921/SPA/SEPA

**Lead Agency:** City of Woodland, WA

---

**The City of Woodland has received an application for Site Plan Review from Columbia Colstor for the construction of an 85,000 sf addition to an existing freezer warehouse facility.**

The enclosed NOA (Notice of Application), plans, and SEPA checklist are submitted for your review and comments.

**Timeline:** Comments can be submitted to the City Planning Department by **5:00 p.m. on February 14, 2012**.

Please contact me at (360)-225-1048 or johnsonc@ci.woodland.wa.us if you have any questions regarding this matter.

Sincerely,

Carolyn Johnson

Carolyn Johnson
Community Development Planner

cc: Applicant
Darral Moore, JUB
Property Owners within 300 ft
Rob VanderZanden, HHPR
Department Heads
Building Official
Planning Commission
Mayor
SEPA Distribution List
File LU#: 211-921
Counter Copy
Post Site (2)
Website
*The Reflector* 2-01-2012

# NOTICE OF APPLICATION (NOA) AND LIKELY DETERMINATION OF NON-SIGNIFICANCE (DNS)

**Project: Columbia Colstor Expansion, LU# 211-921 SPA/SEPA**
**Date of Issuance: January 27, 2012**

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

Columbia Colstor Inc. is proposing to expand their existing warehouse facility by constructing an 85,000 sf addition and associated parking and vehicle maneuvering areas.

| |
|---|
| Applicant: Joel Sandberg, Columbia Colstor, Inc. |
| Property Owner: Columbia Colstor, Inc. |
| Site Location: 1625 Down River Drive, Parcel ID Number: 506800151 |
| Date Application Received: December 29, 2011 |
| Date Notice of Complete Application Issued: January 17, 2012 |
| **Comment Due Date: February 14, 2012** |

## 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 February 14, 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
Phone: 360-225-1048
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. Prior to the placement of any fill material, obtain a Fill and Grade Permit from the City Building Department.
2. Imported fill shall be from an approved 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. 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.
4. Storm water detention and treatment facilities shall comply with 1992 DOE Stormwater Management Manual for the Puget Sound Basin.
5. Best available control technology must be used to control particulate emissions in all areas and roads where there is construction, grading, filling, material transport, or where operating equipment travel. The use of dust suppressant or watering of the traveled areas and/or materials being transported on a routine basis is considered sufficient to keep particulate emissions to a minimum at all times during construction. The applicant shall construct temporary erosion/sedimentation control measures. Said measures shall remain in place until completion of the project. The public right of way shall be kept clean. No tracking of mud and debris from the site onto the right of way can occur.
6. Vehicle accommodation areas shall be graded and surfaced with asphalt, concrete or other material that will provide equivalent protection against potholes, erosion, and dust.
7. Hours of construction shall be limited to 7:00 a.m. to 8:00 p.m. on weekdays and prohibited on Sundays.

## II. DESCRIPTION OF PROPOSAL

Columbia Colstor is proposing to expand their existing freezer storage warehouse located on Down River Drive. The proposal is for preliminary Site Plan Review to construct an additional 85,000 square feet of freezer warehouse. The building addition would accommodate new freezer storage area, a loading and receiving dock, and an engine room. The addition would connect the existing buildings onsite. The applicant estimates that less than 10 people will work in the proposed building addition.

The proposed building's east elevation would front Down River Drive and will include an active truck loading and receiving area. The building's exterior will be a combination of concrete masonry unit construction and metal siding. The proposed building is designed to match the exterior of the existing facility buildings. The west side of the building near the existing rail spur, will include a concrete truck dock.

Exterior site improvements are also proposed. Proposed asphalt and concrete pavement will allow for truck maneuvering, loading and unloading on the eastern side of the building. A gravel access road is proposed to be extended to the western truck dock and well. An existing fire access road that runs parallel with the existing rail spur will be extended to connect to the on-site gravel access road. The existing fire access road that runs parallel with the existing rail spur will be extended to connect to the on-site gravel access road. An employee parking lot that would result in 51 new parking stalls is proposed in the northeast corner of the project site. Four light poles with shielded luminaries will light the proposed parking lot. Twenty existing employee parking stalls currently service the existing fish processing facility. In total, the proposed parking combined with existing parking would result in 71 parking spaces available to the employees of the existing fish processing facility and the proposed freezer expansion.

Additional landscape screening is proposed between Down River Drive and the proposed parking area and between Down River Drive and the existing fish processing facility. The proposed screening will match the existing landscape screening used onsite. No other new landscaping is proposed.

The applicant plans to extend domestic water to the proposed building and to install a fire sprinkler system. Domestic water will support new restroom facilities. Sanitary sewer will be extended to the western side of the building expansion. This will involve work on the existing sanitary sewer system that is located on the north side of the existing building to accommodate the building expansion.

The applicant is proposing that stormwater drainage resulting from the new parking lot sheet flow into a new shallow surface drainage swale to the north of the proposed parking area. The applicant has indicated that the existing on-site perimeter drainage swale system is adequately sized to allow for the proposed site improvements and building expansion. Other than the swale system for the new parking area, the applicant is not proposing any new storm drainage improvements. The applicant has indicated that storm water runoff will be detained on-site and released at predevelopment runoff rates to the existing bioswales along the eastern and northern property lines. The five existing bioswales onsite overflow to a drainage channel that eventually discharges into the Columbia River. The above mentioned bioswales are not wetlands regulated by Woodland's Critical Areas Ordinance as per WMC 15.08.030.

On-site grading for the building subgrade and foundations, utilities and vehicle access and parking will be approximately 5,000 cubic yards of cut and fill. The fill material source is currently unknown.

The entire Columbia Colstor facility complex includes four tax parcels (50598, 50599, 50680025, and 506800151) totaling 23.86 acres. The proposed project would occur on tax parcel 506800151. The project site is zoned Heavy Industrial (I-2).

## III. LOCATION OF PROPOSED DEVELOPMENT

The project site is located at 1625 Down River Drive. The north most quarter of the parcel is largely undeveloped while the remainder of the lot is developed with two existing industrial buildings and vehicle maneuvering areas, parking areas, landscaping, and stormwater drainage facilities.

The site is located in Township 5 North, Range 1 West of the Willamette Meridian, in the Solomon Strong Donation Land Claim, Cowlitz County Tax Lot #506800151, in the City of Woodland, Washington.

## III. REQUIRED PERMITS

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. NPDES for Construction Stormwater General Permit

## IV. EXISTING ENVIRONMENTAL DOCUMENTS

1. Stormwater Drainage Report (January 3, 2012)
2. Technical Memo – Environmental Assessment (December 22, 2011)
3. Critical Areas Checklist (December 29, 2011)
4. SEPA checklist (January 9, 2012)
5. Wetlands Report (September 21, 1992)

## V. 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.

Date: January 27, 2012 Signature Carolyn Johnson

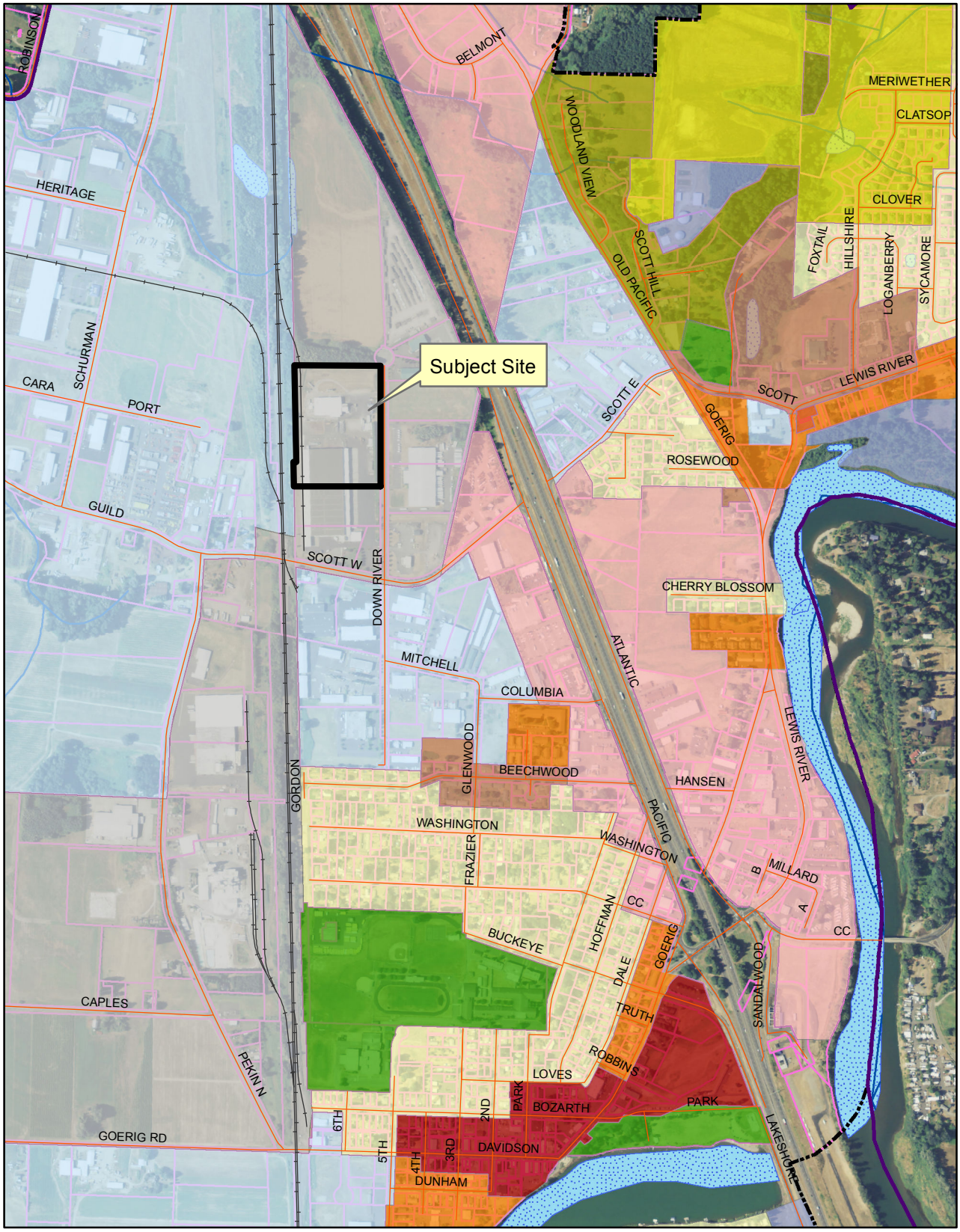
Published in the Reflector: February 1, 2012

Exhibits:

1) Vicinity Map
2) Proposed Site Plan
3) Proposed Floor Plan
4) Proposed Elevation Plan
5) SEPA Checklist
6) SEPA Distribution List

cc: Applicant
Darral Moore, JUB
Property Owners within 300 ft
Rob VanderZanden, HHPR
Department Heads
Building Official
Planning Commission
Mayor
SEPA Distribution List
File LU#: 211-921
Counter Copy
Post Site (2)
Website
*The Reflector* 2-01-2012

# Vicinity Map - Columbia Colstor Expansion




**Legend**

- Railroad
- Streets
- UGB
- City Limits

**Zoning**

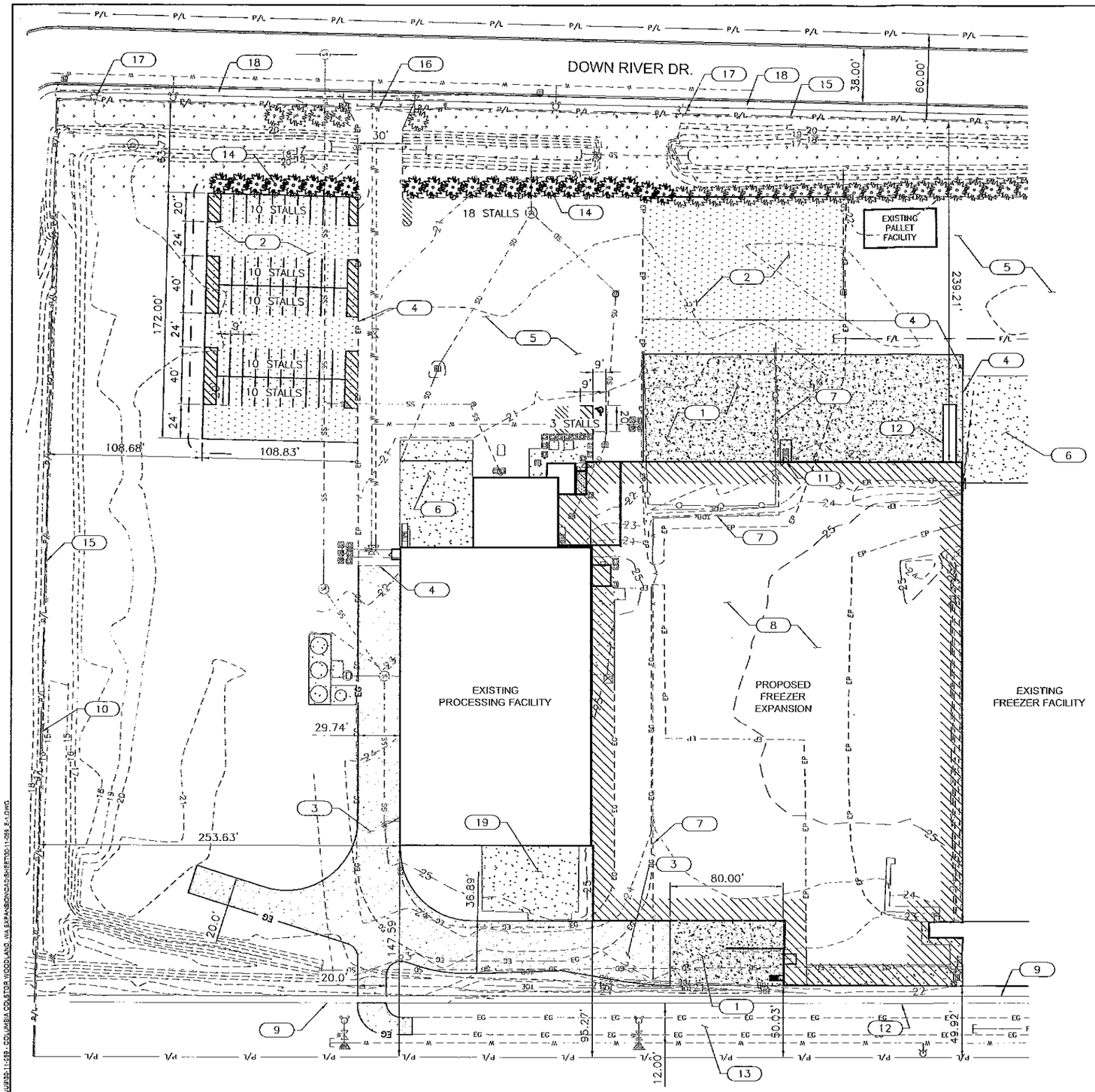
- C-1
- C-2
- C-3
- FW
- HDR
- I-1
- I-2
- LDR-6
- LDR-7.2
- LDR-8.5
- MDR
- P/Q-P/I
- UZ
- Streams
- Hydrology
- Parcels - Secure 6/20

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.

0 0.050.1 0.2 0.3 0.4 0.5
Miles

N
W E

EXHIBIT 1




TRACT OF LAND IN THE SOLOMON STRONG DONATION LAND CLAIM
SW 1/4, SEC. 13, T.5N. R.1W.
TAX PARCEL #506800151

## KEYED NOTES:

1. CONCRETE PAVEMENT
2. ASPHALT PAVEMENT
3. GRAVEL SURFACING
4. MATCH TO EXISTING
5. EXISTING ASPHALT PAVEMENT
6. EXISTING CONCRETE PAVEMENT
7. EXISTING FENCE TO BE REMOVED
8. EXISTING ASPHALT TO BE REMOVED
9. EXISTING RAIL SPUR
10. EXISTING FENCE
11. STAIRWAY ACCESS
12. RAMP ACCESS
13. EXISTING FIRE ACCESS ROAD
14. LANDSCAPE SCREENING ALONG FRONTAGE TO MATCH EXISTING
15. EXISTING 6' CHAIN LINK FENCING
16. EXISTING CHAIN LINK SWING GATE AT DRIVEWAY
17. EXISTING STREET LIGHT
18. EXISTING 5' CONCRETE SIDEWALK
19. MECHANICAL YARD AREA

0 40 80
SCALE IN FEET

## PROPOSED FREEZER EXPANSION:

| | |
|---|---|
| FREEZER STORAGE | 68,207 FT² |
| LOADING DOCK | 14,454 FT² |
| ENGINE ROOM | 2,292 FT² |
| TOTAL | 84,953 FT² |

## PARKING:

| | |
|---|---|
| *NEW PARKING | 51 (1 ADA) |
| EXISTING PARKING | 20 (2 ADA) |
| TOTAL | 71 |

NOTE:
1. PROPOSED FREEZER EXPANSION WILL HAVE LESS THAN 10 NEW EMPLOYEES.
2. EXISTING PROCESSING FACILITY HAS APPROXIMATELY 40 TO 60 SEASONAL WORKERS. MOST EMPLOYEES CARPOOL; THUS, THE AMOUNT OF PARKING IS APPROXIMATELY 1/2 OF THE AMOUNT OF WORKERS.

## OVERALL SITE AREA (EXISTING & PROPOSED):

| | |
|---|---|
| BUILDING AREA | 8.6 ACRES |
| LANDSCAPE AREA | 3.0 ACRES |
| GENERAL SITE IMPROVEMENT AREAS | 7.7 ACRES |
| UNDEVELOPED AREA | 4.6 ACRES |
| TOTAL AREA | 23.9 ACRES |

RECEIVED
Revised
JAN - 9 2012
CITY OF WOODLAND
PLANNING DEPT

EXHIBIT 2


J-U-B ENGINEERS, INC.
J-U-B ENGINEERS, INC.
2810 W. Clearwater Ave.
Suite 201
Kennewick, WA 99336
Phone: 509.783.2144
Fax: 509.736.0790
www.jub.com


PRELIMINARY PLANS

NOT FOR CONSTRUCTION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| NO. | DESCRIPTION | BY | APR. | DATE |
|---|---|---|---|---|

REVISION

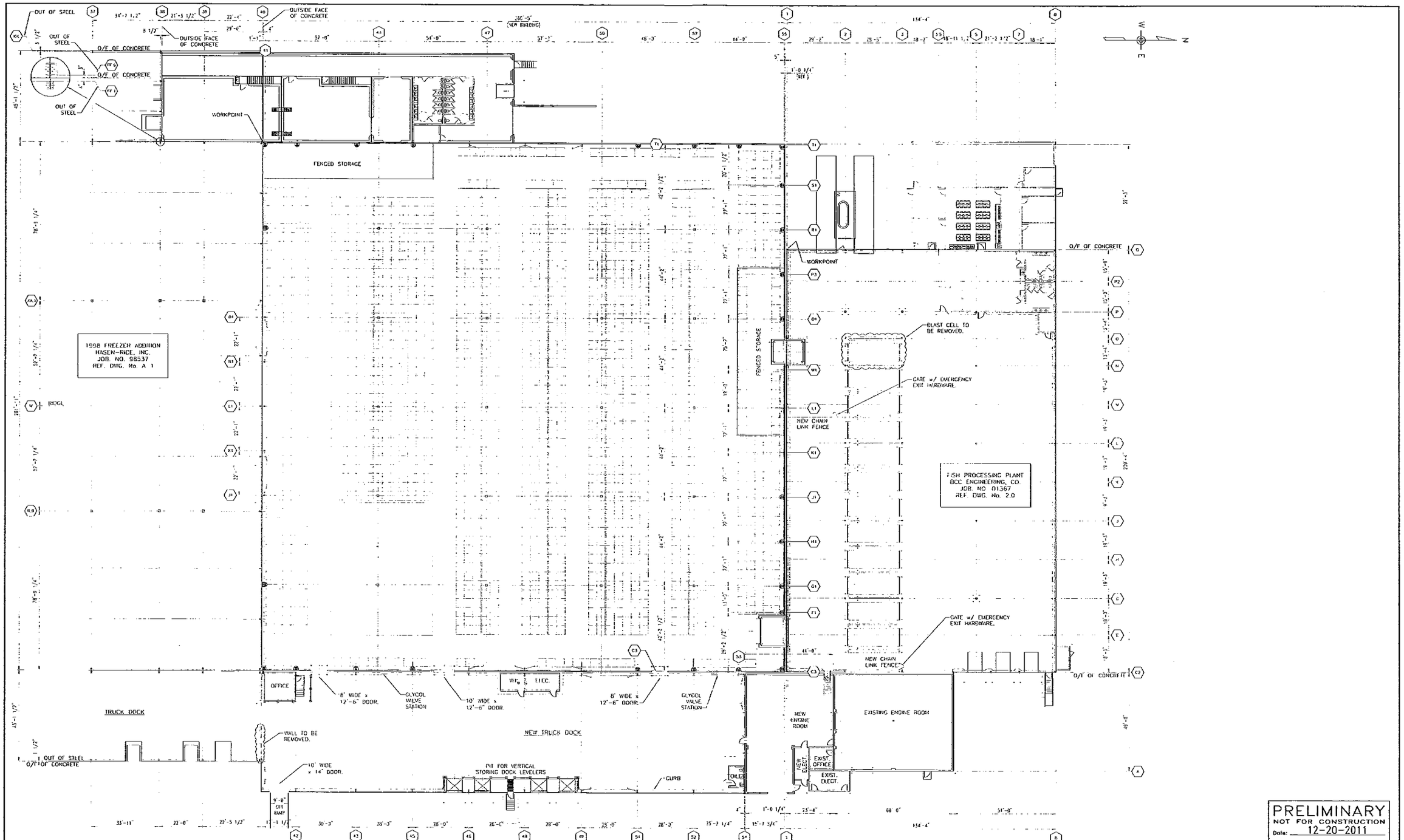
COLUMBIA COLSTOR EXPANSION
WOODLAND, WASHINGTON

CONCEPTUAL SITE PLAN

FILE: 30-11-059_E-1
JUB PROJ. #: VJL 30-11-059
DRAWN BY: PDA
DESIGN BY: DSM
CHECKED BY: ###
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 1/5/2012

SHEET NUMBER:
E1

Plot Date: 1/5/2012 1:51 PM Plotted By: Sara Torres
Data Created: 12/1/2011 F:\PROJECT\JUB\30-11-059 - COLUMBIA COLSTOR WOODLAND, WA EXPANSION\CAD\SHEET\30-11-059_E-1.DWG

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| REV. | DATE | DESCRIPTION | BY | REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|---|---|---|---|

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CIVIL • STRUCTURAL • MECHANICAL ENGINEERS
9925 SW NIMBUS AVE SUITE 110, BEAVERTON, OR 97008-7387
PH (503) 213-2013 FAX (503) 213-2018 WWW.BCCENGINEERING.COM

PLOT: 12/13/2011 1:33:46 PM meh
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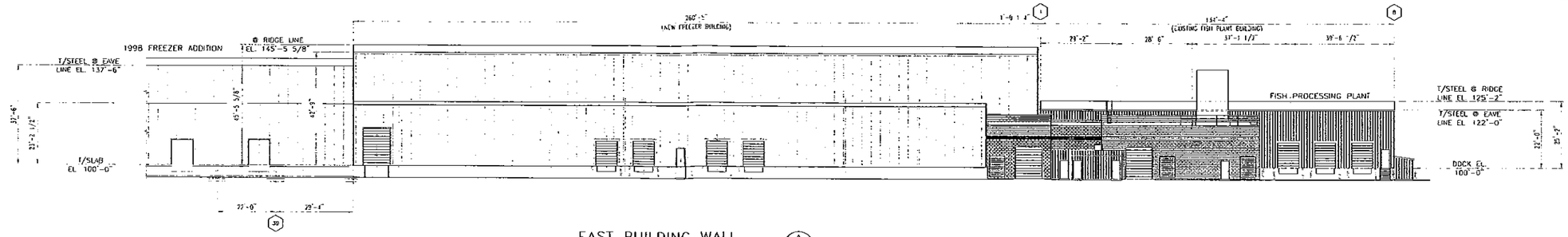
Columbia Colstor
Woodland, Washington

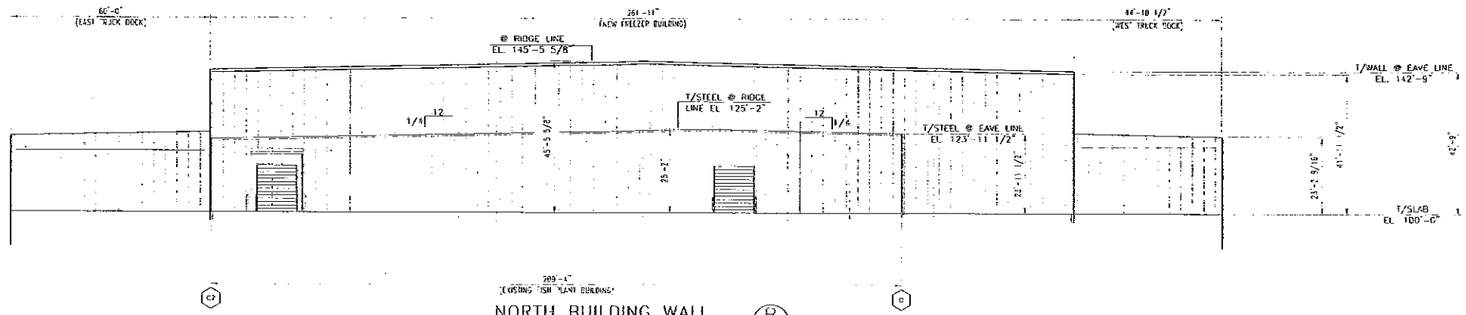
FREEZER ADDITION
FLOOR PLAN

| DRAWN | CHECKED | SCALE | DATE | DRAWING NO | REV. |
|---|---|---|---|---|---|
| MICHAEL | | 1"=20'-0" | 11-22-11 | 10881- | |

EXHIBIT 3




EAST BUILDING WALL (A/200)
SCALE: 1"=20'-0" (LOOKING WEST)




NORTH BUILDING WALL (B/200)
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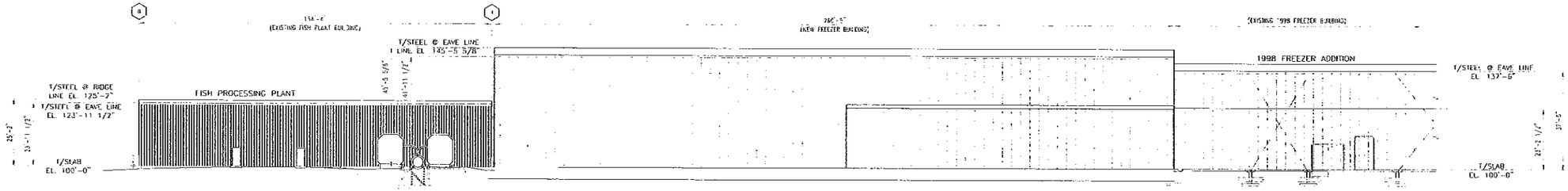
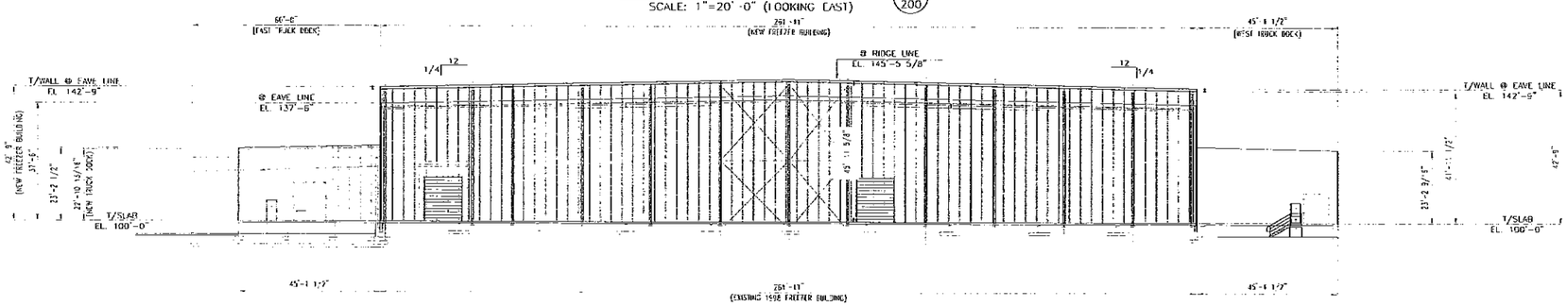



WEST BUILDING WALL (C/200)
SCALE: 1"=20'-0" (LOOKING EAST)




SOUTH BUILDING WALL (D/200)
SCALE: 1"=20'-0" (LOOKING SOUTH)

PRELIMINARY
NOT FOR CONSTRUCTION
Date: 12-20-2011

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| REV | DATE | DESCRIPTION | BY | REV. | DATE | DESCRIPTION | BY |
|---|---|---|---|---|---|---|---|

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PH (503) 213 2043 FAX (503) 213-2018 WWW.BCCENGINEERING.COM

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Columbia Colstor
Woodland, Washington

FREEZER ADDITION
BUILDING
ELEVATIONS

| DRAWN | CHECKED | SCALE | DATE | DRAWING NO. |
|---|---|---|---|---|
| MICHAEL | | 1"=20'-0" | 11-22-11 | 10881 |

EXHIBIT 4

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PLANNING DEPT.

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DEC 29 2011
CITY OF WOODLAND
BUILDING DEPT.
PLANNING DEPT.

# ENVIRONMENTAL CHECKLIST

City of WOODLAND WASHINGTON Lewis River Valley

Planning Department
~~P.O. Box 9, 230 Da~~vidson Avenue
Woodland, WA 98674
http://www.ci.woodland.wa.us
(360) 225-1048 / FAX # (360) 225-7336

***Purpose of checklist:***

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant enough to require an EIS.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without hiring experts. If you do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have questions, the governmental agencies can assist you. (For questions about filling out this checklist for the City of Woodland, contact Elaine Huber, Public Works Director at (360) 225-7999).

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

***Use of checklist for nonproject proposals:***

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D). For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

***Submittal of this checklist:***

Remove and discard this sheet. Sign and date the checklist upon submittal (date delivered or mailed). Fill out and attach a Land Use Master Application. See the applicable "submittal checklist" for the application. A **fee of $500.00** (or the amount listed under WMC 15.04.260) and other applicable fees are due upon submittal of the checklist.

***About the Threshold Determination and Comment Period:***

After this checklist is submitted AND DEEMED COMPLETE, a Threshold Determination will be issued. You will receive a copy for your records. There is usually a 14-day comment period for other agencies and interested parties to respond. Any comments will be forwarded to you. If there is a need for you to respond to these comments, please do so as quickly as possible.



Exhibit 5

TO BE COMPLETED BY THE APPLICANT

## Part A. BACKGROUND

1. Name of proposed project, if applicable:

   COLUMBIA COLSTOR ADDITION

2. Name of applicant:

   Joel Sandberg
   Columbia Colstor, Inc.,

3. Address and phone number of applicant and contact person:

   Joel Sandberg - 509-765-3343
   Columbia Colstor,Inc.
   2730 W. Marina Drive
   Moses Lake, WA 98837

4. Date checklist prepared:

   December 16, 2011

5. Agency requesting checklist:

   City of Woodland, WA

6. Proposed timing or schedule (including phasing, if applicable):

   Begin construction immediately following City approval.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

   Not at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

   Previous SEPA prepared 2/14/01 for an expansion of the existing facility.
   Wetland report dated 9/21/92 completed for adjacent railroad spur project (off site).
   An environmental assessment has been prepared for this site dated 12-22-2011 and is attached.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

   None.

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JAN . 9 2012
CITY OF WOODLAND
BUILDING DEPT.
PLANNING DEPT.

TO BE COMPLETED BY THE APPLICANT

10. List any government approvals or permits that will be needed for your proposal, if known.

| | |
|---|---|
| Site Plan Approval | Plumbing Permit |
| Building Permit | Mechanical Permit |
| Industrial Waste Discharge Permit | Fire & Life Safety Permit |
| Grading and Foundation Permit | NPDES for Construction Stormwater General Permit. |

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

Approximately 85,000 s.f. building addition for packing and freezing on an undeveloped portion of the existing Columbia Colstor site.
The new building is proposed to connect the two existing packing and freezing facilities.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

1625 Downriver Drive, Woodland, WA 98764

SW 1/4 Sec. 13, T 5N, R 1W

TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR AGENCY USE ONLY

## Part B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:_____

b. What is the steepest slope on the site (approximate percent slope)?

3%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Sandy Silt

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Native soils are subject to high compressibility.
The proposed building area has already been surcharged.
An updated Geotechnical Study is currently being conducted.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

On-site grading for the building subgrade and foundations,utilities and vehicle access and parking will be approximately 5000 cubic yards of cut and fill. The fill material source is currently unknown. The fill material will be a select clean sand used to provide insulation underneath the freezer facility.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Soil erosion due to wind and rain is possible during construction.
Erosion control measures will mitigate possible erosion.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

75% +/-

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Silt fence will be used during construction. The site is to be paved and landscaped and a storm drain system will collect storm runoff and detain it on site.

TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR AGENCY USE ONLY

**2. Air**

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Increased automobile and truck emissions and construction related emissions. Dust control measures will be implemented during construction.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Dust control measures will be implemented during construction.

**3. Water**

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are on-site man made storm water bio-swales for stormwater runoff from the project area. The environmental assessment noted that the bio-swales to be exempt as long as they were excavated for storm water purposes.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR AGENCY USE ONLY

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No. Site is Zone B-500 year Floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Currently 30,000 to 50,000 gallons per day of process wastewater iscollected on-site and trucked to Warrenton, Oregon where it is discharged to the river under an existing industrial discharge permit. The collection system is being upgraded to allow process water to the city system. Majority of the process waste water will go to the city system. An agreement with the city has been established.

b. Ground

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR AGENCY USE ONLY

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm runoff will be detained on-site and released at predevelopment runoff rates to the existing bioswale along the eastern and northern property line. The bioswale overflows to a natural drainage channel that eventually discharges to the Columbia River aproximately 1.5 miles away.

2) Could waste materials enter ground or surface waters? If so, generally describe.

It is possible however the storm drainage system will be designed using current guidelines for stormwater management.

**3. Water (Continued)**

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

General maintenance of storm drain manholes and catch basins.

**4. Plants**

a. Check or circle types of vegetation found on the site:

____ Deciduous tree: alder, maple, aspen, other_____

____ Evergreen tree: fir, cedar, pine, other_____

____ Shrubs

_X_ Grass

____ Pasture

____ Crop or grain

____ Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other _____

____ Water plants: water lily, eelgrass, milfoil, other_____

____ Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Grases will be removed from the proposed improvement area.

c. List threatened or endangered species known to be on or near the site.

None.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Landscaping which matches the existing on-site landscaping and complies with the City of Woodland municipal codes.

**5. Animals**

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, (songbirds) other: _____

Mammals: deer, bear, elk, beaver, other: _____

Fish: bass, salmon, trout, herring, shellfish, other: _____

b. List any threatened or endangered species known to be on or near the site.

None.

c. Is the site part of a migration route? If so, explain.

There is no evidence that birds use the proposed site.

d. Proposed measures to preserve or enhance wildlife, if any:

None.

**6. Energy and Natural Resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be used for HVAC, refrigeration, lighting, and running small conveyors.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

The building will have at least the minimum insulation required to meet current energy codes.

**7. Environmental Health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

No.

1) Describe special emergency services that might be required.

None.

2) Proposed measures to reduce or control environmental health hazards, if any:

N.A.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Standard construction noise, adjacent train traffic.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Just construction noise and truck traffic during two 8 hour shifts per day, six days a week.

3) Proposed measures to reduce or control noise impacts, if any:

Operations noise should be contained inside the building.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The current use of the developed portion of the Colstor site is a cold storage warehouse. The adjacent properties have industrial businesses on them.

b. Has the site been used for agriculture? If so, describe.

No.

c. Describe any structures on the site.

Two existing packing & cold storage warehouses.

d. Will any structures be demolished? If so, what?

No. Some existing building modifications to connect the buildings together.

e. What is the current zoning classification of the site?

Heavy Industrial.

f. What is the current comprehensive plan designation of the site?

Heavy Industrial.

g. If applicable, what is the current shoreline master program designation of the site?

N.A.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

Less than 10 people for the new facility. Existing facility has about 40 to 60 seasonal workers.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

N.A.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Operation per heavy industrial zoning.

**9. Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any:

N.A.

**10. Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No taller than 24 feet. Insulated metal panels.

b. What views in the immediate vicinity would be altered or obstructed?

None.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Building will be designed to match the adjacent existing on-site buildings.

**11. Light and Glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Wall pack lighting will be installed on the exterior of the building and parking lot area lighting will be provided in the after dark hours.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any:

None.

**12. Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

None.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

**13. Historic and Cultural Preservation**

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None.

c. Proposed measures to reduce or control impacts, if any:

N.A.

**14. Transportation**

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

I-5, Pacific Avenue, Scott Avenue, and
Downriver Drive already serve the site.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No. Approximately one mile south.

c. How many parking spaces would the completed project have? How many would the project eliminate?

Approximately 50 new parking stalls. None Eliminated.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No. Rail transportation is adjacent to the site.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Varies due to season. Approximately 40 employee vehicles per shift (seasonal).

g. Proposed measures to reduce or control transportation impacts, if any:

It is expected that many employees will car pool
based on experience at other facilities.

TO BE COMPLETED BY THE APPLICANT

EVALUATION FOR AGENCY USE ONLY

**15. Public Services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Possible increase in police and fire protection as it relates to this project.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Electronic police and fire notification and increased tax base to pay for added services.

**16. Utilities**

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity, domestic water, refuse service, telephone, and sanitary sewer will be extended to the building in underground trenches.

## Part C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Joel Sandberg Date: _____

Printed Name of Applicant: JOEL SANDBERG

Date of Submitted: _____

TO BE COMPLETED BY THE APPLICANT

**Part D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**
**(Do not use this sheet for project actions)**

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air? Production, storage, or release of toxic or hazardous substances; or production of noise?

   N.A.

   Proposed measures to avoid or reduce such increases are:

   N.A.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   N.A.

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

   N.A.

3. How would the proposal be likely to deplete energy or natural resources?

   N.A.

   Proposed measures to protect or conserve energy and natural resources are:

   N.A.

TO BE COMPLETED BY THE APPLICANT

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

   N.A.

   Proposed measures to protect such resources or to avoid or reduce impacts are:

   N.A.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

   N.A.

   Proposed measures to avoid or reduce shoreline and land use impacts are:

   N.A.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

   N.A.

   Proposed measures to reduce or respond to such demand(s) are:

   N.A.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

   N.A.

**Distribution List for**

**NOTICE OF APPLICATION (NOA) and LIKELY DETERMINATION OF NON-SIGNIFICANCE**

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Date of Issuance: January 27, 2012
Lead Agency: City of Woodland, WA
Project Title: Columbia Colstor Expansion
Land Use Application No.: 211-921/SPA/SEPA

Burlington Northern, PPTY Tax Department, 2500 Lou Menk Drive, Fort Worth, TX 76131-2828
Comcast Cable, ATTN Ryan Hennessey P.O. Box 998, Longview, WA 98632
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
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Department of Fish & Wildlife, 2108 Grand Blvd., Vancouver, WA 98661
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Gretchen Kaehler, Dept. of Archaeology and Historic Preservation, PO Box 48343, Olympia, WA 98504-8343
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
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Jennifer Kelly, Pacific Corp., Hydro Resources Department, 825 NE Multnomah, Ste. 1500, Portland, OR 97232
Joe Turner, Hearings Examiner, jtpc@verizon.net
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Ken Burgstahler, WSDOT, Highway Division, burgstk@wsdot.wa.gov, ****FOR CODE AMENDMENTS****
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Lower Columbia Fish Recovery Board, 2127 8th Avenue, Longview, WA 98632, SEPAdesk@dfw.wa.gov
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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
Robert Hubenthal, DSHS, Lands and Building Division, PO Box 45848, Olympia, WA 98504-5848
Robert King, Energy Facility Site Evaluation Council, PO Box 43172, Olympia, WA 98504-3172, robert.king@commerce.wa.gov

EXHIBIT 6

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