

## NOTICE OF APPLICATION

### LIKELY DETERMINATION OF NON-SIGNIFICANCE

**Date of Issuance: July 6, 2012**  
**Lead Agency: City of Woodland, WA**  
**Project Title: Mac Chain Expansion**  
**Land Use Application No.: 212-915 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: Tom Hickey, Mac Chain Company Ltd.
Property Owner: Mac Chain Company Ltd.
Site Location: 1855 Schurman Way, Parcel ID Number: 507910100
Parcel Size: 4.9 acres
Zoning Designation: Light Industrial (I-1)
Date Application Received: June 18, 2012
Date Notice of Complete Application Issued: July 2, 2012
<b>Comment Due Date: July 20, 2012 at 5 p.m.</b>

#### 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 July 20, 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](mailto: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. No excavation or construction is proposed within the buffer of Burris Creek. In the event that the scope of the project changes such that the buffer will be impacted, a Critical Areas Permit may be required.
2. Dedicate 30 feet of ROW to the City of Woodland along the entire width of the property's Heritage Street frontage.
3. 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 1, shall be followed.
4. 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.
5. 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.
6. Hours of construction shall be limited to 7:00 a.m. to 8:00 p.m. on weekdays and prohibited on Sundays.
7. 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.

**II. DESCRIPTION OF PROPOSAL**

The proposal is for preliminary site plan approval and a minor variance for the expansion of a steel chain manufacturing facility in Woodland's Light Industrial District.

The applicant, Mac Chain Company, proposes to expand their current facility by 38,400 sf to provide a combination of 2,096 sf of office space and 36,304 sf of warehouse. Thirty new parking spaces and additional landscaping are also proposed. The exterior of the addition will be predominantly metal with some masonry surfaces, windows, and doors.

A minor variance is being sought from the side setback requirements for corner lots. The site is located at the corner of Heritage Street and Schurman Way. The required side yard setback is 25 feet from Heritage Street. The applicant is proposing a variance of 6 feet so that the setback from Heritage would be 19 feet. This represents a 24% reduction in the required setback width and is defined as a minor variance by the Woodland Municipal Code. The request for a minor variance will be administratively approved or denied by the Development Review Committee after the close of the public comment period.

The SEPA checklist submitted identifies that sandhill cranes (*Grus Canadensis*), a state priority species, have been observed on a nearby property in fall and winter months. The checklist also identifies that Aleutian Canadian geese (*B. hutchinsii*) use properties in the area for resting and feeding during the late fall and winter months. The Aleutian Canadian goose is a listed threatened species.

Burris Creek runs along the northern property line. No excavation or construction is proposed within 200 feet of the creek. The site is generally flat and an approved erosion control plan will be in place during construction.

Stormwater will be discharged to an onsite stormwater treatment and storage facility with overflow going to Burris Creek. A new biofiltration swale will be constructed to treat the proposed parking area and the existing detention pond will be expanded to handle stormwater from the proposed building and parking area.

The site is zoned light industrial (I-1) and the existing and proposed uses are permitted.

### **III. LOCATION OF PROPOSED DEVELOPMENT**

The project site is located on the northwest corner of Heritage Street and Schurman Way at 1855 Schurman Way. The site is currently partially developed.

The site is a portion of the Solomon Strong Donation Land Claim lying in Sections 13 and 14, 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. Minor Variance Approval (City of Woodland)
3. City of Woodland Fill and Grade Permit
4. City of Woodland Building Permit
5. City of Woodland Plumbing and Mechanical Permit
6. City of Woodland Right of Way Permit
7. Coverage under the Washington State Department of Ecology's Construction Stormwater NPDES and State Waste Discharge General 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. 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 17.44 (Light Industrial 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.

Per Ordinance 1219, the Development Review Committee has the authority to approve, deny or conditionally approve minor variances. The minor variance will be reviewed by the DRC following the close of the comment period.

**Published in the Reflector:                      July 11, 2012**

Exhibits:

- 1) Cowlitz Tribe Inadvertent Discovery Policy
- 2) Proposed Site Plan with Vicinity Map
- 3) Proposed Elevation Plans
- 4) SEPA Checklist
- 5) SEPA Distribution List

cc:

Roy Heikkala, Rite Menter Investments Inc.  
Tom Hickey, Mac Chain Co. Ltd.  
Property Owners within 300 ft  
Department Heads  
Building Official  
Planning Commission  
City Council

Mayor  
SEPA Distribution List  
File LU#: 212-915  
Counter Copy  
Post Site (2)  
Website  
*The Reflector 7-11-2012*



# COWLITZ INDIAN TRIBE

Cultural Resources Department

P.O. Box 2547 1055 9<sup>th</sup> Ave. Suite C Longview, WA 98632

360.577.6962 577.6207 (f) [www.cowlitz.org](http://www.cowlitz.org)



## INADVERTENT DISCOVERY LANGUAGE

[revised 080722]

In the event any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing for a 100' buffer; this number may vary by circumstance) must stop and the following actions taken:

1. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering; and
2. Take reasonable steps to ensure the confidentiality of the discovery site; and,
3. Take reasonable steps to restrict access to the site of discovery.

The project proponent will notify the concerned Tribes and all appropriate county, state, and federal agencies, including the Department of Archaeology and Historic Preservation. The agencies and Tribe(s) will discuss possible measures to remove or avoid cultural material, and will reach an agreement with the project proponent regarding actions to be taken and disposition of material.

If human remains are uncovered, appropriate law enforcement agencies shall be notified first, and the above steps followed. If the remains are determined to be Native, consultation with the affected Tribes will take place in order to mitigate the final disposition of said remains.

See the Revised Code of Washington, Chapter 27.53, "Archaeological Sites and Resources," for applicable state laws and statutes. See also Washington State Executive Order 05-05, "Archaeological and Cultural Resources." Additional state and federal law(s) may also apply.

### Contact information:

dAVe burlingame  
Director, Cultural Resources  
360.577.6962  
508.1677 cell  
577.6207 fax  
[culture@cowlitz.org](mailto:culture@cowlitz.org)

Ed Arthur  
Assistant Director, Cultural Resources  
360.575.3314  
508.6369 cell  
577.6207 fax  
[earthur@cowlitz.org](mailto:earthur@cowlitz.org)

**CODE & ZONING**  
 BUILDING CODE: '09 I.B.C. w/ WASHINGTON STATE AMENDMENTS &  
 '09 I.M.C., I.F.C., W.S.E.C., WOODLAND MUNICIPAL CODES  
 JURISDICTION: CITY OF WOODLAND  
 SITE ADDRESS: 1635 SCHURMAN WAY, WOODLAND WA  
 EXISTING USE: FACTORY  
 ZONE: I-1  
 MINIMUM LOT SIZE: 10,000 S.F.  
 PROJECT SITE SIZE: 208,500 S.F. +/-  
 MAX BUILDING HEIGHT: 35' TO BUILDING EAVE  
 ACTUAL HEIGHT: 24' TO BUILDING EAVE  
 GROSS BUILDING AREA:  
 EXISTING BUILDING - 27,240 SF  
 NEW BLDG 'A' SECT - 32,400 SF  
 NEW BLDG 'B' SECT - 7,000 SF  
 TOTAL - 66,640 SF  
 OCCUPANCY TYPE: F-2 PER 2009 IBC SEC. 308.3 - METAL PRODUCTS  
 B OFFICE - 2,070 SF = >10% OF BUILDING AREA  
 NO 1 HOUR OCCUPANCY SEPARATION REQUIRED  
 MINIMUM SETBACKS: FRONT - 25'  
 SIDE - 10'  
 SIDE CORNER - 25'  
 REAR - 10'  
 CONSTRUCTION TYPE: TYPE III-B SPRINKLERED  
 BASE ALLOWABLE AREA: 18,000 SF  
 SPRINKLER AREA INCREASE: 300% = 54,000 SF  
 TOTAL AREA ALLOWED: 72,000 SF  
**2009 WA STATE ENERGY & INDOOR VENTILATION CODES**  
 - CLIMATE ZONE - 1  
 - HEATED SPACES - NEW OFFICE AREAS  
 - OFFICE EXTERIOR WALL INSULATION TO BE FACE STAPLED ON STUDS  
 - OFFICE & SPRINKLER ROOM FLOOR SLAB OUTSIDE PERIMETER RIGID INSULATION = R-10  
 - EXTERIOR DOORS - HOLLOW METAL IN MANUFACTURING STORAGE  
 - NONMETAL FRAMED OPERABLE WINDOWS  
 - METAL BUILDINGS ARE UNHEATED & UNINSULATED  
 - TOILET ROOM EXHAUST FAN 50 CFM MINIMUM

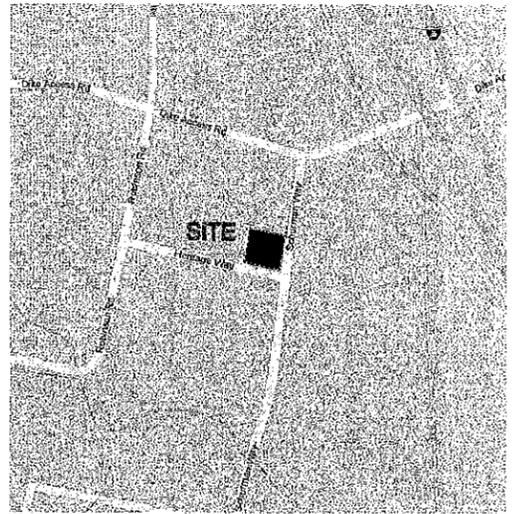


MIN 12"x18" METAL SIGN PAINTED BLUE ON WHITE. MOUNT THE SIGN FROM 3' TO 5' ABOVE THE PARKING SURFACE ON A METAL POST SET IN CONCRETE & CENTERED IN FRONT OF THE PARKING STALL. POST MOUNTED SIGNS ARE NOT TO INTERFERE WITH ACCESSIBLE ROUTE OF TRAVEL IN FRONT OF PARKING STALL NOR LOCATED WITHIN AUTO BUMPER OVERHANG SPACE.

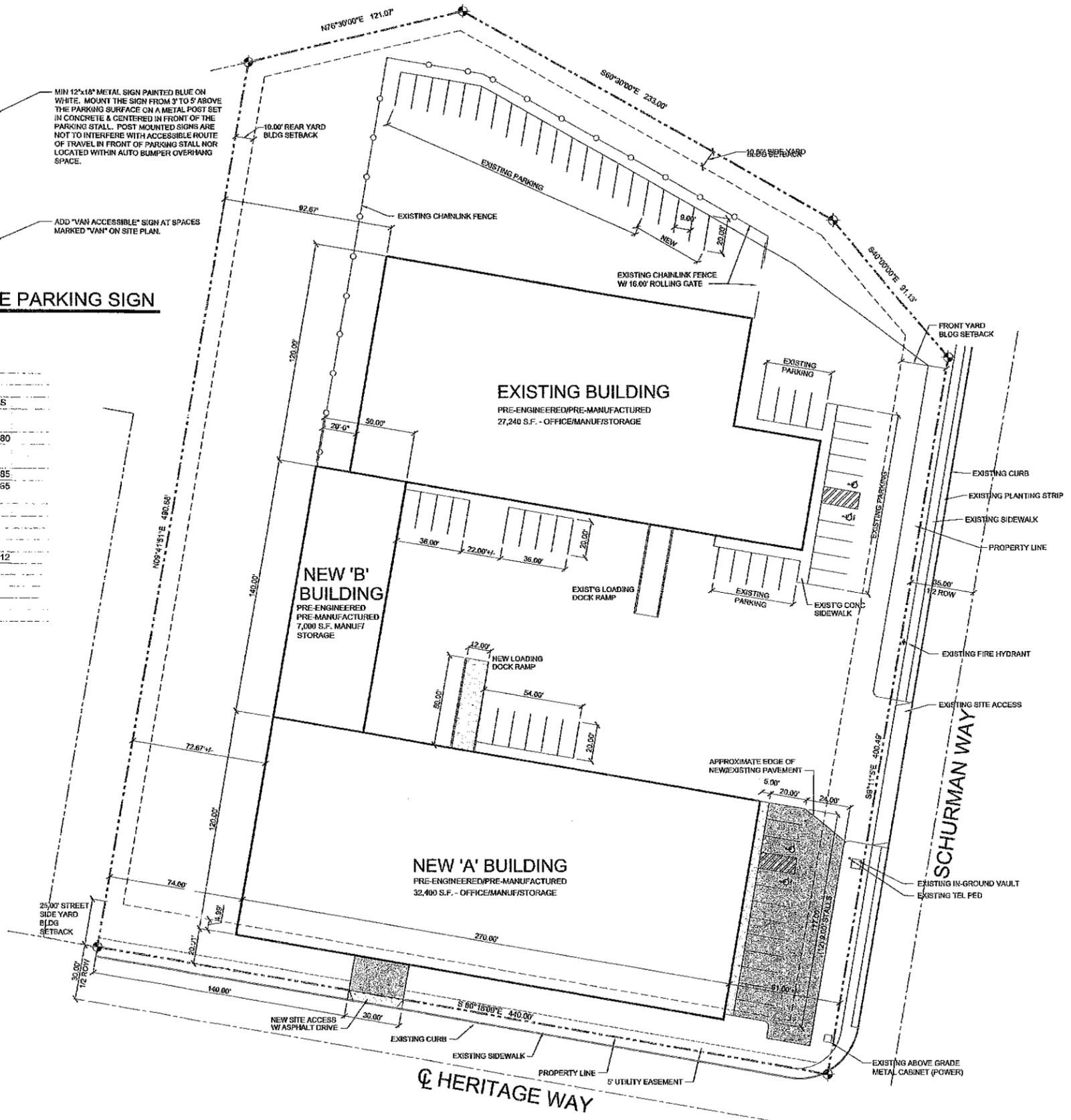
ADD "VAN ACCESSIBLE" SIGN AT SPACES MARKED "VAN" ON SITE PLAN.

**2 ACCESSIBLE PARKING SIGN**  
NOT TO SCALE

21201 Mac Chain Parking Calculations		5/31/2012		
AREAS IN S.Q. FEET	GROSS BLDG AREA	MANUF	STORAGE	OFFICES
EXISTING BUILDING	24,350	6,090	18,270	
EXISTING OFFICES	2,880			2,880
NEW BUILDING 'A'	6,000	1,500	4,500	
NEW BUILDING 'B'	29,400		29,400	
BUILDING 'B' OFFICES	2,085			2,085
<b>TOTALS</b>	<b>64,725</b>	<b>7,590</b>	<b>52,170</b>	<b>4,965</b>
<b>REQ'D PARKING</b>				
MANUFACTURING	1 SPACE PER 700 sf		11	
STORAGE	1 SPACE PER 1,250 sf			42
OFFICE	1 SPACE PER 400 sf			12
<b>TOTAL REQ'D PARKING</b>				<b>65</b>
<b>TOTAL PRKGS PROVIDED</b>				<b>65</b>
<b>TOTAL ACCESSIBLE PRKGS</b>				<b>5% = 3.75 = 4</b>



**3 VINCINITY MAP**  
NOT TO SCALE



**1 SITE PLAN**  
SCALE: 1"=30.00'

**RECEIVED**  
 JUN 27 2012  
 CITY OF WOODLAND  
 PLANNING DEPT

SPR EDITION

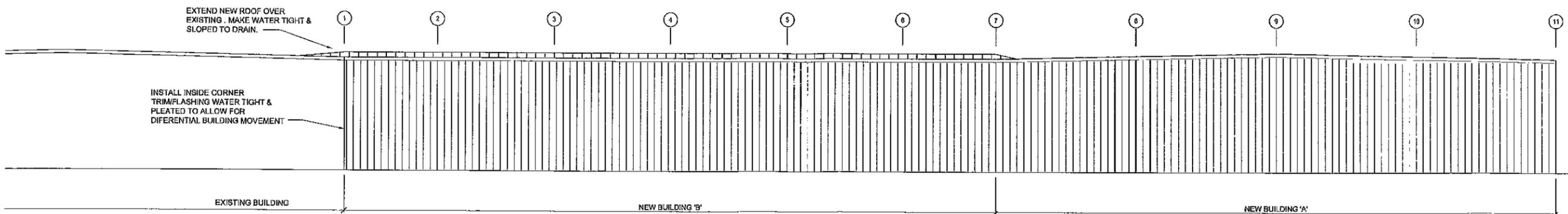
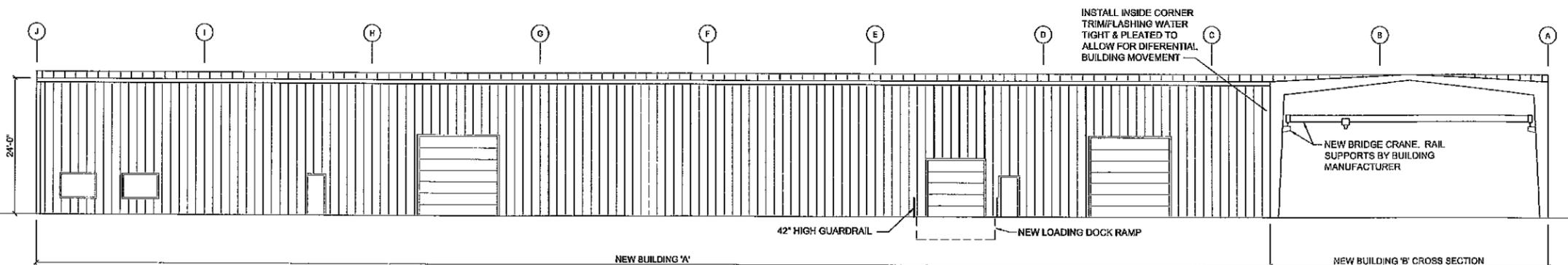
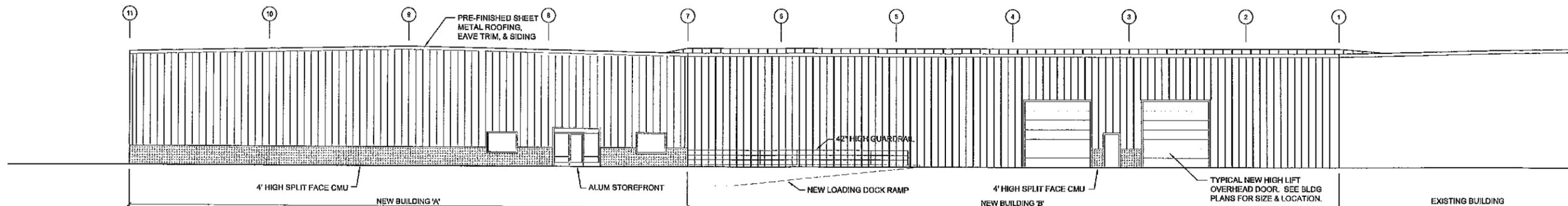
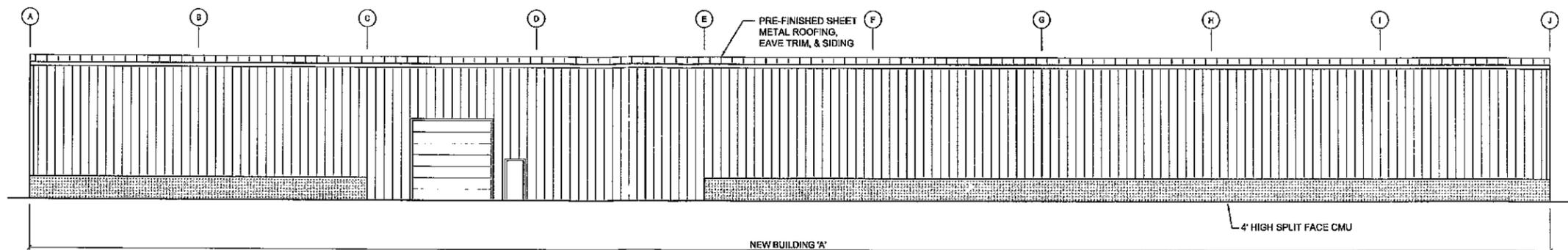


**Richard Bixby-Architect**  
 1631 NE BROADWAY #421  
 PORTLAND OR 97232 503-752-7923

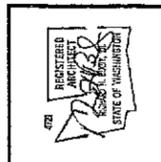
ADDITION & ALTERATIONS TO  
**MAC CHAIN CO. LTD.**  
 WOODLAND, WASHINGTON

DRAWING CONTENTS	REVISION
SITE PLAN	
ZONING & CODE INFORMATION	
SITE DETAILS	
VICINITY MAP	
PROJECT NUMBER 21201	DATE 6/22/2012

SHEET NUMBER  
**A1**



**RECEIVED**  
 JUN 18 2012  
 CITY OF WOODLAND  
 PLANNING DEPT



**Richard Bixby-Architect**  
 1631 NE BROOKWAY #421  
 PORTLAND OR 97232 503-752-7923

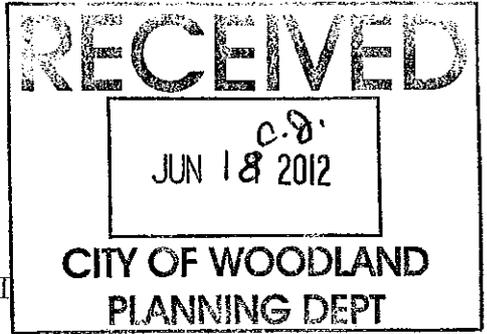
ADDITION & ALTERATIONS TO  
**MAC CHAIN CO. LTD.**  
 WOODLAND, WASHINGTON

DRAWING CONTENTS	EXTERIOR ELEVATIONS	DATE	6/13/2012	REVISED
		PROJECT NUMBER	21201	

**1 EXTERIOR ELEVATIONS**  
 SCALE: 3/32" = 1'-0"

SPR EDITION

SHEET NUMBER  
**A4**



City of Woodland, WA  
SEPA ENVIRONMENTAL CHECKLIST

1. Name of proposed project, if applicable: Mac Chain Warehouse Addition
2. Name of applicant: Tom Hickey, Mac Chain Co Ltd.
3. Address and phone number of applicant and contact person:

Applicant      Tom Hickey, VP of US Operations  
                    Mac Chain Co. Ltd  
                    1855 Schurman Way  
                    Woodland, WA 98674  
                    360 225-6000    [t.hickey@macchain.com](mailto:t.hickey@macchain.com)

Contact:        Roy Heikkala  
                    Rite Menter Investments Inc.  
                    PO Box 211  
                    Vancouver, WA 98666-0211  
                    360 921-8244    [royheikkala@prodigy.net](mailto:royheikkala@prodigy.net)

4. Date checklist prepared: June 12, 2012
5. Agency requesting checklist: City of Woodland Washington
6. Proposed timing or schedule;  
    Construction to begin as soon as permits are issued. May phase the work into grading, footing and foundation and final building and site work. Anticipated start time of Aug 15, 2012 and completion by March 2013.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?  
    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.

Two previous SEPA checklist for building projects in 1995 and 2002.

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

None known.

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

Site Plan, Variance, Grading and Building Permit and NPDES

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site.

The project consists of adding 38,400 sq ft of warehouse buildings to the existing plant. Within the new addition is a 2,096 sq ft office. The site work consists of additional parking and paved area, a new driveway and enlargement of the storm water pond and treatment capacity.

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.

The improvements will be at Mac Chain's present location at 1855 Schurman Way, Woodland, WA 98674

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

a. General description of the site :

Flat

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

5% at storm water ponds. The rest of the site is 1% or less.

c. What general types of soils are found on the site. If you know the classification of agricultural soils, specify them and note any prime farmland.

Soils include Newberg silt loam, silty variant: defined as well drained, fine sand loams and silt loam. SCS lists this soil for farming in capability Unit II W-1; suitable for many farm crops.

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

No

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

Approximately 2,500 cy of material will be removed from the site. Imported fill consists of 560 cy of crushed gravel fill under building slabs and new paved areas. We will also bring in 125 cy of top soil for the planting areas and 65 cy of bark dust

f. Could erosion occur as a result of clearing, construction, or use?

Erosion is unlikely to occur because the site is generally flat and ground work is scheduled for this summer. Erosion control measures will be in place prior to any site work commencing.

g. About what percent of the site will be covered with impervious surfaces after project construction

69%

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

Approved erosion control methods such as silt fencing, straw and inlet protection  
As outlined in our approved erosion control plan and project SWPPP.

## 2. Air

a. What types of emissions to the air would result from the proposal.

Construction equipment and truck emissions during working hours.

b. Are there any off-site sources of emissions or odor that may affect your proposal?

None known.

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

Keep construction equipment properly tuned

## 3. Water

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site?

Burris Creek is north of the existing site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters?

No

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?

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.  
This land is protected from the 100 year flood by series of dikes and levies maintained by the Consolidated Diking Improvement District No. 2.

6) Does the proposal involve any discharges of waste materials to surface waters?  
No

b. Ground Water:

1) Will ground water be withdrawn, or will water be discharged to ground water?  
No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any.  
None

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?

The only runoff from the site will be rain water that will be treated by grassy swales and held in a containment pond for infiltration into the ground. Overflows from the swale run into the area adjacent to Burris Creek.

2) Could waste materials enter ground or surface waters?  
No. All manufacturing is done indoors and waste materials are recycled.

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

Approved storm water treatment and containment system.

4. Plants [help]

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

Yes Landscape deciduous trees

No evergreen tree

Yes landscape shrubs

Grass-Yes

Pasture-Yes

No crop or grain

No wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

No water plants: water lily, eelgrass, milfoil, other

No other types of vegetation

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

Approximately 48,000 sq ft of grass will be removed for the new building and parking area.

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

Sandhill Cranes have been observed on portions of the nearby United Bulb Company property as a resting/staging area during the fall and winter. Also the Aleutian Canadian Geese utilizes properties in the area for resting and feeding along with other species of Canadian Geese during the late fall and winter months

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

Some native species will be incorporated in the new landscaping.

## 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:

Stellar's Jay, red tailed hawk, crow, white crowned sparrow, robin, black capped chickadee, cedar was-wing, great blue heron, Oregon junco, mallard ducks, red-breasted sapsucker, downy woodpecker, northern flicker, kingfisher, common barn owl, great horned owl, band tailed pigeon, rock dove, ring necked pheasant, turkey vulture, warblers, cowbird, starling and house sparrow.

Mammals:

Raccoon, possum, rat, deer mice, vole, mountain beaver, muskrat, coyote and rabbit.

Fish:

None on site.

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

Sandhill Cranes have been observed on portions of the United Bulb Company property as a resting/staging area during the fall and winter. Also the Aleutian Canadian Geese utilizes properties in the area for resting and feeding along with other species of Canadian Geese during the late fall and winter months.

c. Is the site part of a migration route?

The project site is within the Pacific Waterfowl Migration Flyway and is as well a migratory route for various raptors.

d. Proposed measures to preserve or enhance wildlife:

None planned for this project. No forested corridor vegetation will be disturbed by this construction project.

## 6. Energy and natural resources

a. What kinds of energy 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 manufacturing and natural gas will be used for heating.

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? Lighting with motion sensors will be throughout the warehouse. The building will be insulated to meet the energy code requirements and conserve heating cost.

## 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?

There will be some risk of fire and explosions from the use of oxy-acetylene torches, but this is very minimal. No toxic chemicals or hazardous waste are created in manufacturing.

1) Describe special emergency services that might be required.

Police and Fire as needed

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

We will follow both WISHA and OSHA safety standards during construction. The manufacturing operation will follow good industrial safety management practices.

## b. Noise

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

None

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 the short term construction noise will be from construction equipment during normal working hours. In the long run additional truck delivery noise and additional employees vehicle noise. The company can work up to three shifts per day. The site is located in an existing industrial park setting. All adjacent properties are zoned for industrial use.

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

None planned.

## 8. Land and shoreline use

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

The existing site and all surrounding properties are in industrial use.

b. Has the site been used for agriculture?

Yes in years past.

c. Describe any structures on the site.

The site currently has a building with 3,000 sf of office and 24,000 sf of warehouse and manufacturing space.

d. Will any structures be demolished?

No

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

Light Industrial

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

Light Industrial

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

Not Applicable

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

No

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

40 to 70 employees over two or three shifts

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

None

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

None planned

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

The proposed project is an acceptable use of the existing zoning and planning designation.

9. Housing

a. Approximately how many units would be provided, if any?

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:

Not applicable

## 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?

The ware house is predominately painted metal siding with some masonry Accents. The tallest portion of the building is 29 feet or less.

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

Other industrial buildings on adjacent lots.

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

Masonry accents, attractive colors and landscaping.

## 11. Light and glare

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

Lights from construction vehicles and equipment will be minimal. Work hours are during the daylight hours generally. After the project is completed, auto lights from workers during the second and third shifts may be visible. Since the project is in an industrial zoned area, no houses will be affected by vehicle lights.

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:

Outdoor and parking lot lighting will be contained within the property boundaries on the exterior light which are mounted on the building. Parking areas will have site obscuring bushes between the parking lot and adjacent land.

## 12. Recreation

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

Golf driving range, horseback riding and bird watching are in the area.

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 planned

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?

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:

Halt construction and report to the State Preservation Board if anything of archaeological or cultural importance is found.

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.

The site is served by I-5 from the Exit 22, Dike Road. Site accessed is by industrial road, Schurman Way in Woodland Washington.

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

No. Several miles to nearest bus stop.

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

65 total spaces in the new and existing project. None will be 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 street improvements required. Both adjacent roads are fully improved with Sidewalks and street lighting.

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

No, road transportation only.

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

44 to 58 PM peak hour trips depending on the ITE Trip Generation Rate used.

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

Encourage car pooling.

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)?

Slight increase in the usage of water for additional sinks and toilet.

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

Energy conservation measure to reduce energy use.

16. Utilities

a. Circle utilities currently available at the site:

The site is served with electricity, natural gas, water, refuse, telephone and sanitary sewer.

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.

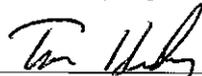
The project will require increasing the electrical service by 600amps.

Electricity is provided by Cowlitz Public Utilities. Sewer and water service is provided by the City of Woodland.

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: \_\_\_\_\_



Name of Signee: Tom Hickey

Position and Agency/Organization: Vice President, Mac Chain Co. Ltd

Date Submitted: June 15, 2012

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

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?

No hazardous waste will result from the operation of this business. Additional air emission will be as a result of having more employees driving to work as well as equipment and vehicles emissions during construction. All manufacturing and material storage is indoors.

Proposed measures to avoid or reduce such increases are:

Encourage car pooling.

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

The project will remove 48,000 sq. ft. of field grass to accommodate the new building and parking areas.

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

None planned.

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

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

The building addition will use additional gas and electricity for expanded production. Warehouse lighting are controlled by movement sensors. If there is no movement the lights will shut down.

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?

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

No impact to sensitive areas.

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?

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

There are no shoreline impacts with this project. All proposed uses are approved by the City zoning designation of Light Industrial.

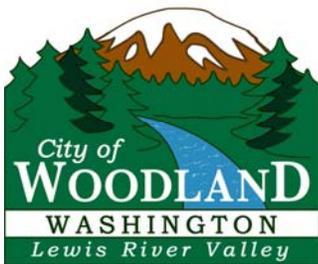
6. How would the proposal be likely to increase demands on transportation or public services and utilities?

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

The proposed project will increase traffic to this site by additional raw material deliveries and export of products manufactured. Traffic will also increase by workers coming and going to work. The project will be paying impact fee to the City and public utilities.

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

No conflict anticipated.



## **Distribution List for**

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

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Date of Issuance: July 6, 2012  
Lead Agency: City of Woodland, WA  
Project Title: Mac Chain Addition  
Land Use Application No.: 212-915/SPR/VAR/SEPA

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