

DETERMINATION OF NON-SIGNIFICANCE (DNS)

Date of Issuance: July 26, 2013
Lead Agency: City of Woodland, WA
Project Title: Schurman Trial Run Trust
Comprehensive Plan Map Amendment and Rezone
Land Use No.: 213-914/CMA/ZMA/SEPA

Applicant: Janice Schurman
Property Owner: Schurman Trial Run Trust
Parcel ID Number: 507870101
Comprehensive Plan Map Designation: High Density Residential
Zoning Map Designation: High Density Residential (HDR)
Application Received: April 15, 2013
Public Hearing: 7:00 PM, August 15, 2013

I. DESCRIPTION OF PROPOSAL

The applicant proposes to amend the Comprehensive Plan Map to change the designation of a portion of the subject property from High Density Residential to Highway Commercial. Concurrent with this proposal is a request to rezone the same portion of the property High Density Residential (HDR) to Highway Commercial (C-2). The 1.23 acre property is currently zoned High Density Residential and has an existing home and existing structure that has been commercially used in the past. The parcel is divided by Lewis River Road. The portion to the west of Lewis River Road, containing the home, would remain HDR. The portion east of Lewis River Road, containing the commercial structure, is proposed to be Highway Commercial. Each portion of the property divided by Lewis River Road can be considered a separate parcel and can be created as such by recording deeds with Cowlitz County.

No specific commercial use is proposed at this time. However, proposed inquiries have included using the space for a café/restaurant (indoor/outdoor), dog grooming, Fish First office space, artist space with outdoor sales and a retail bakery shop.

II. LOCATION OF PROPOSED DEVELOPMENT

The subject property is located at 1654 Lewis River Road in Woodland, Washington. The portion of the property to be rezoned lies to the east of Lewis River Road.

III. LEAD AGENCY:

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 by contacting the responsible official.

This DNS is issued under WAC 197-11-340; the lead agency will not act on this proposal for 14 days from the date below. Comment must be submitted by 5:00 p.m. on August 14, 2013.

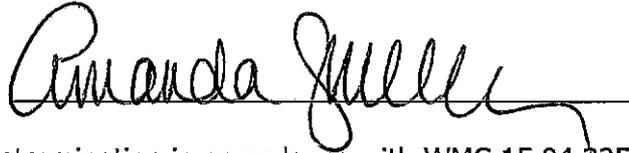
Responsible official:

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

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

Date: July 26, 2013

Signature:



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 or by August 28, 2013 (WAC 197-11-680(3)(vii)).

Appeals must be submitted no later than 5:00 P.M. on August 28, 2013.

Published in *The Reflector*: July 31, 2013

Exhibits:

1. Vicinity Map
2. SEPA Distribution List
3. SEPA Checklist

cc:

Janice Schurman
Property owners within 300 feet
Planning Commission
Department Heads

Mayor
City Council
Post Site (2)
City Website
The Reflector, July 31, 2013 Edition

Distribution List for: DNS

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Lead Agency: City of Woodland, WA

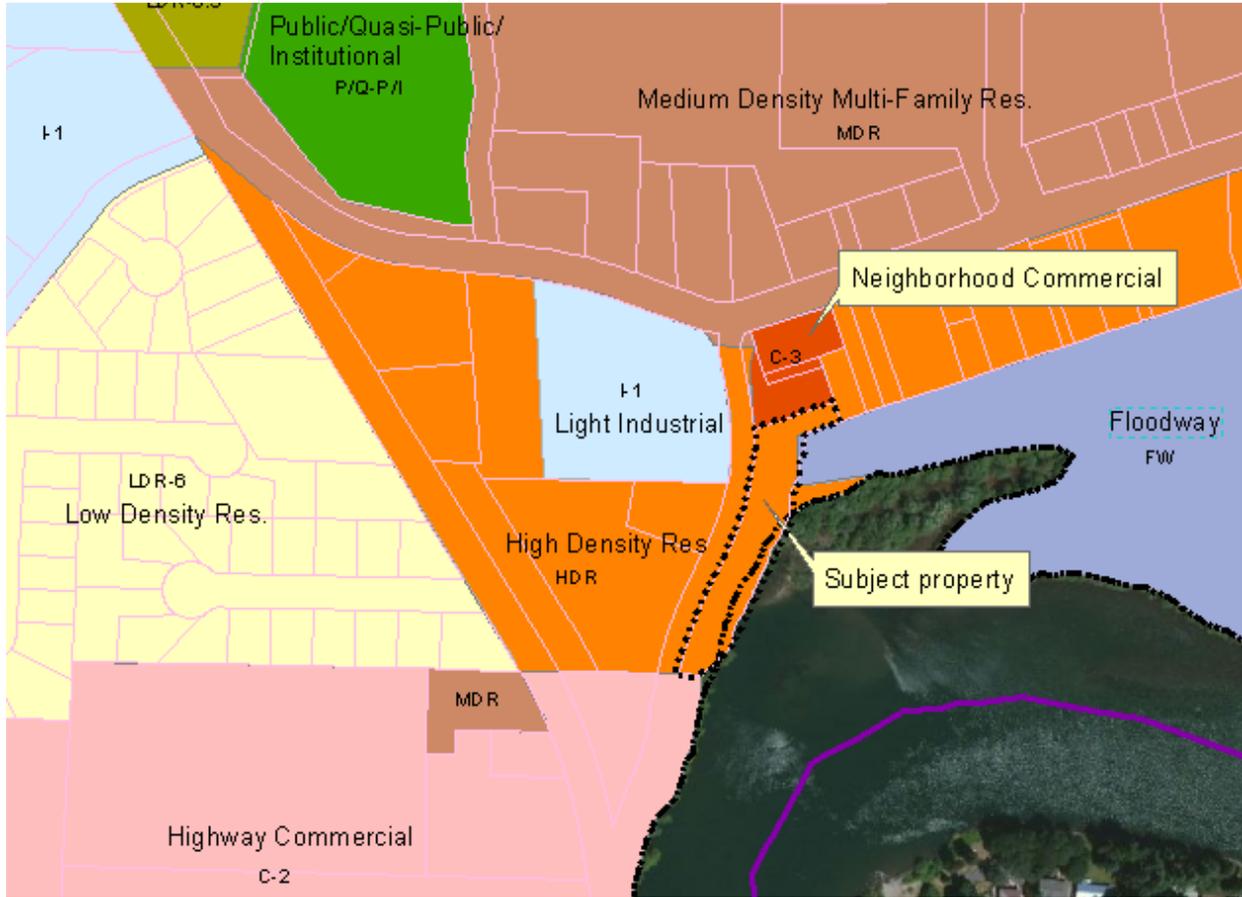
Project Title: Schurman Trial Run Trust Comprehensive Plan Map Amendment & Rezone

Land use Application #: 213-914.CPMA.ZMA.SEPA

Audrey Shaver, Cowlitz County Health Dept., shavera@co.cowlitz.wa.us
Bob Ziegler, DFW, Habitat Program, SEPAdesk@dfw.wa.gov
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George Fornes DFW, Habitats & Special Biologist, george.fornes@dfw.wa.gov
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Scott Patterson, CWCOG, scott.patterson@cwco.org
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Ted Sprague, Cowlitz County EDC, sprague@cowlitzedc.com
Teegan Steen, Woodland School District, steent@woodlandschools.org
Terri Brooks, Clark County Community Development, terri.brooks@clark.wa.gov
Terry McLaughlin, Cowlitz County Assessor, mclaughlint@co.cowlitz.wa.us
Tina Hallock, SW Clean Air Agency, tina@swcleanair.org

Exhibit A:

Vicinity/Current Zoning Map



WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

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, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

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 the need to hire experts. If you really 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 problems, the governmental agencies can assist you.

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.

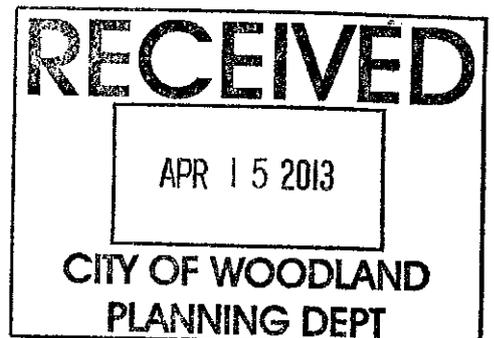
Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject 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.

A. BACKGROUND

1. Name of proposed project, if applicable: *a nonproject request affecting lot # 50235005. divide into 2 lots and per 1654 (east) lot - rezoned & comp plan amendment*
2. Name of applicant: *TRIAL RUN TRUST - **
3. Address and phone number of applicant and contact person: *Janice Schurman, managing trustee
PO Box 363, Vanlouver wa - 503-452-7137 (H)
503-502-2134 (C)*
4. Date checklist prepared: *04/09/2013*
5. Agency requesting checklist: *City of Woodland*
6. Proposed timing or schedule (including phasing, if applicable): *Not applicable*
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *Plan is to place property for sale
rezone as Commercial use.*



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

This is a non project action, No environmental document will be prepared for this action

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.

Do not know of any other proposals affecting the property.

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

City Council Approval

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. (Lead agencies may modify this form to include additional specific information on project description.)

See attachment

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.

See attachment.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

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)?

- 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.

Unknown

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

NO

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

NOT applicable

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

NOT applicable

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

NOT applicable

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

NOT applicable

a. 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.

NOT applicable

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

NOT applicable

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

NOT applicable

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.

Lewis River is just east of the site

- 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.

NOT applicable

- 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.

does not apply

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

does not apply

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

yes - area is within the 100 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.

NOT applicable

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.

NOT applicable

- 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.

NOT applicable

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.

does not apply - unknown

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

does not apply

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

does not apply

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

_____ 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 - blackberry vines

unknown

- brush

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

does not apply - only for general clean-up

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

unknown

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

None planned

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.

unknown

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

unknown

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

does not apply

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 - Cowitz Entry POD

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

does not apply

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:

does not apply

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.

does not apply - unknown

1) Describe special emergency services that might be required.

unknown - does not apply

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

N/A - does not apply

b. Noise

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

unknown - does not apply

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.

N/A - does not apply

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

does not apply

8. Land and shoreline use

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

Industrial & Commercial to Northwest,
Residential to West - vacant properties to West
and North.

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

NO

c. Describe any structures on the site.

Small Shack

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

NO

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

High Density Residential

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

High Density Residential

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? If so, specify.

NO

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

Not applicable - unknown

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

unknown - not applicable

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

Not applicable,

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: *NONE. property has ~~historical~~ always had commercial use.*

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *NOT applicable*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *NOT applicable*
- 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?
NOT applicable
- b. What views in the immediate vicinity would be altered or obstructed?
NOT applicable
- c. Proposed measures to reduce or control aesthetic impacts, if any:
NOT applicable

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
NOT applicable
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
NOT applicable
- c. What existing off-site sources of light or glare may affect your proposal?
NOT applicable
- d. Proposed measures to reduce or control light and glare impacts, if any:
NOT applicable

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 - Not applicable

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

Not applicable

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 - unknown

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

None - Not applicable

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

None - Not applicable

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.

Lewis River Road

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

NO - unknown - NO transit

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

unknown -

- 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.

Not applicable

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

Unknown - Not applicable

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

Not applicable

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.

No increased need for public services

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

None - Not applicable

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.

Not applicable

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: Janice H. Schurman

Date Submitted: April 12, 2013

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?

City has an adopted Stormwater Ordinance that regulates new impervious surfaces. It is unlikely that a small commercial use would result in emissions to air, storage

Proposed measures to avoid or reduce such increases are: or release of Toxic or Hazardous substances or Noise

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

Site is regulated by the Shorelines Act and by local Critical Area Ordinance

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

Unknown

3. How would the proposal be likely to deplete energy or natural resources? - unlikely that a small commercial use would deplete energy or natural resources.

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

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?

Not likely - site is regulated by the Shorelines Act and by local Critical Area Ordinance

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

Shorelines Act and Critical Area Ordinance oversight

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?

Not likely to affect.
Historic commercial use of site is inconsistent with zoning.
No new use is currently proposed. The action requested would be making the historic use consistent with zoning.
Proposed measures to avoid or reduce shoreline and land use impacts are:

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

NO

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

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

See #5 above. historic commercial use of property has not been found to conflict w/ laws & requirements for protection of environment.
~~No change~~