



CITY OF LA CENTER
SEPA DNS and Type II Site Plan Review
La Center Multi-Family Apartments

(File #2019-009-SPR/SEPA)

Public Comment Period	The City of La Center invites public comment on the SEPA Determination of Nonsignificance (DNS) and Type II land use action relating to the La Center Multi-Family Apartment project. <u>Written comments on the DNS and Type II Site Plan Review must be received at La Center City Hall no later than 4:30 PM on August 12, 2019.</u>
Applicant	9317 LLC, 9321 NE 72 nd Avenue, Vancouver, WA 98668. Contact: Sam Scheuble, 360.449.0099, sam@timbelandframing.com and Luke Sasse, 360.907.026, luke@timberlandframing.com
Property Owner	ECM Riverside LLC, 350 Oswego Point Drive, # 208, Lake Oswego, OR 97034. Contact: Jeffrey Bivens, 503.568.1907, peter@etrocapital.com
General Location	34212 NW Pacific Highway, La Center, WA 98629. SW ¼ of the SE ¼ 33 T5NR1E WM, La Center, WA. PIN 986051594 and 986051592.
Project Action	Construct six (6) 24-unit apartment buildings and associated amenities over two phases on 6.26 vacant acres. Phase I will consist of three (3) 24-unit apartment buildings, clubhouse, associated paved parking areas, basketball court, pool and splash pad, barbeque area, gazebo, shed, and compactor. Phase 2 will consist of three (3) 24-unit apartment buildings, associated paved parking areas, and playground. Portions of the Site are classified as environmentally constrained lands.
SEPA	The City of La Center has determined that this non-project action will not have a probable significant adverse impact on the environment. An environmental impact statement is not required. This decision was made after review of a completed environmental checklist and other information on file with the lead agency, available to the public on request. This DNS is issued under WAC 197-11-340. The City will not act on this proposal until after 14 days from date of issuance, no earlier than August 12, 2019.
Applicable Standards and Approval Criteria	La Center Municipal Code: 18.30; Procedures; 18.140, Medium Density Residential District (MDR-16); 18.147 Parks and Open Space; 18.215 Site Plan Review; 18.245 Supplemental Development Standards; 18.280 Off-Street Parking and Loading Requirements; 18.310 Environmental Policy; 18.320 Stormwater and Erosion Control and La Center Engineering Standards.
Review of File Information	Please examine the file between 8:00 a.m. and 4:30 p.m., Monday through Friday (except holidays) in the La Center Public Works Office, 305 NW Pacific Highway, La Center, WA.
Agency Contact	Eric Eisemann, Consulting Planner, 360.750.0038, e.eisemann@e2landuse.com
Lead Agency	City of La Center
Responsible SEPA Official	Mayor Greg Thornton

Greg Thornton, Mayor

Issued: July 29, 2019



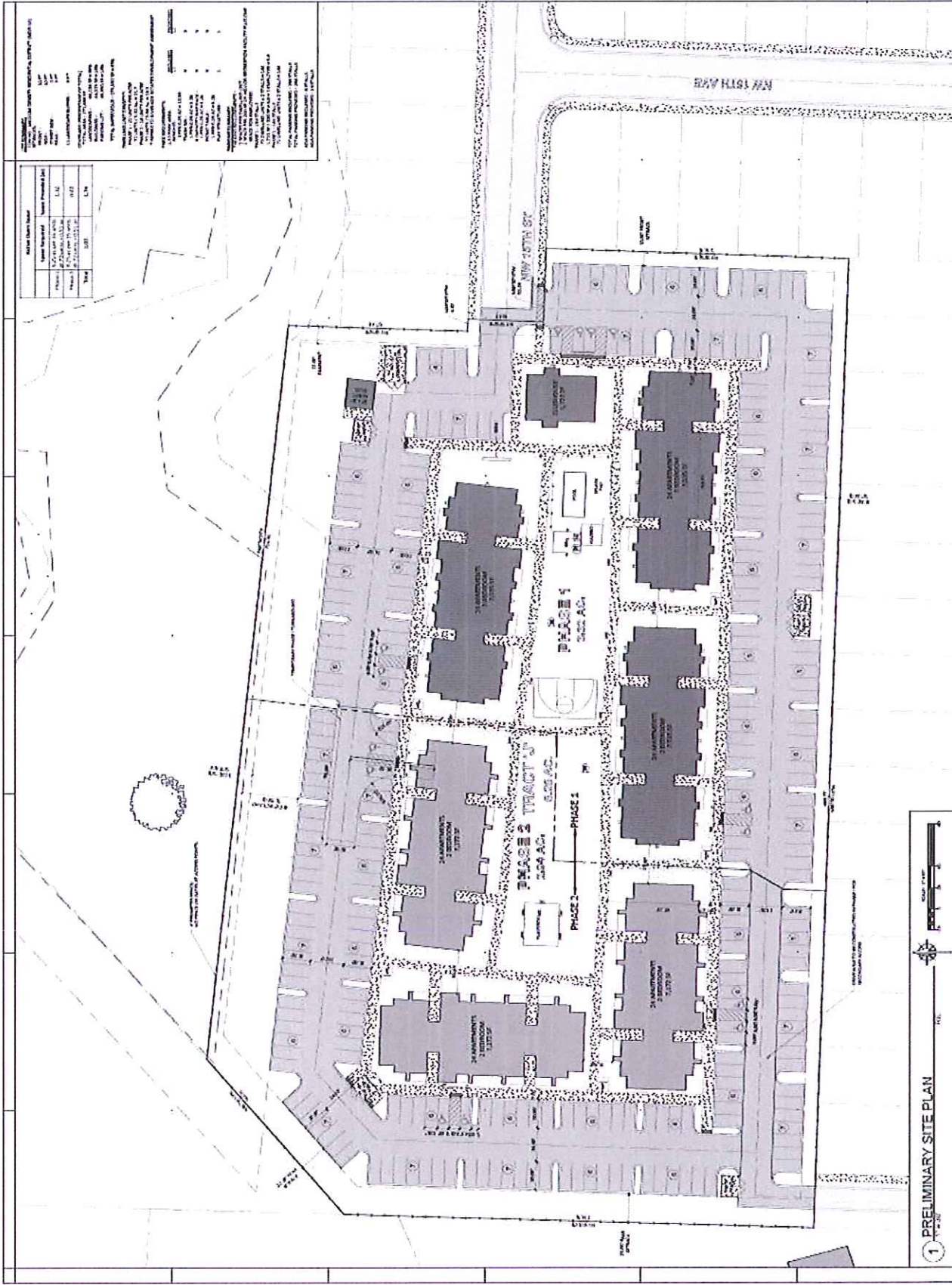
PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

LA CENTER MULTIFAMILY APARTMENTS
TYPE II LAND USE APPLICATION
3412 NW FAYETTE BLVD
LA CENTER, WASHINGTON

SITE PLAN

REVISIONS	
NO.	DATE
1	11/15/2011
2	11/15/2011
3	11/15/2011
4	11/15/2011
5	11/15/2011
6	11/15/2011
7	11/15/2011
8	11/15/2011
9	11/15/2011
10	11/15/2011

C1-10



Phase	Units	Area (sq ft)	Notes
Phase 1	100	10,000	
Phase 2	100	10,000	
Total	200	20,000	

NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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1. PRELIMINARY SITE PLAN

Appeal of the SEPA DNS and Type II Site Plan review may be made pursuant to LCMC 18.310.212 and 18.30 within 14 days from the effective date of the final decision.