



Shoreline Apartments - Case No. 01-2021 Determination of Nonsignificance (DNS)

Project name: Shoreline Apartments

Proponent: La Center Holdings LLC

Project Description: This is a consolidated permit that requests an amendment to the City of South Bend Comprehensive Plan and Zoning Map for a site-specific rezone to change the land use designation for Parcels 71015039015 and 71015039022 from the Downtown & Commercial District to the Neighborhood District. The applicant has also applied for a Conditional Use Permit to construct a 15-unit apartment complex.

Location of proposal: 600 Block of Montana and Oregon Avenues directly east of Monroe Street, South Bend, Washington, 98586.

Applicant's Representative: Jerry Beacock & Paul Karlsen, 6617 NE 249th Way battle Ground WA 98604

Lead agency: City of South Bend

Threshold Decision: 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.

Comment Period: This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal until completion of the comment period on June, 7, 2021.

Appeal: Any agency or person with standing may appeal the administrative environmental determination. Appeal of this MDNS must be made to the city by filing a written notice of appeal to the city clerk-treasurer, within 15 days of the date of issuance (SBMC 14.05.350).

Responsible official: Dennis Houk

Position/title: City Supervisor

Phone: (360) 875-5571 dennis.houk@southbend-wa.gov

Address: PO Drawer 9, South Bend, WA 98586

Date: May 24, 2021



Environmental Checklist

OFFICIAL USE ONLY

Date Received 03/10/2021

By Kim Porter

A. Background
1. Name of proposed project, if applicable: Shoreline Apartments
2. Name of applicant: Jerry Beacock (La Center Holdings, LLC)
3. Address and phone number of applicant and contact person: 6617 NE 249th Way Battle Ground Wa 98604
02/24/21
5. Agency requesting checklist: City Of South Bend
6. Proposed timing or schedule (including phasing, if applicable): 2021
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None
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. No
10. List any government approvals or permits that will be needed for your proposal, if known. Building for 14 apartment units and parking Applicant is requesting a consolidated project permit for the following: City of South Bend Comprehensive Plan Amendment, Amendment to SBMC 15.20.050 Official Zoning Map, & Conditional Use Permit under SBMC 15.20.090 to construct 15-unit multi-family dwelling
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. .82 acres Apartments R-18 Construction of 15-unit multi-family dwelling with required off-street parking
12. Location of the proposal. Corner of Monroe & Oregon in South bend Parcels 71015039015 and 71015039022, 46°40'1.96"N, 123°47'18.52"W
B. Environmental Elements
1. Earth
a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other . . . Flat
b. What is the steepest slope on the site (approximate percent slope)? No slope

B. Environmental Elements
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. Udorthents
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. Construct driveway entrance for apartments no fill projected
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No erosion is anticipated but control measures in place
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 1/3rd
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Temporary BMP's will be utilized including natural vegetation ,a stabilized construction entrance, wattes, and temporary and permanent seeding
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. Diesel emissions will occur during construction, Bulldozer excavator, hauling material into jobsite
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None known
c. Proposed measures to reduce or control emissions or other impacts to air, if any: No proposed measures other than water for dust
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. No
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
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. None
5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No

B. Environmental Elements
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. None
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. Water will be provided to units through city of south bend owned system
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 city owned system The project will connect to city waste water system
c. Water runoff (including stormwater): Storm water treated onsite through natural dispersion City stormwater collection system serves the site along Monroe Avenue
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 water to be treated onsite City stormwater collection system serves the site along Monroe Avenue
2) Could waste materials enter ground or surface waters? If so, generally describe. No sewage is contained in a closed system
d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: No additional proposed measures
4. Plants
a. Check or circle types of vegetation found on the site: <input type="checkbox"/> Deciduous tree: alder, maple, aspen, other <input type="checkbox"/> Evergreen tree: fir, cedar, pine, other <input type="checkbox"/> Shrubs <input checked="" type="checkbox"/> Grass <input type="checkbox"/> Pasture <input type="checkbox"/> Crop or grain <input type="checkbox"/> Wet soil plants: cattail, buttercup, 3ulrush, skunk cabbage, other <input type="checkbox"/> Water plants: water lily, eelgrass, milfoil, other <input type="checkbox"/> Other types of vegetation:
b. What kind and amount of vegetation will be removed or altered? Grass, Approximately 11,296 sqft
c. List threatened or endangered species known to be on or near the site. None known
d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Best management practices including post construction soil quality, native seed mix and mulching disturbed areas

B. Environmental Elements
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: <input type="checkbox"/> Birds: hawk, heron, eagle, songbirds, other <input type="checkbox"/> Mammals: deer, bear, elk, beaver, other <input checked="" type="checkbox"/> Fish: bass, salmon, trout, herring, shellfish, other: Within Willapa River to the north, off-site
b. List any threatened or endangered species known to be on or near the site. No known threatened species observed on this site
c. Is the site part of a migration route? If so, explain. No
d. Proposed measures to preserve or enhance wildlife, if any: There are no measures to preserve or enhance wildlife
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. Electric, Pacific county PUD
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: Other than energy efficient building and appliances, lights, there are no other proposed conservation
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. No known emergency required, there are no possibilities of contamination
2) Proposed measures to reduce or control environmental health hazards, if any: There are no proposed hazardous chemicals including utilities
b. Noise
1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? None known , traffic only
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. There is no long term noise created, equipment will be working from 800am to 5:00pm during construction of roadway, no high decibel equipment used
3) Proposed measures to reduce or control noise impacts, if any: Limiting construction to weekday and normal work hours
8. Land and shoreline use

B. Environmental Elements
a. What is the current use of the site and adjacent properties? Empty residential property
b. Has the site been used for agriculture? If so, describe. No, this property is in a residential area
c. Describe any structures on the site. None
d. Will any structures be demolished? If so, what? None
e. What is the current zoning classification of the site? Commercial Downtown and Commercial District
f. What is the current comprehensive plan designation of the site? Incorporated downtown city commercial Downtown and Commercial District ; the applicant is requesting to amend the future land use map to change the comprehensive plan designation to – Neighborhood District (residential) .
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? 42
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: N/A
9. Housing
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 14 lower to middle income Revised site plan shows 15 apartment units
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? 35 feet max
b. What views in the immediate vicinity would be altered or obstructed? No view would be obstructed or altered

B. Environmental Elements
c. Proposed measures to reduce or control aesthetic impacts, if any: Build units complimentary to the neighborhood
11. Light and glare
a. What type of light or glare will the proposal produce? What time of day would it mainly occur? General lighting attached to buildings with filters in place
b. Could light or glare from the finished project be a safety hazard or interfere with views? None known
c. What existing off-site sources of light or glare may affect your proposal? None known
d. Proposed measures to reduce or control light and glare impacts, if any: Light filtered fixtures on building's
12. Recreation
a. What designated and informal recreational opportunities are in the immediate vicinity? No informal recreation opportunities Willapa Hills Trailhead, South Bend School District Properties, First Street – South Bend Community Park
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: N/A Apartment complexes must provide recreation space equal to 10% of the total project area
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 known
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. Highway 101 turn north on Quincy then south on Montana property on left Potential street access will be from Monroe Street, Montana Avenue, and/or Oregon Avenue
b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? 1 mile to Pacific, Friday's at 11:25 Transit will pick up passengers at non-designated spot along Robert Bush Drive approximately 75' from property
c. How many parking spaces would the completed project have? How many would the project eliminate? 28 created parking spaces and none eliminated

B. Environmental Elements
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 needed
e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No
f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. About 20 trips, peak would be to and from work, 8:00am and 5:00pm A multi-family household may generate 3 to 10 trips per day; for this project, the number of trips may vary from 45 to 150. Monroe Street and Robert Bush Drive are major arterials with Level D LOS.
g. Proposed measures to reduce or control transportation impacts, if any: No further controls to reduce transportation impact
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
b. Proposed measures to reduce or control direct impacts on public services, if any. N/A the project generates less than 50 or more peak hour trips
16. Utilities
a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. Electric, water, refuse service, telephone, 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. Pacific county PUD, city of South Bend water and sewer

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: Jerry Beacock for La Center Holdings LLC

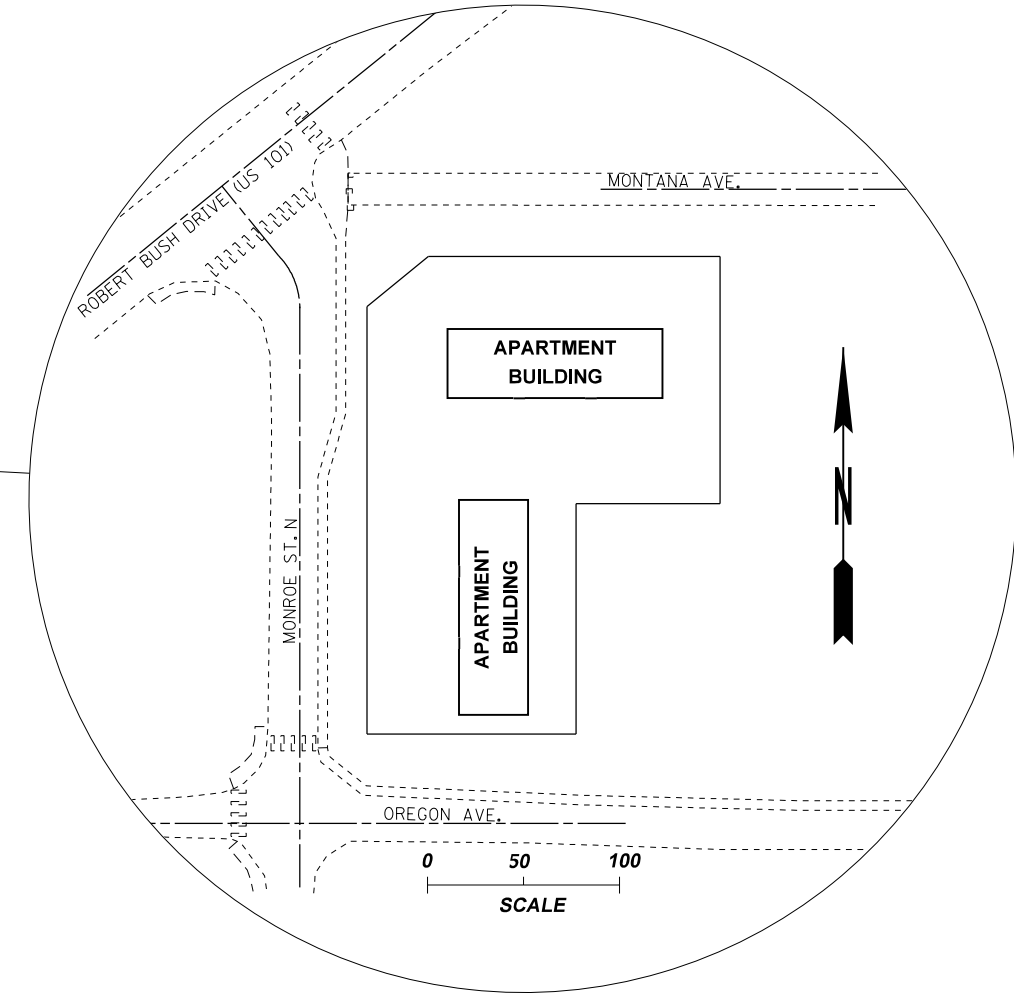
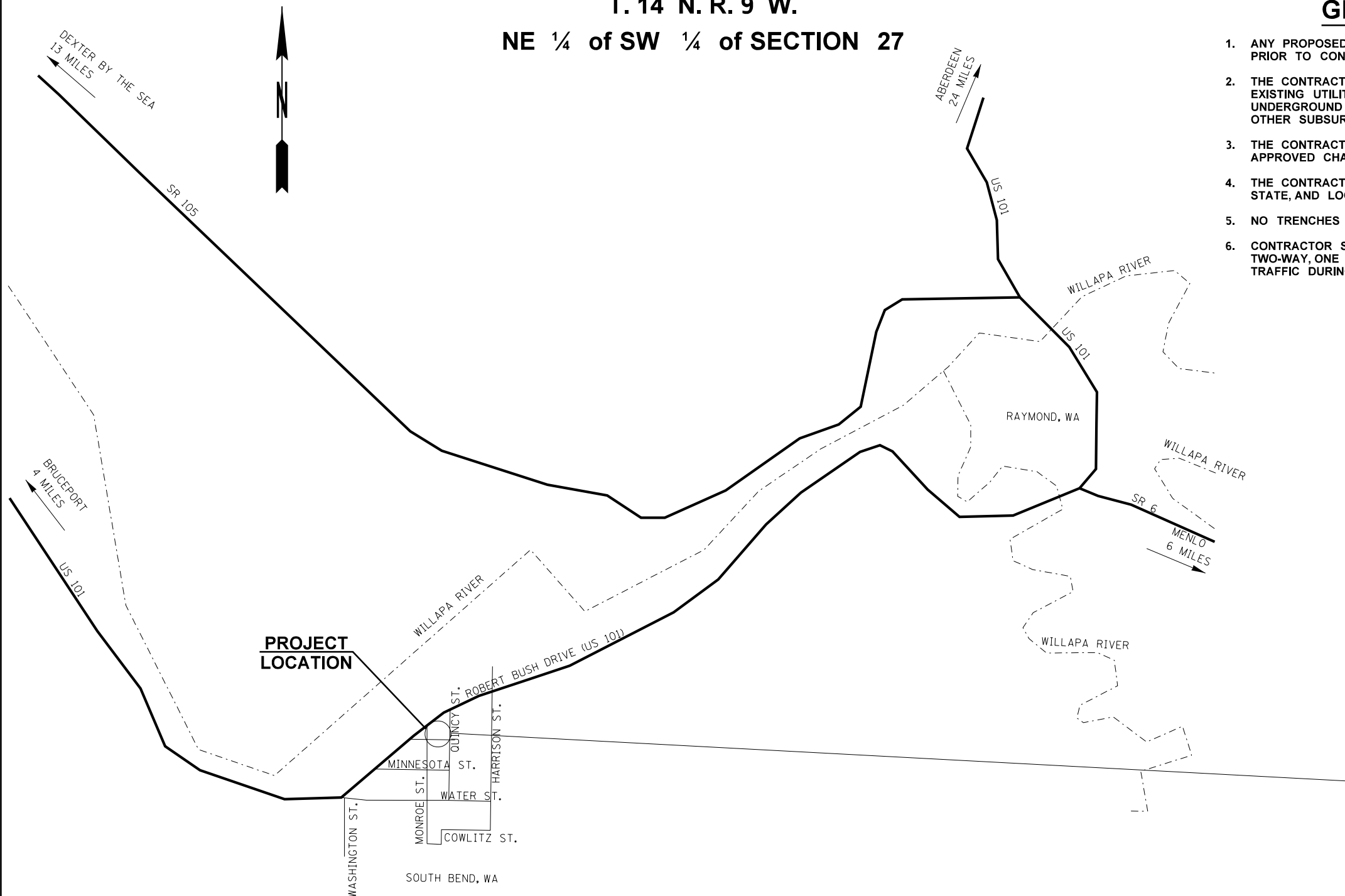
Date Submitted: **March 10, 2021**

D. Supplemental Sheet for Non-Project Actions	
1.	<p>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?</p> <p>The amendment of the future land use map, zoning map, and the proposed construction of 15-unit apartment may increase stormwater discharge due to impervious surfaces; minor emissions to air from increased traffic; minimal noise production, and no production, storage, or release of toxic or hazardous substances</p> <p>Proposed measures to avoid or reduce such increases are:</p> <p>City codes relating to stormwater management and noise nuisances are adequate measures to prevent excessive increases.</p>
2.	<p>How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p>The project will have no affect to plants, animals, fish, or marine life.</p> <p>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</p> <p>None</p>
3.	<p>How would the proposal be likely to deplete energy or natural resources?</p> <p>The amendment of the comprehensive plan and zoning map and the eventual construction of a 15-unit apartment complex will not substantively increase energy use or natural resources than development of similar size and intensity.</p> <p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>Eventual construction will need to meet Washington State Energy Code.</p>
4.	<p>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?</p> <p>No aspects of this process will affect environmentally sensitive areas.</p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>None</p>
5.	<p>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?</p> <p>Currently, apartments are not a permitted use within the Downtown and Commercial land use designation – this proposal will amend the comprehensive plan and zoning code to ensure this use is consistent. The change to residential is more consistent with surrounding land uses than the current designation. This proposal is not within Shoreline jurisdiction.</p> <p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>Ensure that all future land uses on the parcels, including the construction of the apartment complex, meets all city codes.</p>
6.	<p>How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>The construction of a 15-unit apartment complex may increase the number of residents residing within the city, resulting in a slight increase in vehicle trips and demand on city services. Because there is adequate capacity in streets and public services and utilities to serve this proposal, it will not affect level of service standards.</p> <p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>None</p>
7.	<p>Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p>This proposal has no known conflicts identified at this time with any local, state, or federal laws, or requirements for the protection of the environment.</p>

T. 14 N. R. 9 W.
NE ¼ of SW ¼ of SECTION 27

GENERAL PROJECT NOTES

1. ANY PROPOSED ALTERATIONS TO THESE PLANS SHALL BE REVIEWED AND APPROVED BY M2 CONSULTING PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO BEGINNING EXCAVATION OR OTHER SUBSURFACE WORK.
3. THE CONTRACTOR SHALL FURNISH M2 CONSULTING WITH A SET OF AS-BUILT DRAWINGS SHOWING ALL APPROVED CHANGES MADE TO THESE DRAWINGS AT THE COMPLETION OF WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND COMPLIANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL JURISDICTION PERMITTING REQUIREMENTS.
5. NO TRENCHES OR OTHER EDGE DROPOFFS SHALL REMAIN DURING NON-WORKING HOURS WITHOUT PROTECTION.
6. CONTRACTOR SHALL COMPLY WITH THE LOCAL AGENCY REQUIREMENTS AND MUTCD FOR TRAFFIC CONTROL. TWO-WAY, ONE LANE TRAFFIC SHALL BE MAINTAINED DURING WORKING HOURS AND TWO-WAY, TWO LANE TRAFFIC DURING NON-WORKING HOURS.



SITE INFORMATION	
DESIGNED BY	M. FLEMING
DRAWN BY	L. ASSINK
CHECKED BY	M. FLEMING
DATE	
OWNER:	LA CENTER HOLDINGS
ADDRESS:	MONROE ST. & MONTANA AVE.
	SOUTH BEND, WA 98586
PARCEL #:	

M2 CONSULTING, PLLC
3403 STEAMBOAT ISLAND RD. NW
OLYMPIA, WA 98502 PMB# 534
(360) 623-0631



SITTON APARTMENTS
MONROE ST. & MONTANA AVE.
SOUTH BEND, WA

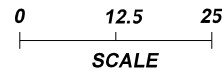
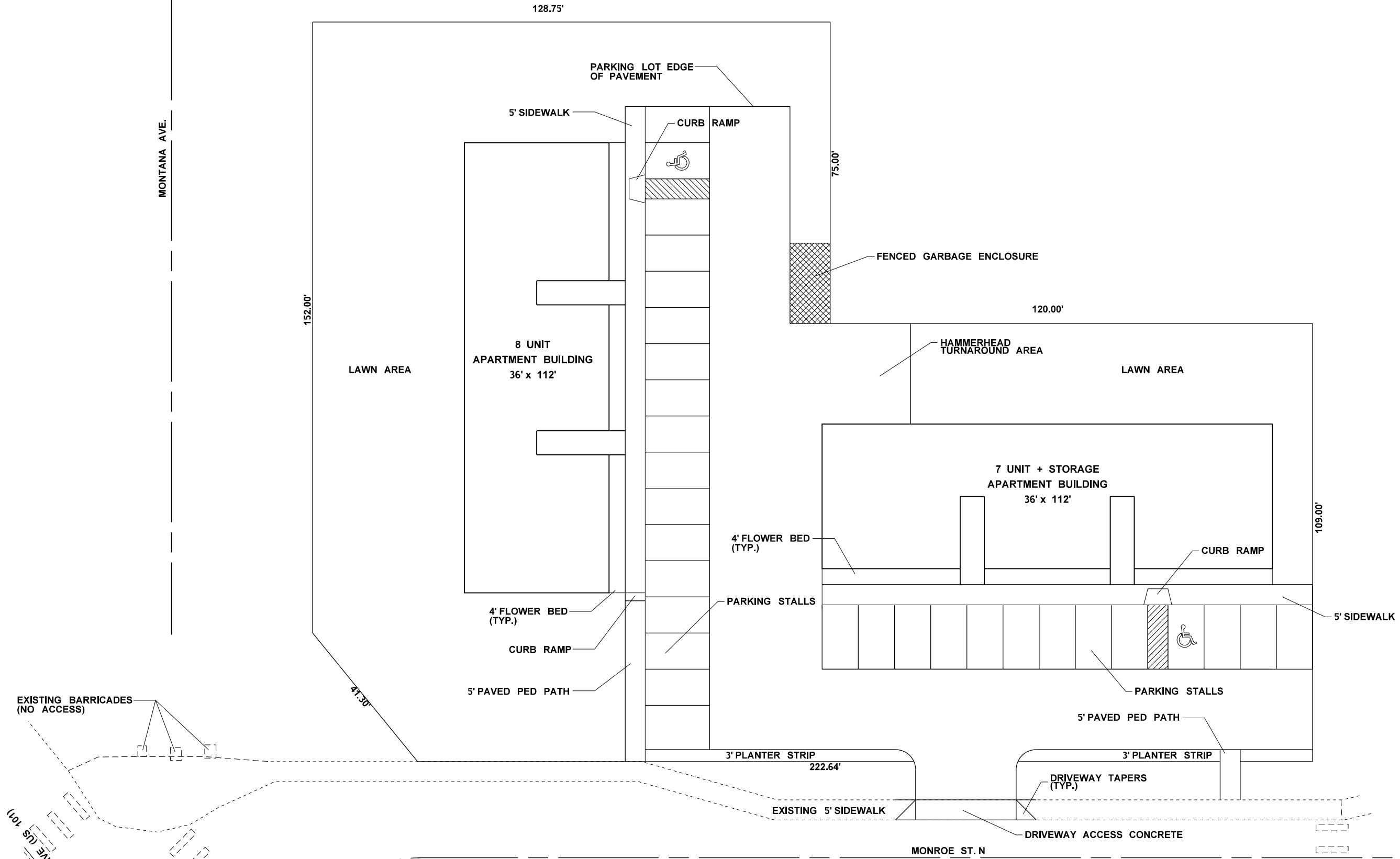
VICINITY MAP

T. 14 N. R. 9 W.
NE 1/4 of SW 1/4 of SECTION 27



MONTANA AVE.

OREGON AVE.



SITE INFORMATION	
DESIGNED BY	M. FLEMING
DRAWN BY	L. ASSINK
CHECKED BY	M. FLEMING
DATE	

M2 CONSULTING, PLLC
3403 STEAMBOAT ISLAND RD. NW
OLYMPIA, WA 98502 PMB# 534
(360) 623-0631

SITTON APARTMENTS
MONROE ST. & MONTANA AVE.
SOUTH BEND, WA

SITE PLAN