

## NOTICE OF APPLICATION & LIKELY SEPA DNS

### DaVita Dialysis Clinic Site Plan Review & SEPA DNS

<b>Land Use Application Nos.:</b>	SPR 22-012 (Site Plan Review), SEP 22-011 (SEPA)
<b>Applicant:</b>	LDC Inc C/O Ross Jarvis 1411 State Avenue NE Olympia, WA 98506
<b>Property Owner:</b>	Brooks Douglas LLC C/O Mark Luna 3241 Laurel RD Longview, WA 98632
<b>Site Location:</b>	467 Beechwood Street
<b>Parcel:</b>	50451
<b>Zoning Designation:</b>	Highway Commercial (C-2)
<b>Date Application Received:</b>	November 17 <sup>th</sup> , 2022
<b>Fully Complete:</b>	November 30 <sup>th</sup> , 2022
<b>Notice of Application &amp; Likely DNS issued:</b>	December 2 <sup>nd</sup> , 2022
<b>Publish:</b>	December 7 <sup>th</sup> , 2022, Battle Ground Reflector
<b>Comment Due Date:</b>	December 21 <sup>st</sup> , 2022

### I. DESCRIPTION OF PROPOSAL

Applicant proposes to develop a new 7,384 SF commercial building and associated parking, street improvements, and utilities on a single, presently unoccupied, parcel in Woodland Washington. Proposed primary structure will serve as a DaVita Dialysis clinic, classified as a medical clinic under the Woodland Municipal Code (WMC), a permitted use under WMC 17.32.020(25) and WMC 17.36.020(29).

### II. LOCATION OF PROPOSED DEVELOPMENT

The proposed development is located on lot # 50451, addressed as 467 Beechwood Street in Woodland Washington. Subject property is currently a vacant lot with an approximate area of 1.0131 acres, or 44,129 SF. A site visit has been performed, and best available resources considered, and no critical area(s) have been identified on the site. Previous use(s) of the subject site include generally residential uses. Adjacent uses include single-family homes to the south and north of the property, a

coffee shop with an associated drive through facility to the east of the site, and a manufactured home sales lot across Hoffman Street to the north of the site.

### III. ENVIRONMENTAL REVIEW

Per WMC 19.08.030, Site Plan Reviews shall be reviewed by the Development Review Committee. After the close of the comment period, the City will review any comments on the impacts of the project and decide whether to proceed with issuing a decision on the project.

The City of Woodland has reviewed the proposed project for probable 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 December 7th, 2022 to:**

City of Woodland  
Community Development Department  
c/o David Lukaczer  
PO Box 9, 230 Davidson Ave.  
Woodland, WA 98674

Email: [lukaczerd@ci.woodland.wa.us](mailto:lukaczerd@ci.woodland.wa.us)  
Phone: 360-225-7299  
Fax: 360-225-7336

### IV. EXISTING ENVIRONMENTAL DOCUMENTS

1. SEPA Checklist
2. Critical Areas Checklist

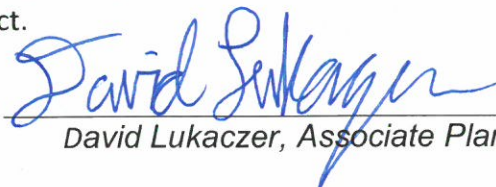
Application materials including the document(s) listed above can be reviewed by contacting the SEPA responsible official (see contact information in Section III above). Most application materials have been posted online at <https://www.ci.woodland.wa.us/projects>.

### V. REVIEW AUTHORITY

Per WMC 19.08.030, Site Plan Reviews shall be reviewed by the Development Review Committee. After the close of the comment period, the City will review any comments on the impacts of the project and decide whether to proceed with issuing a decision on the project. This may be your only opportunity to comment on the impacts of the proposed project.

Date: 12/2/2022

Signature: \_\_\_\_\_



*David Lukaczer, Associate Planner*

**Published in the Reflector:** December 7<sup>th</sup>, 2022

Cc: Applicant

Owner

Mayor

City Engineer, Gibbs & Olson

Planning Commission

City Administrator

Building Official

Fire Marshal

City of Woodland Website

Counter Copy

Department Heads

File

