



**MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS) AND
NOTICE OF PUBLIC HEARING**

SEPA MDNS – Riverside Estates Subdivision Phase 4 Park (File # 2020-014-SEPA / DA-2020-001)

Lead agency: The City of La Center

Description of proposal: The applicant is proposing to construct a new, public neighborhood park as part of Phase 4 of the Riverside Estates Subdivision. The park is proposed to include parking, a storm facility, grading, utilities, basketball area, play equipment, bike racks, walking path and open lawn area. The park is designated as “Neighborhood Park 1” in the City’s Park, Recreation, and Open Space Master Plan (2017).

Public hearing: A public hearing on the development agreement for the park is scheduled for June 24, 2020 at 6:30 pm. The public hearing will be conducted remotely using the GoToMeeting online platform. Further information about virtual hearing attendance and providing public comments is provided below.

Location of proposal, including street address, if any: Site address is 34512 NW Pacific Highway, La Center. Assessor’s parcel number is 986028825.

Proponents:

- **Applicant:** ECM Riverside, LLC. Contact: Peter Ettro. Phone: 503-568-1907.
- **Applicant’s Representative:** PLS Engineering. Contact: Travis Johnson: 360-944-6519

Determination: The City of La Center has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350, the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). The necessary mitigation measures are listed below, the Environmental Checklist and all relevant application materials for the development agreement and SEPA are available on the City of La Center’s website at http://www.ci.lacenter.wa.us/city_departments/pw_landuse.php

This MDNS determination is based on the following findings and conclusions:

The La Center Park, Recreation, and Open Space Plan (2017) includes a park improvement project (Neighborhood Park 1) located in the general vicinity of the proposed park. This park is necessary for the City to help meet park level of service standards specified in the Park, Recreation, and Open Space Plan which documents a projected deficit of 4.49 acres of neighborhood park in the year 2022. Neighborhood Park 1 is described as follows in the plan:

- NP-1: Park can serve residents in the northwest area of the City. Acquire a suitable site in the general vicinity on the parks plan in accordance with the design guidelines. If possible the park should connect to the proposed West Side Connector Trail (2) or Bolen Creek Trail (4).

Mitigation Measures

The City is requiring the applicant to comply with the following mitigation measures related to development of the park:

1. The applicant will be required to apply for and receive approval for a grading permit from the City prior to ground disturbance. Grading quantities will be finalized at that time.
2. The applicant will be required to submit an erosion control plan prior to engineering document approval in accordance with LCMC 18.320.

3. In accordance with 18.300, the applicant will be required to submit a geotechnical engineering report documenting the extent of landslide hazards on the site and an associated critical areas permit for development of these areas.
4. The applicant will be required to comply with Southwest Clean Air Agency regulations (SWCAA 400) regarding controlling dust during construction.
5. If work is ultimately proposed within the wetland, the applicant shall obtain all necessary state and federal permits including a Section 404 approval from the United States Army Corps of Engineers and a Section 401 Water Quality Certification from the Washington State Department of Ecology.
6. The applicant shall apply for and obtain a critical areas permit in accordance with LCMC 18.300 for any impacts to the wetland and buffer associated with the park improvements prior to ground disturbance.
7. The applicant shall obtain a stormwater and erosion control permit in accordance with LCMC 18.320.
8. The applicant will be required to receive a stormwater general permit through the Washington Department of Ecology for disturbances greater than one (1) acre.
9. The applicant shall prepare a spill prevention control and countermeasures (SPCC) plan prior to ground disturbance.
10. If required in accordance with LCMC 18.300, the applicant shall obtain a critical areas permit for development within the category 2 critical aquifer recharge area.
11. Any required plantings for impacts to critical areas will be required to use plants specified on the City's native plants list (LCMC 18.340).
12. The applicant will be required to comply with 18.245.060 for landscape plantings on the site.
13. Lighting within the park shall comply with LCMC 18.282 (Outdoor Lighting).
14. The applicant shall comply with City approved construction hours.
15. The applicant shall apply for and receive site plan review approval from the City in accordance with LCMC 18.215 and critical areas permits in accordance with 18.300.
16. The applicant shall comply with LCMC 18.245 (Supplementary Development Regulations) and 18.282 (Outdoor Lighting) for all proposed lighting within the park.
17. In accordance with LCMC 18.360, the applicant shall complete an archaeological predetermination for the portion of parcel 986028825 not covered by previous surveys.
18. The applicant shall implement a City-approved inadvertent discovery plan during the development of the park.
19. The applicant shall comply with LCMC 18.280 for the off-street parking lot.
20. In accordance with 12.10.190, the applicant shall prepare a traffic study, if required for the number of trips generated.
21. The applicant shall comply with the most recent Engineering Standards for Construction for development of water utilities within the park.


This MDNS is issued under WAC 197-11-350 and the comment period will end on **June 23, 2020 at 5:00 p.m.**

Responsible Official: Greg Thornton

Position/Title: Mayor

Address: RE: SEPA Comments – Riverside Estates Subdivision Phase 4 Park
305 NW Pacific Highway
La Center, WA 98629

Date: 6/9/20

Signature: 

Review of File Information: A digital copy of the file may be examined on the City's website at: http://www.ci.lacenter.wa.us/city_departments/pw_landuse.php - The City contact person and telephone number for any questions on this review is Sarah Dollar, Permit Technician, La Center Public Works, 360.263.7665, sdollar@ci.lacenter.wa.us.

Issued: June 9, 2020



File Name: Riverside Estates Subdivision Phase 4 Park (File # 2020-014-SEPA / DA-2020-001)

Date Published: June 9, 2020

Attached is an environmental determination of Non-Significance (DNS) and associated environmental checklist issued pursuant to the State Environmental Policy Act (SEPA) rules (WAC 197-11). The enclosed review comments reflect evaluation of the environmental checklist by the lead agency as required by WAC 197-11. You may comment on this determination within fourteen (14) days of the DNS publication date of June 9, 2020. The lead agency will not act on this proposal until the close of the **14-day comment period, which ends June 23, 2020**. The City Council will conduct a public hearing on the development agreement on **June 24, 2020 beginning at 6:30 PM using the City's online GoToMeeting platform**.

Please address any correspondence to: Mayor Greg Thornton
ATTN: SEPA COMMENTS – **Riverside Estates Subdivision Phase 4 Park**
c/o Sarah Dollar, Permit Technician
305 NW Pacific Highway
La Center, WA 98629

DISTRIBUTION:

Federal Agencies: National Marine Fisheries, PRD Division (Mail)
US Army Corps of Engineers, Regulatory Functions (Mail)

Native American Interests: Confederated Tribes of the Grande Ronde (Mail)
Cowlitz Tribe, Longview, WA (Mail)

State Agencies: Department of Ecology
Department of Commerce (Email)
Department of Fish & Wildlife, Region 5 (Email)
Department of Natural Resources, SEPA Center (Email)
Department of Transportation, Environmental Services (Email)
Department of Transportation, SW Region (Email)
Office of Archaeology & Historic Preservation (Email)
Washington Parks & Recreation Commission (Email)

Local Agencies: City of Ridgefield (Email)
Clark County, Dept of Community Development (Email)
Clark County, Dept of Health (Email)
Clark County, Dept of Parks & Recreation (Mail)
Clark County, Dept of Public Works (Email)
Town of Yacolt (Email)

School Districts: La Center (WA) School District (Mail)

Special Purpose Agencies: Clark Public Utilities (Email)
Columbia River Economic Development Council (Email)
C-TRAN (Email)
Lower Columbia Fish Recovery Board
Southwest Clean Air Agency
Southwest Washington Regional Transportation Council

Libraries: Fort Vancouver Regional Library, La Center (Mail)

Fire Districts: Clark County Fire & Rescue

Media: The Columbian

Other Interested Parties: Audubon Society, Vancouver (Mail)
Clark County Natural Resources Council (Email)
NW Natural (Mail)
Vancouver Wildlife League (Mail)