



**NOTICE OF LIKELY SEPA DETERMINATION OF NON-SIGNIFICANCE
Highland Terrace Subdivision Development Agreement Amendment (File # 2020-021-SEPA/DA)**

Description of proposal: Evergreen Homes proposes to construct a 95-lot subdivision on six parcels (258636-000; 258644-000; 258702-000; 258704-000; 258727-000; 258763-000) on the east side of NW Pacific Highway across from the Riverside Estates Development. The applicant requests a one-year extension of the preliminary plat approval until December 2021 through an amendment of the recorded development agreement (Clark County Auditor's File No. 5464098). The development received preliminary plat approval in 2006 (File No. 2006-019-SUB). The La Center Municipal Code (LCMC) section 18.210.050 requires that applicants receive final plat approval for subdivisions before the preliminary plat approval expires. Prior to the 10-year expiration period of the preliminary plat approval under the provisions of RCW 58.17.140, the City granted a one-year extension until December 2017. The applicant requested and the City approved a second extension for three years of the preliminary plat in December 2017 under the development agreement. If approved, the proposed amendment to the development agreement would be the third preliminary plat extension for the project.

Likely SEPA DNS: NOTICE IS HEREBY GIVEN that, an amendment to the development agreement has been submitted as noted below and based on a review of that amendment, the City of La Center expects to issue a Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS) for this proposal pursuant to the "Optional DNS process" allowed by State Law (WAC 197-11-355) and the La Center Municipal Code (LCMC 18.310). A copy of the determination may be requested now and will be mailed when available. Comments received within the deadline, will be considered in the review of the proposal and the SEPA environmental checklist. This may be the only opportunity to comment on the environmental impacts of the preliminary plat extension through the development agreement amendment, unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes, and the project review process may incorporate or require mitigation measures.

Any person has the right to comment on this SEPA notice, receive notice of and participate in any hearings, request a copy of the decision once made, and appeal the final SEPA determination of the project. **Written comments submitted by October 13, 2020 at 5:00 PM will be considered in the SEPA determination.** Please send comments to the City of La Center, Community Development, 305 NW Pacific Highway, La Center, WA 98629 or by email to Sarah Dollar, Permit Technician, at sdollar@ci.lacenter.wa.us.

Application: Highland Terrace Amended Development Agreement (File # 2020-021-SEPA/DA)

Application date: September 16, 2020

Technically Complete: Not applicable

Proponent/applicant: Evergreen Homes, Chris Sundstrom, 13217 NW 30th Court, Vancouver, WA 98685

Property owner: Felida Rose, LLC. Contact: Chris Sundstrom, 13217 NW 30th Court, Vancouver, WA 98685

Location of proposal: Six parcels (258636-000; 258644-000; 258702-000; 258704-000; 258727-000; 258763-000) located east of NW Pacific Highway across from the Riverside Estates Development.

Tentative Public Hearing: La Center City Council regular meeting, October 28, 2020, 6:30 p.m. Meeting will be conducted virtually using the City's GoToMeeting online platform. The City will issue a hearing notice at least 14 days prior to the public hearing with further information on how to attend and comment at this meeting.

Existing Environmental Documents relied upon: The State Environmental Policy Act (SEPA) requires that a review of the potential environmental impacts be conducted. City staff and interested agencies will review the proposal for compliance with applicable state requirements and city codes. Through this process a determination will be made as noted under the following statement of determination.

The following environmental documents were relied upon in the City's assessment of a likely DNS or MDNS: SEPA Environmental Checklist dated, August 4, 2020; Charbonneau Engineering LLC Memorandum dated July 21, 2020 re: Pacific Highway at Northwest 14th Street and Northwest 15th Street. A complete copy of the application file is available by contacting Public Works Staff, Sarah Dollar, Permit Technician, at 360-263-7665.

Statement of Determination: As lead agency under the State Environmental Policy Act (SEPA) rules [Chapter 197-11, Washington Administrative Code] the City of La Center must determine if there are potential significant adverse environmental impacts associated with this proposal. The options include the following:

- **Determination of Significance – (DS)** The impact cannot be mitigated and therefore require the preparation of an Environmental Impact Statement (EIS).
- **Mitigated Determination of Nonsignificance – (MDNS)** The impact can be mitigated through conditions of approval, or;
- **Determination of Nonsignificance – (DNS)** The impacts can be addressed by applying the city codes.

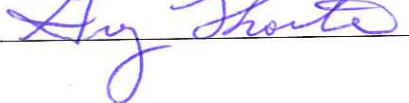
Approval Standards/Applicable Laws: La Center Municipal code section 18.60 (Development Agreements) 18.147 Parks and Open Space; and the City of La Center Capital Facilities Plan. Additional state and federal law(s) may also apply.

Mitigation Measures: The applicant will be required to comply with all applicable approval standards and laws in addition to the following project-specific mitigation measures:

- **General:** Comply with the engineering construction drawings approved by the City dated May 18, 2020 as modified by the subject development agreement amendment.
- **Land Use:** comply with the development agreement and subject amendment once approved.

Public Review: The file may be examined on the City's Recent Land Use page 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, 360.263.7665.

Responsible Official: Greg Thornton, Mayor

Date: 9-29-20 **Signature:** 

Issued: September 29, 2020



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Date Published: September 29, 2020

Attached is a likely SEPA determination of non-significance and associated environmental checklist issued pursuant to the State Environmental Policy Act (SEPA) rules (WAC 197-11). The City (lead agency) expects to issue a DNS or MDNS associated with this proposal in compliance with WAC 197-11-355 after evaluation of the applicant's environmental checklist. You may comment on this likely determination within fourteen (14) days of this publication date of September 29, 2020. The lead agency will not act on this proposal until the close of the **14-day comment period, which ends October 13, 2020**.

Please address any correspondence to: Sarah Dollar, Community Development Technician
ATTN: SEPA COMMENTS – Highland Terrace DA
c/o 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: Dept of Ecology (Email)
Dept of Health, Office of Drinking Water (Email)
Dept of Commerce (Email)
Dept of Fish & Wildlife, Region 5 (Email)
Dept of Natural Resources, SEPA Center (Email)
Dept of Transportation, Environmental Services (Email)
Dept 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)