



STATE ENVIRONMENTAL POLICY ACT (SEPA) MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Lockwood Meadows Subdivision Type II Critical Areas Permit, Tree Removal Permit, and Amended SEPA

(File # 2023-008-CAR/TREE/SEPA)

Description of proposal: The applicant proposes to temporarily impact approximately 978 square feet of the buffer of another Type IV wetland (Wetland B). The applicant also proposes to impact approximately 1,178 square feet of area within the dripline of an Oregon white oak in the southwest corner of the project site and to remove 161 trees that would be mitigated by planting approximately 290 new trees. The applicant is proposing approximately 7,091 square feet of enhancement to existing oak dripline and oak woodland installation for the impacts to the oak tree dripline at a ratio of greater than 6:1.

SEPA Determination: NOTICE IS HEREBY GIVEN that the City makes the following findings and conclusions based upon a review of the environmental checklist; other information on file with the City of La Center and other public agencies; and the policies, and regulations designated by the City as a basis for the exercise of substantive authority under the Washington State Environmental Policy Act (SEPA) pursuant to Chapter 43.21C WAC. Based on a review of the code, the City of La Center hereby issues a **Mitigated Determination of Non-Significance (MDNS)** for this proposal pursuant to WAC 197-11-350 and the La Center Municipal Code (LCMC 18.310). An Environmental Impact Statement is not required under RCW 43.21c.031(1).

A combined notice of application and public comment period was held under the optional MDNS procedures specified in WAC 197-11-355. This MDNS is hereby final and there is no further opportunity for comment.

Application: Lockwood Meadows Subdivision Type II Critical Areas Permit, Tree Removal Permit and Amended SEPA (File # 2023-008-CAR/TREE/SEPA)

Application date: February 9, 2023

Technically Complete: April 5, 2023

Proponent: Representative: Travis Johnson, PLS Engineering, 604 W Evergreen Blvd, Vancouver, WA 98660.
Applicant: Scott Clayton, Cedar Ridge Homes, 1905 SW 257th Avenue, Troutdale, OR 97060.

Applicant/Property Owner: Scott Clayton, Cedar Ridge Homes, 1905 SW 257th Avenue, Troutdale, OR 97060.

Location of proposal: 2000 NE Lockwood Creek

Public Hearing: A public hearing is not required.

Existing Environmental Documents relied upon: The State Environmental Policy Act (SEPA) requires that a review of the potential environmental impacts be conducted. City staff reviewed the proposal for compliance with applicable state requirements and city codes.

The following environmental documents were relied upon in the City's assessment of a likely determination of non-significance: SEPA Environmental Checklist dated, October 28, 2021; Revised SEPA Environmental Checklist, March 16, 2023; Critical Areas Report (Ecological Land Services, March 24, 2021); Landscape Plans (Planning Solutions, Inc, January 5, 2023); Revised Tree Protection Plan (Planning Solutions, Inc May 4, 2023); Conservation Covenant; Wetland Buffer Mitigation Plan (Ecological Land Services, December 29, 2022); Oak Mitigation Plan (Ecological Land Services, December 29, 2022); Lockwood Meadows Project Narrative (PLS Engineering, May 2023).


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 requires 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: The following standards will apply to the application: 18.30 Procedures; 18.300 Critical Areas; 18.310 Environmental Policy; 18.340 Native Plant List; 18.350 Tree Protection.

Mitigation Measures: The previously issued SEPA MDNS included required mitigation measures for 2020-004-SUB/VAR/CAR/SEPA which remain in effect and are amended to include new mitigation measures, as follows:

- General: The applicant shall comply with Ecology’s requirements in the letter dated April 25, 2023.
- Water: The applicant or homeowners association must comply with the recommendations of the Wetland Buffer Mitigation Plan (ELS, December 29, 2023).
- Plants: The applicant or homeowners association must comply with the recommendations of the Oak Mitigation Plan (ELS, December 29, 2023).

Date: May 30, 2023 **Signature:** 

Issued: May 30, 2023



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Date Published: May 30, 2023

Attached is a Mitigated Determination of Non-Significance (MDNS) and associated environmental checklist issued pursuant to the State Environmental Policy Act (SEPA) rules (WAC 197-11). The City (lead agency) completed evaluation of the environmental checklist as required by WAC 197-11. The City issued a SEPA MDNS under the optional DNS procedures in WAC 197-11-355. There is no additional comment period for this determination.

Please address any correspondence to: Jessica Nash, Administrative Specialist
ATTN: SEPA COMMENTS – Lockwood Meadows Subdivision
210 East 4th Street
La Center, WA 98629

DISTRIBUTION:

Federal Agencies: National Marine Fisheries, PRD Division (Mail)
Forest Service, US Department of Agriculture, WA (Email)
US Army Corps of Engineers, Regulatory Functions Branch (Mail)

Native American Interests: Confederated Tribes of the Grande Ronde (Mail)
Cowlitz Tribe, Natural Resources Department (Mail).
Yakama Nation (Email)

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)
Department of Archaeology & Historic Preservation (Email)
Washington Parks & Recreation Commission (Email)

Local Agencies: 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)
Clark County Sheriff (Email)
Clark County Fire and Rescue (Email)
City of Vancouver, Dept of Parks & Recreation (Email)
City of Vancouver
City of Camas, Community Development (Email)
Town of Yacolt (Email)
City of Ridgefield (Email)
La Center Community Library (Mail)
La Center Police Department (Email)

School Districts:

La Center (WA) School District (Mail)

Special Purpose Agencies:

Clark Public Utilities (Email)

Columbia River Economic Development Council (Email)

Lower Columbia Fish Recovery Board (Email)

C-TRAN (Email)

Southwest Clean Air Agency (Email)

Southwest Washington Regional Transportation Council (Email)

Council Clark Regional Wastewater District (Email)

Vancouver Wildlife League (Mail)

NW Natural (Mail)

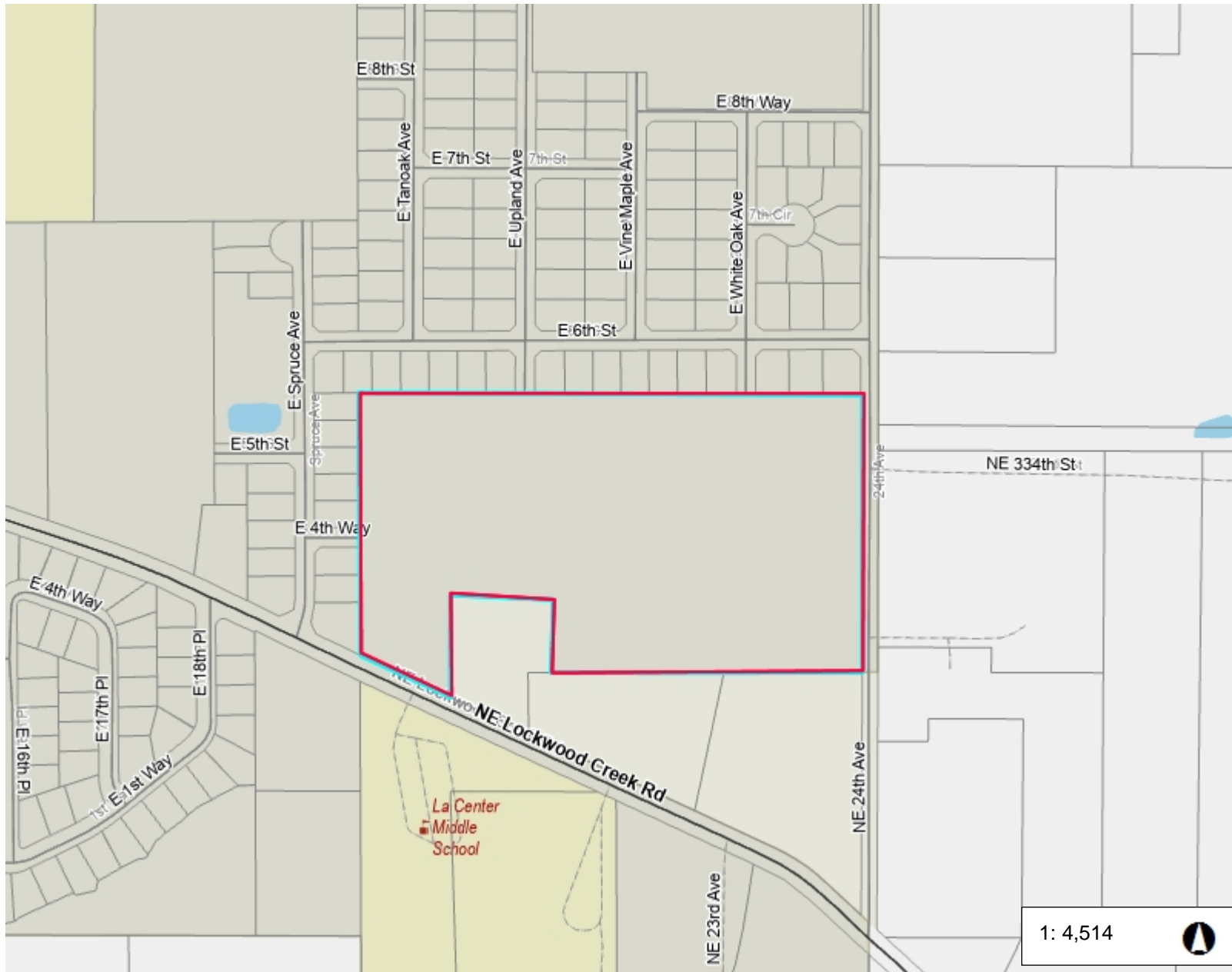
TDS Telecom (Mail)

CenturyLink (Email)

Washington State Department of Corrections (Email)



Lockwood Meadows (Parcel: 209113000)

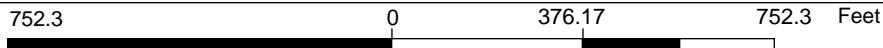


Legend

- Taxlots
- All Roads**
 - Interstate
 - State Route
 - Arterial
 - Forest Arterial
 - Minor Collector
 - Forest Collector
 - Private or Other

Notes:

1: 4,514



WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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