



**NOTICE OF APPLICATION  
AND LIKELY SEPA DETERMINATION OF NON-SIGNIFICANCE**

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

**Description of proposal:** The applicant proposes to fill one Type IV wetland (Wetland A) and 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 203 new trees. As mitigation for Wetland A impacts, the applicant is purchasing 0.0425 credits at the East Fork Lewis Mitigation Bank. 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

**Likely SEPA DNS:** NOTICE IS HEREBY GIVEN that, an application has been submitted as noted below and based on a review of that application, the City of La Center expects to issue an amended 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 State Environmental Policy Act (SEPA) environmental checklist. ***This may be the only opportunity to comment on the environmental impacts of the proposal and no additional comment period will be provided, 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 application, 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 5:00 PM on April 25, 2023 will be considered in the application and amended SEPA determination.** Please send comments to the City of La Center, Community Development, 210 E 4<sup>th</sup> Street, La Center, WA 98629 or by email to Jessica Nash, Administrative Specialist, at [jnash@ci.lacenter.wa.us](mailto:jnash@ci.lacenter.wa.us)

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

**Application date:** February 9, 2023

**Technically Complete:** April 5, 2023

**Proponent/applicant:** 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.

**Property owner:** Scott Clayton, Cedar Ridge Homes, 1905 SW 257th Avenue, Troutdale, OR 97060.

**Location of proposal:** 2000 NE Lockwood Creek Road, La Center, WA 98629 (Parcel No. 209113000).

**Public Hearing:** A public hearing is not required.

**Existing Environmental Documents relied upon:** 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 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); Tree Protection Plan (Planning Solutions, Inc January 5, 2023); Conservation Covenant; Wetland Buffer Mitigation Plan (Ecological Land Services, December 29, 2022); Oak Mitigation Plan (Ecological Land Services, December 29, 2022).

**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; 18.320 Stormwater and Erosion Control; 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 affect and are amended to include new mitigation measures, as follows:
- Water: The applicant must comply with the recommendations of the Wetland Buffer Mitigation Plan (ELS, December 29, 2023).
- Plants: The applicant must comply with the recommendations of the Oak Mitigation Plan (ELS, December 29, 2023).

**Responsible Official:** Bryan Kast, P.E., Public Works Director

Date: 4/11/23 Signature: 

**Issued:** April 11, 2023



**File Name:**

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

**Date Published:** April 11, 2023

Attached is a likely SEPA environmental 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. You may comment on this likely determination within fourteen (14) days of the issuance of this notice April 11, 2023. The lead agency will not act on this proposal until the close of the **14-day comment period, which ends April 25, 2023.**

Please address any correspondence to: Jessica Nash, Administrative Assistant  
ATTN: SEPA COMMENTS – LOCKWOOD MEADOWS  
210 East 4<sup>th</sup> 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 (Mail)
- Native American Interests: Confederated Tribes of the Grande Ronde (Mail)  
Cowlitz Tribe, Longview, WA (Email)  
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:

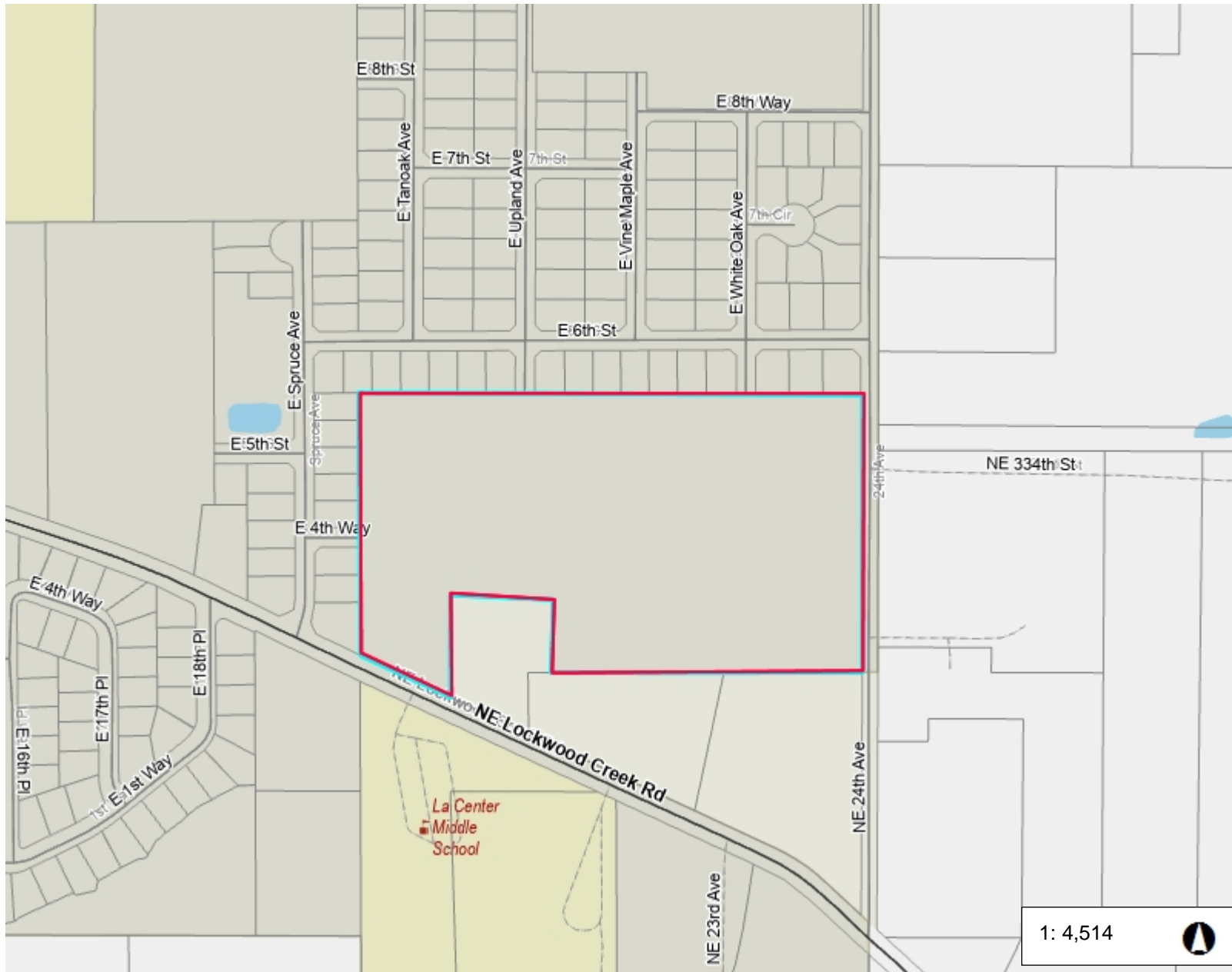
La Center (WA) School District (Mail)

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 (Email)  
Council Clark Regional Wastewater District (Email)  
Vancouver Wildlife League (Mail)  
NW Natural (Mail)  
TDS Telecom (Mail)  
Century Link (Email)  
Washington State Department of Corrections (email)



# Lockwood Meadows (Parcel: 209113000)

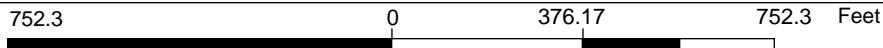


### Legend

- 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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