



Notice Date: December 5, 2025

**NOTICE OF APPLICATION
AND LIKELY SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE
NW 9th Ave Subdivision Type III Preliminary Plat, ZONE, SEPA, LLD, CAR, GEO, TRE**

File # 2025-053 PLD

Description of proposal: The applicant is proposing to subdivide 10.25 acres into 81 single-family attached and detached residential lots. The site currently has one (1) single-family residence, a second home, barn, shed, and shop. The parcel is currently zoned Low Density Residential (LDR-7.5). A separate application has been submitted to rezone the property to Medium Density Residential (MDR-16).

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 a 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 December 19, 2025 will be considered in the application and final SEPA determination.**

Please send comments to the City of La Center, Community Development, 210 E 4th Street, La Center, WA 98629 or by email to **Angie Merrill, City Planner, at amerrill@ci.lacenter.wa.us**

Application: NW 9th Ave Subdivision

Application date: December 5, 2025

Technically Complete: November 28, 2025

Applicant Representative: PLS Engineering, Travis Johnson, 604 W Evergreen Blvd, Vancouver, WA 98660, 360.944.6519. pm@plsengineering.com

Applicant: Dan Wisner & Danny Martin, 1087 Lewis River Road #259 Woodland, WA 98674, 360.949.5607, backcountrydevelopment@gmail.com

Property Owner: RAR Trust FBO Daniel Wisner 3521830 etal and Camille Martin, 1087 Lewis River Road #259

Woodland, WA 98674, 360.949.5607, backcountrydevelopment@gmail.com

City of LaCenter Planner: Angie Merrill – amerrill@ci.lacenter.wa.us - 360.263.3654

City of LaCenter Engineer: Anthony Cooper – acooper@ci.lacenter.wa.us – 360.263.2889

Location of proposal: 33901 NW Pacific Highway La Center, WA 98629

Parcel Numbers: 258902000 & 258921000

Public Hearing: A public hearing is required and is tentatively scheduled for February 5, 2026 at 5:30 pm. A separate notice will be provided at least 14 days in advance of the public hearing, to include additional information regarding the hearing instructions.

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, 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, November 3, 2025; Narrative; Preliminary Technical Information Report; Geotechnical Site Investigation; Preliminary Erosion Control & Grading Plan; Traffic Letter; Archaeological Predetermination; Boundary Survey; Critical Areas Report & Mitigation Plan; Tree Removal Narrative; Proposed Development Plan; Preliminary Landscape Plan; Existing Conditions Plan; Utility Plans

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; 18.130 Low Density Residential; 18.140 Medium Density Residential; 18.147 Parks and Open Spaces; 18.200 General Provisions; 18.210 Subdivision Provisions; 18.240 Mitigation of Adverse Impacts; 18.245 Supplementary Development Standards; 18.280 Off-Street Parking and Loading Requirements; 18.282 Outdoor Lighting; 18.300 Critical Areas; 18.310 Environmental Policy; 18.320 Stormwater and Erosion Control; 18.340 Native Plant List; 18.350 Tree Protection; and 18.360 Archaeological Resource Protection.

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:

- **Earth:** The applicant must comply with the design recommendations of the geotechnical site investigation by Columbia West
- **Air:** The applicant is required to apply best management practices to reduce dust during construction.
- **Air:** Construction equipment shall not be permitted to idle and is required to be shut off while not in use.
- **Water:** The applicant shall decommission the existing private well prior to ground disturbance in accordance with Clark County and State of Washington requirements and must provide evidence of the approval and decommissioning in accordance with agency requirements.
- **Water:** The applicant must use approved erosion control best management practices during construction in compliance with LCMC 18.320 and the final approved stormwater technical information report.
- **Water:** The applicant must comply with the recommendations of the Preliminary Technical Information

Report.

- **Water:** The applicant must comply with the recommendations of the critical areas and mitigation report.
- **Plants:** The applicant shall provide mitigation required by LCMC 18.350 for all trees removed that are not Oregon white oaks on-site of 10 inches diameter at breast height.
- **Plants:** The applicant shall mitigate for Oregon white oak removal if applicable in compliance with best available science as required by LCMC 18.300.100 (Best Available Science) and in coordination with the Washington Department of Fish and Wildlife.
- **Environmental Health:** The applicant shall comply with approved construction hours as required by the City of La Center.
- **Environmental Health:** The applicant shall decommission the existing septic system (if applicable) prior to construction in accordance with Clark County requirements. The applicant shall provide a lateral sewer line stub to the home so that connection to the public sewer system is available.
- **Light and Glare:** The applicant shall comply with the requirements of LCMC 18.282 (Outdoor Lighting).
- **Recreation:** The applicant is required to pay park impact fees prior to issuance of building permits unless otherwise agreed to by the City of La Center, if the City determines the provided park meets the identified community park need for this site shown in the Parks, Recreation, and Open Space Plan in effect at the time of application completeness and the applicant's construction of a that park is determined to be eligible for park impact fee credits.
- **Historic and cultural preservation:** In the event any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing for a 100' buffer; this number may vary by circumstance) must stop and the following actions taken:
 - o Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering;
 - o Take reasonable steps to ensure confidentiality of the discovery site; and,
 - o Take reasonable steps to restrict access to the site of discovery.

The applicant shall notify the concerned Tribes and all appropriate county, city, state, and federal agencies, including the Washington Department of Archaeology and Historic Preservation and the City of La Center. The agencies and Tribe(s) will discuss possible measures to remove or avoid cultural material and will reach an agreement with the applicant regarding actions to be taken and disposition of material. If human remains are uncovered, appropriate law enforcement agencies shall be notified first, and the above steps followed. If the remains are determined to be Native, consultation with the affected Tribes will take place in order to mitigate the final disposition of said remains.

See the Revised Code of Washington, Chapter 27.53, "Archaeological Sites and Resources," for applicable state laws and statutes. See also Washington State Executive Order 05-05, "Archaeological and Cultural Resources." Additional state and federal law(s) may also apply.

Copies of the above inadvertent discovery language shall be retained on-site while project activity is underway.

Contact	Information
Cowlitz Indian Tribe, Jon Shellenberger Cultural Resources Director	Phone: 360-577-5680 ext. 2222; jshellenberger@cowlitz.org
City of La Center, Tracy Coleman, Public Works Director	Phone: 360-263-2889; tcoleman@ci.lacenter.wa.us
City of La Center, Angie Merrill, Associate Planner	Phone: 360-263-3654; amerrill@ci.lacenter.wa.us
City of La Center, Anthony Cooper, Engineer	Phone: 360-263-2889 acooper@ci.lacenter.wa.us
Office of the Clark County Medical Examiner (for human remains)	Phone: 564-397-8405; medical.examiner@clark.wa.gov

Washington DAHP, Dr. Allison Brooks, Ph.D, Director	Phone: 360-586-3066; a2@dahp.wa.gov
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NW 9th Ave Subdivision

Located in the SW 1/4 of Section 34, T5N, R1E, W1M
La Center, Washington



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

APPLICANT:

Darryl Martin
1087 Lewis River Road #239
Woodland, WA 98674
(360) 948-6907
bdcountrydevelopment@gmail.com

OWNERS:

50% owned by BDO Dunlap Warner 3521 1630 4th
4810 NW 127th St.
Vancouver, WA 98685
(360) 607-7849
wernerbdo@gmail.com

Darryl and Camille Martin
1087 Lewis River Road #239
Woodland, WA 98674
(360) 948-6907
bdcountrydevelopment@gmail.com

PROJECT CONTACT:

Chris Smith
City of La Center Planning, PE
604 W Evergreen Blvd
Vancouver, WA 98680
(360) 944-6519
prn@la-center.org

Draft # 25690000 & 25692100
Site Size: 10.25 acres

Revisions	
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Preliminary Plat For:

NW 9th Ave Subdivision

A Subdivision Located In The City Of La Center, Washington

Engineering Surveying Planning | 601 W. Evergreen Blvd., Vancouver, WA 98660 | PH (360) 941-6512 | Fax (360) 941-6519

PLS ENGINEERING

Scale 1" = 40'

Legend

Proposed Asphalt

Proposed Concrete

Project No. 2322
Scale: 1" = 40'
Designed By: JAM
Drawn By: JAM
Check By: JAM
3
7