



**NOTICE OF APPLICATION
AND LIKELY SEPA DETERMINATION OF NON-SIGNIFICANCE
Tapani/Carlson Commercial Type II Temporary Use Permit and SEPA
(File # 2022-005-TUP/SEPA)**

Description of proposal: The applicant proposes to sell building material/landscape products on 50,000 sq ft of the lot. Products will consist of rock, bark products and soils that will be stored in bins constructed out of concrete eco blocks. Each bin will keep products separated. This will all be on the existing gravel parking lot. There will be a gated entrance and exit. Approximately 50 trips per day are anticipated. Sanitary sewer service will be served by a temporary porta potty. The office will be a temporary mobile office. Clark County Public Utility District (PUD) serves water across the front of the property. Existing power already serves the site. There would be approximately 2-4 employees on site. Construction equipment (grader, wheel loader, and dump trucks) will be used onsite to maintain the parking lot, material piles, to deliver and load product. The applicant is applying for a temporary use permit to establish the use for up to one year.

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 February 28, 2022 will be considered in the application and amended 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 Jessica Nash, Permit Technician, at jnash@ci.lacenter.wa.us

Application: Tapani/Carlson Type II Temporary Use Permit/SEPA (File # 2022-005-TUP/SEPA)

Application date: January 18, 2022

Technically Complete: February 1, 2022

Proponent/applicant: Shane Tapani, Tapani Materials, 1904 SE 6th Place, Battle Ground, WA 98604

Property owner: Skip Carlson, Carlson Investment LLC, 31313 NW Paradise Park Road, Ridgefield, WA 98642

Location of proposal: 31313 NW Paradise Park Road, Ridgefield, WA 98642.

Public Hearing: Not applicable. A public hearing is not required for this project.

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, January 12, 2022 and Attachment A; Site Plan (Sheet 01); Slope Stability Considerations letter (NV5, January 12, 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 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: The applicant is vested to the City's zoning and development standards from 2011 under a development agreement (4791050 AGR). The following standards will apply to the application under the 2011 code: 18.150 (Commercial Districts), 18.215 (Site Plan Review), 18.240 (Mitigation of Adverse Impact); 18.245 (Supplementary Development Standards); 18.280 (Off-Street Parking and Loading Requirements; 18.300 (Critical Areas); 18.310 (Environmental Policy); 18.320 (Stormwater and Erosion Control); In addition, the procedural standards for the most currently adopted version of the municipal code will apply including: 18.30 (Procedures); and 18.265 Temporary Use.

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 recommendations of the slope stability considerations letter dated January 12, 2022 by NV5 including that material not be stored within 20 feet of the top of the slope and that surface water from rocky activities not be allowed to flow over the face of the slope.
- Water: The applicant is required to comply with the provisions of LCMC 18.300 (critical areas) with regard to mapped fish and wildlife habitat conservation areas and wetlands including that activities and operations of the proposed use must be located within the existing graded and graveled area to prevent impacts to potential critical areas and buffers.
- Water: The applicant must maintain erosion and sediment control along the northern graveled area of the development to prevent runoff from entering the mapped wetlands and streams.
- Air: While not in operation, all vehicles including graders, loaders, dump trucks, and customer vehicles must have engines shut off and must not idle to reduce excess fumes and particulates. In addition, all commercial vehicles must have manufacturer's emissions equipment installed and in proper working order.
- Air: The applicant shall implement standard best management practices such as spraying to prevent dust and particulates from crossing the property line.
- Environmental Health: The applicant must comply with the standards of LCMC 18.245.050 and WAC 173-60 for a Class C environmental designation for noise abatement (EDNA) adjacent to a Class A EDNA. In particular, noise levels shall not exceed 60 decibels above background noise levels at the property lines between 7:00 a.m. and 10:00 p.m. and 50 decibels between 10:00 p.m. and 7:00 a.m.
- Light and Glare: Any lighting used must comply with the requirements of LCMC 18.245.040 and must not reflect or cast glare into any residential zone and must not exceed one foot-candle measured at any property line.
- Historic and cultural preservation: No ground disturbance is permitted due to the site's location in medium to high risk areas for encountering archaeological resources.
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Responsible Official: Greg Thornton, Mayor

Date: 2-14-22

Signature:



Issued: February 14, 2022



File Name: Tapani/Carlson Type II Temporary Use Permit/SEPA (File # 2022-005-TUP/SEPA)

Date Published: February 14, 2022

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 February 14, 2022. The lead agency will not act on this proposal until the close of the **14-day comment period, which ends February 28, 2022.**

Please address any correspondence to: Jessica Nash, Permit Technician
ATTN: SEPA COMMENTS – Tapani/Carlson Temporary Use Permit
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 and 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: 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)
Clark County Sheriff
Clark County Fire and Rescue
Town of Yacolt (Email)
La Center Police Department

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
Clark Regional Wastewater District

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)