



**NOTICE OF APPLICATION
AND LIKELY SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE
Valley View Subdivision Type III Preliminary Plat, Critical Areas Permit, and SEPA
(File # 2022-034-SUB/SEPA/CAR/LLD/TRE)**

Description of proposal: The applicant proposes to subdivide the 8.64-acre site located at 2219 Northeast 339th Street (Parcel 209062000) into 34 lots for single-family detached residences. A public road system would serve the development connecting to Northeast 339th Street and Northeast 24th Avenue. The site will also be served by multiple existing street stubs from the Heritage Country Estates development from the west and south including East 9th Street, East Upland Avenue, East Vine Maple Avenue, and East White Oak Avenue. Lots within the development would range in size from 7,500 square feet to 9,082 square feet. The request also includes a critical areas permit for geologically hazardous areas ("Site Class D" for ground shaking amplification).

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 November 30, 2022 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 Jessica Nash, Permit Technician, at jnash@ci.lacenter.wa.us

Application: Valley View Subdivision Type III Preliminary Plat, Critical Areas Permit, SEPA, legal lot determination, and tree cutting permit (File # 2022-034-SUB/SEPA/CAR/LLD/TRE)

Application date: September 26, 2022

Technically Complete: November 2, 2022

Proponent/applicant: Representative: Mason Wolfe, Wolfe Project Management, LLC, 2401 West Main Street, Suite 210, Battle Ground, WA 98604. Applicant: Mason Wolfe, KDev, LLC, 740 South 85th Avenue, Ridgefield, WA 98642.

Property owner: Sandra Perrott, The Chicken Ranch, LLC, P.O. Box 128, La Center, WA 98629.

Location of proposal: 2219 Northeast 339th Street, La Center, WA 98629 (Parcel No. 209062000).

Public Hearing: A public hearing is required and will be scheduled at a later date. A separate notice will be provided at least 14 days in advance of the public hearing.

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, September 19, 2022; Narrative (Wolfe Project Management, LLC, October 2022); Preliminary Technical Information Report (The Wolfe Groupe, LLC, July 2022); Geotechnical Site Investigation (True North Geotechnical Services, August 8, 2022); Traffic Analysis Report (Lancaster Mobley, September 20, 2022); Clark County Archaeological Predetermination Survey for the Valley View Subdivision (June 20, 2022); Critical Areas Report (Cascadia Ecological Services, Inc, June 30, 2022); Arborist Report (Arborscape Ltd., Inc., August 25, 2022); Tree Survey Map and Inventory (Arborscape Ltd., Inc. and Minster-Glaeser Surveying, Inc., October 27, 2022) and Valley View Subdivision Plans (The Wolfe Groupe, LLC and Minster-Glaeser Surveying, Inc).

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; 18.200 General Provisions; 18.210 Subdivision Provisions; 18.225 Legal Lot Determinations; 18.230 Monumentation, Survey, and Drafting Standards; 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 True Geotechnical Services dated August 8, 2022.
- 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.
- Plants: The applicant shall provide mitigation required by LCMC 18.350 for all trees on-site of 10 inches diameter at breast height (dbh) or greater as inventoried by Arborscape Ltd, Inc dated October 27, 2022. All proposed street trees are to be planted thirty feet apart at center.
- Environmental Health: The applicant shall complete a phase 1 environmental site assessment prior to ground disturbance to document any potential contamination and implement any recommendations of this report.
- 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 prior to construction in accordance with Clark County requirements.
- 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.
- Historic and cultural preservation: Existing buildings on the site are 45 years of age or older and meet registration requirements for listing on the National Register of Historic Places (NRHP). The applicant shall

complete an additional assessment of these buildings by an architectural historian assessing impacts and potential mitigations for these buildings as recommended by the Clark County Archaeological Predetermination Survey for the Valley View Subdivision (June 20, 2022).

- 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:
 - Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering;
 - Take reasonable steps to ensure confidentiality of the discovery site; and,
 - 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, Nathan Reynolds, Interim Cultural Resources Manager	Phone: 360-575-6226; email: nreynolds@cowlitz.org
City of La Center, Bryan Kast, Public Works Director	Phone: 360-263-2889; email: bkast@ci.lacenter.wa.us
Office of the Clark County Medical Examiner (for human remains)	Phone: 564-397-8405; email: medical.examiner@clark.wa.gov
Washington DAHP, Dr. Allison Brooks, Ph.D, Director	Phone: 360-586-3066; email: Allyson.Brooks@dahp.wa.gov

- Transportation: The applicant shall comply with the recommendations of the Traffic Analysis Report (Lancaster Mobley, September 20, 2022).
- Transportation: The applicant is required to pay transportation impact fees prior to issuance of building permits.
- Utilities: The applicant is required to pay sewer system development charges prior to issuance of building permits.

Responsible Official: Bryan Kast, Public Works Director

Date: 11/16/22 **Signature:** 

Issued: November 16, 2022



File Name: Valley View Subdivision Type III Preliminary Plat, Critical Areas Permit, SEPA, Legal Lot Determination, and Tree Cutting Permit (File # 2022-034-SUB/SEPA/CAR/LLD/TRE)

Date Published: November 16, 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 November 16, 2022. The lead agency will not act on this proposal until the close of the **14-day comment period, which ends November 30, 2022.**

Please address any correspondence to: Jessica Nash, Permit Technician
ATTN: SEPA COMMENTS – Asa’s View Subdivision
c/o 305 NW Pacific Highway
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 Council (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)