



Notice of Application and SEPA Amendment
Highland Terrace Subdivision (File # 2020-011-PDR, 2020-011-SEPA & 2020-011-VAR)

Description of proposal: The applicant requests post decision review (PDR) to revise the preliminary plat approval for the Highland Terrace Subdivision originally approved in 2006 (case file: 2006-019-SUB). The changes to the preliminary approval include reducing the number of lots from 100 to 95 and changing the main access to the site to align with NW Larson Road. The applicant will need to receive PDR approval to ensure that the proposed subdivision continues to meet the code standards that the preliminary plat is vested under and to ensure new environmental impacts are properly mitigated. The changes made to the preliminary plat will result in greater impacts to wetlands on-site than what was originally approved. The applicant is also requesting approval of a variance application to reduce the interior side setbacks on 37 lots within the subdivision from 7.5 feet to 6 feet.

Location of proposal, including street address, if any: 34305 NW Pacific Highway, La Center, WA 98629.
Assessor's serial numbers: 258636000, 258704000, 258702000, 258727000, 258644000, 258763000

Applicant: Chris Sundstrom, Evergreen Homes, 13217 NW 30th Court, Vancouver, WA. 98663

SEPA: The application is amending the original SEPA MDNS issued October 17, 2006. The City of La Center has reviewed the revised preliminary plat under the PDR process for probable adverse environmental impacts and expects to issue an amended determination of nonsignificance (DNS) or mitigated determination of nonsignificance (MDNS) for this project. The optional DNS process in WAC 197-11-355 is being used. Since the Notice of Application is being combined with the SEPA determination, the comment periods are combined. Therefore, this is the only comment period on the environmental impacts of the proposed project.

Mitigation Measures: The applicant is required to comply with La Center's critical areas code; La Center Municipal Code (LCMC) 18.300. The applicant was originally approved for 0.21 acres of wetland impact in 2006, but, due to the change in the location of the access road to the development, now proposes 0.41 acres of wetland impacts and 0.12 acres of buffer impacts. The applicant is proposing to offset the wetland and buffer impacts through purchase of 0.466 credits at the East Fork Lewis Mitigation Bank. As an anticipated mitigation measure, the applicant will be required to purchase the credits prior to disturbance within wetlands and buffers and provide a copy of the mitigation banking instrument to the City.

Public Review: The file may be examined between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday (except holidays) in the La Center Public Works Office, 305 NW Pacific Highway, La Center, WA; or http://www.ci.lacenter.wa.us/city_departments/pw_landuse.php - The city contact person and telephone number for any questions on this review is Sarah Dollar, Community Development Technician, 360.263.7665, sdollar@ci.lacenter.wa.us

Comment Period: You may comment on this application within fourteen (14) days of this notice publication date; March 20, 2020. The lead agency will not act on this proposal until the close of the 14-day comment period, which ends April 3, 2020.

The public may submit written comments to:

Highland Terrace Post Decision Review
305 NW Pacific Highway
La Center, WA 98629
Contact: Sarah Dollar, Community Development Technician, 360.263.7665, sdollar@ci.lacenter.wa.us

Issued: March 20, 2020

