



SEPA MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)
Highland Terrace Subdivision (File # 2020-011-PDR/VAR/SEPA)

Lead Agency: City of La Center

Responsible Official: Greg Thornton, Mayor of La Center

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.

Location of current proposal: 34305 NW Pacific Highway, La Center, WA 98629. Assessor's serial numbers: 258636000, 258704000, 258702000, 258727000, 258644000, and 25873000.

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

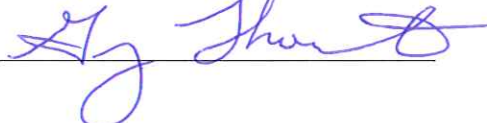
SEPA: The application is amending the original SEPA MDNS issued October 17, 2006. The optional MDNS process in WAC 197-11-355 was utilized for this application.

Determination: The City of La Center has determined that this proposal will not have a probable significant adverse impact on the environment. 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. The applicant is required to purchase the credits prior to disturbance within wetlands and buffers and provide a copy of the mitigation credit purchase agreement to the City. This MDNS is issued under WAC 197-11-350. An Environmental Impact Statement is not required under RCW 43.21c.031(1). Given that the optional DNS process from WAC 197-11-355 was used, there is no additional opportunity for public comment and this determination is final.

Mitigation: The applicant shall meet all of the requirements outlined in the SEPA comments from the Department of Ecology dated April 3, 2020.

Responsible Official: Greg Thornton

Position/Title: Mayor

Date: 4-17-20 Signature: 

Issued: April 17, 2020