



**CITY OF LA CENTER
NOTICE OF APPLICATION
AND LIKELY SEPA DNS
November 24, 2020**

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 Determination of Non-Significance (DNS) for this proposal pursuant to the "Optional DNS process" allowed by State Law (WAC 197-11-355) and La Center Municipal Code (LCMC 18.310.170). 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 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, request a copy of the decision once made, and appeal the final decision of the project. **Written comments submitted by December 08, 2020 at 5:00 PM will be considered in the staff report.** Please send comments to the City of La Center, 305 NW Pacific Highway, La Center, WA 98629 or by email to Sarah Dollar: sdollar@ci.lacenter.wa.us.

Application: Riverside Neighborhood Park
(Site Plan Review, Critical Areas Review,
and SEPA – 2020-025-SPR/CAR/SEPA)

Application Date: October 28, 2020

Technically Complete: November 17, 2020

Applicant's Representative: PLS Engineering
Contact: Travis Johnson
604 W. Evergreen Blvd.
Vancouver, WA 98660
360.944.6519
PM@PLSEngineering.com

Applicant: 9317, LLC
Contact: Luke Sasse
9321 NE 72nd, Bldg. C, #7
Vancouver, WA 98665
360.449.0099
luke@timberlandframing.com

Property Owner: ECM Riverside, LLC
Contact: Peter Ettro
503.568.1907
peter@etrocapital.com

Location: Parcel: 986028825, a 5.19-acre vacant parcel.
Located in the SE ¼ of Section 33, Township 5 North, Range 1 East, of
the Willamette Meridian

Description of Project:

The applicant is proposing to develop a public, neighborhood park on parcel 986028825 and dedicate it to the City once complete. The site is proposed to be accessed from NW Pacific Highway via a 24-foot wide driveway. The park would fulfill the obligation to provide neighborhood park space for Phases 1-3 of the Riverside Estates Subdivision (previously approved) under La Center Municipal Code (LCMC) Chapter 18.147. The total size of the property is 5.19 acres; 2.64 acres of which would be developed as a park. The developed portion of the park would include play equipment, an 8-foot wide asphalt path, a basketball court, picnic tables, benches, an open field, six parking stalls, and stormwater infrastructure. The existing site includes a Category III wetland located in the western half of the site. The City's critical areas ordinance requires a 110-foot buffer for this wetland. Some of the proposed park improvements and associated grading would be developed in portions of the buffer extending to the edge of the wetland.

Existing Environmental Documents relied upon: The State Environmental Policy Act (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.

Statement of Determination: As lead agency under the 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(s) cannot be mitigated and therefore require the preparation of an Environmental Impact Statement (EIS).
- Mitigated Determination of Nonsignificance – (MDNS) The impact(s) can be mitigated through conditions of approval, or;
- Determination of Nonsignificance – (DNS) The impacts can be addressed by applying the city codes.

Responsible Official: Greg Thornton
Position/Title: Mayor
Address: 305 NW Pacific Highway, La Center, WA 98629
Phone: 360.263.5123

Approval Standards/Applicable Laws: La Center Municipal Code Chapters 3.35 (Impacts Fees); 13.10.110 (Side Sewer and Connections); 18.30 (Procedures); 18.140 (Medium Density Residential District), 18.147 (Parks and Open Space); 18.215 (Site Plan Review); 18.245 (Supplemental Development Standards); 18.300 (Critical Areas); 18.310 (Environmental Policy); 18.320 (Stormwater and Erosion Control); 18.360 (Archaeological Resource Protection); La Center Engineering Standards; Revised Code of Washington.

The proposed file may be examined on the City's Recent Land Use page at 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, Permit Technician, 360.263.7665.



File Name: 2020-025-SPR/CAR/SEPA (Riverside Neighborhood Park Site Plan Review, Critical Areas Review, and SEPA)

Date Published: November 24, 2020

Attached is an environmental Optional Determination of Non-Significance (DNS) and associated environmental checklist issued pursuant to the State Environmental Policy Act (SEPA) rules (WAC 197-11). The City of La Center expects to issue a Determination of Non-Significance (DNS) for this proposal pursuant to the "Optional DNS process" allowed by State Law (WAC 197-11-355) and La Center Municipal Code (LCMC 18.310.170). You may comment on this determination within fourteen (14) days of the DNS publication date of November 24, 2020. The lead agency will not act on this proposal until the close of the **14-day comment period, which ends December 08, 2020.**

Please address any correspondence to: Sarah Dollar, Community Development Technician
ATTN: SEPA COMMENTS – Riverside Neighborhood Park
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)

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)
Office 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)
Town of Yacolt (Email)

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

Libraries: Fort Vancouver Regional Library, La Center (Mail)

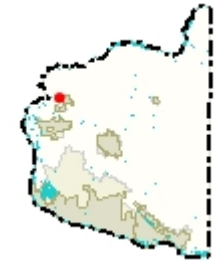
Fire Districts: Clark County Fire & Rescue

Media: The Columbian

Other Interested Parties: Audubon Society, Vancouver (Mail)
Clark County Natural Resources Council (Email)
NW Natural (Mail)
Vancouver Wildlife League (Mail)



Subject Property



Legend

- City Boundary
- Building Footprints
- Taxlots
- All Roads**
 - Interstate
 - State Route
 - Arterial
 - Forest Arterial
 - Minor Collector
 - Forest Collector
 - Private or Other
- Cities Boundaries
- Urban Growth Boundaries

Notes:

1: 2,257



WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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