



**DETERMINATION OF NON-SIGNIFICANCE (DNS)
Conner/Harrison Rezone (File # 2019-012-ZON)**

Description of proposal: The city of La Center issued a SEPA Determination of Nonsignificance (DNS) for the rezone of three parcels owned by Matt and Alyssa Conner and Lowell Harrison. The city will annex three parcels of land and associated road and public utility rights-of-way, totaling approximately 38 acres. Upon annexation the city will rezone the property Low density residential (LDR 7.5).

Proponents: Matt Conner 2512 NE North Fork Ave., La Center, WA 98629, 408.410.6052, firemanlmc@aol.com, and Greer and Greer, Inc., 13023NE Highway 99, Suite 7-126, Vancouver, WA 98686. Contact: Ed Greer, 360.904.4960, ed@ed-greer.net

Location of proposal, including street address, if any:

Conner: 2512 NE North Fork Avenue, La Center, WA 98629, #120 SEC 34 T5N R1E WM 30.57A, PIN #258982000

Harrison: 219 NE 339th St., La Center, WA 98629, #20 and # 45 Sec 34 T5N R1E WM 3.49A, PIN #258899000

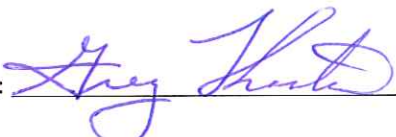
216 ne 349th St., La Center, WA 98629, #64 Sec 34 T5N R1E WM 3.95 A, PIN 258926000

Lead agency: City of La Center

The lead agency for this proposal has determined rezoning the property consistent with the city's comprehensive plan does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issuance of this notice (July 17, 2019).

Comments regarding the SEPA DNS must be submitted by **5:00 PM on July 31, 2019**. The La Center City Council will conduct a **public hearing** on the annexation and rezone request beginning at **6:30 PM on Wednesday, August 14, 2019** at La Center City Hall, 214 W 4th St. La Center, WA. The public is welcome to testify in orally or in writing.

Responsible Official: Greg Thornton
Position/Title: Mayor
Address: RE: SEPA Comments – Conner/Harrison Rezone
305 NW Pacific Highway
La Center, WA 98629

Date: 7-15-19 Signature: 

The city contact person and telephone number for any questions on this review is Eric Eisemann, Consulting City Planner, 360.750.0038, e.eisemann@e2landuse.com

Issued: July 17, 2019



DETERMINATION OF NON-SIGNIFICANCE (DNS)

File Name: Conner/Harrison Rezone (File # 2019-012 Zone)

Date Published: July 17, 2019

Attached is an environmental determination of Non-Significance (DNS) and associated environmental checklist issued pursuant to the State Environmental Policy Act (SEPA) rules (WAC 197-11). The enclosed review comments reflect evaluation of the environmental checklist by the lead agency as required by WAC 197-11. You may comment on this determination within fourteen (14) days of the DNS publication date of July 17, 2019. The lead agency will not act on this proposal until the close of the **14-day comment period, which ends at 5:00 PM on July 31, 2019**.

Please address any correspondence to: Mayor Greg Thornton
ATTN: SEPA COMMENTS – Conner/Harrison Rezone
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 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 (Battle Ground) Reflector

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