



SEPA DETERMINATION OF NON-SIGNIFICANCE
City of La Center Annual Comprehensive Plan Updates (File # 2023-026-ZON/SEPA)

Description of proposal: The City of La Center is completing the annual comprehensive plan update and zoning map updates for the purpose of correction of mapping errors due to comprehensive plan designations that do not align with zoning; comprehensive plan designations that do not align with existing land use; and/or comprehensive plan designations that do not align with owner’s intent for the property. The annual comprehensive plan update will primarily affect the currently adopted 2016-2035 La Center Comprehensive Plan and the adopted La Center Zoning Map. The following table includes the affected properties with their respective size, current comprehensive plan designation and zoning, and proposed comprehensive plan designation and zoning:

Property ID	Owner	Acres	Existing Designation	Proposed Designation	Existing Zoning	Proposed Zoning
63630000	UNGAR PROPERTIES LLC	0.12	UR	C/MX	LDR 7.5	RP
63635000	UNGAR PROPERTIES LLC	0.11	UR	C/MX	LDR 7.5	RP
63620000	BRITTANY CORDOVA	0.23	UR	C/MX	RP	RP
209481000 (portion in La Center UGA)	KLEIN SETH MATTHEW & KLEIN STEPHANIE ANNE	10	UR	PF/OS	P/OS	P/OS
209709000	LARSEN LELAND & LARSEN MARY	11.5	PF/OS, UR	UR	LDR 7.5	LDR-7.5
986028825	City of La Center	5.19	UR	PF/OS	MDR-16	P/OS
62724000	City of La Center	0.91	PF/OS, C/MX	C/MX	PF and C-1	C-1

In addition to the specified Comprehensive Plan map and adopted Zoning Map updates, the City is proposing a minor text revision to the Comprehensive Plan to recognize that density transfers from critical areas may permit net densities to exceed standard maximum densities specified for zones in the Comprehensive Plan.

Any person has the right to comment on this SEPA DNS, receive notice of and participate in any hearings, and appeal the final decision on the code amendment. Written comments submitted by August 8, 2023, at 5:00 PM will be considered. Please send comments to the City of La Center, 210 E. 4th Street, La Center, WA 98629 or by email to Jessica Nash, Permit Technician at jnash@ci.lacenter.wa.us.

Application: City of La Center Annual Comprehensive Plan Updates (File # 2023-026-ZON/SEPA)

Proponent/applicant: City of La Center, contact: Ethan Spoo, Consulting Planner, 210 E 4th Street, La Center, WA 98629. Phone: (360) 263-7665.

Location of proposal: The annual comprehensive plan and adopted Zoning Map updates will apply to seven properties within the City of La Center as listed above.

Public Hearing: La Center Planning Commission public hearing, August 8, 2023, at 6:30 p.m. Meeting will be conducted in person at City Hall at 210 E. 4th Street and virtually using the City's GoToMeeting online platform.

Existing Environmental Documents relied upon: The State Environmental Policy Act (SEPA) requires that a review of the potential environmental impacts be conducted. City staff reviewed the proposal for compliance with applicable state requirements and city codes.

The following environmental documents were relied upon in the City's determination of a DNS: SEPA Environmental Checklist dated, July 24, 2023. A complete copy of the code amendments and the SEPA Checklist associated with this determination are available by contacting Public Works Staff, Jessica Nash, Permit Technician, at 360-263-7665.

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.

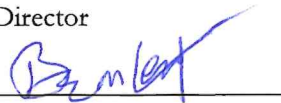
Approval Standards/Applicable Laws: RCW 36.70A.130(1), LCMC 18.30.110 (Type IV Process), and LCMC 18.120.050 (Approval Criteria).

Mitigation Measures: The review of the SEPA checklist associated with this proposed code amendment did not recommend any mitigation measures.

Responsible Official: Bryan Kast, Public Works Director

Date: July 24, 2023

Signature:



Issued: July 24, 2023



File Name: City of La Center Annual Comprehensive Plan Updates (File # 2023-025-ZON/SEPA)

Date Published: July 24, 2023

Attached is a SEPA environmental Determination of Non-Significance (DNS) 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 determination within fourteen (14) days of the issuance of this notice July 24, 2023. The lead agency will not act on this proposal until the close of the **14-day comment period, which ends August 8, 2022**.

Please address any correspondence to: Jessica Nash, Permit Technician
ATTN: SEPA COMMENTS – Family Day Care Providers Code
Update
210 East 4th Street
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 (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)