



**DETERMINATION OF NON-SIGNIFICANCE (DNS)
La Center Junction Zone Change (File # 2016-014-ANX)**

Description of proposal: The applicants propose to annex 57.77 acres in seven (4) parcels into the corporate limits of the City of La Center. The properties abut La Center city limits and are located within the La Center urban growth area. Consistent with the La Center and Clark County Comprehensive Plan land use designations, the city will apply a Commercial-2 (C-2) zone to 56.55 acres of the site on the eastern portion and a Light Industrial (LI) zone to the 1.22 acres on the parcels to the western portion of the site. See attached map.

Proponents: Linda Fudge & Melody Cowan, et al. Trustees, c/o Griffith Trust PO Box 180, La Center, WA 98629 (Contact: Linda Fudge 360.887.0562); 3B NW LLC, 3B NW LLC, 7320 NE Saint Johns, Vancouver, WA 98665 (Contact: Steve Horenstein 360.696-4100); and Interchange Development Group LLC, 1 Mohegan Sun Blvd, Uncasville, CT 06382 (Contact: Steve Horenstein 360.696-4100)

Location of proposal, including street address, if any: North and abutting NW La Center Road. 2302 and 2706 NW La Center Road, Ridgefield, WA, and 3306 NW 319th Street, Ridgefield, WA. Assessor's numbers: 209748000, 209705000, 209746000, 210134000 and 210108000. See attached map.

Lead agency: City of La Center

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment because the zoning applied to the properties is consistent with the La Center Comprehensive Plan land use designation map. 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 publication date, July 6, 2016.

The public is welcome to comment in writing. Comments must be submitted to the Responsible Official by: **4:30 PM on July 20, 2016.**


Responsible Official: Greg Thornton
Position/Title: Mayor
Address: RE: SEPA Comments – La Center Junction Zone Change
305 NW Pacific Highway
La Center, WA 98629

Date: 7-6-16 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 6, 2016

La Center Junction Zone Change

 Light Industrial

 Commercial - 2

 Urban Growth Boundary

Parcel Numbers 209746000, 209705000,
209748000, 210108000 & 210134000

210134000
210108000

209746000

209705000

209748000

NW 319

NW LACENTER RD

NW 31ST AVE

La Center

