



## SEPA DETERMINATION OF NON-SIGNIFICANCE

### North Fork Properties Boundary Line Adjustment and Urban Holding Overlay Removal/SEPA (File # 2021-008-BLA/ZON/SEPA)

**Description of proposal:** The applicant is preparing the properties for later construction of an 1,840 square foot (SF) single-family home on parcel 258913000 and a duplex of matching size on parcel 258968000. The parcels are in the Low-Density Residential (LDR-7.5) zone and urban holding-10 (UH-10) overlay district. In order to construct the homes in the future, the applicant is requesting to consolidate parcels 258968000 and 258909000 and adjust the remaining interior property line 10' to the west under the City's boundary line adjustment process, and remove the UH-10 overlay designation. A legal lot determination and State Environmental Policy Act (SEPA) determination also accompanies this request.

**SEPA Determination:** NOTICE IS HEREBY GIVEN that the applicant is preparing the site for the construction of one single-family residence and one duplex on two parcels. The City has filed a SEPA checklist describing the environmental impacts of the updates. Based on a review of the updated code, the City of La Center issued a **Determination of Non-Significance (DNS)** for this proposal pursuant to WAC 197-11-340 and the La Center Municipal Code (LCMC 18.310). An Environmental Impact Statement is not required under RCW 43.21c.031(1). The City issued an optional DNS consistent with WAC 197-11-355 and has made this determination following the fourteen (14) day comment period.

**Application:** North Fork Properties Boundary Line Adjustment and Urban Holding Overlay Removal/SEPA (File # 2021-008-BLA/ZON/SEPA)

**Proponent/applicant:** Randy Cole, RJR Enterprises, LLC 1935 Samco Road Suite 102 Rapid City, SD 57702  
Phone: 605-342-9607.

**Location of proposal:** No site address. Parcels 258913000, 258968000, and 258909000 front North Fork Avenue near the City's northern limits.

**Public Hearing:** Not applicable. A public hearing is not required for this project.

**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 February 22, 2021; Master land use application; Pre-application meeting notes; Sales histories and deeds for each parcel; a narrative; Land use plans; SEPA checklist; Geotechnical report; Certified mailing labels; and a Clark County legal lot determination staff report. A complete copy of the application and the SEPA Checklist associated with this determination are available by contacting Public Works Staff, Sarah Dollar, 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:** La Center Municipal code section 18.30 (Procedures).

**Mitigation Measures:** The applicant will be required to comply with all applicable approval standards and laws in addition the following project-specific mitigation measures:

- Department of Ecology: The applicant shall comply with the Department of Ecology mitigations measures provided in their letter dated April 1, 2021.
- Earth: Prior to ground disturbance, the applicant shall implement the requirements and recommendations specified in the geotechnical report developed by Columbia West Engineering, Inc. (January 20, 2021).
- Water: Prior to ground disturbance, the applicant shall submit all required materials and receive a critical areas permit for development within a critical aquifer recharge area, category 1, as required by 18.300.090 prior to building permit approval.
- Land and Shoreline Use:
  - The site is located within a category I critical aquifer recharge area. The applicant shall submit all required materials and receive a critical areas permit for development within a critical aquifer recharge area, category 1, as required by 18.300.090 prior to building permit approval.
- Historic and cultural preservation: In the event any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing for a 100-foot buffer; this number may vary by circumstance) must stop and the following actions taken.
  - Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering;
  - Take reasonable steps to ensure confidentiality of the discovery site; and,
  - Take reasonable steps to restrict access to the site of discovery.

The applicant shall notify the concerned Tribes and all appropriate county, city, state, and federal agencies, including the Washington Department of Archaeology and Historic Preservation and the City of La Center. The agencies and Tribe(s) will discuss possible measures to remove or avoid cultural material, and will reach an agreement with the applicant regarding actions to be taken and disposition of material. If human remains are uncovered, appropriate law enforcement agencies shall be notified first, and the above steps followed. If the remains are determined to be Native, consultation with the affected Tribes will take place in order to mitigate the final disposition of said remains.

See the Revised Code of Washington, Chapter 27.53, "Archaeological Sites and Resources," for applicable state laws and statutes. See also Washington State Executive Order 05-05, "Archaeological and Cultural Resources." Additional state and federal law(s) may also apply.

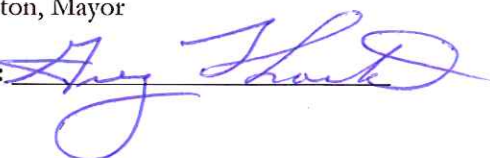
Copies of the above inadvertent discovery language shall be retained on-site while project activity is underway.

Contact	Information
Cowlitz Indian Tribe, Nathan Reynolds, Interim Cultural Resources Manager	Phone: 360-575-6226; email: <a href="mailto:nreynolds@cowlitz.org">nreynolds@cowlitz.org</a>
City of La Center, Ethan Spoo, Consulting Planner	Phone: 360-263-7665; email: <a href="mailto:ethan.spoo@wsp.com">ethan.spoo@wsp.com</a>
Office of the Clark County Medical Examiner (for human remains)	Phone: 564-397-8405; email: <a href="mailto:medical.examiner@clark.wa.gov">medical.examiner@clark.wa.gov</a>
Washington DAHP, Dr. Allison Brooks, Ph.D, Director	Phone: 360-586-3066; email: <a href="mailto:Allyson.Brooks@dahp.wa.gov">Allyson.Brooks@dahp.wa.gov</a>

**Responsible Official:** Greg Thornton, Mayor

**Date:** May 13, 2021

**Signature:**



**Issued:** May 13, 2021



**File Name: North Fork Properties Boundary Line Adjustment and Urban Holding Overlay Removal/SEPA (File # 2021-008-BLA/ZON/SEPA)**

**Date Published: May 13, 2021**

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 City (lead agency) completed evaluation of the environmental checklist as required by WAC 197-11. The City issued an optional DNS consistent with WAC 197-11-355 and has made this determination following the fourteen (14) day comment period.

Please address any correspondence to: Sarah Dollar, Permit Technician  
ATTN: SEPA COMMENTS – Hung Annexation and 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 Branch (Mail)  
US Department of Agriculture  
US Fish and Wildlife Service, Western Washington Fish and Wildlife  
US Forest Service

Native American Interests: Confederated Tribes of the Grande Ronde (Mail)  
Confederated Tribes and Bands of the Yakama Nation (Email)  
Confederated Tribes and Bands of the Yakama Nation Fisheries (Email)  
Confederated Tribes of the Umatilla Indian Reservation  
Confederated Tribes of the Warm Springs Reservation  
Cowlitz Tribe, Natural Resources Department (Mail)  
Nez Perce Tribe

State Agencies: Dept. of Agriculture, Food and Pesticides Division  
Dept. of Archaeology and Historic Preservation  
Dept. of Natural Resources, Forest Practices Division  
Dept of Ecology (Email)  
Dept of Health, Environmental Health Division (Email)  
Dept of Commerce, Growth Management Services (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)  
Washington Parks & Recreation Commission (Email)  
Washington State University, Archaeological Research Center  
Washington Utilities and Transportation Commission

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)  
Clark County Fire and Rescue (Email)  
Columbia River Economic Development Council (Email)  
C-TRAN (Email)  
Lower Columbia Fish Recovery Board  
Southwest Clean Air Agency  
Southwest Washington Regional Transportation Council  
NW Natural Gas  
TDS Telecom

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, Environmental and Land Steward (Mail)  
Columbia Riverkeeper (Email)  
Nature Conservancy, Washington Field Office  
Sierra Club Loo Wit Group