



**NOTICE OF APPLICATION  
AND LIKELY SEPA DETERMINATION OF NON-SIGNIFICANCE  
Lockwood Meadows Annexation and Rezone/SEPA (File # 2021-004-ANX/SEPA)**

**Description of proposal:** The applicant is proposing annexation of approximately 20-acres into the City of La Center. The annexation area consists of a single tax parcel and the adjacent portion of NE 24th Avenue. The property is located on NE Lockwood Creek Road within the La Center Urban Growth Area. Upon annexation the property would be zoned for low density residential (LDR-7.5).

**Likely SEPA DNS:** 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 the La Center Municipal Code (LCMC 18.310). 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, receive notice of and participate in any hearings, request a copy of the decision once made, and appeal the final SEPA determination of the project. **Written comments submitted by 5:00 PM on March 19, 2021 will be considered in the application and SEPA determination.** Please send comments to the City of La Center, Community Development, 305 NW Pacific Highway, La Center, WA 98629 or by email to Sarah Dollar, Permit Technician, at [sdollar@ci.lacenter.wa.us](mailto:sdollar@ci.lacenter.wa.us)

**Application:** Lockwood Meadows Annexation and Rezone/SEPA (File # 2021-004-ANX/SEPA)

**Application date:** February 5, 2021

**Technically Complete:** March 5, 2021

**Proponent/applicant:** Susanna S. Hung Trustee, 710 Columbia Street #414, Vancouver, WA 98660

**Property owner:** Same as applicant

**Location of proposal:** 2000 NE Lockwood Creek Road, La Center, WA 98629. Assessor's parcel number: 209113000.

**Tentative Public Hearing:** A public hearing date and hearing notice will be distributed once a date for the hearing has been determined.

**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.

The following environmental documents were relied upon in the City's assessment of a likely determination of nonsignificance: SEPA Environmental Checklist dated, January 22, 2021; Property fact sheet dated January 22, 2021; Legal description and map dated January 19, 2021; and applicant's narrative dated January, 2021.

**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:

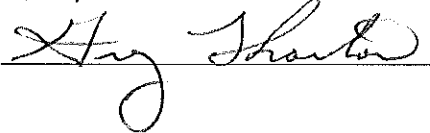
- Determination of Significance – (DS) The impact cannot be mitigated and therefore require the preparation of an Environmental Impact Statement (EIS).
- Mitigated Determination of Nonsignificance – (MDNS) The impact can be mitigated through conditions of approval, or;
- Determination of Nonsignificance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

**Approval Standards/Applicable Laws:** Revised Code of Washington , including 35A.14; Additional state and federal law(s) may also apply; La Center Engineering Standards; La Center Municipal Code Title 12 (Streets, Sidewalks, and Public Ways) including; Title 18 (Development Code) including 18.030 (Procedures); 18.130 Low Density Residential District; 18.290 Annexations; 18.300 (Critical Areas); 18.310 (Environmental Policy); 18.320 (Stormwater and Erosion Control).

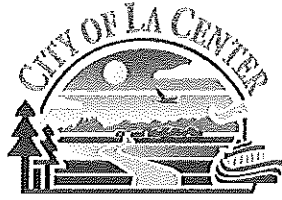
**Mitigation Measures:** The applicant will be required to comply with all applicable approval standards and laws in addition to the following project-specific mitigation measures:

- Public Services and Utilities: Prior to annexation approval, the applicant is required to demonstrate that adequate public services and utilities are available or can be provided prior to or concurrent with development of the site in accordance with LCMC 18.250.090(1)(g).

**Responsible Official:** Greg Thornton, Mayor

Date: 3-5-21 Signature: 

**Issued:** March 5, 2021



**File Name: Lockwood Meadows Annexation and Rezone/SEPA (File # 2021-004-ANX/SEPA)**

**Date Published: March 5, 2020**

Attached is an environmental Mitigated Determination of Non-Significance (MDNS) 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 March 5, 2021. The lead agency will not act on this proposal until the close of the **14-day comment period, which ends March 19, 2021.**

Please address any correspondence to: Sarah Dollar, Community Development Technician  
ATTN: SEPA COMMENTS – Lockwood Meadows Annexation  
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)  
Clark County Sheriff  
Clark County Fire and Rescue  
Town of Yacolt (Email)  
La Center Police Department

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  
Clark Regional Wastewater District

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

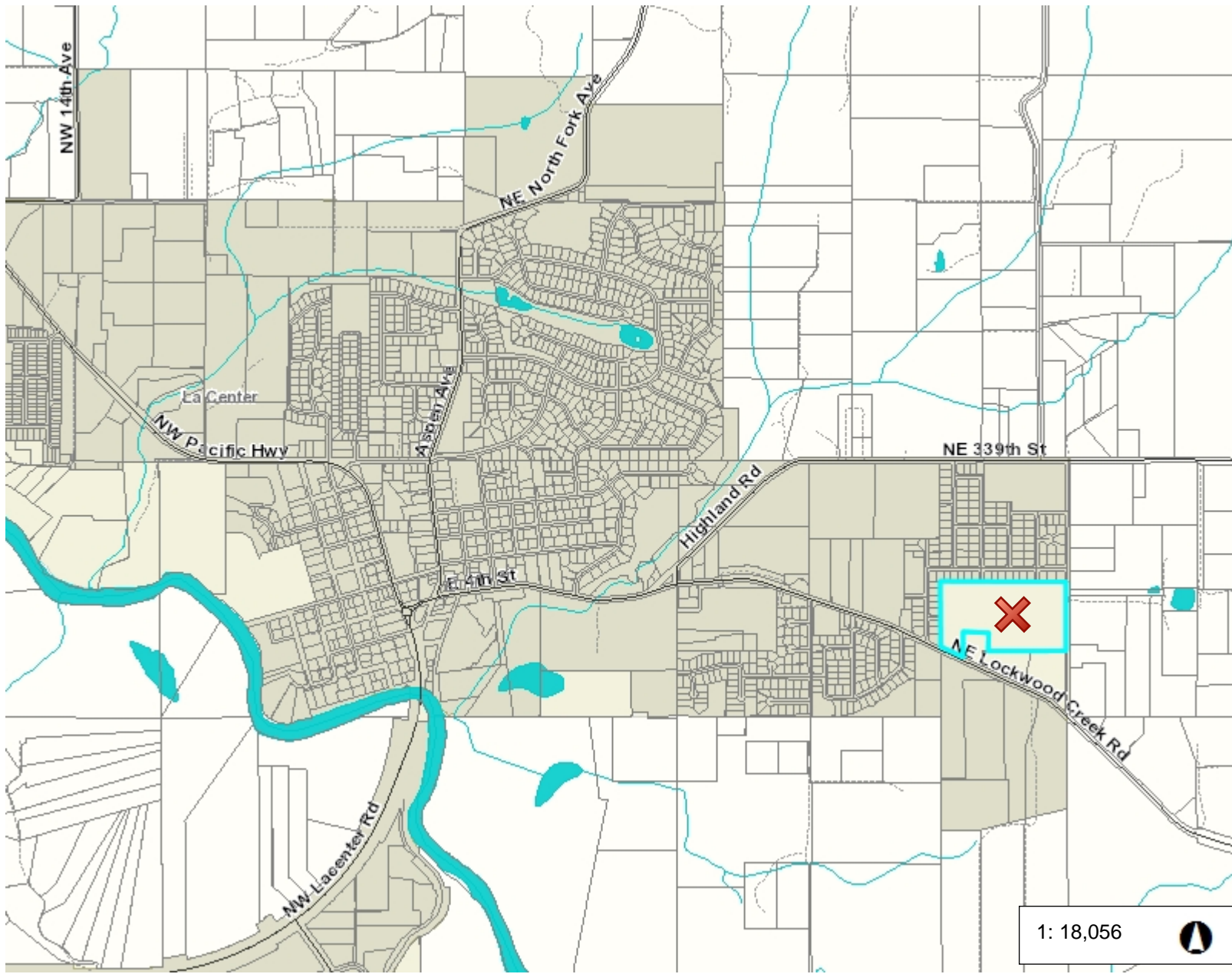
Fire Districts: Clark County Fire & Rescue

Media: The Columbian

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



# Hung Annexation 209113000



### Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

### Notes:

1: 18,056



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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