



SEPA DETERMINATION OF NON-SIGNIFICANCE
Hung (Lockwood Meadows) Annexation and Rezone (File # 2021-004-ANX/SEPA)

Description of proposal: The applicant is proposing to annex approximately 20-acres into the City of La Center. The annexation area consists of one tax parcel and the adjacent portion of NE 24th Avenue. No development is proposed at this time. The La Center Municipal Code requires that the site be zoned Low Density Residential (LDR-7.5) with an Urban Holding (UH-10) overlay following annexation. The UH-10 overlay limits development on the property to one single-family dwelling per 10 acres and the overlay will remain in place until certification from the public works director or city engineer that identified capital facilities deficiencies have been satisfactorily resolved. In accordance with RCW 43.21C.222, annexations are exempt from review under SEPA, but rezones must undergo a SEPA threshold determination under LCMC 18.290.030.

SEPA Determination: NOTICE IS HEREBY GIVEN that the City proposes to update Title 18 to resolve inconsistencies related to terminology for residential density. 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).

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 January 12, 2021 at 5:00 PM will be considered. Please send comments to the City of La Center, 305 N.W. Pacific Highway, La Center, WA 98629 or by email to Sarah Dollar, Permit Technician at sdollar@ci.lacenter.wa.us.

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

Proponent/applicant: City of La Center, contact: Ethan Spoo, Consulting Planner, 305 NW Pacific Highway, La Center, WA 98629. Phone: (360)263-7665.

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

Public Hearing: La Center City Council meeting, April 14, 2021 at 6:30 p.m. Meeting will be conducted virtually using the City's GoToMeeting online platform. See separate public hearing notice.

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 January 22, 2021. A complete copy of the code amendments 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:

- 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: March 30, 2021

Signature:



Issued: March 30, 2021



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

Date Published: March 30, 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. You may comment on this determination within fourteen (14) days of the DNS publication date of March 30, 2021. The lead agency will not act on this proposal until the close of the **14-day comment period, which ends April 13, 2021.**

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)

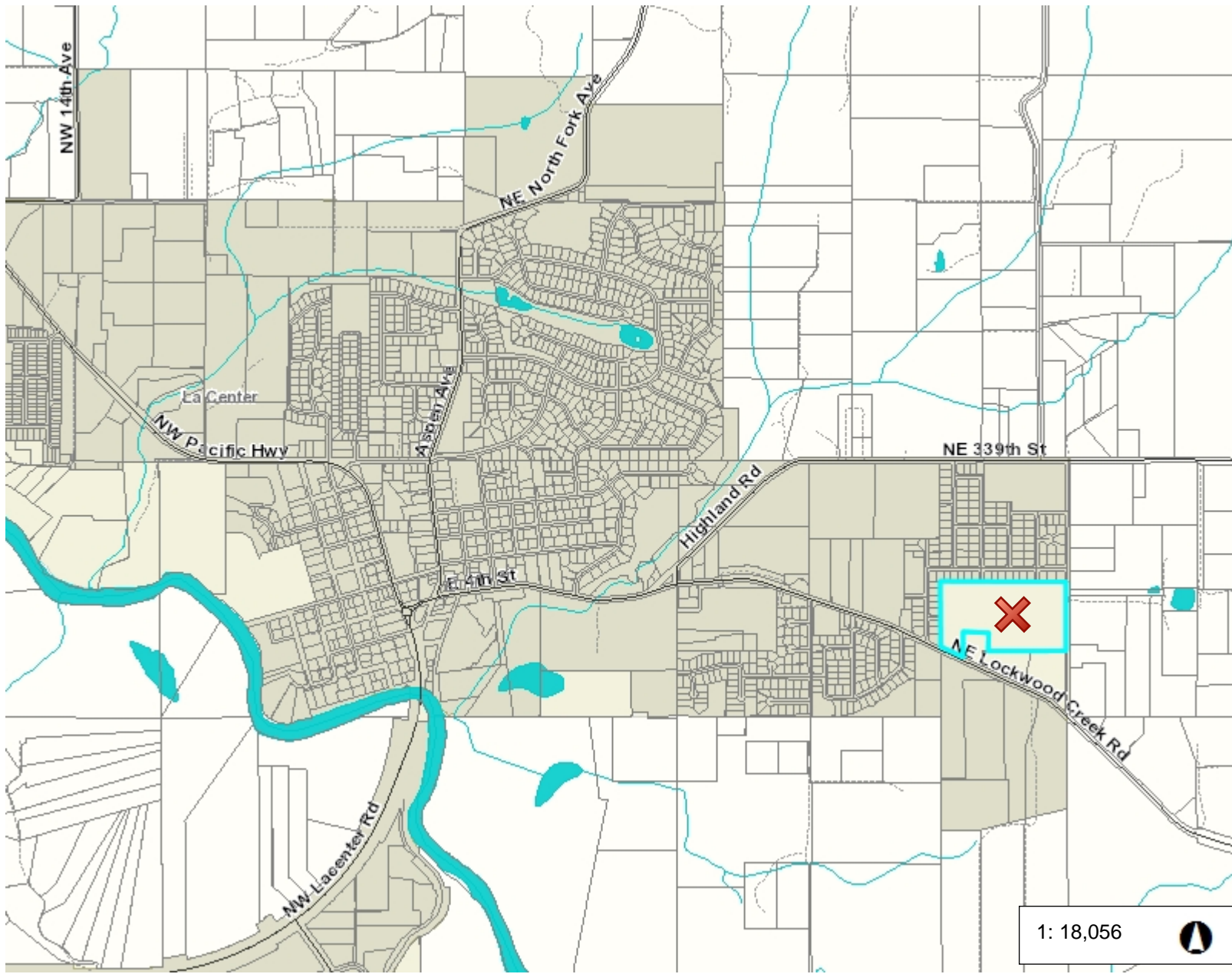
Fire Districts: Clark County Fire & Rescue

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



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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