



**STATE ENVIRONMENTAL POLICY ACT**  
**MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)**  
**Minit Management Conditional Use Permit, Site Plan Review, Short Plat, and SEPA (File # 2020-009-  
CUP/SPR/SPL/SEPA)**

**Description of proposal:** The applicant is proposing a phased commercial development that includes the following: 101-unit 5-story hotel; a 11,600 square foot, one-story, multi-tenant commercial building; a 4,510 square foot one-story convenience store with a drive-through window; a 2,800 square foot one-story drive-through restaurant; a 12-pump automobile fueling island; associated parking, utility, and other infrastructure improvements. The application is subject to site plan review, a conditional use permit, a short plat (four-lot land division), and state environmental policy act (SEPA) review.

A critical aquifer recharge area is mapped on-site, associated with an existing wellhead. The applicant has proposed to decommission the well in accordance with state requirements from the Department of Ecology.

The La Center City Council will conduct a **public hearing** on the application. The hearing has not yet been scheduled. Notice of the hearing will be provided at least 14-days before the hearing. The public will be able to testify orally or in writing, and a virtual attendance option may be made available depending on public health guidance.

**Proponents:** Applicant/Property Owner: Minit Management LLC, Don Rhoads; PO Box 5889, Vancouver, WA 98668. Contact: Olson Engineering, Inc., Mike Odren; 222 E Evergreen Blvd., Vancouver, WA 98660.

**Location of proposal:** Street address: 2814 NW 319th St, Ridgefield, WA. Tax parcel: 209738-000.

**SEPA 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 proposed development is consistent with the La Center Comprehensive Plan and development code. 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. To ensure environmental resources are protected, the mitigation measures listed below are proposed. All relevant application materials for the application are available on the City of La Center's website at [http://www.ci.lacenter.wa.us/city\\_departments/pw\\_landuse.php](http://www.ci.lacenter.wa.us/city_departments/pw_landuse.php)

**Approval Standards/Applicable Laws:** Revised Code of Washington, including 27.53; Washington State Executive Order 05-05; Washington Administrative Code including 246-290, 173-200, and 173-303; Additional state and federal law(s) may also apply; La Center Engineering Standards; La Center Municipal Code *as vested on March 28, 2016*: Title 12 (Streets, Sidewalks, and Public Ways) including 12.10.190 (Frontage Improvements); Title 13 (Public Utilities) including 13.10.110 (Side Sewers and Connections); Title 15 (Building and Construction); Title 18 (Development Code) including 18.030 (Procedures); 18.150 (Commercial Districts); 18.205 (Short Plat Provisions); 18.215 (Site Plan Review); 18.245 (Supplemental Development Standards); 18.250 (Conditional Uses); 18.275 (Sign Requirements), 18.280 (Off-Street Parking and Loading Requirements); 18.300 (Critical Areas); 18.310 (Environmental Policy); 18.320 (Stormwater and Erosion Control). The applicant will be required to comply with all applicable approval standards and laws in addition to the following project-specific mitigation measures:

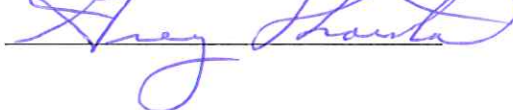
- **Geotechnical:** The applicant will be required to meet all recommendations in the submitted geotechnical report (Columbia West Engineering, Inc., September 2019).

- Archaeological: The applicant will be required to meet all recommendations in the submitted archaeological predetermination report (ASCC, September 2019).
- Wellhead Protection Area: The applicant will be required to decommission the wellhead and deactivate the water system in accordance with guidance from the Departments of Ecology and Public Health.
- Development Agreements: The applicant will be required to comply with previously approved development agreements.

This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issuance of this notice (May 6, 2020). Comments regarding the SEPA MDNS must be submitted by: **4:30 PM on May 20, 2020.**

The City contact person and telephone number for any questions on this review is Sarah Dollar, Permit Coordinator, 360-263-7665, [sdollar@ci.lacenter.wa.us](mailto:sdollar@ci.lacenter.wa.us).

**Responsible Official:** Greg Thornton  
**Position/Title:** Mayor  
**Address:** RE: SEPA Comments – Minit Management  
305 NW Pacific Highway  
La Center, WA 98629

**Date:** 5-6-20      **Signature:** 

**Issued:** May 6, 2020





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**Date Published: May 6, 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 MDNS publication date of May 6, 2020. The lead agency will not act on this proposal until the close of the **14-day comment period, which ends May 20, 2020**.

Please address any correspondence to: Sarah Dollar, Community Development Technician  
ATTN: SEPA COMMENTS – Minit Management  
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)  
Town of Yacolt (Email)

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

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)