



**NOTICE OF APPLICATION  
AND LIKELY 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 intends to construct a duplex on parcel 258913000 and a single-family home on parcel 258968000 in the Low-Density Residential (LDR-7.5) zone and Urban Holding (UH-10) overlay district. In order to construct the residential structures, the applicant proposes to consolidate parcels 258968000 and 258909000 to create a parcel of at least 10,000 square feet that can accommodate a duplex and move the property line between parcels 258968000 and 258913000 7.88 feet to the west. The applicant requests the UH-10 overlay designation be removed under the process outlined in LCMC 18.190 by demonstrating that adequate capital facilities are available. If approved, the boundary line adjustment (BLA) would create two lots:

- Lot 1 - 9,021 SF (258913000); and
- Lot 2 - 10,000 SF (258968000).

**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 State Environmental Policy Act (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 April 01, 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:** North Fork Properties Boundary Line Adjustment and Urban Holding Overlay Removal/SEPA (File # 2021-008-BLA/ZON/SEPA)

**Application date:** March 2, 2021

**Technically Complete:** March 16, 2021

**Proponent/applicant:** Randy Cole, RJR Enterprises, LLC, 1935 Samco Road Suite 102 Rapid City, SD 57702

**Property owner:** Same as applicant

**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:** 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 non-significance: SEPA Environmental Checklist dated, January 26, 2021; Geotechnical Report dated January 20, 2021; Property fact sheet dated March 2, 2021; Legal description and map dated July 1, 2019; Land use plans dated February 2, 2021; and applicant's narrative dated February, 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:** La Center Engineering Standards; La Center Municipal Code Title 12 (Streets, Sidewalks, and Public Ways); Title 18 (Development Code) including 18.030 (Procedures); 18.130 Low Density Residential District; 18.190 (Urban Holding Removal); 18.220 (Boundary Line Adjustment); 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:

- **Earth:** Prior to construction, 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 construction, the applicant shall complete a hydrogeological report as required by LCMC 18.300.090(1).
- **Land and Shoreline Use:**
  - The site is located within a category I critical aquifer recharge area. The applicant shall obtain a City of La Center critical areas permit prior to construction per LCMC 18.300.090(1).
  - Prior to removing the urban holding designation, the applicant is required to demonstrate that adequate public services and utilities are available or can be provided prior to development of the site in accordance with LCMC 18.190.060.
- **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: 3-18-21 Signature: 

Issued: March 18, 2021



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**Date Published:** March 18, 2021

Attached is a likely 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 likely determination within fourteen (14) days of the issuance of this notice March 18, 2021. The lead agency will not act on this proposal until the close of the **14-day comment period, which ends April 1, 2021.**

Please address any correspondence to: Sarah Dollar, Community Development Technician  
ATTN: SEPA COMMENTS – North Fork BLA and Urban Holding  
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)

