



DETERMINATION OF NON-SIGNIFICANCE (DNS)

Prouty - La Center School District Rezone (2017-013-SEPA)

Description of proposal: Hope and Myron Prouty own property south of Lockwood Creek Road within the La Center Urban Growth Area (UGA). Mr. and Mrs. Prouty filed a 60% Petition to Annex and Clark County issued a Certification of Sufficiency of the annexation petition. The subject properties include 22.59 acres and are zoned Clark County R1-7.5/UH-10 and have a Comprehensive Plan designation of Urban Low (UL). Upon annexation the property will be zoned for low density residential use, LDR 7.5, consistent with the La Center Comprehensive Plan.

Proponents: Hope and Myron Prouty, PO Box 504, La Center, WA 98629 and La Center School District.

Location of proposal, including street address, if any: No street address: All of Tax Parcels 209120000, 209119000, and 209118000 in a portion of the SE and NE Qtrs of Section 02 T4N R1E, WM, Clark County, WA. See also Declaration of Boundary Line Adjustment of tax parcel 209119000 with 209050000.

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 zoning applied to the properties is consistent with the La Center Comprehensive Plan land use designation map. 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. This information is available to the public upon request. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of publication of this notice.

The public is welcome to comment in writing regarding the SEPA DNS. Written comments must be submitted by: **4:30 PM on December 13, 2017.**

The La Center City Council will conduct a **public hearing** on the annexation and rezone request on **Wednesday, January 10, 2018**, beginning at 7:00 PM at the La Center City Hall, 214 E. 4th St., La Center, WA 98629, beginning at 7:00 PM. The public is invited to provide written comments or testify in person on during the rezone hearing.

Responsible Official: Greg Thornton
Position/Title: Mayor
Address: RE: SEPA Comments – Prouty – La Center School District Rezone
305 NW Pacific Highway
La Center, WA 98629

Date: 11-22-17

Signature: 

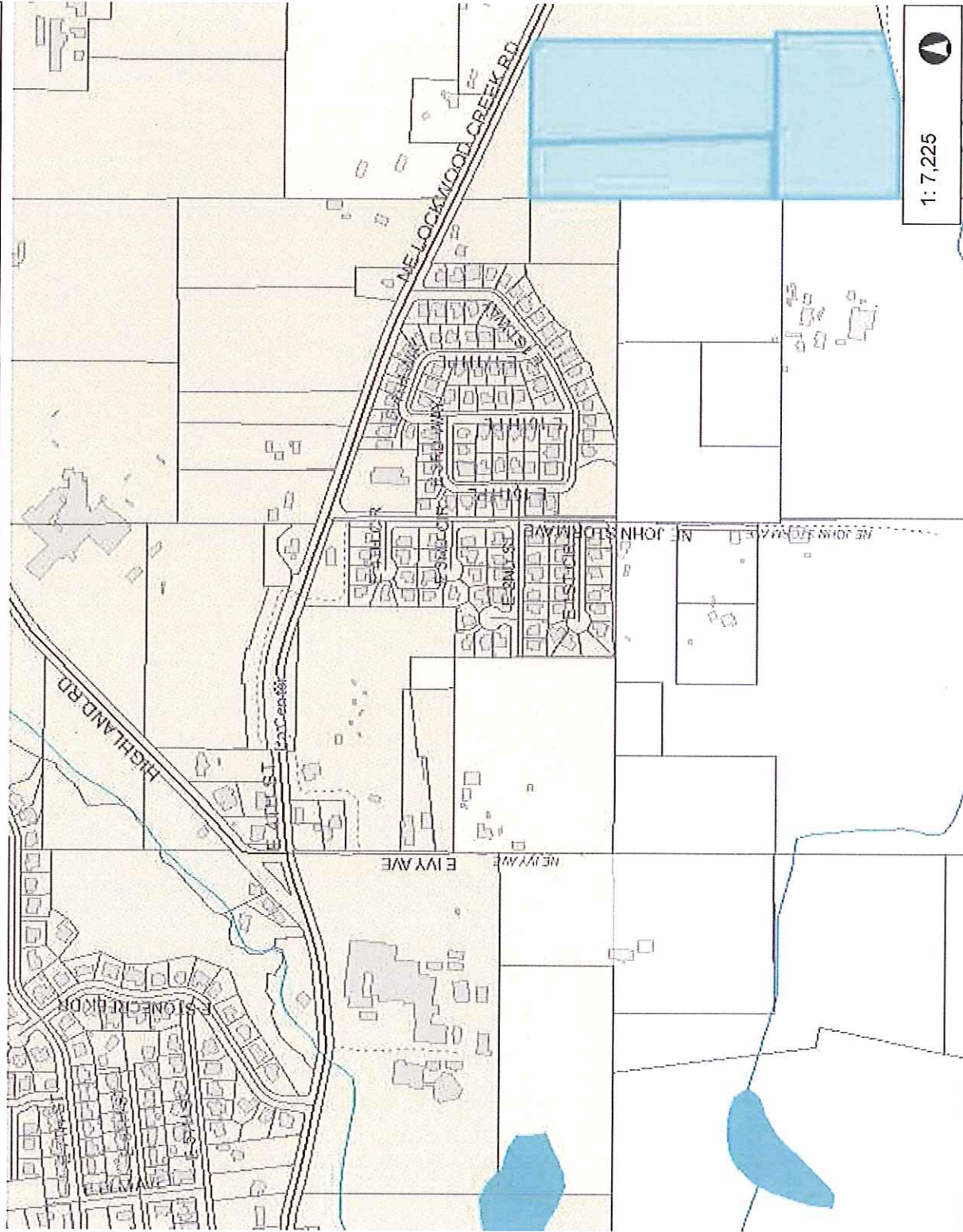
The city contact person and telephone number for any questions on this review is Eric Eisemann, Consulting City Planner, 360.750.0038, e.eisemann@e2landuse.com

Issued: November 22, 2017

Published November 29, 2017



Prouty Annexation GIS



1,204.2 0 602.08 1,204.2 Feet

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Clark County, WA. GIS - <http://gis.clark.wa.gov>

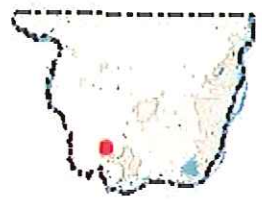
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Notes:

Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries



This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for non-project proposals:

Complete the checklist for non-project proposals, even though questions may be answered "does not apply." In addition, complete the supplemental sheet for Non-project Actions (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:
Prouty Annexation

2. Name of applicant:
Myron and Hope Prouty

3. Address and phone number of applicant and contact person:

**PO Box 504
La Center, WA 98629**

4. Date checklist prepared:
Started August 17, 2017

5. Agency requesting checklist:
City of La Center

6. Proposed timing or schedule (including phasing, if applicable):
Annexation of land will proceed the construction of a proposed new school on property. La Center School District is running a bond during the Feb. 2018 election. Pending passage of the bond, school construction will begin on the property in the Summer of 2018.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Not at this time.

8. List any environmental information you know about, that has been prepared, or will be prepared, directly related to this proposal.
Wetland and Habitat Assessments by the Resource Company Inc. Preliminary reports show small areas of wetlands. The school district would work to mitigate those impacts

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
A bond will be run in Feb. of 2017 to raise the necessary funds to build a school on the land annexed into La Center as a result of this request. Non-passage of the bond proposal in February would result in a delay and restructuring of the timeline.

10. List any government approvals or permits that will be needed for your proposal, if known.
Permitting needed includes: Building permits, LNI, Site Plan Review, Conditional Use Permit, Right of Way Permits, Wetland mitigation, utility solutions, etc.

11. Give brief, complete description of your proposal, including uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

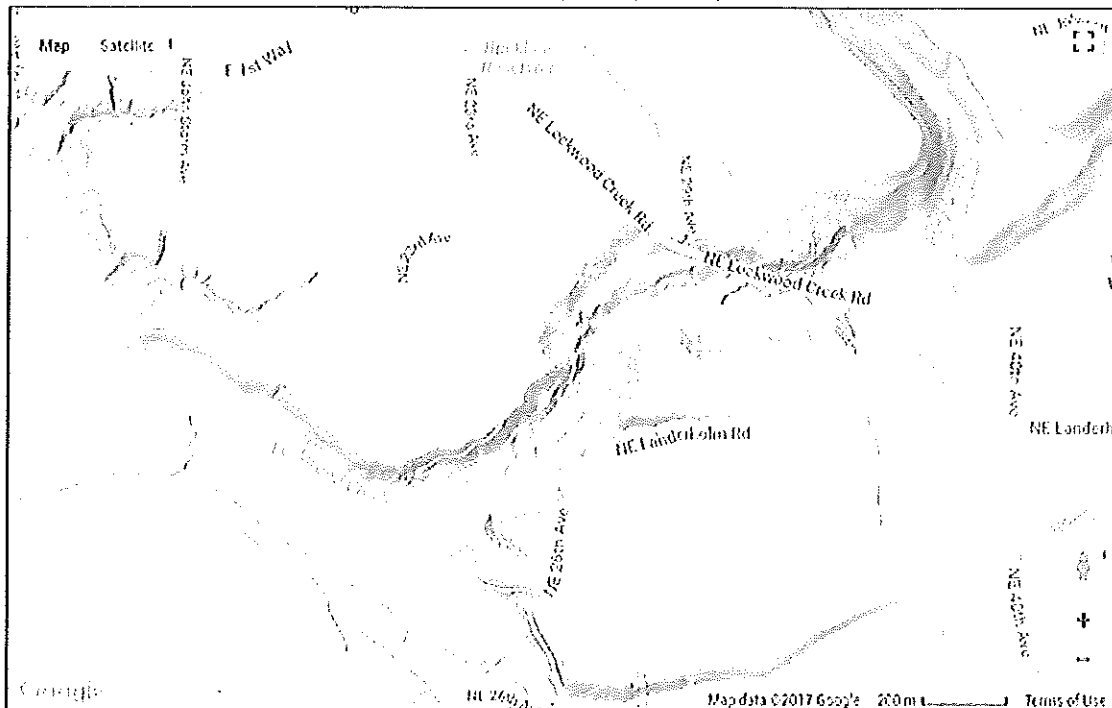
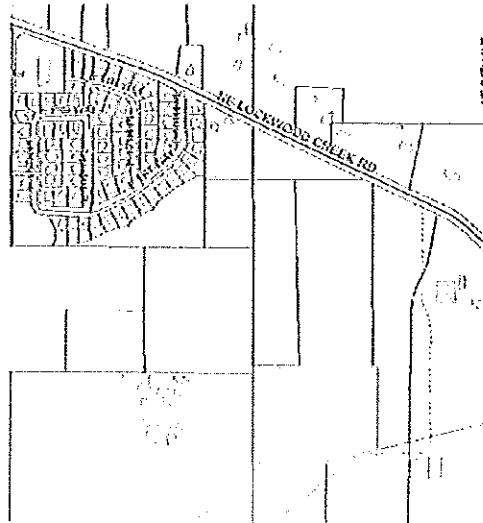
Annexation of land to be used to build a new school on the site in the Summer of 2018.

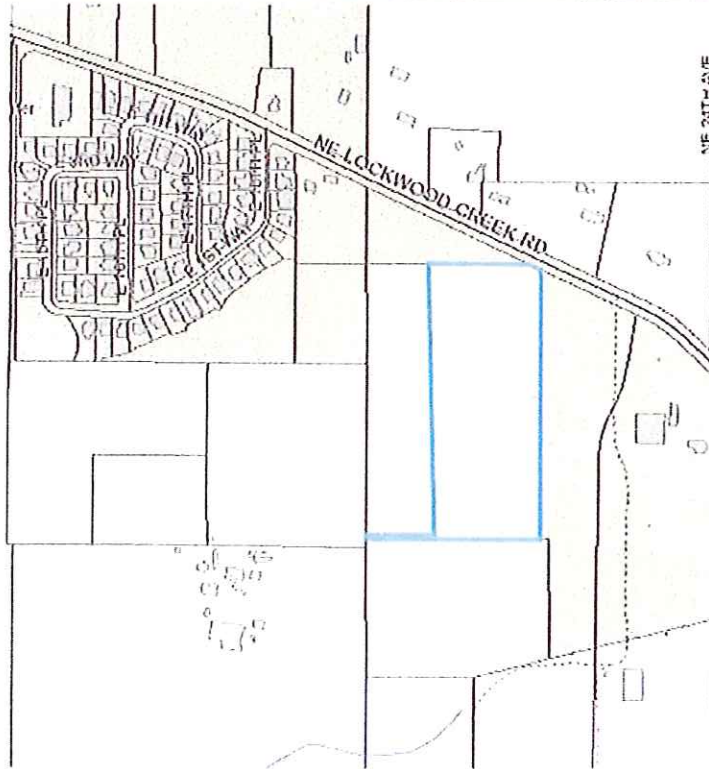
Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

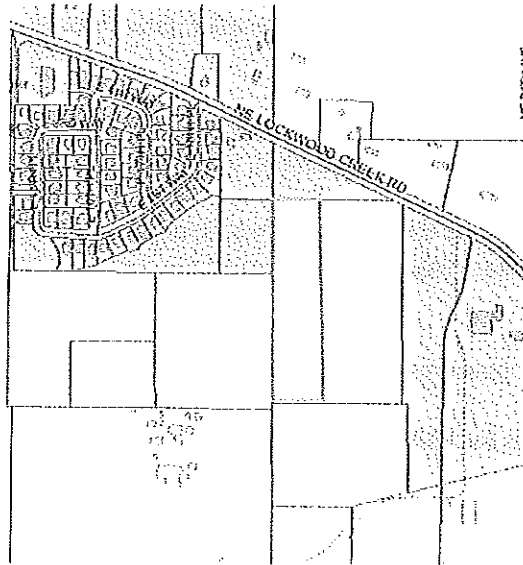
The area being described is a 23 acre parcel of land, covering three separate plots located on Tax Parcel #'s 209-120-000, 209-118-000, 209-119-000.

The properties are located south of NE Lockwood Creek Road on the east edge of La Center, WA.

Maps delineating the proposed land are below.







B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): (Flat) rolling, hilly, steep slopes, mountainous, other _____.

Land is flat.

- b. What is the steepest slope on the site (approximate percent slope)?
Slope does not exceed 1%.

- c. What general types of soils are found on the site (the example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

There are 2 types of soil mapped on the site.

- 1) Gee Silt Loam, 0 to 8 percent slopes (GeB)
- 2) Odne Silt Loam, 0 to 5 percent slopes (OdB)

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed.
We don't anticipate any large filling at this time. Some grading will be necessary.

Indicate source of fill.
We don't anticipate the need for fill.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

No, due both to the flat nature of the land and we will follow state quality control standards for erosion.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Construction of the school and its facilities will cover approximately 25% of the site with impervious surfaces. The remaining space will remain uncovered with sports and open play fields.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

We anticipate using biosolls for impervious areas. All construction will be up to state and Clark county coding.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Standard construction emissions for a large building. Depending on type of school that is built, number of cars/size will vary. No emissions beyond standard air systems will result once construction is complete.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Parking/Student Drop off sites will be no-idle zones.

3. Water

- a. Surface:

Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Two Type-N Streams occur on the property, in the northwest and southwest corners. DNR maps these streams as non-fish bearing streams.

Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, but within guidelines. Both streams are seasonal and are protected by a 75-foot riparian buffer.

- i. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected.

We do not anticipate limited fill and no dredge materials.

Indicate the source of fill material.

N/A

- ii. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No additional diversions are expected. The existing stream in the southeast corner has been previously diverted to the roadside ditch (see figure below) and the channel in the northwest corner has been moved to the drainageway that occurs in the area.

- iii. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No



- iv. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground:

- i. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

We do not anticipate any withdrawal or discharge of ground water.

- ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the number of such systems, the number of

houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Service to approximately 500 students and 50 faculty via domestic sewage system. No discharge to groundwater.

c. Water runoff (including storm water):

i. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow?

ii.

All surface water will be contained on site.

Will this water flow into other waters? If so, describe.

N/A.

iii. Could waste materials enter ground or surface waters? If so, generally describe.

Waste materials will enter city sewage infrastructure.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any

All surface water will be contained on site.

4. Plants

a. Check or circle types of vegetation found on the site:

Deciduous tree: alder, maple, aspen, other

Evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Grass, shrubs and some trees.

c. List threatened or endangered species known to be on or near the site.

None.

d. Proposed landscaping, use of native plants, or other measures to preserve or

- a. Are there any environmental health hazards, including exposure to toxic chemical, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

N/A

- i. Describe special emergency services that might be required.

None

- ii. Proposed measures to reduce or control environmental health hazards, if any:

N/A

- b. Noise

- i. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Traffic, children playing

- ii. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction noises from equipment during normal work hours: 8-5pm

- iii. Proposed measures to reduce or control noise impacts, if any:

All construction will adhere to La Center noise guidelines.

7. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

Residential and undeveloped land

- b. Has the site been used for agriculture? If so, describe.

Yes, production of grass hay.

- c. Describe any structures on the site.

None

- d. Will any structures be demolished? If so, what?

No

- e. What is the current zoning classification of the site?

R1-7.5 Urban Holding – 10 (UH-20)

- f. What is the current comprehensive plan designation of the site?

Urban Growth Boundary

enhance vegetation on the site, if any:

School will be built to city landscape requirements.

Animals

- e. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, songbirds, other:

Mammals: deer, other:

Fish: None

- f. List any threatened or endangered species known to be on or near the site.

None

- g. Is the site part of a migration route? If so, explain.

No routes are known at this time.

- h. Proposed measures to preserve or enhance wildlife, if any:

None

5. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

We are investigating the use of electric, natural gas, and solar for heating.

- b. Would your project affect the potential use of solar energy by adjacent properties?

No

If so, generally describe.

N/A

- c. What kinds of energy conservation features are included in the plans of this proposal?

Project will be partially funded by state and will meet Washington Sustainable Schools Energy Requirements

List other proposed measures to reduce or control energy impacts, if any:

Not yet determined, but we are investigating the use of solar, energy efficient lighting, sunshades and geothermal water heating measures.

6. Environmental health

- g. If applicable, what is the current shoreline master program designation of the site?

N/A

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No

- i. Approximately how many people would reside or work in the completed project?

Approximately 50 teachers and administrators would work on the site

- j. Approximately how many people would the completed project displace?

0 people

- k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

All construction will be built to La Center code designations.

8. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

- c. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

- d. Proposed measures to reduce or control housing impacts, if any:

None

9. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

2 Stories—approximately 24 feet.

- b. What views in the immediate vicinity would be altered or obstructed?

Undeveloped land, no obstructions

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Exteriors will be reviewed for aesthetics.

10. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Normal site illumination from 6:30am until approximately 9pm on weekdays.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

- c. What existing off-site sources of light or glare may affect your proposal?

None

- d. Proposed measures to reduce or control light and glare impacts, if any:

Lights on timers to reduce energy costs

11. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

None

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No

- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant, if any:

School construction will entail the creation of play areas and play fields that are heavily used by community members.

12. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None are anticipated, but archeological predetermination will be implemented prior to construction.

- c. Proposed measures to reduce or control impacts, if any:

N/A

13. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

NE Lockwood Creek Road and NE 24th Ave. Access from Lockwood Creek and 24th Avenues.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No, approximately ¼ mile to nearest CTRAN stop.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Parking capacity per city of La Center standards. No current spaces, so no elimination.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

e.

Possible Improvements needed for Lockwood Creek Rd. No need to expand/improve NE 24th Ave.

- f. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

No.

- g. How many vehicular trips per day would be generated by the completed project? If known, when peak volumes would occur.

Travel by bus and cars for 500 students and 50 faculty/staff members. Peak volume from 7-8am and 2:45-3:45pm. All of this travel with the exception of future growth will come from current trips to the current K-8 campus on 4th and IVY thus reducing the traffic concerns in that area.

Proposed measures to reduce or control transportation impacts, if any.

School designed to maximize ease of ingress and egress. Again, see answer above, this additional site will reduce congestion near the center of town.

14. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

15. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity that might be needed.

Electricity- Clark PUD (confirmed adequate service in Lockwood currently)

Water- Clark PUD (again, confirmed available)

Refuse Service- Waste Management (available)

Telephone- Voice over IP

Computer network infrastructure- K20 network

Sanitary sewer- City of La Center (preliminary review calls for installation of on site pump)

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Hope R. Prouty Date: 9-14-17