



DETERMINATION OF NON-SIGNIFICANCE (DNS)

Ordinance Amending LCMC 18.140 (Medium Density Residential)

Description of proposal: The City proposes to amend LCMC 18.140 relating to Manufactured Home Subdivisions within the MDR-16 zoning district and the minimum project area requirement for RP multi-family housing projects required to use LCMC 18.140.

Proponent: City of La Center, Eric Eisemann, Planning Consultant, 305 NW Pacific Highway, La Center WA 98629. 360.750.0038. e.eisemann@e2landuse.com

Location of proposal, including street address, if any: MDR-126 zoning districts, City-wide.

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. 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 below.

Comments must be submitted by: **July 3, 2015**

The City will conduct a Public Hearing on the matter on **July 8, 2015, beginning at 7:00 PM** at La Center City Hall, 205 W 4th Street, La Center, WA. The public is welcome to testify in writing and in person.

Responsible Official: James T. Irish

Position/Title: Mayor

Address: RE: SEPA COMMENTS – LCMC 18.140 Amendments
214 E 4th Street
La Center, WA 98629

Date: June 18, 2015

Signature: _____

A handwritten signature in blue ink that reads "James T. Irish". The signature is written over a horizontal line.

The staff contact person and telephone number for any questions on this review is Eric Eisemann, City Planning Consultant, (360) 750-0038. e.eisemann@e2landuse.com



ENVIRONMENTAL CHECKLIST (SEPA) (WAC 197-11-960)

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional SEPA studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND

1. Name of proposed project, if applicable:
Ordinance amending LCMC 18.140 (Medium Density Residential)
2. Name of applicant:
Eric Eisemann, Planning Consultant, City of La Center
3. Address and phone number of applicant and contact person:
305 NW Pacific Highway, La Center, WA 98629, T/360.750.0038, e.eisemann@e2landuse.com.
4. Date checklist prepared:
June 17, 2015
5. Agency requesting checklist:
City of La Center, Washington
6. Proposed timing or schedule (including phasing, if applicable):
The ordinance is scheduled for adoption on July 8, 2013
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
None.
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.
No.
10. List any government approvals or permits that will be needed for your proposal, if known.
None.
11. Give brief, complete description of your proposal, including the proposed 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.)
The City proposes to amend LCMC 18.140 relating to Manufactured Home Subdivisions within the MDR-16 zoning district and the minimum project area requirement for RP multi-family housing projects required to use LCMC 18.140.
12. 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.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site:
(circle one): Flat, rolling, hilly, steep slopes, mountainous, other all multi-family terrain within the City
- b. What is the steepest slope on the site (approximate percent slope)?
< 25%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
This is a non-project action; this section does not apply.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
This is a non-project action; future development shall comply with the City's Critical Areas ordinance.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
This is a non-project action; no filling is proposed.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
This is a non-project action; future development shall comply with the City's erosion control standards.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
This is a non-project action; future development shall comply with the City's zoning and engineering standards.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
This is a non-project action; this section does not apply.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
This is a non-project action; this section does not apply.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
This is a non-project action; this section does not apply.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

This is a non-project action; this section does not apply.

3. **Water**

a. Surface Water:

- 1) 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.

This is a non-project action and applies city-wide.

- 2) 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.

No, this is a non-project action; there are no MDR-16 zones within Shorelines jurisdiction.

- 3) 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. Indicate the source of fill material.

This is a non-project action; this section does not apply.

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

This is a non-project action; this section does not apply.

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

This is a non-project action; there are no MDR-16 zones within floodplains.

- 6) 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 Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

This is a non-project action; this section does not apply.

- 2) 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 following chemicals. . . ; agricultural; etc.). Describe the general size of the system, 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.

This is a non-project action; this section does not apply.

c. Water runoff (including stormwater):

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

This is a non-project action; stormwater generated by future projects will comply with the City's standards.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.
This is a non-project action; this section does not apply.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
This is a non-project action; the proposal will not alter drainage proposals.
- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
This is a non-project action; future develop shall comply with City standards.

4. **Plants**

- a. Check the 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
 - Orchards, vineyards or other permanent crops.
 - wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 - water plants: water lily, eelgrass, milfoil, other
 - other types of vegetation

This is a non-project action; this section does not apply.

- b. What kind and amount of vegetation will be removed or altered?
This is a non-project action; this section does not apply.
- c. List threatened and endangered species known to be on or near the site.
This is a non-project action; future development will address this question.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
This is a non-project action; this section does not apply.
- e. List all noxious weeds and invasive species known to be on or near the site.
This is a non-project action; this section does not apply.

5. **Animals**

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

This is a non-project action; many animal species are found within the City limits.

- b. List any threatened and endangered species known to be on or near the site.
There are no known threatened or endangered species within MDR-16 districts.
- c. Is the site part of a migration route? If so, explain.
La Center is within the Pacific Flyway and migratory fish use the East Fork of the Lewis River.
- d. Proposed measures to preserve or enhance wildlife, if any:
This is a non-project action; future development shall comply with the City's Critical Areas ordinance.
- e. List any invasive animal species known to be on or near the site.
This is a non-project action; this section does not apply.

6. 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.
This is a non-project action; this section does not apply.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
This is a non-project action; this section does not apply.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
This is a non-project action; manufactured homes are subject to federal energy conservation standards.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.
This is a non-project action; there are no known environmental health hazards associated with these zoning code amendments. .
- 1) Describe any known or possible contamination at the site from present or past uses.
This is a non-project action; this section does not apply.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

This is a non-project action; this section does not apply.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

This is a non-project action; this section does not apply.

- 4) Describe special emergency services that might be required.

This is a non-project action; this section does not apply.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

This is a non-project action; this section does not apply.

b. Noise

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

This is a non-project action; the proposed amendments do not address noise.

- 2) 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.

This is a non-project action; this section does not apply.

- 3) Proposed measures to reduce or control noise impacts, if any:

This is a non-project action; future residential development is subject to the city's nuisance ordinance.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

This is a non-project action; the proposed amendments will apply to urban lands and uses.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

This is a non-project action; all MDR-16 zones are within the City Limits.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No; the project only applies to MDR-16 lands within the City limits.

- c. Describe any structures on the site.
This is a non-project action; this section does not apply.
- d. Will any structures be demolished? If so, what?
This is a non-project action; no structures will be demolished.
- e. What is the current zoning classification of the site?
MDR-16.
- f. What is the current comprehensive plan designation of the site?
Urban Medium.
- g. If applicable, what is the current shoreline master program designation of the site?
Not applicable.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
Some lands within the MDR-16 zones contain Critical Areas.
- i. Approximately how many people would reside or work in the completed project?
This is a non-project action; this section is not applicable.
- j. Approximately how many people would the completed project displace?
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposed amendments are consistent with adopted Comprehensive Plan policies related to multi-family housing and manufactured homes.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
The proposed amendments apply only to urban lands within the City limits.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
The proposal applies to medium density multi-family housing, specifically, manufactured home subdivision. No units are proposed at this time.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
No housing units will be eliminated; more will be encouraged.

- c. Proposed measures to reduce or control housing impacts, if any:
Design standards are proposed within the amendment package.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
35 feet. A variety of siding types are allowed.
- b. What views in the immediate vicinity would be altered or obstructed?
None, the height limits apply equally to all housing types.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
Design standards are built into the code amendments.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
This is a non-project action; this section is not applicable.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No; this is a non-project action.
- 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:
This is a non-project action; future development will comply with city lighting standards.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Numerous parks, trails and open space are within the city limits.
- 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 recreation opportunities to be provided by the project or applicant, if any:
Zoning regulations require the creation of recreational opportunities within a future development and all housing units will pay PIFs.

13 Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.
None known within the MDR-16 zones.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence,

artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
None known within the MDR-16 zones.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
This is a non-project action; future development shall assess cultural and historic impacts and shall comply with state law relating to the same.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
This is a non-project action; this section does not apply.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
This is a non-project action and applies city-wide.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
MDR-16 zones are not currently served by transit.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
This is a non-project action; this section does not apply.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
This is a non-project action; future development shall provide transportation improvements consistent with City standards.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
This is a non-project action; future development shall assess trip generation and mitigation.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
No.
- h. Proposed measures to reduce or control transportation impacts, if any:
None needed.

15. Public Services

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

This is a non-project action; it does not alter the City's calculus for public services contained in the Capital Facilities Plans.

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

This is a non-project action; future development shall assess its impact on public services.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____


Urban services are available within the City.

- 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 which might be needed.

This is a non-project action; this section does not apply.

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: 

Name of signee Eric Eisemann

Position and Agency/Organization Consulting Planner, City of La Center

Date Submitted: *June 17, 2015*

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This is a non-project action; the proposed ordinance will not have a direct impact on the environment.

Proposed measures to avoid or reduce such increases are:

None.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This is a non-project action; the proposed ordinance will not affect the plants, animals, fish, or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None.

3. How would the proposal be likely to deplete energy or natural resources?

This is a non-project action; the proposal will not affect energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

None.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains, or prime farmlands?

This is a non-project action; the proposal will not affect environmentally sensitive areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This is a non-project action; the proposal will not affect land and shoreline use.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

This is a non-project action; the proposal will not affect transportation demand.

Proposed measures to reduce or respond to such demand(s) are:

None.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

This is a non-project action; the proposal will not limit environmental protection.