



**DETERMINATION OF NON-SIGNIFICANCE (DNS)
Country Hills Estates Rezone (File # 2015-011-ZONE)**

Description of proposal: The City proposes to rezone an area of La Center known as Country Hills Estates from single family residential to multi-family residential. This neighborhood was platted under Clark County jurisdiction in 1992. The existing conditions on the ground do not match well with the single family zoning performance standards such as lot area and setbacks. Consequently, the City proposes to rezone the neighborhood to multi-family zoning which more closely matches with existing conditions.

Proponents: City of La Center, 305 NW Pacific Highway, 214 E 4th Street, La Center, WA 98629. Contact Jeff Sarvis, Public Works Director, 360-263-6775, jsarvis@ci.lacenter.wa.us

Location of proposal, including street address, if any: North of West 10th Street including West B and West C Streets; Country Hills Estates Manufactured Home Park Condominium Phase-2 TT A Sub 94 and Phase 2 TT B Sub 93; SW ¼ Sec 34 T5N R1E WM Clark County WA. The lots and common areas.

Lead agency: City of La Center

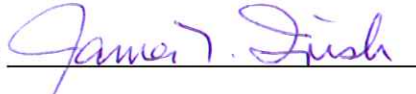
The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information 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: **November 19, 2015**

The Planning Commission will conduct a Public Hearing on the matter on **November 17, 2015**, beginning at **7:00 PM** at La Center City Hall, 214 E 4th Street, La Center, WA. The public is welcome to testify in writing and in person. The City Council will conduct a Public Hearing at a date to be determined. The City shall not take final action on the proposal until the SEPA comment has closed.

Responsible Official: James T. Irish
Position/Title: Mayor
Address: RE: SEPA COMMENTS – Country Hills Estates Rezone
305 NW Pacific Highway
214 E 4th Street
La Center, WA 98629

Date: 11/4/2015 Signature: 

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

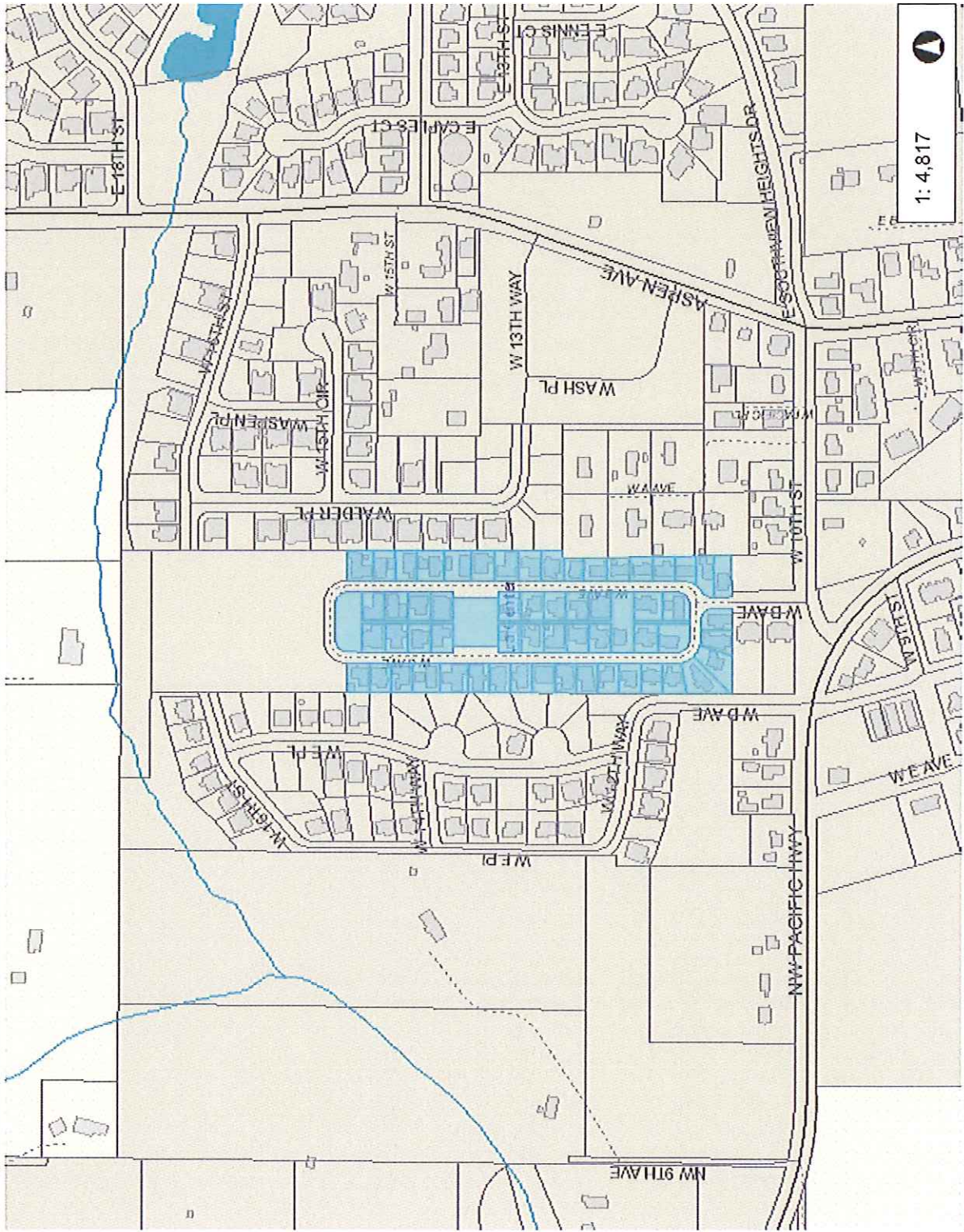


Country Hills Estates - Rezone



Legend

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



1: 4,817

802.8 Feet

401.39

802.8

WGS_1984_Web_Mercator_Auxiliary_Sphere
 Clark County, WA, GIS - <http://gis.clark.wa.gov>

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.

Notes:

SEPA ENVIRONMENTAL CHECKLIST

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 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: Country Hills Estates Rezone (Non-project action)
2. Name of applicant: City of La Center, WA

3. Address and phone number of applicant and contact person: Jeff Sarvis, La Center Public Works Director, 305 NW Pacific Highway, La Center, WA 98629, 360.263.7665, jsarvis@ci.lacenter.wa.us
4. Date checklist prepared: November 4, 2015
5. Agency requesting checklist: City of La Center
6. Proposed timing or schedule (including phasing, if applicable): Planning Commission hearing on November 17, 2015, Council hearing and adoption TBD in December.
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. The proposed rezoning is consistent with the City's Comprehensive Plan which was evaluated under the 2006 EIS for the Clark County Comprehensive Plan update and will be reviewed under the 2015 SEIS for the County-wide comprehensive plan update.
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. None.
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 rezone an area of La Center known as Country Hills Estates from single family residential to multi-family residential. This neighborhood was platted under Clark County jurisdiction in 1992. After it was fully built-out the City annexed the neighborhood and zoned the property single family residential. However, the existing conditions on the ground do not match well with the single family zoning performance standards such as lot area and setbacks. Consequently, the City proposes to rezone the neighborhood to multi-family zoning which more closely matches with existing conditions.
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. Country Hills Estates Manufactured Home Park Condominium Phase-2 TT A Sub 94 and Phase 2 TT B Sub 93; SW ¼ Sec 34 T5N R1E WM Clark County WA. North of West 10th Street including West B and West C streets. The lots and common areas. See attached map.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: Sloped from south to north (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____
- b. What is the steepest slope on the site (approximate percent slope)? 15%-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. HoB, HoC, HgB & OdB. The property is fully developed and has not been in agriculture production after 1992.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No.
- 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 a non-project action – No fill or grading proposed.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. This a non-project action – the site is fully developed.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? This a non-project action – the site is developed.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: This a non-project action- no erosion control measure required.

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 a non-project action – no emission will occur.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. This a non-project action.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: This a non-project action – no measures are necessary

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. There is an unclassified wetland south of the subject area.

- 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.
- 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. None.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. No.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No.
- 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. No.
- 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 a non-project action – no waste materials are or will be discharge.

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 a non-project action to rezone an existing development.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. No.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: This a non-project action – no additional measures are required.

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

- b. What kind and amount of vegetation will be removed or altered? This a non-project action – no vegetation will be removed as a result of the rezone.
- c. List threatened and endangered species known to be on or near the site. None known.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: This a non-project action – fully developed site.
- e. List all noxious weeds and invasive species known to be on or near the site. This a non-project action

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 _____

- b. List any threatened and endangered species known to be on or near the site. None known.
- c. Is the site part of a migration route? If so, explain. Pacific Flyway
- d. Proposed measures to preserve or enhance wildlife, if any: This a non-project action – existing open space will be maintained.
- e. List any invasive animal species known to be on or near the site. None known.

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 a non-project action
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. This a non-project action

- 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 a non-project action – retaining an existing subdivision conserves embodies energy.

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. None known

- 1) Describe any known or possible contamination at the site from present or past uses.
None known
- 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. None known
- 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.
- 4) Describe special emergency services that might be required. This is a non-project action – none required.
- 5) Proposed measures to reduce or control environmental health hazards, if any: This is a non-project action

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
- 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
- 3) Proposed measures to reduce or control noise impacts, if any: None needed

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. Current use = Manufactured home park; adjacent uses = single family detached residences.
- 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? None since 1992

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

- c. Describe any structures on the site. Manufactured homes and out buildings
- d. Will any structures be demolished? If so, what? No
- e. What is the current zoning classification of the site? Single family residential (LDR 7.5)
- f. What is the current comprehensive plan designation of the site? Urban low
- 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. No
- i. Approximately how many people would reside or work in the completed project? 150+ current residents
- j. Approximately how many people would the completed project displace? None
- k. Proposed measures to avoid or reduce displacement impacts, if any: The proposed rezone will protect existing residents
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Adjacent residences are single family detached structures at 4 units per acre; the rezone will recognize existing d=single family detached manufactured home at 8-16 units per acre.
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: Not applicable

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 58 existing units
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None
- c. Proposed measures to reduce or control housing impacts, if any: None needed

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? 25 feet is maximum height in MDR-16 zone.
- b. What views in the immediate vicinity would be altered or obstructed? This is a non-project action - none

- b. Proposed measures to reduce or control aesthetic impacts, if any: This is a non-project action – redevelopment would comply with current applicable zoning regulations

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 - none
- b. Could light or glare from the finished project be a safety hazard or interfere with views? This is a non-project action - 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: None

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? Designated common open space exists on site.
- 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: This is a non-project action – none proposed

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. No
- 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. No
- 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 – no development is proposed
- 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 – no development is proposed to the fully built out site.

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. West B and West C streets.
- 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? No
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? 58 existing on-site parking spaces – one for each existing dwelling.
- 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). No
- 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? There are approximately 560 existing ADTs the existing development generates. No additional trips will occur as a result of the rezone.
- 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: This is a non-project action - 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 - no
- b. Proposed measures to reduce or control direct impacts on public services, if any. This is a non-project action – none needed

16. 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 which might be needed. This is a non-project action – no additional utilities are needed

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, E² Land Use Planning Services

Position and Agency/Organization La Center Planning Consultant

Date Submitted: November 4, 2015

D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project 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?

The proposal is to rezone an existing manufactured home neighborhood from single family residential to multi-family residential. The neighborhood is fully built out.

Proposed measures to avoid or reduce such increases are:

Because the neighborhood is built-out, there will be no increase discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances; or production of noise.

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

The area to be rezoned from single family to multi family is an existing development. There are several open space areas on site. The rezone will not affect plants, animals, fish, or marine life in any way.

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

No measures are proposed or necessary because rezoning an existing neighborhood to reflect existing conditions on the ground will have no effect on plant or animal life.

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

The proposal is to rezone an existing manufactured home neighborhood from single family residential to multi-family residential. The neighborhood is fully built out. Consequently the proposal will have no effect on energy or natural resources.

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

No additional measures are proposed or necessary to protect or conserve energy or natural resources because the neighborhood is fully built out as existing homes, streets or common open space.

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, floodplains, or prime farmlands?

Two open space parks currently exist. The proposed rezone will not alter or affect the existing open spaces of their use. There are no natural resources, historic resources, recreation areas or threatened or endangered species habit in the area to be rezoned.

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

Because the proposed rezone of an existing neighborhood from single family to multi-family for the purpose of recognizing existing conditions on the ground will have no effect on such resources, no corrective measures are proposed.

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?

The subject area is not within the jurisdiction of the Shoreline Management Act. The proposed rezone recognizes existing condition in the neighborhood such as lot size and setbacks. The rezone will recognize these existing uses as lawfully conforming development rather than non-conforming development.

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

The proposal is not within the jurisdiction of the Shoreline Management Act. Any alterations or redevelopment of existing dwellings shall comply with the requirements of the La Center Municipal Code (LCMC) including LCMC 18.140, Medium Density Residential District.

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

The proposed rezone will have no effect on transportation or public services and utilities because this is an existing mature neighborhood.

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

None. The homeowners association shall own the streets, stormwater facilities and common areas and shall be required to maintain such facilities and services.

7. Identify, if possible, whether the proposal may conflict with

The rezone is consistent with the La Center Comprehensive Plan and will not conflict with any known local, state, or federal laws or requirements for the protection of the environment.