



## DETERMINATION OF NONSIGNIFICANCE (DNS)

Description: This is a Non-Project Action. The City proposes to amend Title 18, Section 18.158.030, General rules for new development, subsection six (6) as follows: *"All utility distribution ~~and transmission~~ lines shall be located underground."*

Proponent: City of La Center, Washington

Location: Title 18, Chapter 158 is the Junction Plan (JP) zoning code. The proposed code amendment applies only to the JP zoning district which is within the La Center city limits and east of Interstate 5, falling generally Township 5 North, Range 1 East and Township 4 North, Range 1 East, of the Willamette Meridian in Clark County, WA.

Lead Agency: City of La Center, Washington

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 February 07, 2018 publication date. Comments must be submitted by: **5:00 PM, February 21, 2018.**

Responsible official:

Greg Thornton, Mayor  
City of La Center  
305 NW Pacific Highway,  
La Center, WA 98629  
360.263.2782,

Date: 2-1-18

Signature: 

The staff contact person and telephone number for any questions on this review is Jeff Sarvis, Public Works Director, 360.263.7661, [jsarvis@ci.lacenter.wa.us](mailto:jsarvis@ci.lacenter.wa.us).



**NOTICE OF DETERMINATION OF NON-SIGNIFICANCE (DNS)**

NOTICE IS HEREBY GIVEN that the following proposal has been determined to have no probable significant adverse impact on the environment, and that an environmental impact statement is not required under RCW 43.21C.030(2)(c). Written comments on the following proposal, or DNS, may be submitted to the Responsible Official by **February 21, 2018**.

**DESCRIPTION:** The City proposes to amend Title 18, Section 18.158.030, 'General rules for new development', subsection six (6) as follows: *"All utility distribution ~~and transmission~~ lines shall be located underground."*

**LOCATION:** The proposed code amendment applies only to the Junction Plan (JP) zoning district which is within the La Center city limits and east of Interstate 5, falling generally Township 5 North, Range 1 East and Township 4 North, Range 1 East, of the Willamette Meridian in Clark County, WA.

**ACTION REQUESTED:** Adoption

**RESPONSIBLE OFFICIAL:** Greg Thornton, Mayor  
City of La Center  
305 NW Pacific Highway  
La Center, WA 98629

**BILL TO:** City of La Center  
214 E 4<sup>th</sup> Street  
La Center, WA 98629  
(360) 263-2782

**PLEASE PUBLISH:** On or before February 7, 2018



## DISTRIBUTION

Today's Date: January 31, 2018

Attached are an environmental Determination of Non-significance (DNS) and an associated environmental checklist issued pursuant to the State Environmental Policy Act (SEPA) Rules (Chapter 197-11, Washington Administrative Code). The enclosed review comments reflect evaluation of the environmental checklist by the lead agency as required by WAC 197-11. You may comment on this determination within fourteen (14) days of the DNS publication date of February 7, 2018. The lead agency will not act on this proposal until the close of the **14-day comment period, which ends at 5:00 PM on January 31, 2018.**

Please address any correspondence to:

City of La Center  
Attn: Transportation CFP - SEPA  
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 Commerce (Email)  
Dept of Fish & Wildlife, Region 5 (Email)  
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Dept of Transportation, Environmental Services (Email)  
Dept of Transportation, SW Region (Email)  
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Washington Parks & Recreation Commission (Email)

Local Agencies: City of Ridgefield (Email)  
Clark County, Dept of Community Development (Email)  
Clark County, Dept of Health (Email)  
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Town of Yacolt (Email)

School Districts: La Center (WA) School District (Mail)

Special Purpose Agencies: Clark Public Utilities (Email)  
Columbia River Economic Development Council (Email)  
C-TRAN (Email)  
Lower Columbia Fish Recovery Board  
Southwest Clean Air Agency  
Southwest Washington Regional Transportation Council

Libraries: Fort Vancouver Regional Library, La Center (Mail)

Fire Districts: Clark County Fire & Rescue

Media: The (Battle Ground) Reflector

Other Interested Parties: Audubon Society, Vancouver (Mail)  
Clark County Natural Resources Council (Email)  
NW Natural (Mail)  
Vancouver Wildlife League (Mail)



## ENVIRONMENTAL CHECKLIST

### A. BACKGROUND

1. Name of proposed project, if applicable:  
*La Center Municipal Code 18.158.030(6) amendment. (2018-002 SEPA).*
2. Name of applicant:  
*City of La Center, Washington*
3. Address and phone number of applicant and contact person:  
*Jeff Sarnis, Public Works Director, 305 NW Pacific Highway, La Center WA 98629. T/ 360-263-7661, [jsarnis@ci.lacenter.wa.us](mailto:jsarnis@ci.lacenter.wa.us)*
4. Date checklist prepared:  
*January 31, 2018*
5. Agency requesting checklist:  
*City of La Center, Washington*
6. Proposed timing or schedule (including phasing, if applicable):  
*The La Center City Council is expected to adopt the amendment to LCMC 18.158.030(6) in the spring 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.  
*No.*
8. List any environmental information you know about, that has been prepared, or will be prepared, directly related to this proposal.  
*City of La Center Urban Growth Area Expansion and Related Land Use Actions -- Final Environmental Impact Statement (FEIS). Dec, 2006. Smedes & Associates.*
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 known.*
10. List any government approvals or permits that will be needed for your proposal, if known.  
*Adoption by La Center City Council.*
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.)

*The City proposes to amend Title 18, Section 18.158.030, General rules for new development, subsection six (6) as follows: "All utility distribution and transmission lines shall be located underground."*

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.

*The proposed code amendment applies only to the JP zoning district which is within the La Center city limits and east of Interstate 5, falling generally Township 5 North, Range 1 East and Township 4 North, Range 1 East, of the Willamette Meridian in Clark County, WA.*

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

- a. General description of the site (underline one): flat, rolling, hilly, steep slopes, mountainous, other.

*The topography is generally flat to rolling.*

- b. What is the steepest slope on the site (approximate percent slope)?

*Slopes are generally less than 10%.*

- 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 prime farmland.

*This is a non-project proposal. Soils are primarily silt loams throughout the city with a high preponderance of Hillsboro and Gee silt loams.*

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

*Areas of potential instability are identified on the 1975 map by Allen Fiksdal of the Washington State Department of Natural Resources entitled, "Slope Stability: Clark County, Washington." Soils subject to erosion are identified by the 1972 USDA Soil Conservation Service's "Soil Survey of Clark County, Washington".*

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

*This is a non-project proposal. No fill or grading is being proposed in connection with this non-project action.*

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

*Erosion would not occur as a result of this non-project action. Subsequent development would be subject to LCMC 18.320, (Stormwater & Erosion Control).*

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

*This non-project action will not result in additional impervious surfaces.*

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

*None.*

2. Air

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

*No emissions to the air would result from this non-project action.*

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

*There are no off-site sources of emissions or odor that might affect this non-project action.*

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

*None necessary.*

3. Water

- a. Surface:

- (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.

*Yes.*

- (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.

*None. This is a non-project action.*

Indicate the source of fill material.

*Not applicable.*

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

*This non-project action does not require surface water withdrawals or diversions.*

- (5) Does the proposal lie within a 100-year flood plain? 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:

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

*No groundwater will be withdrawn and no water will be discharged to groundwater as a result of this non-project action.*

- (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. Any subsequent development will be required to meet all applicable city, state and federal regulations.*

c. Water Runoff (including storm water):

- (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.

*No runoff will be produced as a result of this non-project action.*

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

*No waste materials would enter ground or surface waters as a result of this non-project action.*

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

*None.*

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, bulrush, 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?

*No vegetation will be removed as a result of this non-project action. In subsequent development, vegetation removal could constitute a loss of critical area function and would therefore be required to be avoided or mitigated.*

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

*There are no known locations of endangered or threatened plant species in La Center. The U. S. Fish and Wildlife Service website indicates Bradshaw's desert parsley as an endanger specie and*



*Water Howellia as a threatened specie. Both are thought to be found within Clark County. There is no indication these plant species are within the proposed JP zone.*

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

*None.*

5. Animals

- a. 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, heron, eagle, songbirds.*  
 Mammals: *deer, beaver, coyotes, mice, and other small rodents*  
 Fish: *bass, salmon, trout, sturgeon*

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

*Bald Eagles*

*The Lower Columbia Fish Recovery Board website lists the following fish species inhabiting the East Fork Lewis River (0.75 miles away) as either endangered or threatened:*

- *Lower Columbia River Chinook Salmon ESU Threatened*
- *Columbia River Chum Salmon ESU Threatened*
- *Lower Columbia River Steelhead ESU Threatened*
- *Lower Columbia River Coho Salmon ESU Proposed*

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

*All the salmon from watersheds upstream of La Center migrate up the Columbia River and the East Fork Lewis River.*

*All of Clark County is within the Pacific Flyway. This is a major north-south route of travel for migratory birds in the Americas, extending from Alaska to Patagonia. Every year, migratory birds travel some or all of this distance both in spring and in fall, following food sources, heading to breeding grounds, or travelling to overwintering sites.*

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

*None.*

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.

*Not applicable to this non-project action.*

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

*This non-project action would not affect the potential use of solar energy in the City.*

- 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:

*Energy conservation features are not necessary for this non-project action.*

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.

*No.*

- (1) Describe special emergency services that might be required.

*Emergency services would not be required for this non-project action.*

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

*Measures to reduce or control environmental health hazards are not necessary as a result of this 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)?

*Noise types and levels characteristic of an urban area exist in the City of La Center.*

- (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.

*No additional types or levels of noise will be created by this non-project action.*

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

*None.*

8. Land and Shoreline Use

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

*The area of effect is the entire JP zoning district; site are either vacant, developed or in right-of-way.*

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

*Yes, history is unknown.*

- c. Describe any structures on the site.

*Various, residential, gas station, utilities.*

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

*No structures would be demolished as a result of this non-project action.*

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

*The area of effect is the JP zoning district.*

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

*The Comprehensive Plan Designation is Employment/Commercial.*

- 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 an "environmentally sensitive" area? If so, specify.

*Yes, the JP zone contains critical areas such as aquifer recharge areas, habitat, geohazards, and wetlands.*

- i. Approximately how many people would reside or work in the completed project?  
*None; this is a non-project action.*
- j. Approximately how many people would the completed project displace?  
*No one would be displaced as a result of this non-project action.*
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
*No measures are necessary to avoid or reduce displacement impacts since none are expected.*
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
*Subsequent development is subject to compliance with Title 18 of the La Center Municipal Code.*

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  
*No housing would be provided as a result of this non-project action.*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.  
*No housing units would be eliminated as a result of this non-project action.*
- c. Proposed measures to reduce or control housing impacts, if any:  
*None.*

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?  
*No structures are proposed as a result of this non-project action. Generally, building heights are limited to 35 to 60 feet, utilities lines may be 65 feet or taller.*
- b. What views in the immediate vicinity would be altered or obstructed?  
*Overhead transmission lines would be allowed as a result of this non-project action.*
- c. Proposed measures to reduce or control aesthetic impacts, if any:  
*None.*

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
*No light or glare would be produced as a result of this non-project action.*
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
*No light or glare would be produced as a result of this non-project action.*
- c. What existing off-site sources of light or glare may affect your proposal?  
*No existing off-site sources of light or glare would affect this non-project action.*

- 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?  
*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 recreation opportunities to be provided by the project or applicant, if any:  
*None. This is a non-project proposal.*
13. 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. Archaeological sites are primarily found in the vicinity of the city's shorelines, particularly the East Fork Lewis River.*
- c. Proposed measures to reduce or control impacts, if any:  
*Compliance with RCW 27.53 is required.*
14. 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.  
*This is a non-project action.*
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
*The City of La Center is served by the C-TRAIN Connector.*
- c. How many parking spaces would the completed project have? How many would the project eliminate?  
*This non-project action would neither create nor eliminate any parking spaces.*
- 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).  
*This non-project action would not require any new roads, streets, or improvements to existing roads or streets.*
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
*This non-project action would not use water, rail, or air transportation.*

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

*This non-project action would not generate any vehicular trips.*

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

*None.*

15. 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.

*This non-project action would not result in an increased need for public services.*

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

*No measures would be required.*

16. Utilities

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

*All of these utilities are found in La Center and are generally available.*

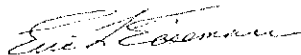
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

*No utilities are necessary for this non-project action.*

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.

Date: January 31, 2018    Signature:



D. Supplemental sheet for non-project actions (do not 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 of 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 non-project action will not result in impacts. Subsequent installation of overhead transmission lines will be required to avoid and—where avoidance is not possible—mitigate any environmental impacts resulting from that development.*

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 non-project action will not directly affect plants, animals, fish or marine life. Subsequent development of overhead transmission lines will comply with the La Center critical areas code.*  
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 that, by itself, will not deplete 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, will and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?  
*This non-project action will not affect sensitive areas. Subsequent development of overhead transmission lines will comply with the La Center critical areas code.*  
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 non-project action will not directly affect land and shoreline use.*  
Proposed measures to avoid or reduce shoreline and land use impacts are:  
*Subsequent development will be subject to Title 18 of the La Center Municipal Code.*
  
6. How would the proposal be likely to increase demands on transportation or public services and utilities?  
*This non-project action will facilitate installation of utilities and will not increase demand for public facilities and services.*  
Proposed measures to reduce or respond to such demands(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 non-project proposal is consistent with all pertinent federal, state and local regulations.*