



DETERMINATION OF NON-SIGNIFICANCE (DNS)
Stephens-Rerick Annexation and Rezone (File # 2017-004 ANX and 2017-015-SEPA)

Description of proposal: The applicants propose to annex into the La Center corporate limits approximately 40.39 acres west of Aspen /North Fork Avenues. The annexation consists of six (6) parcels abutting the La Center city limits and will occur entirely within the La Center urban growth area. Current County zoning designations are R1-6/UH and R-12/UH. The city will apply a Low Density Residential (LDR-7.5) zone consistent with the La Center Comprehensive Plan land use designation.

Proponents: Mark and Roni Stephens, 208 N 348th St., La Center, WA 98629; Mary Rerick, 115 NE 348th St., La Center, WA 98629; and Perry and Carleen Stephens, 614 NW 348th St., La Center, WA 98629


Location of proposal, including street address, if any: 208 N 348th St, 115 NE 348th St, 614 NW 348th St, and 34617NW 9th Ave.; and vacant lots east of North Fork Road, La Center, WA. The properties are identified as Clark County Assessor's PIN: 258906-000, 258922-000, 258971-000, 258972-000, 258919-000, and 258960-000; a portion of SW ¼ Sec 34, T¼N R1E, WM, Clark County, Washington.

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 issuance of this notice.

The public is welcome to testify in writing. Comments regarding the SEPA DNS must be submitted by: **4:30 PM on October 11, 2017**. The La Center City Council will conduct a **public hearing** on the annexation and rezone request on **Wednesday November 8, 2017**, beginning at 7:00 PM at the La Center City Hall, 214 E. 4th St., La Center, WA 98629, beginning at 7:00 PM

Responsible Official: Greg Thornton
Position/Title: Mayor
Address: RE: SEPA Comments – Stephens-Rerick Annexation and Rezone
305 NW Pacific Highway
La Center, WA 98629

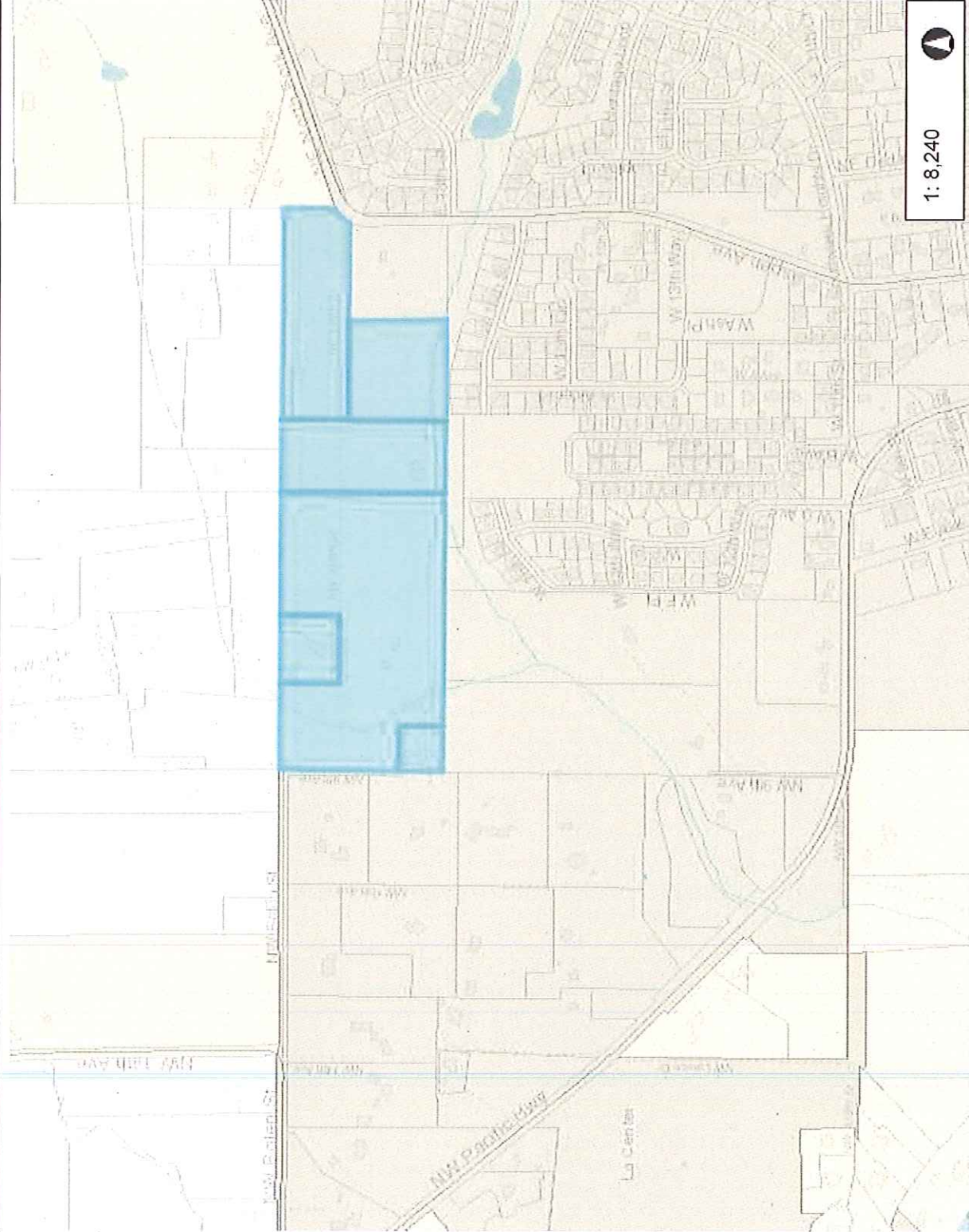
Date: 9-21-17 Signature: 

The city contact person and telephone number for any questions on this review is Eric Eisemann, Consulting City Planner, 360.750.0038, e.eisemann@e2.lqnduse.com

Issued: September 27, 2017



Stephens Rerick Annexation



1: 8,240

1,373.4 Feet

686.69

0

1,373.4

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.



Legend

- Incorporated
- Urban Growth Area
- Unincorporated
- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

A BACKGROUND

1. Name of proposed project, if applicable:
Stephens -Rerick Annexation
2. Name of applicant:
*Carleen Stephens 360.606.2408
24600 NE 98th Court Battle Ground WA 98604*
3. Address and phone number of applicant and contact person:
*Ed Greer, Land Use Planning 360.904.4964.
13023 NE Hwy 99 Suite 7-126 Vancouver WA 98686*
4. Date checklist prepared:
June 1, 2017
5. Agency requesting checklist:
City of La Center
6. Proposed timing or schedule (including phasing, if applicable):
As soon as possible
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Yes, future subdivision
8. List any environmental information you know about, that has been prepared, or will be prepared, directly related to this proposal.
None for annexation
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.
Annexation into the City of La Center & LDR-7.5 zoning
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.)
Annex 6 tax lots, consisting of 41.3 acres, into the City of La Center

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.

34700 NE North Fork Road; Portion of
SW 1/4 of Sec 34, T5N, R1E, WM

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____.
- b. What is the steepest slope on the site (approximate percent slope)?
60%
- 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.
Hillsboro silt loam & Gee silt loam, no prime farmland
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None known
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed.
None proposed for the zone change
Indicate source of fill.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Undetermined at present
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.
None required at present

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.

None for zone change

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:

None necessary

3. Water

a. Surface:

i. 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, seasonal stream (unnamed) located along the southerly & westerly portions of the site.

ii. 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.

Not for zone change

iii. 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

Indicate the source of fill material.

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

No

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

No

vi. 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.

No

- 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.

None

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?

None for zone change

Will this water flow into other waters? If so, describe. *No*

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

No

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

None for zone change

4. Plants

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

Deciduous trees: alder, maple, aspen, other

Evergreen trees: 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?

None for zone change

c. List threatened or 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:

None for zone change

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, other:

Mammals: deer, bear, elk, beaver, other: *None*

Fish: bass, salmon, trout, herring, shellfish, other: *None*

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

None known

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

Yes, the Pacific Flyway

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

None for zone change

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

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

No

If so, generally describe.

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

None

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

None

7. Environmental health

- 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. *No*

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

None

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

None

- b. Noise

- i. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None
 - 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.
None for zone change
 - iii. 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?
Vacant & several residences & outbuildings
 - b. Has the site been used for agriculture? If so, describe.
No
 - c. Describe any structures on the site.
Single family residences & outbuildings
 - d. Will any structures be demolished? If so, what?
Not for zone change
 - e. What is the current zoning classification of the site?
R1-6
 - f. What is the current comprehensive plan designation of the site?
Urban Low Residential
 - 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.
None for zone change
 - i. Approximately how many people would reside or work in the completed project?
Undetermined
 - 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:
None

9. Housing

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

None for zone change

- 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

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?

Not applicable

- b. What views in the immediate vicinity would be altered or obstructed? *None*

- 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?

None

- 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:

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 recreational opportunities to be provided by the project or applicant, if any:

None

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.

None known

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

None known

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

None

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.

NE North Fork Road

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

No, nearest stop unknown

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

None for zone change

- 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).

Not for zone change

- e. Will the project 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? If known, when peak volumes would occur. *None*

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.

No

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

None


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.

None for zone change

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:  Land Use Planner Date: 6.16.17