



SEPA DETERMINATION OF NON-SIGNIFICANCE
2021 Comprehensive Plan and Zoning Map Updates (File # 2021-025-CPA/SEPA/ZON)

Description of proposal: The City of La Center is completing annual updates to its Comprehensive Plan and zoning map. The changes included in this Comprehensive Plan update include text edits, clarifications, and updates to reflect projects that have been completed by the City, as well as limited updates to the Comprehensive Plan map. This update does not alter items that would typically be required in the mandatory periodic review update under RCW 36.70A.040; in particular, the population, employment, and housing projections that form the foundation of the plan and updates to policies. In some cases, the City is updating policies that reference completed projects since they are no longer relevant. In one specific case, the City is creating a new policy pertaining to pedestrian connections on NW Pacific Highway to enhance the City's ability to obtain grants. The amendments were developed in compliance with RCW 36.70A.130 and LCMC 18.120.

As part of the Comprehensive Plan update, the zoning map will be removed from the Plan and adopted separately as required by LCMC 18.110. Both the Comprehensive Plan map and zoning map are being updated to reflect changes in circumstances since the maps were last adopted in 2016 including annexations, provision of public utilities resulting in removal of the Urban Holding zoning overlay, and the City's adoption of the Junction Subarea Plan in 2017.

SEPA Determination: NOTICE IS HEREBY GIVEN that the City proposes to update its Comprehensive Plan consistent with state requirements in RCW 36.70B.130 and LCMC 18.120. The City has filed a non-project SEPA checklist describing the environmental impacts of the updates. Based on a review of the updated Comprehensive Plan, Comprehensive Plan map, and the zoning map, the City of La Center issued a **Determination of Non-Significance (DNS)** for this proposal pursuant to WAC 197-11-340 and the La Center Municipal Code (LCMC 18.310). An Environmental Impact Statement is not required under RCW 43.21c.031(1).

Any person has the right to comment on this SEPA DNS, receive notice of and participate in any hearings, and appeal the final decision on the Comprehensive Plan amendments. Written comments submitted by August 10, 2021 at 5:00 PM will be considered. Please send comments to the City of La Center, 305 N.W. Pacific Highway, La Center, WA 98629 or by email to Sarah Dollar, Permit Technician at sdollar@ci.lacenter.wa.us.

Application: City of La Center 2021 Comprehensive Plan and Zoning Map Updates (File # 2021-025-CPA/SEPA)

Proponent/applicant: City of La Center, contact: Ethan Spoo, Consulting Planner, 305 NW Pacific Highway, La Center, WA 98629. Phone: (360)263-7665.

Location of proposal: The updated Comprehensive Plan text would apply City-wide. The updated Plan and zoning map would apply to specific properties proposed for update.

Public Hearing: La Center Planning Commission meeting, August 9, 2021 at 6:30 p.m. The meeting will be conducted virtually using the City's GoToMeeting online platform and in-person at City Hall. This hearing date is tentative and subject to change. A separate hearing notice will be issued and posted on the City's website 14-days prior.

Existing Environmental Documents relied upon: The State Environmental Policy Act (SEPA) requires that a review of the potential environmental impacts be conducted. City staff reviewed the proposal for compliance with applicable state requirements and city codes.

The following environmental documents were relied upon in the City's determination of a DNS: SEPA Environmental Checklist dated, June 23, 2021. A complete copy of the amended Comprehensive Plan and the SEPA Checklist associated with this determination are available by contacting Public Works Staff, Sarah Dollar, Permit Technician, at 360-263-7665.

Statement of Determination: As lead agency under the State Environmental Policy Act (SEPA) rules [Chapter 197-11, Washington Administrative Code] the City of La Center must determine if there are potential significant adverse environmental impacts associated with this proposal. The options include the following:

- Determination of Significance – (DS) The impact cannot be mitigated and therefore requires the preparation of an Environmental Impact Statement (EIS).
- Mitigated Determination of Nonsignificance – (MDNS) The impact can be mitigated through conditions of approval, or;
- Determination of Nonsignificance – (DNS) The impacts can be addressed by applying the city codes.

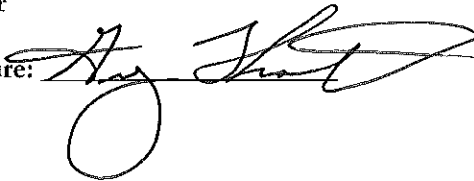
Approval Standards/Applicable Laws: La Center Municipal code section 18.30 (Procedures); 18.120 Plan Amendments and Zone Changes and 18.310 (Environmental Policy); RCW 36.70B.130.

Mitigation Measures: The review of the SEPA checklist associated with this proposed Comprehensive Plan, Comprehensive Plan Map and zoning map amendments did not recommend any mitigation measures.

Responsible Official: Greg Thornton, Mayor

Date: July 26, 2021

Signature:

A handwritten signature in black ink, appearing to read "Greg Thornton", written over a horizontal line.

Issued: July 26, 2021



File Name: 2021-025-CPA/SEPA (2021 Comprehensive Plan Updates)

Date Published: June 26, 2021

Attached is an environmental Determination of Non-Significance (DNS) and associated environmental checklist issued pursuant to the State Environmental Policy Act (SEPA) rules (WAC 197-11). The City (lead agency) completed evaluation of the environmental checklist as required by WAC 197-11. You may comment on this determination within fourteen (14) days of the DNS publication date of August 9, 2021. The lead agency will not act on this proposal until the close of the **14-day comment period, which ends August 9, 2021.**

Please address any correspondence to: Sarah Dollar, Permit Technician
ATTN: SEPA COMMENTS – 2021 Comprehensive Plan Updates
c/o 305 NW Pacific Highway
La Center, WA 98629

DISTRIBUTION:

Federal Agencies: National Marine Fisheries, PRD Division (Mail)
US Army Corps of Engineers, Regulatory Functions Branch (Mail)
US Department of Agriculture
US Fish and Wildlife Service, Western Washington Fish and Wildlife
US Forest Service

Native American Interests: Confederated Tribes of the Grande Ronde (Mail)
Confederated Tribes and Bands of the Yakama Nation (Email)
Confederated Tribes and Bands of the Yakama Nation Fisheries (Email)
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Warm Springs Reservation
Cowlitz Tribe, Natural Resources Department (Mail)
Nez Perce Tribe

State Agencies: Dept. of Agriculture, Food and Pesticides Division
Dept. of Archaeology and Historic Preservation
Dept. of Natural Resources, Forest Practices Division
Dept of Ecology (Email)
Dept of Health, Environmental Health Division (Email)
Dept of Commerce, Growth Management Services (Email)
Dept of Fish & Wildlife, Region 5 (Email)
Dept of Natural Resources, SEPA Center (Email)
Dept of Transportation, Environmental Services (Email)
Dept of Transportation, SW Region (Email)
Washington Parks & Recreation Commission (Email)
Washington State University, Archaeological Research Center
Washington Utilities and Transportation Commission

Local Agencies: City of Ridgefield (Email)
Clark County, Dept of Community Development (Email)
Clark County, Dept of Health (Email)
Clark County, Dept of Parks & Recreation (Mail)

Clark County, Dept of Public Works (Email)
Town of Yacolt (Email)

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

Special Purpose Agencies: Clark Public Utilities (Email)
Clark County Fire and Rescue (Email)
Columbia River Economic Development Council (Email)
C-TRAN (Email)
Lower Columbia Fish Recovery Board
Southwest Clean Air Agency
Southwest Washington Regional Transportation Council
NW Natural Gas
TDS Telecom

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

Fire Districts: Clark County Fire & Rescue

Media: The Columbian

Other Interested Parties: Audubon Society, Vancouver (Mail)
Clark County Natural Resources Council (Email)
NW Natural (Mail)
Vancouver Wildlife League, Environmental and Land Steward (Mail)
Columbia Riverkeeper (Email)
Nature Conservancy, Washington Field Office
Sierra Club Loo Wit Group