



ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for non-project proposals:

Complete the checklist for non-project proposals, even though questions may be answered "does not apply." In addition, complete the supplemental sheet for Non-project Actions (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:
Conner Annexation
2. Name of applicant:
Matt Conner 408-410-6052
3. Address and phone number of applicant and contact person:
Contact: Ed Greer 13023 NE Hwy 99 Suite 7-126
Vancouver WA 98686 360-904-4964
4. Date checklist prepared:
May 1, 2019
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, possible Site Plan Review application
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.
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 with Mixed Use 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 3 tax lots, approx 38 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.

35212 NE North Fork Ave, 216 NE 349th St, 219 NE 349th St
Portion of the west half of the NE quarter & the west half of the SE quarter of Section 34, T5N, R1E.

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)?
Approx 25%
- 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.
Hesson clay 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 for annexation or zone change
- Indicate source of fill.
None
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No, not for annexation & zone change.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
No project planned. Existing impervious surface is less than 5%.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
None for annexation & zone change.

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 annexation or 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

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, a seasonal stream flows westerly through the site & eventually flows into the east fork of the Lewis River.

- 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.

No, not for annexation or 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.

None

- 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?

Existing runoff flows to the seasonal stream.

Will this water flow into other waters? If so, describe. See 3.a.i. above.

- 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 annexation or zone change.

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, 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 annexation or 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 annexation or 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:
Retain existing vegetation.

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.
None for annexation or zone change.

- 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 for annexation or zone change.

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
- 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?
Residences & vacant.
- b. Has the site been used for agriculture? If so, describe.
Yes, hay crop.
- c. Describe any structures on the site.
Detached residences, pole building, shops & barn.
- d. Will any structures be demolished? If so, what?
No
- e. What is the current zoning classification of the site?
Clark County: R1-6 Urban holding overlay
- f. What is the current comprehensive plan designation of the site?
Urban Residential - Mixed Use Overlay
- g. If applicable, what is the current shoreline master program designation of the site?
None known
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
Yes, seasonal stream on site.
- i. Approximately how many people would reside or work in the completed project?
No change for annexation or zone change.
- 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:
Proposed zoning is consistent with the Comprehensive Plan.

9. Housing

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

None

- 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?

None proposed

- 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 known

- 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.

Existing NE North Fork Avenue.

- 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?

Not applicable for annexation or 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).

No

- 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 for zone change.

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, not for annexation or zone change.

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

None

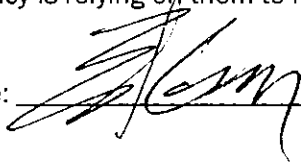
16. Utilities

- 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. Sewer: City of La Center;
Water & Electricity: Clark Public Utilities; Gas: Northwest Natural Gas; Telephone: CenturyLink

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: _____

5.9.19