



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:

Lockwood Meadows 60% Annexation Petition

2. Name of applicant:

Susanna S. Hung Trust

3. Address and phone number of applicant and contact person:

Applicant:

*Susanna S. Hung Trust
710 Columbia Street #414
Vancouver, WA 98660*

Contact:

*PLS Engineering, Travis Johnson
604 W Evergreen Blvd.
Vancouver, WA 98660
360-944-6519*

4. Date checklist prepared:

January 22, 2021

5. Agency requesting checklist:

La Center, Washington

6. Proposed timing or schedule (including phasing, if applicable):

Not applicable, this application is for annexation into the City of La Center.

7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.

The applicant intends to subdivide the site after the annexation is approved.

8. List any environmental information that has been or will be prepared related to this proposal.

No environmental information has been prepared at this time. It is anticipated that after annexation the subdivision process will require environmental information.

9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.

No other applications affecting this property are pending for governmental approvals.

10. List any government approvals or permits needed for your proposal:

No other permits or approvals are needed for the annexation.

11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking 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 applicant is proposing to annex approximately 20 acres into the City of La Center under the LDR-7.5 zone.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, give a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

The site is located in La Center, WA at 2000 NW Lockwood Creek Road. The parcel is identified as Clark County Parcel number 209113000. The site is located within the NE ¼ of Section 2, Township 4 North, Range 1 East, Willamette Meridian.

B. Environmental Elements

1. Earth

a. General description of the site (circle one): Flat, ***rolling***, hilly, ***steep slopes***, mountainous, other _____.

The property would be considered rolling with some areas of steep slopes.

b. What is the steepest slope on the site and the approximate percentage of the slope?

Approximately 15%.

c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.

Clark County GIS identifies the site as having the following soils:

GeB – Gee Silt Loam, 0-8% slopes

OdB – Odne Silt Loam, 0-5% slopes

HoC - Hillsboro silt loam, 8-15% slopes

The site has historically been used for agricultural purposes.

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

The applicant has no knowledge of any unstable soils in the immediate area.

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

There will be no grading or filling associated with the annexation application.

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

No, no site work is proposed with this application.

- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?

Not applicable – there will be no site work with this proposal.

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

Not applicable – there will be no site work with this proposal.

2. Air

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.

Not applicable – there will be no site work with this proposal.

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

There are existing car emissions from traffic, and there may be emissions from nearby farming and agricultural uses, however no off-site sources of emission or odor will affect the proposal.

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

Not applicable – there will be no site work with this proposal.

3. Water

a. Surface:

- 1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe the type and provide names and into which stream or river it flows into.

Clark County GIS shows potential wetlands on site however no critical areas studies have been performed yet.

- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.

Not applicable – there will be no site work with this proposal.

- 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.

Not applicable – there will be no site work with this proposal.

- 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:

No, this proposal will not require surface water withdrawals or diversions.

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

No, the site does not lie within a 100-year floodplain.

- 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, the proposal does not involve any discharges of waste materials to surface waters.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.

No, ground water will not be withdrawn, nor will water be discharged to ground water with this proposal.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.

Not applicable – there will be no site work with this proposal.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.

Not applicable – there will be no site work with this proposal.

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

Not applicable – there will be no site work with this proposal.

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

Not applicable – there will be no site work with this proposal.

4. Plants

- a. Check or circle types of vegetation found on the site
- Deciduous tree: alder, maple, aspen, **other: Oregon White Oak**
 - 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?

Not applicable – there will be no site work with this proposal.

- c. List threatened or endangered species on or near the site.

None known.

- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:

Not applicable – there will be no site work with this proposal.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site:

- Birds: **hawk**, heron, eagle, **songbirds**, other;
- Mammals: **deer**, bear, elk, beaver, other; and,
- Fish: bass, salmon, trout, herring, shellfish, and other:

Small mammals such as mice, rabbits, squirrels, raccoons and other rodents likely live on or near the site. It is also quite possible that some larger mammals such as coyote may periodically pass through the site.

- 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, please explain.

The site is located within the Pacific Flyway for migratory waterfowl.

- d. List proposed measures to preserve or enhance wildlife:

Not applicable – there will be no site work with this proposal.

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.

No energy will be needed for the annexation request.

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

Not applicable – there is no construction proposed.

- 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:

Not applicable – there will be no site work with this proposal.

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, please describe.

None known

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

Not applicable – there will be no site work with this proposal.

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

Not applicable – there will be no site work with this proposal.

- b. Noise

- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?

There is some existing traffic noise from surrounding roadways, but it will not have an impact on the project.

- 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site.

Not applicable – there will be no site work with this proposal.

- 3) Proposed measures to reduce or control noise impacts:

Not applicable – there will be no site work with this proposal.

8. Land and shoreline use

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

The site contains an existing residence, barn and well and is used as a single-family residence. Heritage Country Estates Subdivision is located to the north and west and is partially constructed. Immediately to the south are single-family residential uses on large lots. To the south across Lockwood Creek Road is the future new middle school, currently under construction. The properties to the east across NE 24th Avenue are single-family residences on large lots.

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

Yes, the site has historically been used as a tree farm.

- c. Describe any structures on the site.

There is an existing residence, barn and well on site

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

Not applicable – there will be no site work with this proposal.

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

R1-7.5 Single Family Residential, UH – Urban Hold

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

UL, Urban Low Density Residential designation.

- g. What is the current shoreline master program designation of the site?

None.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.

Yes, GIS maps show a wetland located on the subject site and the parcel is within an archaeological site buffer with a moderate - high archaeological probability. Additionally, areas of steep slopes and potential instability are shown on GIS mapping.

- i. How many people would reside or work in the completed project?

Not applicable – there will be no site work with this proposal.

- j. How many people would the completed project displace?

None.

- k. Please list proposed measures to avoid or reduce displacement impacts:

Not applicable – there will be no site work with this proposal.

- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:

Comply with City of La Center's comprehensive plan and zoning requirements.

9. Housing

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

No housing is proposed with this application.

- b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing.

None.

- c. List proposed measures to reduce or control housing impacts:

Not applicable – there will be no site work with this proposal.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?

Not applicable, no buildings are proposed.

- b. What views in the immediate vicinity would be altered or obstructed?
There are no known

Not applicable – there will be no site work with this proposal.

- c. Proposed measures to reduce or control aesthetic impacts:

Not applicable – there will be no site work with this proposal.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable – there will be no site work with this proposal.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable – there will be no site work with this proposal.

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- 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:

Not applicable – there will be no site work with this proposal.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Holley Park is a community park that is approximately 1,640 feet to the west of the site.

- b. Would the project displace any existing recreational uses? If so, please describe.

There will be no recreational uses displaced with this proposal.

- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant:

Not applicable – there is no use proposed with this application.

13. Historic and cultural preservation

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers? If so, please describe.

There are no known places or objects on or near the site that are listed or proposed for national, state or local preservation registers.

- b. Please 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:

Not applicable – there will be no site work with this proposal.

14. Transportation

- a. Identify the public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Access to the site is provided by Lockwood Creek Road and NE 24th Avenue, both public roadways.

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

Not applicable – there is no use proposed with this application.

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

Not applicable – there is no use proposed with this application.

- d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private.

Not applicable – there will be no site work with this proposal.

- e. Will the project use water, rail, or air transportation? If so, please describe.

The site will not use water, rail or air transportation and is not located in the immediate vicinity of those types of transportation facilities.

- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur.

Not applicable – there is no use proposed with this application.

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

Not applicable – there is no use proposed with this application.

15. Public services

- a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe.

Not applicable – there is no use proposed with this application.

- b. Proposed measures to reduce or control direct impacts on public services:

Not applicable – there is no use proposed with this application.

16. Utilities

- a. Circle the 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 or near the site:

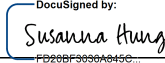
No utilities are necessary for the annexation, however a review of utilities in the area show that the future subdivision will be served by the following:

- *Sanitary sewer-La Center*
- *Water-La Center*
- *Electricity-Clark PUD*
- *Natural Gas-Northwest Natural*
- *Telephone- Comcast*
- *Garbage/Recycling-Waste Connections*

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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:  Date Submitted: 1/22/2021