

ATTACHMENT G:
SEPA CHECKLIST

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

La Center Multi-Family Apartments

2. Name of applicant:

Toby McIntosh, c/o Jackola Engineering & Architecture

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

PO BOX 1134 Kalispell, MT 59903
406-755-3208, tmcintosh@jackola.com

4. Date checklist prepared:

June 14, 2019

5. Agency requesting checklist:

City of La Center, WA

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

Phase I to begin this fall, upon necessary approvals. Phase II to begin Summer 2020.

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.

A previous SEPA checklist was completed for the Riverside Estates Development.

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.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

City of La Center Engineering and Final Site Plan approval, building permit approvals.

11. Give brief, complete description of your proposal, including the proposed 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.)

This project consists of six (6) 24-unit apartment buildings and associated amenities over the course of two construction phases. Phase I of construction will consist of three (3) 24-unit apartment buildings, clubhouse, associated paved parking areas, basketball court, pool and splash pad, barbeque area, gazebo, shed, and compactor. Phase 2 will consist of the remaining three (3) 24-unit apartment buildings, associated paved parking areas, and playground.

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 Site is located at 34212 NW Pacific Highway in La Center, WA. ax ID 986050071 within the SW ¼ of the SE ¼ of Section 33 T 5 N. R.1E WM. Zoning = MDR-16.

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)?*

Slopes on site range from 2-10%, sloping down from the central portion of the property to the site perimeters.

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.*

According to the NRCS, on-site soils are mapped as Gee silt loam, 0-8 percent slopes, Odne silt loam, 0-5 percent slopes, and Hillsboro silt loam, 3-8 percent slopes. There is no known historic agricultural use of the property, however the site has been planted with oats as a cover crop.

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

None known.

e. *Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.*

Grading will be performed for construction of the proposed apartment buildings. A total of approximately 20,000 cubic yards of on-site grading will occur, with cut and fill activities balanced to the greatest extent possible. There will be some net cutting to account for the raised hilly portion in the central area of the Site. Grading activities will be required in order to construct roads and install site utilities. Additional asphalt and gravel materials will be imported from nearby pits and batch plants for construction of the pavement section.

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

Erosion may occur as a result of clearing and general site construction, however an Erosion Control Plan with specific erosion control BMP's will be required prior to final site approval and will be implemented prior to construction activities. Additionally, a construction SWPPP permit will be required to mitigate potential erosion.

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

Approximately 65% of the site will be covered by impervious surfaces, including paved drive aisles, parking areas, sidewalks, buildings, and trash enclosures.

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

To reduce erosion during construction, approved erosion control Best Management Practices (BMP's) will be installed throughout the site, including silt fencing, storm drain inlet protection, mulching, and seeding. A site-specific erosion control plan will be prepared for the project and will be approved by the City of La Center prior to the start of any construction activities.

2. Air

a. *What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.*

Typical, temporary construction-related emissions will occur during the construction of this project, including vehicle exhaust, dust, equipment emissions and exhaust odors, and asphalt material odors. These are temporary in nature and will not pose a threat to area residents. Dust control measures will be taken throughout construction as necessary.

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:*

Dust control measures will be implemented (i.e. site watering) as necessary.

3. Water

a. *Surface Water:*

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. There is a depressional wetland located north of the Site.

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.*

There is a 40' wetland buffer on the Site. No work will occur within the wetland buffer.

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.*

None.

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

No.

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

No/not applicable.

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/not applicable.

b. *Ground Water*

1) *Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.*

No.

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.

None.

c. *Water runoff (including stormwater):*

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.*

Storm water runoff will be generated by the additional impervious surfaces. Stormwater runoff will be directed into catch basins and will be conveyed via piping to the previously approved Riverside Estates stormwater system.

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

Yes, if waste materials were released or dumped into stormwater runoff and reached the stormwater conveyance system, materials may enter ground or other surface waters. However, the potential for this will be greatly reduced through the use of erosion and sediment control BMPs and the stormwater facilities on-site.

3) *Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.*

Drainage patterns will only be affected in the immediate site vicinity, with all runoff generated from impervious surfaces being directed to the Riverside Estates stormwater system.

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

The Riverside Estates development stormwater system utilizes several stormwater treatment facilities to mitigate impacts to existing drainage patterns and to control stormwater runoff. These facilities include a bio-filtration swale, a DOE approved mechanical filtration system, and a bioretention facility which will mitigate water quality impacts generated by these developments. These facilities were sized to accommodate flows from the subject of this report in addition to the remaining Riverside Estates development.

4. Plants

Check the 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

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

The property is currently vacant pasture land with residual oats from previous agricultural use. Excess soil from the Riverside Estates development was previously placed on the site, however this is being removed.

b. *What kind and amount of vegetation will be removed or altered?*

On-site grasses and oats will be removed.

c. *List threatened and 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:*

A landscaping plan will be submitted with this application. The landscaping plan will include grass, stone and/or bark mulch ground cover, and native trees and shrubs.

e. *List all noxious weeds and invasive species known to be on or near the site.*

Himalayan blackberries are located along portions of the western property line, and Tansy Ragwort is located throughout the pasture area.

5. Animals

a. *List any birds and other animals which have been observed on or near the site or are known to be on or near the site.*

Examples include:

birds: hawk, songbirds, crows and ravens

mammals: None known.

fish: None

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

None known.

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

The site is located within the Pacific Flyway for migratory waterfowl, which extends from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains.

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

Landscaping proposed throughout the site will allow for some use by birds and small mammals, and the wetland buffer is being maintained..

e. *List any invasive animal species known to be on or near the site.*

None known.

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.*

The apartment buildings will likely utilize electricity and natural gas for heating/air conditioning and other typical residential needs.

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

If so, generally describe.

Unlikely.

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:

Buildings will be designed and constructed to comply with applicable local and state building codes which include energy conservation requirements.

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.*

None anticipated.

- 1) *Describe any known or possible contamination at the site from present or past uses.*

None known.

- 2) *Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.*

None known.

- 3) *Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.*

Vehicle fuel may be stored on-site during construction. No other known toxic or hazardous chemicals are anticipated.

- 4) *Describe special emergency services that might be required.*

None anticipated; however fire, police, and ambulance services are available in the area.

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

None.

b. *Noise*

- 1) *What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?*

There is existing noise generated by traffic on surrounding roadways and neighboring properties. This will not affect the project.

- 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.*

Typical construction noise will occur during construction of the project; however, this will occur during appropriate hours as controlled by the City of La Center and the State of Washington.

There will be an overall increase in traffic noise as a result of the construction of the development, however this will be very minimal.

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

Construction activities will only take place during approved hours as controlled by the City of La Center and the State of Washington. Noises generated by typical residential activities will be mitigated by site landscaping features to the extent feasible.

8. Land and Shoreline Use

- a. *What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.*

The Site is currently a vacant field. The Riverside Estates development is currently being constructed to the east and south of the site. Other adjacent properties are either residential or vacant. This proposed project will not affect current land uses on nearby or adjacent properties.

- b. *Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?*

According to available information, the Site has not been used as working farmland in recent history. Oats have been planted in recent years as a cover crop. The property has not been designated as farmland for tax status.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site.

None.

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

No.

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

The site is zoned as Medium Density Residential (MDR-16).

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

Urban Residential (UR).

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 a critical area by the city or county? If so, specify.

Yes, a critical areas report is included in this submittal.

i. Approximately how many people would reside or work in the completed project?

The project includes a total of 144 dwelling units constructed over two phases. Assuming 2.5 residents per unit would result in approximately 360 residents.

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:

The project will go through the City of La Center review process to ensure the project is compatible with projected land uses.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None.

9. Housing

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

144 dwelling units will be provided. A specific income bracket is not being targeted, but will be consistent with local rental markets.

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

None/not applicable

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

None/not applicable.

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?

The tallest buildings will be less than 45 feet (three-story apartment buildings). External building materials have yet to be chosen, but will likely be consistent with the neighboring development.

b. What views in the immediate vicinity would be altered or obstructed?

Views from adjacent properties will be slightly changed (apartment buildings vs. open pasture land), however, the development will be consistent with the Riverside Estates development immediately to the east and south. Buildings will not be tall enough to affect regional views.

Proposed measures to reduce or control aesthetic impacts, if any:

Portions of the site's perimeter will be landscaped according to the La Center code. Parks and open space will be constructed to meet LCMC requirements.

11. Light and Glare

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

Light will be generated by security lighting as needed to maintain a safe development. This lighting will be consistent with residential development and will likely occur during evening and overnight hours. Site lighting will comply with state and local (LCMC) code.

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:

Site lighting will only be utilized to the extent necessary to maintain safety at the site. Lights will be shielded and downward facing to avoid off-site impacts.

12. Recreation

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

The site is located near the East Fork of the Lewis River which provides various recreational opportunities including walking and bike paths. On site open space will provide outside amenities for tenants.

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:

The project is required to provide parks at a ratio of 0.25 acres per 35 dwelling units, in accordance with LCMC.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

None known.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material

evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Yes, a Cultural Resources Report was completed by Applied Archaeological Research Inc. for the Riverside Estates Development, which included the project site.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

County GIS data was consulted and a professional archaeologist was contracted to complete the archaeological study.

A permit from the WSDAHP will be obtained prior to construction and a professional archaeologist will be present as required within the permit boundaries.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

A permit from the WSDAHP will be obtained prior to construction and a professional archaeologist will be present as required within the permit boundaries.

14. Transportation

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

Access to the site will be provided by NW 15th Street, which was constructed as a part of the Riverside Estates development. NW 15th Street is accessed via Pacific Highway which provides easy access to Interstate 5.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is not served by public transit. The nearest transit stop is approximately 1 mile away.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The project will provide a total of 298 parking spaces, in accordance with LCMC. No spaces will be eliminated.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

e. Will the project or proposal 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 or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

A Traffic Analysis Report for the Riverside Estates development (including the project site) was prepared in June 2019. The project (referred to as Phase 3 in the report) will generate an estimated 1,135 vehicular trips per day, with a peak volume of 87 trips in the PM.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Unlikely.

h. 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, public transit, health care, schools, other)? If so, generally describe.

The addition of residents to the area will result in additional demands on the various public services (i.e. schools, emergency and policing services etc.) provided by the community, as is expected with any residential growth.

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

The addition of each residential units will require payment of school impact fees, per LCMC. This will mitigate impacts made to the local school system. System development charges will also be assessed for each new residential unit to mitigate additional demands on water and sewer systems. Additionally, property taxes will provide funding for additional public services.

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer

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.

Electricity: Clark PUD

Water: Clark PUD

Refuse Service: Waste Connections

Sanitary Sewer: City of La Center

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: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to 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 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?

The project may increase emissions to the air from vehicles and potentially maintenance equipment. Vehicle noise will increase from the added residences.

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?

Impact to plants or animals is anticipated to be very minimal.

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?

Any energy use has the potential to impact resources, however growth of the area will continue to occur well beyond the scope of this project.

Proposed measures to protect or conserve energy and natural resources are:

The project will comply with all local and state building and energy codes.

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, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

No use or affect as a result of this project. Buffers to existing wetlands are maintained.

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?

The project will not affect land and shoreline use and will not encourage uses incompatible with existing plans.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The project will increase demands on transportation, public services, and utilities as a result of the increased residential units.

Proposed measures to reduce or respond to such demand(s) are:

Pedestrian connectivity will be provided to the adjacent residential development to promote pedestrian circulation. Building and energy codes will provide more efficient and lower energy-use housing.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No known conflicts.