



## 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:

*Riverside Estates Phase 4 Community Park*

2. Name of applicant:

*ECM Riverside LLC*

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

*Applicant:*

*ECM Riverside, LLC, Peter Ettro, 503-568-1907*

*Contact:*

*PLS Engineering, Travis Johnson, 360-944-6519*

4. Date checklist prepared:

*June 2, 2020*

5. Agency requesting checklist:

*La Center, Washington*

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

*Construction will proceed as soon as all required permits are obtained. No phasing is proposed.*

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

*The Riverside Estates development is a four-phase development, Phase 1 & 2 are 182 single-family lots, Phase 3 is a 142-unit apartment complex and Phase 4 is the proposed park associated with this SEPA. There are no future additions or expansions.*

***City Comment: Phase 3 is proposed for 144 units.***

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

*A Cultural Resources Report was prepared by Applied Archaeological Research in 2017 for the subdivision and encompassed the area for this neighborhood park.*

*A Critical Areas Report for the subdivision was prepared by Castle Rose Environmental in 2016 and an updated study was prepared by Loowit Consulting Group in 2019. A third critical areas report was prepared by Ecological Land Services in 2019. Areas studied included the area for the neighborhood park.*

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

*A development agreement will need to be approved by the City of La Center City Council.*

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

*SEPA Checklist, City of La Center City Council Approval & Grading Plan Approval.*

***City Comment: The applicant will be required to obtain Type II Site Plan Review approval, as well as critical areas permits for impacts to the onsite wetland or buffer and the mapped landslide hazard area. In addition, the applicant will be required to obtain engineering plan approval.***

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 construct a community park as part of Phase 4 of the Riverside Estates Development. The proposed park includes parking, a storm facility, grading, utilities, basketball area, play equipment, bike racks, walking path and lawn area.*

***City comment: This is a neighborhood park as designated in the City's 2017 Parks, Recreation, and Open Space Master Plan.***

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 34512 NW Pacific Highway. The project area encompasses a portion of parcel number 986028825, also described as Lot 1/10, East Fork Estates (311651), Lots 1, 2 East Fork Estates Ph. 2 (311-670). The site is located within Section 33, Township 5 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.*

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

*Approximately 15%.*

***City comment: Clark County maps online notes the site as having slopes greater than 15% where it fronts NW Pacific Highway.***

- 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:*

*GeD – Gee Silt Loam, 8-20% slopes*

*OdB – Odne Silt Loam, 0-5% 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.*

***City comment: Clark County maps online shows the site has having landslide potential adjacent to NW Pacific Highway, Site Class C for ground shaking amplification and a very low potential for liquefaction.***

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

*Grading will be necessary to provide uniformity in the slope across the site to allow for vehicular travel, surface drainage, the construction of the park, and the installation of utilities. The final engineering process will attempt to balance cut and fill quantities over the site to the extent feasible, estimated volumes are currently unknown. The source of fill that might be imported to the site is unknown.*

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

*Yes, unprotected areas could erode. However, an Erosion Control Plan with specific erosion control BMP's will be submitted with the final construction drawings and will be approved prior to the initiation of any construction activities.*

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

*Approximately 15%.*

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

*Design and implementation of an erosion control plan will take place prior to construction. If any construction areas drain toward adjacent properties, silt fence will be installed to protect the downslope areas. Stormwater inlets will be protected with inlet protection and a construction entrance will be installed where construction vehicles will enter the construction area. Exposed soils will be stabilized as quickly as possible either through temporary seeding and ground cover by hay, straw, or tarps or through permanent cover with gravel surfacing and paving. Additional measures will also likely be implemented as needed depending on the time of year that construction is taking place.*

***City comment: The applicant will be required to apply for and receive approval for a grading permit from the City prior to ground disturbance. Grading quantities will be finalized at that time.***

***The applicant will be required to submit an erosion control plan prior to engineering document approval in accordance with LCMC 18.320.***

***The applicant will be required to receive a stormwater general permit through the Washington Department of Ecology for disturbances greater than one (1) acre.***

***In accordance with 18.300, the applicant will be required to submit a geotechnical engineering report documenting the extent of landslide hazards on the site and an associated critical areas permit for development of these areas.***

## **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.

*Vehicle emissions will take place from the construction vehicles. It is also possible that some dust will be generated during dry conditions. When the project is complete, emissions from the vehicles parking at the park may occur. Quantities of emissions are unknown.*

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

*There are no known off-site sources of emission or odor that may affect the proposal.*

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

*Water trucks will be used to control dust during construction should it become necessary. Presumably, the construction equipment will be required to comply with modern emissions regulations.*

***City comment: The applicant will be required to comply with Southwest Clean Air Agency regulations (SWCAA 400) regarding controlling dust during construction.***

### 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.

*There is a wetland located on the subject parcel, south of the proposed project area. Additionally, the East Fork Lewis River is approximately 1,500 feet south of the site.*

***City comment: The wetland is of unknown typology.***

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

*Yes, there will be work within 200 feet of the wetlands.*

***City comment: The applicant's plans show park improvements located 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.

*No fill or dredge material is proposed to be placed in or removed from the wetland.*

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

No.

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

No.

- 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.

b. Ground:

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

No.

***City comment: Clark County Maps Online designates the site as within a category 2 critical aquifer recharge area.***

- 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.

None.

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.

*Stormwater runoff flows from the site will be similar to pre-developed conditions. The majority of the stormwater runoff will sheet flow to the pre-developed historic low point of the site. The grass areas and the parking area will be collected by storm inlets and then directed by storm sewer piping to a bioretention facility located on the site which will mitigate the impacts of the construction by providing treatment.*

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

*Yes, if waste materials were somehow released or dumped into surface runoff flows, substances associated with the source material could*

*enter ground or other surface waters. However, the potential for this will be greatly reduced by proper use of erosion and sediment control BMPs during construction and through the construction of the site's permanent stormwater treatment facilities described above.*

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

*Use of approved erosion control measures during all phases of development.*

***City comment: If work is ultimately proposed within the wetland, the applicant shall obtain all necessary state and federal permits including a Section 404 approval from the United States Army Corps of Engineers and a Section 401 Water Quality Certification from the Washington State Department of Ecology.***

***The applicant shall apply for and obtain a critical areas permits in accordance with LCMC 18.300 for any impacts to the wetland and buffer associated with the park improvements prior to ground disturbance.***

***The applicant shall obtain a stormwater and erosion control permit in accordance with LCMC 18.320.***

***The applicant shall prepare a spill prevention control and countermeasures (SPCC) plan prior to ground disturbance.***

***If required in accordance with LCMC 18.300, the applicant shall obtain a critical areas permit for development within the category 2 critical aquifer recharge area.***

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#### 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?

*Approximately 30% of the project area will have vegetation either removed or altered to provide for grading, construction and re-landscaping of the site.*

- 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:

*Landscaping will be provided as proposed with the included Preliminary Landscape Plan and as required by City of La Center.*

***City comment: Any required plantings for impacts to critical areas will be required to use plants specified on the City's native plants list (LCMC 18.340).***

***The applicant will be required to comply with 18.245.060 for landscape plantings on the site.***

## 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:

*Trees and shrubs will be planted for enhancement.*

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## 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, no buildings requiring energy are proposed with the park.*

***City comment: Electricity will be used to power the lighting within the park.***

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

*No.*

- 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:

*None, no buildings requiring energy are proposed with the park.*

***City comment: Lighting within the park shall comply with LCMC 18.282 (Outdoor Lighting).***

## **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*

***City comment: Hot mix asphalt, which is a hazardous material, may be applied within the parking lot and drive aisle serving the site.***

***The Washington State Department of Ecology's information does not show any contaminated sites within the boundaries of the subject parcel.***

***Construction vehicles will presumably operate using gasoline, diesel, and hydraulic fluids which could accidentally spill during construction activities.***

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

*No special emergency services outside those normally expected for a typical neighborhood park are anticipated to be required in association with the proposal.*

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

*None proposed at this time.*

***City comment: The applicant shall prepare a spill prevention control and countermeasures (SPCC) plan prior to ground disturbance.***

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.

*A slight increase in traffic noise over the long term may occur as patrons drive to the park. In addition, construction noise would occur during the short term when the site is under construction. These construction noises will occur during approved hours as regulated by the City of La Center and Washington State.*

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

*Construction will be limited to approved working hours.*

***City comment: The applicant shall comply with City approved construction hours.***

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**8. Land and shoreline use**

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

*The site is currently vacant. Riverside Estates Subdivision is located to the south – it is partially constructed. To the west, and north across Pacific Highway, are single-family residential uses on large lots. To the east is a single-family residence.*

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

*Yes, the site has historically been used for haying and pasture grass.*

- c. Describe any structures on the site.

*There are no structures on site.*

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

*No, there are no structures on site.*

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

*MDR – 16, Medium Density Residential,*

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

*UM, Urban Medium Density Residential designation.*

***City comment: The comprehensive plan designation of the site is Urban Residential.***

- 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, there is a wetland located on the subject site and the parcel is within an archaeological site buffer with a moderate - high archaeological probability.*

***City comment: Clark County Maps Online shows three critical area designations on the site: wetlands, potential landslide hazards, and the site is within a Category 2 critical aquifer recharge area.***

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

*None, the proposal is for a neighborhood park only.*

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

*None.*

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

*None.*

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

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

***City comment: The applicant shall apply for and receive site plan review approval from the City in accordance with LCMC 18.215 and critical areas permits in accordance with 18.300.***

## 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:

*None.*

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## 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.*

***City comment: The proposed lighting within the park meets the definition of a structure according to LCMC 18.40.***

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

*The on-site views will change from open pasture with scattered trees to a neighborhood park. Neighboring views should not be affected by the development.*

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

*Provide landscaping to enhance the park.*

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## 11. Light and glare

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

*The park will provide lighting to illuminate the drive aisle, parking area, basketball area and playground equipment. Light will occur in the evenings.*

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

*No, light or glare from the finished project will not be a safety hazard or interfere with views.*

- 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:

*Lighting will be shielded to prevent light and glare impacting adjacent streets and properties.*

***City comment: The applicant shall comply with LCMC 18.245 (Supplementary Development Regulations) and 18.282 (Outdoor Lighting) for all proposed lighting within the park.***

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## 12. Recreation

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

*The east fork of the Lewis River is south of the site and provides informal recreational opportunities.*

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

*There will be no recreational uses displaced with this development.*

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

*The construction of this neighborhood park will provide new recreational opportunities in the area.*

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### 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.

No.

***City comment: Clark County's archaeological predictive model maps the park as having a moderate, moderate-high, and high risk of encountering archaeological resources.***

***Three archaeological and cultural predeterminations and/or surveys were completed covering the area to the south of the park approved as the Riverside Estates development. These surveys cover a portion, but not all, of the park parcel and did not find an archaeological sites within the boundaries of the park.***

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

*The Archaeological Predetermination that was done for the entire project by Applied Archaeological Research, Inc. (AAR) found two prehistoric archaeological sites that have been designated 45CL1234 and 45CL1235, however those sites are not located on the area proposed for the park. The cultural deposits at sites 45CL1234 and 45CL1235 are sparse and lack diversity and richness. AAR recommends that no further archaeological investigations are necessary at the sites.*

***City comment: As noted above by the applicant, the AAR survey found two archaeological sites, but this sites are not located within the area of the proposed park.***

- c. Proposed measures to reduce or control impacts:

*None proposed. If during development of the site any artifacts are discovered, all work will cease and proper notification shall be given to City of La Center and DAHP.*

***City comment: In accordance with LCMC 18.360, the applicant shall complete an archaeological predetermination for the portion of parcel 986028825 not covered by previous surveys.***

***The applicant shall implement a City-approved inadvertent discovery plan during the development of the park.***

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#### **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 NW Pacific Highway, a public roadway.*

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

*No, the site is not served by public transit.*

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

*6 parking spaces are proposed; no parking spaces will be eliminated.*

- 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.

*Frontage improvements will be installed along NW Pacific Highway and a new drive aisle to access the park by vehicle is proposed.*

- 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.

*Based on the 9th Edition of the ITE Trip Generation Manual, it is expected that the project would generate approximately 9 average*

*daily vehicular trips. It is unknown when peak volumes would occur for the proposed park.*

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

*Frontage improvements will be provided which will widen the roadway for safer driving and the proposed detached sidewalks will provide for safer walking conditions for pedestrians.*

***City comment: The applicant shall comply with LCMC 18.280 for the off-street parking lot.***

***In accordance with 12.10.190, the applicant shall prepare a traffic study, if required for the number of trips generated.***

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## 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.

*Yes, the project will require the potential need for increased public services. These include ambulance service, fire protection and police protection.*

***City comment: The City Public Works Department personnel will be required to maintain the park once it is constructed and dedicated to the City.***

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

*Payment of property taxes and system development charges with the associated residential development will offset impacts on public services.*

***City comment: City staff notes that the applicant will be receiving park impact fee credits from the City for the park land and improvements under the terms of the development agreement.***

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## 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:

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

***City comment: The applicant shall comply with the most recent Engineering Standards for Construction for development of water utilities within the park.***

**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: \_\_\_\_\_