

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 SEPA 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.

The help links in this checklist are intended to assist users in accessing guidance on the checklist questions. Links are provided to the specific sections of the guidance applicable to the questions. However, the links may not work correctly on all devices. If the links do not work on your device, open the guidance at www.ecy.wa.gov/programs/sea/sepa/apguide/EnvChecklistGuidance.html and navigate to the appropriate section.

Use of checklist for nonproject proposals: [\[help\]](#)

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 Junction Zone Change** (File # 2016-014-ANX)
2. Name of applicant: Linda Fudge & Melody Cowan, et al. Trustees, 3B NW LLC, 3B NW LLC, and Interchange Development Group LLC
3. Address and phone number of applicant and contact person: Linda Fudge & Melody Cowan, et al. Trustees, c/o Griffith Trust PO Box 180, La Center, WA 98629 (Contact: Linda Fudge 360.887.0562); 3B NW LLC, 3B NW LLC, 7320 NE Saint Johns, Vancouver, WA 98665 (Contact: Steve Horenstein 360.696-4100); and Interchange Development Group LLC, 1 Mohegan Sun Blvd, Unicasville, CT 06382 (Contact: Steve Horenstein 360.696-4100)
4. Date checklist prepared: July 06, 2016
5. Agency requesting checklist: City of La Center
6. Proposed timing or schedule (including phasing, if applicable): Annexation and Rezone July 27, 2016
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Not known
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Final Supplemental Environmental Impact Statement on the Clark County 2016 Comprehensive Growth Management Plan Update, April 27, 2016
Determination of Significance and Amended Adoption of Existing Environmental Document, March 3, 2016
http://www.ci.lacenter.wa.us/city_departments/pw_landuse.php
Final Environmental Impact Statement La Center Comprehensive Plan Amendment, December 19, 2006
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
10. List any government approvals or permits that will be needed for your proposal, if known. None, yet.
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.) The applicants propose to annex 57.77 acres in seven (4) parcels into the corporate limits of the City of La Center. The properties abut La Center city limits and are located within the La Center urban growth area. Consistent with the La Center and Clark County Comprehensive Plan land use designations, the city will apply a Commercial-2 (C-2) zone to 56.55 acres of the site on the eastern portion and a Light Industrial (LI) zone to the 1.22 acres on the parcels to the western portion of the site. See attached map.
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. North and abutting NW La Center Road 2302 and 2706 NW La Center Road, Ridgefield, WA, and 3306 NW 319th Street, Ridgefield, WA. Assessor's numbers: 209748000, 209705000, 209746000, 210134000 and 210108000. See attached map.

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)? Less than 25%

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. GeB, GeD, OdB. The rezoning will change County AG-20 zoning to La Center Commercial zoning.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No

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. None, this is a non-project action.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No, this is a non-project action.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? None, this is a non-project action.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: None, this is a non-project action.

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. None, this is a non-project action.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No, this is a non-project action.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: None, this is a non-project action.

3. Water

a. Surface Water:

- 1) 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. None on the subject properties.
- 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. No, this is a non-project action.
- 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, this is a non-project action.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. No, this is a non-project action.
- 5) Does the proposal lie within a 100-year floodplain? If so, note 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 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. None.
- 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, this is a non-project action.

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. None, this is a non-project action. Future development will be subject to La Center stormwater management standards.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. None, this is a non-project action.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: None, this is a none project action. Future development will be subject to La Center stormwater management standards.

4. Plants

a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

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

b. What kind and amount of vegetation will be removed or altered? No vegetation will be removed as a result of the rezone action

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: None at this time, the proposal is a rezone only.

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

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, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

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. Pacific flyway

d. Proposed measures to preserve or enhance wildlife, if any: None at this time, the proposal is a rezone only.

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

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 at the time, this is a non-project rezoning action.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No, this is a non project action
- 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: None, this is a non-project rezoning

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. Not as a result of the rezoning. Future development will be subject to additional review.
 - 1) Describe any known or possible contamination at the site from present or past uses. Possible agricultural wastes from historic uses.
 - 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. This is a non-project rezoning, future development will be subject to review.
 - 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. None, this is a non-project rezoning.
 - 4) Describe special emergency services that might be required. None, this is a non-project action.
 - 5) Proposed measures to reduce or control environmental health hazards, if any: None proposed as a result of the rezoning.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? The site is adjacent to Interstate-5. This is a non-project action.
- 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. None, this is a non-project rezoning.
- 3) Proposed measures to reduce or control noise impacts, if any: None proposed in conjunction with the rezoning.

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.** Coffee shop, vacant, and former farm with home and outbuildings. Adjacent properties include a gas station, Interstate-5, Cowlitz Tribe “Ilani” casino under development, vacant fields and scattered rural housing.
- 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?** Yes, three of the parcels were used for farming purposes, Approximately 55 acres of County AG 20 will be converted to urban use.
- 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. the only remaining farming activities in the area are limited to hay production or large lot residences and hobby farms.
- c. **Describe any structures on the site.** House and outbuildings on one parcel.
- d. **Will any structures be demolished? If so, what?** No, the rezone will not affect current use until future development is proposed.
- e. **What is the current zoning classification of the site?** PID #s: 210134000 & 210108000 are currently zoned Industrial Light; 20974600, 209705000, and 209748000 are currently zoned AG-20.
- f. **What is the current comprehensive plan designation of the site?** PID #s 210134000 & 210108000 are designated IL and 20974600, 209705000, and 209748000 are designated Agriculture
- g. **If applicable, what is the current shoreline master program designation of the site?** None
- h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.** Yes, portions of 209705000, and 209748000 contain erosion hazards, slopes less than 25%, unclassified streams, riparian habitat conservation areas, priority habitat buffer, and non-riparian conservation areas.
- i. **Approximately how many people would reside or work in the completed project?** Unknown, this is a non-project rezone action. Future development is un known.
- j. **Approximately how many people would the completed project displace?** None, this is a non-project rezone in conjunction with an annexation.
- k. **Proposed measures to avoid or reduce displacement impacts, if any:** None need or proposed at this time.
- L. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:** The proposed rezone is consistent with the adopted La Center Comprehensive Plan and Clark County Comprehensive Plan.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: Future development will be required to comply with the City's buffering standards.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. None, the proposed rezone is for employment uses not housing.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None, this is a non-project rezone and lawfully created housing will remain until future development is proposed.
- c. Proposed measures to reduce or control housing impacts, if any: None, future development shall occur consistent with the La Center Comprehensive Plan.

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? No buildings are proposed.
- b. What views in the immediate vicinity would be altered or obstructed? Current views are territorial and of the southern Cascades and also Interstate -5. No views will be altered or obstructed as a result of the rezone.
- b. Proposed measures to reduce or control aesthetic impacts, if any: Future development shall comply with adopted City design standards.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? None proposed, this is a non-project action.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? No, this is a non-project rezone.
- c. What existing off-site sources of light or glare may affect your proposal? The Cowlitz "Ilani" casino under construction abuts the western portion of the rezone area.
- d. Proposed measures to reduce or control light and glare impacts, if any: None proposed, this is a non-project rezone. Future development will comply with adopted City standards.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Paradise State Park
- 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: None proposed, this is a non-project rezone to employment uses.

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 located on or near the site? If so, specifically describe. The residence and outbuildings are over 45 years old but have not been determined eligible for listing on any governmental register of historic places.
- 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. None known on or near the site, this is a non-project rezone.
- 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. None proposed in conjunction with the non-project rezone. Future site development will address this issue.
- 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. Future development shall comply with City and State regulations related to historic and cultural resources.

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. Interstate-5, La Center Road. Paradise Park Road.
- 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? No.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? None, this is a non-project rezone.
- 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). The Interstate-5/La Center Road interchange is under reconstruction to accommodate the Cowlitz Tribal casino. Future development of the subject properties shall evaluate and mitigate traffic related impacts. The proposed rezone is consistent with the City's adopted capital facilities plan.
- 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? The rezone will not generate new trips. The Capital Facilities Plan anticipates trips resulting from the proposed rezone.

- 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. No.
- h. Proposed measures to reduce or control transportation impacts, if any: Future development shall be consistent with the adopted Transportation Capital Facilities plan, mitigate adverse effects as needed, and shall pay proportionate traffic impact fees.

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. No. Development of the UGA is anticipated in the adopted La Center comprehensive plan.
- b. Proposed measures to reduce or control direct impacts on public services, if any. None proposed at present. Future development shall comply with adopted city levels of service.

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. None are proposed in conjunction with the rezone, however, development on the Cowlitz Tribal Reservation is generating need for additional electric and sanitary sewer service in the immediate area.

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 Eric Eisemann

Position and Agency/Organization La Center Consulting Planner, E² Land Use Planning Services, LLC

Date Submitted: July 6, 2016

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 proposed rezone is consistent with the adopted 2016 La Center Comprehensive Plan and Clark County Comprehensive Plan. The rezone of the properties consistent with the adopted plans will not, by itself, create additional discharges or adverse effects.

Proposed measures to avoid or reduce such increases are:

Future development of the properties shall comply with all applicable La Center and state regulation regulations related to discharge and adverse effects. Separate SEPA reviews shall be conducted in the future to address project-specific impacts.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The rezone, made consistent with the adopted comprehensive plans will not, by itself have any unanticipated adverse effect on plants, fish, or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Future development of the properties is anticipated in the La Center Comprehensive Plan. Future development shall be subject to review and compliance with the La Center Critical Area regulations, based on best available science, and shall be subject to review consistent with the SEPA.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed rezone, by itself, will not have any unanticipated adverse effects on energy or natural resources.

The amount of energy demand and the energy saving measures associated with new development are unknown, at this time.

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

Future development will be subject to compliance with adopted building, mechanical and electrical life safety codes. Future streets, if any, shall demonstrate a conservation of travel movement. Future roadway improvements, such as round-about, will facilitate a smooth flow of traffic resulting in less energy consumption.

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?

The proposed rezone will not adversely affect parks, wilderness areas, wild and scenic rivers, historic sites, wetlands, and floodplains. Future development could affect unknown cultural resources and unknown

endangered species. The rezone, made consistent with Clark County and La Center comprehensive plans will result in the rezoning of approximately 56 acres of agricultural land to urban zoning.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Future development shall comply with the adopted La Center Parks Master Plan, Capital Facilities Plans, Comprehensive Plans, Development regulations in Title 18, and Critical Area regulations.

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?

Shorelines are not present on the site or within 200 feet of the proposed rezone area.

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

None proposed or necessary because shorelines are not present on-site or within 200 feet of the site.

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

The proposed rezone to commercial and light industrial will likely generate addition demand on public services and increase transportation demand. The exact extent of the increased demand is unknown on each parcel.

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

Future development shall demonstrate compliance with adopted La Center capital facilities plans and levels of service. Future development shall demonstrate, at time of development application that provisions have been made to ensure adequate provision of public services, including, but not limited to sanitary sewer and water. In 2016 and 2017, La Center will construct a new sanitary sewer line from the existing wastewater treatment plan (WWTP) to the rezone area – all completely within the La Center City limits. The City's WWTP has demonstrated that it has adequate treatment capacity to accommodate redevelopment of the rezone area.

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

Because of La Centers Critical area regulations and the SEPA review process, the rezone, by itself, will not conflict with applicable laws and requirements for the protection of the environment. Future development within the rezoned land shall fully comply with all applicable environmental laws and regulations.