



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 [\[HELP\]](#)

1. Name of proposed project, if applicable:

City of La Center Periodic Shoreline Master Program (SMP) Update

2. Name of applicant:

City of La Center

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

305 N.W. Pacific Highway

La Center, WA 98629

(360)263-7665

Contact: Ethan Spoo, Consulting City Planner

4. Date checklist prepared:

December 17, 2020

5. Agency requesting checklist:

City of La Center

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

This is a non-project action for the periodic update of the City's shoreline master program (SMP) as required by RCW 90.58.080. The City expects to adopt the SMP updates consistent with current state guideline requirements in WAC 173-26 by March 2021. No additional phases of this project are anticipated.

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.

Environmental information prepared is limited to this SEPA checklist

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.

Not applicable. This is a non-project action for the City's SMP periodic update.

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

The periodic SMP update will require Planning Commission recommendation in a public hearing, City Council adoption, and final approval by the Washington Department of Ecology (Ecology). The City is using the optional joint review process outlined in WAC 173-26-104.

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 City of La Center is undertaking the periodic update of its SMP consistent with state guidelines contained in WAC 173-26. This is a non-project action that will not lead to development of property. The City last completed an update to its SMP in 2013. Since that time, the State of Washington has updated the SMP guidelines and the City is obligated to update its SMP consistent with these requirements. The City will also incorporate the most recent critical areas ordinance into the SMP that was adopted by the City in November 2019. Key changes to the SMP include the following:

- *Updating the substantial development exempt value threshold to \$7,047 consistent with WAC 173-27-040(2)(a).*
- *Updating the substantial development exempt value threshold for docks to \$22,500 for replacement docks of equal or lesser footprint and to \$11,200 for all other docks consistent with WAC 173-27-040(2)(h).*
- *Including a new substantial development exemption for ADA retrofits per WAC 173-27-040(2)(q).*
- *Consistent with WAC 173-27-044. Including new exceptions to shoreline permit review for (1) remedial actions (2) boatyard improvements consistent with national pollutant discharge elimination standards and (3) Washington Department of Transportation facility improvements and maintenance.*
- *Updating the non-conforming development provisions to:*
 - *Clarify that existing non-conforming uses and non-conforming structures can be maintained and repaired.*
 - *Allow non-conforming structures to enlarge or expand in accordance with the provisions of the SMP, provided that the degree of non-conformity is not increased. The existing SMP does not allow for non-conforming structures to expand.*
 - *Allow the conversion of one non-conforming use to another through a conditional use permit.*
 - *Specify that non-conforming structures which are moved must be brought into compliance with the SMP.*
 - *Set a higher threshold for damage and rebuilding. The revised SMP would allow structures to be rebuilt even if they are totally damaged. The existing SMP allows for damage up to 60 percent of assessed value. Above this threshold, they are required to comply with the SMP. The new provisions also allow for application for rebuilding within two years instead of one.*
- *Updating the SMP for critical freshwater habitat compliance consistent with WAC 173-26-221(2)(c)(iv) by inserting a new policy that requires that: (1) New development within stream channel, channel migration zone, wetlands, floodplain, hyporheic zone, does not cause a net loss of ecological functions and (2) inserting a new policy that protects hydrologic connections between waterbodies, water courses, and wetlands.*

- Updating the SMP to clarify that shoreline jurisdiction as shown on the shoreline environment designation map is approximate and exact extent of jurisdiction is determined in the field based on special studies.
- Including the most updated critical areas ordinance in Appendix B of the SMP which was updated in November 2019 to be consistent with best available science.
- Updating the SMP to include additional flood hazard reduction provisions consistent with WAC 173-26-221(3) to: (1) limit development within the channel migration zone or floodway to activities and uses listed in WAC 173-26-221(3)(b) and (3)(c)(i-iii) and allowing new structural flood hazard reduction measures in instances consistent with WAC 173-26-221(3)(c)(ii and iii).
- Consolidating the forest practices standards in one section, adding additional provisions prohibiting forest practices in shoreline jurisdiction and making clear that forest practices associated with conversion of land to another use are subject to the use standards.
- Inserting new provisions specifying how residential expansions can occur both within shoreline setback and critical area buffers and outside of these areas.
- Deleting the Ecology review provisions in Section VII.C since they are duplicated in VII.D.3 and updating these provisions for consistency with Ecology's date of filing requirements.
- Updating the definitions of the SMP including for: (1) critical freshwater habitats (2) development (3) non-conforming development (4) non-conforming lot (5) non-conforming use (6) substantial development.
- Deleting the administrative provisions in appendix D since these duplicate the provisions in Chapter VII of the SMP and in LCMC 18.330.

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 updated SMP will apply within shoreline jurisdiction in the City of La Center.

B. Environmental Elements [\[HELP\]](#)

Consistent with WAC 197-11-960, the lead agency (the City of La Center) has determined that completion of Section B is not necessary for this non-project action.

1. Earth [\[help\]](#)

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)?

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.

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

- 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.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

2. Air [\[help\]](#)

- 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.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)
 - 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.
 - 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.
 - 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.
 - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
 - 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

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.

b. Ground Water: [\[help\]](#)

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.

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.

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.

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

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

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

4. **Plants** [\[help\]](#)

a. 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

- b. What kind and amount of vegetation will be removed or altered?
- c. List threatened and endangered species known to be on or near the site.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
- e. List all noxious weeds and invasive species known to be on or near the site.

5. Animals [\[help\]](#)

- 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.
- c. Is the site part of a migration route? If so, explain.
- d. Proposed measures to preserve or enhance wildlife, if any:
- e. List any invasive animal species known to be on or near the site.

6. Energy and Natural Resources [\[help\]](#)

- 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.

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

- 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:

7. **Environmental Health** [\[help\]](#)

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

 - 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.

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

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

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

 - 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.

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

8. Land and Shoreline Use [\[help\]](#)

- 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.

- 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?
 - 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:

- c. Describe any structures on the site.

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

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

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

- g. If applicable, what is the current shoreline master program designation of the site?

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

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

- j. Approximately how many people would the completed project displace?

- k. Proposed measures to avoid or reduce displacement impacts, if any:

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

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

9. Housing [\[help\]](#)

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

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

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

10. Aesthetics [\[help\]](#)

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

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

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

11. Light and Glare [\[help\]](#)

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

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

- c. What existing off-site sources of light or glare may affect your proposal?

- d. Proposed measures to reduce or control light and glare impacts, if any:

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?
- b. Would the proposed project displace any existing recreational uses? If so, describe.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

13. Historic and cultural preservation [\[help\]](#)

- 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.
- 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.
- 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.
- 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.

14. Transportation [\[help\]](#)

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

- 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).

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

- 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?

- 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.

- h. Proposed measures to reduce or control transportation impacts, if any:

15. Public Services [\[help\]](#)

- 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.

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

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
 electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
 other _____

- c. 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.

C. Signature [\[HELP\]](#)

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 Ethan Spoo

Position and Agency/Organization Consulting Planner, City of La Center

Date Submitted: 12/22/2020

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(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 updates to the SMP are primarily administrative in nature pertaining to how shoreline permits are processed. The requirements will bring the SMP into compliance with state requirements regarding SMP exemptions; exceptions to shoreline review; updating the non-conforming development provisions; and incorporating new critical areas: critical freshwater habitat, flood hazard reduction, residential expansion, and definition provisions. All new provisions will continue to require that shoreline developments achieve no net loss of shoreline ecological functions and new provisions will not increase discharges to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise.

Proposed measures to avoid or reduce such increases are:

Since shoreline development will continue to be required to meet no net loss of shoreline ecological functions, no such increases are expected and no mitigation is required.

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

The updates to the SMP will include adopting by reference the City's current critical areas ordinance into the SMP. The new critical areas ordinance was updated in November 2019 consistent with best available science and includes new provisions that will better protect plants, animals, and fish.

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

As is the case today, all projects that would affect fish and wildlife habitat conservation critical areas would be required to comply with the City's critical areas ordinance.

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

The updates to the SMP will not affect energy usage. The changes will allow for the expansion of non-conforming uses and existing residences in critical areas, but only if no net loss of ecological functions is achieved in accordance with the critical area and no net loss provisions of the SMP.

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

All impacts to natural resources classified as critical areas including wetlands, fish and wildlife habitat conservation areas, critical aquifer recharge areas, frequently flooded areas, and geologically hazardous areas will be required to undergo critical areas review and offset impacts with mitigation.

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?

Critical areas, including wetlands, fish and wildlife habitat conservation areas, critical aquifer recharge areas, frequently flooded areas, and geologically hazardous areas are commonly located in shoreline jurisdiction. In addition, threatened and endangered species habitat for Oregon White Oak Habitat is also located within shoreline jurisdiction, is considered priority habitat and is protected under the City's critical areas ordinance as a fish and wildlife habitat conservation area.

Archaeologically sensitive areas are often located within shoreline jurisdiction. The updates to the SMP will not encourage impacts to or affect critical areas and archaeologically sensitive areas in any different way than under the current SMP.

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

Proposed development under the SMP that impacts critical areas will be required to comply with the City's critical areas ordinance including obtaining critical areas permits and providing mitigation to a level of no net loss under the critical area provisions in Appendix B of the SMP. Archaeologically sensitive areas are protected by the Archaeological, Cultural, and Historic Resources section of the SMP and are not proposed to change with this update.

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?

As is the case with the existing SMP, the updated SMP will allow development in shoreline areas consistent with the provisions of the master program. However, since all development will be required to comply with the provisions of the SMP before permits or an exemption is issued, all proposed development will be compatible with the SMP and will not allow or encourage development inconsistent with existing plans.

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

None. All development will be compatible with the provisions of the updated SMP and City plans.

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

Not applicale. The non-project proposal to update the City's SMP will not affect demand for transportation.

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

The updates to the City's SMP will not affect transportation demand and, therefore, no measures are proposed or required.

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

The proposed SMP updates are proposed in order to bring the SMP into compliance with state master program guidelines in WAC 173-26. The City's most current critical areas regulations contained in LCMC 18.300 will be adopted by reference into the SMP, making the SMP consistent with the City's critical areas regulations more broadly. Therefore, the updated SMP will not conflict with local, state, or federal laws or requirements for protection of the environment.