

Received

JAN 6 2016

LaCenter
Public Works

Goode Annexation

Applicant: Randy Goode
945 E. 15th Circle La Center WA 98629
360 903.2538 gooderandy@msn.com

Representative: Ed Greer, Land Use Planning
8002 NE Hwy 99 #546 Vancouver WA 98665
360.904.4964 ed@ed-greer.net

Application Contents

- Master Land Use Application
- Signed Petition & Acceptance Statement
- Surveyor Prepared Map of Area to be Annexed
- Proposed Zoning Plan
- Legal Descriptions for Each Tax Lot
- SEPA Checklist
- Narrative for Public Facilities and Services
- Mailing Labels for Owners within 300'

Master Land Use Application



City of La Center, Planning Services
305 NW Pacific Highway
La Center, WA 98629
www.ci.lacenter.wa.us
Ph. 360.263.7665 Fax: 360.263.7666
www.ci.lacenter.wa.us

Property Information

Site Address 34506, 34508, & 34512 NW Pacific Hwy, La Center WA 98629
Legal Description See attached list
Assessor's Serial Number 258689-000, 258775-000, 986028-825, 986028-830, 986030-201, 986030-202, 986030-206
Lot Size (square feet) 2,171,460
Zoning/Comprehensive Plan Designation County Zone: R-12 & R1-6 La Center Comp Plan Des: ULR & UMR
Existing Use of Site Single family residences and vacant

Contact Information

APPLICANT:

Contact Name Randy Goode
Company _____
Phone 360.903.2538 Email gooderandy@msn.com
Complete Address 945 E. 15th Circle La Center WA 98629

Signature *Randy Goode*
(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name Ed Greer
Company Ed Greer, Land Use Planning
Phone 360.904.4964 Email ed@ed-greer.net
Complete Address 8002 NE Hwy 99 #546 Vancouver WA 98665

Signature *Ed Greer*
(Original Signature Required)

PROPERTY OWNER:

Contact Name Randy M. Goode & Kari A. Goode; Kurt Wohler
Company _____
Phone _____ Email _____
Complete Address _____

Signature *Randy Goode*
(Original Signature Required)

Development Proposal

Project Name Goode Annexation

Type(s) of Application Petition to Annex to City of La Center

Previous Project Name and File Number(s), if known None

Pre-Application Conference Date and File Number None

Description of Proposal

— Proposal to annex approx. 49.85 acres to the City of La Center
— with 43.35 acres of MDR-16 zoning and 6.5 acres of LDR-7.5
— zoning, refer to the Proposed Zoning for Annexation map.

Office Use Only

File # 2016-001-ANX

Planner E. Eisemann

Received By Naomi Kee

Fees: \$ 2,550.00

Date Received: 1/14/16

Date Paid: 1/14/16

- Procedure: Type I
 Type II
 Type III
 Type IV

Receipt # 01688502

Notes _____



PETITION FOR ANNEXATION




["60% Petition" per RCW 35A.14.120 -.150 & LCMC 18.290]

DECLARATIONS - We, the undersigned, are owners of real property lying outside of the corporate limits of the City of La Center, Washington, but contiguous thereto and designated as part of the La Center Urban Growth Area. We attest that we are owners of not less than 60% in value pursuant to the assessed valuation records compiled and maintained by the Clark County Department of Assessment and GIS of the total acreage of the properties described in the proposed annexation area. We acknowledge and accept our proportionate share of city and special district indebtedness. We further accept and shall abide by city land use regulations. We do hereby petition for annexation to the City of La Center, Washington.

The following information is included with our Petition to Annex Application: a perimeter legal description including the entire width of abutting public or private roadways; a scale map outlining the property(ies) proposed to be annexed; payment of annexation and SEPA fees; a certified listing of residents in the proposed area (on mailing labels) and the assessed valuation of each property obtained from the Clark County Assessor's Office, and; a completed State Environmental Policy Act checklist.

WARNING - Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

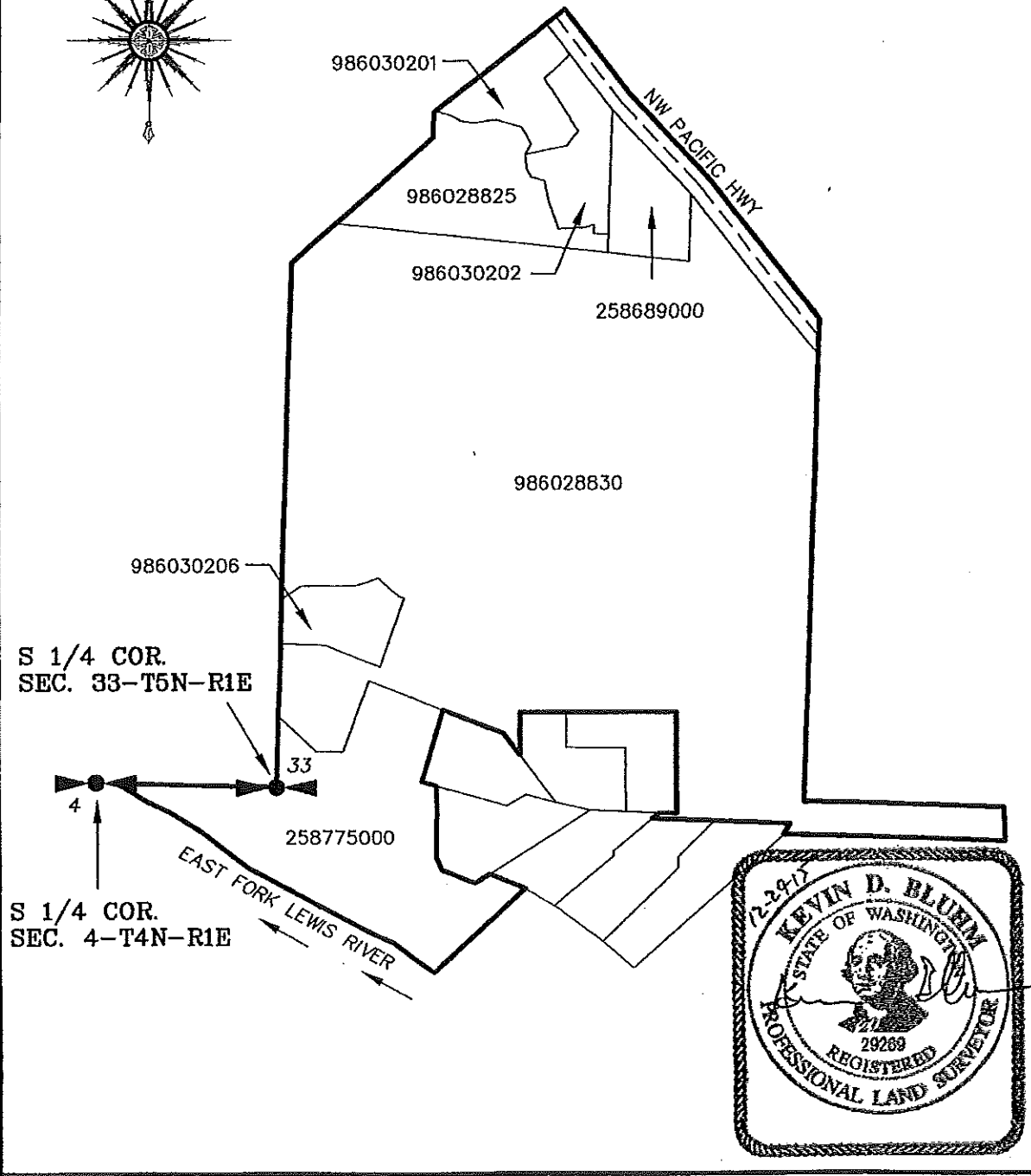
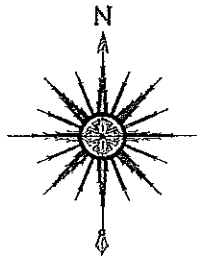
AUTHORIZATION - Printed names, addresses and signatures of all persons having an interest in real property in the described area whose consent is required by virtue of such interest to authorize the filing of this notice are hereto identified:

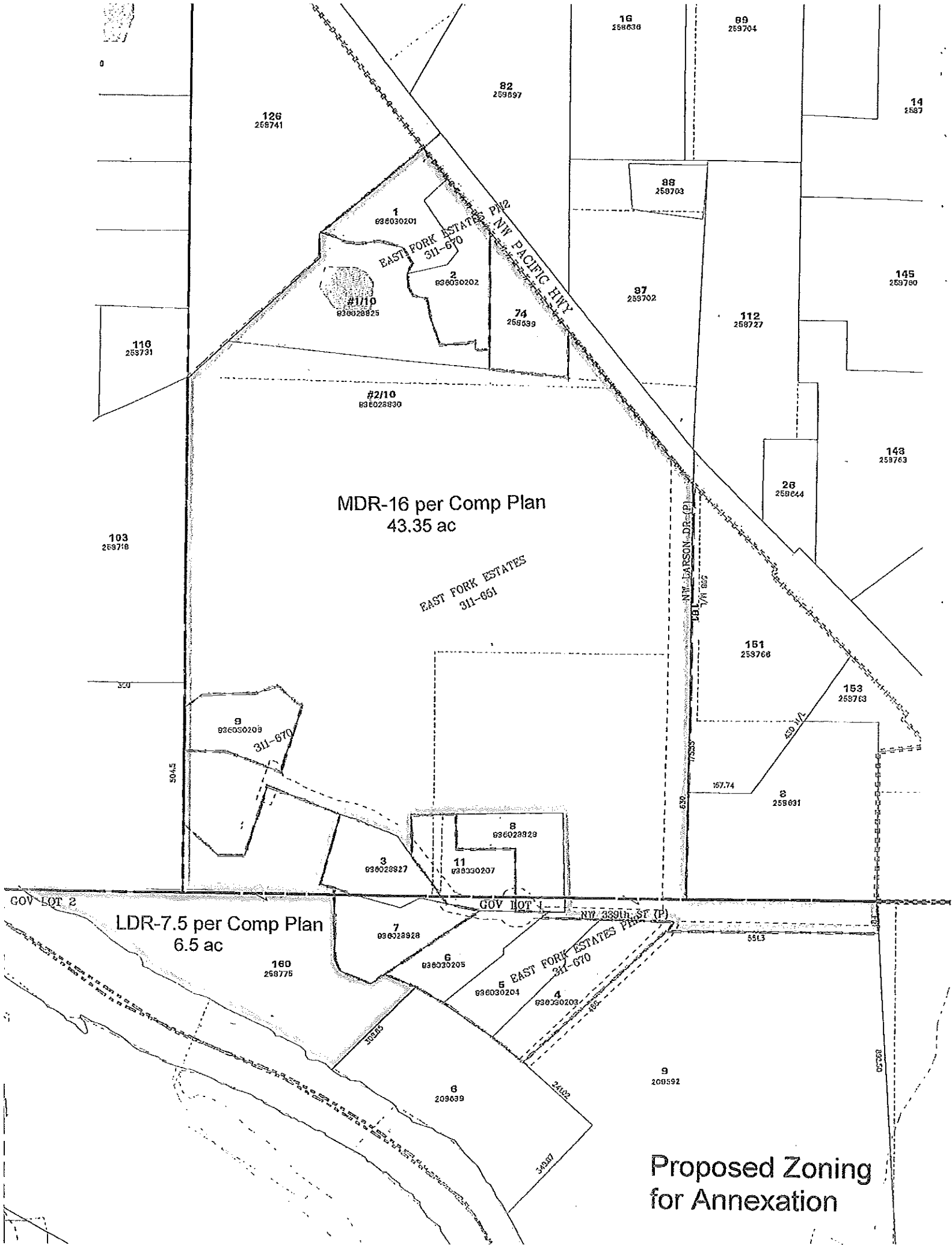
Name of Property Owner/Authorized Representative (Print Clearly)	Signature of Property Owner/Authorized Representative	Address of Property Owner/Authorized Representative	Clark County Assessors Parcel Number	Date Signed
Randy M. & Kari A. Goode 945 E. 15th Circle La Center	 		258775-000	
Randy M. & Kari A. Goode			986028-825	
Randy M. & Kari A. Goode			986028-830	
Randy M. & Kari A. Goode			986030-201	
Randy M. & Kari A. Goode			986030-202	
Randy M. & Kari A. Goode			986030-206	
La Center Pacific, LLC P.O. Box 644 La Center			258689-000	

Note: If additional space is needed, please obtain and use an additional "Notice of Petition" form(s).

ANNEXATION MAP BEING A PORTION OF THE NW1/4 OF SE1/4 AND
SW1/4 OF SE/14 SEC. 33 - T.5N. - R.1E., W.M.
AND PART OF THE NW1/4 OF NE1/4 AND NE1/4 OF NE1/4
SEC. 4 - T.4N. - R.1E., W.M. IN CLARK COUNTY, WASHINGTON

SCALE: 1"=400 FEET





Proposed Zoning
for Annexation

Tax Lot 258775-000

LEGAL DESCRIPTION

Lot 1, EAST FORK ESTATES PHASE 2, according to the plat thereof, recorded in Book 311, Page 670, records of Clark County, Washington.

Tax Lot 986028-825 &

Tax Lot 986028-830

LEGAL DESCRIPTION

Lot 2, EAST FORK ESTATES PHASE 2, according to the plat thereof, recorded in Book 311, Page 670, records of Clark County, Washington.

Tax Lot 986030-202

LEGAL DESCRIPTION

Lot 9, EAST FORK ESTATES PHASE 2, according to the plat thereof, recorded in Book 311, Page 670, records of Clark County, Washington.

Tax Lot 986030-206

LEGAL DESCRIPTION

Parcel I

Lot(s) 10, EAST FORK ESTATES, according to the plat thereof, recorded in Volume 311 of Plats, Page 651, records of Clark County, Washington.

Parcel II

An Easement for ingress, egress and utilities as set forth on the Plat of East Fork Estates.

Tax Lot 986030-201
LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH ONE-QUARTER CORNER OF SAID SOUTHEAST QUARTER OF SECTION 33, AS SHOWN ON SURVEY FILED IN VOLUME 54, PAGE 16, RECORDS OF CLARK COUNTY, WASHINGTON; THENCE

N01°41'30"E A DISTANCE OF 178.84 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 33; THENCE

S46°28'03"E A DISTANCE OF 127.94 FEET; THENCE

S88°56'40"E A DISTANCE OF 68.64 FEET; THENCE

N19°32'49"E A DISTANCE OF 188.48 FEET; THENCE

S58°35'09"E A DISTANCE OF 202.15 FEET; THENCE

S17°04'40"W A DISTANCE OF 187.55 FEET; THENCE

S73°47'31"E A DISTANCE OF 39.81 FEET; THENCE

S00°25'56"W A DISTANCE OF 180.53 FEET; THENCE

S24°48'51"E A DISTANCE OF 33.96 FEET; THENCE

S67°35'26"E A DISTANCE OF 86.29 FEET; THENCE

N57°48'25"E A DISTANCE OF 42.94 FEET; THENCE

S67°35'23"E A DISTANCE OF 96.38 FEET; THENCE

S46°56'00" W A DISTANCE OF 308.85 FEET TO THE NORTHEASTERLY ORDINARY HIGH WATER MARK (OHW) OF THE EAST FORK OF THE LEWIS RIVER; THENCE

N58°56'59"W A DISTANCE OF 27.12 FEET ALONG SAID OHW; THENCE

N53°56'30"W A DISTANCE OF 46.64 FEET ALONG SAID OHW; THENCE

N51°55'00"W A DISTANCE OF 52.80 FEET ALONG SAID OHW; THENCE

N66°40'00"W A DISTANCE OF 55.30 FEET ALONG SAID OHW; THENCE

N61°48'56"W A DISTANCE OF 356.47 FEET ALONG SAID OHW; THENCE

N51°50'00"W A DISTANCE OF 146.00 FEET ALONG SAID OHW; THENCE

N59°00'00"W A DISTANCE OF 96.00 FEET ALONG SAID OHW; THENCE

N65°00'00"W A DISTANCE OF 57.00 FEET ALONG SAID OHW; THENCE

N58°12'00"W A DISTANCE OF 92.30 FEET ALONG SAID OHW TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 4; THENCE

S88°23'26"E A DISTANCE OF 400.78 FEET ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SHOWN IN THE RECORDED PLAT OF EAST FORK ESTATES RECORDED IN BOOK 311, PAGE 651, RECORDS OF CLARK COUNTY, WASHINGTON.

Tax Lot 258689-000
LEGAL DESCRIPTION

That portion of the Northwest quarter of the Southeast quarter of Section 33, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a point on the South line of the Northwest quarter of said Southeast quarter that is 60 rods East of the Southwest corner thereof; said point being the Southeast corner of the tract conveyed to Orin W. Horn, et ux, by deed recorded in Volume 127, page 251, records of Clark County, Washington; thence West 200 feet; thence North 360 feet, more or less, to the Southerly line of the right of way of the Pacific Highway; thence Southeasterly along the Southerly line of said Highway right of way, 315 feet, more or less, to a point North of the Point of Beginning; thence South 150 feet, more or less, to the Point of Beginning.

EXCEPT the following described:

A portion of the Northwest quarter of the Southeast quarter of Section 33, Township 5 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at a 5/8 inch iron rod marking the Southwest corner of the Northwest quarter of the Southeast quarter of Section 33; thence South $88^{\circ}30'58''$ East, along the South line of the Northwest quarter of the Southeast quarter (2004 "Hagedorn, Inc. Survey"), for a distance of 790.00 feet to the Southwest corner of the "Fehr Tract", as described under Clark County Auditor's File No. 3219793 (also being the Southeast corner of the "Nardy tract" as described under Auditor's File No. 9305070282) and the True Point of Beginning; thence North $01^{\circ}41'30''$ East, along the West line of the "Fehr Tract" (East line of the "Nardy Tract"), for a distance of 43.00 feet; thence South $83^{\circ}37'47''$ East, 200.67 feet to the East line of Said "Fehr tract" (this course being within 0.50 feet of an existing fence); thence South $01^{\circ}41'30''$ West, along the East line of said "Fehr tract", for a distance of 25.91 feet to the Southeast corner thereof, being on the South line of the Northwest quarter of the Southeast quarter of Section 33; thence North $88^{\circ}30'58''$ West, along said South line, for a distance of 200.00 feet to the True Point of Beginning.



ENVIRONMENTAL CHECKLIST (WAC 197-11-960)

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 nonproject proposals:

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

For nonproject 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:
Goode Annexation
2. Name of applicant:
Randy Goode
3. Address and phone number of applicant and contact person:
Randy Goode 945 E. 15th Circle La Center WA 98629
4. Date checklist prepared:
Jan 5, 2016
5. Agency requesting checklist:
City of La Center, Washington
6. Proposed timing or schedule (including phasing, if applicable):
As soon as possible
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Yes; proposed subdivision after annexation.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Wetland Assessment prepared by Cascadia Ecological Services, Inc
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 known
10. List any government approvals or permits that will be needed for your proposal, if known.
Annexation to City of La Center, Approval of MDR-16 & LDR-7.5 zoning.
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.)
Approx 49.85 acres to be zoned MDR-16 (21.65 ac) & LDR-7.5 (28.2 ac)
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.
34506, 34508 & 34512 NW Pacific Hwy.

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)?
60% (area not be developed), less than 20% (developable area).
- 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 prime farmland.
Gee silt loam, Hillsboro silt loam & Olequa silt loam. No prime farmland.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None known.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
None proposed.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Not applicable.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
None

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
None
- b. Are there any offsite sources of emissions or odor that may affect your proposal? If so, generally describe.
No
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
No, not for zoning.

3. Water

- a. Surface:
- 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.

Yes, East Fork of the Lewis River & some wetlands.

- 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

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

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

No

- 5) Does the proposal lie within a 100-year flood plain? 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:

- 1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water runoff (including storm water):

- 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

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

No

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

None

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?

None

c. List threatened or 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

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: Hawk, heron, eagle, songbirds, other: _____

Mammals: Deer, bear, elk, beaver, other: NONE

Fish: Bass, salmon, trout, herring, shellfish, other: NONE

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, explain.

Yes, Pacific Flyway.

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

None

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.

Not applicable

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

None

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.

No

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

None

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

None

- b. Noise

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

None

- 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

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

None

8. Land and shoreline use

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

Site: vacant & 2 residences. Adjacent: vacant & residences.

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

No

- c. Describe any structures on the site.

2 residences.

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

No

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

R-12, Clark County zone.

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

Medium Density Residential, City of La Center.

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

Not applicable

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

No

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

Not applicable

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

Not applicable

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

None

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

None

9. Housing

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

Not applicable

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

Not applicable

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

None

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?

Not applicable

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

None

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

None

11. Light and glare

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

None

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

No

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

None

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

None

12. Recreation

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

East Fork of the Lewis River.

- 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

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known

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

None

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

None

14. Transportation

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

NW Pacific Hwy

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

No

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

Not applicable

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

No

- e. Will the project 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? If known, indicate when peak volumes would occur.

Not applicable

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

None

15. Public services

- a. Would the project result in an increased need for public services (for example: Fire protection, police protection, health care, schools, other)? If so, generally describe.

No

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

None

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.

Not applicable

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____ Date Submitted: 1.6.16 _____
Ed Greer, Land Use Planner

D. SUPPLEMENTAL SHEET FOR NONPROJECT 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?

Proposed measures to avoid or reduce such increases are:

Public Facilities and Services

This Narrative outlines how each public facility and service will be provided for future development of the subject site to be annexed into the City of La Center. This preliminary data indicates how the site can be served based upon the most intense development allowable. Factors such as timing of other property development in the immediate area could alter the information provided here.

Water

An existing 8" water line was routed through utility easements and constructed to serve the 6 existing residences located at the southerly portion of the subject site. To serve all future proposed residential homes and apartments, additional water lines will be designed and constructed in new streets for the proposed project.

Sanitary Sewer

The route for serving sanitary sewer to the site is outlined on the City of La Center General Sewer Plan, dated July 2015. It indicates an extension of the Main H sewer line along with a new Pump Station #6. The sewer line will extend westerly through the existing utility easement mentioned above, to the subject site. To serve all future proposed residential homes and apartments, additional sewer lines will be designed and constructed in new streets of the project proposal.

Stormwater

The subject site generally slopes southerly toward the East Fork of the Lewis River. Runoff from streets and lots will be collected in catch basins and piped to several stormwater management areas to be properly treated and detained, prior to metered releases to the East Fork of the Lewis River.

Transportation

The subject site has frontage along the southwesterly side of existing NW Pacific Highway, and along the west side of existing NW Larson Drive, a private street. NW Larson Drive connects with NW Pacific Highway and serves the existing residences in the southerly portion of the subject site. The design for the subject site will incorporate one or two access points to NW Pacific Highway.

Parks

It is anticipated that a City park will not be incorporated into the project's design, therefore, the City would collect park impact fees upon building permit issuances.

Schools

The La Center public schools are considered some of the best in Washington State, just one reason for attracting new residents to the City of La Center. School impact fees will be paid with the issuance of each new building permit.

CITY OF LA CENTER
Public Works Department
Building Division
305 NW Pacific Hwy
La Center, WA 98629

Phone: 360-263-7665
Fax: 360-263-7666

Inspection Line: 360-263-6702

01/14/2016 09:28 AM
Receipt # 01688502

Customer # 000000
Randy Goode
945 E 15th Circle
La Center, WA 98629-

Fees Charged:

Goode Annexation 2016-00	
1-ANX	2,550.00

Receipt Total: 2,550.00

Cash Amount: 0.00
Check Amount: 2,550.00
Check Number: 5530

Cashier: nhansen
Batch ID: 00914-01-2016