

## **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.

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](http://www.ecy.wa.gov/programs/sea/sepa/apguide/EnvChecklistGuidance.html) and navigate to the appropriate section.

### ***Use of checklist for nonproject proposals:***

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

**A. BACKGROUND**

1. Name of proposed project, if applicable:

*Old Steenson Boats and United Salvage Property Grading (Clark County parcel numbers 210134000 and 210108000)*

2. Name of applicant:

*Swinerton Builders*

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

*Applicant:*

*Contact: Cameron Coleman, Project Manager, Swinerton Builders  
308 SW Second Ave., Suite 210, Portland, Oregon 97204  
503-407-9530*

4. Date checklist prepared:

*9 January 2017*

5. Agency requesting checklist:

*City of La Center, WA*

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

*Grading activities would take place in March 2017.*

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

*At present there are no plans to develop or use the site. For aesthetic and stormwater drainage purposes, the owners would like the site to be graded to match the contours of the adjacent and recently graded casino property (parcel number 210122000).*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

*This SEPA accompanies an application for a City of La Center grading permit. The application package includes a grading plan package comprising a demolition plan, grading and erosion control plan, and erosion control notes.*

*The two parcels were previously the location of a gas station. According to the Washington State Department of Ecology, a cleanup effort related to contaminated soils and underground storage tanks (USTs) was carried out at the site in the 1990s. In addition, an on-site wastewater treatment system inspection report was prepared for the property for a septic tank inspection that occurred in 2012.*

*This SEPA also uses information contained in the following documents completed for the adjacent casino property:*

- *Wetland Delineation and Assessment: Cowlitz Indian Tribe Trust Acquisition and Casino Project, BergerABAM, December 2014*

*The Washington State Department of Transportation (WSDOT) is completing a project to construct a new I-5 interchange in the immediate area of this project. The new interchange will be located at NW 319th Street/La Center Road, immediately east of the subject site. Due to the immediate proximity of the interchange site, this SEPA draws on information in the following documents completed for the interchange project:*

- *Biological Resources Technical Memorandum, BergerABAM, March 17, 2015*

*Olson Engineers prepared a topographic map as the basis for the existing conditions plan that accompanies this SEPA and application package. No environmental information other than the documents listed above is known to have been prepared for the site.*

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.

*Other than the grading permit application submitted concurrently with this SEPA checklist, no other applications related to this property are pending.*

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

*A grading permit will need to be obtained through the City of La Center. In addition, a septic decommissioning process will need to be completed for the onsite septic system through Clark County.*

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 site is known as the Steenson Boats and United Salvage property. It is located adjacent to the site of the new Cowlitz Indian Tribe Casino, in the City of La Center, Clark County, Washington. The property contains a drive-thru coffee business and a small associated building, an asphalt driveway, an old gas station building, and temporary construction trailers associated with the casino site development. Because the site adjoins the casino site, the owners would like to grade the subject site to match the contours of the casino site. The subject site will be planted with grasses and stormwater will flow to existing stormwater pond on the casino site.*

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 Steenson Boats and United Salvage property is located at 3306 NW 319th Street, off the I-5 interchange at NW La Center Road. The property is in the southeast quarter of Section 05, T4N, R1E W.M. The site is approximately 1.22 acres and consists of two tax lots: lot 210108000 (0.84 acre) and lot 210134000 (0.38 acre). Please refer to the grading and erosion control plan submitted with the grading permit for more details.*

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

- a. General description of the site  
(circle one): Flat rolling, hilly, steep slopes,  
mountainous, other \_\_\_\_\_

- b. What is the steepest slope on the site (approximate percent slope)?

*Slopes on the site are primarily flat with gradually decreasing slopes from south to north toward the offsite drainage pond. The steepest slopes on the site, which are along the northern property line of parcel 210134000, are approximately 20 percent. They were previously graded and are adjacent to the offsite drainage ditch. The remainder of the site is flat with little discernible 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.

*According to Clark County GIS which references the National Resource Conservation Surface Soil Survey, surface soils on the property consist of Gee Silt Loam (GeB) and Odne Silt Loam (OdB).*

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

*County GIS indicates the presence of liquefaction (mapped very low to low) and ground shaking amplification (mapped NEHRP class C) within the project boundary. The property is not mapped as a landslide hazard or severe erosion hazard area.*

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

*Grading at the site is intended to contour the area to match the grades of the adjacent casino site. Grading the site would require approximately 2,278 cubic yards of cut and about 2,278 cubic yards of fill resulting in no net import or export of soils. Nearly the entire area of the site, or 53,143 square feet, would be graded.*

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

*The applicant would like to grade the property in March 2017, which is during the rainy season and this timing may increase the likelihood of erosion during grading; however, a temporary erosion control plan and sedimentation plan is part of the grading permit submittal and the applicant also proposes additional best management practices (BMPs) to lower the risk of erosion. The BMPs would include dust suppression, filter fabric, silt fencing around the perimeter of the graded area, a construction entrance, a temporary sediment trench to capture runoff during grading activities, and surface treatment (planting).*

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

*None. After the site is graded, it will be seeded and planted with grass.*

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

*A full list of erosion control measures can be found in the grading and erosion control plan that is part of the grading permit application. These measures include dust suppression, filter fabric, silt fencing around the perimeter of the graded area, a construction entrance, a temporary sediment trench to capture runoff during grading activities, and surface treatment (planting). Permanent erosion control will consist of grading the site to drain toward existing stormwater facilities on the casino property and planting of grass to prevent erosion.*

## 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.

*The amounts of particulate matter and CO2 would be temporarily higher during periods of grading activities. These temporary increases in emissions would be due to the use of diesel- and gasoline-powered vehicles required to transport workers and of construction vehicles to grade the site.*

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

*No off-site sources of emissions or odors in the project vicinity would have an adverse impact on the grading activities associated with this project.*

## c. Proposed measures to reduce or control emissions or other impacts to air, if any:

*In order to limit greenhouse gas emissions from grading activities, equipment and vehicles would be outfitted with standard manufacturer's emission control equipment and also may operate using bio-based lubricants and fuels, such as biodiesel. Areas to be graded and staging areas would be designed to reduce equipment wait times. Construction vehicles will be shut off when not in use. These measures would reduce fuel consumption and emissions.*

**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.

*There is no surface water present on the property. An adjacent drainage channel north of the site on the adjacent casino property mapped by Clark County as a non-fish bearing watercourse; it flows north and eventually connects to a fish-bearing stream north of the casino property. Site visits to the casino property determined that the stream was not there and the Clark County mapping was erroneous. According to both Clark County Maps Online and BergerABAM's December 2014 wetland delineation and assessment, there are no wetlands on or adjacent to the subject site.*

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

*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. [help]

*The project is not proposing to place fill in or dredge any wetland or riparian areas.*

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

*The project would not require surface water withdrawals or diversions*

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

*The project does not lie within the 100-year floodplain.*

- 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.

*The project is not proposing to discharge waste materials to surface waters located on the project site.*

## 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.

*The project is not proposing to directly withdraw water from or discharge water to groundwater sources. There is an existing well on site which will be protected and retained and the integrity of the surface seal will be maintained. The site will be graded so that stormwater flows away from the well rather than toward it.*

- 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.

*According to County GIS, one existing septic tank was located on lot 210108000, and it was last inspected in October 2016. The septic tank was used by the onsite coffee drive-thru business. The onsite septic system will be decommissioned with Clark County prior to commencing grading activities on the site*

*As the site is intended to be graded and no other site work is proposed, no waste material will be generated and no wastewater systems are proposed.*

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.

*The only source of water runoff at the site will be storm water. Runoff will follow the graded slope of the property and flow northerly to the stormwater facilities located on the casino property.*

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

*No waste materials will be generated from the proposed grading activities on the property.*

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

*Yes. The site now primarily drains southward toward existing NW 319th Street. As part of the project, approximately 8,200 square feet of existing asphalt will be removed and existing stormwater inlets along existing NW 319th Street will be removed. The inlets now capture runoff from this site and the roadway. The project will regrade the site so that stormwater flows northward to stormwater facilities on the casino site. In addition, removing 8,200 square feet of asphalt from the site and planting it with grass will result a net decrease in stormwater runoff from the site.*

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

*In addition to the storm water features on the casino property that will accommodate storm water runoff from the site, the proposed grading will remove 8,200 square feet of impervious surfaces (asphalt paving) from the property. Grasses planted on the site after grading will reduce stormwater runoff further. Finally, the existing well will be capped to ensure that runoff or site activities do not contaminate the well.*

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?

*None.*

- c. List threatened and endangered species known to be on or near the site.

*Based on GIS data provided by the Washington Department of Natural Resources (DNR) Natural Heritage Program, there are no known threatened or endangered plant species on or near the site. However, BergerABAM prepared a technical memorandum (March 17, 2015) for the interchange project documenting the environmental resources in the area of that project. According to that memorandum, water howellia (Howellia aquatilis), which is listed as federally threatened, is located in the vicinity of the site. However, as an aquatic plant, it is not located on the site.*

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

*The site will be planted with a native grass seed mix after grading is complete.*

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

*No known noxious or invasive species are known to be on or near the site, according to Clark County Maps Online.*

## 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 \_\_\_\_\_

*BergerABAM completed a technical memorandum in March 2015 documenting the environmental resources, including animals, present on the interchange site and in the surrounding areas. Animals documented to occur include American robin (Anas platyrhynchos), Pacific tree frogs (Hyla regilla), long-toed salamanders (Ambystoma macrodactylum), pocket gophers (Thomomys spp), moles (Scaapanus spp) and voles (Microtous spp) in the vicinity of the interchange project.*

*Additional wildlife observed for the interchange improvements project included coyote (Canis latrans), American robins, swallows (Tachycineta spp.), and various passerine birds. In addition, evidence of deer (Odocoileus spp.) beds, in the form of flattened vegetation, was observed within the tall grass areas of the interchange site.*

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

*According to the Interchange Final Environmental Impact Statement (FEIS) and BergerABAM's March 17, 2015 technical memorandum, the following federally listed animal species occur in the vicinity of the interchange site and of this grading project site: Columbia River chum salmon (Oncorhynchus keta), Lower Columbia River coho salmon (Oncorhynchus kisutch), Lower Columbia River steelhead (Oncorhynchus tshawytscha), bull trout (Salvelinus confluentus), Pacific eulachon (Thaleichthys pacificus), North American green sturgeon (Acipenser medirostris), streaked horned lark (Eremophila alpestris strigata), yellow-billed cuckoo (Coccyzus americanus), and Oregon spotted frog (Rana pretiosa).*

*BergerABAM did not document the presence of state-listed species on or in the vicinity of the interchange project.*

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

*The property is not part of a known migration route.*

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

*Because many of the above species are riparian or aquatic species (i.e., fish and frogs), they do not exist on the*

*subject site and would not be affected by grading activities. Other species such as robins, gophers, moles, voles, coyotes, deer, and bird species may occasionally traverse the site. However, because the site is already developed and cleared, it contains no habitat for these species and therefore no measures are required to preserve or enhance wildlife.*

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

*No invasive animal species are known to be on or near the project site.*

## 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.

*When completed, this grading project will have no energy needs.*

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

*The grading of the site would not affect solar energy use by adjacent properties.*

- 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:

*This is a grading project. No energy conservation features are included or required.*

## 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.

*The site was once used as a gas station. Only the building remains from that use. Four underground storage tanks were removed from the site in 1991. In addition, the Washington State Department of Ecology ISIS database records that there was a release of halogenated organics, metals priority pollutants, non-halogenated solvents, and unspecified petroleum products in the groundwater and soil. The then property owner remediated this contamination and Ecology issued a determination of no further action in 1997. Proposed grading activities on the site could uncover further contamination and, if so, all pertinent rules and regulations for the remediation of contaminated soil will be followed.*

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

*Ecology issued a no further action (NFA) in 1997, stating that all underground storage tanks had been removed and cleanup activities had been performed.*

*There is an onsite septic system which is used by the drive thru coffee business. The septic system will be decommissioned through the appropriate process with Clark County prior to the commencement of grading on the site.*

- 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.

*Based on Ecology's NFA, there are no known or anticipated hazardous conditions at the site. However, the potential exists for grading activities to unearth additional contaminated soils. If such contamination is uncovered, all pertinent rules and regulations for remediation of contaminated soil will be followed.*

- 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.



*This grading project will not store or produce hazardous chemicals. Equipment used to complete grading activities will be diesel- and gasoline-powered. The contractor (Swinerton) will follow the protocols of a spill response plan if gasoline or diesel are spilled.*

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

*The project is proposing grading an existing property that is currently vacant. No special emergency services are anticipated.*

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

*The proposal is for grading a site with no associated development. If contaminated soils are uncovered during grading activities, all pertinent rules and regulations for the remediation of contaminated soil will be followed.*

b. Noise

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

*The project is located adjacent to an I-5 interchange but this noise source would not affect the project.*

- 7) 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.

*The vehicles transporting workers to and from the site would generate short-term noise. Project grading activities also would generate short-term noise. This noise would take place during daytime hours as required by the City for construction.*

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

*Grading activities would take place during daytime hours as required by the City for construction.*

**8. Land and shoreline use**

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

*The site includes a coffee drive-thru business with a small building and an asphalt drive-thru, a gas station building remaining from the former property use, and temporary construction trailers associated with the casino site development. These uses will be removed/demolished with the proposed grading activities. Grading of the proposed site will not affect adjacent uses since dust suppression will be used during grading activities.*

- 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?

*The property is not known to have been used for agriculture or forestry in recent history.*

- c. 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:

*The proposal would grade a vacant lot with no associated development; the project will not affect or be affected by nearby business operations.*

- d. Describe any structures on the site.

*The site now contains a coffee drive thru and a small building associated with it, and an old gas station building.*

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

*Yes. The coffee drive-thru building and the old gas station building will be demolished.*

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

*The property is zoned Light Industrial (IL) by the City of La Center.*

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

*The property is designated Industrial (I) by the City of La Center comprehensive plan (2016).*

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

*The site is not located within shoreline jurisdiction. Not applicable.*

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

*The City of La Center defines "critical areas" as the following areas or ecosystems: wetlands, critical aquifer recharge areas, streams, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas (as defined by the Growth Management Act [RCW 36.70A.170]). The site is located within a critical aquifer recharge area (Category 2). There are no other critical areas on the property.*

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

*None.*

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

*None.*

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

*None required.*

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

*The owners are proposing to grade the property to match contours of the casino site. The site will be planted in grass upon completion of grading. The site will be vacant upon completion of grading with no eventual use planned. No measures are required to ensure the site is compatible with land use plans.*

- n. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

*There are no nearby agricultural or forest lands of long-term significance. Not applicable.*

## 9. Housing

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

*No housing units are proposed as part of this project.*

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

*No housing exists on site or would be eliminated as part of the project.*

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

*The proposed grading of the property will not create any housing impacts.*

## 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?

*This proposal does not include any development on site or new structures.*

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

*No views would be impacted, as no development is proposed.*

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

*No measures are proposed as there will be no impacts.*

## 11. Light and glare

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

*Light or glare will occur temporarily during grading activities but would be restricted to regulated construction hours by the City of La Center.*

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

*The finished project will generate no light or glare.*

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

*No off-site sources of light or glare will affect the property as it will be vacant.*

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

*Light and glare from grading activities will be limited to construction hours as regulated by the City of La Center.*

## 12. Recreation

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

*There is one designated formal recreation opportunity in the area. Paradise Point State Park is located approximately 1.3 miles north of the project site. The park offers recreational amenities such as camping, boating, hiking, fishing, and swimming. Informal recreational opportunities could include running or biking on roads and sidewalks near the project site.*

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

*The proposal would grade an existing vacant site and would not impact existing recreational uses in the area.*

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

*Because grading activities would be temporary and restricted to City construction hours, no further mitigation would be required.*

## 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 gas station building is not listed or likely to be eligible for listing on preservation registers.*

- 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.

*According to Clark County, the site is located in a high or moderate-high area for encountering archaeological resources. The City of La Center's archaeological code exempts ground-disturbing activities proposed in areas in which the City Planner determines that previous substantial disturbance has been documented. This site was previously graded for its earlier use as a gas station. Therefore, under City regulations, no archaeological study is required.*

- 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.

*The Cowlitz Tribe has been consulted about grading activities on the project site and has recommended attaching an inadvertent discovery plan to the grading permit application and SEPA. Therefore, this application package includes the Tribe's inadvertent discovery plan and the applicant will follow this plan during site grading activities.*

- 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.

*As previously mentioned, the applicant proposes to follow the inadvertent discovery plan recommended by the Cowlitz Tribe.*

#### 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.

*The site is currently accessible from NW 319th Street, off I-5. The casino project will realign NW 319th Street. When the casino project is completed, the subject site will be accessed from the main access road to the casino. The grading project, therefore, will be accessed from the casino site.*

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

*The site is not served by public transit, and there are no nearby stops. On weekdays only, C-TRAN provides regional transit service through the C-TRAN Connector for the cities of La Center and Ridgefield. La Center has a designated stop at the 4th Street Park & Ride. Ridgefield offers one designated stop within the Ridgefield city center.*

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

*The property will have no parking spaces.*

- 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 proposal is for grading the property, and does not propose development that would generate demand that would impact public roads and, therefore, no improvements to public roads are proposed as part of this project.*

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

*The project would not use any water, rail, or air transportation. There are no water, rail or air transportation facilities near the project site.*

- 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 proposal is for grading the property, and does not propose development that would generate vehicular demand that would affect adjacent roadways.*

- 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.

*The proposed project is not anticipated to affect or be affected by the movement of agricultural or forest products.*

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

*The proposal is for grading the property, and does not propose development that would generate demand for public roads and no road improvements are required or necessary; the property will be vacant.*

### 15. Public services

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

*The project would maintain access to homes and businesses during grading activities, and no effects to police, fire, or emergency medical services are expected for the finished project as no uses are proposed for the site.*

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

*There are no measures proposed to control impacts to public services, as there are no anticipated impacts.*

### 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.

*No utilities are proposed for the project because the site will be vacant*

### 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 Cameron Coleman

Position and Agency/Organization Project Manager

Date Submitted: 2/9/2017

