

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 33105 NE IVY AVE, LA CENTER, 98629
Legal Description _____
Assessor's Serial Number 209059000 & 209055000
Lot Size (square feet) 544,064 SF
Zoning/Comprehensive Plan Designation R1-7.5, P/OS; UL, P/OS
Existing Use of Site Single-family residential with agriculture

Contact Information

APPLICANT:

Contact Name Kevin Tapani
Company Compass Group, LLC.
Phone 360-687-1148 Email kevint@tapani.com
Complete Address 1904 SE 6th Place, Battle Ground, WA 98604
Signature *Kevin Tapani*
(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name Seth Halling
Company AKS Engineering & Forestry
Phone 360-882-0419 Email sethh@aks-eng.com
Complete Address 9600 NE 126th Avenue, Suite 2520, Vancouver, WA 98682
Signature *Seth Halling*
(Original Signature Required)

PROPERTY OWNER:

Contact Name Gerald T Minihan III & Angela J Minihan
Company _____
Phone 360-606-6564 Email _____
Complete Address 375 NE Ivy Avenue, La Center, WA 98629
Signature *Gerald T Minihan III* *Angela J Minihan*
(Original Signature Required)



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
GERALD MINIHAN III		375 NE Ivy Avenue La Center, WA 98629	209055000	10/26/18
ANGELA MINIHAN		375 NE Ivy Avenue La Center, WA 98629	209055000	10/26/18
GERALD MINIHAN III		375 NE Ivy Avenue La Center, WA 98629	209059000	10/26/18
ANGELA MINIHAN		375 NE Ivy Avenue La Center, WA 98629	209059000	10/26/18

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



BEND, OR
3052 NW Merchant Way, Suite 100
Bend, OR 97003
(503) 317-8429
www.aks-eng.com

KEIZER, OR
4300 Cherry Avenue NE
Keizer, OR 97303
(503) 400-6028

TUALATIN, OR
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151

VANCOUVER, WA
9600 NE 126th Avenue, Suite 2520
Vancouver, WA 98682
(360) 882-0419

EXHIBIT A

Being a portion of the Southwest one-quarter of the Northwest one-quarter of Section 2, Township 4 North, Range 1 East, Willamette Meridian, Clark County, Washington, described as follows:

BEGINNING at the West one-quarter corner of said Section 2;

Thence North $01^{\circ}44'47''$ East along the West line of said Northwest one-quarter of said Section 2 for a distance of 655.42 feet to the Northwest corner of the South one-half of said Southwest one-quarter of said Northwest one-quarter of said Section 2, said Northwest corner being the Southwest corner of that certain Minihan tract of land described as "#51" per Auditor's File Number 5527456, Clark County records;

Thence leaving said West line South $88^{\circ}16'57''$ East along the South line of said Minihan tract for a distance of 667.79 feet to the East line of the Northwest one-quarter of said Southwest one-quarter of said Northwest one-quarter of said Section 2;

Thence North $01^{\circ}37'59''$ East along the East line of said Minihan tract for a distance of 185.00 feet to the Southeast corner of that certain City of La Center park tract of land described as "LOT 44" per Auditor's File Number 4906623, Clark County records;

Thence leaving said East line South $88^{\circ}16'57''$ East along the South line of that certain other City of La Center park tract of land described as "LOT 86" per said Auditor's File Number 4906623 for a distance of 130.79 feet;

Thence continuing along said South line of said other City of La Center park tract South $01^{\circ}37'59''$ West for a distance of 185.00 feet to the most-Southerly Northwest corner of that certain plat "Parkside Estates" per Book "J" of Plats at Page "223", records of Clark County;

Thence leaving said South line of said other City of La Center park tract South $01^{\circ}31'11''$ West along the West line of said plat and the southerly projection thereof for a distance of 655.33 feet to the South line of said Northwest one-quarter of said Section 2;

Thence leaving said southerly projection of said West line of said plat North 88°17'22" West along said South line of said Northwest one-quarter for a distance of 801.18 feet to the **POINT OF BEGINNING**.

The above described tract contains approximately 12.59 acres, more or less.

Together with and subject to easements and restrictions of record.

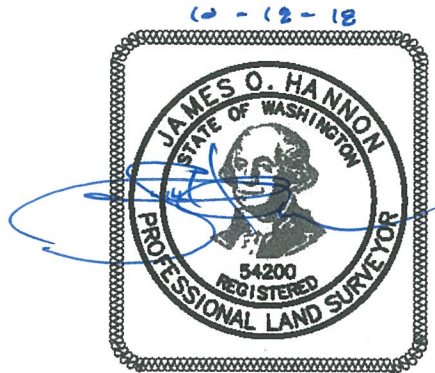
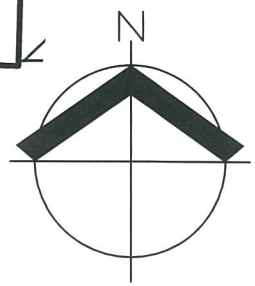
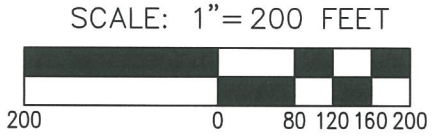
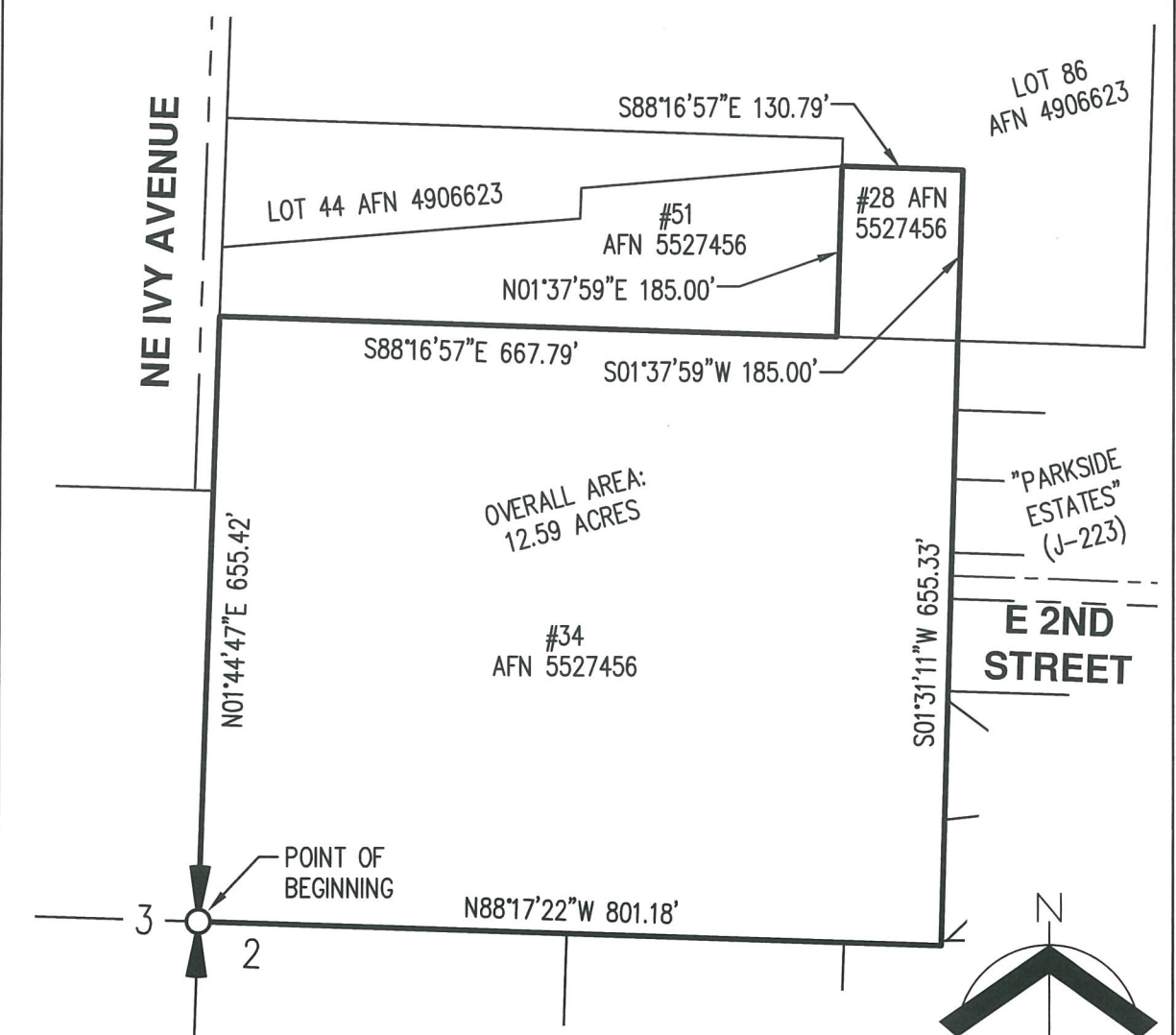


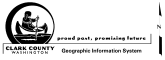
EXHIBIT B

IN THE SW 1/4 OF THE NW 1/4
OF SECTION 2, T4N, R1E, W.M.
CLARK COUNTY, WASHINGTON



DATE: 10-18-2018

EXHIBIT B			
DRAWN BY: KLT	CHECKED BY: JOH	DWG: 6962 EXH LD ANNEX	JOB: 6962
AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE, SUITE 2520 VANCOUVER, WA 98682 www.aks-eng.com PHONE: 360.882.0419 FAX: 360.882.0426			




Owner Name	Mailing Address
ANDRELL RAYMOND & ANDRELL NICOLE	1408 E 2ND ST, LACENTER, WA, 98629
BERGFELD ZACHARIAH B	1405 E 2ND ST, LA CENTER, WA, 98629
BOPP DUSTIN & BOPP MELANIE	1342 E 1ST CIR, LACENTER, WA, 98629
BRINTZ ARDIS WARD	43203 NE GRIST MILL RD, WOODLAND, WA, 98674
BURGESS CLINT & BURGESS KRISTIN	1411 E 3RD CIR, LACENTER, WA, 98629
CITY OF LACENTER	PO BOX 500, LACENTER, WA, 98629
DOUGLAS STEVE A	1413 E 4TH CIR, LA CENTER, WA, 98629
DUTCHER CHERYL M TRUSTEE	1973 PILLAR ROCK RD, ROSBURG, WA, 98643
FOWLER JANICE M & FOWLER CORY	PO BOX 22, WOODLAND, WA, 98674
GILBERT FLOYD W & GILBERT HALLIE L	1409 E 3RD CIR, LACENTER, WA, 98629
GONZALEZ OSCAR & GONZALEZ CORINA	1339 E 1ST CIR, LA CENTER, WA, 98629
GRAY JESSE & GRAY KATHY	1402 E 1ST CIR, LACENTER, WA, 98629
HARRIS LYNN	208 E PARKSIDE CT, LA CENTER, WA, 98629
JACKSON MARTIN LEE & JACKSON CONNIE	1412 E 3RD CIR, LACENTER, WA, 98629
LACENTER SCHOOL DIST #101	PO BOX 168, LACENTER, WA, 98629
LANG BROTHERS ENTERPRISES	1315 NE 134TH ST, VANCOUVER, WA, 98685
MINIHAN ANGELA J & MINIHAN GERALD T III	375 NE IVY AVENUE, LA CENTER, WA, 98629
MONTGOMERY GARY & MONTGOMERY WENDY	1405 E 1ST CIR, LACENTER, WA, 98629
MORRIS BENJAMIN JAMES	1410 E 4TH CIR, LA CENTER, WA, 98629
PERRENOUD JESSE T & PERRENOUD KELLY C	1403 E 1ST CIR, LA CENTER, WA, 98629
ROBERTS RODERIC J & BIRD CAROL A	PO BOX 515, LA CENTER, WA, 98629
RUSK SUSAN L	1404 E 1ST CIR, LA CENTER, WA, 98629
SCHLENTZ PETER ROBERT	7350 S UNION RIDGE PKWY STE 110, RIDGEFIELD, WA, 98642
SMITHLIN CORY J	1400 E 1ST CIR, LACENTER, WA, 98629
SPRITZER DEVON M (C/B)	1340 E 2ND ST, LA CENTER, WA, 98629
STANLEY ERIC H & STANLEY CRYSTAL H	1402 E 2ND ST, LA CENTER, WA, 98629
TADDICKEN THOMAS A & SULLIVAN LAURA J	209 E PARKSIDE CT, LA CENTER, WA, 98629
TAYLOR DONALD E & TAYLOR DARCI	1415 E 3RD CIR, LA CENTER, WA, 98629
USKOSKI TRENT E & USKOSKI DIANA K	206 E PARKSIDE CT, LA CENTER, WA, 98629
VINCENT MARK & VINCENT CANDACE	39510 HOOD ST, SANDY, OR, 97055
WAATTI SHANE A	204 E PARKSIDE CT, LA CENTER, WA, 98629
WALLACE WILLIAM R & WALLACE MYRA TRUSTEES	1345 E 1ST CIR, LACENTER, WA, 98629
WILSON JANET	32616 NE JOHN STORM AVE, LACENTER, WA, 98629
WILSON JANET N	32616 NE JOHN STORM AVE, LACENTER, WA, 98629
WIRKKALA MATTHEW EDWARD & WIRKKALA JESSICA LYNN	1417 E 4TH CIR, LACENTER, WA, 98629

This document created by the Clark County, Washington Geographic Information System

Number of records 35

Number of Pages 1

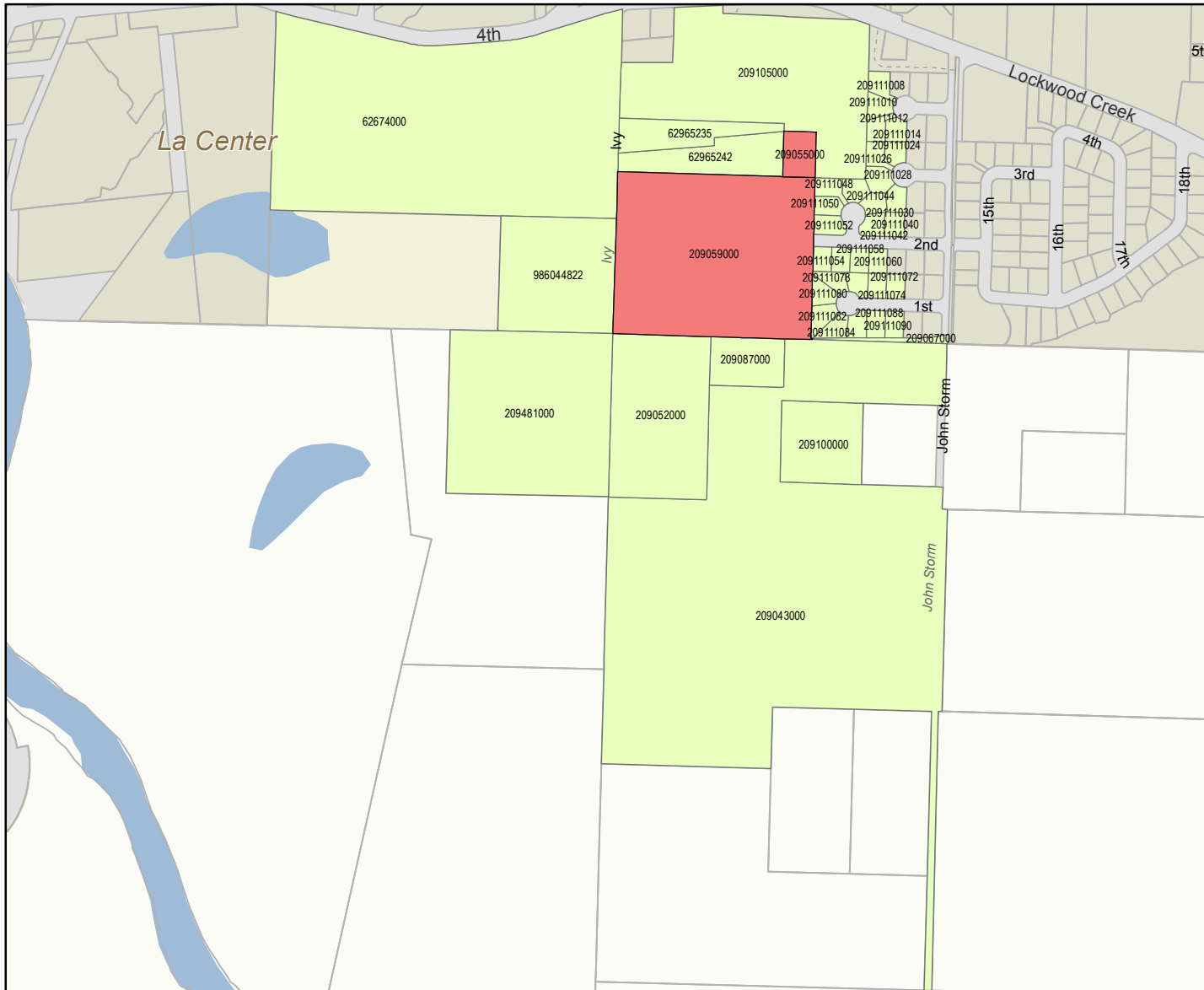
Date Created 10/16/18

Employee Signature 








Employee Name Bob Pool

PID(s): 209055000,209059000 , 300 Foot Buffer

Locator



Legend

-  Subject Property
-  Buffer Selection
-  Parcels
-  Water Body
-  Incorporated
-  Urban Growth Area
-  Unincorporated



Scale: 1:7,859



NOTE: This data is compiled from many sources and scales. Clark county makes this information available as a service, and accepts no responsibility for any inaccuracy, actual or implied.

GIS Order Number: 210909

Printed: 10/16/2018

Path: c:\usr_proj\xxOrdID210909_994094\xx_195454\MailingListPacket.mxd

ANDRELL RAYMOND & ANDRELL NICOLE
1408 E 2ND ST
LACENTER, WA 98629

GONZALEZ OSCAR & GONZALEZ CORINA
1339 E 1ST CIR
LA CENTER, WA 98629

ROBERTS RODERIC J & BIRD CAROL A
PO BOX 515
LA CENTER, WA 98629

BERGFELD ZACHARIAH B
1405 E 2ND ST
LA CENTER, WA 98629

GRAY JESSE & GRAY KATHY
1402 E 1ST CIR
LACENTER, WA 98629

RUSK SUSAN L
1404 E 1ST CIR
LA CENTER, WA 98629

BOPP DUSTIN & BOPP MELANIE
1342 E 1ST CIR
LACENTER, WA 98629

HARRIS LYNN
208 E PARKSIDE CT
LA CENTER, WA 98629

SCHLENTZ PETER ROBERT
7350 S UNION RIDGE PKWY STE
RIDGEFIELD, WA 98642

BRINTZ ARDIS WARD
43203 NE GRIST MILL RD
WOODLAND, WA 98674

JACKSON MARTIN LEE & JACKSON CONNIE
1412 E 3RD CIR
LACENTER, WA 98629

SMITHLIN CORY J
1400 E 1ST CIR
LACENTER, WA 98629

BURGESS CLINT & BURGESS KRISTIN
1411 E 3RD CIR
LACENTER, WA 98629

LACENTER SCHOOL DIST #101
PO BOX 168
LACENTER, WA 98629

SPRITZER DEVON M (C/B)
1340 E 2ND ST
LA CENTER, WA 98629

CITY OF LACENTER
PO BOX 500
LACENTER, WA 98629

LANG BROTHERS ENTERPRISES
1315 NE 134TH ST
VANCOUVER, WA 98685

STANLEY ERIC H & STANLEY CRYSTAL H
1402 E 2ND ST
LA CENTER, WA 98629

DOUGLAS STEVE A
1413 E 4TH CIR
LA CENTER, WA 98629

MINIHAN ANGELA J & MINIHAN GERALD T III
375 NE IVY AVENUE
LA CENTER, WA 98629

TADDICKEN THOMAS A & SULLIVAN LAURA J
209 E PARKSIDE CT
LA CENTER, WA 98629

DUTCHER CHERYL M TRUSTEE
1973 PILLAR ROCK RD
ROSBURG, WA 98643

MONTGOMERY GARY & MONTGOMERY
1405 E 1ST CIR
LACENTER, WA 98629

TAYLOR DONALD E & TAYLOR DARCI
1415 E 3RD CIR
LA CENTER, WA 98629

FOWLER JANICE M & FOWLER CORY
PO BOX 22
WOODLAND, WA 98674

MORRIS BENJAMIN JAMES
1410 E 4TH CIR
LA CENTER, WA 98629

USKOSKI TRENT E & USKOSKI DIANA K
206 E PARKSIDE CT
LA CENTER, WA 98629

GILBERT FLOYD W & GILBERT HALLIE L
1409 E 3RD CIR
LACENTER, WA 98629

PERRENOUD JESSE T & PERRENOUD KELLY C
1403 E 1ST CIR
LA CENTER, WA 98629

VINCENT MARK & VINCENT CANDACE
39510 HOOD ST
SANDY, OR 97055

WAATTI SHANE A
204 E PARKSIDE CT
LA CENTER, WA 98629

WALLACE WILLIAM R & WALLACE MYRA
1345 E 1ST CIR
LACENTER, WA 98629

WILSON JANET
32616 NE JOHN STORM AVE
LACENTER, WA 98629

WILSON JANET N
32616 NE JOHN STORM AVE
LACENTER, WA 98629

WIRKKALA MATTHEW EDWARD & WIRKKALA
1417 E 4TH CIR
LACENTER, WA 98629

NOTICE OF VALUE

Date: 05/31/2018

This value supersedes any prior notification.
Assessment Year: 2018 Tax Year: 2019

PROPERTY IDENTIFICATION #: 209055000	Tax Area: 101008	
Brief Legal Description: #28 OF SEC 2 T4NR1EWM .64A		
Property Address: _____ <small style="float: right;">(Please notify us if your property or mailing address is incorrect.)</small>		

PLEASE READ REVERSE SIDE FOR INFORMATION REGARDING YOUR PROPERTY ADDRESS AND IMPORTANT TAX RELIEF PROGRAMS.

27388*58**G50**1.342**3/10*****AUTO5-DIGIT 98642
 LONG CLAUDIA J
 33105 NE IVY AVE
 LA CENTER WA 98629-9658



ASSESSOR'S OFFICE
 PO Box 5000
 Vancouver, WA 98666-5000
WWW.CLARK.WA.GOV/ASSESSOR

Reference No: 0044

THE PROPERTY IDENTIFICATION NUMBER LISTED ABOVE CORRESPONDS WITH YOUR TAX STATEMENT(S).

Exemptions:

Description	Previous Value	New Value
1. MARKET VALUATION OF REAL PROPERTY. Real property is land and/or any improvements valued as "Structures", such as buildings, manufactured homes, houseboats, boat houses, and site improvements.	Land: \$10,983 Structures: \$0 Total: \$10,983 Acres: 0.6400	Land: \$12,081 Structures: \$0 Total: \$12,081 Acres: 0.6400
2. VALUATION OF REAL PROPERTY IN THE CURRENT USE OR DESIGNATED FOREST LAND PROGRAM. As an owner of approved Current Use (farm and agriculture, open space, or timber land) or Designated Forest Land, you have signed an agreement with the county whereby a portion of your property taxes are deferred in exchange for having the use of the property remain as agreed.	Land In Program: \$247 Non-Program: \$0 Structures: \$0 Total: \$247	Land In Program: \$232 Non-Program: \$0 Structures: \$0 Total: \$232
3. VALUATION OF REAL PROPERTY IN THE SENIOR CITIZENS AND DISABLED PERSON'S EXEMPTION PROGRAM. The value of your residence and up to one acre of land (and up to five acres if zoning requires it) has been frozen as of January 1 of the application year. We will continue to establish the market value of your property.	Frozen: \$0 Non-Exempt: \$0	Frozen: \$0 Non-Exempt: \$0
4. SENIOR OR DISABLED PERSON'S QUALIFYING INCOME INDICATING REDUCTION OF FROZEN * 35% or \$50,000, whichever is greater not to exceed \$70,000; **60% or \$60,000, whichever is greater Reduction of Frozen Frozen Taxable	0% <input type="checkbox"/> *35% <input type="checkbox"/> **60% <input type="checkbox"/> \$0 \$0	0% <input type="checkbox"/> *35% <input type="checkbox"/> **60% <input type="checkbox"/> \$0 \$0
TOTAL BASE FOR REAL PROPERTY TAXES	\$247	\$232

The Assessor is required to appraise all real property at 100% of its true and fair market value, according to highest and best use of the property. Fair market value is the amount that a willing and unobligated buyer is willing to pay a willing and unobligated seller. The new value represents market value as of January 1, 2018, (Or July 31 for new construction) based on market evidence from sales typically occurring in 2017.

If you believe the new value is incorrect compared to your estimate of market value as of January 1, 2018, call the Assessor's Office between 9:00 AM and 4:30 PM M-F at (564) 397-2391.

Appeal Process: To preserve your appeal rights or to appeal your value, a petition form **MUST** be filed with the Board of Equalization (BOE) within 60 days of the date this notice was mailed. Call the BOE at (360) 397-2337 for further information or to request a form by mail. Forms are also available at <https://www.clark.wa.gov/general-services/board-of-equalization>

Please visit our web site at <https://www.clark.wa.gov/assessor>. You will find information about Washington state tax relief programs, real and personal property, appraisals, news and links to other sites that may be of assistance to you.

5-17-18_v2



NOTICE OF VALUE

Date: 05/31/2018

This value supersedes any prior notification.
Assessment Year: 2018 Tax Year: 2019

PROPERTY IDENTIFICATION #: 209059000	Tax Area: 101008	
Brief Legal Description: #34 OF SEC 2 T4NR1EWM 11.85A		
Property Address: 33105 NE IVY AVE LA CENTER, WA 98629		

(Please notify us if your property or mailing address is incorrect.)

PLEASE READ REVERSE SIDE FOR INFORMATION REGARDING YOUR PROPERTY ADDRESS AND IMPORTANT TAX RELIEF PROGRAMS.

27388*58**G50**1.342**4/10*****AUTO5-DIGIT 98642
 LONG CLAUDIA J
 33105 NE IVY AVE
 LA CENTER WA 98629-9658



ASSESSOR'S OFFICE
 PO Box 5000
 Vancouver, WA 98666-5000
WWW.CLARK.WA.GOV/ASSESSOR

Reference No: 0044

THE PROPERTY IDENTIFICATION NUMBER LISTED ABOVE CORRESPONDS WITH YOUR TAX STATEMENT(S).

Exemptions:

Description	Previous Value	New Value
1. MARKET VALUATION OF REAL PROPERTY. Real property is land and/or any improvements valued as "Structures", such as buildings, manufactured homes, houseboats, boat houses, and site improvements.	Land: \$194,578 Structures: \$175,085 Total: \$369,663 Acres: 11.8500	Land: \$214,036 Structures: \$205,370 Total: \$419,406 Acres: 11.8500
2. VALUATION OF REAL PROPERTY IN THE CURRENT USE OR DESIGNATED FOREST LAND PROGRAM. As an owner of approved Current Use (farm and agriculture, open space, or timber land) or Designated Forest Land, you have signed an agreement with the county whereby a portion of your property taxes are deferred in exchange for having the use of the property remain as agreed.	Land In Program: \$4,123 Non-Program: \$17,160 Structures: \$175,085 Total: \$196,368	Land In Program: \$3,866 Non-Program: \$18,876 Structures: \$205,370 Total: \$228,112
3. VALUATION OF REAL PROPERTY IN THE SENIOR CITIZENS AND DISABLED PERSON'S EXEMPTION PROGRAM. The value of your residence and up to one acre of land (and up to five acres if zoning requires it) has been frozen as of January 1 of the application year. We will continue to establish the market value of your property.	Frozen: \$0 Non-Exempt: \$0	Frozen: \$0 Non-Exempt: \$0
4. SENIOR OR DISABLED PERSON'S QUALIFYING INCOME INDICATING REDUCTION OF FROZEN * 35% or \$50,000, whichever is greater not to exceed \$70,000; **60% or \$60,000, whichever is greater Reduction of Frozen Frozen Taxable	0% <input type="checkbox"/> *35% <input type="checkbox"/> **60% <input type="checkbox"/> \$0 \$0	0% <input type="checkbox"/> *35% <input type="checkbox"/> **60% <input type="checkbox"/> \$0 \$0
TOTAL BASE FOR REAL PROPERTY TAXES	\$196,368	\$228,112

5-17-18_v2

The Assessor is required to appraise all real property at 100% of its true and fair market value, according to highest and best use of the property. Fair market value is the amount that a willing and unobligated buyer is willing to pay a willing and unobligated seller. The new value represents market value as of January 1, 2018, (Or July 31 for new construction) based on market evidence from sales typically occurring in 2017.

If you believe the new value is incorrect compared to your estimate of market value as of January 1, 2018, call the Assessor's Office between 9:00 AM and 4:30 PM M-F at (564) 397-2391.

Appeal Process: To preserve your appeal rights or to appeal your value, a petition form **MUST** be filed with the Board of Equalization (BOE) within 60 days of the date this notice was mailed. Call the BOE at (360) 397-2337 for further information or to request a form by mail. Forms are also available at <https://www.clark.wa.gov/general-services/board-of-equalization>

Please visit our web site at <https://www.clark.wa.gov/assessor>. You will find information about Washington state tax relief programs, real and personal property, appraisals, news and links to other sites that may be of assistance to you.





ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for non-project proposals:

Complete the checklist for non-project proposals, even though questions may be answered "does not apply." In addition, complete the supplemental sheet for Non-project Actions (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:
Minihan Annexation

2. Name of applicant:
Compass Group LLC.

3. Address and phone number of applicant and contact person:
Applicant:
Compass Group LLC.
Kevin Tapani
1904 SE 6th Place
Battle Ground, WA 98604
360-687-1148

Contact:
AKS Engineering & Forestry
Seth Halling
9600 NE 126th Avenue, Suite 2520
Vancouver, WA 98682
360-882-0419

4. Date checklist prepared:
10/16/18

5. Agency requesting checklist:
City of La Center

6. Proposed timing or schedule (including phasing, if applicable):
As soon as possible, no phasing.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
The properties will be developed following annexation.

8. List any environmental information you know about, that has been prepared, or will be prepared, directly related to this proposal.
According to Clark County GIS, the subject site has critical areas on site including steep slopes, a wetland, and a non-fish bearing stream. Critical areas will be analyzed with future development.

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.
A preapplication to subdivide the subject site was submitted to the City on September 7th 2018.

10. List any government approvals or permits that will be needed for your proposal, if known.
Annexation into the City of La Center.

11. Give brief, complete description of your proposal, including 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 applicant proposes to annex two parcels (209059000 and 209055000) into the City of La Center (City). The subject parcels total approximately 12.49 acres and are located within the City's Urban Growth Area (UGA). Parcel Number 209059000 is zoned Single Family Residential (R1-7.5) and Parcel Number 209055000 is zoned Parks/Open Space (P/OS). Both parcels have an Urban Holding overlay, which will be lifted once services are provided to the site with future development. The subject site's current uses are single-family residential and agriculture.

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 subject site is located at 33105 NE Ivy Avenue in La Center Washington. The Subject site's Parcel Numbers are 209059000 and 209055000. NW 1/4 , S02, T4N, R1E.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

The site generally slopes northeast to southwest at less than 5% and there are steep slopes along the northern and southern boundaries.

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

According to Clark County GIS, the steepest slope on site is in the range of 15 - 25%.

- c. What general types of soils are found on the site (the example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

According to Clark County GIS, the types of soil found on site are GeB, OdB, and GeF.

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

There are no known indications or history of unstable slopes in the immediate vicinity. A geotechnical investigation will be required with any future development.

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

N/A - No grading is proposed with this application.

Indicate source of fill.

N/A

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

N/A

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

N/A - No improvements are proposed with this application.

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

N/A

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

N/A - No improvements are proposed with this application.

- b. Are there any off-site 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:

N/A

3. Water

- a. Surface:

- i. 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.

According to Clark County GIS, the subject site has critical areas on site including steep slopes, a wetland, and a non-fish bearing unnamed stream that appears to eventually drain to the East Fork of the Lewis. Critical areas will be analyzed with future development.

- ii. 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

- iii. 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.

N/A

Indicate the source of fill material.

N/A

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

No

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

No

- vi. 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:

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

No

- ii. 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 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.

N/A - No improvements are proposed with this application.

c. Water runoff (including storm water):

- i. 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?

N/A - No improvements are proposed with this application.

Will this water flow into other waters? If so, describe.

N/A

- ii. 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:

N/A

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?

N/A - No improvements are proposed with this application.

- 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:

N/A - No improvements are proposed with this application.

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: Rabbits & Rodents

Fish: bass, salmon, trout, herring, shellfish, other:

- 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, the entire region is located in the Pacific Flyway for migratory birds.

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

N/A - No improvements are proposed with this application.

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.

N/A - No improvements are proposed with this application.

- b. Would your project affect the potential use of solar energy by adjacent properties?

No

If so, generally describe.

N/A

- c. What kinds of energy conservation features are included in the plans of this proposal?

N/A - No improvements are proposed with this application.

List other proposed measures to reduce or control energy impacts, if any:

N/A

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemical, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

- i. Describe special emergency services that might be required.

N/A

- ii. Proposed measures to reduce or control environmental health hazards, if any:

N/A

- b. Noise

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

None known

- ii. 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.

After annexation the subject site would be developable and could result in typical residential noise.

- iii. 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?

The subject site is currently used for single-family residential and agriculture. The properties to the east are developed with single-family residences. The properties to the south are undeveloped. The properties to the north are undeveloped and Holley Park. The properties to the west are used for agriculture and a public elementary school.

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

Yes, the site is currently being grazed.

- c. Describe any structures on the site.

There is a single-family residence and several outbuildings including barns and sheds.

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

No

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

R1-7.5 & P/OS

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

UL & P/OS

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

N/A

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

According to Clark County GIS, the subject site has critical areas on site including steep slopes, a wetland, and a non-fish bearing stream. Critical areas will be analyzed with future development.

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

Assuming 2.72 persons per residence, approximately 3 people will continue to reside in the existing residence on the subject site.

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

None

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

None

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

This application will go through the annexation process.

9. Housing

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

The existing middle income home will be retained with this application.

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

None

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

Once annexed the subject site will be developable and could add additional dwelling units.

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?

N/A - No improvements are proposed with this application.

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

None

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

N/A

11. Light and glare

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

N/A - No improvements are proposed with this application.

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

No

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

None known

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

N/A

12. Recreation

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

Holley Park is located to the north of the subject site and the La Center Elementary School is located to the west of the subject site.

- 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 recreational opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and cultural preservation

- d. 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

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

None known

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

N/A

14. Transportation

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

The subject site is served by two public streets, NE Ivy Avenue along the western boundary and E 2nd Street is stubbed to the eastern boundary.

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

No, the nearest stop is a CTran Connector at the Ilani Casino approximately 2 miles to the west.

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

N/A - No improvements are proposed with this application.

- j. 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

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

No

- l. How many vehicular trips per day would be generated by the completed project? If known, when peak volumes would occur.

N/A - No improvements are proposed with this application.

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

N/A

15. Public services

- m. 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

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

N/A


16. Utilities

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

N/A - No improvements are proposed with this application.

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: 10/23/2018

D. Supplemental sheet for non-project actions (do not 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 of 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?

After annexation the subject site will be developable for single family residential, which will result in incremental increases in emissions to air and noise through the typical construction and occupancy of a residential subdivision as would be permitted.

Proposed measures to avoid or reduce such increases are:

Any future development will be required to go through the City's land use subdivision application process, including a SEPA Checklist.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
When future development on the subject site is approved on-site plants will be removed through the required grading.

3. Proposed measures to protect or conserve plants, animals, fish, or marine life are:
Any future development will be required to go through the City's land use subdivision application process, including review of potential impact to plants, animals, fish, and marine life.

4. How would the proposal be likely to deplete energy or natural resources?
After annexation the subject site will be developable for single family residential, which will result in incremental increases in the need for energy and natural resources.

5. Proposed measures to protect or conserve energy and natural resources are:
Any future development will be required to go through the City's land use subdivision application process, including review of potential impacts to energy and natural resources.

6. 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?

After annexation the subject site will be developable for single family residential. Once the subject site is developed the future residents will likely use Holley Park to the north. It is unlikely that that this proposal or future development on the subject site will affect the critical areas on and near the subject site. Any future development will be required to go through the City's land use subdivision application process, which will review potential impacts to critical areas.

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

Any future development will be required to go through the City's land use subdivision application process, which will review potential impacts to critical areas.

7. 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?

The proposed annexation and future residential development will meet the City's residential zone's permitted uses and there are no shorelines associated with the subject site.

Proposed measures to avoid or reduce shoreline and land use impacts are:
Any future development will be required to go through the City's land use subdivision application process.

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

After annexation the subject site will be developable for single family residential, which will result in incremental increases in demand for transportation, public services, and utilities.

Proposed measures to reduce or respond to such demands(s) are:
When the subject site is developed in the future impact fees will be paid to mitigate impacts to the transportation system, taxes will be collected to mitigate impacts to public services and connection fees will be paid to mitigate impacts to utilities.

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

This proposal will not conflict with local, state, or federal laws or requirements for the protection of the environment.