SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use “not applicable” or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

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

A. Background

1. Name of proposed project, if applicable:

   Lockwood Terrace Subdivision

2. Name of applicant:

   Archna Kalra

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

   Applicant: Archna Kalra

   502 N Horns Corner Dr

   Ridgefield, WA 98642

   (425) 444-7118

   archnakalra7@gmail.com

   Contact: Jayson Taylor, PE, PLS Engineering

   604 W Evergreen Blvd, Vancouver, WA 98660

   (360) 944-6519 / pm@plsengineering.com

4. Date checklist prepared:

   September 4, 2026

5. Agency requesting checklist:

   City of La Center

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

   Single phase; no phasing proposed. Site construction may start as soon as the spring of 2027 and will take up to a year to complete.

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

No

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

Geotechnical Report (Earth Engineering, Inc., 5/6/2026); Archaeological Survey (AAR Report 3105b, 7/27/2026)

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.

No

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

Preliminary plat (LCMC 18.210); SEPA threshold determination; Legal Lot Determination; tree cutting permit (LCMC 18.350); DAHP surface-scraping permit; grading/utility/street permits; sewer connection (LCMC 13.10); CPU water approval; well/septic decommissioning (CCPH); final plat.

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.

34-lot single-family subdivision, 5.12 gross ac / 3.94 net ac, MDR-16. See Preliminary Plat and Project Narrative.

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. Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available.

1518 NE Lockwood Creek Road, La Center, WA 98629; NW 1/4, Sec 2, T4N, R1E, W.M.; Parcels 209083000, 209044000. See Preliminary Plat.

B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): Flat, **rolling**, hilly, steep slopes, mountainous, other _____

Rolling; approximately 7% north-south, steepening to approximately 15% in the south third.

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

Approximately 15%, south third of the site.

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.

Elastic silt. See Geotechnical Report. No designated agricultural soils.

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

No

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

Grading is proposed to accommodate the proposed roadways and residential lots. Cuts and fills are estimated to be 12,000 cy. The goal will be to balance the site. Offsite sources of fill may be needed. Sources of potential fill are unknown at this time.

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

Yes, during clearing/grading/construction.

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

Approximately 30%.

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

The applicant will prepare a SWPPP per LCMC 18.320 and will follow standard BMPs during construction.

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.

Temporary construction dust/exhaust; typical residential vehicle/heating emissions post-construction.

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

None known.

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

Dust control; maintained equipment; SW Clean Air Agency compliance.

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

None mapped on/near 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.

N/A.

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.

None.

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

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

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 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.

Stormwater generated from impervious surfaces will be collected/treated/detained on-site. Stormwater will be discharged into an existing storm main located within Lockwood Creek Road. Onsite soils are unsuitable for infiltration (0.1-0.2 in/hr). See Geotechnical Report.

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

Not expected.

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

Stormwater will be collected and directed to an existing stormwater main in Lockwood Creek Road which conforms to the existing drainage patters.

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

An on-site detention facility is proposed which will allow the development to release stormwater offsite at predeveloped rates.

4. Plants

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: blackberry

b. What kind and amount of vegetation will be removed or altered?

All onsite vegetation is proposed to be removed including onsite trees, shrubs, grasses. Trees that are on the site perimeter will be retained and protected as shown on the tree plan.

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

None known.

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

The proposed subdivision will provide landscaping within the roadway and stormwater facility. Proposed lots will include landscaping.

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

None identified.

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 _____

Small mammals such as mice, rabbits, squirrels, raccoons and other rodents likely live on or near the site. It is also quite possible that some larger mammals such as coyote may periodically pass through the site.

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

None known.

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

Yes, The site is located within the Pacific Flyway for migratory waterfowl.

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

Standard landscaping for the subdivision will be installed which will include the planting of over 100 trees.

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

None known.

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.

Electricity will be the primary source of energy. Natural gas may be used as well.

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

Not expected.

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:

The future homes will follow the 2021 WA State Energy Code (LCMC 15.05.030).

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.

None known.

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

None known.

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.

None known.

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.

Typical construction fuels/lubricants only.

4) Describe special emergency services that might be required.

Standard fire/police emergency services will be required.

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

Existing onsite Well/septic will be decommissioned per CCPH.

b. Noise

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

Traffic (NE Lockwood Creek Rd); adjacent high school/softball field activity. These noises will not negatively affect the proposed project.

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.

Short-term construction noise; long-term typical residential/traffic noise.

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

Development will follow required construction hours.

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.

There is no adverse effect on adjacent uses expected. The site is currently used for residential purposes. The site to the west includes a single-family residence, there is vacant land to the east, a residential subdivision is located to the south, and La Center High School is located to north of the site.

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?

Not known

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

The existing residence waws construction around 1973. The garage and barn were built around 1980.

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

Yes, all onsite structures will be removed from the site.

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

MDR-16.

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

Urban Medium (UM).

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 a critical area by the city or county? If so, specify.

GIS has a potential landslide/seismic hazard area mapped on this site. According to the geotechnical report the onsite slopes are not a hazard and are not considered a critical area.

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

Approximately 99 (34 units x 2.9 persons/unit)

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

Occupants of 1 existing SFR.

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

34 new units will be created.

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

The residential subdivision will be compatible with the adjacent residential uses and the adjacent school.

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

N/A.

9. Housing

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

34 single-family units, The homes will likely be for middle-income housing.

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

1 single-family unit, market rate.

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

The proposal will result in a net gain of 33 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?

Max 35 ft (LCMC Table 18.140.030). Materials TBD by future builders.

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

A partially forested 5-acre site will be converted to residential subdivision.

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

Perimeter buffers and street trees will improve the site aesthetics.

11. Light and Glare

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

Residential/street lighting, vehicle headlights - evening/night]

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

Not expected.

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

Existing NE Lockwood Creek Rd street lighting; La Center High School lighting.

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

Street lights will include shielding per city standards to prevent light trespass.

12. Recreation

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

La Center High School is located to the north and east of the site. Holley park is also located to the west of the site and will provide recreational opportunities.

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:

Park Impact Fee will be paid with each future home.

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 ? If so, specifically describe.

Existing structures evaluated, not NRHP-eligible. See AAR Report 3105b.

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.

Yes - archaeological site 45CL1654 (lithic scatter). See AAR Report 3105b.

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.

Predetermination + formal survey, 22 shovel test probes. See AAR Report 3105b.

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.

Surface scraping under future DAHP permit; stop-work/notification protocol (WAC 25-48).

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.

NE Lockwood Creek Rd frontage; internal access via East 5th St, East 6th St, Willow Ave. See Preliminary Plat.

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

No

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

68 spaces provided

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).

Yes (public) - frontage improvements, new internal streets, mid-block crosswalk. See Preliminary Plat/civil plans.

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

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be

trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

23 AM / 31 PM peak-hour, 300 daily net new trips. See Traffic Impact Study (PLS Engineering, 7/17/2026).

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

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

Frontage/internal street improvements are proposed; a crosswalk is proposed on Lockwood Creek Road. Traffic impact fees will also be paid with each proposed home.

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.

Yes - fire (CCFR), police, schools (La Center SD)

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

Traffic/Park Impact Fees (Ch. 3.35 LCMC); School Impact Fees (Ch. 15.35 LCMC); CCFR sprinkler/hydrant standards (LCMC 15.05.030(3)(b)(iv)(B)).

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Sanitary sewer - City of La Center

Water/Electricity - Clark Public Utilities

Natural gas - NW Natural

Refuse Service - Waste Connections

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 Jayson Taylor

Position and Agency/Organization Project Manager, PLS Engineering

Date Submitted: 9/26/2026