

# SEPA<sup>1</sup> Environmental Checklist

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## 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.

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<sup>1</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

## A. Background

[Find help answering background questions<sup>2</sup>](#)

**1. Name of proposed project, if applicable:**

Barnhart Annexation

**2. Name of applicant:**

Eddie Barnhart

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

Applicant:

555 W 5th Street  
La Center, WA 98629  
360-989-8221

Contact:

Valerie Uskoski, Hayward Uskoski & Associates, Inc.  
1101 Broadway, Suite 130  
Vancouver, WA 98660  
360-831-3824

**4. Date checklist prepared:**

October 9, 2023

**5. Agency requesting checklist:**

City of La Center

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

Annexation to occur in later 2023 or early 2024.

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

None with this annexation application.

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

None.

**9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

None known.

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

Annexation to be processed by the City of La Center

**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**

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<sup>2</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

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 application is to annex an approximately 14-acre parcel into the City of La Center. The site will be zoned as Low Density Residential (LDR-7.4) upon annexation.

- 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 site is addressed as 555 W 5th St, La Center, WA 98629. The parcel number is 209479000 and is located in the Northwest 1/4 of Section 3, Township 4 North, Range 1 East.

## B.Environmental Elements

### 1. Earth

[Find help answering earth questions](#)<sup>3</sup>

- a. **General description of the site:**

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

The site is sloped with natural slopes generally between 10-25%, some localized areas are mapped as greater than 40%.

- 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.**

The site contains the following mapped soils:

Sauvie silty clay loam:

SpB – 0 to 8 percent slopes

Gee silt loam:

GeB - 0 to 8 percent slopes

GeD - 8 to 20 percent slopes

Hillsboro silt loam:

HoA - 0 to 3 percent slopes

HoB - 3 to 8 percent slopes

HoC - 8 to 15 percent slopes

HoE - 20 to 30 percent slopes

HoG - 30 to 65 percent slopes

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

There are no known unstable soils in the area.

<sup>3</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

- 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.**

None – non-project action with no physical impacts to the site. Any future development of the site would be done according to regulations at the time of development.

- f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

No– non-project action with no physical impacts to the site. Any future development of the site would be done according to regulations at the time of development.

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

None – non-project action with no physical impacts to the site.

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

None – non-project action with no physical impacts to the site. Any future development of the site would be done according to regulations at the time of development.

## 2. Air

[Find help answering air questions<sup>4</sup>](#)

- 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.**

None – non-project action with no physical impacts to the site.

- 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:**

None – non-project action with no physical impacts to the site. Any future development of the site would be done according to regulations at the time of development.

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<sup>4</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

### 3. Water

[Find help answering water questions<sup>5</sup>](#)

#### a. Surface:

[Find help answering surface water questions<sup>6</sup>](#)

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.**

The east fork of the Lewis River abuts the west side of the 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 – non-project action with no physical impacts to the site.

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 – non-project action with no physical impacts to the site.

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

No – non-project action with no physical impacts to the site.

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

A portion of the west side of the site is within the 100-year floodplain, where the site abuts the east fork of the Lewis River.

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.**

None – non-project action with no physical impacts to the site.

#### b. Ground:

[Find help answering ground water questions<sup>7</sup>](#)

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 a general description, purpose, and approximate quantities if known.**

No – non-project action with no physical impacts to the site.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the**

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<sup>5</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

<sup>6</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

<sup>7</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None – non-project action with no physical impacts to the site.

**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.

No change to existing drainage or stormwater patterns proposed – non-project action with no physical impacts to the site. Any future development of the site would be done according to regulations at the time of development.

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

No – non-project action with no physical impacts to the site.

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

No change to existing drainage or stormwater patterns proposed – non-project action with no physical impacts to the site. Any future development of the site would be done according to regulations at the time of development.

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

None – non-project action with no physical impacts to the site. Any future development of the site would be done according to regulations at the time of development

## 4. Plants

[Find help answering plants questions](#)

**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 – non-project action with no physical impacts to the site. Any future development of the site would be done according to regulations at the time of development.

**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.**

None – non-project action with no physical impacts to the site. Any future development of the site would be done according to regulations at the time of development.

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

None known.

## 5. Animals

[Find help answering animal questions](#)<sup>8</sup>

**a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

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

None known.

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

The site is within the Pacific Flyway.

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

None – non-project action with no physical impacts to the site. Any future development of the site would be done according to regulations at the time of development.

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

None known.

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<sup>8</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

## 6. Energy and natural resources

[Find help answering energy and natural resource questions](#)<sup>9</sup>

- 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.**

None – non-project action with no physical impacts to the site. Any future development of the site would be done according to regulations at the time of development.

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

No – non-project action with no physical impacts to the site.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

None – non-project action with no physical impacts to the site. Any future development of the site would be done according to regulations at the time of development.

## 7. Environmental health

[Health Find help with answering environmental health questions](#)<sup>10</sup>

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

No – non-project action with no physical impacts to the site.

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.**

None – non-project action with no physical impacts to the site.

4. **Describe special emergency services that might be required.**

None – non-project action with no physical impacts to the site. Any future development of the site would be done according to regulations at the time of development.

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<sup>9</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

<sup>10</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>



**5. Proposed measures to reduce or control environmental health hazards, if any.**

None – non-project action with no physical impacts to the site. Any future development of the site would be done according to regulations at the time of development.

**b. Noise**

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

None – non-project action with no physical impacts to the site. Any future development of the site would be done according to regulations at the time of development.

**2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

None – non-project action with no physical impacts to the site. Any future development of the site would be done according to regulations at the time of development.

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

None – non-project action with no physical impacts to the site. Any future development of the site would be done according to regulations at the time of development.

## **8. Land and shoreline use**

[Find help answering land and shoreline use questions](#)<sup>11</sup>

**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 currently has a single-family residential house and several typical rural residential outbuildings. Adjacent properties to the north, east and south include low-density residential and agricultural activities. Properties to the west across the river are conservation land.

**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 because 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 site has been used for agricultural/forestry practices. Clark County zoning for the site (Single Family Residential (R1-7.5)) indicates that the site is not designated as agricultural or forest land of long-term commercial significance.

**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 site contains a single-family house and several outbuildings, which include a barn and sheds.

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<sup>11</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

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

No – non-project action with no physical impacts to the site.

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

Site is zoned by Clark County as Single Family Residential (R1-7.5). Upon annexation, the site is anticipated to be zoned by the City of La Center as Low Density Residential (LDR-7.5).

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

Site is designated by Clark County as Rural-5 (R-5) by the Comprehensive Plan. Upon annexation, the site is anticipated to be designated Urban Residential with an Urban Holding overlay by the City of La Center.

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

The portion of the site abutting the river is designated as Urban Conservancy by the Shoreline Master Program.

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

The site contains GIS mapped wetland areas within the shorelines. The site contains slopes over 15%.

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

No additional residences are proposed as part of the annexation.

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

None – non-project action with no physical impacts to the site.

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

None – non-project action with no physical impacts to the site.

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

Site to be zoned based on the Comprehensive Plan for the City of La Center.

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

None – non-project action with no physical impacts to the site. No agricultural or forest lands of long-term commercial significance on site.

## 9. Housing

[Find help answering housing questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing)<sup>12</sup>

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

None – non-project action with no physical impacts to the site.

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<sup>12</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

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

None – non-project action with no physical impacts to the site.

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

None – non-project action with no physical impacts to the site. Any future development of the site would be done according to regulations at the time of development.

## 10. Aesthetics

[Find help answering aesthetics questions](#)<sup>13</sup>

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

Not applicable – non-project action with no physical impacts to the site. Any future development of the site would be done according to regulations at the time of development.

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

None – non-project action with no physical impacts to the site.

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

None – non-project action with no physical impacts to the site. Any future development of the site would be done according to regulations at the time of development.

## 11. Light and glare

[Find help answering light and glare questions](#)<sup>14</sup>

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

None – non-project action with no physical impacts to the site.

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

No – non-project action with no physical impacts to the site.

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

None – non-project action with no physical impacts to the site.

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

None – non-project action with no physical impacts to the site. Any future development of the site would be done according to regulations at the time of development.

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<sup>13</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

<sup>14</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

## 12. Recreation

[Find help answering recreation questions](#)

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

Within one mile of the site:

The east fork of the Lewis River abuts the site to the west.

Paradise Point State Park is located across the river to the northwest.

Riverside Park is located to the northwest.

Sternwheeler Park is located to the east.

La Center Lewis River Beach Side is located to the southeast.

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

No – non-project action with no physical impacts to the site.

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

None – non-project action with no physical impacts to the site. Any future development of the site would be done according to regulations at the time of development.

## 13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)<sup>15</sup>

**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.**

The site contains several buildings that are over 45 years old. No changes to the buildings are proposed.

**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.**

None known.

**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.**

None – non-project action with no physical impacts to the site.

**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.**

None – non-project action with no physical impacts to the site. Any future development of the site would be done according to regulations at the time of development.

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<sup>15</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

## 14. Transportation

[Find help with answering transportation questions<sup>16</sup>](#)

- 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 served by W 5<sup>th</sup> Avenue, which provides access to the downtown area of La Center and NW La Center Road, which provides access to Interstate 5.

- 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, the site or area is not served by public transportation.

- c. **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).**

No – non-project action with no physical impacts to the site.

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

No, the site is not near water, rail or air transportation.

- e. **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?**

None – non-project action with no physical impacts to the site.

- f. **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 – non-project action with no physical impacts to the site.

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

None – non-project action with no physical impacts to the site.

## 15. Public services

[Find help answering public service questions<sup>17</sup>](#)

- 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.**

No – non-project action with no physical impacts to the site.

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

None – non-project action with no physical impacts to the site.

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<sup>16</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

<sup>17</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

## 16. Utilities

[Find help answering utilities questions<sup>18</sup>](#)

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

Site is served by a private well and private septic system.

- 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.**

None – non-project action with no physical impacts to the site.


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<sup>18</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

## C. Signature

[Find help about who should sign](#)<sup>19</sup>

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.

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**Type name of signee:** Sadie Naglich, AICP

**Position and agency/organization:** Land Use Planner  
Hayward Uskoski and Associates, Inc.

**Date submitted:** 11-2-2023

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<sup>19</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

## D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet<sup>20</sup>](#)

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

**1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

While not proposed as part of this application, future development may occur as allowed by the LDR-7.5 zone. Discharge to water, production, storage, or release of toxic or hazardous substances are not anticipated to be of concern for uses possible under a residential zoned site. Emissions to air and noise would be typical for uses allowed in residential zones. Any future development projects or site activities will be subject to regulations and review from the City of La Center, including SEPA review as applicable.

- **Proposed measures to avoid or reduce such increases are:**

Any future development of the site would be done according to regulations at the time of development.

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

While not proposed as part of this application, future development may occur as allowed by the LDR-7.5 zone. Any future development would be done according to regulations including shoreline master program, which would ensure that appropriate protections or mitigation for impacts to plants and animals are taken. Any future development projects or site activities will be subject to regulations and review from the City of La Center, including SEPA review as applicable.

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

Any future development of the site would be done according to regulations at the time of development.

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

The annexation would not deplete energy or natural resources. Any future development projects or site activities will be subject to regulations and review from the City of La Center, including SEPA review as applicable.

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

Any future development of the site would be done according to regulations at the time of development.

**4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness,**

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<sup>20</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>



**wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

The annexation would not impact any environmentally sensitive or areas designated for protection. Any future development projects or site activities will be subject to regulations and review from the City of La Center, including SEPA review as applicable.

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

Any future development of the site would be done according to regulations at the time of development.

**5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

A portion of the site is within the shoreline, designated as Urban Conservancy. The annexation would not impact any environmentally sensitive or areas designated for protection. Any future development projects or site activities will be subject to regulations and review from the City of La Center, including the Shoreline Master Program and SEPA review as applicable.

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

Any future development of the site would be done according to regulations at the time of development.

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

The annexation would not increase demands on transportation, public services, or utilities. Any future development projects or site activities will be subject to regulations and review from the City of La Center, including SEPA review as applicable.

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

Any future development of the site would be done according to regulations at the time of development.

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

The annexation does not, and future development possible under after annexation does not conflict with local, state, or federal laws or requirements for environmental protection. Any future development projects or site activities will be subject to regulations and review from the City of La Center, including SEPA review as applicable.