Staff Report & Recommendations

North Fork Avenue Properties: Type I Critical Areas Exemption and State Environmental Policy Act Determination of Nonsignificance

(#2021-035_CAR/SEPA) May 16, 2022

PROPOSAL:	The applicant proposes to place a duplex residential building on parcel 258968000 and a single-family dwelling on parcel 258913000 along with associated improvements including driveways and landscaping. The development is within a mapped Category I Critical Aquifer Recharge Area.
LOCATION:	▪ No site addresses. ▪ #106 #46 SEC 34 T%N R1EWM .23A (Parcel 258968000) ▪ #50 SEC 34 T5NR1EWM .21A (Parcel 258913000)
HEARING:	Not required
APPLICABLE STANDARDS	La Center Municipal Code (LCMC) Title 18, Development Code: Type I Procedure, 18.30.080; Type II Procedure, 18.30.090; Notices, 18.30.120; Critical Areas, Critical Aquifer Recharge Areas, 18.300.090(1); Environmental Policy, 18.310.
RECOMMENDATION:	**APPROVAL,** subject to conditions

I. CONTACT LIST

APPLICANT (PARCEL 258968000)
Nickolas Bright
3900 NE 425th Street
Woodland, WA 98674
360-844-0266, nickcbright@gmail.com

APPLICANT (PARCEL 258968000)
Hunter Kaski
Kaski Concrete
P.O. Box 725
Battle Ground, WA 98604
Kaskihun000@gmail.com

OWNERS
Same as applicants

APPLICANT'S REPRESENTATIVE
Same as applicants

LA CENTER STAFF
Bryan Kast, PE, Public Works Director
Anthony Cooper, PE, Engineer
210 East 4th Street
La Center, WA 98629
360.263.7665
bkast@ci.lacenter.wa.us
acooper@ci.lacenter.wa.us

Ethan Spoo, Consulting Planner
WSP USA Inc.
210 East 13th Street, Suite 300
Vancouver, WA 98660
360.823.6138
ethan.spoo@wsp.com

II. OVERVIEW

The two properties are located near the northern City limits off of North Fork Avenue. The applicants is proposing to place a duplex on parcel 258968000 and a single-family home on parcel 258913000. Clark County Maps Online, as well as the City's own critical areas maps show that the two properties are within a mapped critical aquifer recharge area (CARA) based on the location of municipal wellheads (one located on each of the properties and a third located immediately west of the two properties). The City's critical areas ordinance requires that a critical areas permit be obtained for uses located within a Category I CARA. However, the applicant submitted a technical memorandum (Exhibit A.7) showing that the three former City wells were decommissioned in accordance with state requirements and accepted best management practices. Therefore, no wellheads exist in these locations. LCMC 18.300.090(1)(a) exempts development from the critical areas ordinance and permit process which does not impact a critical area or buffer. Because these wells have been decommissioned, staff have determined that a CARA does not exist on the subject properties and is issuing a critical areas exemption as permitted under LCMC 18.300.070(2).

A previous applicant for the same properties received approval of a boundary line adjustment for the two parcels under City case file no. 2021-008-BLA.

Figure 1 – Project Location

Figure 2 – Subject Site

III. REVIEW

III. A Jurisdiction

The properties are within La Center city limits and are zoned Low Density Residential (LDR-7.5). The City of La Center provides sanitary sewer service and public streets. Clark Public Utilities provides potable water service. The project is within the La Center School District and the Clark County Fire and Rescue Fire District 11 service area.

III.B Public Notice

The City issued a notice of application and optional State Environmental Policy Act (SEPA) Likely determination of nonsignificance (DNS) on April 12, 2022. The Department of Ecology entered the SEPA Checklist and DNS in the Ecology SEPA Register on April 12, 2022. (Ecology SEPA # 202201693.) The notice of application and SEPA comment period closed on April 26, 2022 and the City received comments from the Washington Department of Ecology (Ecology) on April 26, 2022 (Exhibit B.2).

A condition of approval will require that the applicant comply with the Ecology requirements in the letter dated April 26, 2022.

III.C Key Issues

The relevant issues to consider include:

1. **Critical Areas Exemption:** the mapped wellheads have been decommissioned and therefore the mapped CARA covering the subject properties no longer exists. Therefore, staff have determined that a critical areas permit is not necessary and is issuing a critical areas exemption.

2. **Wetland Buffer:** The wetland buffer within the Vista View Ridge at Southview Heights Phase VIIA subdivision Tract A has a less than 1,000 square-foot area located on parcel 258913000 extending approximately 10 feet into the lot. Clearing, filling, grading, and native vegetation removal within a wetland or buffer requires critical areas review, but not necessarily a critical areas permit in accordance with Table 18.300.040. The applicant proposes grading and

landscaping improvements within this area. The wetland buffer currently contains a row of trees. The City finds that a condition of approval requiring that the applicant preserve the mature vegetation in this area during construction, remove invasive species, and record a covenant permanently preserving mature vegetation will maintain the buffer functions and achieve no net loss in compliance with the City's critical areas ordinance. A critical areas permit is not required if this condition is met.

III.D Land Use Analysis

LCMC Title 18, Development Code.

LCMC 18.30 Procedures

The critical areas exemption is subject to a Type I review process. However, at the time the applicant submitted the application, staff notified this as a Type II application to allow the Washington departments of Ecology and Health to review and confirm that the mapped wellheads had been decommissioned. Therefore, staff issued a public comment period consistent with a Type II application. The public comment period started April 12, 2022 and ended April 26, 2022. The City is issuing this critical areas exemption within the 56-day review period permitted for a Type II application procedure.

III.E Critical Areas Review / SEPA Analysis

LCMC 18.300, Critical Areas

The subject parcels contain mapped wellheads and are located within a Category I CARA. Based on the applicant's hydrogeological memorandum (Exhibit A.7), the wellheads have been decommissioned in compliance with state requirements and best practices and, therefore, no longer exist. Thus, the parcels do not contain wellheads and are not within a Category I CARA.

LCMC 18.300.070(1)(a) exempts developments from needing to obtain a critical areas permit that does not impact a critical area or buffer. Because the wellhead critical areas have been decommissioned, neither the critical area nor buffer (Category I CARA) exist. For this reason, staff have determined that the proposed development of the parcels with a duplex and single-family home will not impact a critical aquifer recharge critical area and are exempt. Staff are approving the proposed development on the site under a critical areas exemption.

There is a delineated wetland to the south of the two parcels within the Vista View Ridge at South View Heights Phase VIIA subdivision Tract A and a small area of the 50-foot buffer for this wetland extends approximately 10 feet onto parcel 25813000. The area of the buffer currently contains mature trees. To preserve the buffer's function and achieve no net loss of wetland functions, a condition of approval will require that the vegetation in this area be preserved during construction and that a covenant be recorded within this area to ensure that vegetation is preserved in the future.

As **a condition of approval**, the applicant shall preserve mature vegetation and remove invasive species within the southern 10 feet of parcel 25813000 during construction and shall record a covenant prior to building permit approval that prohibits removing vegetation within this area unless it is diseased, dying, or hazardous.

Chapter 18.310 LCMC Environmental Policy

The Applicant submitted a SEPA Checklist along with other application materials. The City reviewed the checklist and relevant materials and the Responsible Official issued an optional Determination of Non-Significance (DNS) on April 12, 2022 under reference # 201902957 and received comments from Ecology

(Exhibit B.2). The City issued and filed the final DNS on May 13, 2022. SEPA mitigation measures are included in Section IV.A of this staff report.

III.F Public Works and Engineering Analysis

Section 18.320.120 (1) LCMC states that ground-disturbing activities of more than 500 square feet are subject to the requirements of *City of La Center Erosion Control Guidelines*. Section 18.320.120 (2)(a) LCMC states that the creation of more than 2,000 square feet of impervious surface is subject to stormwater regulation.

The applicant proposes to create new impervious surface from roofs and driveway, that will create concentrated stormwater outfall to the existing wetland south of the property, that may exceed 2,000 SF added impervious area. Since the roofs are not considered pollution generating surface, the applicant will need to comply with quantity control requirements of the stormwater manual, and erosion control requirements.

IV. CONCLUSIONS & RECOMMENDATION

The review authority finds the applicant has sustained the burden of proving the application complies with the applicable provisions of the La Center Municipal Code. The subject application should be **APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS.**

IV.A Planning Conditions

1. The applicant shall preserve mature vegetation and remove invasive species within the southern 10 feet of parcel 25813000 during construction, and shall record a covenant prior to building permit approval that prohibits removing vegetation within this area unless it is diseased, dying, or hazardous.

IV.B SEPA Mitigation Measures

1. The applicant shall comply with Ecology's requirements in the letter dated April 26, 2022.

IV.B Public Works and Engineering Conditions

Stormwater and Erosion Control

1. The City Erosion Control Standards require that any activity disturbance over 500 SF must comply with the city standards.

2. The applicant will need to obtain an erosion control permit from the city, including providing a plan showing how the existing wetland south of the proposed structure will be protected from erosion.

3. The downspouts draining from the new home/duplex will drain directly to the existing wetland. The applicant will need to protect the downstream wetland from permanent erosion. A plan showing energy dispersion will need to be submitted to the city as part of the building permit process for these downspouts. Engineering approval will be needed for the outfall design of the downspouts to the wetland as part of the building permit.

V. APPEALS

The applicant, applicant's representative, or any person, agency or firm with an interest in the matter may appeal the Critical area decision. The appellant shall file the appeal together with the requisite fee and information within 14 calendar days of the date of the decision being appealed. (18.030.130 LCMC.)

Bryan Kast, P.E.,
Public Works Director
City of La Center

Anthony Cooper, P.E.
City Engineer
City of La Center

Exhibits

Exhibit A – Application Materials

1. City Master Land Use Application
2. Pre-Application Waiver Kaski
3. Pre-Application Waiver Bright
4. Boundary Line Adjustment Site Plan
5. Critical Areas Application
6. SEPA Checklist
7. Hydrogeologic Tech Memorandum
8. Situs Certified List
9. Owner Certified List

Exhibit B – SEPA

1. Mitigated O-DNS Notice
2. Ecology SEPA Comments
3. Final DNS

Exhibit C – Staff Report

1. Technical Completeness Review

Exhibit A.1

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 _____

Legal Description _____

Assessor's Serial Number 258913000

Lot Size (square feet) 12,000

Zoning/Comprehensive Plan Designation Ldr 7.5

Existing Use of Site Bare land

Contact Information

APPLICANT:

Contact Name Hunter Kaski

Company Kaski Konctete

Phone 360-953-3291 **Email** kaskihun000@gmail.com

Complete Address P.O. Box 725 battleground wa 98604

Signature Hunter Kaski
(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name Hunter kaski

Company Kaski Koncrete

Phone 360-953-3291 **Email** kaskihun000@gmail.com

Complete Address P.O. Box 725 battleground wa 98604

Signature Hunter Kaski
(Original Signature Required)

PROPERTY OWNER:

Contact Name Hunter kaski

Company Kaski koncrete

Phone 360-953-3291 **Email** kaskihun000@gmail.com

Complete Address P.O. Box 725 battleground wa 98604

Signature Hunter Kaski
(Original Signature Required)

Development Proposal

Project Name

Type(s) of Application Critical areas□

Previous Project Name and File Number(s), if known RJR turned in a sepa report

Pre-Application Conference Date and File Number _____

Description of Proposal Building a single-family house and turning in hydrogeology studies□

Office Use Only

File # _____ **Planner** _____

Received By _____ **Fees: $**_____

Date Received: _____ **Date Paid:** _____

Procedure: ☐ **Type I** **Receipt #** _____
☐ **Type II**
☐ **Type III**
☐ **Type IV**

Notes _____

Exhibit A.2

CITY OF LA CENTER PRE-APPLICATION WAIVER

"STATEMENT OF UNDERSTANDING"

Pursuant to Section 18.30.020 of the La Center Municipal Code, all applications subject to Type II, III, or IV review are subject to pre-application review to discuss the requirements for formal application for development within the city. At the pre-application meeting, the applicant may discuss their proposal with staff and ask questions regarding the approval standards.

As an alternative, the applicant may request and the director may waive the pre-application review process. If a waiver is approved, the applicant may proceed with submittal of a formal application without the benefit of a pre-application meeting. The City discourages waiver of the pre-application process, because it may increase the maximum time for technically complete status and may increase the risk that the application will be rejected or processing will be delayed.

I have read and understand the above statement.

Tax Lot(s): Parcel number 258913000

APPLICANT: Hunter Kaski

Hunter Kaski

APPLICANT'S SIGNATURE

3/14/2022

DATE

For Staff Only

Staff Initials:_____ Date:_____ Related Files:_____

_____

_____

Exhibit A.3

CITY OF LA CENTER PRE-APPLICATION WAIVER

"STATEMENT OF UNDERSTANDING"

Pursuant to Section 18.30.020 of the La Center Municipal Code, all applications subject to Type II, III, or IV review are subject to pre-application review to discuss the requirements for formal application for development within the city. At the pre-application meeting, the applicant may discuss their proposal with staff and ask questions regarding the approval standards.

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I have read and understand the above statement.

Tax Lot(s): _____

APPLICANT: Hunter Kaski

_____ 3/14/2022

APPLICANT'S SIGNATURE DATE

For Staff Only

Staff Initials:_____ Date:_____ Related Files:_____

_____

_____

Exhibit A.4

844727 - $10.00 - Chicago Title - Krysta Brixey - 06/15/2021

5923006 D
Total Pages: 4 Rec Fee: $106.50
eRecorded in Clark County, WA 06/15/2021 02:47 PM
CHICAGO TITLE VANCOUVER-TITLE ONLY
SIMPLIFILE LC E-RECORDING

AFTER RECORDING MAIL TO:

Name: RJR Enterprises, LLC

Address: 1935 Samco Road, Suite 102

City, State, Zip: Rapid City, SD 57702

Quit Claim Deed W9439

THE GRANTOR(S) RJR Enterprises, LLC, for and in consideration of Boundary Line Adjustment WAC 458-61A-109 (2)(a)(iv), conveys, adjusts and quit claims to, RJR Enterprises, LLC, their heirs successors and assigns, the following described real estate, situated in the County of Clark, State of Washington, together with all after acquired title of the grantor(s) therein:

Legal Description:

Exhibit A: Adjusted legal description for Lot 1

Exhibit B: Adjusted legal description for Lot 2

Exhibit C: Sketch of adjusted parcels

Assessor's Property Tax Parcel/Account Numbers: 258913-000, 258968-000, 258909-000

Abbr: Tax Lots #50, #106 and #46 Section 34, T5N, R1E, WM

This document is being recorded as an accommodation.
Chicago Title maintains no responsibility
as to the effect or provisions of this document.

Dated: 6-11-21

By Ryan Vasili its Authorized member
RJR Enterprises, LLC

STATE OF South Dakota)
) ss
COUNTY OF Pennington)

I certify that I know or have satisfactory evidence that Ryan Vasili (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) (is/are) authorized to execute the instrument and acknowledged it as the Authorized member of RJR Enterprises LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.

Jennifer L Matkins
Signature of Notary Public

Notary Public in and for the State of SD

Name Printed Jennifer Matkins

Residing at Rapid City SD

My Commission Expires: 2/11/27

JENNIFER L. MATKINS NOTARY SEAL PUBLIC SOUTH DAKOTA

LPB-12(c) 7/97

NORTHERN
LAND SURVEYING

EXHIBIT "A"
June 9, 2021

ADJUSTED TAX LOT #50:

A portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington, more particularly described as follows:

Beginning at a point on the South line of the Northeast quarter of Section 34 where it intersects the centerline of NE North Fork Ave, said point being North 88°04'20" West a distance of 1883.50 feet from a 1/2 inch iron rod marking the East quarter corner of Section 34 as shown in Book 67 of Surveys, Page 107, Clark County Auditor's Records; thence South 88°04'20" East, along said South line, a distance of 300.00 feet to a 1/2 inch iron rod as shown in Book 18 of Surveys, Page 151, Clark County Auditor's Records, marking the Southeast corner of the "Town of La Center Tract" as described under Clark County Auditor's File No. G 72302 and the TRUE POINT OF BEGINNING; thence North 01°55'40" East, along the East line of said "Town of La Center Tract", a distance of 112.42 feet to a point on the centerline of NE North Fork Ave; thence along said centerline, North 71°23'09" East a distance of 53.63 feet; thence with a curve to the left having a central angle of 12°21'10", a radius of 218.00 feet, an arc length of 47.00 feet and whose long chord bears North 65°12'34" East, a distance of 46.91 feet; thence South 01°55'40" West a distance of 152.32 feet; thence North 88°04'20" West, along the South line of the Northeast quarter of Section 34, a distance of 92.12 feet to the TRUE POINT OF BEGINNING.

EXCEPT County Roads

TOGETHER WITH AND SUBJECT to easements and restrictions of record, if any.

6/09/21

NORTHERN LAND SURVEYING

EXHIBIT "B"
June 9, 2021

ADJUSTED TAX LOT #106:

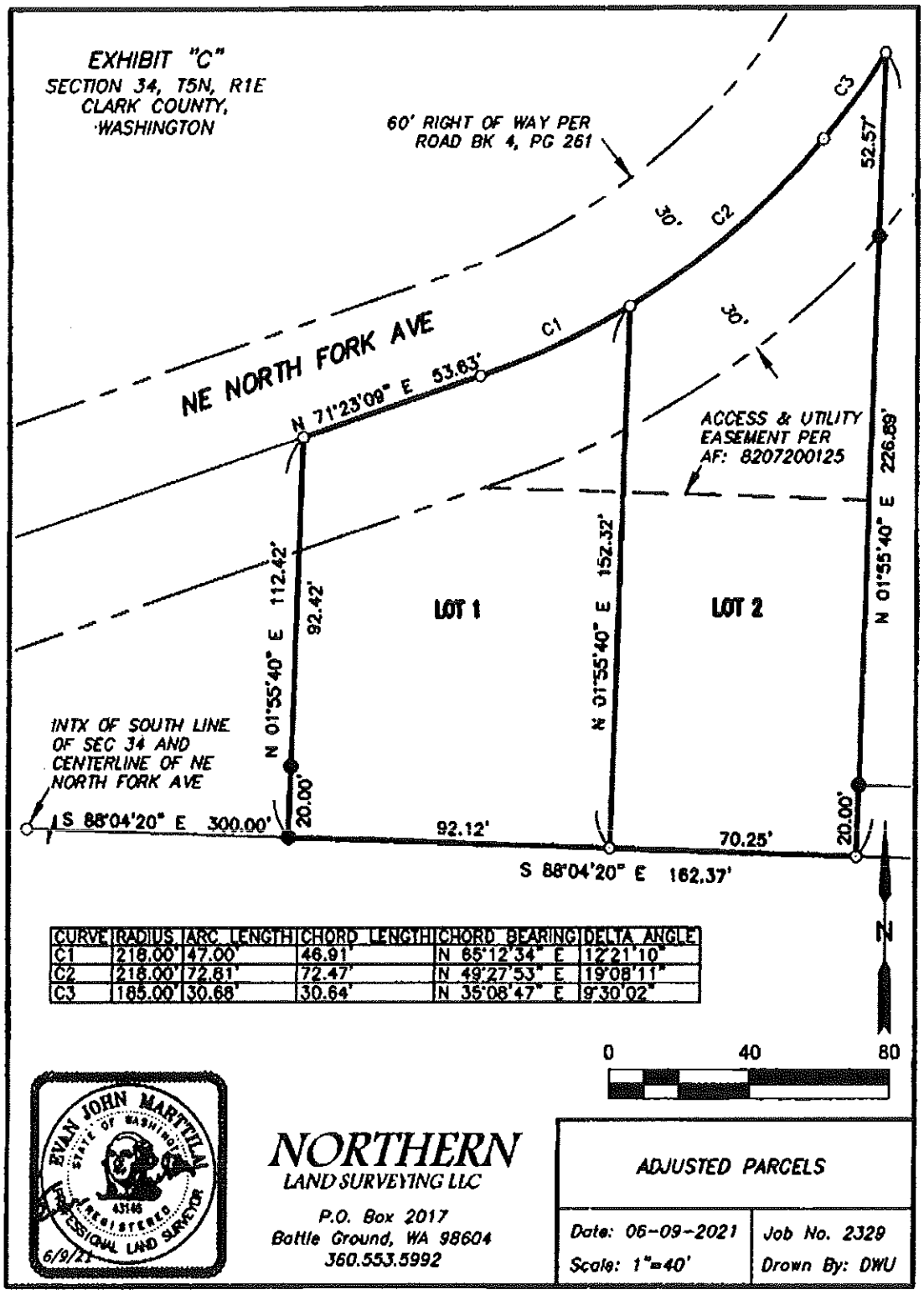
A portion of the Northeast quarter of Section 34, Township 5 North, Range 1 East of the Willamette Meridian, Clark County, Washington, more particularly described as follows:

Beginning at a point on the South line of the Northeast quarter of Section 34 where it intersects the centerline of NE North Fork Ave, said point being North 88°04'20" West a distance of 1883.50 feet from a 1/2 inch iron rod marking the East quarter corner of Section 34 as shown in Book 67 of Surveys, Page 107, Clark County Auditor's Records; thence South 88°04'20" East, along said South line, a distance of 392.12 feet to the TRUE POINT OF BEGINNING; thence North 01°55'40" East a distance of 152.32 feet to a point on the centerline of NE North Fork Ave; thence with a curve to the left having a central angle of 19°08'11", a radius of 218.00 feet, an arc length of 72.81 feet and whose long chord bears North 49°27'53" East, a distance of 72.47 feet; thence with a compound curve to the left having a central angle of 09°30'02", a radius of 185.00 feet, an arc length of 30.68 feet and whose long chord bears North 35°08'47" East, a distance of 30.64 feet; thence South 01°55'40" West a distance of 226.89 feet; thence North 88°04'20" West, along the South line of the Northeast quarter of Section 34, a distance of 70.25 feet to the TRUE POINT OF BEGINNING.

EXCEPT County Roads

TOGETHER WITH AND SUBJECT to easements and restrictions of record, if any.

6/09/21



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	218.00'	47.00'	46.91'	N 65°12'34" E	12°21'10"
C2	218.00'	72.61'	72.47'	N 49°27'53" E	19°08'11"
C3	185.00'	30.68'	30.64'	N 35°08'47" E	9°30'02"

EVAN JOHN MARTTILA
STATE OF WASHINGTON
43146
REGISTERED
PROFESSIONAL LAND SURVEYOR
6/9/21

NORTHERN
LAND SURVEYING LLC
P.O. Box 2017
Battle Ground, WA 98604
360.553.5992

ADJUSTED PARCELS

Date: 06-09-2021 | Job No. 2329
Scale: 1"=40' | Drawn By: DWU

Exhibit A.5

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 N/A

Legal Description NE 1/4, S34, T5N, R1E

Assessor's Serial Number 258968000

Lot Size (square feet) 10,000 SF

Zoning/Comprehensive Plan Designation LDR-7.5

Existing Use of Site Vacant

Contact Information

APPLICANT:

Contact Name Nickolas BrighT

Company

Phone 360 8440266 Email nickchright@gmail.com

Complete Address 3900 NE 425th St Woodland WA 98674

Signature

(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name

Company

Phone Email

Complete Address

Signature

(Original Signature Required)

PROPERTY OWNER:

Contact Name Nickolas and Brittany BrighT

Company

Phone 360 844 0266 Email nickchright@gmail.com

Complete Address 3900 NE 425th St Woodland WA 98674

Signature

(Original Signature Required)

Development Proposal

Project Name NorthFork Duplex
Type(s) of Application Critical Areas Permit

Previous Project Name and File Number(s), if known RJR Enterprises BLA (2020-020PAC)

Pre-Application Conference Date and File Number _____

Description of Proposal This Application proposes to submit previous SEPA report from RJR Enterprises BLA, Urban Holding Removal, Critical Areas Permit, Legal Lot Determination, which was approved. ~~by Planning~~ Once a Critical Areas Permit is approved the Applicant plans to submit plans for a duplex.

Office Use Only

File # 2021-035-CAR
Planner Ethan Spoo
Received By AS
Fees: $ 340.00
Date Received: _____
Date Paid: _____
Procedure: ☐ Type I ☐ Type II ☐ Type III ☐ Type IV
Receipt # _____
Notes _____

AGREEMENT TO PAY PROFESSIONAL, PROJECT REVIEW, INSPECTION AND RELATED EXPENSES

THIS AGREEMENT is entered into by and between the City of La Center, a Washington municipal corporation, and Applicant Nickolas Bright concerning the following Project:

Project address: Parcel #:_____

_____

Project/permit review: _____

Applicant recognizes that the City is obligated by state law and the La Center Municipal Code to provide a complete review of land use and development applications, including all technical support documents, to determine compliance with all applicable approval standards. The City is also authorized to recover from applicants the actual cost of performing land use and technical plan and project reviews, including engineering, project inspections, planning and legal peer review. The costs of internal and outsourced review will be charged on an actual time and materials basis plus administrative fees as approved by City Council Resolution No. 13-372. To recover actual costs, the City will invoice the Applicant monthly for the costs of all internal and all outsourced review for this project. Payment is due by the Applicant within 30 days.

Applicant hereby agrees to pay the City's actual (time and materials) pertaining to reviews associated with the above named for land use review, engineering review, plan review, peer review, inspection and associated fees associated with or for the above-mentioned project. The Applicant further agrees to any delay in the issuance of a final decision on the Project until the Applicant has paid or kept current all of the City's review costs as provided and billed.

Any dispute that arises over the interpretation or application of this Agreement shall be resolved by the City Council through a public hearing process. The City Council's decision in such a matter shall be final.

IT IS SO AGREED:

Applicant	**City of La Center**
By: _____	By: _____
_____	_____
Title: _____	Title: _____
Date: _____	Date: _____

Exhibit A.6

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 [HELP]

1. Name of proposed project, if applicable:
North Fork Duplex
2. Name of applicant:
Nickolas Bright
3. Address and phone number of applicant and contact person:
360 844 0266 3900 NE 42Sth St Woodland WA 98674
4. Date checklist prepared:
10/28/21
5. Agency requesting checklist:
La Center
6. Proposed timing or schedule (including phasing, if applicable):
BLA and Urban Holding applications have been approved. Building permit next
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. no further expansion beond building a duplex
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Sepa Report Geo Report (Previous) Stormwater plan
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 known applications
10. List any government approvals or permits that will be needed for your proposal, if known.
Critical Areas Permit
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) Building a duplex with 2 1400sf units
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. NE 1/4, S34, T5N, R1E
CC Parcel 258913-000, 258968-000

B. Environmental Elements [HELP]

1. Earth [help]

a. General description of the site:

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

b. What is the steepest slope on the site (approximate percent slope)?
25% on Southern portion of 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. Hesson gravelly Clay Loam

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. no indicators
refer to Columbia West Geo Rept (1/20/21)

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.
Crawl space for 2800 SF Bulding will be graded along with 60ft of Driveway

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

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
40% of property could be covered due to building and driveway

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Silt Fence construction driveway and minimize soil and vegetation disturbance

2. Air [help]

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. Construction machines and vehicals could create dust and emmisions (delivery trucks, resident, visitor, garbage truck)

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

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
If need water would be used for Dust Control

3. Water [help]

a. Surface Water: [help]

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.

NO

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

NO

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

NO

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

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: [help]

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

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.

rain water will run on the ground and be mitigated by soil and vegetation

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

Fuel could possibly be spilled during construction

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

NO

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: Storm water and erosion will be permits through building permit

4. Plants [help]

a. Check the types of vegetation found on the site:

____deciduous tree: alder, maple, aspen, other
____evergreen tree: fir, cedar, pine, other
____shrubs
__X__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
__X__other types of vegetation Himilayan Blackberry

b. What kind and amount of vegetation will be removed or altered?
existing vegitation roughly 4000 sf will be removed during construction

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

none

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
grass for lawns along with few decorative bushes

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

5. Animals [help]

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 _____

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

none

c. Is the site part of a migration route? If so, explain.
Pacific Flyway general route for ducks and geese

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

landscape bushes

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

none

6. *Energy and Natural Resources* [help]

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.

Typical residental use of electricity

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

no

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

Follow WA Energy code and applicable IBC

7. *Environmental Health* [help]

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.

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

no 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.

no 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.

Oil and fuel for construction equipment and small amounts of fuel for lawn mowers

4) Describe special emergency services that might be required.

no special emergency services anticipated

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

Contractors will be expected to follow local, state and federal regulations relating to construction

b. *Noise*

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? existing traffic will not effect

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 7am - 10pm Long term traffic and landscape equipment

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

Construction activitys will follow La Center Code 8.55.050.

8. Land and Shoreline Use [help]

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.

Site is vacant adjacent sites are agricultur or vacant will not effect adjacent sites

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?

Property has not been recently agricultur or timber

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:

will not effect

c. Describe any structures on the site.

none

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

No

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

LDR7.5

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

UL

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.

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

approxmantly 6people

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

none

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

more residental added than removed

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

Urban Holding was removed

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

Urban Holding removal was approved

9. Housing [help]

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

2 middle income units (one duplex)

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

none

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

more united added than removed park, school, and traffic impact fees

10. Aesthetics [help]

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

less than max of 35' Hardie siding

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

adjacent propertys will see residence

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

will meet LA Center Municipal Code

11. Light and Glare [help]

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

~~lighting will meet LA Center Code~~ Typical residental lighting in night time hrs

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

lights will be installed to minimize dispersion off site

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

none

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

lighting will follow La Center Code

12. Recreation [help]

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

Heritage park 1000' SW

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 fees

13. Historic and cultural preservation [help]

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.

no

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.

no

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.

reviewed Clark County Gis

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.

Comply with DAHP and La Center

14. Transportation [help]

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.

proposed and existing drive ways are off North fork Rd Shared Drive way with adjacent Lot

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, 3miles at Tulalip Casino

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

add two parking spots per unit

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).

no

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?

Based on Ite, Trip Generation, 10th edition 19 new weekly trips am and pm

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:

pay traffic impact fees

15. Public Services [help]

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, public services will be need for duplex

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

on site utilitys, pay system development charges, property tax,

16. Utilities [help]

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.

Water Clark PUD
Sewer La Center
Electricity Clark PUD
Solid Waste Waste Connections
Telephone Century Link

C. Signature [HELP]

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 Nicholas Bright

Position and Agency/Organization Owner

Date Submitted: _____

D. Supplemental sheet for nonproject actions [HELP]

(IT IS NOT NECESSARY to 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 the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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?

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

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

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

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

Exhibit A.7

RNSA, INC.
Groundwater and Environmental Consultants

TECHNICAL MEMORANDUM
on the
HYDROGEOLOGY
of a
CARA
(Critical Aquifer Recharge Area)
associated with the property of
Three Former City Wells
for the
City of La Center, Washington

location:
Clark County Tax Parcel #'s
258910000, 258913000, & 258968000

Date of Report:
February 18, 2022

Work Done For:
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3900 NE 425th Street
Woodland, WA 98674

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A. Site Figures
B. Tables of Corresponding Well IDs and Well Characteristics
C1. Well Reports for City of La Center Former Municipal Wells
C2. Well Reports of Wells Within ¼ Mile of the Project Site

1.0 INTRODUCTION AND OBJECTIVE OF REPORT

The following memorandum summarizes an investigation of a CARA (Critical Aquifer Recharge Area) located north of the municipal boundary and within the Urban Growth Area of La Center, WA (see Figure 1 and 4). This CARA is associated with three former municipal wells located on property now privately owned. The investigation is specifically related to the proposed development of the three tax parcels 258913000, 258968000 and 258909000 each of which has one of the three former municipal wells located on them (see Figure 2). The intention of the owner of these three parcels is to consolidate parcels 25896800 and 258909000 through a lot-line adjustment and build an 1,840 square foot (SF) duplex on the consolidated property. The remaining parcel, 258913000, will have an 1,840 square foot single family residence constructed on it (source: City of La Center File# 2021-008-BLA). As a condition to the lot-line adjustment the City of La Center on May 13, 2021 required that the CARA designation associated with the former city wells be addressed. The focus of this memorandum is to present known hydrogeologic conditions associated with the project site and surrounding area as well as document the construction and final decommissioning of three municipal water wells. With the removal of the wells and sale of the property to private owner the need for a CARA has been removed and it is proposed in this technical memorandum that the CARA to be vacated.

2.0 CRITICAL AQUIFER RECHARGE AREA (CARA)

The Washington Administrative Code (WAC) Chapter 365-190 uses the following definition for a CARA:

"Areas with a critical recharging effect on aquifers used for potable water are areas where an aquifer that is a source of drinking water is vulnerable to contamination that would affect the potability of the water".

The area presently designated as a CARA associated with the project site is shown in Figure 4. Defining this area as a critical aquifer recharge area is considered to have originated from the presence of three municipal groundwater production wells installed by the City of La Center. Protection of water quality recharging this aquifer would justify this designation and the boundaries of the area would be set by criteria as designated in WDOE 'Critical Aquifer Recharge Areas Guidance Document (2005). However, all three municipal water wells have been decommissioned and municipal water is now supplied to the city by Clark Public Utilities whose multiple sources are located far from the site (personal communication Barry Lovingood, civil engineer, Clark Public Utilities).

3.0 HYDROGEOLOGY

The local soil and hydrogeology surrounding and beneath the project property affects how and whether any contamination originating from the surface could enter the

underling aquifer. A migration pathway considered the most likely would be through water well borehole outside well casings. This potential pathway is addressed in this memorandum. Two primary sources of information on subsurface conditions have been used in the assessment of the project site, they are: USGS Water Supply Paper 1600 (Mundorff, 1964) and Well Report logs of wells in and near the project property (WDOE, Water Well Reports digital library).

The geology underlying the project site and surrounding area is a regional sedimentary unit referred to as the Troutdale Formation. This formation, in the 1964 USGS report, is divided into an upper member of sand and gravel and a lower member predominantly of silt and clay (see Figures 5 and 5a). Wells drilled on and near the project property are all drilled, from the surface to the bottom of the wells, into the lower member of the Troutdale Formation. Because of the finer grain size predominating, the lower member of the Troutdale Aquifer system is known for lower yield wells. The two wells on the project site (well #1 and #3) had yields of 75 gpm both with specific capacities of 0.88 gpm/ft-dd and well #2 had a yield of 200 gpm and specific capacity of 3.08 gpm/ft-dd. A characteristic of the lower Troutdale member is surface infiltration to the aquifer is impeded by the moderately low permeability of the overlying formation. Examples of this is a clay layer logged in the upper 68 feet of Wells #1 and #2 and a 29-foot-thick clay unit reported in project site Well #3.

Local groundwater table has been reported in the former municipal wells to be between 115 feet (elevation 275 feet) in 1954, and 171 feet (elevation 229) in 1984 (the last available measurement). Regional water table elevation and area water table contours are shown in Figure 3 (from the USGS, 1964). This figure shows the elevation of Wells #2 and #3 (identified as G2 and G3 by the USGS) being at approximate 400 feet and the water table at elevation of about 180 feet (considered too low compared to other measurements). However, Figure 3 shows the flow direction (arrows perpendicular to the water contours) beneath the project property to be south-southwest. This flow direction would have likely been used to define the upgradient outline of the CARA boundary for these public water wells (see Figure 4).

In the next section construction, lithology and decommissioning of the three project-site public wells are discussed. With the description of the wells incorporated with our understanding of the hydrogeologic characteristics of the area, a case is presented to remove the requirement for a CARA from this area as it is no longer needed to protect a public water system now abandoned.

4.0 PROJECT SITE WELLS (FORMER CITY WATER WELLS)

There are three former public groundwater production wells on the project site, one on each of the three original tax parcels (see Section 1.0 and Figure 2). In this report these wells are referred to here as Wells #1, #2 and #3 although other designations have been assigned to these wells by various authorities and a correlation of the well numbers to the wells is presented in Tables 1 and 2 (see Appendix B). The following summarizes each well construction, lithology and decommissioning.

4.1 Well #1

The first well (identified here as Well #1a) has a Water Report number of 270260 (see Appendix C1). This well was drilled into tax parcel #258910000 to a reported depth of 231 feet in December, 1951. This well was tested and found capable of producing 75 gallons per minute (gpm) with a drawdown of 85 feet which calculates to a specific capacity of 0.88 gpm/ft dd. This is considered a low yield (and specific capacity) for a municipal well. The well log describes a lithology beginning with 68 feet of clay below the ground surface, followed by a 29-foot unit of clay and sand, overlying 123 feet of loose wet sand ('quicksand'), then a 4-foot-thick coarse water-bearing sand with some gravel at a depth of between 227 and 231 feet below grade. A steel casing for Well #1a extends from the surface to a reported depth of 229 feet (note: this is considered an error as later well work reported the casing extended to a depth of 255 feet). The original well casing had no perforations or well screen, requiring the well to draw water directly from the bottom of the well casing.

Documents obtained from the Washington Dept. of Ecology indicated the city commissioned a second (identified in this report as Well #1b with a Well Report ID# 8100 (see Appendix C1). This boring event occurred in October, 1953 and resulted in a borehole drilled to 490 feet (no casing installed below 100 feet). Flow on the boring resulted in a yield of only 12 gpm and according to the well report, the boring was 'abandoned'.

Alterations were recorded for Well #1a in July, 1980 (described below). In the interim, another project-site well (Well #2) was drilled and constructed (described in Section 4.2).

In 1980 the city had Well #1a altered in an effort to increase yield and decrease sand content in well water (see Well Report ID# 8101 in Appendix C1). This alteration involved perforating the well casing between the depths of 235 and 242 feet, telescoping a 6" slotted casing from 239 to 255 followed by installing a gravel filter pack between the 8" and 6" casings the depth of 255 up to 255 feet while the 8" casing was being pulled up to expose the slotted pipe to the aquifer. This work restored yield in Well #1a to 72 gpm and increased specific yield to 1.92 gpm/ft-dd. Then, sometime between 1980 and December, 2015 the city ceased to use Well #1a and the well was decommissioned in 2015 (see decommissioning Well Report ID #1313139, Appendix C1). Decommissioning included cutting off the 8" steel casing at a depth of 221 feet and pulling the steel casing out while filling the borehole with ¾" bentonite chips. Removal of the steel casing and plugging the bore hole with bentonite is a good technique for decommission a well because it reduces likelihood of any infiltration conduits remaining in the former well borehole outside the steel casing. Bentonite is a natural clay commonly used in decommissioning water wells because when hydrated by groundwater it swells and tightly seals surrounding pores and cavities. Hydrated bentonite has very low permeability (commonly used to seal the bottom of ponds and canals). Methods described in the decommissioning well report for Well #1a, indicates the drillers (license #1294) followed methods that met Washington State decommissioning standards as described in WAC 173-160-381.

In addition to the decommissioning of Well #1a, it should be noted the presence of the 68-foot-thick clay layer logged from the ground surface would act as a natural barrier to any surface contamination that might occur in the vicinity of the former well.

4.2 Well #2

The second project site well (Well #2) was installed on tax parcel #258913000 (described as being 100 feet northeast of Well #1a). The well borehole was drilled to a depth of 252 feet in August, 1954. This well had an 8" diameter casing extending from the surface to a maximum depth of 252 feet. Well #2 was tested and found capable of producing 200 gallons per minute (gpm) with a drawdown of 65 feet (specific capacity of 3.08 gpm/ft dd). This is considered a good yield for the lower member of the Troutdale aquifer and more than twice that of Well #1a. The drill well log indicates the same stratigraphy as Well #1a, i.e., a 68-foot layer of clay underlying the property, followed by 29 feet of clay and sand, overlying 123 feet of loose wet sand ('quicksand'). The water bearing unit, however, was a 19-foot-thick coarse water-bearing sand with some gravel between 231 and 250 feet below grade. The well was bottomed in 'blue lava ash', considered here as clay (see well report ID 270759 in Appendix C1). The casing for Well #2 was perforated between the depths of 242 and 250 feet, in the water-bearing coarse sand and gravel zone.

Well #2 was used by the city from 1953, when it was installed, until some unknown time before December 10, 2015 when the well was decommissioned. The 'abandonment' log indicates the process followed that was used for Well #1a was also used for Well #2. All 252 feet of steel casing was removed and ¾" diameter bentonite chips were poured into the borehole while the casing was being removed (see abandonment well report ID #1313208 in Appendix C1). As with Well #1a, the procedure described by the licensed driller meets State decommissioning guidelines.

4.3 Well #3

The third well (Well #3) was installed on tax parcel #25896800. The borehole for this well was drilled to a maximum depth of 281 feet in November 1984. An 8" diameter steel casing extends from the surface to a depth of 223 feet where a stainless-steel telescoping screen with three intervals of slot sizes was installed from a depth of 220.25 feet to a final depth of 257 feet. The interval of borehole between 257 and 281 was filled with pea-gravel. The casing is reported to have been cut at a depth of 257 feet and presumed to have been pulled back to 223 feet to expose the stainless-steel screen to the surrounding aquifer. A gravel filter pack was reported as having been installed between 33.5 feet and 90 feet. However, this is considered an error as no water was logged in this zone and no screens are presumed to have been installed in that interval. It is presumed the gravel pack was placed behind the interval where the stainless-steel screen was installed (i.e., between 220'3" and 257').

A flow test was done on Well #3 using an air-lift drill stem set at 256 feet. Results indicated a yield of 75 gpm with an 85-foot drawdown (specific capacity of 0.88 gpm/ft-dd). The specific gravity of Well #3 was the same as that for Well #1.

Well #3 was available for use by the city until its decommissioning in December, 2015 (see 'abandonment' well report #1313048 in Appendix C1). The decommissioning of Well #3 occurred at the same time as Well #1 and #2. The well casing in Well #3 was cut off at a depth of 255 feet and the borehole was filled with ¾" bentonite chips as the steel casing was pulled out of the ground.

All three former city water wells were decommissioned in December of 2015 by the same licensed driller (license #1294) and based on the decommissioning logs all procedures followed State regulations for decommissioning water wells.

4.4 Local Wells

A search of additional well reports was completed for an area within ¼ mile of the project site. Six well reports were found. The well locations of these wells are shown on Figure 2. Note that most wells were located only within the ¼ section and only within the section resulting in poor identification of actual well location. Wells ranged from 100 feet to 503 feet deep and yields of between 3 and 20 gpm. Well logs for these wells are presented in Appendix C2.

5.0 CONCLUSIONS AND RECOMMENDATIONS

The designation of the three tax parcels (258913000, 258968000 and 258909000) and surrounding area located adjacent and north of La Center municipal boundary as being in a Critical Aquifer Recharge Area is based on the presence of three La Center municipal groundwater wells all located in these three tax parcels. Since the formation of the CARA, these municipal wells have all been decommissioned and the property on which the city wells existed has been sold to private owners, preventing any future installation of municipal wells. Water well reports have been obtained for all three municipal wells from WDOE digital files. These reports show lithology of the aquifer and construction of wells.

Review of well construction, site lithology, hydrogeology and decommissioning process suggests that municipal use of groundwater from this property has ceased and will not occur in the future. The decommissioning of the wells is considered to have been done according to Washington State standards. Also, lithology of the area indicates that a unit of clay unit between 29 and 68-feet thick exists below the ground surface and is considered likely to act as a barrier to any future inadvertent releases of contaminants originating on the project property. Therefore, the conclusion of this memorandum is that the CARA is no longer necessary for the former municipal wells and could be vacated.

The proposed development of the three tax parcels on which the three municipal wells were located would be for residential use. The owner has indicated that a single-family dwelling and a duplex will be constructed on the property. These structures will obtain water from a municipal water system operated by Clark Public Utilities which obtain water far from the project site. Sewage from the new structures will be delivered to a municipal treatment plant through a pipe system located in North Fork Road, no drainfields are planned for this development.

Based on the findings and documents presented in this memorandum, it is our conclusion that the aquifer system will not be threatened by the proposed development and the City of La Center may consider vacating the CARA designation of the project property and surrounding area.

6.0 REFERENCES

1. Morgan, L., 2005, Critical Aquifer Recharge Areas Guidance Document, Washington State Department of Ecology, Water Quality Program, Publication #05-10-028.

2. Mundorff, M.J., 1964, Geology and Ground-Water Conditions of Clark County Washington, with a Description of a Major Alluvial Aquifer Along the Columbia River, Geological Survey Water-Supply Paper 1600

7.0 REPORT LIMITATIONS

Possession of this report, or a copy thereof, does not carry with it the right of publication. This report is solely for the use and information of the initial employer (client) unless otherwise noted in writing, and shall only be used with properly written qualification and in its entirety.

Data used in this report was developed based on data collected from one site visit and from data obtained from publicly available reports. RNSA has no authority over data developed by authors of reports or well logs and presumes data is correct and accurate. RNSA takes no responsibility for errors or omissions created by them.

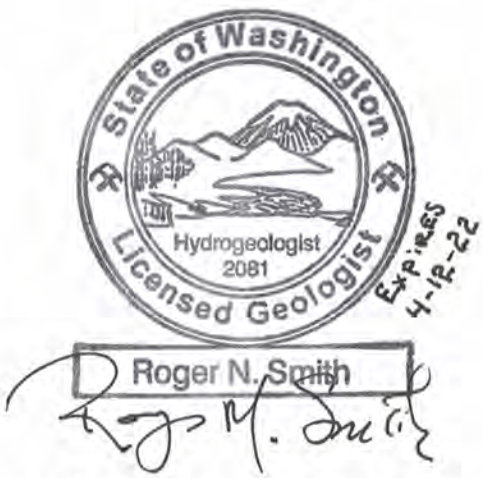
The liability of the consultant (RNSA), its employees and subcontractors are limited to the initial employer (client) only, and only up to the amount of the fee actually received for services provided.

Although data developed by RNSA and presented in this report were collected, analyzed and interpreted in accordance with generally accepted professional standards; extrapolation of the data based on subsurface soil and ground water sampling data does not guarantee similar conditions exist between observation and sampling points. No other warranty, express or implied, is made. Therefore, anyone using the information presented in this report does so at his or her own risk.

Opinions and recommendations contained in this report apply to conditions existing when services were performed and are intended only for the client, purposes, locations, time frames, and project parameters indicated. Further, we do not warrant the accuracy of information supplied by others, or the use of segregated portions of this report.

If conditions have not been identified during this study, such a finding, or lack thereof, should not therefore be construed as a guarantee of the absence of such conditions at or nearby a site, but rather the result of the services performed within the scope, limitations, and cost of the work assigned and performed.

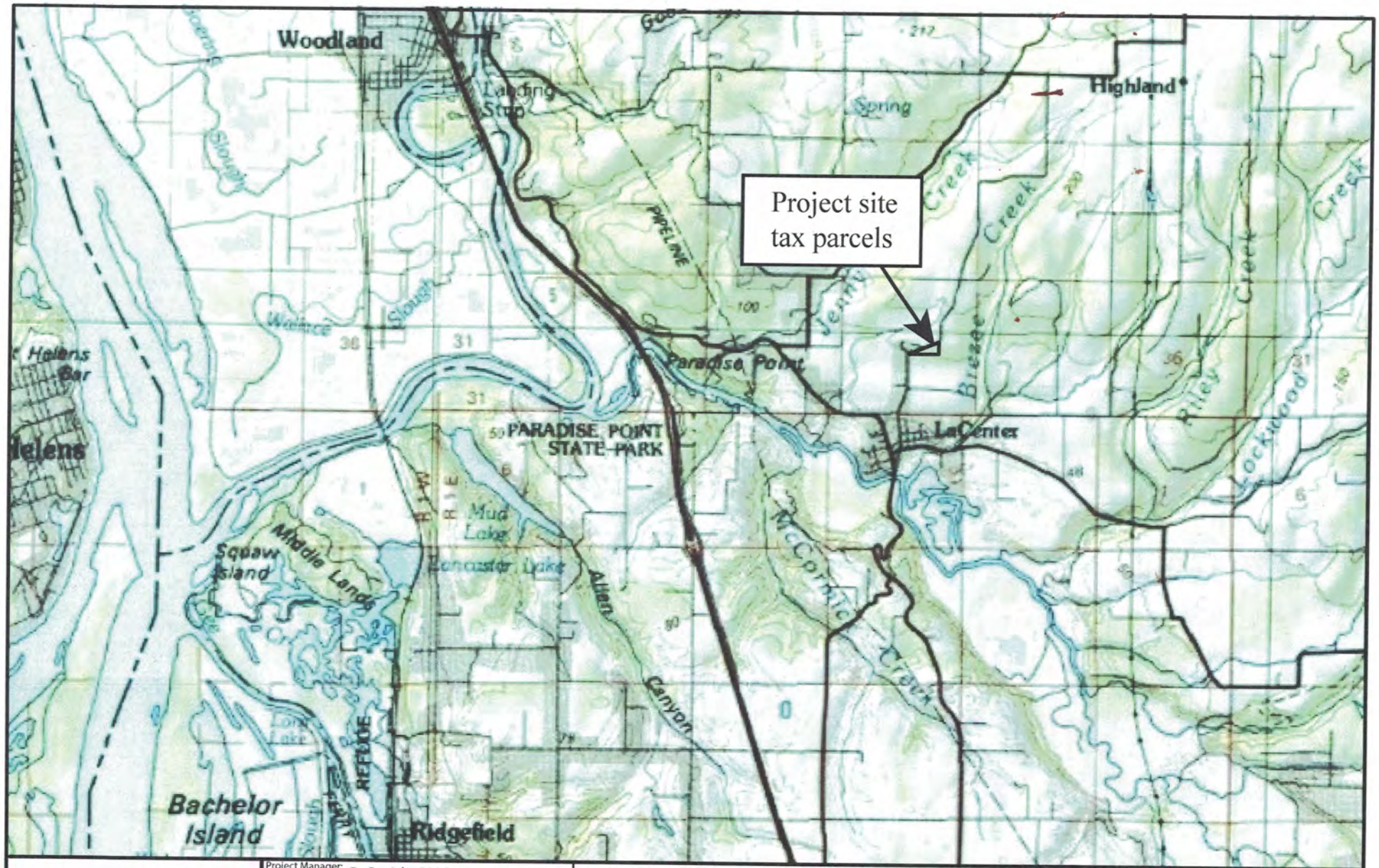
The above limiting conditions describe the assumptions and parameters under which a professional hydrogeological opinion is rendered. In accepting this opinion, the client understands and accepts these limiting conditions as a necessary outcome of the need to strike a balance between reasonable inquiry and exhaustive analysis.



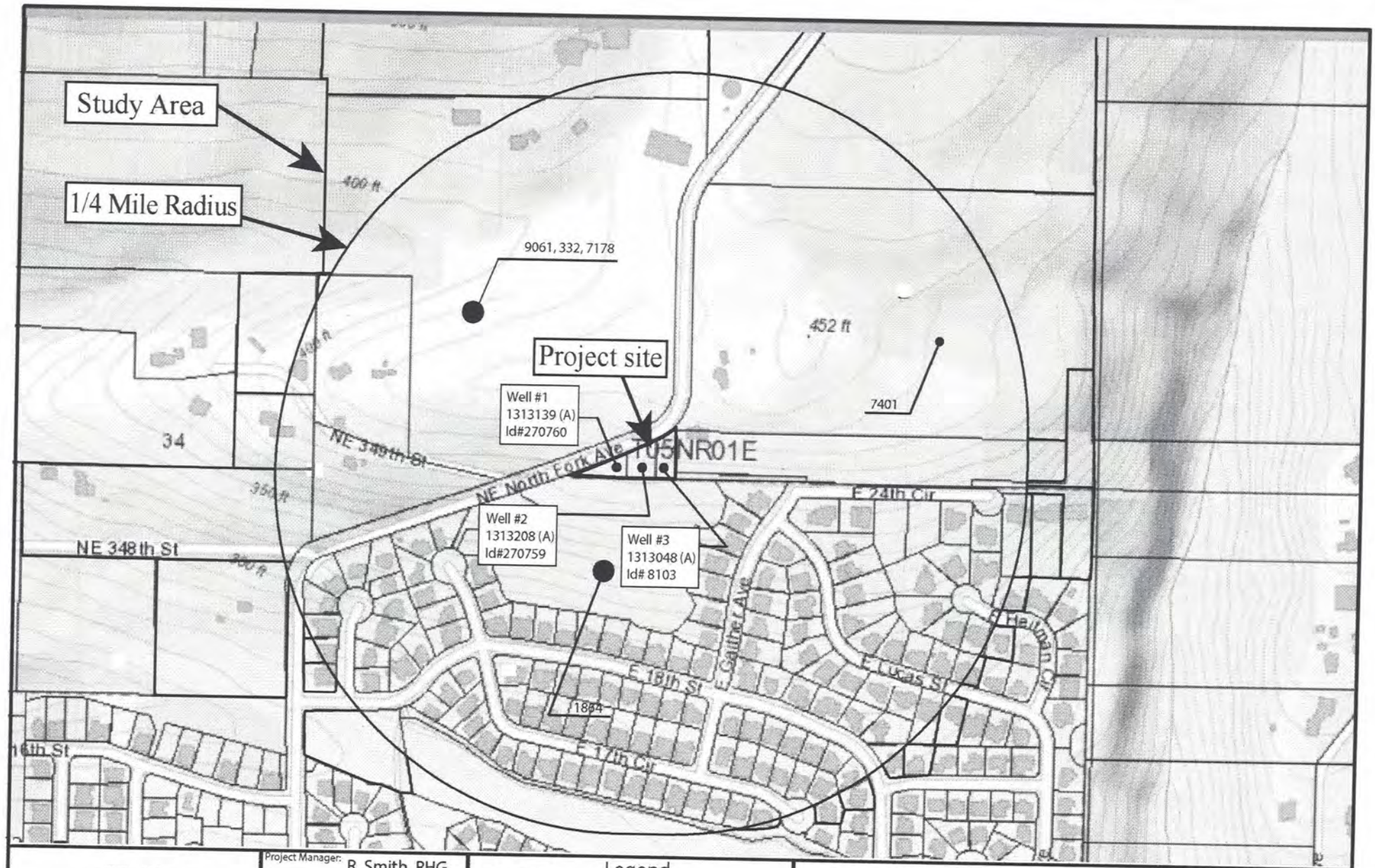
Washington Prof. Reg. Geologist/Hydrogeologist No. 2081

APPENDIX A

Figures



RNSA, INC. Groundwater and Environmental Consultants	Project Manager: R. Smith, RHG	Project Site Location In Clark County
	Adapted From: USGS Topographic Map Image	NORTH
	Project Number: 21-1194	
	Date Last Modified: 2/16/2022	Clark County Tax Parcels 258910000, 258913000, & 258968000
		Scale: Approximately 1 mile
		Figure # 1



RNSA, INC.
Groundwater and Environmental Consultants

Project Manager:	R. Smith, RHG
Adapted From:	Wash. Dep't. Ecology Well Location Tool Image
Project Number:	21-1194
Date Last Modified:	2/16/2022

Legend

- Well Location
- Well Location with Hydrograph
- Multiple wells with the same accuracy of location

(H) Hydrograph
(A) Abdonnment
(AL) Alteration
(D) Deepening

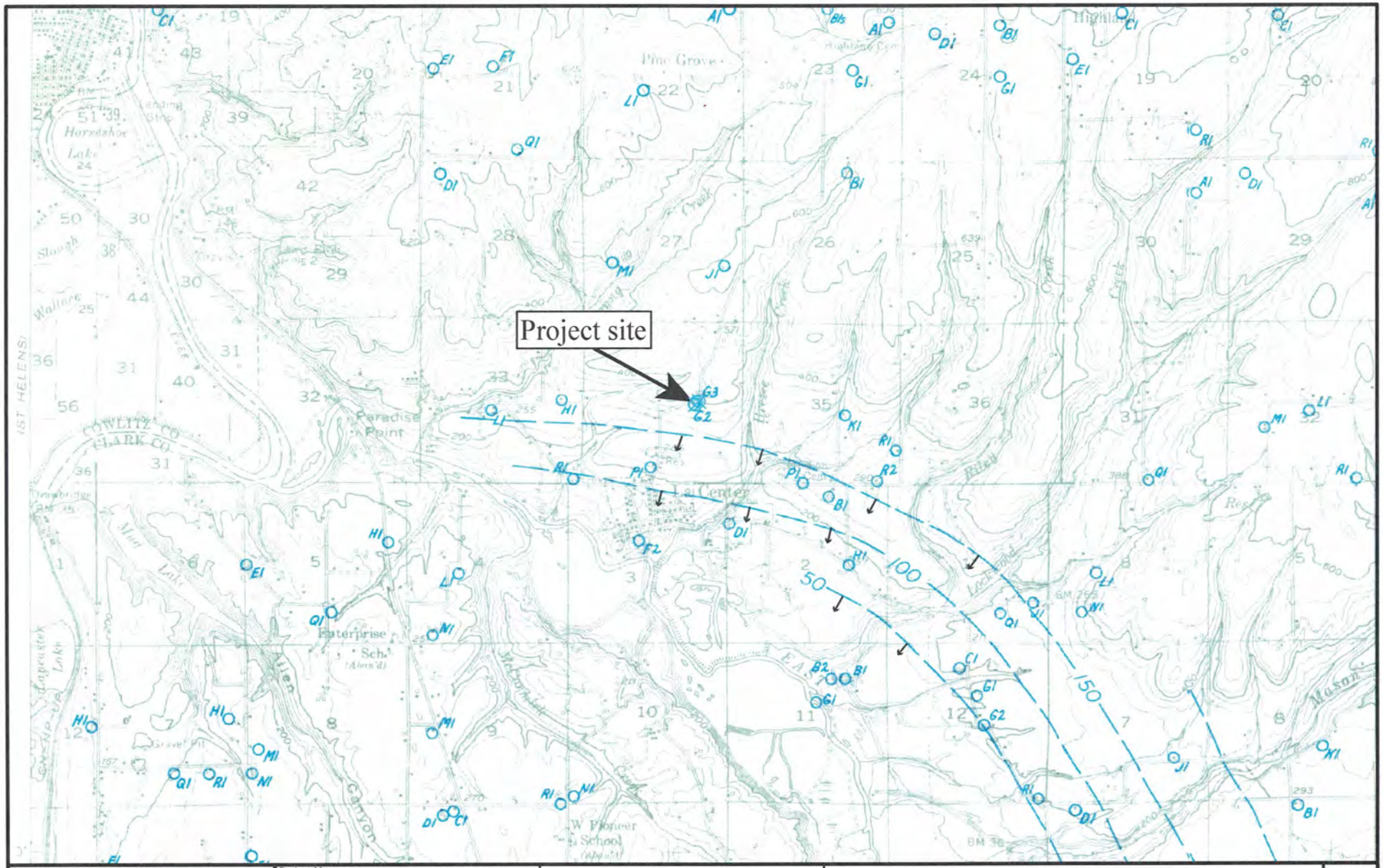
1/4-Mile Study Area with Tax Parcels and Wells

Clark County Tax Parcels
258910000, 258913000, & 258968000

Scale
Approximately 660 feet

NORTH

Figure 2



RNSA, INC.
Groundwater and Environmental Consultants

Project Manager:	R. Smith, RHG
Adapted From:	USGS Water Supply Paper 1600
Project Number:	21-1194
Date Last Modified:	2/14/2022

Legend

- Public Supply Well
- Decomissioned Public Supply Well
- Groundwater Contour from MSL
- Groundwater Flow Direction

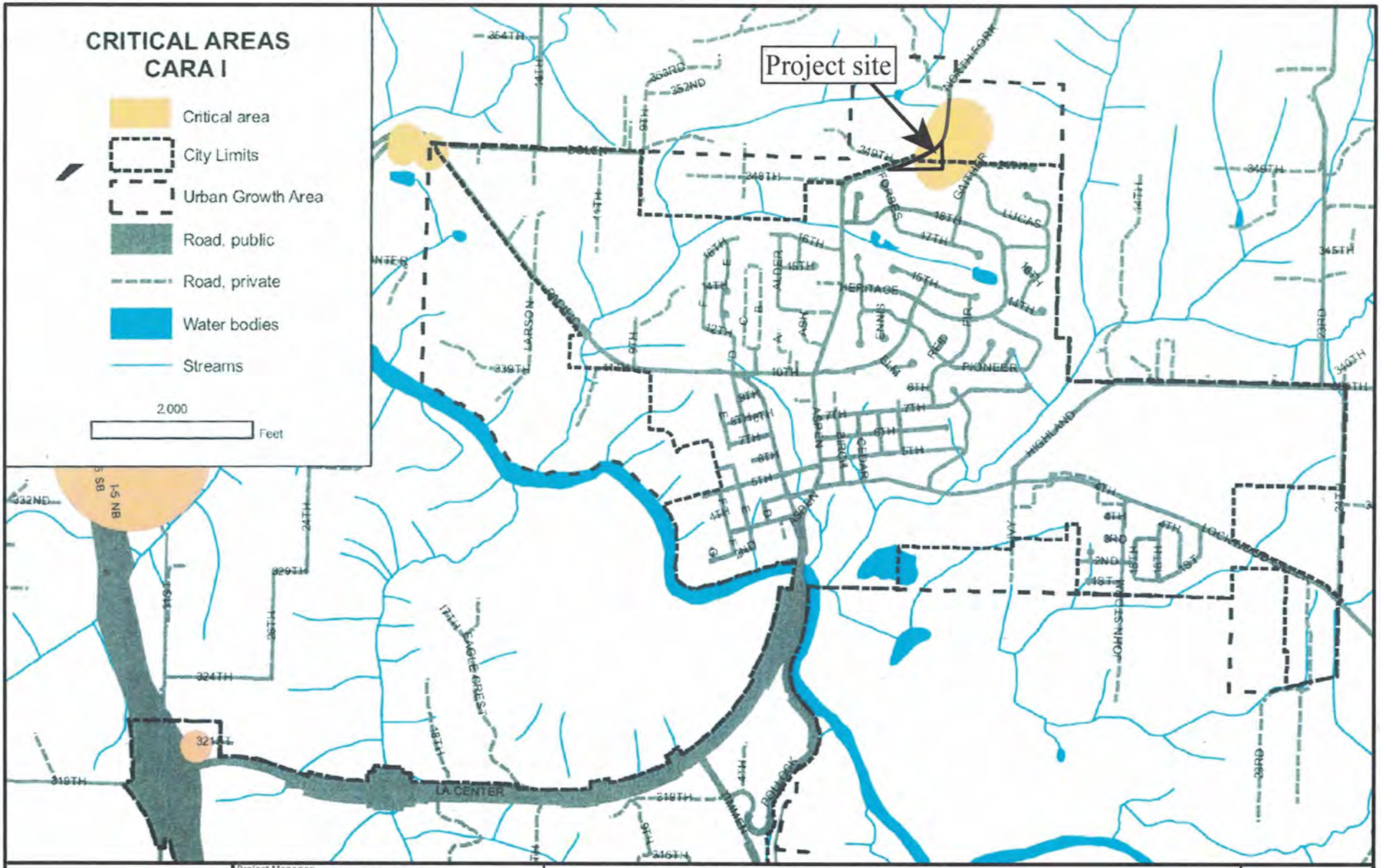
Project Site Location Showing Topography And Groundwater Contours

NORTH

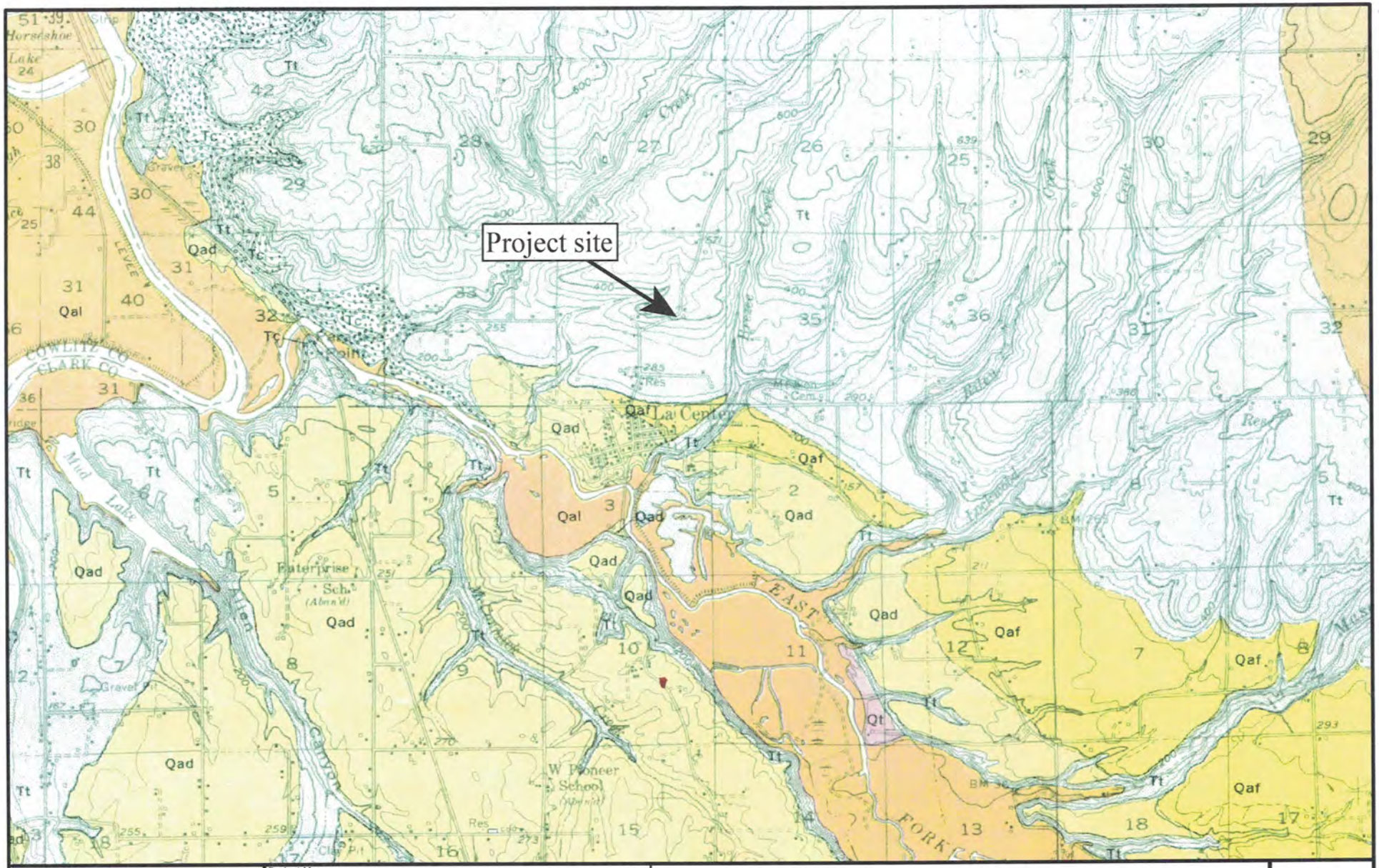
Clark County Tax Parcels
258910000, 258913000, & 258968000

Scale
Approximately 1 mile

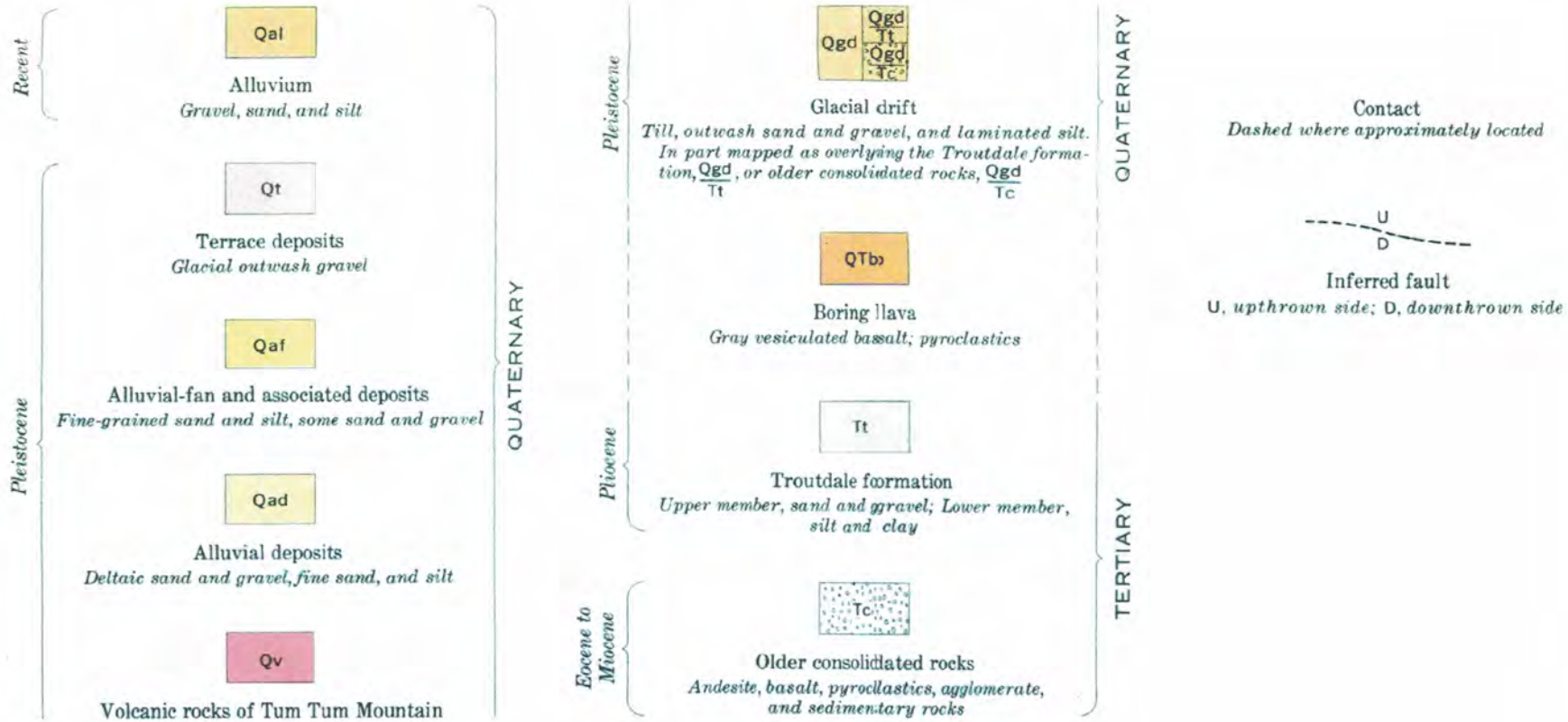
Figure #3



RNSA, INC. Groundwater and Environmental Consultants	Project Manager: R. Smith, RHG Adapted From: Clark County, WA GISMap Image Project Number: 21-1194 Date Last Modified: 2/16/2022	Project Site Location Relative To Critical Groundwater Recharge Area Clark County Tax Parcels 258910000, 258913000, & 258968000 Scale: Approximately 2,000 feet NORTH Figure #4



RNSA, INC. Groundwater and Environmental Consultants	Project Manager: R. Smith, RHG Adapted From: USGS Water Supply Paper 1600, Plate 2, 1964 Project Number: 21-1194 Date Last Modified: 2/14/2022	Project Site Location Showing Configuration And Type Of Surrounding Geologic Units (Legend Attached) Clark County Tax Parcels 258910000, 258913000, & 258968000 Scale: Approximately 1 mile	NORTH Figure #5



RNSA, INC. Groundwater and Environmental Consultants	Project Manager: R. Smith, RHG	Legend To Geologic Map
	Adapted From: USGS Water Supply Paper 1600, Plate 2, 1964	
	Project Number: 21-1194	
	Date Last Modified: 2/14/2022	Clark County Tax Parcels 258910000, 258913000, & 258968000 — Figure #5a

APPENDIX B

Tables of Corresponding Well IDs
and
Well Characteristics

Table 1: Three Former City of La Center Municipal Wells (decommissioned)

Well Logs Available	Well Screens	Total Well Depth (As Listed By USGS)	Total Well Depth (As Listed By Abandoning Driller)	Washington State Well Report Id # (Abandonment)	Notice of Intent to Abandon	USGS Well Id #	Well Location Tax Parcel #	Tax Parcel Position On Project Site
Y	Y	N/A	255	1313139	AE34869[Δ]	N/A	258910000*	West
Y	N	252	252	1313208	AE34870[Δ]	34G3	258913000*	Middle
Y	Y	231	281	1313048	AE34871[Δ]	34G2	258968000*	East

[Δ]Source: WDOE Water Well Report

*Source: Clark County GIS

Table 2: City of La Center Former Municipal Well Correlations

Well #	Drill Date	Well Report Id #	Abandonment Date	Abandonment Well Report Id #	USGS Well #	Well Location Tax Parcel #	Tax Parcel Position On Project Site
1(a)	12/1/1951	2780760	12/2/2015	1313139	N/A	258910000	West
1(a) (perforated)	7/24/1980	8101	12/2/2015	1313139	N/A	258910000	West
1(b)	10/1953	8100	1953	N/A	N/A	258910000	West
2	8/1954	270759	11/30/2015	1313208	$34G_2$	258913000	Middle
3	11/5/1984	8103	12/2/2015	1313048	$34G_3$	258968000	East

APPENDIX C1

Well Reports
for
City of La Center
Former Municipal Wells

Well #1a

Well Report I.D.#270760

Well #1.

STATE OF WASHINGTON
DEPARTMENT OF CONSERVATION
AND DEVELOPMENT

WELL LOG

No. Appli. #2062
Cert. #1307A

Date December 1, 1951

Record by H. J. Ferron

Source Driller record

Location: State of WASHINGTON

County Clark

Area

Map

SW ¼ NE ¼ sec. 34 T. 5 N., R. 1 E. W.M.

DIAGRAM OF SECTION

Drilling Co. H. J. Ferron

Address Route 4, Box 2495; Vancouver, Wn.

Method of Drilling Date 19

Owner Town of LaCenter, Washington

Address

Land surface, datum ft. above / below

CORRELATION	MATERIAL	THICKNESS (feet)	DEPTH (feet)
	(Transcribe driller's terminology literally but paraphrase as necessary, in parentheses. If material water-bearing, so state and record static level if reported. Give depths in feet below land-surface datum unless otherwise indicated. Correlate with stratigraphic column, if feasible. Following log of materials, list all casings, perforations, screens, etc.)		
	Clay	68	68
	Clay and sand	29	97
	Quicksand & little water	11	108
	Quicksand	89	197
	Quicksand & some gravel	7	204
	Quicksand	8	212
	Heavy sand	8	220
	Sand & some gravel and water	7	227
	Coarse sand and water	4	231
	Pump test:		
	Dim: 231' x 8"		
	SWL: not known		
	D.D. 85'		
	(over)		

Turn up

Sheet of sheets

Well #19

WELL LOG.—Continued No. ____/____

CORRELATION	MATERIAL	THICKNESS (feet)	DEPTH (feet)
	Depth forward	———	
	Yield. 75 g.p.m.		
	Casing: 8" dia. 26 lbs. per foot from 0 to 229'.		
	Perforations: none		

S.F. 7449-45

REMINGTON

Well #16 Well Report I.D. # 8100

STATE OF WASHINGTON
DEPARTMENT OF CONSERVATION
AND DEVELOPMENT

WELL LOG #1 No. Appl. #3372
Permit # 3552

Date October 1953
Record by B. I. Price
Source Well driller's record

Location: State of WASHINGTON
County Clark
Area
Map
SW ¼ NE ¼ sec. 36 T. 5 N. R. 1 E.

DIAGRAM OF SECTION

Drilling Co. B. I. Price
Address
Method of Drilling Drilled Date 19
Owner Town of LaCenter
Address La Center, Washington
Land surface, datum ft above below

CORRELATION	MATERIAL	THICKNESS (feet)	DEPTH (feet)
	(Transcribe driller's terminology literally but paraphrase as necessary, in parentheses, if material water-bearing, so state and record static level if reported. Give depths in feet below land-surface datum unless otherwise indicated. Correlate with stratigraphic column, if feasible. Following log of materials, list all casings, perforations, screens, etc.)		
	Clay ABAND	25	25
	Silty clay	33	58
	Gravel	1	59
	Yellow clay	41	100
	Hard rock	18	118
	Soft blue rock	372	490
	Pump Test:		
	Dim: 490' x 8"		
	SWL: not given		
	Dd: not given		
	[illegible]		
	Casing: 8" dia. steel from 0' to 100'		
	Note: Well produced about 12 gpm, bailer tested at 250'.		
	Note: Was abandoned because it did not produce enough water		

Turn up Sheet of sheets

Well Report I.D. #8101

Well #1 Renovated

File Original and First Copy with Department of Ecology
Second Copy — Owner's Copy
Third Copy — Driller's Copy

Well #1a

WATER WELL REPORT

STATE OF WASHINGTON

Application No. .....

Permit No. .....

(1) OWNER: Name Town of La Center Address La Center, Washington 98629

(2) LOCATION OF WELL: County Clark NW ¼ SE ¼ Sec. 34 T. 5 N., R. 1 W.M.

Bearing and distance from section or subdivision corner

(3) PROPOSED USE: Domestic ☐ Industrial ☐ Municipal ☐
Irrigation ☐ Test Well ☐ Other ☐

(4) TYPE OF WORK: Owner's number of well (if more than one) ....
New well ☐ Method: Dug ☐ Bored ☐
Deepened ☐ Cable ☐ Driven ☐
Reconditioned ☒ Rotary ☐ Jetted ☐

(5) DIMENSIONS: Diameter of well 8 inches.
Drilled 0 ft. Depth of completed well 255 ft.

(6) CONSTRUCTION DETAILS:
Casing installed: 5 ID Diam. from 225 ft. to 239 ft.
Threaded ☐ 8"-6" K-Telepacker 223 ft. to 225 ft.
Welded ☒ ..... Diam. from ..... ft. to ..... ft.

Perforations: Yes ☐ No ☒
Type of perforator used .....
SIZE of perforations ..... in. by ..... in.
..... perforations from ..... ft. to ..... ft.
..... perforations from ..... ft. to ..... ft.
..... perforations from ..... ft. to ..... ft.

Screens: Yes ☒ No ☐
Manufacturer's Name UPO Johnson
Type S/S Telescoping Model No. .....
Diam. 6 Slot size 20 from 239 ft. to 255 ft.
Diam. ..... Slot size ..... from ..... ft. to ..... ft.

Gravel packed: Yes ☒ No ☐ Size of gravel: #12 Monterey sand
Gravel placed from 225 ft. to 255 ft.

Surface seal: Yes ☒ No ☐ To what depth? ..... ft.
Material used in seal .....
Did any strata contain unusable water? Yes ☐ No ☐
Type of water? ..... Depth of strata .....
Method of sealing strata off .....

(7) PUMP: Manufacturer's Name .....
Type: ..... H.P. .....

(8) WATER LEVELS: Land-surface elevation above mean sea level .... ft.
Static level 167'9" ft. below top of well Date 7-24-80
Artesian pressure ..... lbs. per square inch Date .....
Artesian water is controlled by ..... (Cap, valve, etc.)

(9) WELL TESTS: Drawdown is amount water level is lowered below static level
Was a pump test made? Yes ☒ No ☐ If yes, by whom? Hansen
Yield: 72 gal./min. with 37½ ft. drawdown after 5 hrs.
" " " " "
" " " " "

Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Time	Water Level	Time	Water Level	Time	Water Level
0 min	203'6"	15 min	167'10		
5 min	170	30 mins.	167'9"		
10 min	167'4"				

Date of test .....
Bailer test ..... gal./min. with ..... ft. drawdown after ..... hrs.
Artesian flow ..... g.p.m. Date .....
Temperature of water ..... Was a chemical analysis made? Yes ☐ No ☒

(10) WELL LOG:

Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

MATERIAL	FROM	TO
Original well was not producing to full capacity and pumping sand.		
8" casing originally was installed to 255 ft.		
7-21-80 to 7-24-80 Used Star Perforator for 112 perf. 235 - 242 Original 40 Perf. 242 - 252		
8" to 6" Telescoping K Packer 223 - 225		

RECEIVED
AUG 15 1980
DEPARTMENT OF ECOLOGY
SOUTHWEST REGIONAL OFFICE

Work started July 21 19 80 Completed July 24 19 80

WELL DRILLER'S STATEMENT:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME Hansen Drilling Co. Inc.
(Person, firm, or corporation) (Type or print)

Address 6711 NE. 58th Ave, Vancouver, Washington 98
365 Gary Nustad

[Signed] Gary Nustad KM Hans
(Well Driller)

License No. C-51 Date July 31 19 80

223-02HA-NS-ED-*377NT

(USE ADDITIONAL SHEETS IF NECESSARY)

ECY 050-1-20

Well #2 Well #2 Well Report I.D. #270759

STATE OF WASHINGTON
DEPARTMENT OF CONSERVATION AND DEVELOPMENT

WELL LOG

Date August, 19 54 No. Appl. 3372 Cert. 2925-A

Record by Water Supt.

Source driller's record

Location: State of WASHINGTON

County Clark

Area

Map

SW ¼NE ¼ sec. 34 T 5 N., R. 1 E. W.M.

Diagram of Section

Drilling Co. B. L. Price

Address Othello, Wash.

Method of Drilling Date 19

Owner Town of La Center, Wash.

Address

Land surface, datum ft above / below

Correlation	Material	Thickness (feet)	Depth (feet)
	Clay	68	68
	Clay & sand	29	97
	Quick sand & a little water	11	108
	Quick sand	89	197
	Quick sand & some gravel	7	204
	Quick sand	8	212
	Heavy sand	8	220
	Sand & some gravel & water	7	227
	Coarse sand & water	4	231
	Coarse sand & water	11	242
	Coarse gravel & water	8	250
	Blue lava ash, casing is set 2 ft. into this blue lava ash. Log is same as #1 well except for last 21 ft. Wells are 100' apart. #2 being slightly northeast of #1 on same property	2	252

(If material water-bearing, so state and record static level if reported. Give depths in feet below land-surface datum unless otherwise indicated. Correlate with stratigraphic column, if feasible. Following log of materials, list all casings, perforations, screens, etc.)

Turn up description.

(over)

Sheet ____ of ____ sheets

Well #2

WELL LOG.—Continued No...../.....

CORRELATION	MATERIAL	THICKNESS (feet)	DEPTH (feet)
	Depth forward		
	PUMP TEST:		
	Dim. 252'x8"		
	SWL: 115 ft.		
	DD: 65 ft.		
	Yield. 200 g.p.m.		
	Type & size of pump: Peerless pump 8 DA — 200 g.p.m.		
	Type & size of motor: Westinghouse Type CS 15 h.p. 3 phase		
	CASING: 8" diam. steel from 0 to 252 ft.		
	Casing was perforated from 242 to 250 ft. in the coarse gravel layer.		
	No screen on bottom.		

S. F. No. 74[illegible]—12-54—3M. 40[illegible]08.

Well #3

Well Report I.D.# 8103

File Original and First Copy with Department of Ecology
Second Copy — Owner's Copy
Third Copy — Driller's Copy

WATER WELL REPORT
STATE OF WASHINGTON

Application No. 62-26285

Permit No.

(1) OWNER: Name Town of LaCenter Address LaCenter City Hall

(2) LOCATION OF WELL: County Clark — NW ¼ SE ¼ Sec. 34 T. 5 N., R. 1E W.M.

Bearing and distance from section or subdivision corner

(3) PROPOSED USE: Domestic ☐ Industrial ☐ Municipal ☒
Irrigation ☐ Test Well ☐ Other ☐

(4) TYPE OF WORK: Owner's number of well (if more than one) 3
New well ☒ Method: Dug ☐ Bored ☐
Deepened ☐ Cable ☐ Driven ☐
Reconditioned ☐ Rotary ☒ Jetted ☐

(5) DIMENSIONS: Diameter of well 8 inches.
Drilled 281 ft. Depth of completed well 257 ft.

(6) CONSTRUCTION DETAILS:

Casing installed: 8 " Diam. from +2' ft. to 223 ft.
Threaded ☐ 8 " Diam. from 257 ft. to 274 ft.
Welded ☒ " Diam. from ft. to ft.

Perforations: Yes ☐ No ☒
Type of perforator used
SIZE of perforations in. by in.
perforations from ft. to ft.
perforations from ft. to ft.
perforations from ft. to ft.

Screens: Yes ☒ No ☐ Figure K-Packer from 219'9" to 220'3"
Manufacturer's Name Johnson
Type Telescoping Model No Stainless
Diam. Slot size from ft. to ft.
Diam. Slot size from ft. to ft.
* Sizes listed at end of well log

Gravel packed: Yes ☒ No ☐ Size of gravel: 1/8
Gravel placed from 33'6" ft. to 90 ft.

Surface seal: Yes ☒ No ☐ To what depth? 33'6" ft.
Material used in seal Cement grout
Did any strata contain unusable water? Yes ☐ No ☒
Type of water? Depth of strata
Method of sealing strata off

(7) PUMP: Manufacturer's Name
Type: H.P.

(8) WATER LEVELS: Land-surface elevation above mean sea level ft.
Static level 171 ft. below top of well Date 11-5-84
Artesian pressure lbs. per square inch Date
Artesian water is controlled by (Cap, valve, etc.)

(9) WELL TESTS: Drawdown is amount water level is lowered below static level
Was a pump test made? Yes ☒ No ☐ If yes, by whom? Driller
Yield: 75 gal./min. with 85 ft. drawdown after 1 hrs.
" " " "
Tested with air-rotary at 256'
Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Time	Water Level	Time	Water Level	Time	Water Level

Date of test
Bailer test gal./min. with ft. drawdown after hrs.
Artesian flow g.p.m. Date
Temperature of water Was a chemical analysis made? Yes ☐ No ☒

RECEIVED NOV 13 1984 DEPARTMENT OF ECOLOGY WATER RESOURCES REGIONAL OFFICE

(10) WELL LOG:

Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

MATERIAL	FROM	TO
Road Bed	0	1
Clay brown w/gravel	1	9
Clay gray w/gravel	9	18
Clay yellow-brown	18	21
Clay yellow	21	29
Sandy-clay yellow w/some gravel	29	37
Sandy-clay gray blue	37	42
Sandy-clay yellow-blue	42	93
Sandy yellow dirty	93	113
Sand Yellow brown	113	120
Sandy-clay tan	120	141
Sandy-clay sparse gravel	141	147
Sand slight clay binder	147	185
Sand yellow-gray fine med	185	205
Sandy-clay yellow-brown w/streaks of sand	205	220
Sand yellow streaks w/clay binder	220	242
Sand & gravel	242	243
Sand yellow	243	249
Sand gravel, boulders	249	251
Rock, broken w/round rock	251	256
Clay blue-gray	256	268
Shale rock med	268	279
Rock blue med	279	281
Screens:		
Dia. 8 Slot size 10 from 220'3" to 225'6"		
Dia. 8 Slot size 12 from 225'6" to 246'6"		
Dia. 8 Slot size 14 from 246'6" to 257'		
Pea-gravel placed from 257' to 281'		
Casing was cut & separated at 257'		

Work started 10-24 19 84 Completed 11-5 19 84

WELL DRILLER'S STATEMENT:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME Dale McGhee & Sons Well Drilling, Inc.
(Person, firm, or corporation) (Type or print)

Address 3032 Allen St., Kelso, WA 98626

[Signed] J. Steve McGhee
(Well Driller)

License No. 0298 Date 11-13- 19 84

(USE ADDITIONAL SHEETS IF NECESSARY)

ECY 050-1-20

Well #1 Decommissioning
Well Report I.D.# 1313139

RECEIVED
JAN 11 2016
WA State Department of Ecology (SWRO)

WATER WELL REPORT

Original & 1st copy – Ecology, 2nd copy – owner, 3rd copy – driller

DEPARTMENT OF ECOLOGY State of Washington

Construction/Decommission *("x" in circle)*

☐ Construction

☒ Decommission *ORIGINAL INSTALLATION*

Notice of Intent Number _____

PROPOSED USE: ☒ Domestic ☐ Industrial ☐ Municipal ☐ DeWater ☐ Irrigation ☐ Test Well ☐ Other _____

TYPE OF WORK: Owner's number of well (if more than one) ____

☐ New well ☐ Reconditioned *Method:* ☐ Dug ☐ Bored ☐ Driven ☐ Deepened ☐ Cable ☐ Rotary ☐ Jetted

DIMENSIONS: Diameter of well 6 inches, drilled ____ ft. Depth of completed well ____ ft.

CONSTRUCTION DETAILS

Casing Installed: ☐ Welded 6" Diam. from ____ ft. to ____ ft. ☐ Liner installed PVC 4" Diam. from ____ ft. to ____ ft. ☐ Threaded ____" Diam. From ____ ft. to ____ ft.

Perforations: ☐ Yes ☐ No

Type of perforator used _____

SIZE of perfs ____ in. by ____ in. and no. of perfs ____ from ____ ft. to ____ ft.

Screens: ☐ Yes ☐ No ☐ K-Pac Location _____

Manufacturer's Name _____

Type _____ Model No. _____

Diam. ____ Slot size ____ from ____ ft. to ____ ft.

Diam. ____ Slot size ____ from ____ ft. to ____ ft.

Gravel/Filter packed: ☐ Yes ☐ No Size of gravel/sand ____

Materials placed from ____ ft. to ____ ft.

Surface Seal: ☐ Yes ☐ No To what depth? ____ ft.

Material used in seal _____

Did any strata contain unusable water? ☐ Yes ☐ No

Type of water? _____ Depth of strata _____

Method of sealing strata off _____

PUMP: Manufacturer's Name _____

Type: _____ H.P. _____

WATER LEVELS: Land-surface elevation above mean sea level ____ ft.

Static level ____ ft. below top of well Date _____

Artesian pressure ____ lbs. per square inch Date _____

Artesian water is controlled by _____ (cap, valve, etc.)

WELL TESTS: Drawdown is amount water level is lowered below static level

Was a pump test made? ☐ Yes ☐ No If yes, by whom? _____

Yield: ____ gal./min. with ____ ft. drawdown after ____ hrs.

Yield: ____ gal./min. with ____ ft. drawdown after ____ hrs.

Yield: ____ gal./min. with ____ ft. drawdown after ____ hrs.

Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Time	Water Level	Time	Water Level	Time	Water Level

Date of test _____

Bailer test ____ gal./min. with ____ ft. drawdown after ____ hrs.

Airtest ____ gal./min. with stem set at ____ ft. for ____ hrs.

Artesian flow ____ g.p.m. Date _____

Temperature of water ____ Was a chemical analysis made? ☐ Yes ☐ No

CURRENT

Notice of Intent No. AE34869

Unique Ecology Well ID Tag No. N/A

Water Right Permit No. N/A

Property Owner Name TOWN OF LACENTER

Well Street Address NE NORTH FORK AVE

City LACENTER County CLARK

Location NW1/4-1/4 SE1/4 Sec 34 Twn 5N R 1E **(s, t, r Still REQUIRED)** EWM ☒ Or WWM ☐

Lat/Long Lat Deg ____ Lat Min/Sec ____ Long Deg ____ Long Min/Sec ____

Tax Parcel No. (Required) 258910000

CONSTRUCTION OR DECOMMISSION PROCEDURE

Formation: Describe by color, character, size of material and structure, and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information. (USE ADDITIONAL SHEETS IF NECESSARY.)

MATERIAL	FROM	TO
*SAND SCREEN WAS LEFT IN PLACE	255	221
REMOVED 8" CASING AND FILLED		
W/118 BAGS OF 3/4" BENTONITE		
CETCO AS CASING WAS BEING		
REMOVED, FILL TO SURFACE WITH	221	0
BENTONITE		

Start Date 12/2/2015 Completed Date 12/2/2015

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

☒ Driller ☐ Engineer ☐ Trainee Name (Print) Reazo Redinger III

Driller/Engineer/Trainee Signature _____

Driller or trainee License No. 1294

IF TRAINEE: Driller's License No:

Driller's Signature: _____

Drilling Company REDINGER INC.

Address P.O. BOX 100

City, State, Zip YACOLT , WA, 98675

Contractor's Registration No. REDINI*088MW Date 12/10/2015

The Department of Ecology does NOT Warranty the Data and/or the Information on this Well Report

ECY 050-1-20 (Rev 02-2010) To request ADA accommodation including materials in a format for the visually impaired, call Ecology Water Resources Program at 360-407-6872. Persons with impaired hearing may call Washington Relay Service at 711. Persons with speech disability may call TTY at 877-833-6341.

Well #2 Decommissioning
Well Report I.D.# 1313208

RECEIVED
JAN 11 2016
WA State Department of Ecology (SWRO)

WATER WELL REPORT

Original & 1st copy – Ecology, 2nd copy – owner, 3rd copy – driller

DEPARTMENT OF ECOLOGY State of Washington

Construction/Decommission *("x" in circle)*

☐ Construction

☒ Decommission *ORIGINAL INSTALLATION*

Notice of Intent Number _____

PROPOSED USE: ☒ Domestic ☐ Industrial ☐ Municipal ☐ DeWater ☐ Irrigation ☐ Test Well ☐ Other _____

TYPE OF WORK: Owner's number of well (if more than one) ____

☐ New well ☐ Reconditioned *Method:* ☐ Dug ☐ Bored ☐ Driven ☐ Deepened ☐ Cable ☐ Rotary ☐ Jetted

DIMENSIONS: Diameter of well 6 inches, drilled ____ ft. Depth of completed well ____ ft.

CONSTRUCTION DETAILS

Casing Installed: ☐ Welded 6" Diam. from ____ ft. to ____ ft. ☐ Liner installed PVC 4" Diam. from ____ ft. to ____ ft. ☐ Threaded ____" Diam. From ____ ft. to ____ ft.

Perforations: ☐ Yes ☐ No

Type of perforator used _____

SIZE of perfs ____ in. by ____ in. and no. of perfs ____ from ____ ft. to ____ ft.

Screens: ☐ Yes ☐ No ☐ K-Pac Location _____

Manufacturer's Name _____

Type _____ Model No. _____

Diam. ____ Slot size ____ from ____ ft. to ____ ft.

Diam. ____ Slot size ____ from ____ ft. to ____ ft.

Gravel/Filter packed: ☐ Yes ☐ No Size of gravel/sand ____

Materials placed from ____ ft. to ____ ft.

Surface Seal: ☐ Yes ☐ No To what depth? ____ ft.

Material used in seal _____

Did any strata contain unusable water? ☐ Yes ☐ No

Type of water? _____ Depth of strata _____

Method of sealing strata off _____

PUMP: Manufacturer's Name _____

Type: _____ H.P. _____

WATER LEVELS: Land-surface elevation above mean sea level ____ ft.

Static level ____ ft. below top of well Date _____

Artesian pressure ____ lbs. per square inch Date _____

Artesian water is controlled by _____ (cap, valve, etc.)

WELL TESTS: Drawdown is amount water level is lowered below static level

Was a pump test made? ☐ Yes ☐ No If yes, by whom? _____

Yield: ____ gal./min. with ____ ft. drawdown after ____ hrs.

Yield: ____ gal./min. with ____ ft. drawdown after ____ hrs.

Yield: ____ gal./min. with ____ ft. drawdown after ____ hrs.

Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Time	Water Level	Time	Water Level	Time	Water Level

Date of test _____

Bailer test ____ gal./min. with ____ ft. drawdown after ____ hrs.

Airtest ____ gal./min. with stem set at ____ ft. for ____ hrs.

Artesian flow ____ g.p.m. Date _____

Temperature of water ____ Was a chemical analysis made? ☐ Yes ☐ No

CURRENT

Notice of Intent No. AE34870

Unique Ecology Well ID Tag No. N/A

Water Right Permit No. N/A

Property Owner Name TOWN OF LACENTER

Well Street Address NE NORTH FORK AVE

City LACENTER **County** CLARK

Location NW1/4-1/4 SE1/4 Sec 34 Twn 5N R 1E (s, t, r Still REQUIRED) EWM ☒ Or WWM ☐

Lat/Long Lat Deg ____ Lat Min/Sec ____ Long Deg ____ Long Min/Sec ____

Tax Parcel No. (Required) 258913000

CONSTRUCTION OR DECOMMISSION PROCEDURE

Formation: Describe by color, character, size of material and structure, and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information. (USE ADDITIONAL SHEETS IF NECESSARY.)

MATERIAL	FROM	TO
REMOVED 8" CASING		
FILLED W/126 BAGS OF 3/4"		
CETCO BENTONITE AS CASING WAS		
BEING REMOVED.	252	0

Start Date 11/30/2015 Completed Date 11/30/2015

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

☒ Driller ☐ Engineer ☐ Trainee Name (Print) Reazo Redinger III	
Driller/Engineer/Trainee Signature	
Driller or trainee License No. 1294	
IF TRAINEE: Driller's License No:	
Driller's Signature:	

Drilling Company	REDINGER INC.
Address	P.O. BOX 100
City, State, Zip	YACOLT , WA, 98675
Contractor's Registration No.	REDINI*088MW Date 12/10/2015

ECY 050-1-20 (Rev 02-2010) To request ADA accommodation including materials in a format for the visually impaired, call Ecology Water Resources Program at 360-407-6872. Persons with impaired hearing may call Washington Relay Service at 711. Persons with speech disability may call TTY at 877-833-6341.

The Department of Ecology does NOT Warranty the Data and/or the Information on this Well Report

Well #3 Decommissioning
Well Report I.D. #1313048

RECEIVED
JAN 11 2016
WA State Department of Ecology (SWRO)

WATER WELL REPORT

Original & 1st copy – Ecology, 2nd copy – owner, 3rd copy – driller

DEPARTMENT OF ECOLOGY State of Washington

Construction/Decommission *("x" in circle)*

☐ Construction

☒ Decommission *ORIGINAL INSTALLATION*

Notice of Intent Number _____

PROPOSED USE: ☒ Domestic ☐ Industrial ☐ Municipal ☐ DeWater ☐ Irrigation ☐ Test Well ☐ Other _____

TYPE OF WORK: Owner's number of well (if more than one) ____

☐ New well ☐ Reconditioned *Method:* ☐ Dug ☐ Bored ☐ Driven ☐ Deepened ☐ Cable ☐ Rotary ☐ Jetted

DIMENSIONS: Diameter of well 6 inches, drilled ____ ft. Depth of completed well ____ ft.

CONSTRUCTION DETAILS

Casing Installed: ☐ Welded 6" Diam. from ____ ft. to ____ ft.
☐ Liner installed PVC 4" Diam. from ____ ft. to ____ ft.
☐ Threaded ____" Diam. From ____ ft. to ____ ft.

Perforations: ☐ Yes ☐ No

Type of perforator used _____

SIZE of perfs ____ in. by ____ in. and no. of perfs ____ from ____ ft. to ____ ft.

Screens: ☐ Yes ☐ No ☐ K-Pac Location _____

Manufacturer's Name _____

Type _____ Model No. _____

Diam. ____ Slot size ____ from ____ ft. to ____ ft.

Diam. ____ Slot size ____ from ____ ft. to ____ ft.

Gravel/Filter packed: ☐ Yes ☐ No Size of gravel/sand ____

Materials placed from ____ ft. to ____ ft.

Surface Seal: ☐ Yes ☐ No To what depth? ____ ft.

Material used in seal _____

Did any strata contain unusable water? ☐ Yes ☐ No

Type of water? _____ Depth of strata _____

Method of sealing strata off _____

PUMP: Manufacturer's Name _____

Type: _____ H.P. _____

WATER LEVELS: Land-surface elevation above mean sea level ____ ft.

Static level ____ ft. below top of well Date _____

Artesian pressure ____ lbs. per square inch Date _____

Artesian water is controlled by _____ (cap, valve, etc.)

WELL TESTS: Drawdown is amount water level is lowered below static level

Was a pump test made? ☐ Yes ☐ No If yes, by whom? _____

Yield: ____ gal./min. with ____ ft. drawdown after ____ hrs.
Yield: ____ gal./min. with ____ ft. drawdown after ____ hrs.
Yield: ____ gal./min. with ____ ft. drawdown after ____ hrs.

Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Time	Water Level	Time	Water Level	Time	Water Level

Date of test _____

Bailer test ____ gal./min. with ____ ft. drawdown after ____ hrs.

Airtest ____ gal./min. with stem set at ____ ft. for ____ hrs.

Artesian flow ____ g.p.m. Date _____

Temperature of water ____ Was a chemical analysis made? ☐ Yes ☐ No

CURRENT

Notice of Intent No. AE3487J

Unique Ecology Well ID Tag No. N/A

Water Right Permit No. N/A

Property Owner Name TOWN OF LACENTER

Well Street Address NE NORTH FORK AVE

City LACENTER County CLARK

Location NW1/4-1/4 SE1/4 Sec 34 Twn 5N R 1E EWM ☒ Or WWM ☐

(s, t, r Still REQUIRED)

Lat/Long Lat Deg ____ Lat Min/Sec ____
Long Deg ____ Long Min/Sec ____

Tax Parcel No. (Required) 258968000

CONSTRUCTION OR DECOMMISSION PROCEDURE

Formation: Describe by color, character, size of material and structure, and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information. (USE ADDITIONAL SHEETS IF NECESSARY.)

MATERIAL	FROM	TO
SAND SCREEN LEFT IN PLACE	281	225
REMOVED 8" CASING FILLED		
W/145 BAGS OF 3/4" CETCO		
BENTONITE AS THE CASING WAS		
BEING REMOVED. FILLED WITH		
BENTONITE TO THE SURFACE	225	0

Start Date 12/2/2015 Completed Date 12/2/2015

WELL CONSTRUCTION CERTIFICATION: I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

☒ Driller ☐ Engineer ☐ Trainee Name (Print) Reazo Redinger III

Driller/Engineer/Trainee Signature

Driller or trainee License No. 1294

IF TRAINEE: Driller's License No:

Driller's Signature:

Drilling Company REDINGER INC.

Address P.O. BOX 100

City, State, Zip YACOLT , WA, 98675

Contractor's Registration No. REDINI*088MW Date 12/10/2015

The Department of Ecology does NOT Warranty the Data and/or the Information on this Well Report

ECY 050-1-20 (Rev 02-2010) To request ADA accommodation including materials in a format for the visually impaired, call Ecology Water Resources Program at 360-407-6872. Persons with impaired hearing may call Washington Relay Service at 711. Persons with speech disability may call TTY at 877-833-6341.

APPENDIX C2

Well Reports
of
Wells Within ¼ Mile
of the
Project Site

Well Report I.D. #332

File Original and First Copy with Department of Ecology
Second Copy — Owner's Copy
Third Copy — Driller's Copy

WATER WELL REPORT
STATE OF WASHINGTON

Application No. .....
Permit No. .....

(1) **OWNER:** Name Barthold Sorge Address Rt. 2, Box 11, La Center, WA

(2) **LOCATION OF WELL:** County Clark — SW ¼ NE ¼ Sec. 34 T. 5 N., R. 1E W.M.
Bearing and distance from section or subdivision corner

(3) **PROPOSED USE:** Domestic ☒ Industrial ☐ Municipal ☐
Irrigation ☐ Test Well ☐ Other ☐

(4) **TYPE OF WORK:** Owner's number of well (if more than one) .....
New well ☒ Method: Dug ☐ Bored ☐
Deepened ☐ Cable ☒ Driven ☐
Reconditioned ☐ Rotary ☐ Jetted ☐

(5) **DIMENSIONS:** Diameter of well 6 inches.
Drilled 503 ft. Depth of completed well 500 ft.

(6) **CONSTRUCTION DETAILS:**
Casing installed: 6 " Diam. from 0 ft. to 172 ft.
Threaded ☐ 4½ PVC " Diam. from 160 ft. to 500 ft.
Welded ☒ " Diam. from ft. to ft.

Perforations: Yes ☒ No ☐
Type of perforator used saw & drill
SIZE of perforations ¾" holes & slots 1/8" X 4 in.
2½" holes perforations each every ft. to 20 ft.
and 3 rows perforations each every other 20 ft.
perforations from 192 ft. to 500 ft.

Screens: Yes ☐ No ☒
Manufacturer's Name .....
Type ..... Model No. .....
Diam. ..... Slot size ..... from ..... ft. to ..... ft.
Diam. ..... Slot size ..... from ..... ft. to ..... ft.

Gravel packed: Yes ☐ No ☒ Size of gravel: .....
Gravel placed from ..... ft. to ..... ft.

Surface seal: Yes ☒ No ☐ To what depth? 32 ft.
Material used in seal Bentonite
Did any strata contain unusable water? Yes ☐ No ☒
Type of water? ..... Depth of strata .....
Method of sealing strata off .....

(7) **PUMP:** Manufacturer's Name .....
Type: ..... H.P. .....

(8) **WATER LEVELS:** Land-surface elevation above mean sea level ..... ft.
Static level 120 ft. below top of well Date 8/29/81
Artesian pressure ..... lbs. per square inch Date .....
Artesian water is controlled by ..... (Cap, valve, etc.)

(9) **WELL TESTS:** Drawdown is amount water level is lowered below static level
Was a pump test made? Yes ☐ No ☒ If yes, by whom? .....
Yield: ..... gal./min. with ..... ft. drawdown after ..... hrs.
" " " "
" " " "

Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Time	Water Level	Time	Water Level	Time	Water Level

Date of test .....
Bailer test 20 gal./min. with 245 ft. drawdown after 1 hrs.
Artesian flow ..... g.p.m. Date .....
Temperature of water ..... Was a chemical analysis made? Yes ☐ No ☒

(10) **WELL LOG:**
Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

MATERIAL	FROM	TO
Top soil & clay, red	0	2'
Clay, red-brown	2'	19'
Conglomerate	19'	43'
Clay, white	43'	46'
Clay, brown & gravel	46'	59'
Rock, black; hard	59'	65'
Gravel, cemented	65'	90'
Clay, gray	90'	110'
Clay, gray; sandy	110'	120'
Gravel, sand, gray; cemented	120'	142'
Gravel, cemented	142'	151'
Gravel, sand, gray; loose water-bearing 2 gpm	151'	171'
Rock, gray; medium-hard, water-bearing 265'-285' 9 gpm	171'	285'
Rock, gray; medium-hard	285'	360'
Rock, gray; seams of schale	360'	390'
Rock, gray; medium-hard, water-bearing 460'-495' 9 gpm	390'	503'

RECEIVED
OCT 30 1981
DEPARTMENT OF ECOLOGY
SOUTHWEST REGIONAL OFFICE

Work started 7/8 19 81 Completed 8/29 19 81

WELL DRILLER'S STATEMENT:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME Norris Drilling & Pump Co., Inc.
(Person, firm, or corporation) (Type or print)
Address 11026 NE St. Johns Rd. Vancouver, WA 98665

[Signed] Gordon R. Johnson
(Well Driller)

License No. 0167 Date 9/18 19 81

(USE ADDITIONAL SHEETS IF NECESSARY)

ECY 050-1-20

Well Report I.D.# 1864

File Original and First Copy with Department of Ecology
Second Copy — Owner's Copy
Third Copy — Driller's Copy

WATER WELL REPORT

STATE OF WASHINGTON

Application No. .....

Permit No. .....

(1) OWNER: Name Dee Hammond Address Rt 2 Box 457 A & B, La Center, Wa, 98629

(2) LOCATION OF WELL: County Clark Sec 2 of short plat 839 ¼ Sec 34 T. 5 N., R. 1E W.M.

Bearing and distance from section or subdivision corner

(3) PROPOSED USE: Domestic ☒ Industrial ☐ Municipal ☐
Irrigation ☐ Test Well ☐ Other ☐

(4) TYPE OF WORK: Owner's number of well (if more than one) ....
New well ☒ Method: Dug ☐ Bored ☐
Deepened ☐ Cable ☐ Driven ☐
Reconditioned ☐ Rotary ☒ Jetted ☐

(5) DIMENSIONS: Diameter of well 6 inches.
Drilled 120 ft. Depth of completed well 120 ft.

(6) CONSTRUCTION DETAILS:
Casing installed: 6 " Diam. from 0 ft. to 80 ft.
Threaded ☐ " Diam. from ft. to ft.
Welded ☒ " Diam. from ft. to ft.

Perforations: Yes ☒ No ☐ Drill
Type of perforator used
Size of perforations .24 in. by .12 in.
perforations from 75 ft. to 120 ft.
perforations from ft. to ft.
perforations from ft. to ft.

Screens: Yes ☐ No ☒
Manufacturer's Name
Type Model No.
Diam. Slot size from ft. to ft.
Diam. Slot size from ft. to ft.

Gravel packed: Yes ☐ No ☒ Size of gravel:
Gravel placed from ft. to ft.

Surface seal: Yes ☒ No ☐ To what depth? 20 ft.
Material used in seal Bentnite
Did any strata contain unusable water? Yes ☐ No ☐
Type of water? Depth of strata
Method of sealing strata off

(7) PUMP: Manufacturer's Name
Type: H.P.

(8) WATER LEVELS: Land-surface elevation above mean sea level (approx) 450
Static level 80 ft. below top of well Date June 1982
Artesian pressure lbs. per square inch Date
Artesian water is controlled by (Cap, valve, etc.)

(9) WELL TESTS: Drawdown is amount water level is lowered below static level
Was a pump test made? Yes ☐ No ☒ If yes, by whom?
Yield: gal./min. with ft. drawdown after hrs.
" " " "
" " " "

Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Time	Water Level	Time	Water Level	Time	Water Level

Date of test
Bailer test 3 gal./min. with 20 ft. drawdown after 4 hrs.
Artesian flow g.p.m. Date
Temperature of water Was a chemical analysis made? Yes ☐ No ☐

(10) WELL LOG:

Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

MATERIAL	FROM	TO
topsoil	0	2
yellow Clay	2	60
sandy Brown Clay	60	75
streak of sand contain	75	80
ing Water, 3 gal min	80	80
Hard rock! -	100	ft

Work started June, 19 82 Completed June, 19 82

WELL DRILLER'S STATEMENT:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME Schutte Well Drilling (Person, firm, or corporation) (Type or print)

Address Rt 2 Box 374-B La Center, Wa 986

[Signed] Jake Schutte (Well Driller)

License No. 0862 Date June, 19 82

(USE ADDITIONAL SHEETS IF NECESSARY)

ECY 050-1-20

Well Report I.D.#4538

riginal and First Copy with
rtment of Ecology
nd Copy — Owner's Copy
rd Copy — Driller's Copy

WATER WELL REPORT

STATE OF WASHINGTON

Application No. .....

Permit No. .....

(1) OWNER: Name Ken Cardon Address Rt. 1 Box 496 Woodland Wa

(2) LOCATION OF WELL: County Clark — ¼ ¼ Sec 34 T. 5 N., R 1E W.M.

Bearing and distance from section or subdivision corner

(3) PROPOSED USE: Domestic ☑ Industrial ☐ Municipal ☐
Irrigation ☐ Test Well ☐ Other ☐

(4) TYPE OF WORK: Owner's number of well (if more than one) .....
New well ☑ Method: Dug ☐ Bored ☐
Deepened ☐ Cable ☐ Driven ☐
Reconditioned ☐ Rotary ☑ Jetted ☐

(5) DIMENSIONS: Diameter of well 6 inches.
Drilled 360 ft. Depth of completed well 360 ft.

(6) CONSTRUCTION DETAILS:

Casing installed: 6 " Diam. from +1" ft. to 91 ft.
Threaded ☐ 5 " Diam. from 84 ft. to 360 ft.
Welded ☑ " Diam. from ft. to ft.

Perforations: Yes ☑ No ☐
Type of perforator used Torch-cut
SIZE of perforations ⅜ in. by 6 in.
60 perforations from 100 ft. to 360 ft.
perforations from ft. to ft.
perforations from ft. to ft.

Screens: Yes ☐ No ☑
Manufacturer's Name
Type Model No
Diam. Slot size from ft. to ft.
Diam. Slot size from ft. to ft.

Gravel packed: Yes ☐ No ☑ Size of gravel:
Gravel placed from ft. to ft.

Surface seal: Yes ☑ No ☐ To what depth? 40 ft.
Material used in seal Bentonite
Did any strata contain unusable water? Yes ☐ No ☑
Type of water? Depth of strata
Method of sealing strata off

(7) PUMP: Manufacturer's Name
Type: H.P.

(8) WATER LEVELS: Land-surface elevation above mean sea level .... ft.
Static level 120 ft. below top of well Date 7-29-74
Artesian pressure 0 lbs. per square inch Date
Artesian water is controlled by (Cap, valve, etc.)

(9) WELL TESTS: Drawdown is amount water level is lowered below static level
Was a pump test made? Yes ☑ No ☐ If yes, by whom? Driller
Yield: 8.3 gal./min. with 240 ft. drawdown after 2 hrs.
Air rotary "tested at 359 Feet "
" " " "

Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Time	Water Level	Time	Water Level	Time	Water Level

Date of test
Bailer test gal./min. with ft. drawdown after hrs.
Artesian flow g.p.m. Date
Temperature of water Was a chemical analysis made? Yes ☐ No ☑

(10) WELL LOG:

Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.

MATERIAL	FROM	TO
top soil	0	2
Gravel gravel	2	23
boulders w/clay brown	23	66
gravel	66	77
Siltstone soft yellow	77	90
shale medium	90	114
sand stone	114	143
rock blue soft	143	168
rock black hard	168	183
rock blue medium	183	305
rock blue & grey medium	305	360

RECEIVED
AUG 13 1974
DEPARTMENT OF ECOLOGY
SOUTHWEST REGIONAL OFFICE

Work started 7-25 19 74 Completed July 29 19 74

WELL DRILLER'S STATEMENT:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME Dale McGhee Well Drilling
(Person, firm, or corporation) (Type or print)

Address 3032 Allen St. Kelso, Wash

[Signed] Dale McGhee
(Well Driller)

License No. 0296 Date 8-5 19 74

(USE ADDITIONAL SHEETS IF NECESSARY)

S. F. No. 7356—OS—(Rev. 4-71).

The Department of Ecology does NOT Warranty the Data and/or the Information on this Well Report.

Well Report I.D. # 7401

File Original and First Copy with the Division of Water Management
Second Copy — Owner's Copy
Third Copy — Driller's Copy

WATER WELL REPORT

STATE OF WASHINGTON

Application No. .....

Permit No. .....

(1) OWNER: Name Salishan Vinyard Address 4753 35th NE, Seattle, Wash.

(2) LOCATION OF WELL: County Clark — SE ¼ NE ¼ Sec. 34 T. 5 N., R. 1 W.M.

Bearing and distance from section or subdivision corner

(3) PROPOSED USE: Domestic ☒ Industrial ☐ Municipal ☐
Irrigation ☒ Test Well ☐ Other ☐

(4) TYPE OF WORK: Owner's number of well (if more than one) .....
New well ☒ Method: Dug ☐ Bored ☐
Deepened ☐ Cable ☐ Driven ☐
Reconditioned ☐ Rotary ☒ Jetted ☐

(5) DIMENSIONS: Diameter of well 6 inches.
Drilled 294 ft. Depth of completed well 294 ft.

(6) CONSTRUCTION DETAILS:

Casing installed: 6 " Diam. from 0 ft. to 294 ft.
Threaded ☐ ..... " Diam. from ..... ft. to ..... ft.
Welded ☒ ..... " Diam. from ..... ft. to ..... ft.

Perforations: Yes ☐ No ☒
Type of perforator used .....
SIZE of perforations ..... in. by ..... in.
..... perforations from ..... ft. to ..... ft.
..... perforations from ..... ft. to ..... ft.
..... perforations from ..... ft. to ..... ft.

Screens: Yes ☐ No ☒
Manufacturer's Name .....
Type ..... Model No. .....
Diam. ..... Slot size ..... from ..... ft. to ..... ft.
Diam. ..... Slot size ..... from ..... ft. to ..... ft.

Gravel packed: Yes ☐ No ☒ Size of gravel: .....
Gravel placed from ..... ft. to ..... ft.

Surface seal: Yes ☒ No ☐ To what depth? 20 ft.
Material used in seal Bentonite
Did any strata contain unusable water? Yes ☐ No ☒
Type of water? ..... Depth of strata .....
Method of sealing strata off .....

(7) PUMP: Manufacturer's Name .....
Type: ..... H.P. .....

(8) WATER LEVELS: Land-surface elevation above mean sea level .... ft.
Static level 178 ft. below top of well Date 11/9/72
Artesian pressure ..... lbs. per square inch Date .....
Artesian water is controlled by ..... (Cap, valve, etc.)

(9) WELL TESTS: Drawdown is amount water level is lowered below static level
Was a pump test made? Yes ☐ No ☒ If yes, by whom? .....
Yield: ..... gal./min. with ..... ft. drawdown after ..... hrs.
" " " "
" " " "

Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Time	Water Level	Time	Water Level	Time	Water Level

Date of test .....
Bailer test 35 gal./min. with 96 ft. drawdown after 4 hrs.
Artesian flow ..... g.p.m. Date .....
Temperature of water ..... Was a chemical analysis made? Yes ☐ No ☒

(10) WELL LOG:

Formation: *Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of formation.*

MATERIAL	FROM	TO
Topsoil	0	1'
Brown clay	1'	13'
Red & brown clay	13'	21'
Brown clay with scattered gravel	21'	36'
Brown clay & gravel	36'	53'
White clay & gravel	53'	65'
Cemented brown sand	65'	145'
White clay & gravel	145'	152'
Brown sandy clay & gravel	152'	195'
Cemented fine yellow sand	195'	270'
Brown clay with scattered gravel	270'	290'
Water bearing sand & gravel	290'	294'

Work started 10/27, 19 72 Completed 11/9, 19 72

WELL DRILLER'S STATEMENT:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME NORRIS DRILLING & PUMP CO., INC.
(Person, firm, or corporation) (Type or print)

Address 2009 NE 117th St., Vancouver, Wn.

[Signed] Lowell M. Norris
(Well Driller)

License No. 223 02 8129 Date Nov. 17, 19 72

(USE ADDITIONAL SHEETS IF NECESSARY)

S. F. No. 7356—OS—(Rev. 5-69)—5-69.

Well Report I.D.# 7178

File Original and First Copy with Department of Ecology
Second Copy—Owner's Copy
Third Copy—Driller's Copy

WATER WELL REPORT

STATE OF WASHINGTON

Start Card No. 080746

Water Right Permit No. _____

(1) OWNER: Name Lon Hiatt Address Fargo Lake

(2) LOCATION OF WELL: County Clark SW¼ NE¼ Sec 34 T. 5 N., R. 2 W.M.

(2a) STREET ADDDRESS OF WELL (or nearest address) 127TH

(3) PROPOSED USE: ☒ Domestic ☐ Industrial ☐ Municipal ☐ ☐ Irrigation ☐ Test Well ☐ Other ☐ ☐ DeWater

(4) TYPE OF WORK: Owner's number of well (if more than one) _____
Abandoned ☐ New well ☒ Method: Dug ☐ Bored ☐ Deepened ☐ Cable ☐ Driven ☐ Reconditioned ☐ Rotary ☒ Jetted ☐

(5) DIMENSIONS: Diameter of well 6 inches.
Drilled 100 feet. Depth of completed well 92 ft.

(6) CONSTRUCTION DETAILS:
Casing Installed: 6" Diam. from +1 ft. to 39 ft.
Welded ☒ 4½" Diam. from 32 ft. to 92 ft.
Liner installed ☒
Threaded ☐ _____" Diam. from _____ ft. to _____ ft.

Perforations: Yes ☒ No ☐
Type of perforator used Saw
SIZE of perforations .087 in. by 6 in.
150 perforations from 32 ft. to 92 ft.
_____ perforations from _____ ft. to _____ ft.
_____ perforations from _____ ft. to _____ ft.

Screens: Yes ☐ No ☒
Manufacturer's Name _____
Type _____ Model No. _____
Diam. _____ Slot size _____ from _____ ft. to _____ ft.
Diam. _____ Slot size _____ from _____ ft. to _____ ft.

Gravel packed: Yes ☐ No ☒ Size of gravel _____
Gravel placed from _____ ft. to _____ ft.

Surface seal: Yes ☒ No ☐ To what depth? 39 ft.
Material used in seal Bentonite
Did any strata contain unusable water? Yes ☐ No ☒
Type of water? _____ Depth of strata _____
Method of sealing strata off _____

(7) PUMP: Manufacturer's Name _____
Type: _____ H.P. _____

(8) WATER LEVELS: Land-surface elevation above mean sea level _____ ft.
Static level 38' ft. below top of well Date 1-26-93
Artesian pressure _____ lbs. per square inch Date _____
Artesian water is controlled by _____ (Cap, valve, etc.)

(9) WELL TESTS: Drawdown is amount water level is lowered below static level
Was a pump test made? Yes ☐ No ☐ If yes, by whom? _____
Yield: _____ gal./min. with _____ ft. drawdown after _____ hrs.
" " " "
" " " "

Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Time	Water Level	Time	Water Level	Time	Water Level

Date of test _____

Bailer test _____ gal./min. with _____ ft. drawdown after _____ hrs.
Airtest 10 gal./min. with stem set at 100 ft. for 3 hrs.
Artesian flow _____ g.p.m. Date _____
Temperature of water 57 Was a chemical analysis made? Yes ☐ No ☒

(10) WELL LOG or ABANDONMENT PROCEDURE DESCRIPTION

Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information.

MATERIAL	FROM	TO
Top Soil	0	4
Gravel	4	18
Hard Grey Basalt	18	35
Washed Gravel	35	45
White Clay Stone	45	68
Grey Stone clay	68	83
Black Sandstone (W/B)	83	91
Blue Clay	91	100

Work started 1-26-93 19. Completed 1-26- 1993

WELL CONSTRUCTOR CERTIFICATION:

I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

NAME Bills Well Drilling (PERSON, FIRM, OR CORPORATION) (TYPE OR PRINT)

Address Goldendale Wa

(Signed) Donald H. Lenk Jr. (WELL DRILLER) License No. 1052

Contractor's Registration No. BILLSWD0880C Date 1-26 1993

(USE ADDITIONAL SHEETS IF NECESSARY)

ECY 050-1-20 (10/82) -1329-

Well Report I.D.# 9061

File Original and First Copy with Department of Ecology
Second Copy — Owner's Copy
Third Copy — Driller's Copy

WATER WELL REPORT

STATE OF WASHINGTON

Start Card No. 55390

UNIQUE WELL I.D. # AAI 759

Water Right Permit No. _____

(1) **OWNER:** Name Dan Beck Address P.O. Box 629, LaCenter Wa., 98629

(2) **LOCATION OF WELL:** County Clark SW 1/4 NE 1/4 Sec. 34 T. 5 N. R. 1 W.M.

(2a) **STREET ADDRESS OF WELL** (or nearest address) North Fork Rd., LaCenter, WA 98629

(3) **PROPOSED USE:** XX Domestic ☐ Industrial ☐ Municipal ☐ ☐ Irrigation ☐ Test Well ☐ Other ☐ ☐ DeWater

(4) **TYPE OF WORK:** Owner's number of well (If more than one) _____

Abandoned ☐ New well XX Method: Dug ☐ Bored ☐ Deepened ☐ Cable ☐ Driven ☐ Reconditioned ☐ Rotary XX Jetted ☐

(5) **DIMENSIONS:** Diameter of well 6 inches. Drilled 343 feet. Depth of completed well 343 ft.

(6) **CONSTRUCTION DETAILS:**

Casing installed: 6 " Diam. from +3' ft. to 137'8" ft.
Welded XX 4" PVC " Diam. from 23 ft. to 343 ft.
Liner installed XX
Threaded ☐ _____ " Diam. from _____ ft. to _____ ft.

Perforations: Yes ☐ No XX
Type of perforator used _____
SIZE of perforations _____ in. by _____ in.
_____ perforations from _____ ft. to _____ ft.
_____ perforations from _____ ft. to _____ ft.
_____ perforations from _____ ft. to _____ ft.

Screens: Yes XX No ☐
Manufacturer's Name _____
Type Slotted Model No. _____
Diam. 4" Slot size .035 from 323 ft. to 343 ft.
Diam. _____ Slot size _____ from _____ ft. to _____ ft.

Gravel packed: Yes XX No ☐ Size of gravel Colorado 6x9
Gravel placed from 310 ft. to 343 ft.

Surface seal: Yes XX No ☐ To what depth? 18 ft.
Material used in seal Bentonite & hole plug
Did any strata contain unusable water? Yes ☐ No XX
Type of water? _____ Depth of strata _____
Method of sealing strata off _____

(7) **PUMP:** Manufacturer's Name _____
Type: _____ H.P. _____

(8) **WATER LEVELS:** Land-surface elevation above mean sea level _____
Static level 120 ft. below top of well Date 9-19-94
Artesian pressure _____ lbs. per square inch Date _____
Artesian water is controlled by _____ (Cap, valve, etc.)

(9) **WELL TESTS:** Drawdown is amount water level is lowered below static level
Was a pump test made? Yes ☐ No XX If yes, by whom? _____
Yield: _____ gal./min. with _____ ft. drawdown after _____ hrs.
" " " "
" " " "

Recovery data (time taken as zero when pump turned off) (water level measured from well top to water level)

Time	Water Level	Time	Water Level	Time	Water Level

Date of test _____
Bailer test 10 gal./min. with 60 ft. drawdown after 1 hrs.
Airtest 10 gal./min. with stem set at 343 ft. for 1/4 hrs.
Artesian flow _____ g.p.m. Date _____
Temperature of water _____ Was a chemical analysis made? Yes ☒ No ☐

(10) **WELL LOG or ABANDONMENT PROCEDURE DESCRIPTION**

Formation: Describe by color, character, size of material and structure, and show thickness of aquifers and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information.

MATERIAL	FROM	TO
Top soil & cobbles	0	2
Clay cobbles gravel & sand	2	17
Cobbles loose gravel & sand	17	33
Brown clay	33	47
Brown sand w/clay	47	75
Brown clay	75	97
Gritty clay	97	105
Multi colored shale with some rock	105	115
Blue shale with rock pieces	115	180
Soft shale with clay	180	195
Grey & blue shale	195	235
Brown shale	235	270
Blue brown & grey shale	270	320
Soft shale some clay	320	330
Hard grey shale XXXX	330	340
Grey rock	340	343
Hardness 1		
Iron .3		
PH 8.5		

RECEIVED SEP 29 P3:34 WA STATE DEPARTMENT OF ECOLOGY SW REGIONAL OFFICE

Work Started 9-16-94 19. Completed 9-19-94 19

WELL CONSTRUCTOR CERTIFICATION:

I constructed and/or accept responsibility for construction of this well, and its compliance with all Washington well construction standards. Materials used and the information reported above are true to my best knowledge and belief.

NAME Hansen Drilling Co., Inc. (PERSON, FIRM, OR CORPORATION) (TYPE OR PRINT)

Address 6711 NE 58 Ave., Vancouver, WA 98661

(Signed) Lewis Hansdale (WELL DRILLER) License No. 1921

Contractor's Registration No. HANSED*377NT Date 9-21-94 19

(USE ADDITIONAL SHEETS IF NECESSARY)

ECL 050-1-20 (2/93)

The Department of Ecology does NOT Warranty the Data and/or the Information on this Well Report.

Exhibit A.8

PID	Situs Address			
63472934	2274 E GAITHER AVE	LA CENTER	WA	98629
63472938	2188 E GAITHER AVE	LA CENTER	WA	98629
63472932	2350 E GAITHER AVE	LA CENTER	WA	98629
63472936	2220 E GAITHER AVE	LA CENTER	WA	98629
258982000	35212 NE NORTH FORK AVE	LA CENTER	WA	98629
258910000			WA	0
258913000			WA	0
258991144			WA	0
258968000			WA	0
258903000	35011 NE NORTH FORK AVE	LA CENTER	WA	98629
258898000	34911 NE NORTH FORK AVE	LA CENTER	WA	98629
258914000			WA	0

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

Number of Records 12
Number of Pages 1
Date Created 3/24/2022
Employee Bob Pool
Employee Name Bob Pool

Exhibit A.9

Owner Name	Mailing Address
BRIGHT NICKOLAS C & BRIGHT BRITTANY JEAN	3900 NE 425TH ST, WOODLAND, WA, 98674
CHINOOKAN LLC	PO BOX 886, LA CENTER, WA, 98629
CONNER MATTHEW & CONNER ALYSSA K	35212 NE NORTH FORK AVE, LA CENTER, WA, 98629
HPA BORROWER 2017-1 ML LLC	120 S RIVERSIDE PLZ STE 2000, CHICAGO, IL, 60606
JVV INVESTMENTS LLC	14900 NE 15TH AVENUE, VANCOUVER, WA, 98685
JVV INVESTMENTS LLC	417 NW 209TH ST, RIDGEFIELD, WA, 98642
KASKI HUNTER & KASKI MARIAH	PO BOX 725, BATTLE GROUND, WA, 98604
KEYSTONE PROPERTIES II LLC	900 WASHINGTON ST STE 1000, VANCOUVER, WA, 98660
LORGE SUSAN & LORGE CHRISTOPHER G	2220 E GAITHER AVE, LA CENTER, WA, 98629
LUIZ ARTHUR M & LUIZ PATRICIA A	2188 E GAITHER AVE, LACENTER, WA, 98629
WRIGLEY BRIAN & WRIGLEY KRISTINA	2274 E GAITHER AVE, LA CENTER, WA, 98629

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

Number of Records 11
Number of Pages 1
Date Created 3/24/2022
Employee Bob Pool
Employee Name Bob Pool

Exhibit B.1

NOTICE OF APPLICATION
AND LIKELY SEPA DETERMINATION OF NON-SIGNIFICANCE
North Fork Properties Critical Areas Review and SEPA
(File # 2021-035-CAR/SEPA)

Description of proposal: The applicants are proposing to develop a single-family home on parcel 258913000 and a duplex on parcel 258968000. Both properties are mapped by Clark County as located within a category 1 critical aquifer recharge area due to the location of three identified wellheads located on parcels 258891000, 258913000, 258968000. Development in category 1 critical aquifer recharge areas requires review under the City's critical areas ordinance (La Center Municipal Code Chapter 18.300) and also requires a threshold determination under the State Environmental Policy Act (SEPA). In addition to the three subject wells, there are other wells within ¼-mile of parcels 258913000 and 258968000 where development is proposed to occur.

Likely SEPA DNS: NOTICE IS HEREBY GIVEN that, an application has been submitted as noted below and based on a review of that application, the City of La Center expects to issue a Determination of Non-Significance (DNS) for this proposal pursuant to the "Optional DNS process" allowed by State Law (WAC 197-11-355) and the La Center Municipal Code (LCMC 18.310). A copy of the determination may be requested now and will be mailed when available. Comments received within the deadline, will be considered in the review of the proposal and the State Environmental Policy Act (SEPA) environmental checklist. ***This may be the only opportunity to comment on the environmental impacts of the proposal and no additional comment period will be provided, unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation.*** The proposal may include mitigation under applicable codes, and the project review process may incorporate or require mitigation measures.

Any person has the right to comment on this application, receive notice of and participate in any hearings, request a copy of the decision once made, and appeal the final SEPA determination of the project. **Written comments submitted by 5:00 PM on April 26, 2022 will be considered in the application and amended SEPA determination.** Please send comments to the City of La Center, Community Development, 305 NW Pacific Highway, La Center, WA 98629 or by email to Jessica Nash, Permit Technician, at jnash@ci.lacenter.wa.us

Application: North Fork Properties Critical Areas Review/SEPA (File # 2021-035-CAR/SEPA)

Application date: February 25, 2022

Technically Complete: March 31, 2022

Proponent/applicant/owner Parcel no. 258913000: Hunter Kaski**,** Kaski Concrete, P.O. Box 725, Battle Ground, WA 98604

Proponent/applicant/owner Parcel no. 258968000: Nickolaus Bright, 3900 NE 425th St., Woodland, WA 98674

Location of proposal: No site addresses available

Public Hearing: Not applicable. A public hearing is not required for this project.

Existing Environmental Documents relied upon: SEPA requires that a review of the potential environmental impacts be conducted. City staff and interested agencies will review the proposal for compliance with applicable state requirements and city codes. Through this process, a determination will be made as noted under the following statement of determination.

The following environmental documents were relied upon in the City's assessment of a likely determination of non-significance: SEPA Environmental Checklist dated, October 28, 2021; Technical Memorandum on the Hydrogeology of a CARA associated with the property of Three Former City Wells (February 18, 2022).

Statement of Determination: As lead agency under the State Environmental Policy Act (SEPA) rules [Chapter 197-11, Washington Administrative Code] the City of La Center must determine if there are potential significant adverse environmental impacts associated with this proposal. The options include the following:

- Determination of Significance – (DS). The impact cannot be mitigated and therefore require the preparation of an Environmental Impact Statement (EIS).
- Mitigated Determination of Nonsignificance – (MDNS). The impact can be mitigated through conditions of approval, or;
- Determination of Nonsignificance – (DNS). The impacts can be addressed by applying the city codes.

Approval Standards/Applicable Laws: The following standards will apply to the application: LCMC 18.30 Procedures; LCMC 18.300 Critical Areas; LCMC 18.310 Environmental Policy.

Mitigation Measures: The applicant will be required to comply with all applicable approval standards and laws. Because the subject wells have been decommissioned, no specific mitigation measures have been identified for the development of a single-family home and a duplex on the subject parcels.

Responsible Official: Greg Thornton, Mayor

Date: 4-12-22 **Signature:** 

Issued: April 12, 2022

File Name: North Fork Properties Critical Areas Review/SEPA (File # 2021-035-CAR/SEPA)

Date Published: April 12, 2022

Attached is a likely SEPA environmental Determination of Non-Significance (DNS) and associated environmental checklist issued pursuant to the State Environmental Policy Act (SEPA) rules (WAC 197-11). The City (lead agency) completed evaluation of the environmental checklist as required by WAC 197-11. You may comment on this likely determination within fourteen (14) days of the issuance of this notice April 12, 2022. The lead agency will not act on this proposal until the close of the **14-day comment period, which ends April 26, 2022.**

Please address any correspondence to: Jessica Nash, Permit Technician
ATTN: SEPA COMMENTS – North Fork Properties Critical Areas Review
c/o 305 NW Pacific Highway
La Center, WA 98629

DISTRIBUTION:

Federal Agencies:	National Marine Fisheries, PRD Division (Mail) US Army Corps of Engineers, Regulatory Functions (Mail)
Native American Interests:	Confederated Tribes of the Grande Ronde (Mail) Cowlitz Tribe, Longview, WA (Mail and email)
State Agencies:	Dept of Ecology (Email) Dept of Health, Office of Drinking Water (Email) Dept of Commerce (Email) Dept of Fish & Wildlife, Region 5 (Email) Dept of Natural Resources, SEPA Center (Email) Dept of Transportation, Environmental Services (Email) Dept of Transportation, SW Region (Email) Department of Archaeology & Historic Preservation (Email) Washington Parks & Recreation Commission (Email)
Local Agencies:	City of Ridgefield (Email) Clark County, Dept of Community Development (Email) Clark County, Dept of Health (Email) Clark County, Dept of Parks & Recreation (Mail) Clark County, Dept of Public Works (Email) Clark County Sheriff Clark County Fire and Rescue Town of Yacolt (Email) La Center Police Department
School Districts:	La Center (WA) School District (Mail)
Special Purpose Agencies:	Clark Public Utilities (Email) Columbia River Economic Development Council (Email) C-TRAN (Email)

	Lower Columbia Fish Recovery Board Southwest Clean Air Agency Southwest Washington Regional Transportation Council Clark Regional Wastewater District
Libraries:	Fort Vancouver Regional Library, La Center (Mail)
Fire Districts:	Clark County Fire & Rescue
Media:	The Columbian
Other Interested Parties:	Audubon Society, Vancouver (Mail) Clark County Natural Resources Council (Email) NW Natural (Mail) Vancouver Wildlife League (Mail)

North Fork Parcels: 258913000, 258968000

Legend

- Taxlots
- All Roads
  - Interstate
  - State Route
  - Arterial
  - Forest Arterial
  - Minor Collector
  - Forest Collector
  - Private or Other
- Cities Boundaries
- Urban Growth Boundaries

Notes:

1: 1,128

188.0 0 94.00 188.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

Exhibit B.2

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

April 26, 2022

Jessica Nash, Permit Technician
City of La Center
Community Development Department
305 Northwest Pacific Highway
La Center, WA 98629

Dear Jessica Nash:

Thank you for the opportunity to comment on the optional determination of nonsignificance/notice of application for the North Fork Properties Project (2021-035-CAR) as proposed by Nick Bright & Hunter Kaski. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from the local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials.

WATER QUALITY/WATERSHED RESOURCES UNIT:
Evan Wood (360) 407-7320

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:
The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and

2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
    a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
    a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
    b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Carol Serdar at Carol.Serdar@ecy.wa.gov, or by phone at (360) 742-9751.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx.

The applicant may apply online or obtain an application from Ecology's website at: http://www.ecy.wa.gov/programs/wq/stormwater/construction/ - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(GMP:202201693)

cc: Derek Rockett, SWM
Evan Wood, WQ
Nick Bright (Proponent)
Hunter Kaski (Proponent)

Exhibit B.3

SEPA DETERMINATION OF NON-SIGNIFICANCE
North Fork Properties Critical Areas Review and SEPA
(File # 2021-035-CAR/SEPA)

Description of proposal: The applicants are proposing to develop a single-family home on parcel 258913000 and a duplex on parcel 258968000. Both properties are mapped by Clark County as located within a category 1 critical aquifer recharge area due to the location of three identified wellheads located on parcels 258891000, 258913000, 258968000. Development in category 1 critical aquifer recharge areas requires review under the City's critical areas ordinance (La Center Municipal Code Chapter 18.300) and also requires a threshold determination under the State Environmental Policy Act (SEPA). In addition to the three subject wells, there are other wells within ¼-mile of parcels 258913000 and 258968000 where development is proposed to occur.

SEPA DNS: NOTICE IS HEREBY GIVEN that the City makes the following findings and conclusions based upon a review of the environmental checklist; other information on file with the City of La Center and other public agencies; and the policies, and regulations designated by the City as a basis for the exercise of substantive authority under the Washington State Environmental Policy ACT (SEPA) pursuant to Chapter 43.21C WAC. Based on a review of the updated code, the City of La Center hereby issues **a Determination of Non-Significance (DNS)** for this proposal pursuant to WAC 197-11-340 and the La Center Municipal Code (LCMC 18.310). An Environmental Impact Statement is not required under RCW 43.21c.031(1).

A public comment period was held under the optional DNS procedures.

Application: North Fork Properties Critical Areas Review/SEPA (File # 2021-035-CAR/SEPA)

Application date: February 25, 2022

Technically Complete: March 31, 2022

Proponent/applicant/owner Parcel no. 258913000: Hunter Kaski**,** Kaski Concrete, P.O. Box 725, Battle Ground, WA 98604

Proponent/applicant/owner Parcel no. 258968000: Nickolaus Bright, 3900 NE 425th St., Woodland, WA 98674

Location of proposal: No site addresses available

Public Hearing: Not applicable. A public hearing is not required for this project.

Existing Environmental Documents relied upon: SEPA requires that a review of the potential environmental impacts be conducted. City staff and interested agencies will review the proposal for compliance with applicable state requirements and city codes. Through this process, a determination will be made as noted under the following statement of determination.

The following environmental documents were relied upon in the City's issuance of a determination of non-significance: SEPA Environmental Checklist dated, October 28, 2021; Technical Memorandum on the Hydrogeology of a CARA associated with the property of Three Former City Wells (February 18, 2022).

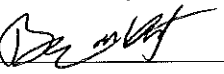
Statement of Determination: As lead agency under the State Environmental Policy Act (SEPA) rules [Chapter 197-11, Washington Administrative Code] the City of La Center must determine if there are potential significant adverse environmental impacts associated with this proposal. The options include the following:

- Determination of Significance – (DS). The impact cannot be mitigated and therefore require the preparation of an Environmental Impact Statement (EIS).
- Mitigated Determination of Nonsignificance – (MDNS). The impact can be mitigated through conditions of approval, or;
- Determination of Nonsignificance – (DNS). The impacts can be addressed by applying the city codes.

Approval Standards/Applicable Laws: The following standards will apply to the application: LCMC 18.30 Procedures; LCMC 18.300 Critical Areas; LCMC 18.310 Environmental Policy.

Mitigation Measures: The applicant will be required to comply with all applicable approval standards and laws. Because the subject wells have been decommissioned, no specific mitigation measures have been identified for the development of a single-family home and a duplex on the subject parcels.

Responsible Official: Public Works Director, Bryan Kast

Date: May 17, 2022 **Signature:** 

Issued: May 17, 2022

File Name: North Fork Properties Critical Areas Review/SEPA (File # 2021-035-CAR/SEPA)

Date Published: May 17, 2022

Attached is a Determination of Non-Significance (DNS) and associated environmental checklist issued pursuant to the State Environmental Policy Act (SEPA) rules (WAC 197-11). The City (lead agency) completed evaluation of the environmental checklist as required by WAC 197-11. The City issued a SEPA DNS under the optional DNS procedures in WAC 197-11-355. There is no additional comment period for this determination.

Please address any correspondence to: Jessica Nash, Permit Technician
ATTN: SEPA COMMENTS – North Fork Properties Critical Areas Review
c/o 210 E 4th St
La Center, WA 98629

DISTRIBUTION:

Federal Agencies:	National Marine Fisheries, PRD Division (Mail) US Army Corps of Engineers, Regulatory Functions (Mail)
Native American Interests:	Confederated Tribes of the Grande Ronde (Mail) Cowlitz Tribe, Longview, WA (Mail and email) Confederated Tribes and Bands of the Yakama Nation
State Agencies:	Dept of Ecology (Email) Dept of Health, Office of Drinking Water (Email) Dept of Commerce (Email) Dept of Fish & Wildlife, Region 5 (Email) Dept of Natural Resources, SEPA Center (Email) Dept of Transportation, Environmental Services (Email) Dept of Transportation, SW Region (Email) Department of Archaeology & Historic Preservation (Email) Washington Parks & Recreation Commission (Email)
Local Agencies:	City of Ridgefield (Email) Clark County, Dept of Community Development (Email) Clark County, Dept of Health (Email) Clark County, Dept of Parks & Recreation (Mail) Clark County, Dept of Public Works (Email) Clark County Sheriff Clark County Fire and Rescue Town of Yacolt (Email) La Center Police Department
School Districts:	La Center (WA) School District (Mail)
Special Purpose Agencies:	Clark Public Utilities (Email) Columbia River Economic Development Council (Email) C-TRAN (Email) Lower Columbia Fish Recovery Board Southwest Clean Air Agency Southwest Washington Regional Transportation Council Clark Regional Wastewater District KWRL Transportation Cooperative

Libraries:	Fort Vancouver Regional Library, La Center (Mail)
Fire Districts:	Clark County Fire & Rescue
Media:	The Columbian
Other Interested Parties:	Audubon Society, Vancouver (Mail) Clark County Natural Resources Council (Email) NW Natural (Mail) Vancouver Wildlife League (Mail)

Exhibit C.1

North Fork Properties
Critical Areas Review Type II
Technical Completeness Review

Public Works Department
305 NW Pacific Highway
La Center, WA 98629

Site Address: None
Parcels: 258968000, 258913000

Project Description: The applicant proposes to develop a duplex on the property. The property is located in a category 1 critical aquifer recharge area. A Type II critical areas review is required for development in this area.

Date: March 31, 2022

Applicant's Representative: Nickolas Bright (parcel no. 258968000)
3900 NE 425th Street
Woodland, WA 98674

Hunter Kaski (parcel no. 258913000)
Kaski Concrete
P.O. Box 725
Battle Ground, WA 98604

The City's planning consultant (WSP USA Inc.) and engineering staff received application materials for the proposed Type II Critical Areas Review. We are writing to notify you that the application is deemed **complete** as documented below.

Planning Comments

LCMC 18.30.050 and 18.300.090(1) contain a list of required submittal items:

- *An application form with original signatures by the applicant and property owners. If there is more than one property owner, separate application forms and signatures are required.*
  - Status: **Complete**. The applicant provided a signed application form from each property owner.
- *An environmental checklist or EIS, if applicable under Chapter 18.310.*
  - Status: **Complete.** The applicant provided a State Environmental Policy Act (SEPA) checklist.
- *A legal description of the site.*
  - Status: **Complete.** The legal description is contained on the application forms.
- *Proof of ownership document, such as copies of deeds and/or a policy of satisfactory commitment for title insurance.*
  - Status: **Complete.** Clark County Maps Online shows that the applicant owns the property.

- Site Plan. At a scale of no more than one inch equals 200 feet with north arrow, date, graphic scale, existing and proposed lots, tracts, easements, rights-of-way and structures on the site, and existing lots, tracts, easements, rights-of-way and structures abutting the site; provided, information about off-site structures and other features may be approximate if such information is not in the public record. The applicant shall provide one copy of the plan reduced to fit on an eight-and-one-half-inch by 11-inch page. Principal features of the plan shall be dimensioned.
    - Status: **Not applicable.** The Critical Areas Review for residential development in a Category 1 critical aquifer recharge area does not require a site plan.
- Proposed easements or dedications to the city or other agency, if applicable;
    - Status: Complete. The applicant is separately recording a boundary line adjustment that will accurately show the property boundaries in relation to the City's North Fork Avenue right-of-way line. The critical areas permit will not be completed until the boundary line adjustment is accurately recorded.
- A copy of the pre-application conference summary
    - Status: **Complete.** The applicant filed a pre-application conference waiver form.
- A narrative discussing how the application complies with each applicable approval criterion and basic facts and other substantial evidence that supports the description; in particular the narrative should address the following City regulations (please use the 2018 version of the code):
    - Status: **Complete.** The applicant provided a technical memorandum from a hydrogeologist documenting the existing conditions and risk to aquifers in the project vicinity.
- Names and addresses of owners of land within a radius of 150 feet:
    - Status: **Complete.** The applicant provided certified mailing labels for a 150-foot radius from the site.
- Applications necessarily associated with the proposal, such as applications for exceptions, adjustments or variances to dimensional requirements of the base or overlay zones or for modifications to the road standards in Chapter 12.10 LCMC that are required to approve the proposal.
    - Status: **Not applicable.** No other applications are required at this time.
- **A wetlands delineation and assessment if required by Chapter 18.300 LCMC, prepared and signed by a qualified professional and an application for a critical areas permit and associated preliminary plan, if required;**
    - Status: Not applicable. There are not any mapped wetlands on the project site.
- **A geotechnical study, prepared by a geotechnical engineer or geologist, licensed in the state of Washington if:**
    - **The site contains substantial fill, or the applicant proposes to place substantial fill on the site; or**
    - **(The site contains land identified by the city, Clark County or the state of Washington as having slopes in excess of 25 percent or as being subject to instability, unless the applicant will not develop or otherwise significantly affect such lands or shows that the site does not contain unstable soils or steep slopes;**

- Status: Not applicable. Columbia West Engineering, Inc. recently completed a geologic hazard study for the two parcels that shows the sites are stable for the future proposed residential uses.

- **An archaeological predetermination if the area proposed for development contains lands classified as having moderate or higher probability of containing archaeological resources;**
  - Status: **Not applicable**
  - **Preliminary grading, erosion control and drainage plans may be required for Type I applications. Type II and Type III applications shall include such a plan and it shall be consistent with applicable provisions of Division 4, Critical Lands;**
  - Status: **Not applicable**. The City has determined that a grading and erosion control plan is not required for the critical aquifer recharge area critical areas review.
- **Information about proposed utilities, including water and sanitary waste.**
  - Status: **Not applicable**. The City has determined that information on proposed utilities is not applicable for the critical aquifer recharge area critical areas review.
- **Level 1 Hydrogeological Reports Required. Unless the city of La Center waives one or more of the informational requirements listed below, nonexempt applications for activities undertaken in a Category I CARA must complete a Level 1 hydrogeological report containing these items:**
  - Status: **Complete.** The applicant provided a hydrogeological memorandum from Roger N. Smith Associates, Inc. that provides the necessary information for critical aquifer recharge areas review.

Signed: _____ Date: 3/31/2022

Bryan Kast, Public Works Director