

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:

Minit Management

2. Name of applicant:

Minit Management, LLC

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

*Applicant: Minit Management, LLC
Attn: Don Rhoads
P.O. Box 5889
Vancouver, WA 98668
(360) 901-3875*

*Contact: Olson Engineering, Inc.
Attn: Mike Odren
222 E. Evergreen Blvd.
Vancouver, Washington 98660
(360) 695-1385*

4. Date checklist prepared:

March 2020

5. Agency requesting checklist:

City of La Center, Washington

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

Construction shall commence upon approval and procurement of all required jurisdictional permits and approvals. Phasing is is proposed as follows:

Construction phasing shall generally follow the phasing as indicated below. Phasing may be adjusted depending on future tenant requirements, business operational issues, construction related issues, market conditions, etc. Even though phasing is listed as Phases 1-4, phasing shall not necessarily follow any predetermined order. Some phases may be constructed simultaneously. Please see below a description of each phase:

- 1. Construction of the convenience store, fuel pumps and associated parking.*
- 2. Construction of the hotel and associated parking.*
- 3. Construction of the multi-tenant building and associated parking.*
- 4. Construction of the drive-through restaurant and associated parking.*

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

Not at this time.

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

Stormwater Pollutions Prevention Program – Olson Engineering, Inc.; Stormwater Report – Olson Engineering, Inc.; Archaeological Predetermination – Archaeological Services, LLC; Geotechnical Site Investigation – Columbia West Engineering, Inc.; Landscape Plan – Olson Engineering, Inc.

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.

Not to the Applicant's knowledge.

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

Preliminary and Final Site Plan Approvals, Conditional Use Permit approval, Engineering Plan Approval, Grading Permit, Erosion Control Plan Approval, SEPA Determination, Building Permit, NPDES permit, Tree 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.)

The Applicant, Minit Management, LLC, proposes a phased commercial development that includes the following:

- *101-unit, 5-story hotel.*
- *11,600 square foot, one-story multi-tenant commercial building.*
- *4,510 square foot, one-story convenience store with a drive through window.*
- *2,800 square foot, one-story drive-through restaurant.*
- *12-pump automobile fueling island.*
- *Associated parking, utility, and other infrastructural improvements.*
- *Four-lot commercial short plat.*

The existing convenience store and fueling islands will be removed. However, the existing fuel tanks will be retained and reused.

Refer to the Preliminary Site Plan and Short Plat for more information on the site layout and project phasing.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site is located at 2814 NW 319th Street, Ridgefield, Washington. The property is further identified as Tax Lot 17/55, tax assessor's serial number 209738-000, located in the Southwest ¼ of Section 04, Township 4 North, Range 1 East of the Willamette Meridian, Clark County. The site is 3.97 acres (172,933 square feet) according to Clark

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

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

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

40% along a ditch in the northern portion of the site on the east side of the driveway of of the north leg of NW Paradise Park Road.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

According to Clark County GIS data, the soils on the site consist of: GeB (Gee Silt Loam, 0-8% slopes) 90.0% and OdB (Odne silt loam, 0-5% slopes) 10.0% of the site.

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

No.

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

Site grading to construct building pads, parking lot, utilities and other associated improvements. Any fill will be procured from an approved site. Should material need to be hauled off-site, it will be taken to an approved location. The quantity of grading is approximately 6,000 cubic yards. Refer to Engineering Plans for more information.

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

Non-mitigated impacts from construction could cause some erosion. However, the Applicant will fully mitigate these potential impacts through compliance with City of La Center erosion control ordinance.

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

Approximately 83% of the site area will be covered with impervious surfaces.

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

Stormwater and Erosion Control Plans will be prepared and implemented in accordance with City of La Center Code. These include treating and detaining stormwater as well as silt fencing and other erosion control Best Management Practices such as minimal disturbance of soils outside of the construction area, retaining existing vegetation to the maximum extent possible, covering soil stockpiles, temporary and/or permanent vegetative cover, etc. The project will also conform to the Stormwater Pollution Prevention Program. Refer to Preliminary Development Plan for information regarding stormwater control.

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 equipment and vehicles will generate dust and particulate emissions during the construction period. Employee, tenant, visitor, mail delivery, solid waste and recycling vehicles may generate particulate emissions in the long-term. Other emission sources include typical commercial emissions from heating, ventilation and air conditioning units, as well as small power tools including, but not limited to, small gas-powered equipment used for site and landscape maintenance, such as lawn mowers, blowers, trimmers, etc. The quantities of these emissions is unknown.

Emissions generated by the gas station will meet all local, State and Federal standards and regulations regarding the release of odors and emissions.

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

No offsite sources of emissions or odors exist that would adversely affect the proposed development.

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

Water will be utilized for dust control as needed during construction as well as the implementation of all local, state and federal regulations. The construction of the building will comply with all standards of the Environmental Protection Agency and all other applicable local, state and federal standards.

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.

Not applicable.

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

No.

- 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.

None.

- 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.

Sources of runoff include the roofs, sidewalks, parking lot and other paved surfaces. Stormwater and erosion control plans will be prepared and implemented in accordance with City of La Center code. These include silt fencing and other erosion control BMPs needed to meet the requirements of the Construction Stormwater General Permit. Sources of developed runoff include the roofs, sidewalks, parking lot, and other paved surfaces. Stormwater runoff from the proposed parking area will be collected and routed through the existing oil-water separator and StormFilter vault for quality treatment prior to being routed to an existing underground detention facility. Stormwater will then be released into the existing pipe network, which ultimately discharges to the roadside ditch which lies east and north of Paradise Park Road near the northwest corner of the development site. The

fueling island will be covered. However, a dead end sump with an oil/water separator will collect any stormwater that does fall onto the fueling island. Stormwater runoff from the proposed building roofs may be routed directly into the existing detention facility. Refer to the Engineering Plans and the Preliminary Stormwater Report for more information.

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

No.

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:

This proposal will meet or exceed the City of La Center's water quality and quantity standards provided for by the City of La Center Stormwater Ordinance. Also refer to Section B.3.c.1 above.

This project may implement Department of Ecology approved Chitosan chemical treatment of runoff during construction. At treatment levels used, any residual trace of Chitosan in the treated stormwater is negligible and results in no negative impacts for downstream fish or riparian habitats.

4. **Plants** [\[help\]](#)

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation *Oregon grape, euonymus, arborvitae, chamaecyparis*

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

All vegetation will be removed in areas to receive construction activities.

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

None to the Applicant's knowledge.

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

Landscaping, with the use of both ornamental and native plants, will be installed throughout the project.

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

Himalayan Blackberry.

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: Rodents
fish: bass, salmon, trout, herring, shellfish, other _____

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

None to the Applicant's knowledge

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

The site is located within what is commonly referred to as the Pacific Flyway. This Flyway is the general migratory route for various species of ducks, geese and other migratory waterfowl. The Flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains. Neotropical birds, such as Robins, may also seasonally utilize or be near the site.

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

Landscaping, which includes ornamental and native trees, shrubs and groundcovers, will be installed that will provide some habitat for wildlife.

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

None to the Applicant's knowledge.

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 commercial and hospitality uses of electricity and/or natural gas energy for heating and cooling will be required for the completed project.

- 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:

All construction will be designed to comply with the state adopted codes and policies related to energy conservation

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.

Heavy equipment and a variety of materials will be utilized to construct the project. There is a risk of fire and explosion and spills of gasoline inherent with a gas station. Any spills will be contained within a dead end sump with an oil/water separator. The project will also meet all Federal, State and local regulations regarding safety features to reduce the risk of fire and explosions to the greatest extent possible including, but not limited to, an emergency shut off valve.

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

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

The site has been historically used as a fueling facility/truck stop. The project contemplates revisions to the site but retaining the existing fueling use. However, while the card lock fueling facility will be removed, the existing fuel tanks will be retained.

- 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.

The site will be installing new fuel tanks and operating a fueling station. Propane, in either pre-filled bottles or in a large tank for the refilling of propane tanks, may also be sold on site. Additionally, heavy equipment and a variety of materials will be utilized to construct the project.

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

No special emergency services will be required.

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

The Applicant will comply with all applicable local, state and federal regulations during construction and operation of the project. All construction will be inspected according to industry requirements and standards. Any spills will be contained within a dead end sump with an oil/water separator. The project will also meet all Federal, State and local regulations regarding safety features to reduce the

risk of fire and explosions to the greatest extent possible including, but not limited to, an emergency shut off valve.

b. Noise

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

Traffic noise from NW La Center Road, NW Paradise Park Road and Interstate 5 exists, but it should not affect the proposed project.

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

Construction equipment and vehicles will generate noise during the construction periods for all phases. Construction activities will not occur after 10:00 p.m. or before 7:00 a.m. Employee, tenant, visitor, delivery, solid waste and recycling vehicles will generate noise in the long-term. Other noise sources include typical commercial noise from heating, ventilation and air conditioning units, as well as small power tools including, but not limited to, small gas-powered equipment used for site and landscape maintenance, such as lawn mowers, blowers, trimmers, etc.

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

Construction activities will not occur after 10:00 p.m. or before 7:00 a.m.

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.

*The site is currently used as a truck stop with a convenience store, passenger vehicle fueling facility and card lock fueling facility. Adjacent uses are as follows:
North – (Across NW Paradise Park Road) Vacant and unused land on Junction Plan zoned property. Property may be used for agricultural purposes.
South – (Across NW La Center Road) Vacant and unused land on Junction Plan zoned property.
East – Interstate 5 and ilani Casino (across Interstate 5).
West – (Across NW Paradise Park Road) Single-family residential use on Junction Plan zoned property.*

The project will not affect current land uses on nearby or adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Not to the Applicant's knowledge.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides,

tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

Existing 3,500 square foot convenience store, a 1,700 square foot fueling canopy, a 2,200 square foot card lock fueling canopy and shed building.

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

All existing structures will be demolished.

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

The site is currently zoned Junction Plan (JP) with an Urban Holding District (UH-10) zoning overlay.

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

Junction Plan (JP)

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

Not applicable.

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

According to the Pre-Application Conference report, the site is located within a wellhead protection area and a 1-year and 10-year wellhead zone of travel, and Critical Aquifer Recharge Area (CARA) I. However, as the existing well will be abandoned with site development and the new buildings connected to public water, a CARA I designation will no longer apply.

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

Approximately 50 employees may work in the completed project.

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

As the convenience store will be rebuilt, the project would not displace any people.

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

None.

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

With approvals of a Type II Site Plan Review, Type II Short Plat and Type III Conditional Use Permit application, the proposed project will comply with the City of La Center's zoning ordinance and Comprehensive Plan as well as applicable City of La Center infrastructure and utility standards.

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

There are no nearby or adjacent agricultural or forest lands of long-term commercial significance.

9. Housing [\[help\]](#)

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

None.

- 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:

Not applicable.

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?

The height of the 5-story hotel will be approximately 60 feet tall. The principal exterior building material will be wood, fiber cement lap siding and/or fiber cement panel.

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

The view across the development area of the project will be altered by the construction of this project.

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

Architectural design and landscaping.

11. Light and Glare [\[help\]](#)

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

Typical commercial, parking lot, fueling canopy and signage lighting will illuminate the site during the evening and nighttime hours. Lighting will meet City of La Center code.

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

The installation of illuminated material will minimize dispersion off the site and will not constitute a safety hazard.

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

There are some amounts of light levels generated from off-site, but they are unlikely to affect the project.

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

Lights will be installed and shielded to minimize dispersion and control any potential offsite impacts. Intensity of lighting will be kept to a minimum, though enough to assure safety on the site and to meet all applicable code sections. Refer to the Photometric Lighting Plan for more information.

12. Recreation [\[help\]](#)

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

Paradise Point State Park located approximately 1-mile to the north.

- 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:

None.

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.

None to the Applicant's knowledge.

- 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.

Not to the Applicant's knowledge. An archaeological pre-determination has been submitted with this application. The pre-determination states that no historic or cultural artifacts were discovered and that no further archaeological work is required. Please refer to the Clark County Archaeological Predetermination Survey, as prepared by Archaeological Services, LLC, signature dated September 6, 2019, for more information.

- 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.

An archaeological pre-determination has been submitted with this application. The pre-determination states that no historic or cultural artifacts were discovered, and that no further

archaeological work is required. Please refer to the Clark County Archaeological Predetermination Survey, as prepared by Archaeological Services, LLC, signature dated September 6, 2019, for more information.

- 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.

In the event any archaeological or historic materials are encountered during project activity, work in the immediate area must stop and the following actions taken:

- 1. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering; and*
- 2. Take reasonable steps to ensure the confidentiality of the discovery site; and,*
- 3. Take reasonable steps to restrict access to the site of discovery.*

If human remains are uncovered, appropriate law enforcement agencies shall be notified first, and the above steps followed. If remains are determined to be Native, consultation with the effected Tribes will take place in order to mitigate the final disposition of said remains.

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.

Vehicular access to the site will take place via two existing driveways off NW Paradise Park Road. However, both accesses will be reconstructed to accommodate development. The existing vehicular access off NW La Center Road will be removed.

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

The site is not served by public transit. However, C-Tran provides Dial-a-ride Connector service for La Center. The nearest transit stop is located at the Salmon Creek Park & Ride approximately 13 miles to the south.

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

The project will have approximately 184 parking stalls. The project will eliminate approximately 15 passenger vehicle stalls and approximately 17 truck stalls will be eliminated.

- 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, however one existing driveway off NW La Center Road will be removed and a new sidewalk installed.

- 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?

Redevelopment of the site will generate 4,326 Average Daily Trips, 144 new a.m. peak trips and 120 new p.m. peak trips. Existing development generates 3,380 Average Daily Trips, 68 a.m. peak trips and 68 p.m. peak trips. The net trip increase from the existing uses vs. the proposed uses is 946 Average Daily Trips, 76 a.m. peak trips and 52 p.m. peak trips. Please refer to the Trip Generation Assessment Minit Management Development, as prepared by Charbonneau Engineering, LLC, dated March 2, 2020, for more information.

- 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:

Comply with the City of La Center transportation standards and satisfy any mitigation measures as proposed by the traffic engineer.

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.

A possible increase in fire and police protection would be needed because of development on the site.

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

Pay taxes, construct on-site utilities (water, sanitary sewer, natural gas and other utilities), pay hookup fees and other utility charges such as System Development Charges and monthly operational charges.

16. Utilities [\[help\]](#)

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

The existing septic system will be removed with development and the proposed buildings will be connected to sanitary sewer.

The existing well will be decommissioned and the proposed building will be connected to public water.

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

*Electricity – Clark Public Utilities
Sewer – City of La Center
Natural Gas – Northwest Natural*

*Water – Clark Public Utilities
Refuse Service – Waste Connections
Telephone – Century Link*

Water will be extended from the stub along NW La Center Road to provide domestic and fire protection water.


Sanitary sewer will be extended to each new building from the stub along NW La Center Road.

Easements dedicated to the City of La Center for sanitary sewer and Clark Public Utilities for water will be provided as necessary.

Refer to the Engineering Plans for more utility and easement information.

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 DONALD RHOADS

Position and Agency/Organization MANAGING MEMBER, MINT MANAGEMENT, LLC

Date Submitted: _____