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:

   Juniper Ridge Subdivision

2. Name of applicant:

   TD West, LLC

3. Address and phone number of applicant and contact person:
   Dan Korpela – (360) 921-7991
   5900 NE 152nd AVE Suite 120
   Vancouver, WA 98682

4. Date checklist prepared:
   January 24th, 2024

5. Agency requesting checklist:
   City of La Center

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

   The project will construct 67 Single Family lots and future Residences on the southern portion of the two parcels. A BLA is proposed to adjust the 2 parcels. An approx.. 8 acre area will be developed. The northern parcel will not be part of the subdivision.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   The project will be designed and developed in accordance with state and local requirements for stormwater management, erosion control and any other environmental standards. An EIS is not required for this project. A wetland and habitat critical area report has been prepared for this project and submitted to the City as they are the lead agency. There are no Oregon white oak trees known to exist on this project. The wetland and habitat areas will be avoided with the development and no direct impacts are proposed.

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 pending approvals known for applications which would affect the project.

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

    Clark County Health District Review, City of La Center planning, engineering and construction approvals and permits. DAHP review is currently under review for the archaeological pre-determination report. An Archeological Predetermination was done in 2005 and was updated to meet the 2024-2025 standards. This report will be submitted with our preliminary application to the City of La Center. An NPDES permit will be required for construction stormwater and erosion control through the Department of Ecology. The NPDES permit will be applied for after preliminary approval

and prior to final engineering approval and site construction.

11. Give a 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.)

Juniper Ridge Subdivision plans to perform a boundary line adjustment between parcels 258944000 and 258945000 and subdivide the adjusted parcel 258944000 (8 acres) into 67 single-family lots in the MDR-16 zone. A rezone from LDR-7.5 to MDR-16 is also proposed concurrently with the subdivision. Includes at minimum: mass grading, public street improvements, public utility improvements, a tree permit and critical areas permits.

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 on the west side of W. F Place in La Center, WA. A private road/driveway provides access currently to the two existing homes on-site. The private drive is called NW 9th Avenue. The address associated with the project parcel is 34017 NW 9th Avenue, La Center, Washington 98629. The parcel number is 258944-000 and is located in the SW ¼ of Section 34, T5N, R1E. Vicinity Map, legal descriptions and other maps have been included with the subdivision application.

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

(circle one): Flat, **rolling, hilly, steep slopes**, mountainous, other **potential instability areas**

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

The site has areas of approximately 40% slopes and greater.

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.

HgB; Hesson 3.7%, HoB; Hillsboro 8.7%, HoC; Hillsboro 20.5%, HoD; Hillsboro 10.9%, HoG; Hillsboro 55.8%, WaA; Washougal .4%

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

Yes. A geotechnical report has been submitted with this project. According to GIS, the north central portion of the southernly parcel has areas of potential instability. These areas are being avoided with the development.

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

Grading will occur on-site for infrastructure development and home construction. The exact quantities are unknown at this time, approximately 100,000 cubic yards of grading could occur but likely less will take place.

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

Yes, soil could erode due to exposure to rain or wind during construction.

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

Approximate 55% of the site.

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

Silt fence, inlet protection, temp. sediment ponds, mulching and seeding.

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 will emit exhaust. Air may get dusty during construction. Quantities are unknown.

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

None known.

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

Exhaust & muffler systems for construction equipment. Water trucks to wet soil during dusty/dry construction periods.

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.

A small wetland exist on the site adjacent and parallel to the creek. An unnamed creek is located just north of the project site that is fish bearing. This small meandering creek flows to the East Fork Lewis River approximately a half mile from the westerly edge of the site.

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

Yes. No building envelopes from the proposed lots will go into this buffer area, but the proposed trail improvements and the subdivisions storm tract will be within the 200 feet adjacent to the waters.

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

None.

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

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.

Groundwater will not be withdrawn. Stormwater will be treated and detained and released along existing drainage paths. Stormwater will be treated using wet ponds, filters and/or other approved BMP's. Quantity varies depending on rainfall.

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.
Detention and metered release is proposed for all the stormwater from this project. Wet ponds, filters or other approved BMP's will be used to treat the contaminated runoff and then it will be released to preexisting runoff locations.

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.

Detention and metered release is proposed for all the stormwater from this project. Wet ponds, filters or other approved BMP's will be used to treat the contaminated runoff and then it will be released to preexisting runoff locations.

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

The stormwater systems will be designed to collect, convey, treat and detain stormwater runoff from the developed site.

4. Plants [help]

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

_X_ deciduous tree: **alder, maple**, aspen, **other**
_X_ evergreen tree: **fir, cedar, pine**, other
_X_ shrubs
_X_ grass
____ pasture
____ crop or grain
____ Orchards, vineyards or other permanent crops.
_X_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____ water plants: water lily, eelgrass, milfoil, other
____ other types of vegetation

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

Grass, some trees and shrubs will be stripped for residential home construction.

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

None known.

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

Residential landscaping will be added. Some mature trees may be retained in side and rear yards of the new homes or in open space tracts wherever possible. Native and drought tolerant plants are proposed in the project landscape buffers.

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

Himalayan Blackberry, Reed Canary Grass, English Holly, English Ivy, and Travelers Joy.

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.

The site is located within what is commonly referred to as the Pacific Flyway. The flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains.

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

Landscape plantings, buffer plantings and opens space tracts will provide food and cover for small mammals, birds, insects, animals and soil organisms.

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

None known.

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.

Electricity or natural gas will be used to heat the homes and electricity for lighting.

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

No. Solar power potential will not be affected by this project.

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

The project will comply with state building and energy codes. The design will incorporate sustainable building design features like passive solar heating through the use of certain building materials and strategic placement of windows and openings as well as utilize efficient building designs to maximize building materials and minimize waste.

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.

No.

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

None known.

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

None known.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None known. Typical residential uses are expected on the site. Standard construction practices are expected for the buildings.

4) Describe special emergency services that might be required.
Fire, Police and Ambulance.

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

Public sewer and water will serve the subdivision. Recycling and waste management will be utilized and picked up weekly.

b. Noise

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

Light traffic noise from the surrounding neighboring subdivisions and Old Pacific Hwy.

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)? Indi- cate what hours noise would come from the site.

Short term 7am – 7pm construction noise, Long Term will be typical noise associated with residential use.

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

None.

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.

This site currently has 2 houses and outbuildings. Adjacent sites are zoned residential. Single-family residential homes are located on parcels to the east and south sides. The parcel to the west is vacant. The parcel to the north is Clark County jurisdiction and is vacant.

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?

No.

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.

There are 2 houses and outbuildings on the site.

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

Yes. Both houses and all outbuildings will be demolished for this subdivision.

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

The parcels are currently zoned LDR-7.5, while the city is reviewing a zone change to be MDR-16.

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

UL. Urban Low Density for the development area.

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.

The site is highly constrained by critical areas due to steep slopes and the presence of a riparian habitat corridor.

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

The project proposed 67 lots varying with single-family attached and detached products as well as 1 lot designated for a duplex. This project will be home to approximately 134 people at 2 people per lot.

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

4.

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

None necessary. New housing opportunities will be created on-site.

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

Access roadway improvements. Residential development with sidewalks will provide pedestrian circulation around and through the site.

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

None.

9. Housing [help]

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

67 middle to high income single family homes.

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

4.

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

Provide 67 new housing and ownership opportunites.

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?

Two story wood framed structures (35'). Some form of wood, concrete or vinyl based siding will cover the buildings.

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

No large vistas or views will be altered with this project. Only neighbors directly adjacent to the property will have views of the new homes with associated fencing and landscaping.

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

Retention of as many existing perimeter site and right-of-way trees/shrubs. This project is also planting street trees, site landscaping and retention of over 0.8 acres of on-site open space in tracts A-C and approximately 0.6 acres of undisturbed areas with mature trees and shrubs. This will create significant site screening and habitat for birds and small mammals.

11. Light and Glare [help]

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

Street and house lighting will occur at night. Lighting will be designed to meet city standards and provide safe night time pedestrian circulation. The lighting will be shielded to prevent glare to off-site areas.

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

No. It should not be a safety hazard if shielded properly.

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

None known.

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

Proper orientation and shading or shielding of light sources.

12. Recreation [help]

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

La Center Heritage Trail is east of the site.

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

No.

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

This project proposes to improve portions of and connect to the Heritage Trail as well as designate 2 park spaces along the trail. If additional mitigation measures are deemed important, the project will pay park impact fees which will help in the future development of parks and recreation facilities.

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 known.

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.

An archaeological pre-determination and formal cultural resources survey were conducted in the development area.

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.

A pedestrian survey was deployed to identify and inspect all exposed ground surfaces for archaeological materials among other things.

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.

A DAHP excavation permit issued by the Washington State Department of Archaeology and Historic Preservation may be needed to develop within the archaeological resources. The goal for the project is to avoid the need for an

excavation permit. The items found on-site were only from a hobbyist flint knapper and are not of archaeological significance.

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.

W. F Place borders the eastern boundary of the site. The site currently takes access from a shared driveway, NW 9th Avenue at the South West corner of the site which takes access off Old Pacific Hwy. The proposed W. 14th Street, a public road extending through the site will take access from W. F Place and stub out with a temporary turnaround for future development to the south.

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

No.

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

Each lot proposes 4 spots, 2 driveway and 2 garage. No additional parking is proposed, although street parking is permitted.

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).

W. F Place will be improved to public standards when extended into the site. On-site road will be constructed to City of La Centers standards.

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?

Approximately 670 trips per day. 67 peak am trips and 67 peak pm trips.

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:

None necessary. Sidewalks will be provided to connect to existing sidewalks on adjacent parcels.

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.

The finished development will require all public services and they are available to serve the site.

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

None.

16. Utilities [help]

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

Electricity, natural gas, water, telephone, sanitary sewer and refuse service.

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.

Water: Clark Public Utilities,
Sewer: City of La Center,
Electricity: Clark Public Utilities,
Telephone: Quest or Comcast,
Gas: NW Natural Gas

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 Scott Taylor
Position and Agency/Organization Planner at SGA Engineering
Date Submitted: 1-24-25