



**NOTICE OF APPLICATION
AND LIKELY SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE
Vineyard Vista Subdivision Type III Preliminary Plat, SEPA, Critical Areas Permits, and Tree Cutting
Permit
(File # 2023-040-SUB/SEPA/CAR/TRE)**

Description of proposal: The applicant proposes to subdivide the 29.53-acre site (Parcel Nos: 238903000 and 63472946) into 84 lots for single-family residences. The site is located in north La Center along Northeast North Fork Avenue. A public road system would serve the development connecting to Northeast North Fork Avenue and also be served by an existing street stub from the Southview Heights Subdivision development from the south at East Gaither Avenue. Lots within the development would range in size from 6,900 square feet to 19,656 square feet. The request also includes a critical areas permit for geologically hazardous areas (landslide hazard area for occurrence of slopes greater than 40%), fish and wildlife habitat conservation areas (riparian area for an unnamed Type Ns stream and occurrence of priority Oregon white oaks). The applicant is also requesting approval of a tree cutting permit for the removal of 1,059 trees on site with 10-inch or larger diameter at breast height (dbh). As part of the tree removal proposed on the site, the applicant will remove two Oregon white oak trees which are regulated as critical areas. The applicant proposes to mitigate for critical areas impacts by riparian enhancements, including creating snags; riparian buffer additions (for areas with reduced/impacted buffers); and new tree plantings.

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 Mitigated Determination of Non-Significance (MDNS) 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 May 15, 2024 will be considered in the application and final SEPA determination.** Please send comments to the City of La Center, Community Development, 210 E 4th Street, La Center, WA 98629 or by email to Angie Merrill, Associate Planner, at amerrill@ci.lacenter.wa.us

Application: Vineyard Vista Subdivision Type III Preliminary Plat, SEPA, Critical Areas Permits, Tree Cutting Permit (File # 2023-040-SUB/SEPA/CAR/TRE)

Application date: February 5, 2024

Technically Complete: April 17, 2024

Proponent: Representative: Mason Wolfe, Wolfe Project Management, LLC, 2401 West Main Street, Suite 210, Battle Ground, WA 98604. Applicant: Lincoln Wolverton, Chinookan, LLC, P.O. Box 886, La Center, WA 98629.

Property owner/applicant: Lincoln Wolverton, Chinookan, LLC, P.O. Box 886, La Center, WA 98629.

Location of proposal: No Site Address. Northeast North Fork Avenue, La Center, WA. Parcel Nos. 258903000 & 63472946.

Public Hearing: A public hearing is required and will be scheduled at a later date. A separate notice will be provided at least 14 days in advance of the public hearing.

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, December 11, 2023; Revised Narrative (Wolfe Project Management, LLC, April 2024); Preliminary Technical Information Report (The Wolfe Groupe, LLC, November 2023 and revised March 2024); Geotechnical Site Investigation (True North Geotechnical Services, December 1, 2023 and revised April 2024); Preliminary Stormwater Plan (The Wolfe Group, LLC, March 2024); Preliminary Erosion Control & Grading Plan (The Wolfe Group, LLC, March 2024); Traffic Impact Study (Lancaster Mobley, March 6, 2024); Clark County Archaeological Predetermination Survey for the Vineyard Vista Subdivision (December 11, 2023); Critical Areas Report & Mitigation Plan (Cascadia Ecological Services, Inc, April 3, 2024); Arborist Report (Arborscape Ltd., Inc., August 16, 2023 and supplemental report dated February 15, 2024); Tree Survey Map (Brown Surveying, PLLC, November 21, 2023); Tree Removal and Retention Plan (Clark Land Design, PLLC, November 20, 2023); Preliminary Landscape Plan (Clark Land Design, PLLC, March 21, 2024); Existing Conditions Survey (Brown Surveying, PLLC, November 28, 2023); and the Vineyard Vista Preliminary Plat and Utility Plan (The Wolfe Groupe, LLC, November 1, 2022 and revised April 3, 2024).

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 requires 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: 18.30 Procedures; 18.130 Low Density Residential; 18.147 Parks and Open Spaces; 18.200 General Provisions; 18.210 Subdivision Provisions; 18.240 Mitigation of Adverse Impacts; 18.245 Supplementary Development Standards; 18.280 Off-Street Parking and Loading Requirements; 18.282 Outdoor Lighting; 18.300 Critical Areas; 18.310 Environmental Policy; 18.320 Stormwater and Erosion Control; 18.340 Native Plant List; 18.350 Tree Protection; and 18.360 Archaeological Resource Protection.

Mitigation Measures: The applicant will be required to comply with all applicable approval standards and laws in addition to the following project-specific mitigation measures:

- Earth: The applicant must comply with the design recommendations of the geotechnical site investigation by True Geotechnical Services dated December 1, 2023, and revised in April 2024.
- Air: The applicant is required to apply best management practices to reduce dust during construction.
- Air: Construction equipment shall not be permitted to idle and is required to be shut off while not in use.
- Water: The applicant shall decommission the existing private well prior to ground disturbance in accordance with Clark County and State of Washington requirements and must provide evidence of the approval and decommissioning in accordance with agency requirements.
- Water: The applicant must use approved erosion control best management practices during construction in compliance with LCMC 18.320 and the final approved stormwater technical information report.
- Water: The applicant must comply with the recommendations of the Preliminary Technical Information Report dated November 2023 and revised on March 2024).
- Water: The applicant must comply with the recommendations of the critical areas and mitigation report for the riparian habitat area along the unnamed Type Ns stream (Cascadia Ecological Services, Inc, April 3, 2024).

- Plants: The applicant shall provide mitigation required by LCMC 18.350 for all trees removed that are not Oregon white oaks on-site of 10 inches diameter at breast height (dbh) or greater as inventoried by Brown Survey, PLLC, dated November 21, 2023, and proposed for removal per the Tree Removal and Retention Plan by Clark Land Design, PLLC, dated November 20, 2023. All proposed street trees are to be planted thirty feet apart at center.
- Plants: The applicant shall mitigate for the two priority Oregon white oaks removed in compliance with best available science as required by LCMC 18.300.100 (Best Available Science) and in coordination with the Washington Department of Fish and Wildlife.
- Environmental Health: The applicant shall comply with approved construction hours as required by the City of La Center.
- Environmental Health: The applicant shall decommission the existing septic system prior to construction in accordance with Clark County requirements. The applicant shall provide a lateral sewer line stub to the home so that connection to the public sewer system is available when the septic system fails or is decommissioned on parcel no 258898000.
- Light and Glare: The applicant shall comply with the requirements of LCMC 18.282 (Outdoor Lighting).
- Recreation: The applicant is required to pay park impact fees prior to issuance of building permits unless otherwise agreed to by the City of La Center, if the City determines the provided park meets the identified community park need for this site shown in the Parks, Recreation, and Open Space Plan in effect at the time of application completeness and the applicant's construction of a that park is determined to be eligible for park impact fee credits.
- Historic and cultural preservation: In the event any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing for a 100' buffer; this number may vary by circumstance) must stop and the following actions taken:
 - Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering;
 - Take reasonable steps to ensure confidentiality of the discovery site; and,
 - Take reasonable steps to restrict access to the site of discovery.

The applicant shall notify the concerned Tribes and all appropriate county, city, state, and federal agencies, including the Washington Department of Archaeology and Historic Preservation and the City of La Center. The agencies and Tribe(s) will discuss possible measures to remove or avoid cultural material and will reach an agreement with the applicant regarding actions to be taken and disposition of material. If human remains are uncovered, appropriate law enforcement agencies shall be notified first, and the above steps followed. If the remains are determined to be Native, consultation with the affected Tribes will take place in order to mitigate the final disposition of said remains.

See the Revised Code of Washington, Chapter 27.53, "Archaeological Sites and Resources," for applicable state laws and statutes. See also Washington State Executive Order 05-05, "Archaeological and Cultural Resources." Additional state and federal law(s) may also apply.

Copies of the above inadvertent discovery language shall be retained on-site while project activity is underway.

Contact	Information
Cowlitz Indian Tribe, Nathan Reynolds, Interim Cultural Resources Manager	Phone: 360-575-6226; email: nreynolds@cowlitz.org
City of La Center, Bryan Kast, Public Works Director	Phone: 360-263-2889; email: bkast@ci.lacenter.wa.us
Office of the Clark County Medical Examiner (for human remains)	Phone: 564-397-8405; email: medical.examiner@clark.wa.gov
Washington DAHP, Dr. Allison Brooks, Ph.D, Director	Phone: 360-586-3066; email: Allyson.Brooks@dahp.wa.gov

- Transportation: The applicant shall comply with the recommendations of the Traffic Analysis Report (Lancaster Mobley, March 6, 2024).

- Transportation: The applicant is required to pay transportation impact fees prior to issuance of building permits.
- Utilities: The applicant is required to pay sewer system development charges prior to issuance of building permits.

Responsible Official: Bryan Kast, Public Works Director

Date: 5/1/2024 **Signature:** 

Issued: May 1, 2024



File Name: Vineyard Vista Subdivision Type III Preliminary Plat, SEPA, Critical Areas Permits, and Tree Cutting Permit (File # 2023-040-SUB/SEPA/CAR/TRE)

Attached is a likely SEPA environmental Mitigated Determination of Non-Significance (MDNS) 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 May 1, 2024. The lead agency will not act on this proposal until the close of the **14-day comment period, which ends May 15, 2024.**

Please address any correspondence to: Angie Merrill, Associate Planner
ATTN: SEPA COMMENTS – Vineyard Vista Subdivision
c/o 210 East 4th Street
La Center, WA 98629

DISTRIBUTION:

Federal Agencies:	National Marine Fisheries, PRD Division (Mail) Forest Service, US Department of Agriculture, WA (Email) US Army Corps of Engineers, Regulatory Functions (Mail)
Native American Interests:	Confederated Tribes of the Grande Ronde (Mail) Cowlitz Tribe, Longview, WA (Email) Yakama Nation (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:	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 (Email) Clark County Fire and Rescue (Email) City of Vancouver, Dept of Parks & Recreation (Email) City of Vancouver City of Camas, Community Development (Email) Town of Yacolt (Email) City of Ridgefield (Email) La Center Community Library (Mail) La Center Police Department (Email)

School Districts:

La Center (WA) School District (Mail)

Special Purpose Agencies:

Clark Public Utilities (Email)

Columbia River Economic Development Council (Email)

Lower Columbia Fish Recovery Board (Email)

C-TRAN (Email)

Southwest Clean Air Agency (Email)

Southwest Washington Regional Transportation Council (Email)

Council Clark Regional Wastewater District (Email)

Vancouver Wildlife League (Mail)

NW Natural (Mail)

TDS Telecom (Mail)

Century Link (Email)

Washington State Department of Corrections (Email)

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background

1. Name of proposed project, if applicable: [Vineyard Vista](#)
2. Name of applicant: [Chinookan, LLC](#)
3. Address and phone number of applicant and contact person:
[PO Box 886, La Center Washington 98629 / \(360\)-606-8986 / Linc Wolverton](#)

4. Date checklist prepared: **December 11, 2023.**
5. Agency requesting checklist: **City of La Center.**
6. Proposed timing or schedule (including phasing, if applicable): **Subdivision construction Start May, 2024. Home construction start estimated spring 2024 and continuing through 2025.**
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. **There is a seasonal stream located on the site. Refer to Critical Areas Report completed by Cascadia Ecological Services submitted with application.**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **No.**
10. List any government approvals or permits that will be needed for your proposal, if known.
City of La Center Preliminary Plat, Final Engineering and Final Plat approvals. City of La Center building Permits.
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.)
Subdivide 29.53 acres into 84 single family residential lots.
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.
2219 NE 339th Street, La Center WA 98629. From Old Pacific Highway, go east on W 4th Street, then North on Aspen Avenue, Aspen becomes NE North Fork Avenue, head north on NE North Fork Avenue to site. Site is located adjacent north and East of 2103 NE North Fork Avenue, La Center WA 98629

B. Environmental Elements

1. Earth

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)? **50%.**

- 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. **Silty Clay; Sandy Silt, Clay. No commercial agricultural land.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **Non noted. Refer to geotechnical engineering evaluation prepared by True North Geotechnical Services submitted with this application.**
- 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. **All cut and embankment is proposed to be excavated onsite with no expected import or export. Expected to cut and embankment an area roughly 25 acres with an estimate volume of 60,000 cy of cut and embankment.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Yes, during large rain events, some erosion could occur during clearing & construction activities.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Approximately 35%.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **A full erosion control plan will be prepared by civil engineer and approved by City of La Center that all contractors shall comply with.**

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **Some emissions from equipment during construction. Some emissions from automotive vehicles after completion.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **None proposed.**

3. Water

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. **Yes. Unnamed season stream in the NE area of the subject site. This flows easterly into Breezy Creek.**
- 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. Roads, grading and house proposed outside of required buffer of 75'. Refer to Critical Areas Report & Mitigation plan prepared by Cascadia Ecological Services submitted with this application.**

- 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:

- 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. **Project runoff will be collected, treated, detained and meter released as allowed by code.**
- 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: **None necessary.**

4. **Plants**

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

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.

- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

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

Most trees and shrubs removed.

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: New homeowners will landscape their yards. A full tree planting plan/landscape plan has been submitted with this application. Replanting roughly 1,300 trees for mitigation purposes.

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

None known.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Songbirds, swallows, coyote, deer.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

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

b. List any threatened and endangered species known to be on or near the site. None known.

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

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

New homeowners will landscape their yards. Intense mitigation plan to create snags and plant roughly 1,300 trees. Refer to Tree plan submitted with this application and critical areas mitigation plan submitted with this application.

e. List any invasive animal species known to be on or near the site. None known.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Electric and possibly natural gas will be used for general household uses.

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:

New homes will use latest common practice energy conservation features.

7. Environmental Health

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

If so, describe. **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.

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- 4) Describe special emergency services that might be required. **None.**

- 5) Proposed measures to reduce or control environmental health hazards, if any: **None necessary.**

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None.**

- 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. **Long Term: Some new vehicular noise permanently. Short Term: Some construction and construction equipment noise during site development and new home construction.**

- 3) Proposed measures to reduce or control noise impacts, if any: **None necessary.**

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Vacant land. Proposal will not affect any other existing uses.

- 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. **None.**

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

e. What is the current zoning classification of the site? **Low Density Residential, specifically LDR-7.5.**

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

g. If applicable, what is the current shoreline master program designation of the site? **None, N/A.**

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

i. Approximately how many people would reside or work in the completed project? **Approximately 210 would reside.**

j. Approximately how many people would the completed project displace? **None.**

k. Proposed measures to avoid or reduce displacement impacts, if any: **None necessary.**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **The proposal will comply with all City and State regulations/codes.**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **None, N/A.**

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **84 new homes for middle to upper income buyers.**

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: **None proposed.**

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **2 story maximum from road, with some daylight basements in addition. Exterior materials undetermined at present.**

b. What views in the immediate vicinity would be altered or obstructed? **None.**

c. Proposed measures to reduce or control aesthetic impacts, if any: **None proposed.**

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Some new vehicular headlights during travel to and from site permanently.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No.**
- 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: **None necessary.**

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? **Sternwheeler Park. Public schools. Other unknown parks.**
 - 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 necessary.**
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13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. **No, refer to archaeological report prepared by Applied Archaeological Research Inc. submitted with this application for more details.**
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. **None known.**
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
An archaeological survey was performed and submitted to the Washington State Department of Cultural and Historic Resources.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
None proposed besides City and State required civil construction plan note and final plat note about findings per City and State codes. And allow/permitted mitigation for building removal.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
Site is served by NE North Fork Avenue and NE 24th Circle.

- 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? **Not served directly. Nearest stop unknown at time of application.**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **Parking along interior streets and in driveways and garages of new homes. None 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). **Improvements to several public properties, refer to preliminary plat for details.**
- 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 792 average daily trips. Peak volumes typically occur 7-8am and and 5-6pm. Unknown % of trucks. Just those for typical daily deliveries and garbage/recycle services.**
- 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 proposed.**

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
Yes. Slight increase in all services.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
Builder will pay all required impact fees.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
- 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. **Clark PUD for water and electricity. NW Natural Gas for natural gas. City of La Center for sanitary sewer. Waste Management for garbage and recycling. Trenching will be required to install all services.**

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee Mason W Wolfe

Position and Agency/Organization Member, Wolfe Project Management, LLC

Date Submitted: December 18, 2023

D. Supplemental sheet for nonproject actions

(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:

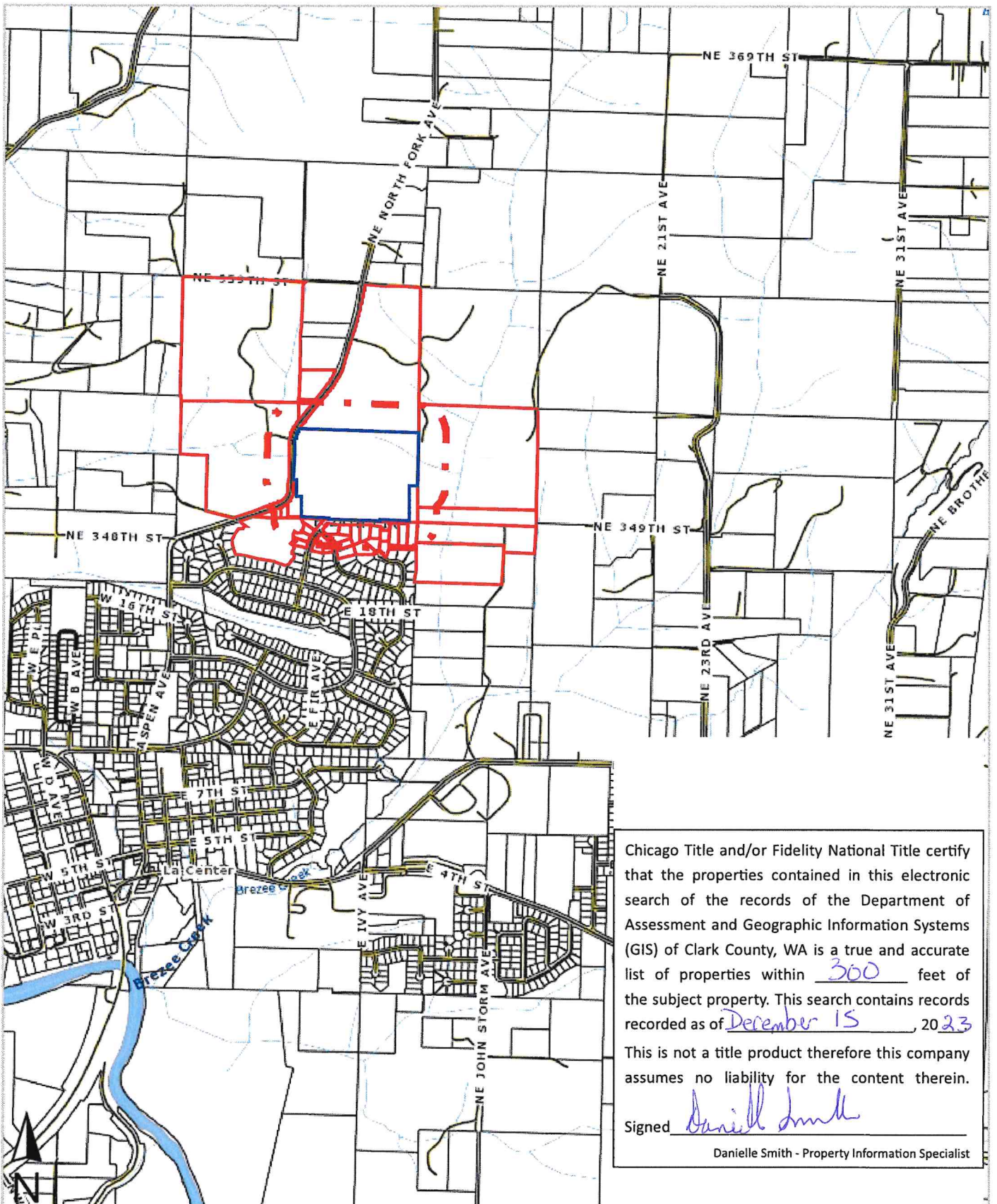
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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.



Chicago Title and/or Fidelity National Title certify that the properties contained in this electronic search of the records of the Department of Assessment and Geographic Information Systems (GIS) of Clark County, WA is a true and accurate list of properties within 300 feet of the subject property. This search contains records recorded as of December 15, 2023

This is not a title product therefore this company assumes no liability for the content therein.

Signed Danielle Smith

Danielle Smith - Property Information Specialist



VANCOUVER
WASHINGTON



CHICAGO TITLE Fidelity National Title
TWO COMPANIES ONE UNITED TEAM

This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.
