



**NOTICE OF APPLICATION
AND LIKELY SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE
PARADISE PARK SITE PLAN/ SPR/ CUP/ PLD/ SEP/VAR/LLD/GEO/CAR
(File# 2024-019-SPR/CUP/PLD/SEPA/VAR/LLD/GEO/CAR/)**

Project Description:

The applicant is proposing a phased commercial development located on approximately 3.36 acres located within the City of La Center's Urban Growth Area. The site is designated Commercial/Mixed Use and is zoned Junction Plan (JP) and further designated as being within the Town Center TC Plan District of the Junction Plan. The proposal includes a two (2) phased two (2) lot short plat.

Phase One (1) (Lot 2) will be approximately 95,530 square feet in size and will include a 109-unit five (5) story hotel. Phase two (2) (Lot 1) will be approximately 56,357 square feet in size and will include a quick serve drive through restaurant. The QSR requires a Type III Conditional Use Permit (CUP), additional applications include a Type II Site Plan Review, Type II Short Plat, SEPA, Type II & III Variances, Type I Legal Lot Determination, Type II Geological Hazard Review, Type II Critical Areas Permit.

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 September 23, 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: Paradise Park Site Plan, File # 2024-019-SPR/CUP/PLD/SEPA/VAR/LLD/GEO/CAR/

Application date: August 12, 2024

Technically Complete: August 26, 2024

Representative: Travis Johnson, PLS Engineering, 604 W Evergreen Blvd Vancouver, WA 98660, pm@plsengineering.com

Property Owner/Applicant: John Vanvessem, 14900 NW 15th Avenue Vancouver, WA 98685

City of LaCenter Associate Planner: Angie Merrill – amerrill@ci.lacenter.wa.us - 360.263.3654

City of LaCenter Engineer: Anthony Cooper – acooper@ci.lacenter.wa.us – 360.263.2889

Location of proposal: No Site Address. #25 Sec 4 T4N R1EWM

Public Hearing: A public hearing is required and is tentatively scheduled for November 4, 2024 at 5:30pm. A separate notice will be provided at least 14 days in advance of the public hearing, to include additional information regarding the hearing instructions.

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; Narrative; Preliminary Technical Information Report; Geotechnical Site Investigation; Preliminary Erosion Control & Grading Plan; Traffic Study; Archaeological Predetermination Survey; Critical Areas Report; Buffer Averaging Plan; Preliminary Landscape Plan; Proposed and Existing Conditions Plans; Utility Review & Plans.

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: 3.35 Impact Fees, 8.60 Sign Regulations, Title 12 Streets, Sidewalks, & Public Rights-of-Way, Title 13 Public Utilities, 13.10.240 Latecomer's Agreement Requirements, Title 18 Development Code Chapters, 18.158 La Center Junction Plan Zone District, 18.30 Procedures, 18.200 General Provisions, 18.205 Short Plat, 18.215 Site Plan Review, 18.225 Legal Lot Determination, 18.240 Mitigation of Adverse Impact, 18.245 Supplementary Development Standards, 18.250 Conditional Use Permit, 18.260 Variance, 18.282 Outdoor Lighting; 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 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
- **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.
- **Water:** The applicant must comply with the recommendations of the critical areas and mitigation report.
- **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.

- **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.
- **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:
 - o Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering;
 - o Take reasonable steps to ensure confidentiality of the discovery site; and,
 - o 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; nreynolds@cowlitz.org
City of La Center, Tracy Coleman, Public Works Director	Phone: 360-263-2889; tcoleman@ci.lacenter.wa.us
City of La Center, Angie Merrill, Associate Planner	Phone: 360-263-3654; amerrill@ci.lacenter.wa.us
City of La Center, Anthony Cooper, Engineer	Phone: 360-263-2889 acooper@ci.lacenter.wa.us
Office of the Clark County Medical Examiner (for human remains)	Phone: 564-397-8405; medical.examiner@clark.wa.gov
Washington DAHP, Dr. Allison Brooks, Ph.D, Director	Phone: 360-586-3066; a2@dahp.wa.gov

File Name: Paradise Park Site Plan Type III Preliminary Plat, SEPA, Critical Areas Permits, Variance and Tree Cutting Permit (File# 2024-012-SUB/SEPA/CAR/VAR/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 of LaCenter (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 August 22, 2024. The lead agency will not act on this proposal until the close of the **14-day comment period, which ends September 23, 2024.**

**Please address any correspondence to: Angie Merrill, Associate Planner
ATTN: SEPA COMMENTS
Paradise Park Site Plan
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 (Nlail) 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)

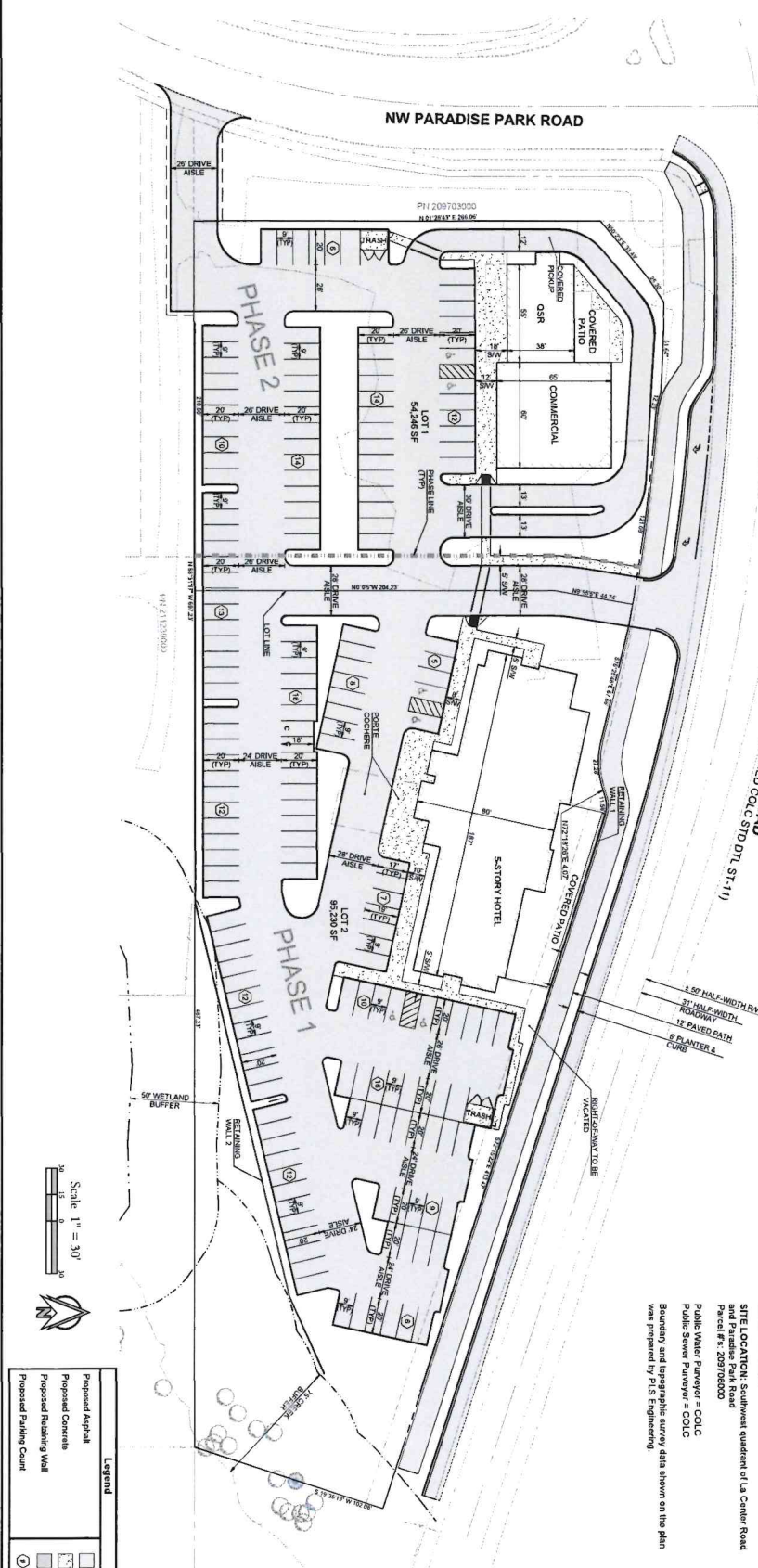
TDS Telecom (Mail)

Century Link (Email)

Washington State Department of Corrections (Email)

Paradise Park Site Plan

Located in the SW 1/4 of Section 4, T4N, R1E W.M.
La Center, Washington



SITE STATISTICS	
ZONE: JUNCTION PLAN (JP)	
Existing Site Area	148,501 SQ. FT.
Right of Way Dedication	1,391 SQ. FT.
Right of Way Vacation	4,288 SQ. FT.
Offical Areas	12,603 SQ. FT.
Developed Site Area	137,666 SQ. FT.
Total Building Footprint SF	17,373 SQ. FT.
Hotel	11,497 SQ. FT.
GSR / Commercial	6,182 SQ. FT.
Total Parking Spaces	182
Standard Parking Spaces	174
Handicap Parking Spaces	8
Hotel Building Height	65'
GSR / Commercial Building Height	18'



VICINITY MAP
NOT TO SCALE

APPLICANT:
LAKE STATE
5521 NE 72nd Ave Bldg C #7
Vancouver, WA 98685
PH: (360) 507-0226
lake@lakesiteinc.com

CIVIL ENGINEER:
P.L.S. Engineering
Contact: Travis Johnson, PE
14500 NW 15th Avenue
Vancouver, WA 98685
PH: (360) 944-4519
pj@plsengineering.com

OWNER:
JOHN & SHARON KAYNESSEN
14500 NW 15th Avenue
Vancouver, WA 98685

GENERAL NOTES
SITE LOCATION: Southwest quadrant of La Center Road and Paradise Park Road
Parcel #7: 209708000
Public Water Purveyor = COLIC
Public Sewer Purveyor = COLIC
Boundary and topographic survey data shown on this plan was prepared by P.L.S. Engineering.

Legend	
Proposed Asphalt	□
Proposed Concrete	□
Proposed Retaining Wall	□
Proposed Parking Count	①

PROJECT NO. 1004	DATE: 09/09/2010
SCALE: 1" = 30'	
DRAWN BY: J. W. B.	CHECKED BY: J. W. B.
APPROVED BY: J. W. B.	
03	
09	

Paradise Park Site Plan

A Site Located In The City Of La Center, Washington



Environmental Checklist

Purpose of checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for non-project proposals:

Complete the checklist for non-project proposals, even though questions may be answered "does not apply." In addition, complete the supplemental sheet for Non-project Actions (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. Background

1. Name of proposed project, if applicable:

Paradise Park Site Plan

2. Name of applicant:

Luke Sasse

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

*9321 NE 72nd Bldg C #7
Vancouver, WA 98665
360-907-0226*

*Contact:
PLS Engineering, Travis Johnson
604 W Evergreen Blvd.
Vancouver, WA 98660
360-944-6519*

4. Date checklist prepared:

July 10, 2024

5. Agency requesting checklist:

La Center, Washington

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

Development is expected to start at the time of final construction drawing approval. No phasing is proposed at this time.

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

No, not at this time.

8. List any environmental information that has been or will be prepared related to this proposal.

A Critical Areas Report, Critical Areas Permit, Tree Plan, Geotechnical Report, CARA Level 1 Hydrogeological Report and Archaeological Predetermination have been prepared for this site.

9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.

No, there are no other applications pending that affect this property.

10. List any government approvals or permits needed for your proposal:

- *Preliminary Type II Site Plan, Preliminary Type II Short Plat and Type III Conditional Use Permit Review*
- *SEPA*
- *Variance review and approval*
- *Critical Areas Review*
- *Public notification and staff report publications*
- *Public Hearing and Land Use Hearing Decision*
- *Final engineering plan review and approval*
- *Final Site Plan approval*

11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking 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 development will short plat the parcel into two lots for development of a 109-unit 5-story hotel, a commercial building (specific use to be determined), and a quick-serve restaurant (QSR) with indoor seating and drive-through service. The hotel, commercial building and QSR are allowed uses within the JP zone. The drive-through requires a Type III Conditional Use Permit (CUP). The site is approximately 3.36 acres in size.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, give a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

The site is identified as tax lot 209708-000, located in the Southwest 1/4 of Section 04, Township 4 North, Range 1 East of the Willamette Meridian. The site is vacant with scattered trees and grass. The site is bordered by NW Paradise Park Road on the west, NW La Center Road to the north and vacant parcels on the south and the east.

B. Environmental Elements

1. Earth

a. General description of the site (circle one): ***Flat, rolling***, hilly, steep slopes, mountainous, other _____.

The property is relatively flat with some areas of moderate slopes.

- b. What is the steepest slope on the site and the approximate percentage of the slope?

Approximately 15% per Clark County GIS maps.

- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.

Clark County GIS identifies the site as having the following soils:

GeB – Gee Silt Loam, 0-8% slopes

GeD – Gee Silt Loam, 8-20% slopes

OdB – Odne Silt Loam, 0-5% slopes

It is not known whether the site has historically been used for agricultural purposes.

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

The applicant has no knowledge of any unstable soils in the immediate area. A Geotechnical Report is provided for the site that addresses soil stability.

- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.

There will be grading for the construction of drive aisles, parking areas, the installation of utilities, and the preparation of the site for commercial buildings. Cut quantities are approximately 15,000 cy while fill quantities are approximately 15,000 cy. These quantities may adjust slightly during final design.

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

Standard erosion control measures will be followed during grading construction on the site. A final erosion control plan will be reviewed and approved by City of La Center Public Works prior to construction of the site. A copy of that final erosion control plan will be filed with the final construction plans with City of La Center Public Works.

- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?

Approximately 80%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth include:

Proposed measures to reduce and control erosion include providing an erosion control plan for review and approval prior to starting construction on the site and following the conditions of the approved grading and erosion control plan during all phases of construction.

2. Air

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.

Construction equipment emissions and dust will result in the short term as the project develops. Long-term emissions will be produced by automobile traffic.

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

There are existing car emissions from traffic on surrounding roadways and Interstate 5. No off-site sources of emission or odor will affect the proposal.

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

Dust from construction can be mitigated by sprinkling the site with water during construction as needed.

3. Water

- a. Surface:

- 1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe the type and provide names and into which stream or river it flows into.

Per the Critical Areas Report for the site the project area contains:

- A Type Ns stream is located in the southeastern corner of the site and outlets to McCormick Creek.*
- An offsite wetland located approximately 50' south of the site.*

- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.

Yes, work within 200' of the described waters will take place, however no fill is proposed. Buffers have been delineated on proposed plans and minor impacts to the buffer of the wetland have been proposed.

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

No fill or dredge material is proposed to be placed in or removed from the described waters.

- 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:

No, this proposal will not require surface water withdrawal or diversion.

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

No, the site does not lie within a 100-year floodplain.

- 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, the proposal does not involve any discharge of waste materials to surface waters.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.

No ground water will be withdrawn with this proposal.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.

No waste material is proposed to be discharged into the ground.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.

The main source of runoff is from stormwater. There will be runoff from impervious roof area, drive aisles, parking areas, and landscaped areas. Onsite

stormwater management will consist of catch basins, piping, vaults with filter cartridges, and underground detention with a flow spreader at the low point of the site.

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

Yes, if waste materials were somehow released or dumped into surface runoff flows, substances associated with the source material could enter the ground or other surface waters. There is no proposal to release waste material to the ground or to surface waters.

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

The use of approved erosion control measures during all phases of development will help to reduce or control surface, ground, and runoff water impacts.

4. Plants

- a. Check or circle types of vegetation found on the site
- Deciduous tree: alder, maple, aspen, other: beaked hazelnut
 - Evergreen tree: fir, cedar, pine, other
 - Shrubs
 - Grass
 - Pasture
 - Crop or grain
 - Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 - Water plants: water lily, eelgrass, milfoil, other
 - Other types of vegetation: blackberry, tansy ragwort, reed, western sword fern

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

Approximately 90% of the site vegetation will be stripped for site preparation. No jurisdictional trees will be removed.

- c. List threatened or endangered species on or near the site.

There are no threatened or endangered species known to be on or near the site.

- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:

There are 10 jurisdictional trees on site, all of which will be protected and retained. Preliminary Landscape Plans for the site demonstrate that up to 107 new trees are

proposed along streets, buffers and within parking areas to meet code requirements.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site:

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

Small mammals such as mice, rabbits, squirrels, raccoons and other rodents likely live on or near the site. It is also quite possible that some larger mammals such as coyote may periodically pass through the site.

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

None known.

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

The site is located within the Pacific Flyway for migratory waterfowl.

- d. List proposed measures to preserve or enhance wildlife:

Landscaping will be provided as required by code. The retained stream and buffer area will also help to preserve and enhance wildlife in the area.

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.

The new buildings on the site will be served primarily by electricity and natural gas.

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

No, by adhering to the City of La Center development standards this project will not affect the potential use of solar energy by adjacent properties.

- 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:

The new buildings will have energy efficient windows and comply with the current state building codes which include conservation measures.

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, please describe.

There are no known environmental health hazards that could occur as a result of this proposal.

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

No special emergency services outside those normally expected in a commercial/retail area are anticipated to be required in association with this proposal.

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

None proposed.

b. Noise

- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?

Traffic noise from surrounding areas/roads including Interstate 5 currently exist. These will not affect the proposal.

- 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site.

Short term noises would include construction noises which would occur during approved hours as mandated by City of La Center and Washington State. Long term noises could include an increase in traffic noise and commercial/retail noises.

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

Construction on the site will take place during normal working hours as allowed by the City of La Center Noise Ordinance.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

The site is currently vacant and contains gravel areas with truck/equipment parking. Parcels to the north are undeveloped or currently developing and zoned Junction Plan. Parcels to the south, west and southeast are vacant and zoned Junction Plan.

- b. Has the site been used for agriculture? If so, please describe.

The site was used as agricultural land until the mid-2000's per the Archaeological Predetermination for the site.

- c. Describe any structures on the site.

There are no existing structures on site.

- d. Will any structures be demolished? If so, please describe.

Not applicable, there are no existing structures on site.

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

JP - Junction Plan

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

JP - Junction Plan

- g. What is the current shoreline master program designation of the site?

None.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.

Yes, there is a delineated Type Ns stream on site and the parcel is within a moderate - high archaeological probability. Additionally, the site is mapped with areas of potential instability per Clark County GIS mapping.

- i. How many people would reside or work in the completed project?

It is currently expected that this development will employ approximately 50-60 people per shift between the three proposed uses.

- j. How many people would the completed project displace?

This project will not displace any people.

- k. Please list proposed measures to avoid or reduce displacement impacts:

The construction of three new businesses will provide job opportunities in the area.

- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:

By complying with the zoning designation, the comprehensive plan, and the La Center Municipal Code, the proposal will be compatible with the existing and projected land uses.

9. Housing

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

This project will not provide housing.

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

Not applicable, this project will not provide housing.

- c. List proposed measures to reduce or control housing impacts:

Not applicable, this project will not provide housing.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?

The tallest building will be approximately 65' tall. Exterior building materials are unknown at this time.

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

Approximately 3.36 acres of land will be converted into a commercial/retail development.

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

The development will be landscaped as required by code. The onsite stream and buffer will retain existing vegetation.

11. Light and glare

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

The project will produce light from buildings, primarily from outdoor lighting but possibly from windows. Street lighting and parking lot lighting will be produced as well. Lights will be noticed during evenings and early mornings.

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

No, light or glare from the finished project will not be a safety hazard or interfere with views.

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

There are existing off-site sources of light from adjacent roadways but they should not affect the proposal.

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

The project proposes to shield parking lot lights and streetlights to reduce light and glare impacts offsite.

12. Recreation

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

Paradise Point State Park is approximately 0.9 miles north of the site.

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

There will be no recreational uses displaced with this proposal.

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

The development does not propose any impacts to recreational use therefore no mitigation is proposed.

13. Historic and cultural preservation

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers? If so, please describe.

Site 45CL54 is located near the site, though the exact location may have been incorrectly mapped per the Archaeological Predetermination for the site. There are no other places or objects on or near the site that are listed or proposed for national, state or local preservation registers.

- b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

No artifacts or landmarks of cultural importance were located onsite.

- c. Proposed measures to reduce or control impacts:

None proposed as the Archaeological Predetermination for the site recommended no further work. If during the course of construction any artifacts are discovered, all work will cease, and proper notification shall be given to City of La Center and DAHP.

14. Transportation

- a. Identify the public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Access to the site is provided by La Center Road to the north and NW Paradise Park Road to the west.

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The site is not currently served by public transit. C-Tran operates The Connector to serve outlying communities which provides limited service to La Center on weekdays only. A stop exists in La Center at the 4th Street Park and Ride approximately 2.4 miles to the east.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Approximately 182 parking spaces are proposed. This project will not eliminate any existing parking spaces.

- d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private.

The project proposes frontage improvements along NW La Center Road which will include right-of-way dedication to accommodate a future roundabout at NW Paradise Park Road. No frontage improvements are proposed along NW Paradise Park Road as the street meets current standards.

- e. Will the project use water, rail, or air transportation? If so, please describe.

The site will not use water, rail or air transportation and is not located in the immediate vicinity of those types of transportation facilities.

- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur.

The development of this project is expected to generate 1,349 new daily trips. Peak volumes are expected to occur in the PM peak hour (4:00 – 6:00). Per the Traffic Analysis Report and Trip Generation Update and Assessment prepared by Charbonneau Engineering for the project, trip rates presented in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition (year 2021) were utilized to estimate the site's trip generation. ITE land use codes #310 (Hotel), #930 (Fast Casual Restaurant), and #937 (Coffee Shop with Drive-Through and Seating) were applied.

- g. Proposed measures to reduce or control transportation impacts:

The applicant will pay transportation impact fees.

15. Public services

- a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe.

Yes. The completion of this development will increase the need for public services in the area.

- b. Proposed measures to reduce or control direct impacts on public services:

This project will pay impact fees as required at the time of building permit.

16. Utilities

- a. Circle the 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 or near the site:
- *Sanitary sewer-La Center*
 - *Water-Clark Public Utilities*
 - *Electricity-Clark PUD*
 - *Natural Gas-Northwest Natural*
 - *Telephone- Comcast, TDS*
 - *Garbage/Recycling-Waste Connections*

State Environmental Policy Act (SEPA) Review

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: DocuSigned by: Luke Sasse Date Submitted: 6/4/2024
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