



## **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:**

La Center Public Works Operation Center Improvements

### **2. Name of applicant:**

Tracy Coleman

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

City of La Center  
210 E 4<sup>th</sup> Street  
La Center, WA 98629  
(360) 263-5189  
tcoleman@ci.lacenter.wa.us

Contact:  
Dan Thew  
Harper Houf Peterson Righellis Inc.  
1220 Main Street, Ste 150  
Vancouver, WA 98660  
(360) 750-1131  
dant@hhpr.com

### **4. Date checklist prepared:**

May 22, 2025

### **5. Agency requesting checklist:**

The City of La Center

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

The proposed project is expected to have an 8 month construction timeline, from approximately July 2025 to March 1, 2026. Development is proposed within a single phase. Construction would begin soon after the approval of permit applications.

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

There are no plans for future additions, expansion or further activity related to this proposal.

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

Harper Houf Peterson Righellis Inc. 2025. Critical Areas Report City of La Center Public Works Operation Center Improvements, La Center Washington. May 2025. Prepared for the City of La Center.

AKS. 2019. Critical Areas Assessment Holley Park Subdivision La Center Washington. March 2019. Prepared for Compass Group LLC.

SEPA Environmental Checklist. HHPR. May 2025. Prepared for the City of La Center.

**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.**

There are no known pending applications for government approvals of other proposals directly affecting the subject property.

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

Critical Areas Permit  
Land Use Approval  
Site Development Permits  
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.)**

The City of La Center proposes to expand the Public Works Operation Center. The City of La Center Public Works Department currently owns and operates the property, where an existing maintenance shed and storage facility is located. The project includes demolition of existing storage structures and replacement with a new maintenance building. The proposed building includes 3,400 square feet (SF) of interior workspace, and 2,400 SF of new covered parking area. A proposed lean-to will be constructed along the existing shop building to remain, creating an additional 800 SF of covered parking. Portions of the site will be raised by importing fill material. Retaining walls will be constructed to reduce the project footprint and limit impacts to critical areas. Surface improvements include new asphalt pavement and concrete approaches to the new building. The project also includes on-site utility extensions, stormwater management improvements, and the relocation of fences and gates. Prior to any construction, a property boundary line adjustment will be completed to ensure the entirety of the new building will be on the Public Works property.

**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 project is located at 291 E Ivy Avenue in La Center, Washington, Section 2, Township 4 North, Range 1 East, Willamette Meridian.

## ***B. Environmental Elements***

### **1. Earth**

#### **a. General description of the site:**

The majority of the project site is the current City of La Center Public Works Center, consisting of existing structures, fences, paved parking lots and public right-of-way and a roadside ditch. The rest of the project site consists of an undeveloped wooded area. A small intermittent tributary to the East Fork Lewis River is present in a riparian corridor south of the project site.

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

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

The topography within the project site slopes from northeast to southwest, ranging from low to moderate slopes within the project site. South of the operations center the slopes on the hillside within the riparian corridor are generally moderate ranging from 1% to 15%, sloped towards the intermittent stream.

**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.**

The Natural Resources Conservation Service (NRCS) map depicts two soil map units within the project site. The soils include:

Gee silt loam, 30 to 60 percent slopes (map unit symbol GeF). This map unit occurs in the central and southern portion of the project site. Gee silt loam, 30 to 60 percent slopes is moderately well drained and is not rated as hydric.

Odne silt loam, 0 to 5 percent slopes (map unit symbol OdB). This map unit occurs in the northern portion of the project site. Odne silt loam, 0 to 5 percent slopes is poorly drained and is rated as hydric.

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

Areas of potential instability are mapped along the sides of the stream, along with slopes greater than 15% and Severe Erosion Hazard area (Clark County GIS 2025).

*Clark County GIS.2025. Clark County GIS MapsOnline.URL <http://gis.clark.wa.gov/mapsonline/>. Accessed May 2025.*

**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.**

Approximately 0.37 acres (ac) of the total site will be graded. The proposed grading, to the extent possible, will be balanced cut and fill onsite. Approximately 180 cubic yards (CY) of cut and 550 CY of fill are proposed with the grading plan. Any import or export materials will be within approved staging areas.

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

The potential for localized erosion of areas being temporarily disturbed exists in the project site due to grading activities. The chance of erosion, particularly from exposed cut/fill areas, would be greatest during a period of heavy rainfall. Construction documents will include erosion control measures utilizing best management practices that are consistent with the requirements of the City of La Center and the Washington Department of Ecology (Ecology).

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

Upon completion of the project, approximately 42% will be covered with impervious surfaces after project completion, including the proposed building.

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

Proposed measures to reduce and control erosion, or other impacts to the earth, would be outlined in the completed on the Erosion Control Plan (ECP). The plan would include Best Management Practices (BMPs) that would be employed throughout the project to minimize impacts. Specific BMPs related to erosion would include the installation of silt and sediment control measures (stabilized construction entrances and parking areas, wheel washes, seeding, mulching, erosion nets, and surface roughening). Notes on the ECP will also include practices for the prevention of spills. Additional guidelines would govern vegetation preservation, protective fencing, concrete handling, and material stockpiling/staging.

BMPs that could be employed throughout the project to minimize impacts include, but are not limited to, the following:

- Preserving Natural Vegetation
- High Visibility Plastic or Metal Fence
- Stabilized Construction Entrance
- Wheel Wash
- Construction Road/Parking Area Stabilization
- Temporary and Permanent Seeding
- Mulching
- Nets and Blankets
- Surface Roughening
- Dust Control
- Concrete Handling
- Material Delivery, Storage, and Containment
- Certified Erosion and Sediment Control Lead
- Scheduling
- Silt Fence
- Straw Wattles

Minimization measures include:

- Minimizing the area of vegetation disturbance
- Utilizing areas of previous disturbance to the maximum extent

## **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.**

Emissions to the air resulting from the proposal would be from the equipment used during construction and vehicles utilizing the facility.

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

There are no known off-site sources of emissions or odor that will affect the proposal.

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

The project's ECP will be implemented to address erosion from on-site activities. Contractors will be required to take all reasonable precautions to avoid or minimize fugitive dust emission during construction. Utilizing BMP Dust Control will prevent wind transport of dust from disturbed soil surfaces onto roadways, drainage ways, and surface waters. Mechanical and vehicular emissions are subject to rules and regulations set by federal, state, and local agencies (i.e., vehicle emissions testing, building and mechanical codes, etc.). All vehicles utilized by the project and its contractors will be licensed, and compliant with the rules and regulations for vehicle emissions. All mechanical equipment will be selected to ensure that applicable federal, state, and local regulations are met. The potential adverse impacts on air quality are minimal.

## **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.**

On February 18, 2025, Haper Houf Peterson Righellis (HHPR) delineated one stream (Stream 1) and one roadside ditch (Ditch 1) directly east of NE Ivy Avenue between E 4<sup>th</sup> Street and E 2<sup>nd</sup> Way, south of Holley Park and Public Works Operation Center (HHPR Critical Areas Report 2025).

Stream 1 is an intermittent (Type Ns) tributary to the East Fork Lewis River. Stream 1 occurs in a riparian corridor south of the site and flows west to an 18-inch diameter culvert under NE Ivy Avenue. Stream 1 was determined to be a non-fish bearing stream (AKS Critical Areas Report 2019).

*Harper Houf Peterson Righellis (HHPR). 2025. Public Works Operation Center Improvements – Critical Areas Report, La Center, Washington. Prepared for City of La Center. May 2025.*

*AKS. 2019. Critical Areas Assessment Holley Park Subdivision La Center Washington. March 2019. Prepared for Compass Group LLC.*

**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, the expansion of the Public Works Operation Center will occur within 200 feet (ft) of Stream 1.

**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 will be placed or removed from any surface water or wetlands as part of this proposal.

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

No surface water withdrawal or diversions will occur as part of this proposal.

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

No, the project site is not located within the 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.**

The project would not discharge waste materials to surface waters. Stormwater runoff will be discharged to the existing surface waters after it has been detained and treated in an approved stormwater management facility.

**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 groundwater withdrawals would occur as a result of this project, which is connected to the city water system, and no discharges to groundwater will occur.

**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.**

The proposal does not involve the discharge of any waste materials into the ground.

**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.**

Stormwater management during construction will be accomplished via approved methods following Ecology's Construction Stormwater General Permit requirements. Stormwater will be managed using typical construction preventative BMPs.

Typical catch basins, area drains, and roof drains will collect onsite stormwater. Stormwater upgrades onsite will be in compliance with the City of La Center's Municipal Code (LCMC).

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

No, all waste materials will be collected on site and disposed of in an approved landfill or recycling center.

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

The existing project area drains Stream 1, which flows to the East Fork of the Lewis River (HHPR Critical Areas Report 2025). The proposal is not anticipated to significantly alter or affect drainage patterns within the vicinity of the site. The proposed stormwater management facilities will be engineered to comply with local and state stormwater requirements as discussed above.

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

The ECP and BMPs will be implemented to control runoff during construction. ( Ecology– State of Washington. Stormwater Management Manual for the Puget Sound Basin – February 1992) BMPs that could be employed throughout the project to minimize impacts include the following:

- Preserving Natural Vegetation
- High Visibility Plastic or Metal Fence
- Stabilized Construction Entrance
- Wheel Wash
- Construction Road/Parking Area Stabilization
- Temporary and Permanent Seeding
- Mulching
- Nets and Blankets
- Surface Roughening
- Dust Control
- Concrete Handling
- Material Delivery, Storage, and Containment
- Certified Erosion and Sediment Control Lead
- Scheduling
- Silt Fence
- Straw Wattles

Minimization measures include:

- Minimizing the area of vegetation disturbance
- Utilizing areas of previous disturbance to the maximum extent practicable



All stormwater onsite will be upgraded per the City of La Center and Ecology design and construction standards. Stormwater management facilities will be constructed to provide detention for stormwater runoff. Typical catch basins and roof drains will be used to collect on-site stormwater. The stormwater will be conveyed primarily by sheet flow and underground storm piping.

#### 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?**

Approximately four trees and ten shrubs will be removed within the project site. All other vegetation on site within the critical areas will be retained.

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

No Endangered Species Act (ESA) listed plant species (Washington Department of Natural Heritage Program 2025) or associated habitats are known to occur within the project site and none were observed during site visits (AKS 2019).

*Washington Department of Natural Resources (WDNR) Washington Natural Heritage Program (WNHP). 2025. Element Occurrences – Current. Interactive Map. May, 2025.*

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

Native trees, shrubs and ferns will be planted within the adjacent riparian buffer of the stream in accordance with the mitigation standards in the LCMC Section 18.300.120.

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

Himalayan blackberry (*Rubus armeniacus*) thickets, especially just outside of the eastern boundary of the site, English ivy (*Hedera helix*) and occasional English holly (*Ilex aquifolium*) are present in forested areas.

#### 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.**

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.**

Little brown bat (*Myotis lucifugus*) and Yuma myotis (*Myotis yumanensis*) are mapped outside of the project area but within the vicinity, approximately 340 ft east of the site (PHS 2025).

The US Fish and Wildlife Service (USFWS) Information and Planning for Consultation (IPaC) list (2025) identified six federally-listed animal species with the potential to occur in the vicinity: yellow-billed cuckoo (*Coccyzus americanus*, federally-listed Threatened and state-listed Endangered), Columbian white-tailed deer (*Odocoileus virginianus leucurus* federal-listed Threatened and state-listed Threatened), Northwestern pond turtle (*Actinemys marmorata*, federally-listed proposed Threatened and state-listed Threatened), bull trout (*Salvelinus confluentus*, federally-listed Threatened and state-listed Candidate), Suckley's cuckoo bumble-bee (*Bombus suckleyi*, federally-listed proposed Endangered, state-listed Not Listed) and Monarch butterfly (*Danaus plexippus*, federally-listed Proposed Threatened and state-listed Candidate). No critical habitat for the yellow-billed cuckoo, Columbian white-tailed deer, northwestern pond turtle, bull trout, Suckley's cuckoo bumble-bee or the Monarch butterfly occurs within or within the vicinity of the project site.

None of these species are mapped by Washington Department of Fish and Wildlife (WDFW) Priority Habitat Species (PHS) mapper within 1-mile of the site. Additionally, there is no habitat in the project vicinity suitable to support these species due to the developed nature of the area.

Columbian white-tailed deer populations utilize low elevation floodplains with open grasslands and forest patches. The project site and adjacent stream corridor does not include floodplain habitat. Northwestern pond turtle require shallow ponds, lakes or slow moving streams with basking sites. Bull trout need cold clean, well oxygenated streams, rivers or lakes with deep pools and clean gravel for spawning. The intermittent stream south of the project site lacks the permanent flow, cold water, and deep pools required to support bull trout or the stable aquatic habitat for overwintering refuge needed for Northwestern pond turtle to survive and reproduce. Western yellow-billed cuckoos require relatively large (>50 acres), contiguous patches of riparian habitat for nesting; typically cottonwood-willow forests (*Populus* – *Salix* spp.), which do not occur in or adjacent to the project site. Monarch butterflies require secure patches of milkweed (*Asclepias* spp.), the most common in Washington being the showy milkweed (*Asclepias speciosa*); roosting sites; and safe travel corridors for migration. Showy milkweed typically grows east of the Cascade Mountains in Washington or drier portions of the Columbia River Gorge. Suckley's cuckoo bumble-bee requires habitat that supports host bumble-bees such as meadows with dense wildflower cover and native grasslands that have abundant nectar and pollen sources. The local park and the neighboring elementary school adjacent to the project site both contain large fields, however these fields are routinely mowed, lack diverse wildflower species, and are heavily utilized by the public for recreational purposes, therefore, the project site does not have suitable habitat needed to support Suckley's cuckoo bumble-bees.

Therefore, the project will have No Effect on any listed wildlife species.

Washington Department of Fish and Wildlife (WDFW). 2025. *Priority Habitat and Species on the Web*. Olympia, Washington. URL <http://apps.wdfw.wa.gov/phsontheweb>. Accessed May, 2025.

US Fish and Wildlife Service (USFWS). 2025. *IPaC [Information for Planning and Consultation] Official Species List*. May, 2025.

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

The entire area is located within the Pacific Flyway, which is a migratory corridor that is known to extend from Patagonia to Alaska. The flyway is used by migratory birds that travel in the spring and fall, following food sources, heading to breeding grounds, or traveling to warmer climates during winter.

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

Impacts to wildlife will most likely be limited to disturbance during construction. Noise and construction activities associated with the site improvements will be temporary and are typical of what one could expect in an urban area. Areas that are temporarily disturbed as a result of construction will be revegetated. Permanent encroachment into the riparian buffer will be mitigated in accordance with City of La Center critical areas protections. The project will not impact Stream 1.

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

None of the priority invasive species (Washington State Recreation and Conservation Office 2025) were observed during site visits.

*Washington State Recreation and Conservation Office. Washington Invasive Species Council. 2025. [WISC - Washington Invasive Species Council](#) Accessed May, 2025.*

## **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.**

Maintenance staff will likely be transported to the project site in vehicles powered by petroleum or electricity. Electricity will be required to power the new operation center and facility.

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

The 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, if any:**

Conventional means, methods, and equipment (e.g., petroleum powered) will be used to construct the project elements. Due to the scale of the project, cost-effective, extraordinary energy-saving measures are limited. However, ordinary measures, such as not allowing equipment to idle for extended periods, will be specified and/or implemented as practical.

## 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.**

It is unlikely that any environmental health hazards would occur as a result of this proposed project. Any chemicals, fuel, or lubricants associated with the construction vehicles on site would be addressed through the ECP and associated notes. The plan is intended to identify procedures that would avoid, minimize, and respond to any such spill.

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

The US Environmental Protection Agency (EPA) lists no known cleanup sites or potential contamination within one mile of the project site (EPA 2025). Ecology lists five clean-up sites within one mile of the project site. All five are listed as cleaned and completed with a status of no further action needed (Ecology 2025).

Cleanup Complete:

- Cactus Jack CSID (6604)  
Contaminant Type - Non-Halogenated Organics (Petroleum- Other) Groundwater Non-Halogenated Petroleum Products  
Status for Soil- Confirmed Above Cleanup Levels, Groundwater -Below Cleanup level
- La Center School District Future Site CSID (14855)  
Contaminant Type - Metals, Pesticides  
Status for Soil - Remediated Below Groundwater- Below Cleanup Levels
- La Cener School District CSID (9564)  
Contaminant Type – Non-Halogenic Organics: Benzene, Other Non- Halogenics Organics, Petroleum Diesel, Petroleum Gasolene  
Status for Soil – Below Cleanup Levels
- Lil' General Food Store CSID (10897)  
Contaminant Type - Non-Halogenic Organics: Benzene, Other Non- Halogenics Organics, Petroleum Diesel, Petroleum Gasolene  
Status for Soil – Below Cleanup Levels
- Richardson Property CSID (1622)  
Contaminant Type – Non-Halogenated Organics – Petroleum Products Unspecified  
Status for Soil – Remediated Below Groundwater – Below Cleanup Levels

*US Environmental Protection Agency (EPA). 2025. <https://www.epa.gov/cleanups/cleanups-my-community#map>. Accessed May, 2025.*

*Washington Department of Ecology. 2025. Toxics Cleanup Program. What's In My Neighborhood interactive web map. What's In My Neighborhood (wa.gov). Accessed May, 2025.*

**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.**

There are no known hazardous conditions that would affect the project development and design. According to the Utility Commission Maps, there are no underground hazardous liquid or gas transmission lines on the site. The Olympic Pipe Line Company has an underground line over 4 miles west of the site., and the Northwest Pipeline LLC has an underground facility over 1 mile west of the site. (Clark County GIS, 2025) (Williams 2025)

Williams. 2025. Northwest Pipeline. <https://www.williams.com/pipeline/northwest-pipeline/> Accessed May 2025.

**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.**

Fuel, fertilizer, herbicide and de-icer chemicals will be stored safely onsite and will be managed and maintained by certified staff. Any chemicals associated with the onsite construction vehicles will be managed and maintained by the contractor.

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

Aside from standard police, fire, and rescue services that already serve the area, there is not an anticipated need for any special emergency services for the project.

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

Any potential impacts from hazardous materials would be addressed through standard minimization measures and BMPs such as:

- All equipment to be used for construction activities would be cleaned and inspected prior to arriving at the project site, to ensure no potentially hazardous materials are exposed, no leaks are present, and the equipment is functioning properly.
- Construction equipment would be inspected daily to ensure there are no leaks of hydraulic fluids, fuel, lubricants, or other petroleum products.
- Should a leak be detected on heavy equipment used for the project, the equipment would be immediately removed from the area and not used again until adequately repaired.
- Management of contaminated media will be in accordance with applicable environmental regulations.
- Chemicals will be stored safely onsite and will be managed and maintained by certified staff
- The project will comply with current local, state, and federal regulations for worker safety.
- The contractors on site are responsible for fueling their own vehicles. The existing project area has access to standard local emergency services. During construction, the contractor will implement a Spill Prevention, Control, and Countermeasure (SPCC) Plan to minimize or avoid the effects hazardous materials would have on surface water and soils.

## **b. Noise**

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

There is existing noise associated with the traffic on NE Ivy Avenue and E 4<sup>th</sup> Street. There will be noise associated with construction activities over the course of the proposed construction. These noises will not affect the project.

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

Noise from on-site construction equipment, and activities on site would occur over the course of the project. Project noise levels will not exceed levels outside of the City of La Center noise ordinance without pre-approval from the City.

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

Construction will typically comply with the noise ordinance imposed by the LCMC Code Section 18.245.050, which allows construction noise between the hours of 7:00 AM and 10:00 PM.

## **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.**

The site is currently in use as a public works facility and vacant land. The properties to the north are in use as a public park, properties to the west are in use as a public elementary school and the properties to the south are in use as riparian corridor and single family residential. The proposal will improve storage capacity and parking congestion within the existing public works facility while leaving a majority of the vacant land to the south untouched. The project will not significantly change the use of the site and is not expected to affect surrounding land 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?**

There is no designated agricultural or forest land of long-term commercial significance within the project site. The project area is not within zoned agricultural land and no working farmlands or working forest lands are present.

### **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. There is no working farm or forest land abutting the project site, or close enough to affect or be affected by the proposal.

**c. Describe any structures on the site.**

There are currently four buildings within the project site, two garages, one shed and one batting cage for the baseball field in Holley Park.

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

Yes, the shed within the public works facility will be demolished and replaced with a new operation structure.

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

The current zoning classification for the site is Public Parks/Open Space (P/OS) (Clark GIS 2025).

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

The current comprehensive plan designation of the site is Public Parks/Open Space (Clark GIS 2025).

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

The project site is not located within 200 ft of a resource protected by the Shoreline Master Program.

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

One stream (Stream 1) was delineated by HHPR south of the project site and one roadside ditch (Ditch 1) was delineated within the project site. Ditch 1 drains into Stream 1, an intermittent tributary to the East Fork Lewis River. Stream 1 was determined to be a non-fish bearing stream (HHPR Critical Areas Report 2025) (AKS Critical Areas Report 2019).

Stream 1 is a Type Ns stream which has a standard riparian buffer of 75 ft(LCMC Critical Areas Section Table 18.300.090 (2)(f) Riparian Areas). A portion of this riparian buffer will be impacted with the design footprint for the project. Reduction of the riparian buffer width is necessary to accommodate expansion of the building footprint above the ravine that Stream 1 flows through. A buffer reduction of 50% of the riparian buffer is requested with this proposal. A buffer reduction for Type Ns Streams of up to 50% of the required buffer width (37.5 ft) is allowed per LCMC 18.300.090 (2)(l). Enhancement mitigation is planned for the remaining riparian buffer to ensure no net loss of habitat function and value in the remaining buffer.

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

All staff members, approximately 4 people, of the Public Works Operation facility, will work in the completed project. No people will reside in the completed project

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

No people will be displaced by the completed project.

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

Not Applicable.

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

The proposed project is consistent with the current zoning and comprehensive plans designation.

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

The project will not impact agricultural or forest land of long-term significance. Agricultural or forest lands are not established on this site.

**9. *Housing***

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

No housing units will be provided by this project.

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

No housing units will be eliminated with this project.

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

Not applicable.

**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?**

The tallest proposed structure will be the new operation shop structure and will be 24 ft tall.

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

No views will be altered by the completed project.

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

The enhancement and the dense planting of trees and shrubs throughout the riparian buffer area will improve the condition and aesthetics of the natural area south of the Public Works Operation Center. Grass seed will be distributed outside of the construction area for permanent stabilization and to improve aesthetics of the project site.



## **11. *Light and Glare***

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

No light or glare will be produced by the proposed project. The intent will be to maintain and protect all existing lighting to the extent possible. Lighting would be provided during nighttime hours and in low light conditions.

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

No, lighting will be shielded and downcast to ensure that no lighting trespasses onto adjacent properties. As indicated earlier, there are no established view corridors by the community that need to be protected in this area.

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

There are no anticipated impacts to the project from off-site light sources.

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

Lighting will be shielded and downcast. All proposed lighting will meet the City's lighting standards.

## **12. *Recreation***

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

A small city park, Holley Park, with multiple recreation activities, abuts the project site to the north, just south of E 4<sup>th</sup> Street. The park is accessible from NE Ivy Avenue and E 4<sup>th</sup> Street. The elementary school outdoor field to the west of the project site can be used for recreational activities when school is not in session.

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

No existing recreational uses will be displaced.

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

No recreational uses will be displaced with the proposed project. Access to the public park and the neighboring elementary school will not be altered or restricted in any way with the proposed project.

### **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.**

For the Holley Park Subdivision Land Use Application, an archeological study was conducted by the Applied Archaeological Research Inc. (AAR) in March 2019 that partially overlaps with the southern portion of the proposed project site within the critical area riparian buffer. The study determined that no building onsite or within the vicinity of the project site are older than 45 years or qualify to be listed on any preservation registers (AKS SEPA Checklist 2019). A background check by HHPR also confirmed that no buildings over 45 years old are present onsite or within the vicinity of the project site

*AKS. 2019. SEPA Environmental Checklist for Holley Park Subdivision La Center Washington. March 2019. Prepared for Compass Group LLC.*

**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.**

According to the archeological study by AAR in March of 2019, one isolated artifact was found within the vicinity of the site, and it was determined that no additional investigation was necessary or needed (AKS SEPA Checklist 2019). This study partially overlaps the southern portion of the proposed project site within the critical area riparian buffer, in the least disturbed portion of the project site. The remainder of the project site has been previously disturbed during construction of existing facilities, making the likelihood of discovering additional artifacts relatively low.

**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 archeological study of the area was conducted by AAR in March 2019 for the area. That investigation included background research, literature review, and a site visit. AAR determined that the one artifact found onsite was isolated and required no additional investigation (AKS SEPA Checklist 2019).

**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.**

No known historic or cultural resources occur on the site. If a potential resource is inadvertently discovered during construction, construction will stop until compliance with all applicable regulations has been achieved.

### **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.**

Vehicular access to the project site is currently from NE Ivy Avenue, a one lane collector road, via E 4<sup>th</sup> Street, a two lane collector road in La Center, Washington.

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

The site is not presently served by public transportation. Approximately 2.34 miles southwest C-Tran #48 Ridgefield provides service from La Center to the 99<sup>th</sup> Street Transit Center. The existing bus stop is at Cowlitz Way, west of Interstate 5 at the Ilani Casino Resort (Stop ID#6242).

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

The addition of six covered parking spaces and five open parking spaces will be added, and no parking spaces will be eliminated as part of this project.

**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).**

The City of La Center is planning to construct a new covered parking lot and revised parking area grading. Surface improvements will also occur, which will include new asphalt pavement and concrete approaches to the new building. All improvements to public property.

**e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No, the proposed project will not use water, rail or air transportation.

**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?**

No new trips will be generated as part of this project. The proposed project will improve the existing Public Works Operation Center for all staff members who currently work there.

**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, the proposal will not interfere with the movement of agricultural and forest products on the roads in the area.

**h. Proposed measures to reduce or control transportation impacts, if any:**

No new vehicular trips will be generated by the completed project.

## 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.

The project will not result in an increased need for public services.

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

Not applicable.

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

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

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

The current stormwater facilities onsite will be updated and managed by the City of La Center. New utilities connections will be installed into the new proposed building structure

## 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 Dan Thew

Position and Agency/Organization Natural Resources Scientist, HHPR

Date Submitted: 5/30/2025