



**DETERMINATION OF NON-SIGNIFICANCE (DNS)  
SEPA DNS – Riverside Estates Subdivision (File # 2017-007-SEPA)**

**Description of proposal:** La Center Riverside Estate LLC proposes to develop 44.48 acres south of Pacific Highway in La Center, Washington. The proposed project consists of 211 residential lots in multiple phases and 4 multi-family lots reserved for future development with a potential capacity of 186 unit apartment complex.

**Proponents:** La Center Riverside Estates LLC, PO Box 689, Woodland, WA 98674; Contact: Kevin Engelstad, Managing Member, [kevin.wpds@gmail.com](mailto:kevin.wpds@gmail.com), (360) 607-9504

**Location of proposal, including street address, if any:** The site is located in La Center, WA at 1514 & 1518 NW 339th Street and 34509 & 34512 NW Pacific Highway. Also described as East Fork Estates Lot 1/10 & 2/20, East Fork Estates Phase 2 Lot 1, Lot 2 and Lot 9; Assessor's #: 986028830, 986030206, 986028825, 986030202, 986030201 and 258641000


**Lead agency:** City of La Center

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Comments must be submitted by: **4:30 PM on August 16, 2017**

The public is welcome to testify in writing.

**Responsible Official:** Greg Thornton  
**Position/Title:** Mayor  
**Address:** RE: SEPA Comments – Riverside Estates Preliminary Plat  
305 NW Pacific Highway  
La Center, WA 98629

Date: 7-31-17 Signature: 

**Review of File Information:** The file may be examined between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday (except holidays) in the La Center Public Works Office, 305 NW Pacific Highway, La Center, WA; or [http://www.ci.lacenter.wa.us/city\\_departments/pw\\_landuse.php](http://www.ci.lacenter.wa.us/city_departments/pw_landuse.php) - The city contact person and telephone number for any questions on this review is Naomi Hansen, Permit Specialist/Admin. Asst., La Center Public Works, 360.263.7665, [nhansen@ci.lacenter.wa.us](mailto:nhansen@ci.lacenter.wa.us)

Issued: July 31, 2017



**File Name: Riverside Estates Subdivision (File # 2017-007-SEPA)**

**Date Published: August 2, 2017**

Attached is an environmental determination of Non-Significance (DNS) and associated environmental checklist issued pursuant to the State Environmental Policy Act (SEPA) rules (WAC 197-11). The enclosed review comments reflect evaluation of the environmental checklist by the lead agency as required by WAC 197-11. You may comment on this determination within fourteen (14) days of the DNS publication date of January 26, 2016. The lead agency will not act on this proposal until the close of the **14-day comment period, which ends August 16, 2017**. The city Hearing Examiner will conduct a public hearing on the preliminary plat proposal at a date to be determined.

Please address any correspondence to: Mayor Greg Thornton  
ATTN: SEPA COMMENTS – **Riverside Estates Subdivision**  
c/o 305 NW Pacific Highway  
La Center, WA 98629

**DISTRIBUTION:**

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|----------------------------|---|
| Federal Agencies:          | National Marine Fisheries, PRD Division (Mail)<br>US Army Corps of Engineers, Regulatory Functions (Mail)   |
| Native American Interests: | Confederated Tribes of the Grande Ronde (Mail)<br>Cowlitz Tribe, Longview, WA (Mail)  |
| State Agencies:            | Dept of Commerce (Email)<br>Dept of Fish & Wildlife, Region 5 (Email)<br>Dept of Natural Resources, SEPA Center (Email)<br>Dept of Transportation, Environmental Services (Email)<br>Dept of Transportation, SW Region (Email)<br>Office of Archaeology & Historic Preservation (Email)<br>Washington Parks & Recreation Commission (Email) |
| Local Agencies:            | City of Ridgefield (Email)<br>Clark County, Dept of Community Development (Email)<br>Clark County, Dept of Health (Email)<br>Clark County, Dept of Parks & Recreation (Mail)<br>Clark County, Dept of Public Works (Email)<br>Town of Yacolt (Email)  |
| School Districts:          | La Center (WA) School District (Mail)   |
| Special Purpose Agencies:  | Clark Public Utilities (Email)<br>Columbia River Economic Development Council (Email)<br>C-TRAN (Email)<br>Lower Columbia Fish Recovery Board<br>Southwest Clean Air Agency<br>Southwest Washington Regional Transportation Council   |
| Libraries:                 | Fort Vancouver Regional Library, La Center (Mail)   |

Fire Districts:

Clark County Fire & Rescue

Media:

The (Battle Ground) Reflector

Other Interested Parties:

Audubon Society, Vancouver (Mail)

Clark County Natural Resources Council (Email)

NW Natural (Mail)

Vancouver Wildlife League (Mail)



A. **BACKGROUND**

1. Name of proposed project, if applicable:

*Riverside Estates Subdivision*

2. Name of Applicant

*Kevin Engelstad*

3. Address & Phone Number of Applicant and Contact Person

*Applicant Address:  
P.O. Box 689  
Woodland, WA 98674  
(360) 607-9504*

*Contact name: Kevin Engelstad*

4. Date checklist prepared:

*March 17, 2017*

5. Agency requesting checklist:

*City of La Center*

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

*Phases 1 and 6 will likely begin in the fall of 2017 and be completed in the spring of 2018. The second and third phases will begin in the spring of 2018 and be completed by the fall of 2018. Phases 4 and 5 will begin in the spring of 2019 and be completed by the fall of 2019.*

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

*Not at this time.*

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

*A Critical Areas Report has been completed by Castle-Rose Environmental along with this SEPA checklist. In addition, an archaeological study was completed by Applied Archaeological Research Inc.*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

*None known.*

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

*Preliminary and Final plat approval, Final Engineering, SEPA determination, Grading Permit, NPDES Construction Permit, and an Archaeological Site Alteration & Excavation Permit.*

11. Give brief, complete description of your proposal, including the proposed

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uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

*The applicant is proposing to subdivide approximately 44.48 acres in the City of La Center into 211 single-family residential lots and 4 multifamily lots for future development.*

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 of boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

*The site is located on parcel numbers 986028830, 986028825, 986030206, 986030201, and 986030202 per Clark County assessor's records. The site is in the NE ¼ of Section 33, Township 5 North, Range 1 East. It is located on Old Pacific Highway west of Larsen Road. The site addresses are 1514 and 1518 NW 339<sup>th</sup> St, La Center, WA and 34508 and 34512 NW Pacific Hwy, La Center, WA.*

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

- a. General description of the site (underline one): flat, rolling, hilly, steep, slopes, mountainous, other \_\_\_\_\_.

*The site is primarily flat or rolling with slopes between 1% and 18%.*

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

*The steepest slope is approximately 18%.*

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

*According to the Natural Resources Conservation Service soils mapped onsite are Gee silt loam, 0 to 8 percent slopes; Gee silt loam, 8 to 20 percent slopes; Gee silt loam, 20 to 30 percent slopes; Hillsboro silt loam, 3 to 8 percent slopes; and Odne silt loam, 0 to 5 percent slopes. There is no known historic agricultural use of the property, however, the site has been planted with oats as a cover crop.*

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

*None known.*

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

*Grading will be performed for construction of the proposed subdivision.*



*Excavation and fill placement will take place on the property in order to construct roads, stormwater facilities, and site utilities. It is anticipated that there could be approximately 60,000 cubic yards of cut and 10,000 cubic yards of fill. The fill will be a result of the rock to be placed for the construction of the roads and sidewalks along with a portion of the excavated cut material.*

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

*Yes, unprotected areas could erode. However, submission of an Erosion Control Plan with specific erosion control BMPs will be required prior to final plan approval and initiation of construction activities.*

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

*It is anticipated that approximately 50% of the site will be covered by impervious surface after project construction. The impervious surface will include the asphalt for the road, concrete for driveways and sidewalks, and the future homes.*

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

*To reduce erosion and prevent sediment from exiting the site during construction activities, approved erosion control Best Management Practices (BMP's) will be implemented. A site specific, engineered erosion control plan will be prepared for this development by a civil engineer licensed in the state of Washington. The plan will be reviewed and approved by the City of La Center prior to any construction on the site. The plan will detail the use of approved BMP's.*

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.

*Typical construction emissions will be present including vehicle exhaust and dust. These are temporary and will not pose a threat to residents. An increase in general traffic may occur at project completion, but it will not result in a large amount of exhaust.*

- 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:

*If dust from construction activities becomes an issue, water trucks will be used to sprinkle the site to control the dust.*

3. Water

- a. Surface:

- (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, there is an existing manmade stock pond located in the northern portion of the site. The pond discharges to a manmade ditch that flows to a natural drainage and ultimately into the East Fork of the Lewis River.*

- (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, a walk path and landscaping will be placed around the perimeter of the pond. In addition, some of the single-family residential lots along with the roads and utilities providing service to those lots will be within 200 feet of the pond.*

- (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 flood plain? 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. Groundwater:

- (1.) Will ground water be withdrawn from a well for drinking water purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to ground water? 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, or the number of animals or humans the system(s) are expected to serve, 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 storm water):

- (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 runoff will be generated by the new roads and homes. The runoff from this site will be collected using stormwater inlets (catch basins). The stormwater will then be conveyed using storm sewer piping to the proposed water quality facilities. The runoff from the site will be directed to three separate control structures. The existing stock pond will be utilized to control stormwater runoff generated from the northern portion of the site. The central portion of the site will be directed to a proposed underground facility located on the west side of the site which will discharge the stormwater along its natural drainage path. The southern portion of the site will continue to be directed to the existing detention facility that was constructed as part of the East Fork Estates Subdivision. Ultimately all of the stormwater runoff will enter into the East Fork of the Lewis River.*

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

*Yes, if waste materials were somehow released or dumped into surface runoff flows, substances associated with the source material could enter ground or other surface waters. However, the potential for this will be greatly reduced by proper use of erosion and sediment control BMPs and the construction of stormwater facilities on the site.*

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

*Yes, the flow pattern on the site will be altered with the construction of the roads and homes.*

- (4.) Proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any:

*Impacts created by changes to the drainage patterns will be mitigated for through various facilities. Stormwater treatment facilities consisting of a biofiltration swale, a Department of Ecology (DOE) approved mechanical filtration system, and a bioretention facility will be installed to mitigate for water quality impacts created with this project. In addition, stormwater detention facilities will be designed and constructed to meet local stormwater regulations and to mitigate for the increased flows generated from the impacts to the drainage patterns.*

4. Plants:

- a. Check or circle types of vegetation found on the site: Deciduous tree:

- N/A  
 Evergreen tree: N/A  
 Shrubs-N/A  
 Grass: N/A  
 Crop or grain: N/A  
 Wet soil plants: N/A



- Water plants: N/A  
 Other types of vegetation

*The property is currently vacant pasture land and residual oats from previous agricultural use.*

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

*Vegetation to be removed on the site includes grasses and oats.*

- c. List threatened or 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.

*A landscaping plan has been submitted with this application. As part of the landscaping plan, it is anticipated that native plants will be utilized to enhance the existing stock pond. In addition, a path will be constructed along the west side of the project that will have landscaping located at various locations to enhance the site. Exact types of vegetation are not known at this time.*

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

*There are Himalayan blackberries located along portions of the western property line and in the location of the headwaters to the existing drainage draw. In addition, Tansy Ragwort is located throughout the pasture area.*

5. Animals:

- a. List any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, songbirds, crows, ravens other:

Mammals: None known.

Fish: None.

- 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, explain.

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

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

*Proposed landscaping in the parks and around the stockpond will allow for some use by birds and small mammals.*

- 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.

*The new homes on the site will likely use electricity and natural gas. Primary use of will be for heating and/or air conditioning along with various other residential needs.*

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

*It is not likely.*

- 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:

*Homes will be designed to comply with applicable local and state building codes which include energy conservation requirements.*

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.

*None anticipated.*

- (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.

*There could be fuel stored on-site during construction of the project. There are no other known toxic or hazardous chemicals anticipated.*

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

*None anticipated.*

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

*None.*

- 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 traffic noise from the surrounding roadways. However the noise 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.

*A slight increase in traffic noise over the long term may occur. In addition, construction noise would occur during approved hours as controlled by the City of La Center and WA State.*

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

*Construction activities will only be performed during the City of La Center approved construction hours.*

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 a vacant field. Adjacent properties are all either being used for residential purposes or are currently vacant. This proposal will not affect current land uses on nearby or adjacent properties.*

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

*It is not known whether the project site has been used as working farmlands. Oats have been planted on the site as a cover crop. The property has not been designated as farmland for tax status.*

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

*No.*

- c. Describe any structures on the site.

*There are no structures on the site.*

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

*No.*

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

*The site is currently zoned MDR-16 (Medium Density Residential).*



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

*UR (Urban Residential).*

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

*Not applicable.*

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

*Yes, see critical areas report submitted with this application.*

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

*Approximately 1100.*

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

*None.*

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

*None.*

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

*The project will also go through the City of La Center subdivision review process. This will ensure the proposal is compatible with the projected land uses.*

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

*None.*

9. Housing:

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

*Approximately 210 single-family homes and approximately 190 middle income apartment units.*

- 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.*

10. Aesthetics:

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principle exterior building material(s) proposed?

*Tallest height will be no greater than 45 feet. External building materials are unknown at this time but most likely will be similar to other homes and apartment complexes.*

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

*View from adjacent properties and roadways will be slightly changed in terms of the land use of the property, but buildings will not be tall enough to affect regional views.*

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

*Portions of the perimeter of the site will be landscaped. Street trees will be installed per the City of La Center code. Neighborhood parks will be constructed and landscaped to provide aesthetic appeal.*

11. Light and Glare:

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

*Light will be generated by security lighting as needed to maintain a safe development. This lighting will be typical of similar uses and will likely occur during evening and overnight hours.*

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

*Not likely.*

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

*None.*

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

*Lighting will only be used to the extent necessary to maintain secure conditions. Lights will be directed and/or shielded to reduced/avoid off-site impacts.*

12. Recreation:

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

*The site is located near the East Fork of the Lewis River which will provide various recreational opportunities including walk/bike paths. In addition, the City of La Center has various other regional parks. Finally, Paradise Point State Park is located along I-5 on the west banks of the East Fork of the Lewis River. This park has river access for fishing and swimming, overnight camping, picnic areas, and a disc golf course that can be easily accessed and used by the tenants of this proposal.*

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

*No.*

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

*This project will be required to provide parks and trails at a ratio of 0.25 acres per 35 dwelling units. In addition, a parks impact fee will be assessed for every new dwelling unit to mitigate for impacts to the park system.*

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 on national, state, or local preservation registers located on or near the site? If so, please describe.

*None known.*

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

*Yes, a Cultural Resources Report was completed by Applied Archaeological Research Inc. on December 9, 2016.*

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

*A professional archaeologist was contracted to complete a archaeological study.*

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

*A permit from the WSDAHP will be obtain and a professional archaeologist will be on-site to monitor ground disturbing activities within the permit boundaries.*

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.

*The site is immediately served by Old Pacific Highway and Larsen Road. These local road provides easy access to Interstate 5.*

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



*No, 1 mile.*

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

*The project will create a minimum of 2 parking spaces for each new home along with a minimum of 1.5 parking spaces for each future multi-family unit.*

How many would the project eliminate?

*No spaces will be eliminated.*

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

*Yes, the project will construct road frontage improvements along Old Pacific Highway along with a network of local access roads to service the proposed subdivision. In addition, each home will be required to pay a traffic impact fee to mitigate for offsite impacts generated from the completion of this subdivision.*

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

*It is anticipated that approximately 2,977 trips per day would be generated by the project on an average weekday. It is expected that approximately 230 trips will occur in the AM peak hour (7:00 – 9:00 AM) and 289 trips will occur in the PM peak hour (4:00 – 6:00). These estimates calculated using the Institute of Transportation Engineers in their Trip Generation Manual, 9<sup>th</sup> Edition for single-family and apartments land use. The percentage of the traffic volume from the site that will be trucks and commercial vehicles will be negligible.*

- 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.

*Not likely.*

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

*None anticipated.*

15. Public Service:

- a. Would the project result in an increased need for public services (for

example: fire protection, police protection, health care, schools, other)? If so, generally describe.

*The addition of new residents to the area will result in some additional demands on the various public services provided by the community (Schools, emergency and police services, health care, etc.) as is expected with any residential growth.*

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

*Each new residential unit will be required to pay school impact fees. This will mitigate for the impacts to the school system. System development charges will be assessed for each new unit which will mitigate for the additional demands on the sewer and water systems. In addition, payment of property taxes will provide funding for the additional public services such as fire and police protection.*

16. Utilities:

- a. Circle utilities currently available in 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.

*Electricity: Clark PUD*

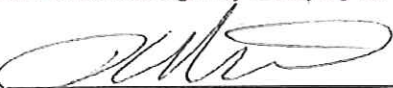
*Water: Clark PUD*

*Refuse Service: Waste Connections*

*Sanitary Sewer: City of La Center*

**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 Kevin Engelstad

Position and Agency/Organization President

Date Submitted: 2/26/2017

**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?

*The proposal would likely increase the rate of stormwater discharge to the Pankratz Pump Station, however, this would benefit the pump station by decreasing the peak flow to the station. It would have negligible effect to the discharge to the Cowlitz River because the pump station will control the actual rate based on pump sizing. There would be the typical increase of emissions to air due to both the construction of the project along with the increase in general traffic resulting from the increase in residential density. It is possible that fuel will be stored on-site during construction of the project. Finally, a slight increase in traffic noise over the long term may occur. In addition, construction noise would occur during approved hours as controlled by Cowlitz County and WA State.*

Proposed measures to avoid or reduce such increases are:

*A stormwater treatment system composed of a biofiltration facility will be constructed in accordance with local stormwater regulations. The stormwater treatment facility will discharge to the pump station which will discharge the stormwater runoff to the Cowlitz River. It should be noted that the Cowlitz River is an exempted waterbody by the Washington State Department of Ecology (WSDOE) and therefore, does not require water quantity control mitigation.*

*If dust from construction activities becomes an issue, water trucks will be used to sprinkle the site to control the dust.*

*Construction activities will only be performed during Cowlitz County approved construction hours.*

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

*Following construction of this development there will be a substantial increase in vegetation since the site is currently covered with dredge spoils. Since there is currently no vegetation on the site, it is assumed that there would not be an impact to any animals. Finally, there could be an impact to fish or marine life if waste or hazardous materials were somehow released or dumped into surface runoff flows. In addition, substances associated with the source material could enter ground or other surface waters, however, the potential for this will be greatly reduced by proper use of erosion and sediment control BMP's and the construction of stormwater facilities on the site.*

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

*Perimeter landscaping will be installed along the property frontage of West Side Highway and Solomon Road. Exact types of vegetation are not known at this time. In addition, the construction of erosion and sediment control BMP's and the stormwater facilities will provide protection for fish and/or marine life.*

3. How would the proposal be likely to deplete energy or natural resources?



*Potential energy impact will be similar to what would normally be associated with a multi-family residential development. It is not anticipated that this project will deplete energy or natural resources.*

Proposed measures to protect or conserve energy and natural resources are:

*Buildings will be designed to comply with applicable local building codes which include some energy conservation requirements.*

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?

*There are no environmentally sensitive areas or areas designated for governmental protection on this site. The residents of this proposal will most likely use the Cowlitz River located near the site.*

Proposed measures to protect such resources or to avoid or reduce impacts are:

*Measures proposed to reduce stormwater impacts to the Cowlitz River have been discussed in Question 2 above. In addition, the final construction drawings will contain a note indicating that if any historic artifacts are discovered during construction, site work will stop immediately and appropriate local and state agencies will be notified.*

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?

*As previously discussed, the southern half of the property is currently a dredge spoil fill site. The remainder of the site is basically a sand with some sporadic grasses. It is not anticipated that the proposed project will have a negative effect regarding land or shoreline use. In addition, no work is proposed within the ordinary high water mark of the Cowlitz River. Finally, West Side Highway is located between the project site and the river which will essentially act as a buffer.*

Proposed measures to avoid or reduce shoreline and land use impacts are:

*None proposed.*

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

*The proposal is likely to increase demand on the transportation system due to the additional trips created by the apartments. In addition, the increase in new residents to the area will result in some additional demands on the various public services provided by the community (Schools, emergency and police services, health care, etc.) as is expected with any residential growth. Finally, an increase in utility demand will be created to accommodate the new growth.*

Proposed measures to reduce or respond to such demand(s) are:

*A traffic study has been completed that demonstrates that the transportation system will operate at an acceptable level of service. In addition, property taxes and system*

*development charges will be paid to fund the increased demand on public services and the utility systems.*

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

*It is not anticipated that there will be a conflict with local, state, or federal laws.*