

0536 DA EXT.

HIGHLAND TERRACE

LA CENTER, WA



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:
HIGHLAND TERRACE SUBDIVISION - DEVELOPER AGREEMENT EXTENSION
2. Name of applicant:
EVERGREEN HOMES, ATTN: CHRIS SUNDSTROM
3. Address and phone number of applicant and contact person:
13217 NW 30TH CT. 360-246-3116
VANCOUVER, WA 98685
4. Date checklist prepared:
AUGUST 04, 2020
5. Agency requesting checklist:
CITY OF LA CENTER
6. Proposed timing or schedule (including phasing, if applicable):
SUMMER/FALL 2020 - 2022
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Two future phases are approved. No additional expansions are proposed.
8. List any environmental information you know about, that has been prepared, or will be prepared, directly related to this proposal.

Critical Areas have been evaluated and permitted with ELS, the City, Ecology & USACE.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No pending approvals. Permits with USACE and Ecology are approved.
10. List any government approvals or permits that will be needed for your proposal, if known.

Already approved are the USACE Wetland Fill Permit and Ecology Stormwater Permit.
11. Give brief, complete description of your proposal, including 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 project proposes 95 single-family lots to be constructed in up to 3 phases. The overall project size is 25.3 Acres. There are 6 existing tax lots in the development. The city has requested a SEPA review for the extension of the Developer Agreement. Revised construction plans have demonstrated compliance with LMC sections: 18.30.100 Street Trees, 18.147 Parks, 18.282 Outdoor Lighting, and 18.350 Tree Protection. A MDNS SEPA determination was made by the City with a post decision review for the changes to the prelim approval. The MDNS covered all the wetland impacts and layout adjustments. The associated case numbers are 2020-011-PDR/VAR/SEPA. There is also a SEPA register number for reference, #202001605. This SEPA review is essentially an addendum to the two previous SEPA reviews which this project has completed.

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 site is located on the north side of NW Pacific Highway at 34305. Section 33,T5N, R1E Parcel Serial #'s 258636-000, 258644-000, 258702-000, 258704-000, 258727-000, 258763-000

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____.
Hilly, sloping from north to south.
- b. What is the steepest slope on the site (approximate percent slope)?
25% slopes
- c. What general types of soils are found on the site (the example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
(CwA, HcB, HgD, GeD, OdB, HoG and GeE) Cove silty clay loam, Hesson clay loam, Hesson gravelly clay loam, Gee silt loam, Odne silt loam and Hillsboro silt loam.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed.
Approx. 140,000 cubic yards of grading will take place on-site.
Indicate source of fill.
Fill will be sourced from on-site grading work.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes, the soil could erode due to exposure to rain during construction.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approx. 50%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Silt fencing and other erosion control measures.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when

the project is completed? If any, generally describe and give approximate quantities if known.

Construction equipment will emit exhaust. Air may get dusty during construction.

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

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: None

3. Water

- a. Surface:

- i. 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, a seasonal drainage and wetlands are located on the south and SE side of the site.

- ii. 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 wetland fill permit has been approved by USACE for on-site wetland impacts.

- iii. 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.

A few thousand cubic yards will be placed in the wetland areas for road improvements.

Indicate the source of fill material.

The fill material will be sourced from on-site.

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

None known or expected.

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

No.

- vi. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

- b. Ground:

- i. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No, stormwater will be detained in a detention pond and treated stormwater will be released to the existing drainage way on-site.

ii. 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 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):

i. 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?

Stormwater will be collected in a storm system and conveyed to a stormwater facility for treatment and detention before release to the existing drainage course.

Will this water flow into other waters? If so, describe.

Yes, the seasons creek runs into Bolen Creek to the east.

ii. Could waste materials enter ground or surface waters? If so, generally describe.

No, stormwater treatment has been provided.

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

Stormwater will be treated, detained and released below pre-developed rates.

4. Plants

a. Check or circle 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

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?

Trees, grasses and shrubs will be stripped for site construction.

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:

Preservation of the open space tract with seasonal creek and wetlands. Use of native and/or drought tolerant plants where feasible throughout the development.

5. Animals

- a. Circle 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, heron, eagle, songbirds, other:

Mammals: deer, bear, elk, beaver, other:

Fish: bass, salmon, trout, herring, shellfish, other:

- 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.
Yes, the site is located in the Pacific Flyway which stretches from Alaska to Mexico.
- d. Proposed measures to preserve or enhance wildlife, if any:
Large open space tract to be preserved in the SE corner of the project.

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.
Electricity or natural gas will be used to heat the homes and electricity for lighting.
- b. Would your project affect the potential use of solar energy by adjacent properties?
No.
If so, generally describe.
- c. What kinds of energy conservation features are included in the plans of this proposal?
None.
List other proposed measures to reduce or control energy impacts, if any:
None.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemical, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. No.
- i. Describe special emergency services that might be required.
Fire, police and ambulance
- ii. Proposed measures to reduce or control environmental health hazards, if any:
None.
- b. Noise

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

Traffic noise from the roadways may affect some of the lots.

- ii. 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.

7 a.m. - 7 p.m. Construction noise

- iii. Proposed measures to reduce or control noise impacts, if any:
None.

8. Land and shoreline use

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

The project site currently has some single-family residences on acreage. Same for adjacent properties.

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

No.

- c. Describe any structures on the site.

Single-family homes and outbuildings like shops and sheds.

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

Yes, all the homes and outbuildings will be removed for development.

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

LDR-7.5 Low Density Residential

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

Low Density Residential

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

None known.

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

Wetlands and a seasonal creek are located on the south and SE portions of the site.

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

Approx. 237-238 people could live in the completed development.

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

Approx. 4-6 people.

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

Providing 95 new single-family lots for new home opportunities.

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

Following City zoning and buffering codes.

9. Housing

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

95 Units.

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

4 Units would be eliminated.

- d. Proposed measures to reduce or control housing impacts, if any:
Develop 95 new lots for much needed housing inventory.

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?

30-35 feet tall homes with wood, fiber cement or metal siding are anticipated.

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

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

11. Light and glare

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

Street Lights and building lighting will occur at night.

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

No, building lighting will be shielded from neighbors and the critical areas and their buffers.

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

None known.

- d. Proposed measures to reduce or control light and glare impacts, if any:
Building lighting will be shielded from the critical areas and their buffers.

12. Recreation

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

None.

- 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 recreational opportunities to be provided by the project or applicant, if any:

None.

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known.

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

None known.

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

None

14. Transportation

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

NW Pacific Highway provides primary access. Future phases will connect to NW Bolen Street.

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

No.

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

The project would have approx. 190 driveway spaces, 190 garage spaces and eliminate 8-16 spaces.

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

Public Street improvements are proposed on-site and for NW Pacific Highway.

- e. Will the project 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? If known, when peak volumes would occur. Approx. 897 ADT

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

Public road improvements and aligning entrance road with subdivision to the south.

15. Public services

- 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.

Yes and all the services are available to this site.

- b. Proposed measures to reduce or control direct impacts on public services, if any. New homes will pay taxes and fees for the shared public services.

16. Utilities

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

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

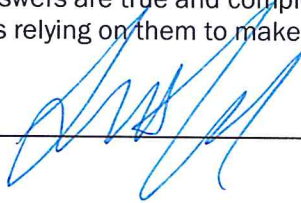
Water: Clark Public Utilities, Sewer: City of La Center, Telephone: Telecom,

Electricity: Clark Public Utilities, Gas: NW Natural Gas.

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: _____



Date: _____

8-6-2020