



MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)
Holley Park Subdivision (File # 2019-008-SUB and 2019-017-SEPA)

Description of proposal: Preliminary subdivision of three parcels totaling 14.37 gross acres to create 39 single-family detached residential lots, open space, and utilities. Reviews for a road modification, legal lot determination, critical areas (fish and wildlife habitat conservation areas and geologically hazardous areas) also apply. A public trail will be built on a separate tract which will connect to the existing trail in Holley Park and will be transferred to the City once constructed. Two of the parcels have an Urban Holding overlay which will be lifted once a plan for services are provided to the site as specified in City resolution 05-262.

A public hearing on the preliminary plat is scheduled for Thursday, June 13, 2019 at 4:30 pm in Council Chambers located at 214 East 4th Street, La Center, WA 98629. The public is invited to attend and provide testimony.

Proponents: Compass Group LLC, 1904 SE 6th Place, Battle Ground, WA 98604. Contact: Kevin Tapani, 360-687-1148; and AKS Engineering & Forestry, 9600 NE 126th Avenue, Suite 2520, Vancouver, WA 98682. Contact: Seth Halling, 360-882-0419

Location of proposal, including street address, if any: 33105 NE Ivy Avenue, La Center, WA; Parcel Numbers 209059000, 209055000, and 62965242; NW 1/4, S02, T4N, R1E, WM Clark County, WA.

Lead agency: City of La Center

The lead agency for this proposal has determined that the proposed project does not have a probable significant adverse impact on the environment. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. Pursuant to WAC 197-11-350(3), the proposal has been conditioned to include necessary mitigation measures to avoid, minimize, or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). The necessary mitigation measures are listed below and all relevant application materials for the subdivision are available on the City of La Center's website at http://www.ci.lacenter.wa.us/city_departments/pw_landuse.php

This MDNS determination is based on the following findings and conclusions:

Significant critical areas and their associated buffers are located on-site, including three non-fish bearing intermittent streams, Oregon white oak trees, and three landslide hazard areas. The applicant has proposed to protect these critical areas and buffers and enhance one of the stream buffers where buffer reduction is needed to accommodate building lots and a trail connection, as allowed under La Center Municipal Code (LCMC) 18.300.090(2)(l). The submitted archeological predetermination concluded that no archeological resources exist on site and that an archeological resource survey is not required. All of the existing trees that will be removed for the proposed development will be replaced and all priority and their driplines will be protected. Best management practices (BMPs) are proposed for erosion control and all stormwater generated by the proposed project will be treated by a stormwater pond on site.

Mitigation Measures: To ensure environmental resources are protected, the following mitigation measures are proposed:

Earth

- All grading and filling of land must utilize only clean fill, i.e., dirt or gravel from an approved source;
- All debris removed offsite must be disposed of at an approved location;

- An erosion control plan utilizing BMPs shall be submitted by the applicant and approved by the City and all erosion control measures shall be in place prior to any clearing, grading, or construction;
- All recommendations outlined in the submitted geotechnical report by GeoDesign, Inc. dated January 14, 2019 shall be followed for the development of the site;
- Prior to the City approving construction documents, the applicant shall revise the submitted geotechnical report to discuss the impacts from the gravel trail encroachments and grading for residential yards in the 25-foot landslide hazard buffer on the north part of the site as recommended by section 4.3.4.2 of the geotechnical report by GeoDesign dated January 14, 2019. If, after further analysis, the geotechnical report recommends that the 25-foot landslide hazard buffer remain undisturbed, the applicant shall revise the subdivision plans so that no alterations including grading for rear yards and the gravel path occur within the buffer.

Air

- The applicant shall use vehicles fitted with standard manufacturer's emission's control equipment to reduce construction-period emissions. Construction vehicles shall not be permitted to idle when not in use.

Water

- Riparian buffer enhancement, performance standards, monitoring, and maintenance for the reduced buffer area adjacent to Water 1 shall be implemented as outlined in the submitted critical areas assessment dated march 14, 2019;
- The applicant shall apply for and obtain all necessary state and federal permits (e.g. Section 404 authorization and National Pollutant Discharge Elimination System permit) for discharge of treated stormwater in to Water 2 prior to construction.
- Only native plant species listed in LCMC Table 18.340.040 are allowed to be planted in riparian buffer areas; nuisance and prohibited plants are not allowed;
- A City stormwater permit and Stormwater Pollution Prevention Plan (SWPPP) shall be required for the proposed project and shall be approved prior to construction;

Plants

- Protection fencing shall be installed around all Oregon white oak trees and other trees identified for preservation in the applicant's preliminary subdivision plans and shall remain until all construction, grading, and development activities are complete. Within fenced/protected areas around trees, no development or grading activities may occur;
- Prior to the approval of construction documents by the City, the applicant shall provide written documentation from WDFW indicating that the Oregon white oak tree identified as number 10845 on the applicant's submitted tree preservation plan does not qualify as a priority oak tree. In addition, the letter from WDFW shall also provide written confirmation that it is acceptable to provide a buffer extending to the driplines of the trees, rather than the 300 feet required by LCMC Table 18.300.090.2.a.

Animals

- The applicant shall implement the findings and recommendations contained with the AKS critical areas assessment including establishment of buffer areas around Oregon white oaks and the onsite streams and staking of these buffers in compliance with the City's critical areas ordinance during and after construction.

Environmental Health

- All construction equipment shall have muffled exhaust and construction activities are only permitted during City-approved construction hours. Contractors are required to comply with the maximum noise level provisions of WAC 173-60 during construction;
- For the demolition of the existing house on site, in addition to any required asbestos abatement procedures, the contractor shall ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury, are removed prior to demolition.

Light and Glare

- All proposed lighting shall conform with LCMC 18.245.040 and shall not reflect or cast glare onto the residential properties to the east of the site;

Historic and Cultural Preservation

- In the event any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing for a 100' buffer; this number may vary by circumstance) must stop and the following actions taken:

- Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering;
- Take reasonable steps to ensure confidentiality of the discovery site; and,
- Take reasonable steps to restrict access to the site of discovery.

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

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

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

Contact	Information
Cowlitz Indian Tribe, Nathan Reynolds, Interim Cultural Resources Manager	Phone: 360-575-6226; email: nreynolds@cowlitz.org
City of La Center, Naomi Hansen, Associate Planner	Phone: 360-263-7665; email: nhansen@ci.lacenter.wa.us
Office of the Clark County Medical Examiner (for human remains)	Phone: 564-397-8405; email: medical.examiner@clark.wa.gov
Washington DAHP, Dr. Allison Brooks, Ph.D, Director	Phone: 360-586-3066; email: Allyson.Brooks@dahp.wa.gov

Transportation

- The applicant shall pay traffic impact fees prior to the issuance of building permits for the proposed single-family residences. Applicable fees will be assessed at the time of building permit application and are due prior to issuance of final occupancy for each unit.
- The applicant shall pay a proportionate share of offsite intersection improvements for NW La Center Road and NW Timmen Road.

Public Services


- The applicant shall pay school, and park impact fees prior to the issuance of building permits for the onsite units. Applicable impact fees will be assessed at the time of building permit application and are due prior to issuance of final occupancy for each unit.

Utilities

- The applicant shall pay the applicable sewer system development charge for each residential unit. Applicable fees will be assessed at the time of building permit application and are due prior to issuance of final occupancy for each unit.

This MDNS is issued under WAC 197-11-340(2) and the comment period will end on **June 4, 2019**. The public is welcome to testify in writing and to provide comment at the **June 13, 2019** public hearing.

Responsible Official: Greg Thornton
Position/Title: Mayor
Address: RE: SEPA Comments – Holley Park Subdivision
 305 NW Pacific Highway
 La Center, WA 98629

Date: 5/23/19 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 - The city contact person and telephone number for any questions on this review is Naomi Hansen, Associate Planner, 360.263.7665, nhansen@ci.lacenter.wa.us

Issued: May 23, 2019



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:

Holley Park Subdivision

2. Name of applicant:

Compass Group, LLC

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

Applicant: Compass Group, LLC

1904 SE 6th Place

Battle Ground, WA 98604

Kevin Tapani

kevint@tapani.com

(360) 687-1148

Contact: AKS Engineering & Forestry

9600 NE 126th Avenue, Suite 2520

Vancouver, WA 98682

Seth Halling

sethh@aks-eng.com

(360) 882-0419

4. Date checklist prepared:

March 5, 2019

5. Agency requesting checklist:

City of La Center

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

The proposed subdivision is anticipated to begin construction in Summer of 2019, with completion in Winter of 2019. The development will be completed in one phase.

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

No.

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

Geotechnical Investigation & Report, Critical Areas Report, and Archaeological Predetermination

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.

Yes. Notice of Petition to Annex was submitted to the City of La Center on October 23, 2018 and is currently in process.

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

Annexation, SEPA Determination, Subdivision Approval, Variance, Legal Lot Determination, Road Modification, Critical Areas (Wetland and Habitat) Permit, and Archaeological Predetermination.

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 applicant is proposing a 39-lot subdivision on 14.54 acres in the LDR-7.5 zone. The site is currently in use as a single-family residence and contains multiple critical areas. Development will include clearing, excavation and grading, construction of internal streets and utilities, and landscaping. The applicant is also proposing the northern portion of the site be transferred to the City in return for park impact fee credits.

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 subject site is addressed as 33105 NE Ivy Avenue, La Center, Washington, 98629. The subject site's parcel numbers are 209059-000, 209055-000, and 62965242. NW 1/4, S02, T4N, R1E.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

The site generally slopes from the northeast to the southwest at less than 5%. There are steep slopes along the northern and southern boundaries of the site.

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

The steepest slopes on site range between 50% and 60% and are located in the northeast and southcentral portions of the site.

- 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.

According to the geotechnical report prepared by GeoDesign, Inc., the subject site contains Gee, Hillsboro, and One silt loam soils.

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

A geotechnical investigation and report were completed by GeoDesign, Inc. According to the report dated January 14, 2019, steep slopes in the north and south portions of the site are considered landslide hazard areas. Setbacks of 25 feet in the north and 50 feet in the south will be maintained from the top of slope in the landslide hazard areas.

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

The applicant proposes to remove all surface vegetation and stockpile topsoil within the work limits to perform the necessary on-site grading to complete the proposed development. All construction activities, other than construction of the gravel trail in Tract A, will remain out of all slope hazard buffers. Estimated grading quantities are: 13,000 cubic yards of Cut and 13,000 cubic yards of Fill. Stockpiled topsoil will be used in landscape areas.

Indicate source of fill.

Fill will be obtained from on-site materials and import materials will be from approved off-site sources, if necessary.

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

Yes, erosion is possible during work, mainly in the form of silt transfer and dust blow-off. Erosion potential will be minimized by utilizing best management practices (BMPs) for erosion control.

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

After development, approximately 39% (5.64 acres) of the site will be covered with impervious surfaces.

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

The applicant proposes to use BMPs for soil erosion. An erosion control plan will be submitted to the City of La Center for approval and will be installed prior to any construction activities.

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.

During site development and building construction, there will be exhaust emission from construction equipment. Once construction is complete, air emission will be limited to automobile exhaust from vehicles entering and leaving the site.

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

None known.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
The applicant will comply with applicable code and BMPs.

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.

A critical areas assessment has been completed by AKS Engineering and Forestry. The subject site contains three intermittent Type NS streams (Waters 1, 2, and 3). Water 1 runs from the northwest corner of parcel 209055-000 to the southwest corner of parcel 62965242 along the northern portion of the site, Water 2 begins in the south-central portion of parcel 209059-000 and runs off site to the south, and Water 3 begins in the southeast corner of parcel 209059-000 and runs off site to the south.

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.

The proposed development will have grading, road construction, and home construction within 200 feet of the streams.

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.

None.

Indicate the source of fill material.

N/A

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

No.

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.

- 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?

Currently runoff generally flows from the northeast to southwest across the site and either infiltrates on site or flows into one of the three streams on site. Once development is complete, runoff from roads, sidewalks, roofs, and other impervious surfaces will be collected on site and conveyed to a stormwater wetpond for treatment and then released to Water 2 at rates approved by the City of La Center. The runoff from the proposed trail will not be pollution generating and will sheet flow into Water 1.

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

Water discharged to the stream could eventually flow to the Lewis River through off-site streams.

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

No waste materials are proposed to enter ground or surface waters as part of this application.

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

The stormwater runoff generated by the proposed impervious surfaces will be collected, treated, and released at rates approved by the City of La Center.

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?
All vegetation, other than Priority Habitat Oregon White Oaks, within the development area, proposed trail alignment, and stormwater pond will be removed. All other vegetation on site and within the critical areas will be retained.

c. List threatened or endangered species known to be on or near the site.
Oregon White Oak.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Minimal vegetation removal will occur in the steep slope buffer in Tract A for construction of the gravel trail. No other vegetation removal will occur in the critical areas. Landscaping is proposed in the form of street trees, tree planting in the tracts, and storm pond seeding. Native plant material is used in the storm pond seed mix.

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: **rabbit and squirrel**

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 Pacific Flyway for waterfowl.

d. Proposed measures to preserve or enhance wildlife, if any:
Tree protection fencing will be used for the Oregon white oak habitat areas, as well as other trees to be retained immediately adjacent to the development area. Riparian habitat areas on site will be marked and protected during construction. Some landscaping will also be installed with the development, using some native plant material.

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 and natural gas are available at the site to serve the development's energy needs.

b. Would your project affect the potential use of solar energy by adjacent properties?
No.

If so, generally describe.

N/A

- 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:

Future energy conservation measures may be installed with future home construction.

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.

Environmental hazards are limited to standard risks associate with construction and occupancy of the development.

- i. Describe special emergency services that might be required.

No special emergency service needs are anticipated.

- ii. Proposed measures to reduce or control environmental health hazards, if any:

As no impacts are anticipated, no such measures are proposed. The applicant will comply with applicable code and BMPs.

b. Noise

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

None known.

- 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.

In the short term, noise from construction equipment will occur during daylight hours. In the long term, typical residential neighborhood noise will occur.

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

Require all construction equipment to have muffled exhaust. Restrict construction to hours allowed by the City of La Center.

8. Land and shoreline use

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

The site is currently in use as single-family residential and agriculture. Properties to the north are in use as a public park, properties to the east are in use as single-family residential, properties to the south are vacant and in use as large lot single-family residential, and properties to the west are vacant and in use as a public elementary and middle school.

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

Yes. The site has been used for hay farming and grazing.

c. Describe any structures on the site.

There are currently 9 structures on site, including: a single-family house, a garage, two shop buildings, four sheds, and a stable.

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

Yes. All 9 structures will be demolished.

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

Parcel 209059-000 is zoned R1-7.5 and parcels 209055-000 and 62965242 are zoned P/OS. The subject site has an Urban Holding (UH-10) overlay, which will be removed upon approval of this application.

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

Parcel 209059-000 is designated UL and P/OS. Parcels 209055-000 parcel 62965-242 are designated P/OS.

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

N/A

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

Yes. The site contains three streams and landslide hazard areas.

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

Assuming 2.67 people per residence, approximately 103 people will reside in the completed project.

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

Approximately two people will be displaced with the development.

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

The application is for a residential subdivision. Thirty-nine new lots are proposed, creating 38 additional units on site.

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

Proposed measures include approval through the City of La Center subdivision review process.

9. Housing

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

Approximately 39 middle-income, single-family units will be provided with the development.

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

One vacant middle-income, single-family unit will be removed with the development.

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

Proposed measures include approval through the City of La Center subdivision review process and construction of 39 new units.

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?

Final building heights are not known at this time. Any proposed structure will meet the 35-foot maximum height requirement of Section 18.130.070 of the La Center Municipal Code (LCMC). The principle building material is unknown at this time but will likely be lap siding. Each future home will go through the City's building permit process.

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

None known.

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

Proposed measures include approval through the City of La Center subdivision review process. All future homes will also go through building permit review.

11. Light and glare

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

Typical lighting at night, including street lights and exterior lighting for individual homes, will occur with the development. No impacts in excess of normal residential lighting and glare are anticipated.

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

No, all lighting will meet City standards.

- 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:

No additional measures outside of meeting the requirements of the LCMC.

12. Recreation

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

Holley Park, a public park with multiple recreation activities, is immediately north of the subject site and accessible from E Ivy Avenue and the proposed trail in Tract A. There are also some outdoor recreational facilities located at the public middle and elementary school to the west that can be used when school is not in session.

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:
No impacts are proposed with this development. However, the development is proposing a gravel trail in Tract A that will connect with the existing trail system in Holley Park to the north and transferring Tract A (2.98 acres) to the City to expand Holley Park in exchange for park impact fee credits.

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.

Applied Archaeological Research, Inc. (AAR) completed an archaeological predetermination for the site. According to the cultural resources report dated March 8, 2019, AAR determined that none of the buildings on site or in the vicinity are eligible to be listed on any preservation registers.

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

During the field work, AAR found an artifact on site. Additional investigation in the area around surrounding the artifact determined that it was an isolated artifact, and no additional investigation was necessary.

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

No loss, change or disturbance is proposed to any resource. The project will follow requirements from DAHP and Clark County.

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.

The site is currently served by E Ivy Avenue, which is a private street. E 2nd Street terminates approximately 415 feet south of the site northeast corner. Access to the development will be gained by extending E 2nd Street into the site. Once completed, the development will no longer have vehicular access to E Ivy Avenue.

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

No, there is no public transportation available at the site. C-Van dial-a-ride services as well as a connector bus which stops and Ilani Casino, approximately three miles west of the site, are available in La Center.

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

Each home will provide a minimum of two off-street parking spaces in a driveway and two spaces in a garage, for a total of four off-street spaces per lot. Unstriped on-street parking will also be available. No public parking is being removed as a result of the development.

- 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).

Four new streets will be constructed internal to the development. No existing street are proposed to be improved with this project. The development's vehicular access to E Ivy Avenue will be eliminated with this application.

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

A traffic study was completed by Lancaster Engineering on February 15, 2019. According to the study, the site currently generates 10 weekday trips per day, with one am and one pm peak hour trip. The proposed development is expected to generate an additional 358 weekday trips per day, with 28 am peak hour and 38 pm peak hour trips. The total development will generate 368 weekday trips per day, with 25 am peak hour and 39 pm peak hour trips.

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, an additional 38 units will cause an incremental increase in the need for public services.

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

The appropriate impact fees will be paid.

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.

Electrical: Clark Public Utilities

Natural Gas: Northwest Natural

Water: Clark Public Utilities

Refuse: Waste Connections

Telephone: Century Link, Comcast

Sanitary Sewer: 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:  Date: 3/12/2019