

A. BACKGROUND

1. Name of proposed project, if applicable:
Sunrise Terrace
2. Name of applicant: *RK Land Development, LLC 1520 SW Eaton Blvd
Battle Ground WA 98604 360.608.3991*
3. Address and phone number of applicant and contact person:
*Ed Greer, Land Use Planning 360.904.4964
8002 NE Hwy 99 #546 Vancouver WA 98665*
4. Date checklist prepared:
July 7, 2015
5. Agency requesting checklist:
City of La Center, Washington
6. Proposed timing or schedule (including phasing, if applicable):
*Phase 1 (& possibly Phase 2) – Summer 2016.
Phase 3 & 4 – Summer 2017.*
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.
A Critical Areas Assessment Report was prepared by Cascadia Ecological Services, concluding that no wetlands or habitat areas exist on the site or within 100 feet of the site.
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 Plat, Civil Engineering Plans, Final Plat
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
The proposed residential subdivision contains 34.4 acres and proposes 120 lots for detached homes and 2 tracts for stormwater management facilities, to be developed in up to 4 phases.
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. *Location: 1908 NE Lockwood Creek Road, La Center WA, bordered on the north by NE 339th Street and bordered on the east by NE 24th Avenue. NE 1/4 of Section 2, T4N, R1E, WM. Tax lots 209047-000, 986027-188, 986027-189, & a portion of 209027-000.*

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.....
- b. What is the steepest slope on the site (approximate percent slope)?
16%
- 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 prime farmland. Gee Silt Loam No prime farmland
- 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. Indicate source of fill. Grading for the new streets and lots will be extensive. Earth work will balance on site. Quantities are unknown at present.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Yes, erosion can occur during clearing and grading.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approx 30% of the site will be covered in impervious surfaces.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Contractor shall comply with City approved Civil Engineering Plans
Plans and all governmental agencies erosion control codes.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
During construction: Some emissions from construction equipment.
After completion: Minor amount of emissions from automobiles.
- b. Are there any offsite 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 proposed.

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,
No

describe type and provide names. If appropriate, state what stream or river it flows into.

- 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.

No

- 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. Ground:

- 1) Will groundwater be withdrawn, or will water be discharged to groundwater? 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 (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.

Runoff from lots and streets will be collected in catch basins and piped to stormwater management facilities, then piped to an existing drainage course south of NE Lockwood Creek Road.

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

No

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

Refer to c.1) above

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 field grasses and all (approx. 13) existing trees will be removed.
- 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:
New homeowners will landscape their yards to enhance vegetation on each lot.

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: None
Fish: Bass, salmon, trout, herring, shellfish, other: 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.
Yes, Pacific Flyway
- d. Proposed measures to preserve or enhance wildlife, if any:
See 4 d. above

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 will be used for general household uses.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No
- 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:
None

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.

No

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

None

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

None necessary

- b. Noise

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

None, very little traffic exists in this area.

- 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.

Short term: Some noise from construction equipment. Long term: Automobiles.

Construction would occur during permitted daylight hours.

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

Contractors shall comply with all noise codes of the City of La Center.

8. Land and shoreline use

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

Site: Residence and shop, mostly vacant. North & east of NE 339th St & NE 24th Ave: Residences and vacant. South and west: Residences and mostly vacant. North & east adjacent to site: Residence and out buildings.

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

No

- c. Describe any structures on the site.

Residence & shop

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

Yes, both structures will be removed.

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

LDR - 7.5

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

LDR

- 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.

No

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

310 people would reside.

j. Approximately how many people would the completed project?

Two people would be displaced.

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:

Builder will comply with all applicable codes & regulations.

9. Housing

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

120 new homes for middle & high income buyers.

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

One eliminated, middle income.

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

Project proposes single family homes, and will comply with all City codes and regulations.

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?

New homes will be 2 stories maximum. Materials unknown.

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?

Some glare may occur from street lights during evening hours.

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

No

c. What existing offsite sources of light or glare may affect your proposal?

None

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

None

12. Recreation

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

La Center High School

- 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:

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.

Existing streets providing access: NE Lockwood Creek Road, NE 24th Avenue & NE 339th Street. Refer to Preliminary Plat for access to existing streets.

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

No, nearest C-trans stop approx. 1 mile

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

Parking spaces: Min 2 car garage and 2 spaces in the driveway, plus on street parking, total unknown. None eliminated.

- 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).

The project requires fully improved new interior streets. The 3 existing streets bordering the project will require half street improvements.

- 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, indicate when peak volumes would occur.

1160 trips per day. Peak hours are generally from 7 to 9 am & 4 to 6 pm.

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

Improved streets per City standards.

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 increase in all services.

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

Builders will pay impact fees for building permits.

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.

*Sewer: City of La Center; Water & Electricity: Clark Public Utilities;
Natural Gas: Northwest Natural; Refuse: Waste Connections; Telephone: Centurylink*

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 Submitted: 7.7.15