



## 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:  
Stephens Hillside Farm
2. Name of applicant:  
Carleen Stephens
3. Address and phone number of applicant and contact person:  
24600 NE 98th Court                      Ed Greer, Greer & Greer, Inc.  
Battle Ground, WA 98604              13023 NE Hwy 99 Ste 7-126  
360-687-3402                              Vancouver, WA 98686; 360-904-4964
4. Date checklist prepared:  
02/07/2018
5. Agency requesting checklist:  
City of La Center
6. Proposed timing or schedule (including phasing, if applicable):  
Phase 1 Summer of 2018
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.  
Critical Areas Report prepared by Cascadia Ecological Services.
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, Final Plat.
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.)  
Subdivide 42.3 acres into 85 single-family residential lots.

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.

34700 NE North Fork Avenue; Tax Lots 258901-000; 258919-000;  
258922-000; 258971-000; 258972-000, SW 1/4, S34, T5N, R1E

**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)?

60%

- 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.

Hillsboro silt loam & 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.

Approx. 29 acres will require grading for new streets and lots.

Quantities are unknown at present.

Indicate source of fill.

Onsite fill will be used. Grading will balance onsite.

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

Yes, during grading operations.

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

Approx. 20%

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

Contractor shall comply with all erosion control methods and approved engineering plans.

**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 construction, some emissions may occur from construction equipment.

After completion, some automotive emission may occur.

- 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 necessary.

### 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, seasonal streams located along the southerly and westerly portions of the property and eventually flows to East Fork Lewis River.

- 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, sewer lines and the stormwater facility will be located within 200' of the stream.

- 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.

Not applicable.

- 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?

Water runoff from new streets will be collected and piped to the stormwater facility for treatment and detention.

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

Yes, released to the nearby stream.

- ii. 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. i. 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?

Pasture grass and some trees will be removed for new homes.

- 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 homes will provide landscaping 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:

Fish: bass, salmon, trout, herring, shellfish, other: None known.

- 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:

By retaining vegetation along the stream.

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 possibly natural gas for general household use.

- 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?

Unknown at present.

List other proposed measures to reduce or control energy impacts, if any:

None for preliminary plat.

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.

None.

- 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)?  
None.
- 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.  
Short term: construction equipment during daylight hours.  
Long term: automobile traffic.
- iii. Proposed measures to reduce or control noise impacts, if any:  
Contractors to comply with City Code Ordinances.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?  
Site - detached homes and vacant. Adjacent - detached homes and vacant.
- b. Has the site been used for agriculture? If so, describe.  
No.
- c. Describe any structures on the site.  
3 detached homes and several outbuildings.
- d. Will any structures be demolished? If so, what?  
Yes, all except the detached home shown on the preliminary plat.
- e. What is the current zoning classification of the site?  
LDR-7.5
- f. What is the current comprehensive plan designation of the site?  
UL
- 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, the streams along the southerly and westerly boundaries.
- i. Approximately how many people would reside or work in the completed project?  
Approx. 204 people will reside
- j. Approximately how many people would the completed project displace?  
2 people.
- 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:  
Project will comply with all City zoning regulations.

9. Housing

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

85 new homes for middle income buyers.

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

2 middle income residences will be removed.

- d. 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 principal exterior building material(s) proposed?

Maximum two story homes. Exterior building material undetermined.

- 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 could occur from street lights in the evening hours.

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

No.

- 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:

None.

12. Recreation

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

Existing Heritage Trail is located to the south of site.

- 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:

Project will provide a new City Park for surrounding residences.



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.

A new onsite collector street will intersect with existing Aspen Avenue.

- 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?

New homes will have two or three car garages and street parking.

No parking 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).

City will require improvements on all new and existing public streets.

- 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. 820 A.T.D.

Peak hours 7:00 - 8:00 a.m. and 5:00 - 6:00 p.m.

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

Builder to pay impact fees with building permits.

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, a slight increase in all services.

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

Builder will pay impact fees with 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.

Electricity and Water: Clark Public Utilities; Natural Gas: NW Natural;  
Phone: TDS Telecom; Sewer: City of La Center; Refuse Service: Waste Connections.

**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: 2.13.18