CITY OF LA CENTER

Notice Date: January 15, 2026

RE-NOTICE
LIKELY SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE

NW 9th Ave Subdivision Type III Preliminary Plat, ZONE, SEPA, LLD, CAR, GEO, TRE

File # 2025-053 PLD

Description of proposal: The applicant is proposing to subdivide 10.25 acres into 81 single-family attached and detached residential lots. The site currently has one (1) single-family residence, a second home, barn, shed, and shop. The parcel is currently zoned Low Density Residential (LDR-7.5). A separate application has been submitted to rezone the property to Medium Density Residential (MDR-16).

Likely SEPA DNS: NOTICE IS HEREBY GIVEN that, an application has been submitted as noted below and based on a review of that application, the City of La Center expects to issue a Mitigated Determination of Non-Significance (MDNS) for this proposal pursuant to the "Optional DNS process" allowed by State Law (WAC 197-11-355) and the La Center Municipal Code (LCMC 18.310). A copy of the determination may be requested now and will be mailed when available. Comments received within the deadline will be considered in the review of the proposal and the State Environmental Policy Act (SEPA) environmental checklist.

"This SEPA MDNS is re-issued to provide full public notice. No changes have been made to the environmental analysis or mitigation measures."

"The City previously received public comments related to the SEPA review. Those comments are part of the project record and will be addressed in the staff report.

Any person has the right to comment on this application, receive notice of and participate in any hearings, request a copy of the decision once made, and appeal the final SEPA determination of the project. **Written comments submitted by 5:00 PM January 29, 2026 will be considered in the application and final SEPA determination.** Please send comments to the City of La Center, Community Development, 210 E 4th Street, La Center, WA 98629 or by email to **Angie Merrill, City Planner, at amerrill@ci.lacenter.wa.us**.

Application: NW 9th Ave Subdivision

Application date: December 5, 2025

Technically Complete: November 28, 2025

Applicant Representative: PLS Engineering, Travis Johnson, 604 W Evergreen Blvd, Vancouver, WA 98660, 360.944.6519. pm@plsengineering.com

Applicant: Dan Wisner & Danny Martin, 1087 Lewis River Road #259 Woodland, WA 98674, 360.949.5607, backcountrydevelopment@gmail.com

Ex 9

Property Owner: RAR Trust FBO Daniel Wisner 3521830 etal and Camille Martin, 1087 Lewis River Road #259 Woodland, WA 98674, 360.949.5607, backcountrydevelopment@gmail.com

City of LaCenter Planner: Angie Merrill – amerrill@ci.lacenter.wa.us - 360.263.3654

City of LaCenter Engineer: Anthony Cooper – acooper@ci.lacenter.wa.us – 360.263.2889

Location of proposal: 33901 NW Pacific Highway La Center, WA 98629
Parcel Numbers: 258902000 & 258921000

Public Hearing: A public hearing is required and is tentatively scheduled for February 5, 2026 at 5:30 pm. A separate notice will be provided at least 14 days in advance of the public hearing, to include additional information regarding the hearing instructions.

Existing Environmental Documents relied upon: SEPA requires that a review of the potential environmental impacts be conducted. City staff and interested agencies will review the proposal for compliance with applicable state requirements and city codes. Through this process, determination will be made as noted under the following statement of determination.

The following environmental documents were relied upon in the City's assessment of a likely determination of non-significance: SEPA Environmental Checklist dated, November 3, 2025; Narrative; Preliminary Technical Information Report; Geotechnical Site Investigation; Preliminary Erosion Control & Grading Plan; Traffic Letter; Archaeological Predetermination; Boundary Survey; Critical Areas Report & Mitigation Plan; Tree Removal Narrative; Proposed Development Plan; Preliminary Landscape Plan; Existing Conditions Plan; Utility Plans

Statement of Determination: As lead agency under the State Environmental Policy Act (SEPA) rules [Chapter 197-11, Washington Administrative Code] the City of La Center must determine if there are potential significant adverse environmental impacts associated with this proposal. The options include the following:

- Determination of Significance - (DS). The impact cannot be mitigated and therefore requires the preparation of an Environmental Impact Statement (EIS).
- Mitigated Determination of Nonsignificance - (MDNS). The impact can be mitigated through conditions of approval, or;
- Determination of Nonsignificance - (DNS). The impacts can be addressed by applying the city codes.

Approval Standards/ Applicable Laws:
The following standards will apply to the application: 18.30 Procedures;
18.130 Low Density Residential; 18.140 Medium Density Residential; 18.147 Parks and Open Spaces; 18.200 General Provisions; 18.210 Subdivision Provisions; 18.240 Mitigation of Adverse Impacts; 18.245 Supplementary Development Standards; 18.280 Off-Street Parking and Loading Requirements; 18.282 Outdoor Lighting; 18.300 Critical Areas; 18.310 Environmental Policy;18.320 Stormwater and Erosion Control; 18.340 Native Plant List; 18.350 Tree Protection; and 18.360 Archaeological Resource Protection.

Mitigation Measures: The applicant will be required to comply with all applicable approval standards and laws in addition to the following project-specific mitigation measures:

- Earth: The applicant must comply with the design recommendations of the geotechnical site investigation by Columbia West
- Air: The applicant is required to apply best management practices to reduce dust during construction.
- Air: Construction equipment shall not be permitted to idle and is required to be shut off while not in use.
- Water: The applicant shall decommission the existing private well prior to ground disturbance in accordance with Clark County and State of Washington requirements and must provide evidence of the approval and decommissioning in accordance with agency requirements.
- Water: The applicant must use approved erosion control best management practices during construction in compliance with LCMC 18.320 and the final approved stormwater technical information report.

- Water: The applicant must comply with the recommendations of the Preliminary Technical Information Report.
- Water: The applicant must comply with the recommendations of the critical areas and mitigation report.
- Plants: The applicant shall provide mitigation required by LCMC 18.350 for all trees removed that are not Oregon white oaks on-site of 10 inches diameter at breast height.
- Plants: The applicant shall mitigate for Oregon white oak removal if applicable in compliance with best available science as required by LCMC 18.300.100 (Best Available Science) and in coordination with the Washington Department of Fish and Wildlife.
- Environmental Health: The applicant shall comply with approved construction hours as required by the City of La Center.
- Environmental Health. The applicant shall decommission the existing septic system (if applicable) prior to construction in accordance with Clark County requirements. The applicant shall provide a lateral sewer line stub to the home so that connection to the public sewer system is available.
- Light and Glare: The applicant shall comply with the requirements of LCMC 18.282 (Outdoor Lighting).
- Recreation: The applicant is required to pay park impact fees prior to issuance of building permits unless otherwise agreed to by the City of La Center, if the City determines the provided park meets the identified community park need for this site shown in the Parks, Recreation, and Open Space Plan in effect at the time of application completeness and the applicant's construction of a that park is determined to be eligible for park impact fee credits.
- 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.

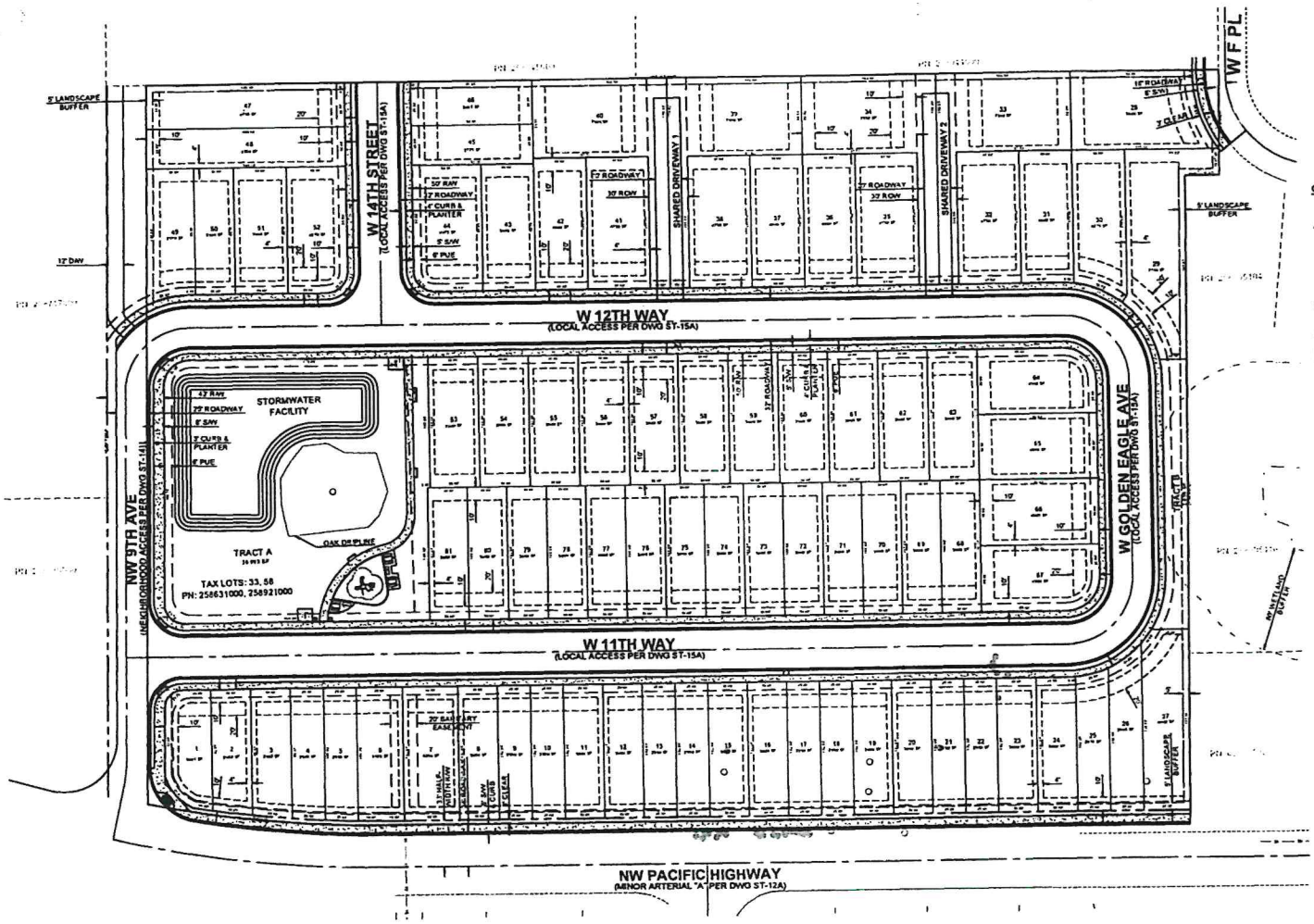
  The applicant shall notify the concerned Tribes and all appropriate county, city, state, and federal agencies, including the Washington Department of Archaeology and Historic Preservation and the City of La Center. The agencies and Tribe(s) will discuss possible measures to remove or avoid cultural material 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.

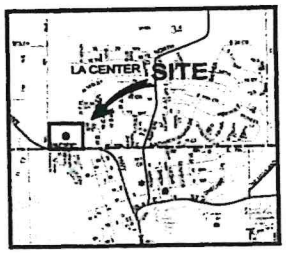
  Copies of the above inadvertent discovery language shall be retained on-site while project activity is underway.

Contact	Information
Cowlitz Indian Tribe, Jon Shellenberger Cultural Resources Director	Phone: 360-577-5680 ext. 2222; jshellenberger@cowlitz.org
City of La Center, Tracy Coleman, Public Works Director	Phone: 360-263-2889; tcoleman@ci.lacenter.wa.us
City of La Center, Angie Merrill, Associate Planner	Phone: 360-263-3654; amerrill@ci.lacenter.wa.us
City of La Center, Anthony Cooper, Engineer	Phone: 360-263-2889 acooper@ci.lacenter.wa.us
Office of the Clark County Medical Examiner (for human remains)	Phone: 564-397-8405; medical.examiner@clark.wa.gov
Washington DAHP, Dr. Allison Brooks, Ph.D, Director	Phone: 360-586-3066; a2@dahp.wa.gov

NW 9th Ave Subdivision

Located in the SW¼ of Section 34, T5N, R1E, W.M
La Center, Washington





VICINITY MAP
NOT TO SCALE

GENERAL NOTES

APPLICANT:
Danny Martin
1087 Lewis River Road #259
Woodland, WA 98674
(360) 949-5607
backcountrydevelopment@gmail.com

OWNERS:
IRAR Trust FBO Daniel Wisner 3521830 etal
4910 NW 127th St.
Vancouver, WA 98685
(360) 607-7849
wisnerdan@gmail.com

Danny and Camille Martin
1087 Lewis River Road #259
Woodland, WA 98674
(360) 949-5607
backcountrydevelopment@gmail.com

PROJECT CONTACT:
PLS Engineering
Contact: Travis Johnson, PE
604 W Evergreen Blvd
Vancouver, WA 98660
(360) 944-6519
prn@plsengineering.com

Parcel #: 258902000 & 258921000
Site Size: 10.25 acres

Scale 1" = 40'

Legend	
Proposed Asphalt	
Proposed Concrete	

PLS ENGINEERING

Preliminary Plat For:

NW 9th Ave Subdivision

A Subdivision Located In The City Of La Center, Washington

Revisions

Project No.	3332
SCALE:	1" = 40' 11 X 17
DESIGNED BY:	JAW
DRAFTED BY:	JAW
REVIEWED BY:	TCJ

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CITY OF LA CENTER

File Name: NW 9th Ave Subdivision (File # 2025-053-SEPA)

Date Published: January 15, 2026

Attached is a likely SEPA environmental Mitigated Determination of Non-Significance (MDNS) and associated environmental checklist issued pursuant to the State Environmental Policy Act (SEPA) rules (WAC 197-11). The City (lead agency) completed evaluation of the environmental checklist as required by WAC 197-11. You may comment on this likely determination within fourteen (14) days of the issuance of this notice **January 15, 2026**. The lead agency will not act on this proposal until the close of the **14-day comment period, which ends January 29, 2026.**

Please address any correspondence to:

Angie Merrill/ Planner
ATTN: SEPA COMMENTS – NW 9th Ave Subdivision
210 East 4th Street
La Center, WA 98629

DISTRIBUTION:

Federal Agencies:
National Marine Fisheries, PRD Division (Mail)
Forest Service, US Department of Agriculture, WA (Email)
US Army Corps of Engineers, Regulatory Functions (Mail)
Federal Emergency Management Agency

Native American Interests:
Confederated Tribes of the Grande Ronde (Mail)
Cowlitz Tribe, Longview, WA (Email)
Yakama Nation (Email)

State Agencies:
Dept of Ecology (Email)
Dept of Health, Office of Drinking Water (Email)
Dept of Commerce (Email)
Dept of Fish & Wildlife, Region 5 (Email)
Dept of Natural Resources, SEPA Center (Email)
Dept of Transportation, Environmental Services (Email)
Dept of Transportation, SW Region (Email)
Department of Archaeology & Historic Preservation (Email)
Washington Parks & Recreation Commission (Email)

Local Agencies:
Clark County, Dept of Community Development (Email)
Clark County, Dept of Health (Email)
Clark County, Dept of Parks & Recreation (Mail)
Clark County, Dept of Public Works (Email)
Clark County Sheriff (Email)
Clark-Cowlitz Fire and Rescue (Email)
City of Vancouver, Dept of Parks & Recreation (Email)
City of Vancouver
City of Camas, Community Development (Email)
Town of Yacolt (Email)
City of Ridgefield (Email)

	City of Battleground City of Woodland La Center Community Library (Mail)
School Districts:	La Center (WA) School District (Mail)
Special Purpose Agencies:	Clark Public Utilities (Email) Columbia River Economic Development Council (Email) Lower Columbia Fish Recovery Board (Email) C-TRAN (Email) Southwest Clean Air Agency (Email) Southwest Washington Regional Transportation Council (Email) Clark Regional Wastewater District (Email) Vancouver Wildlife League (Mail) NW Natural (Mail) TDS Telecom (Mail) Century Link (Email) Washington State Department of Corrections (email)

A. Background

1. Name of proposed project, if applicable:

   NW 9th Ave Subdivision

2. Name of applicant:

   Danny Martin

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

   1087 Lewis River Rd. #259
   Woodland, WA 98674
   (360) 949-5607
   Backcountrydevelopment@gmail.com

4. Date checklist prepared:

   July 30, 2025

5. Agency requesting checklist:

   City of La Center, Washington

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

   Development is expected to start at the time of final construction drawing approval. No phasing is proposed.

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

   No, not at this time.

8. List any environmental information that has been or will be prepared related to this proposal.

   A Geotechnical Report, Critical Areas Report, Tree Plan, and an Archaeological Predetermination have been prepared for this site.

9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.

   There are no known pending applications affecting this property.

10. List any government approvals or permits needed for your proposal:

    - *Preliminary Type III Subdivision Review with concurrent Rezone to MDR-16*

- *SEPA review and determination*
- *Type II Tree Removal Permit*
- *Type II Critical Areas Permit*
- *Public notification and staff report publications*
- *Public Hearing and Land Use Hearing Decision*
- *Final engineering plan review and approval*
- *Final Plat approval*

11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking 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 an 81-lot subdivision on 10.25 acres in the LDR-7.5 zone. A concurrent request to rezone the site to MDR-16 is proposed.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, give a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

    The site is located at 33901 NE Pacific Hwy, La Center, WA. The parcel is identified as Clark County Parcel numbers 258902000 & 258921000. The site is located within the SW ¼ of Section 34, Township 5 North, Range 1 East, Willamette Meridian.

B. Environmental Elements

1. Earth

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

The property would be considered rolling with some areas of slopes up to 15% per Clark County GIS data.

b. What is the steepest slope on the site and the approximate percentage of the slope?

Approximately 15% per Clark County GIS data.

c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.

Clark County GIS identifies the site as having the following soils:
OdB – Odne silt loam, 0-5% slopes
HoA – Hillsboro silt loam, 0-3% slopes
HoB – Hillsboro silt loam, 3-8% slopes

HoC – Hillsboro silt loam, 8-15% slopes
CvA – Cove silty clay loam, 0-3% slopes

The site has historically been used for agricultural purposes as pasture land/haying.

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

The applicant has no knowledge of any unstable soils in the immediate area. A Geotechnical Report is provided for the site.

e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.

There will be grading for the construction of roads, driveways, the installation of utilities, and the preparation of the site for single-family residential housing. Surplus material may be required to be hauled from the site to an approved dump site or offsite fill may be required. Cut and fill quantities are approximately 24,000 cy of cut and 30,000 cy of fill. These quantities may adjust slightly during final design.

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

Standard erosion control measures will be followed during grading construction on the site. A final erosion control plan will be reviewed and approved by City of La Center Public Works prior to construction on the site. A copy of that final erosion control plan will be filed with the final construction plans with City of La Center Public Works.

g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?

Approximately 65%

h. Proposed measures to reduce or control erosion, or other impacts to the earth include:

Proposed measures to reduce and control erosion include providing an erosion control plan for review and approval prior to starting construction on the site and following the conditions of the approved grading and erosion control plan during all phases of construction.

2. Air

a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.

Construction equipment emissions and dust on the short term. Long-term emissions will be produced by automobile traffic and normal household activities, possibly including wood burning stoves and fireplaces.

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

There are existing car emissions from traffic, and there may be emissions from nearby farming and agricultural uses, however no off-site sources of emission or odor will affect the proposal.

c. Proposed measures to reduce or control emissions or other impacts to air:

Dust from construction can be mitigated by sprinkling the site with water during construction as needed.

3. Water

a. Surface:

1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe the type and provide names and into which stream or river it flows into.

There is an offsite wetland to the east and an offsite stream to the northwest.

2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.

Yes, site development including roads and grading for lots will occur within 200' of the above offsite wetland. The offsite stream to the northwest is more than 200' from the site.

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.

No fill or dredge material is proposed. Wetland buffer will be impacted but not the wetland itself.

4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:

No, this proposal will not require surface water withdrawls or diversions.

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

No, the site does not lie within a 100-year floodplain.

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, the proposal does not involve any discharges of waste materials to surface waters.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.

No ground water will be withdrawn with this proposal.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.

No waste material is proposed to be discharged into the ground.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.

The main source of runoff is from stormwater. There will be runoff from impervious roof area, driveways, roadways, and landscaped areas. Street catch basins, yard drains, and roof drains will connect to a pipe network that leads to the stormwater facility within Tract A.

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

Yes, if waste materials were somehow released or dumped into surface runoff flows, substances associated with the source material could enter the ground or other surface waters. There is no proposal to release waste material to the ground or to surface waters.

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

The use of approved erosion control measures during all phases of development will help to reduce or control surface, ground and runoff water impacts.

4. Plants

a. Check or circle types of vegetation found on the site
- Deciduous tree: alder, ***maple***, aspen, ***other***: ***Oregon White Oak, bitter cherry***
- 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: ***Himalayan blackberry & evergreen blackberry, velvetgrass, narrow leaf plantain, oxeye daisy, vetch, hairy cat's ear, meadow foxtail, field horsetail, brownray knapweed, tall fescue, yellow glandweed, curly doc, bird's-foot trefoil, sheep sorrel, white clover, creeping buttercup,***

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

Approximately 98% of the site vegetation will be stripped for site preparation. 39 onsite jurisdictional trees will be removed. See 4.d. below for more detail.

c. List threatened or endangered species on or near the site.

There is one priority habitat Oregon white oak onsite.

d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:

The project will retain the priority habitat Oregon white oak, no impacts are proposed to the tree or dripline of the tree. A Critical Areas Report has been submitted to the City of La Center detailing this proposal.

There are 40 jurisdictional trees on site. 39 trees are proposed to be removed for grading and construction of the approved subdivision. The Tree Protection Plan lists each tree and whether it will be removed or retained, and why it is proposed to be removed. Preliminary Landscape Plans for the site demonstrate that up to 201 new trees are proposed along streets and within open space areas to mitigate for the trees removed. The exact number of street trees may vary due to driveway locations and will be determined at time of building permit, however the number of new plantings exceeds the number of trees proposed for removal.

5. Animals

a. Circle any birds and animals which have been observed on or near the site:

- Birds: ***hawk***, ***heron, eagle***, ***songbirds***, other;
- Mammals: ***deer***, bear, elk, beaver, other; and,
- Fish: bass, salmon, trout, herring, shellfish, and other:

Small mammals such as mice, rabbits, squirrels, raccoons and other rodents likely live on or near the site. It is also quite possible that some larger mammals such as coyote may periodically pass through the site.

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, please explain.

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

d. List proposed measures to preserve or enhance wildlife:

Landscaping will be planted within the open space tract, park area and the future yards.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The new homes on the site will be served primarily by electricity and natural gas. Wood stoves might be used for heating. Other forms of energy will depend on homeowners.

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

No, by meeting setbacks and adhering to the City of La Center development standards this project will not affect the potential use of solar energy by adjacent properties.

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:

The new homes will have energy-efficient windows and comply with the state building codes which includes conservation measures.

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, please describe.

There are no known environmental health hazards that could occur as a result of this proposal.

1) Describe special emergency services that might be required.

No special emergency services outside those normally expected in a residential area are anticipated to be required in association with this proposal.

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

None proposed.

b. Noise

1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?

Light traffic noise from surrounding areas/roads along with typical home use noises and school noises. None of these will affect the proposal.

2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site.

Short-term noises would include construction noises which would occur during approved hours as mandated by City of La Center and Washington State. Long-term noises include an increase in traffic noise and normal household noises.

3) Proposed measures to reduce or control noise impacts:

Construction on the site will take place during normal working hours as allowed by the City of La Center Noise Ordinance.

8. Land and shoreline use

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

There is currently a single-family home with a barn, shed, shop, and second home on site. Kay's Subdivision is located to the south across NW Pacific Hwy. Hanna's Farm Subdivision and other single-family homes are located to the east. North of the site is a single-family home and the future Juniper Ridge Subdivision. West of the site are single-family homes.

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

Yes, the site has been used for pasture/haying.

c. Describe any structures on the site.

There is an existing residence, detached garage, barn and second residence on site.

d. Will any structures be demolished? If so, please describe.

Yes, all structures will be demolished.

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

LDR-7.5 Single Family Residential

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

UL, Urban Low Density Residential designation.

g. What is the current shoreline master program designation of the site?

None.

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

The site is within an area of higher archaeological probability. There is one Oregon white oak tree that is considered priority habitat on site. The site also falls within a Category 2 Recharge Area.

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

It is currently planned that this development will contain 81 lots/homes. At 2.8 people per household there would be a total of approximately 227 people residing within this development at the time of full buildout.

j. How many people would the completed project displace?

This project could potentially displace up to 6 people.

k. Please list proposed measures to avoid or reduce displacement impacts:

The construction of 81 new homes will compensate for the displacement impacts.

l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:

By complying with the zoning designation, the comprehensive plan, and the La Center Municipal Code, the proposal will be compatible with the existing and projected land uses.

9. Housing

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

81 new housing units are proposed. It is unknown at this time whether they will be high, middle or low-income housing.

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

This development will eliminate two existing homes. The income level of the housing is unknown.

c. List proposed measures to reduce or control housing impacts:

The applicant will pay all impact fees associated with the development at the time of building permit.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?

All new home construction will meet City of La Center building codes for residential housing development and not exceed height limits of 35'. Exterior building materials are unknown at this time.

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

Approximately 10.25 acres of land will be converted into a residential subdivision.

c. Proposed measures to reduce or control aesthetic impacts:

The single-family homes will be landscaped with grass lawns and other appealing landscaping. The open space tract and park area will add additional attractive landscape.

11. Light and glare

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

When homes are constructed on the proposed lots, there will most likely be light produced from houses, yards, and porch lights during evenings and early mornings.

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

No, light or glare from the finished project will not be a safety hazard or interfere with views.

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

There are existing off-site sources of light from adjacent homes and roadways however they should not affect the proposal.

d. Proposed measures to reduce or control light and glare impacts:

The project proposes shielding of porch lights and streetlights to reduce light and glare impacts offsite.

12. Recreation

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

Riverside Park is a neighborhood park that is approximately 0.6 miles to the west of the site. Sternwheeler Park is a community park that is approximately 0.6 miles south of the site.

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

There will be no recreational uses displaced with this proposal.

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

The development proposes to construct a neighborhood park and trail areas that will include a play structure, picnic tables, benches and bike racks.

13. Historic and cultural preservation

a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers? If so, please describe.

No artifacts were found onsite. Eight archaeological resources located within one-half mile of the project area have been identified. The resources include precontact isolates 45CL692, 45CL693, and 45CL680, precontact sites 45CL674, 45CL743, 45CL1234, and 45CL1235, and historic-era site 45CL532.

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

No artifacts were found during the field study performed by Applied Archaeological Research.

c. Proposed measures to reduce or control impacts:

None proposed as the Archaeological Predetermination for the site recommended no further work. If during the course of construction any artifacts are discovered, all work will cease, and proper notification shall be given to City of La Center and DAHP.

14. Transportation

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

Access to the site is currently provided by NW Pacific Hwy and NW 9th Avenue, both public roadways. New public roads are proposed to provide access to the new lots.

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

The site is not currently served by public transit. C-Tran operates route # 48 to Ridgefield and La Center. A stop exists in La Center approximately 0.8 miles to the southeast at E Birch Avenue and 6th Street.

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

Approximately 2-3 parking spaces per single-family home are proposed. This project will eliminate 2-4 existing parking spaces.

d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private.

Yes. NW 11th Way, NW 12th Way, W Golden Eagle Ave and W 14th Street are proposed public Local Access roadways. Frontage improvements will be provided to NW Pacific Hwy and NW 9th Avenue.

e. Will the project use water, rail, or air transportation? If so, please describe.

The site will not use water, rail or air transportation and is not located in the immediate vicinity of those types of transportation facilities.

f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur.

The development of this project is expected to generate 652 new daily trips. Peak volumes are expected to occur in the PM peak hour (4:00 – 6:00). Per the Transportation Impact Analysis prepared by Lancaster Mobley for the project, trip rates presented in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition (year 2021) were utilized to estimate the site's trip generation for 81 homes. ITE land use code #210 (Single-Family) was applied for 35 units and ITE land use code #215 was applied for 46 units.

g. Proposed measures to reduce or control transportation impacts:

The applicant will pay transportation impact fees.

15. Public services

a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe.

Yes. The completion of this development and the construction of new homes will increase the need for public services in the area.

b. Proposed measures to reduce or control direct impacts on public services:

This project will pay impact fees for schools and traffic at the time of building permit.

16. Utilities

a. Circle the 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 or near the site:

- *Sanitary sewer-La Center*
- *Water-Clark Public Utilities*
- *Electricity-Clark PUD*
- *Natural Gas-Northwest Natural*
- *Telephone- Comcast, TDS*
- *Garbage/Recycling-Waste Connections*

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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: DocuSigned by: Daniel D Wisner 2EFBC0842A484CA... Date Submitted: 11/3/2025