



**Sunrise Terrace Subdivision**

**2014-006-SUB**

| <b>Comment #</b> | <b>Date</b> | <b>Name</b>                 | <b>Description</b>    |
|------------------|-------------|-----------------------------|-----------------------|
| 01               | 10/7/2015   | Department of Ecology       | General Review        |
| 02               | 10/7/2015   | Cowlitz Indian Tribe        | Inadvertent Discovery |
| 03               | 10/7/2015   | State Historic Preservation | Archaeology Discovery |
| 04               |             |                             |                       |
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STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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October 7, 2015

Mayor James T. Irish  
RE: SEPA COMMENTS – Sunrise Terrace SUB  
City of La Center  
214 E 4<sup>th</sup> Street  
La Center, WA 98629

Dear Mayor Irish:

Thank you for the opportunity to comment on the determination of nonsignificance for the Sunrise Terrace Subdivision Project (2014-006-SUB) located at 1908 Northeast Lockwood Creek Road as proposed by RK Land Development, Ed Greer, Land Use Planning and Jeff Whitten, Wolf Group, LLC. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

**SHORELANDS & ENVIRONMENTAL ASSISTANCE:  
Rebecca Rothwell (360) 407-7273**

Clark County GIS maps show a wetland on parcel #986027189. Ecology recommends that the City of La Center verify whether there is a wetland on this property. If wetlands are proposed to be impacted by the project, Ecology and the U.S. Army Corps of Engineers will need to review the proposal for permitting under sections 404/401 of the Clean Water Act.

**WASTE 2 RESOURCES: Julie Robertson (360) 407-6471**

All grading and filling of land must utilize only clean fill, i.e., dirt or gravel. All other materials, including waste concrete and asphalt, are considered to be solid waste and permit approval may be required from your local jurisdictional health department prior to filling (WAC 173-350-990).

The applicant proposes to demolish existing structures. In addition to any required asbestos abatement procedures, the applicant should 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. Also, be aware that PCBs are increasingly being found in caulking and paint. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally

important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials.

**REVIEWER: Sonia Mendoza**

**WATER QUALITY: Sheila Pendleton-Orme (360) 690-4787**

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
  - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
  - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
  - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

You may apply online or obtain an application from Ecology's website

at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - [Application](#).

Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

**WATER RESOURCES: Vicki Cline (360) 407-0278**

The proponent is responsible for inspecting the site to determine the location of all existing wells. Any unused wells must be properly decommissioned and decommission reports submitted to Ecology as described in WAC 173-160-381. This includes resource protection wells and any dewatering wells installed during the construction phase of the project.

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Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology  
Southwest Regional Office

(SM:15-4864)

cc: Vicki Cline, WR  
Sheila Pendleton-Orme, VFO/WQ  
Julie Robertson, W2R  
Rebecca Rothwell, SEA  
Joyce Smith, HQ/WQ  
RK Land Development (Proponent)  
Ed Greer, Land Use Planning (Proponent)  
Jeff Whitten, Wolf Group, LLC (Proponent)



# COWLITZ INDIAN TRIBE

Cultural Resources Department

P.O. Box 2547 • 1055 9<sup>th</sup> Ave. Suite C • Longview, WA 98632

360.577.6962 • 577.6207 (f) • cowlitz.org



## INADVERTENT DISCOVERY LANGUAGE

[revised 130708]

**I**n 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:

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

The project proponent will notify the concerned Tribes and all appropriate county, state, and federal agencies, including the Department of Archaeology and Historic Preservation (SHPO in Oregon). The agencies and Tribe(s) will discuss possible measures to remove or avoid cultural material, and will reach an agreement with the project proponent 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.

**It is strongly encouraged copies of this plan are retained on-site while project activity is underway.**

Contact information:

dAVe burlingame  
Director, Cultural Resources  
360.577.6962  
508.1677 cell  
577.6207 fax  
culture@cowlitz.org



Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

October 7, 2015

Mr. James Irish  
Mayor  
City of La Center  
Re: SEPA Comments-Sunrise Terrace SUB  
City of La Center  
214 E 4th St  
La Center, WA 98269

In future correspondence please refer to:

Log: 071315-14-CL

Property: Clark County Archaeological Predetermination Report for the Sunrise Terrace Subdivision in La Center, Clark County Washington, DNS for Sunrise Terrace Subdivision File # SUB 2014-006 SUB-Preliminary Plat

**Re: Archaeology - Concur with Survey, Please Add Inadvertent Discovery Language to Permit**

Dear Mr. Irish:

We have reviewed the predetermination report for the Sunrise Terrace Subdivision project. We agree that no further archaeological work is necessary at this time. If plans change and any development takes place outside of the areas surveyed during this predetermination study, further archaeological predetermination work should take place. The following inadvertent discovery procedures should be followed in case of an inadvertent find:

**Should archaeological materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.) be observed during project activities, all work in the immediate vicinity should stop and the State Department of Archaeology and Historic Preservation (360-586-3065), the County planning office, and the affected Tribe(s) should be contacted immediately. If any human remains are observed, all work should cease and the immediate area secured. Local law enforcement, the county medical examiner (360-397-8405), State Physical Anthropologist, Department of Archaeology and Historic Preservation (360-586-3534), the City of LaCenter, and the affected Tribe(s) should be contacted immediately. Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) and human remains (RCW 68.50) is required. Failure to comply with this requirement could constitute a Class C Felony.**

The Cowlitz Tribe has also requested that inadvertent discovery language be added to the permit (see attached). Thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact me.

Thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact me.

Sincerely,



Gretchen Kaehler  
Local Governments Archaeologist  
(360) 586-3088  
[gretchen.kaehler@dahp.wa.gov](mailto:gretchen.kaehler@dahp.wa.gov)

cc. Rob Freed, Archaeologist  
dAVE Burlingame, Cultural Resources, Cowlitz Tribe  
James Gordon, Cultural Resources, Cowlitz Tribe  
Dave Harrelson, THPO, Grand Ronde Tribes  
Richard Bellon, THPO, Chehalis Tribe  
Sally Bird, Cultural Resources, Warm Springs Tribes  
Johnson Meninick, Cultural Resources, Yakama Nation  
Tony Johnson, Cultural Resources, Chinook Tribe

