



DETERMINATION OF NON-SIGNIFICANCE (DNS)
Sunrise Terrace Subdivision
(File # 2014-006-SUB – Preliminary Plat and SEPA.)

Description of proposal: The project is located north of NE Lockwood Creek Road and is bounded on the north by NE 339th Street and on the east by NE 24th Avenue. (Clark County tax serial numbers are 209047-000, 986027-188, 986027-189, and a portion of 209062-000.) The project proposes to subdivide 34.4 acres into 120 residential lots for new detached homes. All lots exceed 7,500 square feet in area, except Lot numbers 35 through 38, and Lot number 114, that are less than 7,500 square feet, however exceed 6,750 square feet in area. Net density is 4.6 lots per acre. The project will be built in phases. An archeological investigation concluded there are no cultural resources within the project site.

Proponents: RK Land Development 1520 SW Eaton Blvd., Battle Ground, WA 98604, 360.608.3991, huntergina06@gmail.com; Ed Greer, Land Use Planning, 8002 NE Highway 99, #546, Vancouver, WA 98665, 360.904.4964, ed@ed-greer.net; Jeff Whitten, Wolfe Group, LLC, 2401 W. Main St., Suite 210, Battle Ground, WA 98604, jeff@wolfe_group.com

Location of proposal, including street address, if any: 1908 NE Lockwood Creek Road, La Center, WA and is southwest of the intersection of NE Lockwood Creek Road and NE 339th Street. Assessor parcel numbers are 209047-000, 209062-000, 986027-188 and 986027-189; NE ¼ of Section 2, T4N, R1E, WM.

Lead agency: City of La Center

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Comments must be submitted by: **October 7, 2015**

The City will conduct a Public Hearing on the matter on October 12, 2015, beginning at 3:30 PM at La Center City Hall, 205 W 4th Street, La Center, WA. The public is welcome to testify in writing and in person.

Responsible Official: James T. Irish
Position/Title: Mayor
Address: RE: SEPA COMMENTS – Sunrise Terrace SUB
305 NW Pacific Highway
214 E 4th Street
La Center, WA 98629

Date: 09/22/2015 Signature: James T. Irish

The staff contact person and telephone number for any questions on this review is Eric Eisemann, City Planning Consultant, (360) 750-0038. e.eisemann@e2landuse.com



CITY OF LA CENTER – PUBLIC NOTICE
Land Use Application, SEPA DNS and Public Hearing

Sunrise Terrace Subdivision Preliminary Plat
(File # 2014-006-SUB – Subdivision Preliminary Plat and SEPA.)

Public Comment Period: The City of La Center invites public comment on the Subdivision Preliminary Plat permit and SEPA DNS for a 120 lot subdivision in La Center.

The La Center Hearing Examiner will conduct a public hearing on the combined applications on **Monday October 12, 2015** at the La Center City Hall, 214 East 4th St., La Center, WA, beginning at **3:30 PM**. The public is invited to present written comments or to testify. Written comments on the **SEPA DNS** must be received at La Center City Hall no later than **4:30 PM on October 7, 2015**.

Applicant: RK Land Development 1520 SW Eaton Blvd., Battle Ground, WA 98604, 360.608.3991, huntergina06@gmail.com; Ed Greer, Land Use Planning, 8002 NE Highway 99, #546, Vancouver, WA 98665, 360.904.4964, ed@ed-greer.net.

General Location: 1908 NE Lockwood Creek Road, La Center, WA; SW of the intersection of NE Lockwood Creek Road and NE 339th St. Assessor No. 209047-000, 209062-000, 986027-188 and 986027-189; NE ¼ of Section 2, T4N, R1E, WM.

Proposal: Preliminary subdivision of 34.4 acres into 120 residential lots for detached homes. All lots exceed 7,500 square feet in area, except Lots 35 through 38, and Lot 114. Net density of the phased project is 4.6 lots per acre. An archeological investigation concluded there are no cultural resources within the project site.

SEPA: The City of La Center issued a SEPA DNS on September 23, 2015. The City of La Center, as lead agency, has determined that this project does not have a probable significant adverse impact on the environment. An environmental impact statement is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency, available to the public on request. This DNS is issued under WAC 197-11-340. The City will not act on this proposal until after 14 days from date of issuance.

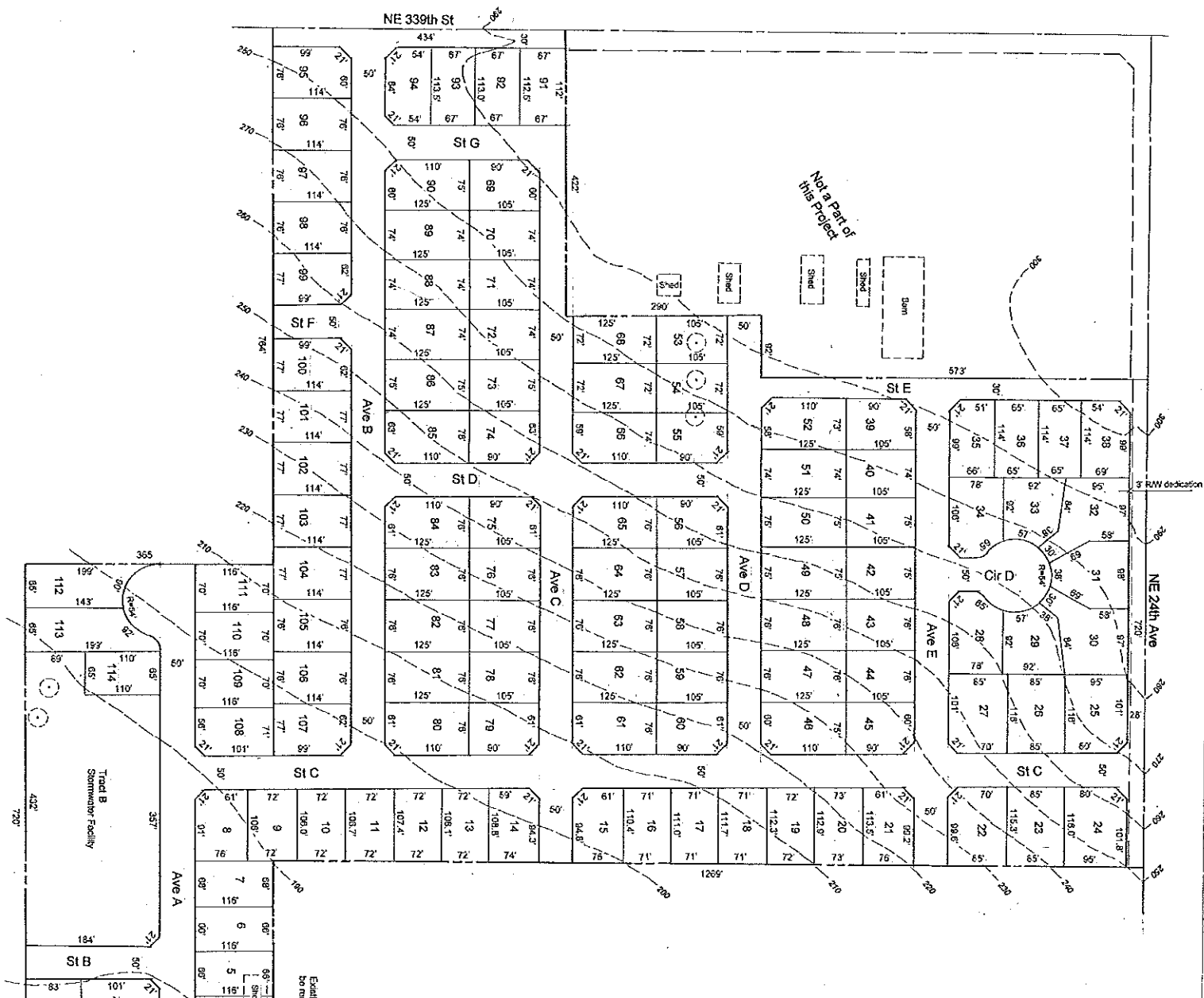
Applicable Standards and Approval Criteria: La Center Municipal Code 18.30, Procedures; 18.130, Low Density Residential; 18.210, Subdivision; 18.245, Supplemental Development Standards; 18.310, Environmental Policy; 18.320, Stormwater; 18.330, 18.350, Tree Protection; and 18.360, Archaeological Protection.

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. Contact: Eric Eisemann, E² Land Use Planning Services, 215 W 4th St., # 201, Vancouver, WA 98660, 360.750.0038, e.eisemann@e2landuse.com.

Issued:

Jeff Sarvis, Public Works Director

Published: September 23, 2015



Not a Part of this Project

Lot No	Sq Ft	Lot No	Sq Ft	Lot No	Sq Ft	Lot No	Sq Ft	Lot No	Sq Ft
1	8,120	10	10,308	19	9,375	28	7,975	37	8,664
2	8,008	20	9,980	29	9,375	38	8,078	47	8,664
3	7,776	21	9,980	30	9,375	39	8,078	48	8,664
4	7,656	22	9,748	31	9,250	40	8,664	49	8,664
5	7,656	23	8,860	32	9,013	41	8,664	50	8,664
6	7,656	24	8,461	33	7,880	42	7,880	51	8,664
7	7,656	25	10,946	34	7,880	43	7,880	52	8,664
8	7,656	26	10,946	35	7,880	44	7,880	53	8,664
9	7,656	27	10,946	36	7,880	45	7,880	54	8,664
10	7,656	28	10,946	37	7,880	46	7,880	55	8,664
11	7,707	29	8,651	38	7,412	47	7,880	56	8,664
12	7,707	30	8,651	39	7,412	48	7,880	57	8,664
13	7,809	31	7,410	40	6,389	49	7,880	58	8,664
14	7,891	32	7,410	41	6,389	50	7,880	59	8,664
15	8,255	33	7,553	42	6,500	51	8,250	60	8,664
16	7,859	34	7,770	43	6,500	52	8,250	61	8,664
17	7,905	35	7,875	44	6,500	53	8,250	62	8,664
18	7,952	36	7,875	45	6,500	54	8,250	63	8,664
19	8,107	37	7,880	46	6,500	55	8,250	64	8,664
20	8,263	38	7,880	47	6,500	56	8,250	65	8,664
21	8,540	39	7,880	48	6,500	57	8,250	66	8,664
22	8,890	40	8,000	49	6,500	58	8,250	67	8,664
23	9,390	41	8,000	50	6,500	59	8,250	68	8,664
24	10,946	42	8,000	51	6,500	60	8,250	69	8,664
		43	8,000	52	6,500	61	8,250	70	8,664
		44	8,000	53	6,500	62	8,250	71	8,664
		45	8,000	54	6,500	63	8,250	72	8,664
		46	8,000	55	6,500	64	8,250		
		47	8,000	56	6,500	65	8,250		
		48	8,000	57	6,500	66	8,250		
		49	8,000	58	6,500	67	8,250		
		50	8,000	59	6,500	68	8,250		
		51	8,000	60	6,500	69	8,250		
		52	8,000	61	6,500	70	8,250		
		53	8,000	62	6,500	71	8,250		
		54	8,000	63	6,500	72	8,250		
		55	8,000	64	6,500	73	8,250		
		56	8,000	65	6,500	74	8,250		
		57	8,000	66	6,500	75	8,250		
		58	8,000	67	6,500	76	8,250		
		59	8,000	68	6,500	77	8,250		
		60	8,000	69	6,500	78	8,250		
		61	8,000	70	6,500	79	8,250		
		62	8,000	71	6,500	80	8,250		
		63	8,000	72	6,500	81	8,250		
		64	8,000	73	6,500	82	8,250		
		65	8,000	74	6,500	83	8,250		
		66	8,000	75	6,500	84	8,250		
		67	8,000	76	6,500	85	8,250		
		68	8,000	77	6,500	86	8,250		
		69	8,000	78	6,500	87	8,250		
		70	8,000	79	6,500	88	8,250		
		71	8,000	80	6,500	89	8,250		
		72	8,000	81	6,500	90	8,250		
		73	8,000	82	6,500	91	8,250		
		74	8,000	83	6,500	92	8,250		
		75	8,000	84	6,500	93	8,250		
		76	8,000	85	6,500	94	8,250		
		77	8,000	86	6,500	95	8,250		
		78	8,000	87	6,500	96	8,250		
		79	8,000	88	6,500	97	8,250		
		80	8,000	89	6,500	98	8,250		
		81	8,000	90	6,500	99	8,250		
		82	8,000	91	6,500	100	8,250		
		83	8,000	92	6,500	101	8,250		
		84	8,000	93	6,500	102	8,250		
		85	8,000	94	6,500	103	8,250		
		86	8,000	95	6,500	104	8,250		
		87	8,000	96	6,500	105	8,250		
		88	8,000	97	6,500	106	8,250		
		89	8,000	98	6,500	107	8,250		
		90	8,000	99	6,500	108	8,250		
		91	8,000	100	6,500	109	8,250		
		92	8,000	101	6,500	110	8,250		
		93	8,000	102	6,500	111	8,250		
		94	8,000	103	6,500	112	8,250		
		95	8,000	104	6,500	113	8,250		
		96	8,000	105	6,500	114	8,250		
		97	8,000	106	6,500	115	8,250		
		98	8,000	107	6,500	116	8,250		
		99	8,000	108	6,500	117	8,250		
		100	8,000	109	6,500	118	8,250		
		101	8,000	110	6,500	119	8,250		
		102	8,000	111	6,500	120	8,250		
		103	8,000	112	6,500	121	8,250		
		104	8,000	113	6,500	122	8,250		
		105	8,000	114	6,500	123	8,250		
		106	8,000	115	6,500	124	8,250		
		107	8,000	116	6,500	125	8,250		
		108	8,000	117	6,500	126	8,250		
		109	8,000	118	6,500	127	8,250		
		110	8,000	119	6,500	128	8,250		
		111	8,000	120	6,500	129	8,250		
		112	8,000	121	6,500	130	8,250		
		113	8,000	122	6,500	131	8,250		
		114	8,000	123	6,500	132	8,250		
		115	8,000	124	6,500	133	8,250		
		116	8,000	125	6,500	134	8,250		
		117	8,000	126	6,500	135	8,250		
		118	8,000	127	6,500	136	8,250		
		119	8,000	128	6,500	137	8,250		
		120	8,000	129	6,500	138	8,250		
		121	8,000	130	6,500	139	8,250		
		122	8,000	131	6,500	140	8,250		
		123	8,000	132	6,500	141	8,250		
		124	8,000	133	6,500	142	8,250		
		125	8,000	134	6,500	143	8,250		
		126	8,000	135	6,500	144	8,250		
		127	8,000	136	6,500	145	8,250		
		128	8,000	137	6,500	146	8,250		
		129	8,000	138	6,500	147	8,250		
		130	8,000	139	6,500	148	8,250		
		131	8,000	140	6,500	149	8,250		
		132	8,000	141	6,500	150	8,250		
		133	8,000	142	6,500	151	8,250		
		134	8,000	143	6,500	152	8,250		
		135	8,000	144	6,500	153	8,250		
		136	8,000	145	6,500	154	8,250		
		137	8,000	146	6,500	155	8,250		
		138	8,000	147	6,500	156	8,250		
		139	8,000	148	6,500	157	8,250		
		140	8,000	149	6,500	158	8,250		
		141	8,000	150	6,500	159	8,250		
		142	8,000	151	6,500	160	8,250		
		143	8,000	152	6,500	161	8,250		
		144	8,000	153	6,500	162	8,250		
		145	8,000	154	6,500	163	8,250		
		146	8,000	155	6,500	164	8,250		
		147	8,000	156	6,500	165	8,250		
		148	8,000	157	6,500	166	8,250		
		149	8,000	158	6,500	167	8,250		
		150	8,000	159	6,500	168	8,250		
		151	8,000	160	6,500	169	8,250		
		152	8,000	161	6,500	170	8,250		
		153	8,000	162	6,500	171	8,250		
		154	8,000	163	6,500	172	8,250		
		155	8,000	164	6,500	173	8,250		
		156	8,000	165	6,500	174	8,250		
		157	8,000	166	6,500	175	8,250		
		158	8,000	167	6,500	176	8,250		
		159	8,000	168	6,500	177	8,250		
		160	8,000	169	6,500	178	8,250		
		161	8,000	170	6,500	179	8,250		
		162	8,000	171	6,500	180	8,250		
		163	8,000	172	6,500	181	8,250		
		164	8,000	173	6,500	182	8,250		
		165	8,000	174	6,500	183	8,250		
		166	8,000	175	6,500	184	8,250		
		167	8,000	176	6,500	185	8,250		
		168	8,000	177	6,500	186	8,250		
		169	8,000	178	6,500	187	8,250		
		170	8,000	179	6,500	188	8,250		
		171	8,000	180	6,500	189	8,250		
		172	8,000	181	6,500	190	8,250		
		173	8,000	182	6,500	191	8,250		
		174	8,000	183	6,500	192	8,250		
		175	8,000	184	6,500	193	8,250		
		176	8,000	185	6,500	194	8,250		
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