



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

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