

Master Land Use Application



City of La Center, Planning Services

305 NW Pacific Highway

La Center, WA 98629

www.ci.lacenter.wa.us

Ph. 360.263.7665 Fax: 360.263.7666

www.ci.lacenter.wa.us

Property Information

Site Address N/A

Legal Description N/A

Assessor's Serial Number N/A

Lot Size (square feet) N/A

Zoning/Comprehensive Plan Designation ROW, Light Industrial/Employment Campus, Community Commercial

Existing Use of Site N/A

Contact Information

APPLICANT:

Contact Name David Tetz

Company Clark Public Utilities

Phone 360.992.8781 Email dtetz@clarkpud.com

Complete Address 8600 NE 117th Ave Vancouver, WA, 98662

Signature David Tetz
(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

Contact Name Don Hardy

Company BergerABAM

Phone 360.823.6115 Email Don.Hardy@abam.com

Complete Address 210 East 18th St Vancouver, WA, 98660

Signature Don Hardy
(Original Signature Required)

PROPERTY OWNER:

Contact Name Various property owners. Project consists of work on private property and within public right-of-way

Company _____

Phone _____ Email _____

Complete Address _____

Signature _____
(Original Signature Required)

Development Proposal

Project Name _____

Type(s) of Application Pre-application conference request

Previous Project Name and File Number(s), if known N/A

Pre-Application Conference Date and File Number TBD

Description of Proposal The proposed Enterprise Transmission Line would extend approximately 1.25 miles along the City's western jurisdictional boundary. The Applicant has proposed to install a 115 kV overhead transmission line, which will connect the Union Ridge substation in the City of Ridgefield to the newly proposed Enterprise substation in Clark County, Washington, just north of the City of La Center. The transmission line will be supported by 65 to 70-foot tall single wood poles. Based on the project's current design approximately 10 utility poles will be placed within road right-of-way; however, it is anticipated that 7 poles may also be placed on private easements adjacent to the road rights-of-way. Please see the project narrative for a full project description.

Office Use Only

File # 2016-021-PAC

Planner E. Eise mann

Received By NH

Fees: \$ 200⁻

Date Received: 10/18/16

Date Paid: 10/17/16

- Procedure: Type I
 Type II
 Type III
 Type IV

Receipt # 01695658

Notes _____

17 October 2016

Eric Eisemann, La Center Planning Consultant
City of La Center Public Works Department
305 Northwest Pacific Highway
La Center, WA 98629

Subject: Clark Public Utilities Enterprise Transmission Line Pre-Application Request

Dear Eric:

Clark Public Utilities (Applicant) is seeking to construct an overhead transmission line, and the relocation of existing overhead distribution lines onto proposed transmission line poles, except for a small section proposed to be placed underground (the project) within the City of La Center (City).

The purpose of this letter is to request a pre-application conference and provide pertinent project details to city.

PROJECT DESCRIPTION

The proposed Enterprise Transmission Line would extend approximately 1.25 miles along the City's western jurisdictional boundary. The Applicant has proposed to install a 115 kilovolt overhead transmission line, which will connect the Union Ridge substation in the City of Ridgefield to the site plan approved Enterprise substation, which has yet to be constructed, in Clark County, Washington, just north of the City of La Center. The transmission line will be supported by 65- to 70-foot-tall single wood poles spaced approximately 200 to 250 feet apart and framed in the "trimline style," which Clark Public Utilities describes as the lowest and most aesthetically pleasing profile. Based on the project's current design approximately 10 utility poles will be placed within road right-of-way; however, it is anticipated that 7 poles may also be placed on private easements adjacent to road rights-of-way. The proposed transmission line poles will follow the alignment of the existing overhead distribution lines along the east side of the unimproved Northwest Paradise Park Road. The purpose of the project is to improve service reliability and decrease outage time for the north County area during inclement weather.

The current design for the project consists of removing the existing distribution poles that parallel Northwest paradise park road, and replace them with new transmission lines and poles with the existing distribution and communication lines attached below for most of the length of the project. However, distribution and communications lines will be placed underground at the start of the new Paradise Park Road alignment and converted back to overhead when the route leaves the City's jurisdiction. Approximately 1,645 linear feet of distribution line has been

proposed for undergrounding. Transmission lines will remain overhead throughout the entire alignment.

EXISTING CONDITIONS

The overall extent of the proposed transmission line will traverse through three different jurisdictions: Clark County, the City of La Center, and the City of Ridgefield. The route of the transmission line is proposed to enter City jurisdiction on the east side of Northwest Paradise Park Road. The transmission line will run north along the road, cross Northwest La Center Road, and continue along Northwest Paradise Park Road until the transmission line leaves City of La Center jurisdiction. The transmission line will be placed within private easements and public rights-of-way. Land uses in close proximity to the site include commercial, light industrial, and residential.

Zoning

The project site will consist of utility easements on private land and public rights-of-way, which are designated as the same zone as the adjacent property according to La Center Municipal Code (LCMC) 18.110.030; consequently, the project site will consist of land zoned Light Industrial/Employment Campus (LI/EC) and Community Commercial (C-2).

PERMITTING

Utility transmission lines are permitted outright in the C-2 zone per LCMC Table 18.150.020(17)(b). For development located in the LI/EC zone, there are no specific provisions in the LCMC that state that utility transmission lines are a permitted use. However, in a memo dated 21 March 2014 from Eric Eisemann, planning consultant for the City of La Center, indicated that a utility transmission line is a permitted use in both zones, subject to a Type II site plan review. This is further validated by LCMC 18.215.040(1)(b)(ii), which states that a Type II site plan review is required for all development subject to State Environmental Policy Act (SEPA) review. As explained below, the project is subject to SEPA review; therefore, the project team believes that the proposed utility transmission line is permitted in both the C-2 and LI/EC zones, subject to a Type II site plan review.

State Environmental Policy Act

The project is not exempt from SEPA requirements as outlined in the categorical exemption list located in LCMC 18.310.090; therefore, a SEPA checklist is anticipated to be required for the project. The checklist would be completed comprehensively to include portions of the project located in all jurisdictions (Clark County, City of Ridgefield, and the City of La Center). Because the proposal will affect multiple jurisdictions, Clark Public Utilities will be acting as the lead agency.

CRITICAL AREAS AND OTHER SITE CONSTRAINTS

According to the Clark County GIS online mapping tool, the project site contains fish and wildlife habitat conservation areas and buffers, wetlands and associated buffers, and critical aquifer recharge areas (CARAs).

In general, the area of impact for individual pole placement is anticipated to be confined to a 4- to 6-foot radius to accommodate boring. A total of 17 poles have been proposed within City of La Center municipal limits. Equipment staging areas may be required in places where equipment trucks cannot access the proposed development area from the right-of-way. It is anticipated that the combination of equipment staging area, and development area for pole boring will not exceed a total area of 800 square feet per pole. Vegetation removal may be required in order to accommodate new pole locations, and equipment staging areas. In areas where ground disturbing activities take place, spoils shall backfill boring areas, and disturbed ground will be reseeded.

Fish and Wildlife Habitat Conservation Areas

Riparian Habitat

There are three non-fish-bearing tributaries from McCormick Creek (as designated by the Department of Natural Resources Forest Practices Application Mapping Tool) that may potentially be affected by the proposed development. According to LCMC Table 18.300.090(2)(f) non-fish-bearing streams have either a 150- or 75-foot buffer, depending on the stream's mass wasting potential. This will be officially evaluated by a certified biologist prior to the submittal of land use applications; however, with either buffer size, impacts to designated riparian areas are expected to occur.

A portion of the proposed development will occur within the improved right-of-way or a recorded easement. According to LCMC 18.300.070(1)(e), utility transmission lines which are located within an improved right-of-way or easement are exempt from critical areas requirements. For the portion of the project which will be developed on C-2 or LI/EC zoned land, and where impacts to fish and wildlife habitat conservation buffers are anticipated, a critical area report will be required. The critical area report will need to address all critical area requirements listed in the LCMC for each type of critical area which will be impacted.

Critical Aquifer Recharge Areas (CARAs)

According to the City's Critical Areas CARA I map, the project site is located within the boundary of a Category I recharge area. Additionally, the entire project site is mapped as a Category II CARA by the Clark County GIS online mapping tool. The project includes pole placements within the boundary of a Category I CARA located north of the intersection of Northwest La Center Road and Northwest Paradise Park Road; however, pole placement will be within public right-of-way. Additionally, as the Category II CARA encompasses all of the

City's jurisdictional boundaries, minor impacts to land mapped as a Category II CARA are likely. As with the riparian habitat discussed above, impacts to CARA's within the improved right-of-way and easements are exempt from critical area report requirements per LCMC 18.300.070(1)(e).

Wetlands

According to a preliminary wetland site assessment conducted for the project site by a BergerABAM certified biologist on 18 September 2013, the project site potentially contains two wetlands and two wetland ditches, all on the east side of Northwest Paradise Park Road, south of Northwest La Center Road. The provisions of the wetland section of the LCMC apply to any soil disturbance occurring or land use proposal affecting a Category I, II, III, or IV wetland or its buffer unless otherwise expressly exempted by Chapter 18.300. As stated above, development proposed within an improved right-of-way or easement is exempt from critical area requirements per LCMC 18.300.070(1)(e). Furthermore, "wetland," as defined in LCMC 18.300.030(76), states that wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, etc. Therefore, the potential wetland-ditches that were created in non-wetland sites likely are not regulated by the City.

For development not proposed within an improved right-of-way, easement, or wetland-ditch, applicable provisions from LCMC 18.300.090(6) apply to the proposal. According to LCMC 18.300.090(6)(f)(i) a wetland delineation will be required if a land use application with wetland impacts is submitted to the City. Other requirements for development impacting wetlands could include mitigation for wetland and wetland buffer impacts.

Tree Removal within Critical Areas

One of the anticipated impacts of the proposed construction is the removal of trees to accommodate the transmission lines and poles. Tree removal will primarily take place where the transmission line alignment crosses over private property. There is the potential that the project will be required to remove trees within riparian areas and/or buffers, and wetlands and/or buffers. The Applicant has indicated that trees will be trimmed prior to making the determination if a tree removal is necessary. The exact placement of poles and transmission lines has yet to be determined; however, any critical areas which are impacted will be restored to their natural contours and conditions, as well as any other mitigation for impacts as determined by the City.

REQUEST

On behalf of Clark Public Utilities, BergerABAM would like to request a pre-application conference with City of La Center staff.

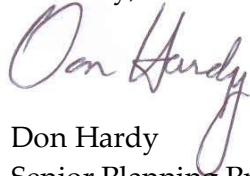
QUESTIONS FOR CITY STAFF/ITEMS FOR DISCUSSION

1. Please confirm permits which will be required, process for permit approval, approval timelines, and permit fees.
2. Please confirm that the proposed transmission line with attached distribution lines on the transmission poles is permitted.
3. Please confirm what type of site plan review applies to the project (Type I or Type II)?
4. Please confirm that the project will not need to address impacts to a category I CARA, as impacts would only occur within the public right-of-way.
5. Please confirm critical area exemptions for portions of the project within and outside of the right-of-way.

If you have any questions or desire any clarification before the pre-application meeting, please call me at 360/823-6115 or e-mail me at don.hardy@abam.com.

Thanks in advance for your time and input to this important project.

Sincerely,



Don Hardy
Senior Planning Project Manager

Attachments

1. Application Form
2. Site Plan
3. Preliminary Critical Areas Assessment Map