



Technical Completeness Review

Type I Final Plat

Community Development

210 East 4th Street

La Center, WA 98629

2025-048 FLD

Golden Grove Subdivision (Formerly Larsen Subdivision)

1st Review Comments Issued: October 24, 2025

Landuse Comments:

1. W 13th Avenue is incorrect. The correct name for the street is W Sparrow Avenue
2. According to Table 18.140.030 and page 11 of the final decision, setbacks and building envelopes shall be identified for each lot on the face of the plat.
3. A park plan is required. Please submit a park plan per LCMC 18.147.030(1)(b)
4. The park plan shall address all items called out in Planning Condition 5 of the final decision.
5. Prior to final plat approval, the applicant shall place the park in a public access easement
6. A final landscape plan is required
7. Submit a final mitigation plan prepared by a licensed biologist that:
 - a. Addresses the anticipated impacts to the riparian buffer occurring as a result of the proposed storm facility and pedestrian path
 - b. Incorporates revised plant lists consistent with the response letter submitted by the applicant (Exhibit Q)
 - c. Extends the monitoring period of all mitigation to 7 years as required by LCMC 18.300.090 (2)(i)
 - d. Reflects temporary and permanent physical demarcation along the buffer boundary consistent with LCMC 18.300.090(2)(n)
8. Submit a final approval letter from Clark County Health Department showing that the existing septic system has been properly abandoned. Submit documentation that an HOA has been established and the CC&R's of the HOA shall reflect that the HOA's operation and maintenance costs for the stormwater facilities shall be borne by the HOA.

Public Works and Engineering Comments

The contractor must complete all the construction punch list items submitted to the contractor previously (attached).

Plat conditions:

18. An operations manual must be submitted for City review and approval for the maintenance of the facility whether by the developer or future HOA.

An Autocad base drawing must be submitted to the showing the storm and sewer as-builts with the plat background. The Autocad drawing must be in 2026 format.

Signed: Angie Merrill Date: 10/24/2025
Angie Merrill, Associate Planner