

PLS

ENGINEERING

NARRATIVE

FOR

**LOCKWOOD MEADOWS
SUBDIVISION**

A PRE-APPLICATION WAIVER

**SUBMITTED TO
CITY OF LA CENTER**

**FOR
Cedar Ridge Homes
1905 SW 257th Ave.
Troutdale, OR 97060**

February 2023

GENERAL PROJECT INFORMATION

Applicant:

Cedar Ridge Homes
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Troutdale, OR 97060
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Owner:

G2 Investment Group Inc
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Contact:

PLS Engineering
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Location:	#94 Section 2, T4N, R1E, WM
Site Address:	2000 NW Lockwood Creek Road
Project Size:	20 acres
Jurisdiction:	La Center
Zoning:	LDR-7.5 – Single Family Residential
Comprehensive Plan:	Urban Low Density Residential
Current Use:	Manufactured Home
Tax Lot Information:	209113000
School District:	La Center
Water District:	Clark Public Utilities
Sewer District:	Rural/Resource
Fire District:	Clark Co Fire
La Center Reference :	2020-004-SUB

PROPOSAL

The Lockwood Meadows Subdivision project will construct 71 single family residential lots on 20 acres within the LDR-7.5 zone. Preliminary Type III Approval for the project was granted on 6/7/22 under La Center project 2020-004-SUB. Conditions of Approval in the Final Order require a Type II Tree Removal Permit and a Critical Areas Permit.

The applicant is proposing to waive a pre-application conference for the required Type II Tree Removal Permit and a Critical Areas Permit.

TREE REMOVAL PERMIT

There are 204 jurisdictional trees on site. Of those, 161 are proposed to be removed for grading and construction of the approved subdivision and/or because the tree is dead. The Tree Protection Plans list each tree and whether it will be removed or retained, and why it is proposed to be removed. All required documentation will be provided with the formal application for the Type II Tree Removal Permit. The approval criteria in LCMC 18.350.080 will be addressed.

CRITICAL AREAS PERMIT

The site contains two Category IV wetlands and one priority habitat Oregon white oak. The proposed subdivision layout will result in filling one wetland while preserving the other, with some buffer impacts. The Oregon white oak will be impacted with required frontage improvements along NE Lockwood Creek Road within the root zone of the tree. The Critical Areas Report and the Oak Mitigation and Buffer Impact Mitigation Plans are included for reference and address LCMC 18.300.050, 090, 110 and 120.

CONCLUSION

There are no proposed variances, adjustments or exceptions to code or Conditions of Approval. A Critical Areas Report was prepared and submitted with the preliminary application. There are no changes to that report, however final engineering design work has defined the full impacts to the Oregon white oak and wetland buffer, therefore updated Mitigation Plans are included now. A Tree Protection Plan is provided at this time that shows all trees on site and which trees are proposed to be removed and why. Trees to be removed have been tied with yellow flagging on site. There have been no changes to the Geotechnical Report for the project.