

September 23, 2025

City of La Center Planning Services
210 E 4th Street
La Center, WA 98629



Conditions of Approval Response

City of La Center Public Works Operation Center (2025-010-CUP/PSR/SEPA/GEO/CAR/TRE)

PLANNING CONDITIONS

1. *The approval of the Type IV rezone application is required to Final Site Plan Review.*

Response: The Type IV zone change ordinance was approved prior to the Final Site Plan Review application.

2. *Prior to the issuance of a building permit, a lot combination request shall be submitted through the Clark County Assessor's office combining the project parcels.*

Response: Consolidation of the two lots has been submitted through the Clark County Assessor's office prior to the Final Site Plan Review Application.

3. *All development shall comply with the noise standards in Chapter 173-60 WAC.*

Response: Development will comply with all applicable noise standards, including those listed in Chapter 173-60 WAC.

4. *The applicant shall continually maintain the required landscaping in a healthy manner. Any plants that die must be replaced with in-kind materials. A permanent or temporary irrigation system shall be used to ensure plant survival through the establishment period.*

Response: All existing landscaping on the project site and landscaping proposed to be installed will be maintained in a healthy manner and replaced if damaged or dying.

5. *The applicant is required to comply with the planting of native plants.*

Response: All native planting requirements will be met with the proposed landscaping on site.

6. *The applicant shall install construction fencing around trees to remain, so they are not inadvertently removed, and grading does not occur within their root zones.*

Response: Protective fencing will be provided on the project site around trees proposed to remain with the site improvements and no grading will occur within the root zone of these trees.

7. *The applicant shall plant a minimum of one 2-inch caliper DBH deciduous tree for each deciduous tree proposed to be removed, as well as planting a minimum of one 6 to 8 foot tall evergreen tree for each evergreen tree proposed to be removed.*

Response: Three two inch caliper deciduous trees and one 6 to 8 foot conifer tree is proposed to be planted on the project site. Please reference the Restoration Plan (Sheet C1.5) in the attached Civil Plan Set for details on location.

8. *In the event that any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing for a 100-foot buffer; this number may vary by circumstance) must stop and the following actions must be taken:*
- *Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering;*
 - *Take reasonable steps to ensure confidentiality of the discovery site; and,*
 - *Take reasonable steps to restrict access to the site of discovery.*

The applicant shall notify the concerned Tribes and all appropriate county, city, state, and federal agencies, including the Washington Department of Archaeology and Historic Preservation and the City of La Center. The agencies and Tribes will discuss possible measures to remove or avoid cultural material and will reach an agreement with the applicant regarding actions to be taken and disposition of material. If human remains are uncovered, appropriate law enforcement agencies shall be notified first, and the above steps followed. If the remains are determined to be Native, consultation with the affected Tribes will take place in order to mitigate the final disposition of said remains. See the Revised Code of Washington, Chapter 27.53, "Archaeological Sites and Resources," for applicable state laws and statutes. See also Washington State Executive Order 05-05, "Archaeological and Cultural Resources." Additional state and federal laws may also apply. Copies of the above inadvertent discovery language shall be retained on-site while project activity is underway.

Response: The applicant and property owner will comply with all archaeological requirements, including those listed above.

CRITICAL AREAS

9. *The applicant shall stake, flag, and fence the riparian area buffer prior to any site improvements prior to and through the duration of site construction.*

Response: Prior to construction, the habitat area will be staked, flagged, and fenced to prevent any impact outside of the construction areas.

10. *Permanent impacts to the riparian buffer shall be mitigated at a ratio of 2:1.*

Response: Permanent impacts to the riparian buffer are being provided at a 2:1 ratio. Please reference the TIR for details.

11. *The applicant shall follow the proposed performance and monitoring plan, including watering of enhancement plantings in dry months, weed suppression and invasive species control within the enhancement area, caging of plants to protect from animal damage, and re-planting of any vegetation required to meet the performance standards.*

Response: All performance and monitoring requirements will be met by the property owner and applicant, including watering of vegetation and invasive species and weed control.

12. *Marking Buffer During Construction – The location of the outer extent of the habitat buffer, or if no buffer is required the habitat area, shall be marked in the field and such markings shall be maintained throughout the duration of the permit (LCMC 18.300.090(2)(n)(I)).*

Response: The habitat buffer will be marked and maintained during the permit and construction period.

13. *Permanent Marking of Buffer Area – A permanent and perpetual physical demarcation along the upland boundary of the habitat buffer area shall be installed and thereafter maintained. Such demarcation may consist of logs, a tree or hedgerow, wood or wood-like fencing, or other prominent physical marking approved by the director. In addition, signs (measuring minimum size one foot by one foot and posted three and one-half feet above grade) shall be posted at an interval of one per lot or every 100 feet, whichever is less, and perpetually maintained at locations along the outer perimeter of the habitat buffer approved by the director worded substantially as follows: “Habitat Buffer – Please Retain in a Natural State.” [LCMC 18.300.090(2)(n)(ii)].*

Response: The applicant understands that a permanent marking of the habitat buffer will be provided after construction is complete with one of the above physical markings.

14. *A conservation covenant shall be recorded in a form approved by the city attorney as adequate to incorporate the other restrictions of this section and to give notice of the requirement to obtain a permit prior to engaging in regulated activities within a habitat area or its buffer. [LCMC 18.300.090(2)(n)(iii)].*

Response: A conservation covenant will be recorded in coordination with the City of La Center.

15. *The applicant shall avoid any impacts to any area within 15 feet of landslide or erosion hazard areas.*

Response: Impacts within 15 feet of any landslide or erosion hazard area will be avoided by the applicant and the proposed construction.

16. *The La Center municipal code does not specify required enhancement ratios for stream buffers but requires no net loss of buffer function. The applicant originally proposed a 1.5:1 mitigation ratio for both temporary and permanent impacts to the buffer. Based on comments received from WDFW this mitigation ratio has been increased to 2:1 for permanent impacts.*

Response: Mitigation for impacts within the buffer area are provided at a 2:1 ratio as outlined in the TIR. Please reference the report for details.

17. *The applicant shall follow the proposed performance and monitoring plan, including watering of enhancement plantings in dry months, weed suppression and invasive species control within the enhancement area, caging of plants to protect from animal damage, and re-planting of any vegetation required to meet the performance standards.*

Response: All performance and monitoring requirements will be met by the property owner and applicant, including watering of vegetation and invasive species and weed control.

18. *A Final Site Plan Review application shall be submitted and complete prior to occupancy.*

Response: A Final Site Plan application has been submitted prior to occupancy.

19. *All development of the property for which a site plan was approved shall conform to the approved site plan and any conditions imposed thereon unless amended or replaced by a subsequent city approval.*

Response: The improvements constructed on the project site will conform to what was approved by the City in the Final Site Plan Review.

20. *Site plan approvals are valid for two (2) years from the issuance date. Substantial completion of the project improvements shall have occurred.*

Response: The applicant understands the Site Plan approval is valid for two years.

PUBLIC WORKS AND ENGINEERING CONDITIONS

1. *The City Erosion Control Standards required that any activity disturbance over 500 square feet must comply with the city standards. All erosion control measures shall be designed, approved, installed, and maintained consistent with Chapter 18.320 LCMC and the*

applicant's Construction Stormwater Permit. Per the City Erosion Control Manual, from October 1 through April 30, no soils shall remain exposed for more than two days. From May 1 through September 30, no soils shall remain exposed more than seven days.

Response: All erosion control measures have been designed by a licensed professional engineer to comply with the applicable design and development standards of the LCMC and other City requirements.

2. *Site development earthwork for site grading and construction of sewer, storm drain, water and street systems shall be limited to the dry weather season between May 1 and October 31 with planting and seeding erosion control measures completed by October 1 to become established before the onset of wet weather.*

Response: All grading and construction of utilities have been designed by a licensed professional engineer to comply with the applicable design and development standards of the LCMC and other City requirements.

3. *A grading and erosion control permit will be required from the City of La Center, since the site will have more than 50 cubic yards of cut and fill of earthwork per LCMC.*

Response: A grading and erosion control permit will be acquired prior to the commencement of work.

4. *The Technical Information Report (TIR) was submitted by the applicant, and it complies with LCMC 18.320 and the 1992 Puget Sound Manual for the design of the system. The applicant shall follow the design recommendations of the TIR.*

Response: The TIR complies with all applicable standards and the proposed improvements conform to the recommendations outlined in the TIR.

5. *The applicant proposes to construct a 100-foot long 24-inch diameter detention pipe with flow control at the downstream end of the pipe, out-falling to the existing drainage ditch west of the building. Downspouts and the new catch basins are shown to connect to this detention pipe. The outfall of the 100-foot by 24-inch stormwater detention pipe will connect to the existing roadside ditch west of the building, on the east side of East Ivy Avenue. Staff recommend that rip rap be placed along the length of this ditch to protect the slope.*

Response: The stormwater onsite has been designed by a licensed and professional engineer to comply with all design and construction standards. Please reference the attached Civil Plan Set for details.

6. *Per 18.320-210(4), CPS Oil-water separators shall be used to provide water quality for vehicle maintenance or high risk for high oil loading in runoff. Stormwater from the “wash down area” shall be treated with a CPS oil water separator.*

Response: Oil separators will be provided on the site to ensure water quality standards are met. Please reference the attached Civil Plan Set for details.

7. *The stormwater collection system shall be designed by the rational method using HEC-12 1984 edition standards for gutter and storm pipe capacity. As an alternative, WSDOT Hydraulics Manual can be used for inlet capacity design. The 100-year rainfall intensity must be used for pipe capacity design using the rational method.*

Response: The stormwater onsite has been designed by a licensed and professional engineer to comply with all design and construction standards. Please reference the attached Civil Plan Set for details.

SEPA (MDNS) DOCUMENTATION AND MITIGATION CONDITIONS

1. *Earth: All grading and filling of land must utilize only clean fill, i.e., dirt or gravel from an approved source.*

Response: All grading and filling of land will utilize only clean fill.

2. *Earth: All debris removed off-site must be disposed of at an approved location.*

Response: Any debris needed to be removed will be disposed of at an approved location.

3. *Air: The applicant is required to sprinkle the site with water during construction to reduce dust.*

Response: During construction on site, the applicant and property owner will sprinkle the site with water to reduce dust.

4. *Air: The applicant shall use vehicles fitted with standard manufacturer’s emission control equipment to reduce construction-period emissions. Construction vehicles shall not be permitted to idle when not in use.*

Response: No construction vehicles will idle on site during construction and will be fitted with standard emission control equipment to reduce construction-period emissions.

5. *Water: The applicant must use approved erosion control best management practices during construction in compliance with LCMC 18.320 and the final approved stormwater technical information report.*

Response: Erosion control best management practices will be utilized as required by City code and recommended in the TIR.

6. Water: *The applicant must comply with the recommendations of the critical areas report.*
7. Water: *The applicant must comply with the recommendations of the critical areas report.*

Response: The site has been designed to comply with the recommendations in the critical areas report.

8. Water: *The applicant must use approved erosion control best management practices during construction.*

Response: Erosion control best management practices will be utilized as required by City code and recommended in the TIR.

9. Water: *A City stormwater permit, and Stormwater Pollution Prevention Plan (SWPPP) shall be required for the proposed project and shall be approved prior to construction.*

Response: The applicant will acquire a City stormwater permit and SWPPP prior to construction.

10. Plants: *The applicant shall plant a minimum of one 2-inch caliper DBH deciduous tree for each deciduous trees proposed to be removed, as well as planting a minimum of one 6 to 8-foot tall evergreen tree for each evergreen tree proposed to be removed.*

Response: Three two inch caliper deciduous trees and one 6 to 8 foot conifer tree is proposed to be planted on the project site. Please reference the Restoration Plan (Sheet C1.5) in the attached Civil Plan Set for details on location.

11. Environmental Health (Noise): *All construction equipment shall have muffled exhaust and construction activities are only permitted during City-approved construction hours. Contractors are required to comply with the maximum noise level provision of WAC 173-60 during construction.*

Response: All construction equipment will be muffled and construction activity will only occur during City approved hours and within the maximum noise levels.

12. Light and Glare: *The Applicant shall comply with the requirements of LCMC 18.282 (Outdoor Lighting).*

Response: All applicable standards of LCMC 18.282 will be met with the proposed site improvements.

13. Recreation: *The applicant shall comply with LCMC 18.147 (Parks and Open Space).*

Response: All applicable standards of LCMC 18.147 will be met with the proposed site improvements.

14. Historic and Cultural Preservation: *In the event any archaeological or historic materials are encountered during project activity, work in the immediate area (initially allowing for a 100' buffer; this number may vary by circumstance) must stop and the following actions taken:*

- *Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering;*
- *Take reasonable steps to ensure confidentiality of the discovery site; and,*
- *Take reasonable steps to restrict access to the site of discovery.*

Response: The applicant and property owner will comply with all archaeological requirements, including those listed above.

15. *The applicant shall notify the concerned Tribes and all appropriate county, city, state, and federal agencies, including the Washington Department of Archaeology and Historic Preservation and the City of La Center. The agencies and Tribes will discuss possible measures to remove or avoid cultural material and will reach an agreement with the applicant regarding actions to be taken and disposition of material. If human remains are uncovered, appropriate law enforcement agencies shall be notified first, and the above steps followed. If the remains are determined to be Native, consultation with the affected Tribes will take place in order to mitigate the final disposition of said remains.*

Response: The applicant and property owner will comply with all archaeological requirements, including those listed above.

16. *See the Revised Code of Washington, Chapter 27.53, "Archaeological Sites and Resources," for applicable state laws and statutes. See also Washington State Executive Order 05-05, "Archaeological and Cultural Resources." Additional state and federal laws may also apply. Copies of the above inadvertent discovery language shall be retained on-site while project activity is underway.*

Response: The applicant and property owner will comply with all archaeological requirements, including those listed above.

17. Transportation: *The site is existing and the project is not cause further impacts to traffic.*

Response: No action is required with the above condition.

18. Utilities: *The operations center is existing and is not proposing new utilities.*

Response: No action is required with the above condition.

19. Public Services: *The operations center is existing and will not have impacts on public services.*

Response: No action is required with the above condition.

CCFR FIRE CONDITIONS

1. *Plans must be submitted directly to Clark Cowlitz Fire Rescue for review to include: Site plans with access and fire protection underground, building plans, fire suppression plans, and alarm plans (as identified in the fire code).*

Response: Plans have been submitted to Clark Cowlitz Fire and Rescue (CCFR) for the project.

2. *Also inspections are to be requested directly through Clark Cowlitz Fire Rescue for all permitted and reviewed work on our portal online as mentioned above.*

Response: Inspection requests will be applied for on the CCFR online portal when review of the work is required.

3. *Required access roadways and hydrants shall be serviceable and unobstructed prior to combustible construction.*

Response: All required access and hydrants will be serviceable and unobstructed during construction and when all improvements are installed.

4. *Until fire hydrants and pavement has been installed, there shall not be any above ground combustible construction.*

Response: The property owner will comply with all restrictions on combustible construction.

5. *All Fire Alarm and Fire Sprinklers shall be submitted separately and directly to Clark Cowlitz Fire Rescue.*

Response: Fire alarms and/or fire sprinklers will be submitted directly to CCFR when required.

6. *All work subject to field inspection and correction as identified at the time of the on-site inspection; all work shall be compliant with the applicable Standards and Codes; to include the adopted edition of the International Fire Code and the City's Municipal Code.*

Response: The site has been designed by a licensed and professional engineer to meet all applicable standards of the IFC and City's Municipal code.

7. *Inspection of work and acceptance testing to be scheduled directly with Clark Cowlitz Fire Rescue.*

Response: All required inspection and testing will be schedule directly with CCFR.

8. *IFC 507.5.4 Fire Protection Water Supply: Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants.*

Response: The property owner will maintain unobstructed access to hydrants and fire equipment.

9. *Required access roadways and hydrants shall be serviceable and unobstructed prior to combustible construction.*

Response: The property owner will comply with all restrictions on combustible construction.

10. *Any structures larger than 5,000 square feet must be equipped with an automatic fire sprinkler system in accordance with NFPA 13.*

Response: All standards of the NFPA 13 will be met with the proposed site improvements.

11. *Any gate access points that have electronic gates, have a knox key switch installed; if a manual gate will be used, a knox padlock with a multi-locking device shall be installed for emergency access.*

Response: Knox boxes will be provided where needed at gate locations on the project site.

12. *IFC section 509: Fire protection equipment and utility equipment rooms shall be identified with an approved sign constructed of durable materials, permanently installed and readily visible.*

Response: All applicable standards of the IFC are met with the site improvements, including the identification of fire protection equipment and utility equipment rooms with permanent signs.

13. *This shall be all whether surface that supports the weight of our emergency apparatus.*

Response: The site has been designed by a licensed and professional engineer to ensure the proposed surfaces on site support the weight of all emergency vehicles and apparatus.

14. *Appendix D of the IFC apparatus access roads shall be a minimum of 20 feet in width (26 feet in width where a fire hydrant is located) and shall be able to access all parts of the structure within 150 feet of the access road; as an alternate method the buildings shall be sprinkler in accordance with the IFC, with an approved NFPA 13D or NFPA 13R sprinkler system.*

Response: The site has been designed by a licensed and professional engineer to ensure minimum widths are provided for fire access.

15. *All sprinkler plans shall be submitted separately and directly to Clark Cowlitz Fire Rescue. General Fire Safety precautions shall be maintained, in accordance with Chapter 33 of the International Fire Code; Fire Safety During Construction IFC D103.4 Dead end Streets: Any dead-end required access road longer than 150' must be provided with an approved cul-de-sac or turn-around in accordance with International Fire Code design criteria (96' Diameter Cul-de-sac; 120' Hammerhead with 20' clear width and 28' R corners; or a 60 foot "Y").*

Response: Fire sprinkler plans will be submitted directly to CCFR and meet all applicable safety and design standards when required.

16. *It is a recommendation that this building be installed with an automatic fire sprinkler system for public safety and to reduce structural damage and loss.*

Response: Noted by the applicant.

17. *All Fire Alarm and Fire Sprinklers shall be submitted separately and directly to Clark Cowlitz Fire Rescue.*

Response: Fire alarms and/or fire sprinklers will be submitted directly to CCFR when required.