



**La Center Middle School  
Critical Areas Completeness Review**  
Public Works Department  
305 NW Pacific Highway  
La Center, WA 98629

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**File Number:** 2019-028-PAC

**Site Address:** 2001 NE Lockwood Creek Road

**Project Description:** Wetland critical areas review for previously approved middle school facility for grades 6-8 including a building of 77,275 square feet with associated parking and vehicle circulation, grass sports field and trails.

**Date:** December 2, 2019

**Applicant:** Ben Hill and Steve M. Shiver, FAIA  
NAC Architecture  
2025 First Avenue, Suite 300  
Seattle, WA 98660

**Subject:** Completeness Review

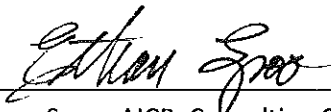
Dear Mr. Hill and Mr. Shiver,

The City is in receipt of a critical areas application to permit temporary and permanent impacts to the onsite wetlands for the subject site. After an initial review of the application materials, the City has determined that the application is **complete** for processing.

Educational Service District (ESD) No. 112 received preliminary conditional use permit approval to develop a new middle school facility in January 2019 (see City of La Center file no. 2018-027). Near the end of the City's review of the conditional use permit, in coordination with the Washington Department of Ecology and the U.S. Army Corp of Engineers, the applicant noted that additional wetlands had been discovered onsite from what had originally been assumed. The conditional use permit process did not approve impacts to wetlands on the site and the applicant was conditioned to update their wetland delineation and mitigation plan and obtain a critical areas permit for impacts to wetlands. Dieldren, a commercial pesticide, was found in one of the onsite wetlands, which needs to be removed and the wetland restored.

Although not an item required completeness, staff notes that the applicant did not provide language for a conservation covenant for the wetlands that will remain undeveloped onsite. The conservation covenant will be a required condition of approval prior to development on the site.

Please contact us if you have any questions.

Signed:  Date: 2 December, 2019  
Ethan Spoo, AICP, Consulting City Planner

Signed:  Date: 2 December, 2019  
Anthony Cooper, PE, City Engineer

Cc: Kevin Grosz, Olsen Environmental

Tom Mergy, PBS Engineering and Environmental

Rich Scogin, Construction Services Group

Bill Hrdina, La Center School District

Jeff Swanson, City of La Center