



**Critical Areas Review  
Emergency Exemption**  
Public Works Department  
305 NW Pacific Highway  
La Center, WA 98629

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

**Project Description:** La Center Middle School

**Date:** October 7, 2020

**Applicant:** Richard Scogin

Construction Services Group for

La Center School District

Elissa Peters

PBS Engineering

La Center Middle School is requesting a critical areas emergency exemption under LCMC 18.300.070 associated with the construction of their parking lot for the new middle school. The City previously issued a critical areas permit (2019-033-CAR/SEPA) for development of the school and associated infrastructure in wetlands and buffers on the site. During construction of the parking lot, it was discovered that stormwater/groundwater is temporarily draining to John Stockman's property (1901 NE Lockwood Creek Road) immediately to the west and this could result in damage to his property, if not addressed.

LCMC 18.300.070c)(i) allows the city to prospectively issue an emergency critical areas exemption. The following is approval for authorization of emergency activities in the wetland buffer since there is a risk of damage to private property per LCMC (18.300,070).

LCMC 18.300.070 requires the following for emergency impact the wetland buffer.

*(ii) Prior to issuing an emergency permit, the planning director shall issue a finding that extraordinary circumstances exist and that the potential threat to public health, safety or welfare from the emergency situation is clearly significant and substantial.*

**Response:** The City finds that extraordinary circumstances exist because the development of the parking lot on the subject site has routed stormwater toward the Stockman property where it may damage property or structures if left unabated. If the emergency abatement is not completed, it could result in the southerly boundary of the property being inundated with stormwater and creating unstable subgrade adjacent to the home structure.

*(iii) Conditions. Any emergency permit granted shall incorporate, to the greatest extent practicable and feasible but not inconsistent with the emergency situation, the standards and criteria required for nonemergency activities under this Act and shall:*

**Response:** The applicant is proposing to construct a small swale in the outer limits of the wetland buffer to route stormwater from the parking lot and associated construction activities toward the wetland and away from the Stockman property per Exhibit A. As mitigation for the impact in the wetland buffer, the applicant will remove the swale once permanent stormwater features in the parking lot are complete and will seed the wetland buffer with a native seed mix as shown on Exhibit B. Staff find that the revegetation of the buffer with a native seed mix will restore the wetland buffer to its prior or better condition in compliance with the mitigation requirements in 18.300.090(5)(p) and 18.300.120.(A) *Be limited in duration to the time required to complete the authorized emergency activity, not to exceed 90 days; and*

*(B) Require, within this 90-day period, the restoration of any wetland altered as a result of the emergency activity, except that if more than 90 days from the issuance of the emergency permit is required to complete restoration, the emergency permit may be extended to complete this restoration.*

**Response:** As a condition of approval, the applicant shall complete construction of the swale and all mitigation activities including removal of the swale and reseeding the wetland buffer in accordance with the reseeding/replanting schedule in Attachment A within 90 days of the issuance of this permit. The applicant can apply for an extension of this time period if necessary to complete the restoration.

*(C) Within one week of substantially completing the emergency work, the party responsible for the emergency activity shall file a report with the planning director demonstrating compliance with this chapter.*

**Response:** The applicant notified the city of the emergency on September 30 and also provided graphics showing the onsite parking lot improvements, the proposed swale, and a mitigation plan for the wetland buffer. As documented in this letter, staff find that the aforementioned items are sufficient to demonstrate compliance with this section without subsequent submittal of a report.

*(iv) Notice. Notice of issuance of an emergency permit shall be published in a newspaper having general circulation in the city of La Center not later than 10 days after issuance of such permit.*

**Response:** The City will issue notice of an emergency critical areas exemption within 10 days after issuance of this permit.

### Conditions of Approval

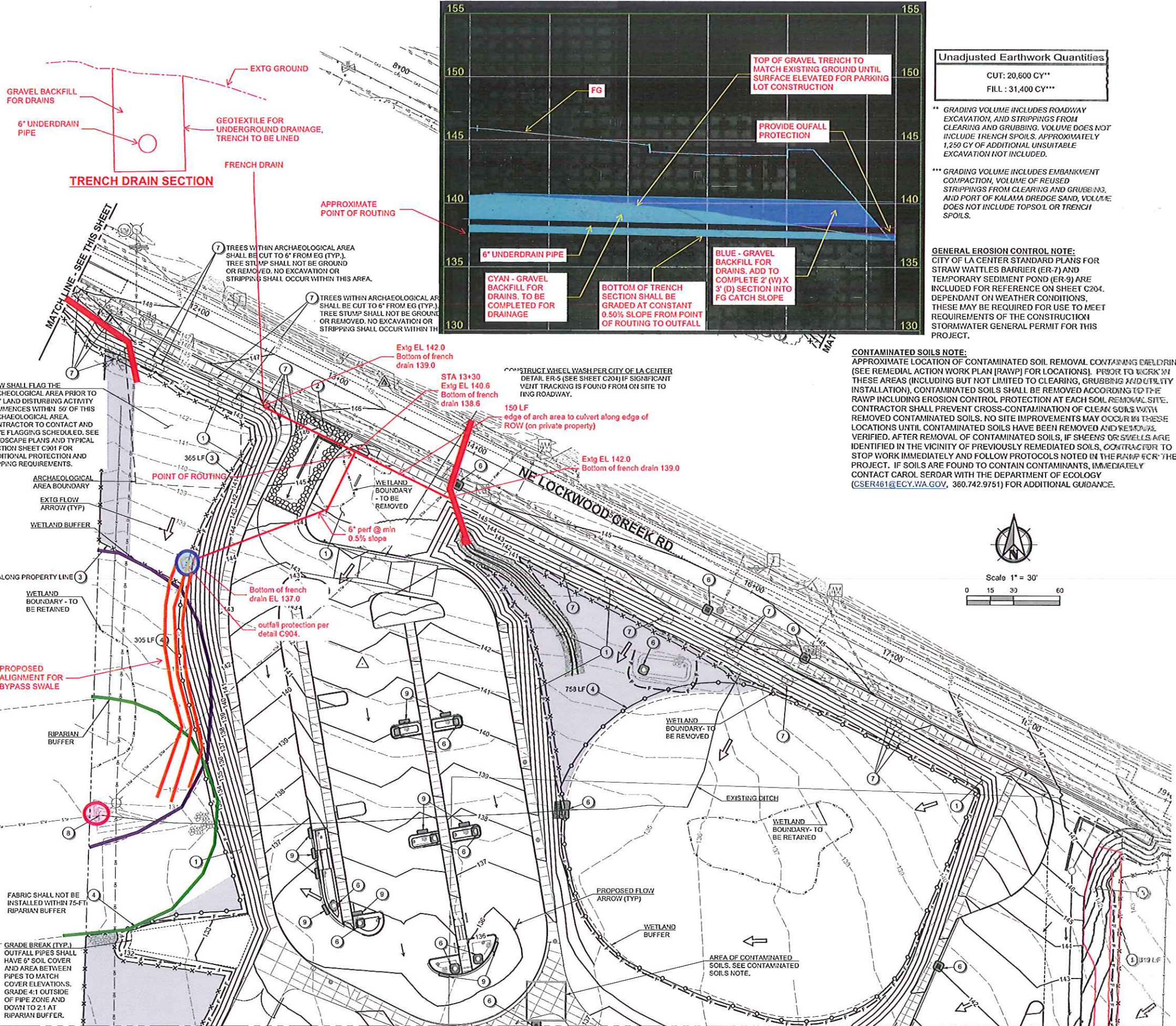
1. The applicant shall complete construction of the swale and all mitigation activities including removal of the swale and reseeding the wetland buffer in accordance with the reseeding/replanting schedule in Attachment A within 90 days of the issuance of this permit. The applicant can apply for an extension of this time period if necessary to complete the restoration.

### Attachments

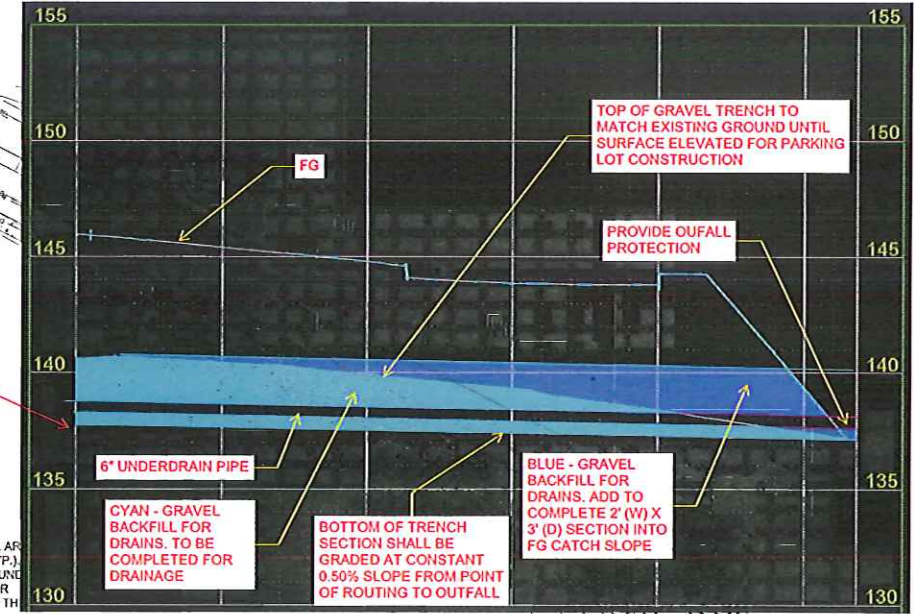
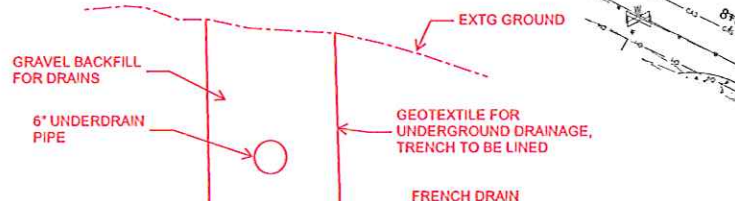
- Reseeding/planting schedule
- Swale construction plans

Signed: *Tony Cooper* Date: 10/7/20  
Tony Cooper, City Engineer

File name: I:\Projects\17100071232\17100071232\CAD\Working\Sheet\17100071232\_C201-2025.dwg  
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 User: John A. Daehler  
 CAD Plot Date/Time: 10/20/19 10:59:23 AM



**TRENCH DRAIN SECTION**



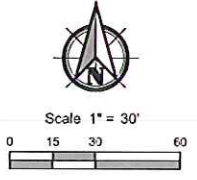
**Unadjusted Earthwork Quantities**  
 CUT: 20,600 CY\*\*  
 FILL: 31,400 CY\*\*\*

\*\* GRADING VOLUME INCLUDES ROADWAY EXCAVATION, AND STRIPPINGS FROM CLEARING AND GRUBBING. VOLUME DOES NOT INCLUDE TRENCH SPOILS. APPROXIMATELY 1,250 CY OF ADDITIONAL UNSUITABLE EXCAVATION NOT INCLUDED.

\*\*\* GRADING VOLUME INCLUDES EMBANKMENT COMPACTION, VOLUME OF REUSED STRIPPINGS FROM CLEARING AND GRUBBING, AND PORT OF KALAMA DREDGE SAND, VOLUME DOES NOT INCLUDE TOPSOIL OR TRENCH SPOILS.

**GENERAL EROSION CONTROL NOTE:**  
 CITY OF LA CENTER STANDARD PLANS FOR STRAW WATTLE BARRIER (ER-7) AND TEMPORARY SEDIMENT POND (ER-9) ARE INCLUDED FOR REFERENCE ON SHEET C204. DEPENDANT ON WEATHER CONDITIONS, THESE MAY BE REQUIRED FOR USE TO MEET REQUIREMENTS OF THE CONSTRUCTION STORMWATER GENERAL PERMIT FOR THIS PROJECT.

**CONTAMINATED SOILS NOTE:**  
 APPROXIMATE LOCATION OF CONTAMINATED SOIL REMOVAL CONTAINING DIELDRIN (SEE REMEDIAL ACTION WORK PLAN [RAWP] FOR LOCATIONS). PRIOR TO WORK IN THESE AREAS (INCLUDING BUT NOT LIMITED TO CLEARING, GRUBBING AND UTILITY INSTALLATION), CONTAMINATED SOILS SHALL BE REMOVED ACCORDING TO THE RAWP INCLUDING EROSION CONTROL PROTECTION AT EACH SOIL REMOVAL SITE. CONTRACTOR SHALL PREVENT CROSS-CONTAMINATION OF CLEAN SOILS WITH REMOVED CONTAMINATED SOILS. NO SITE IMPROVEMENTS MAY OCCUR IN THESE LOCATIONS UNTIL CONTAMINATED SOILS HAVE BEEN REMOVED AND REMOVALS VERIFIED. AFTER REMOVAL OF CONTAMINATED SOILS, IF SHEENS OR SWELLS ARE IDENTIFIED IN THE VICINITY OF PREVIOUSLY REMEDIATED SOILS, CONTRACTOR TO STOP WORK IMMEDIATELY AND FOLLOW PROTOCOLS NOTED IN THE RAWP FOR THE PROJECT. IF SOILS ARE FOUND TO CONTAIN CONTAMINANTS, IMMEDIATELY CONTACT CAROL SERDAR WITH THE DEPARTMENT OF ECOLOGY (CSER461@ECY.WA.GOV, 360.742.9751) FOR ADDITIONAL GUIDANCE.



**GENERAL NOTES**

- SEE CITY OF LA CENTER STANDARD DETAILS ER-1A AND ER-1B FOR GENERAL EROSION CONTROL NOTES, SHEET C204.
- APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD IMPROVEMENTS OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN (DENOTED BY CUT / FILL BOUNDARY LINES) SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM OR ROADWAYS, NOR VIOLATE APPLICABLE WATER STANDARDS.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- CONTRACTOR SHALL COMPLY WITH CONDITIONS OF APPROVAL WITH THE NPDES CONSTRUCTION STORMWATER GENERAL PERMIT (WAR308200) AND THE SWPPP.

**EROSION CONTROL NOTES :**

- SEEDING ON CUT AND FILL SLOPES AND DISTURBED AREAS. SEE LANDSCAPE SHEETS.
- STANDARD CONSTRUCTION ENTRANCE PER CITY OF LA CENTER STD. DETAIL ER-2 (MIN. 100 FT), SEE SHEET C204.
- FILTER FABRIC FENCE PER CITY OF LA CENTER STD. DETAIL ER-3, SEE SHEET C204.
- HIGH VISIBILITY ORANGE FILTER FABRIC FENCE PER CITY OF LA CENTER STD. DETAIL ER-3, SEE SHEET C204.
- PLACE PLASTIC SHEETING OVER STOCKPILE PER CITY OF LA CENTER STD. DETAIL ER-6, SEE SHEET C204.
- STORM DRAIN INLET PROTECTION PER WSDOT STD. PLAN I-40.10 AND I-40.20, SEE SHEET C205.
- REMOVE EXISTING TREES AND TREES NOT SURVEYED (TREES LESS THAN 6" DIAMETER AT BREAST HEIGHT WERE NOT SURVEYED).
- POINT OF COMPLIANCE.
- BIO-FILTER BAGS PER STANDARD DETAIL E3C, SEE SHEET C205.

**LEGEND:**

EXISTING CONTOUR	--- 410 ---
PROPOSED CONTOUR	— 410 —
FILTER FABRIC FENCE	-x-x-x-x-
HIGH VISIBILITY ORANGE FILTER FABRIC FENCE	-o-o-o-o-
STANDARD CONSTRUCTION ENTRANCE	▬▬▬▬▬▬
STOCKPILE AREA	■ ■ ■ ■ ■
INLET PROTECTION	⊠
BIO-FILTER BAG	▬
CLEARING AND GRADING LIMITS (CUT / FILL)	-C- / -F-
ADDL CLEARING / GRUBBING OUTSIDE CUT / FILL LIMITS	▬

REVISIONS

PERMIT / BID SET

PBS Engineering and Environmental Inc.  
 3005053400  
 pbse.com



LA CENTER SCHOOL DISTRICT  
**LA CENTER NEW MIDDLE SCHOOL**  
 2001 NE LOCKWOOD CREEK ROAD, LA CENTER, WA 98629



**NAC**  
 ARCHITECTURE  
 nacarchitecture.com  
 2225 FIRST AVENUE | SUITE 300  
 SEATTLE, WA 98121  
 P: 206-441-6372

PROJECT NO: 121-18009  
 DESIGN: JAB/jrm  
 CHECKED: EAP  
 DATE: 10-8-2019

EROSION CONTROL PLANS

CD SUBMITTAL

**C201**

**Exhibit A**

SUNMARK SEEDS INTERNATIONAL, INC.  
 PO Box 1210  
 Fairview OR 97024  
 503-241-7333  
 888-214-7333



Sunmark Native EC Mix

Acres: 1  
 Quantity: 43.63 lbs.

Botanical Name	Common Name	% by Weight	Seeds per lb. of Mix	Seeds per lb.	Actual % by Seed Size	Lbs. Needed	Requested %
<i>Hordeum brachyantherum</i>	Meadow Barley	40.00%	34000	85,000	10.51%	17.45	10%
<i>Bromus carinatus</i>	California Brome	35.00%	38500	110,000	11.90%	15.27	10%
<i>Festuca rubra rubra</i>	Native Red Fescue	20.00%	100000	500,000	30.91%	8.73	30%
<i>Deschampsia cespitosa</i>	Tufted Hairgrass	3.00%	75000	2,500,000	23.18%	1.31	25%
<i>Agrostis exarata</i>	Spike Bentgrass	2.00%	76000	3,800,000	23.49%	0.87	25%
<b>TOTALS:</b>		<b>100.00%</b>	<b>323500</b>		<b>100.00%</b>	<b>43.63</b>	<b>100%</b>

Seeding Rate

1 PLS lbs. per 1000 sq. ft.  
 43.63 PLS lbs. per acre



Native EC is a native erosion control grass mix that is quick to establish, low-growing and has superior root masses for reduced erosion of soils. This mix should be used with the addition of EcoLive™ organics with mychorrhize. It will stay under 24 inches in height and has excellent drought tolerance. Will work on wet and dry sites, has some shade tolerance.

Exhibit B