



Staff Report & Recommendations

La Center High School GreenShed

Type I Site Plan Review

(2022-025-SPR) August 4, 2022

PROPOSAL:	The Applicant proposes a 12-foot by 24-foot garden storage shed. In addition to a storage function, the shed will serve as an exterior site for teaching La Center students, community members, and visitors about environmental sustainability. The proposed shed ('The GreenShed') is a student project to be constructed on a previously developed garden site at the southern portion of the La Center High School campus.
LOCATION:	<ul style="list-style-type: none">▪ 725 N.E. Highland Road, La Center, WA 98629▪ #10 Sec 2 T4N R1EWM 8.13A▪ Property Identification Number: 62965252
HEARING:	Not applicable. A Type I site plan review does not require a hearing.
APPLICABLE STANDARDS	La Center Municipal Code (LCMC) 3.35, Impact Fees; Title 12, Streets, Sidewalks & Public Way; Title 13, Public Utilities; 18.30, Procedures; 18.170, Urban Public District; 18.215, Site Plan Review; 18.245 Supplementary Development Standards; 18.300 Critical Areas; 18.310, Environmental Policy; 18.360, Archaeological Protection; and La Center Engineering Standards.
RECOMMENDATION:	APPROVAL , subject to conditions

CONTACT LIST

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I. OVERVIEW AND PROCEDURAL BACKGROUND

Proposal

The Applicant proposes a 12-foot by 24-foot garden storage shed on a gravel pad to serve for utilitarian storage purposes, as well as an exterior site for teaching students in La Center schools, community members, and visitors about environmental sustainability. Exhibits related to clean energy, watersheds, waste reduction, and low impact/sustainable land use will be presented at this site. This is a La Center High School student project and to be constructed at the previously developed La Center High School Garden site. This is located at the southern portion of the school campus, between N.E. Lockwood Creek Road and the school's athletic fields.

Clark County Maps indicates the site as a critical area, mapped for potential landslide hazards. The applicant has provided a geotechnical report by True North Geotechnical supporting that the site is stable for development. Therefore, geologically hazardous landslide hazard critical areas are not present on the site and compliance with LCMC 18.300.090(4) is not required and a critical areas review is not necessary.

The proposal is not subject to review under SEPA per LCMC 18.310.090(3) and WAC 197-11 (1.c.iv) as the improvements are considered a storage building of 4,000 square feet or less and no critical areas impacts are proposed. The applicant submitted a geotechnical report confirming the site is not a geologically hazardous area.

Application Timeline:

- Staff conducted a pre-application conference with the applicant on February 8, 2022.
- The applicant filed the application materials on June 23, 2022.
- The City made a completeness determination on July 20, 2022.
- Notice of application was not provided as the application is a Type I site plan review, which does not require notice to surrounding property owners.
- The City provided this staff report and notice of determination within 21 days after the application was deemed complete.

Applicable Standards and Approval Criteria

This staff report addresses the following standards and approval criteria: La Center Municipal Code (LCMC) 3.35, Impact Fees; Title 12, Streets, Sidewalks & Public Way; Title 13, Public Utilities; 18.30, Procedures; 18.170, Urban Public District; 18.215, Site Plan Review; 18.245 Supplementary Development Standards; 18.300 Critical Areas; 18.310, Environmental Policy; 18.360, Archaeological Protection; and La Center Engineering Standards.

II. ENGINEERING REVIEW

Chapter 3.35 -- Impact Fees

Findings: Park and school Impact Fees are not assessed for commercial uses.

Title 12 -- Street, Sidewalks and Public Ways

City of La Center Engineering Standards for Construction shall apply to all public road improvements unless modified by the director. LCMC 12.10.040.

Findings:

General: There are no public road improvements for this building on school property. As a result, no public road improvements are required.

Streets and Circulation: There is adequate circulation of existing streets adjacent to the "Green Shed"

Grading: The City Erosion Control Standards require that any activity disturbance over 500 SF must comply with the City standards. Per the City Erosion Control Manual, from October 1 through April 30th, no soils shall remain exposed for more than two (2) days. From May 1st through September 30th, no soils shall remain exposed more than seven (7) days.

Chapter 13.10 -- Sewer System Rules and Regulations

Findings: Connection to public sewer is required. LCMC 13.10. All work is to be performed by a duly licensed contractor in the City of La Center. LCMC 13.10.230. Work will be performed using an open trench method unless otherwise approved. LCMC 13.10.200. All costs associated with installing the side sewer shall be borne by the applicant. LCMC 13.10.110.

Condition of Approval

There is no connection to the public sewer for the "Green Shed". There are no conditions for sewer.

Chapter 18.320 -- Stormwater and Erosion Control

Findings(s): Section 18.320.120 (1) LCMC states that ground-disturbing activities of more than 500 square feet are subject to the requirements of *City of La Center Erosion Control Guidelines*. Section 18.320.120 (2)(a) LCMC limits the creation of more than, 1,000 square feet of impervious surface for commercial structures is subject to stormwater regulation. The applicant proposes to create new impervious surface for the new parking lot east of the site and the commercial building footprint.

- Status Complete with conditions. The applicant proposes to add a 12' by 24' square foot building that is 288 SF. However, a gravel pad will be graded around the building 42' by 22' equaling 922 SF of impervious surface. The applicant will need to comply with LCMC 18.320.120 of the Erosion Control Ordinance and show how the building downspouts will drain to prevent erosion along the slope. The applicant proposes to use infiltration to dispose of stormwater runoff from the roof downspouts. The Geotechnical Report does not recognize infiltration of stormwater, and recommends draining away from the structure.
- The applicant proposes to use the infiltration system as described and required by the Department of Ecology Western Washington Stormwater Manual. The La Center Municipal Code recognizes the 1992 Puget Sound Manual, which requires infiltration testing to support the use of infiltration of stormwater. In addition, the NRSC soils manual shows that the existing soil is silt loam and does not infiltrate readily. The city will allow the applicant to use the current Western Washington Storm Manual for

design of the storm disposal system for the infiltration, with comments provided in the findings below.

Conditions of Approval:

- The infiltration system will be required to be constructed with an emergency overflow to allow stormwater that does not infiltrate to drain away from the slope to prevent potential scouring and degradation of the soil supporting the existing retaining wall or “Green Shed” building.
- The applicant will need to install erosion control measures to prevent impacts to the parking lot and downstream storm system during construction. These measures will be necessary as part of the building permit.

Condition of Approval:

Findings: Building. The site improvements are reviewed and approved by Public Works Building Services. Proposed setbacks for each lot are required on the final site plan.

Conditions of Approval

- Retaining walls and perimeter fencing are subject to building permit review.

III. LAND USE REVIEW

Chapter 18.30 -- Procedures

Findings: The Type I Site Plan application requires administrative review and approval with no public notice necessary. The application was deemed complete on June 14, 2022 having provided all applicable submittal requirements as outlined in LCMC 18.30.050. This staff report and notice of decision is issued in accordance with the procedures of LCMC 18.30.080 within 21 days after the application was deemed complete.

Staff find that the applicant has met the burden of proving they meet the applicable regulations or can be conditioned to do so and that the applicant has made adequate provisions for public services in accordance with the City’s adopted level-of-service standards.

Chapter 18.170 – Urban Public District

18.205.020 Permitted Uses

Findings: The location of the proposed shed is at La Center High School, which is zoned as Urban Public District (UP). Utility sheds are not a specifically mentioned permitted use in municipal code but qualifies as similar uses to those uses permitted under LCMC 18.170.020 since the facility is used for

school purposes. Schools require a conditional use permit in the UP District. The high school is a long-standing use on the site and predates the adoption of the UP District code and is therefore, a non-conforming use. The GreenShed is an accessory use to the high school. Staff find that the GreenShed is similar in impact and function to permitted uses within the UP District and is, therefore, also a permitted use. LCMC 18.170.040 Development Standards

(2) In general, the dimensional and development standards of the base zone shall apply. At the time of pre-application conference, the director shall determine which base zone standards shall be required or whether additional standards are necessary.

Findings: The City has determined that there are no separate standards from another zone that apply, and no additional standards are necessary. The proposed setbacks from the property line are 38 feet from the southern property line, 579 feet from the eastern property line, 372 feet from the northern property line, and 359 feet from the western property line. The proposed setbacks are in conformance with UP zoning standards. The GreenShed must comply with the supplementary development standards in LCMC 18.245.

Chapter 18.215 – Site Plan Review

18.215.020 Applicability

18.215.040 Site plan review types and procedures.

(1) Site plan reviews shall be classified and processed as follows:

(a) Building Permit Reviews. These types of reviews shall be processed as a Type I land use action. These site plan reviews are typically relatively minor in nature, consistent with the zoning of surrounding land uses and do not have a substantial impact on the natural and built environment.

Findings: The proposed GreenShed is considered a new construction that does not exceed four thousand square feet of additional floor area, with no proposed new parking, and no new multifamily residential units. Therefore, this application qualifies and is processed as a Type I Site Plan Review.

18.215.060 Criteria for site plan approval

C. The proposed plan shall meet all applicable provisions of this title and other appropriate provisions of the La Center Municipal Code, the following are enumerated to indicate the various requirements under which a plan must be found consistent. Failure to meet any one of these, and other requirements not necessarily specified here, shall be grounds for denial of site plan approval:

- 1. The proposed use is permitted within the district in which it is located.*
- 2. The proposal meets the lot, yard, building, height and other dimensional requirements of the district within which it is located.*
- 3. The proposal meets the screening, buffering and landscape strip requirements, as set forth in Section 18.245.060 LCMC.*
- 4. Minimum parking and loading space requirements are met, as required by Chapter 18.280 LCMC.*
- 5. All applicable conditions and criteria contained in other titles of the La Center Municipal Code are met.*
- 6. Improvement requirements are provided in accordance with the applicable sections of the La Center development code.*

7. *All conditions of any applicable previous approvals (i.e., CUP) have been met.*
8. *Development subject to site plan review has provided underground public and private utility lines including but not limited to those for electricity and communication.*
9. *Public water, sewer and stormwater lines have been installed in conformance with the standards of the city code. There are no conditions to connecting the public storm or sewer system.*
10. *A permit through Clark Cowlitz Fire and Rescue may be needed for access to the building.*

Findings: Staff finds that the applicant has met the site plan review standards as follows:

1. The proposed use is similar to permitted uses in the UP District and is therefore a permitted use in the UP District. See response to LCMC 18.170 in this staff report. Therefore, this criterion is met.
2. As noted above, there are not any lot, yard, building, height, or other dimensional requirements of the UP District within which it is located, as also detailed in this staff report. See staff findings under LCMC 18.170.
3. Landscape requirements are met as conditioned as discussed in LCMC 18.245.
4. Minimum parking and loading space requirements are not applicable for the proposed use. The GreenShed will not generate additional demand for parking since it is an accessory use to the high school primarily intended for storage. Loading spaces are not required for school uses or public buildings of less than 30,000 square feet. Therefore, parking and loading requirements are inapplicable to the proposal.
5. This staff report addresses the applicable criteria of the LCMC, and conditions of approval are provided at the end of this report.
6. The required improvements and conditions of approval in this report are in accordance with the LCMC. Please see Engineering review comments in this staff report for further information.
7. No previous approvals are applicable to the proposed use.
8. The proposed use will not be providing underground public and private utility lines since water and sewer service are not proposed or necessary for the shed. A stormwater utility plan is provided for stormwater overflow of the proposed rainwater collection system.
9. The City Engineer has found that the proposed infrastructure for stormwater complies with city standards. See staff findings under the Engineering Review Section of this staff report.
10. The applicant is proposing that the development occurs in a single phase.

Chapter 18.245 – Supplementary Development Standards

Findings: The applicant provided a preliminary site plan (Exhibit A.2.a) and additional documents which are consistent with this chapter. Staff finds that the applicant will meet the supplementary development standards as conditions.

- Fencing: No fencing is proposed. Therefore, these standards are not applicable.
- Solid waste: No solid waste is proposed or required. Therefore, these standards are not applicable.
- Lighting: These standards require that: (1) onsite lighting not reflect or cast glare into any residential zone (2) rotate, glitter, or flash (3) conflict with readability of traffic signs and control signs and (4) cause no more than one foot-candle measured at any property line. No new lighting is proposed at the time of preliminary site plan review. The applicant will be conditioned to comply with these standards should building or onsite lighting be proposed in the future.

- Noise: These standards require that noise generated by the proposed use not exceed the standards in Washington Administrative Code 173-60. The site is located in an environmental designation for noise abatement (EDNA) Class B and surrounding residentially-zoned properties are located in a Class A EDNA. Noise is limited to 57 decibels at the property line during the daytime and 47 at night. The proposed use of the site as a GreenShed facility for storage and education is located interior to the high school property and is not anticipated to be a substantial noise generating use and will not operate at night. Noise standards are unlikely to be exceeded. The applicant will be conditioned to comply with these standards.
- Landscaping: LCMC contains landscaping and screening requirements by zone. The subject site is zoned UP and adjacent sites to the west are zoned Low Density Residential (LDR-7.5) and Residential Professional (RP) to the east. Adjacency to both of these zones not separated by a street requires landscaping with an L3, 5-foot wide buffer. The L3 buffer standards require shrubs six feet high and 95 percent opaque year-round, one tree per 30 lineal feet, and groundcover over the remainder of the landscaped area. A fence of six feet high and sight obscuring can substitute for the shrubs. LCMC 18.245.060(3) allows for existing vegetation to be used to substitute for the landscaping requirements. There is existing vegetation located along East 4th Street at the high school property in the form of street trees and a buffer at least 10 feet wide as well as another landscape buffer and trees located on the north side of the high school parking lot. In addition, existing native, mature, vegetation is located along the western and eastern site boundaries of the high school property adjacent to residentially-zoned properties. Properties to the south across 4th Street are zoned UP and located downhill of the proposed use. Based on available information on Google Earth and a site visit, staff find that the existing vegetation will mostly screen the GreenShed from views from adjacent properties to the east and the west. To provide adequate screening to meet the standards of LCMC 18.245.060 from UP zoned properties to the south, a condition of approval will require that the applicant provide additional screening on the south side of the shed to meet the L3 buffer requirement.

Conditions of Approval

- If building or site lighting is proposed in the future, it shall comply with the requirements of LCMC 18.245.040 and LCMC 18.282 and the applicant shall submit lighting cut sheets demonstrating that these standards are met.
- The proposed use shall comply the noise requirements for a Class B EDNA adjacent to a Class A EDNA contained in LCMC 18.245.050 and WAC 173-60.
- The applicant shall provide additional vegetation on the south side of the shed to screen the shed from the view of properties to the south of East 4th Street and meet the intent of the L3 buffer requirement.

Chapter 18.300 – Critical Areas

18.300.090 Critical lands

(4) Geologically Hazardous Areas

Findings: As previously discussed, the site is mapped as a potential landslide hazard on Clark County MapsOnline. The applicant provided a geotechnical report concluding that no critical areas of geological hazards are present on site. Therefore, compliance with LCMC 18.300.090(4) is not required. The applicant is conditioned to comply with all recommendations of the True North geotechnical report (Exhibit A.1.e).

Conditions of Approval

- The applicant shall follow all recommendations contained in the submitted geotechnical study (True North Geotechnical, June 2022).

Chapter 18.310 – Environmental Policy

Findings: Since the site has been determined to not be in a critical area per LCMC 18.300.090 and the proposed development does not exceed the SEPA exempt thresholds in LCMC 18.310.090, the City does not require a SEPA review of the site.

LCMC 18.360 Archaeological Resource Protection

The City's archaeological protection standards require that an archaeological predetermination report be filed when development would be located in moderate, moderate-high, or high risk areas that is either moderate or high impact. The subject site is located in an area mapped as having a moderate-high risk of encountering archaeological resources. However, based on information submitted by the applicant, 3-4 inches of sod will be removed to accommodate the project and the applicant will place compacted gravel on the site. Based on definitions provided in LCMC 18.360, low impacts are those occurring in areas that have been substantially disturbed. Given that the hillside on which the GreenShed will be located has been substantially disturbed including placement of retaining walls of fill materials, staff find that the project will have a low impact and an archaeological predetermination and survey is not required. A condition of approval will require that the applicant stop work and follow inadvertent discovery protocols should cultural, historic, or archaeological resources be discovered during construction.

Conditions of Approval

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 Tribe(s) 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 law(s) may also apply.

Copies of the above inadvertent discovery language shall be retained on-site while project activity is underway.

Contact	Information
Cowlitz Indian Tribe, Nathan Reynolds, Interim Cultural Resources Manager	Phone: 360-575-6226; email: nreynolds@cowlitz.org
City of La Center, Bryan Kast, Public Works Directors	Phone: 360- 263-5189; email: bkast@ci.lacenter.wa.us
Office of the Clark County Medical Examiner (for human remains)	Phone: 564-397-8405; email: medical.examiner@clark.wa.gov
Washington DAHP, Dr. Allison Brooks, Ph.D, Director	Phone: 360-586-3066; email: Allyson.Brooks@dahp.wa.gov

IV. CONCLUSIONS & RECOMMENDATION

The review authority finds the applicant has sustained the burden of proving the application complies with the applicable provisions of the La Center Municipal Code. Therefore, **the subject application is recommended for approval, subject to the following conditions:**

A. Engineering and Public Works

General Conditions

1. No comments.

Streets, Sidewalks and Public Ways

2. No public improvements are required.

Sanitary Sewer

3. No sanitary sewer requirements, since there is no proposed connection.

Potable Water

4. The applicant shall contact CPU about the existing water system pressure and shall obtain CPU approval for the new water system.

Stormwater and Erosion Control

5. Section 18.320.120 (1) LCMC states that ground-disturbing activities of more than 500 square feet are subject to the requirements of *City of La Center Erosion Control Guidelines*. Erosion control standards apply as part of the building permit requirement.

Building

6. Retaining walls and perimeter fencing are subject to building permit review.

B. Land Use

General

7. If building or site lighting is proposed in the future, it shall comply with the requirements of LCMC 18.245.040 and LCMC 18.282 and the applicant shall submit lighting cut sheets demonstrating that these standards are met.
8. The proposed use shall comply the noise requirements for a Class B EDNA adjacent to a Class A EDNA contained in LCMC 18.245.050 and WAC 173-60.

9. The applicant shall provide additional vegetation on the south side of the shed to screen the shed from the view of properties to the south of East 4th Street and meet the intent of the L3 buffer requirement.

Permitted Uses at the GreenShed

10. The applicant shall follow development standards of UP zoning under LCMC 18.170.020

Critical Areas, Environmental

11. The applicant shall follow all recommendations contained in the submitted geotechnical study (True North Geotechnical, June 2022).
12. 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;
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13. 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 Tribe(s) 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.

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Washington DAHP, Dr. Allison Brooks, Ph.D, Director	Phone: 360-586-3066; email: Allyson.Brooks@dahp.wa.gov

V. APPEALS

A final decision regarding an application subject to a Type I process may be appealed by the applicant or applicant's representative or by any person, agency or firm. An appeal together with the requisite fee and information must be received by the City Clerk within 14 calendar days of the date of the decision being appealed. For an appeal regarding a decision subject to a Type I process, the City Clerk shall send the hearings examiner a copy of the appeal and the case file together with any new evidence submitted with the appeal within 7 days after receiving a complete appeal. The hearings examiner shall conduct a de novo review. Within 21 calendar days after a timely, complete appeal is filed, the hearings officer shall send to the city clerk a final decision for distribution to the applicant and applicant's representative.



Bryan Kast, P.E.
Public Works Director



Anthony Cooper, PE
City Engineer

VI. EXHIBITS

Exhibit A – Application Materials

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 - c. Commercial Building Permit Application City of La Center
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 - f. Written Description
 - g. Proof of Ownership – Clark County Property Information
 - h. Property Fact Sheet for Account 62965252
 - i. 300 ft. Buffer
 - j. 300 ft. Buffer with GreenShed
 - k. Label Certificates for 300 ft. Buffer
 - l. Infiltration Trench
 - m. LC Garden Plot Plan
 - n. GreenShed Design
 - o. Structural Design
 - p. Floor Plan
 - q. Roof Plan
 - r. Dimensions & North Arrow – Southview view
 - s. Dimensions & North Arrow – Northview view
 - t. Site Boundary
 - u. Proposed Name of Project
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 - w. Vicinity Map-LCHS Campus
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 - ggg. Location & Width of Existing & Proposed On-Site Pedestrian & Bicycle Facilities
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 - iii. Existing & Proposed Public
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Site Plan Portfolio- LCHS GreenShed June 2022

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City of La Center Site Plan

Instructions

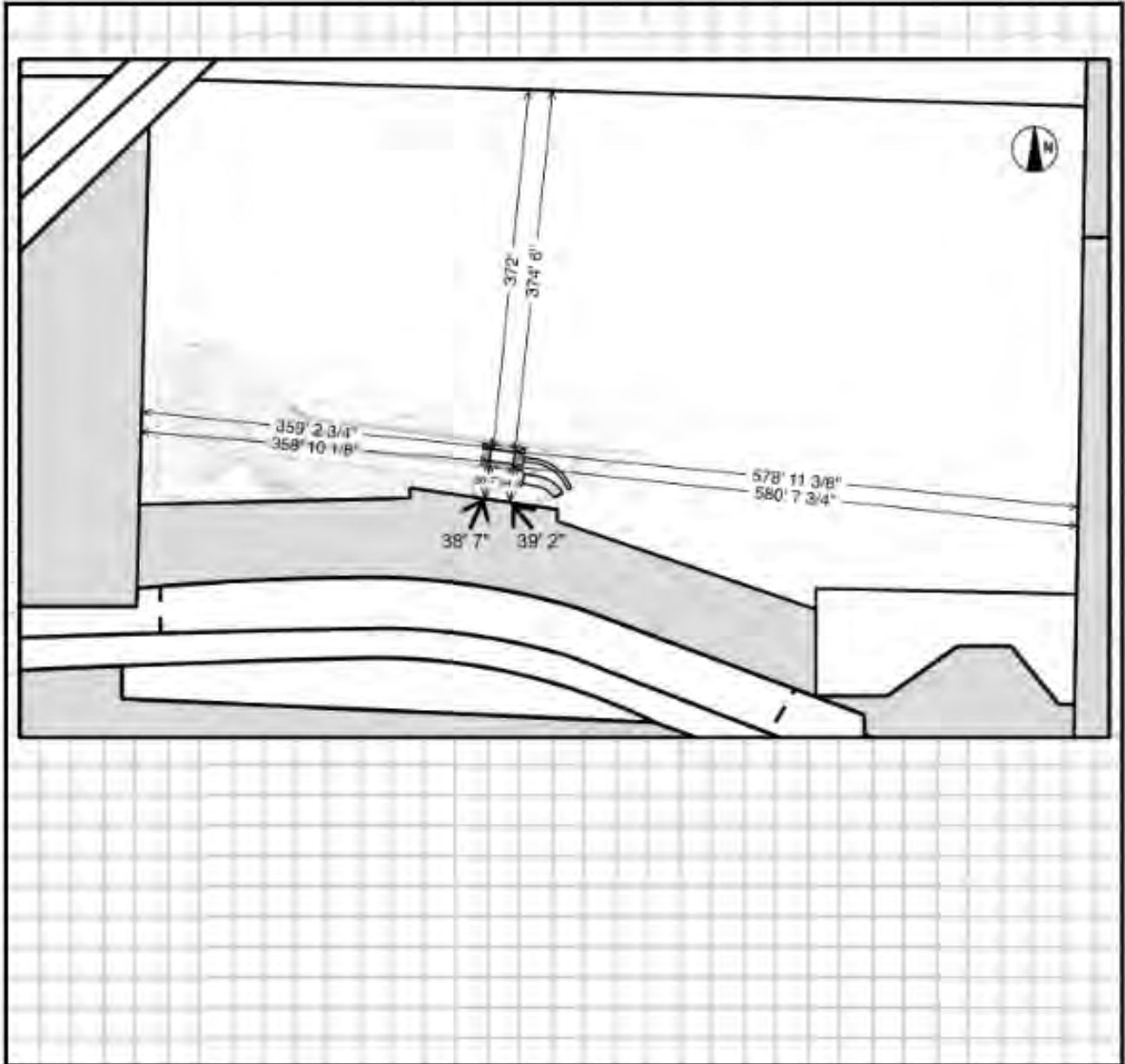
1. Draw and dimension to scale on the form provided or another suitable format; indicate scale for example, $\frac{1}{4}":1'$ (the scale on the form is 5 divisions per 1"). Note: A neat hand sketch may be all that is necessary if carefully prepared.
2. Indicate location of property lines and direction north.
3. Indicate slopes (1:2, etc) and direction of slope. Slopes must be indicated if greater than 4' of elevation change in 100'.
4. Show distances from proposed structure(s) to property lines, other buildings or features on your lot.
5. Show and describe easements for sewers and utilities.
6. Include features such as retaining walls, driveways, curb cuts, buried utilities, wetlands and waterways.
7. Show plan dimensions of the proposed structure's (foundation) foot print. Do not show the floor plan, just the perimeter. This is a two dimensional sketch only; do not show anything in the third dimension. Your site plan is like a map or diagram and not a "picture". No isometrics! This is not your building plans which are a separate required submittal.
8. The proposed site plan needs to convey certain essential information in its simplest terms. For most residential activities the site plan does not need to be prepared by a professional but does need to be complete enough to be evaluated for general conformance to city standards such as setbacks and other code requirements.
9. The site plan created may be also used as a template for submitting other plans such as erosion control, sanitary sewer or storm sewer.

Vicinity Map Must Show:

1. Location of Property.
2. Directional Arrow Indicating North.
3. Any Adjacent Property Addresses and Landmarks Near Subject Property.
4. Nearest Intersecting Roads.

Scale: 1" = 150'

Slope: 1:4



City of La Center Site Plan

Project GreenShed

By Sabrina Joner (La Center High School) Date 5/9/22



Commercial Building Permit Application

City of La Center, Building Services
 305 NW Pacific Hwy
 La Center, WA 98629
 Ph. 360-263-7665 Fax 360-263-7666
 Inspection Line: 360-263-6702
 Inspection Email: inspections@ci.lacenter.wa.us

JOB SITE LOCATION		Office Use Only	
Project Address or Tax ID: Parcel # 10 SEC 2 T4NR1EWM8 .13A		Permit #:	
Subdivision: N/A	Lot #: Property Id. # 62965252	Received by:	
PROPERTY OWNER		Fee Paid:	
Name: La Center School District		Date Submitted:	
Address, City, State, Zip: P.O. Box 1840 La Center, WA 98629		Cust. #:	
Phone: 360-263-2131	Email:	DESCRIPTION OF WORK	
CONTRACTOR			
Business Name: La Center School District - LCHS			
Address, City, State, Zip: P.O. Box 1780 La Center, WA 98629			
Phone: 360-601-3159	Email: rebecca.morris@lacenter schools.org		
WA State Contractor's License #: none - school project			
SUB-CONTRACTORS			
Plumbing: none	Mechanical: none		
Contractor's License #: n/a	Contractor's License #: n/a		
Phone: —	Phone: —		
APPLICANT			
Company Name: La Center School District			
Contact Name: Rebecca Morris			
Address, City, State, Zip: PO Box 1840 La Center, WA 98629			
Phone: 360-601-3159	Email: rebecca.morris@lacenterschools.org		
PERMIT TYPE		CATEGORY OF CONSTRUCTION	
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Addition/Remodel	<input type="checkbox"/> Commercial	<input type="checkbox"/> Multi-Family
<input type="checkbox"/> Plumbing	<input type="checkbox"/> Mechanical	Other (specify): <input checked="" type="checkbox"/> Public-School Dist.	
<input type="checkbox"/> Tenant Improvement	<input type="checkbox"/> Other (specify)		
Type of Utility		NEW SQUARE FOOTAGE/VALUATION	
Sewer <input type="checkbox"/>	Storm Water <input type="checkbox"/>	New Building sq. ft.	288
ERU	Total Impervious Area sq ft	Number of Units	1
Refer to 13.10.350 table in La Center Municipal Code for ERU Estimate		Occupancy Type	Public use
MECHANICAL INFORMATION		Tenant Improvement sq. ft.	n/a
Fuel Type	<input type="checkbox"/> Gas <input type="checkbox"/> Electric <input type="checkbox"/> Other	Type of Construction	New
System Type	<input type="checkbox"/> Forced Air <input type="checkbox"/> Ductless <input type="checkbox"/> Room Heater	Value of Proposed Work	\$ 4,850
	<input type="checkbox"/> Heat Pump <input type="checkbox"/> Other	Value of Existing Building	none/n/a
Mechanical Valuation		Permit fees are based on materials and labor of work performed	

PLUMBING FIXTURE COUNT (please indicate the number of each fixture) Total Fixtures: <u>1</u>				
Toilets	Dental Lavatory	Ice Machine	Dental Chair	Irrigation <small>(separate permit)</small>
Urinal	Dishwasher	Glass Washer	Wash Tray	Roof Drain <u>1</u>
Tub/Shower	Washing Machine	Swimming Pool	Glass Fill Station	Floor Drain
Kitchen Sink	Water Softener	Dry Well	Grease Trap	Fountain Drain
Laundry Sink	Coffee Maker	Alt. Water Piping	X-Ray Tank	Drain Field
Floor Sink	Sump Pump	Alt. Waste Piping	Gas Pipe Outlets	Area Drain
Bar Sink	Drinking Fountain	Septic Tank	Sewer Connection	Refrigerator Drain
Bathroom Sink	Garbage Disposal	Trailer Trap	Water Connection	Processing Equip. Drain
Service Sink	Hose Bibs	Aspirator	Electric Water Heater	Rainwater System Drain
Auto Washer	Car Wash Sump	Medical Gas Outlet	Gas Water Heater	Relay Sewer
Industrial Pretreatment Interceptor	Repair/Alt. Drain Vent Piping	Additional Medical Piping	Boiler System (electric)	Other (Specify)

MECHANICAL FIXTURE COUNT (please indicate the number of each fixture) Total Fixtures: <u>0</u>				
Air Hand. <10,000 CFM	Boiler or Compr. <15-30hp	Fuel Gas Vents	Heat Pump/ AC 3-15	Vent Fan w/ Duct
Air Hand. >10,000 CFM	Boiler or Compr. <30-50hp	Furnace Floor	Heat Pump/ A/C 15-30	Hood w/ Mech. Exhaust
Appliances	Boiler or Compr. >50hp	Furnace <1000k BTU	Heat Pump/ A/C 30-50	Ventilation / Exhaust System
Add./Alt. Heating/Cooling Appliances	Cooling Unit	Furnace >1000k BTU	Heat Pump/ A/C >50	Wood/Pellet/Gas Stove/Fireplace Insert
Appliance Ventilation	Ducts	Gas Fireplace	Heater	Wood/Pellet/Gas Stove/Fireplace Free Standing
Boiler or Compr. <3hp	Ductless Interior Unit/Air Handlers <10,000 CFM	Gas Piping System	Incinerator Commercial	Other (Specify)
Boiler or Compr. 3-15hp	Evap. Cooler	Heat Pump/ AC 0-3	Incinerator Residential	

** This permit becomes null and void if work or construction authorized is not commenced within 180 days from submittal, or if construction of work is suspended or abandoned for a period of 180 days at any time after work has commenced. I also understand that any request for a refund must comply with the City of La Center refund procedures. I hereby certify that I read and examined this application and know the same to be true and correct and agree to comply with City ordinances and state laws regulating the performance of construction. I certify that I am either the property owner or Washington State licensed contractor or an authorized agent applying for the permit under the explicit permission of the property owner.

Signature: Rebecca G. Mours

Date: 6/17/2022



AGREEMENT TO PAY PROFESSIONAL, PROJECT REVIEW, INSPECTION AND RELATED EXPENSES

THIS AGREEMENT is entered into by and between the City of La Center, a Washington municipal corporation, and Applicant La Center School District concerning the following Project:

Project address: Parcel #: 62965252

Project/permit review: _____

Applicant recognizes that the City is obligated by state law and the La Center Municipal Code to provide a complete review of land use and development applications, including all technical support documents, to determine compliance with all applicable approval standards. The City is also authorized to recover from applicants the actual cost of performing land use and technical plan and project reviews, including engineering, project inspections, planning and legal peer review. The costs of internal and outsourced review will be charged on an actual time and materials basis plus administrative fees as approved by City Council Resolution No. 13-372. To recover actual costs, the City will invoice the Applicant monthly for the costs of all internal and all outsourced review for this project. Payment is due by the Applicant within 30 days.

Applicant hereby agrees to pay the City's actual (time and materials) pertaining to reviews associated with the above named for land use review, engineering review, plan review, peer review, inspection and associated fees associated with or for the above-mentioned project. The Applicant further agrees to any delay in the issuance of a final decision on the Project until the Applicant has paid or kept current all of the City's review costs as provided and billed.

Any dispute that arises over the interpretation or application of this Agreement shall be resolved by the City Council through a public hearing process. The City Council's decision in such a matter shall be final.

IT IS SO AGREED:

Applicant

By: Peter
Rosenkranz

Title: LCSD Superintendent

Date: 1/25/2022

City of La Center

By: _____

Title: _____

Date: _____

Development Proposal

Project Name La Center GreenShed - LCSD

Type(s) of Application Pre-Application - Conference Application

Previous Project Name and File Number(s), if known _____

La Center GARDEN 2016 permitted via City of LaCenter

Pre-Application Conference Date and File Number 1-25-2022

Description of Proposal We propose to construct a 12' x 24' garden shed. The shed is to serve utilitarian storage purposes, as well as well as be an exterior site for teaching students in La Center schools, community members and visitors about environmental sustainability. Exhibits related to clean energy, watersheds, waste reduction and low impact / sustainable land use will be presented at this site. The GreenShed is a student project to be constructed previously developed La Center GARDEN site on the southern portion of the La Center High school campus.

Office Use Only

File # _____

Planner _____

Received By _____

Fees: \$ _____

Date Received: _____

Date Paid: _____

Procedure: Type I
 Type II
 Type III
 Type IV

Receipt # _____

Notes _____



Master Land Use Application

City of La Center, Planning Services
305 NW Pacific Highway
La Center, WA 98629
www.ci.lacenter.wa.us
Ph. 360.263.7665 Fax: 360.263.7666
www.ci.lacenter.wa.us

Property Information

Site Address 725 N.E. Highland Rd. La Center, WA 98629
Legal Description #10 Sec 2 T4N R7EWM 8.13A
Assessor's Serial Number 02965252
Lot Size (square feet) 427,759 sq. ft. (9.82 acres)
Zoning/Comprehensive Plan Designation Urban Public Facilities
Existing Use of Site In-progress LaCenter Garden and Outdoor Classroom

Contact Information

APPLICANT:

Contact Name Peter Rosenkranz
Company La Center School District
Phone 360-263-2131 Email peter.rosenkranz@lacenterschools.org
Complete Address 725 N.E. Highland Rd. La Center, WA 98629

Signature 
(Original Signature Required)

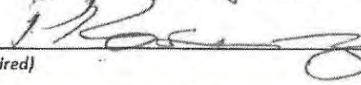
APPLICANT'S REPRESENTATIVE:

Contact Name Rebecca Morris
Company LaCenter H.S. -teacher
Phone 360-263-1700 x5154 Email rebecca.morris@lacenterschools.org
360-601-3159
Complete Address 725 NE Highland (P.O. ^{Box} 1780) LaCenter, WA 98629

Signature 
(Original Signature Required)

PROPERTY OWNER:

Contact Name La Center School District
Company La Center School District
Phone 360-263-2131 Email peter.rosenkranz@lacenterschools.org
Complete Address 725 N.E. Highland Rd. La Center, WA 98629

Signature 
(Original Signature Required)

Questions:

Pre-Application conferences address issues related to landuse, building, engineering, fire and utilities. Please list specific questions or issues unique to your project that you would like to discuss at the conference.

1.) Because this project is a learning activity for students at La Center High School and because it is to be a facility that educates students, community members, and visitors to La Center (at no cost to the visitors), We respectfully ask for the city of La Center to waive or reduce some or all of the permit expenses, and hereby ask for assistance in doing so.

2.) How will we be contacted for our Conference?

3.) How many project representatives may attend the Conference?

Office Use Only

File # _____

Planner _____

Received By _____

Fees: \$ _____

Date Received: _____

Date Paid: _____

Procedure: Type I
 Type II
 Type III
 Type IV

Receipt # _____

Notes _____

Pre-Application Conference Application



City of La Center, Planning Services
305 NW Pacific Highway
La Center, WA 98629
www.ci.lacenter.wa.us
Ph. 360.263.7665 Fax: 360.263.7666
www.ci.lacenter.wa.us

Electronic Requirements

- Provide all materials on a CD or Flash Drive with all application materials as a PDF and a word version of the narrative.

Written Requirements

- Master Permit Application:** Provide one copy of the Master Land Use Application with original signatures.
- Checklist:** Provide one copy of this completed checklist.
- Written Narrative:** Provide a detailed description of the proposed project including but not limited to the changes to the site, structures, landscaping, lighting, parking and use. In addition, please also address utility, frontage and transportation needs.

Plans and Graphics Requirements Provide Five (5) Copies of Scaled Plans (1' = 200 Feet & 8.5x11) the Following:

- Dimensions & North Arrow
- Site Boundary
- Proposed Name of Project
- Vicinity Map
- Configuration & Dimension of all Proposed Lots & Tracts, Including Proposed Park/Open Space, Drainage Tracts or Easements, Topography, Grades Including the Maximum & Minimum Density Calculations
- Location of Existing and Proposed Buildings & Structures
- Proposed Uses of all Buildings
- Height and Conceptual Appearance of Building Facades for all Building Structures
- Location of Walls and Fences, Height and Construction Material
- General Location & Configuration of Proposed Landscaping
- Existing and Proposed Exterior Lighting
- Location and Layout of Off-Street Parking and Loading Facilities
- Name, Location & Width of Existing & Proposed On-Site Streets and Roadway Easements
- Location & Width of Existing & Proposed On-Site Pedestrian & Bicycle Facilities
- Location of Existing & Proposed Public & Private Utilities
- Location, Types & Boundaries of Critical Areas, Buffers, Slopes & Archaeologically Significant Features

June 17, 2022

La Center School District
725 NE Highland Rd
La Center, WA 98629



Attn: Rebecca Morris

Subject: Geotechnical Services - Slope Assessment

La Center High School - GreenShed Project
725 NE Highland Rd
La Center, WA 98629
City of La Center Parcel # 62965252
True North Project # 22-0110-1

Dear Ms. Morris:

In accordance with your request, we are providing you with this report summarizing our geotechnical services for the proposed GreenShed Project to be located on the grounds of La Center High School in La Center, Washington (site). The purpose of our evaluation is to provide an opinion of the general slope conditions, regarding the mapped potentially steep slopes in proximity to the proposed residence. The conclusions and recommendations presented in this report are based on our site visit, and review of available geologic maps, well logs, and topographic mapping.

PROJECT UNDERSTANDING

The subject 3-acre property is located about 6 miles southeast of Yacolt, WA, at the southern end of the La Center High School Property, on the slopes south of the athletic fields. The proposed GreenShed project will consist of a 12-foot by 24-foot garden shed storage building, located on a gravel pad extending 5 to 10 feet in each direction surrounding the structure. The proposed building will be located in a currently undeveloped grassy area, as shown in Figure 1 – Site Plan.

SITE RECONNAISSANCE AND TOPOGRAPHY REVIEW

Based on a review of Clark County MapsOnline, slopes across portions of the site are mapped as exceeding a 15 percent slope gradient, and some areas are identified as "Areas of Potential Instability". Therefore, the City of La Center requires additional review prior to development. On March 11, 2022, we visited the site to observe existing surficial slope conditions and the potential presence of slope instability.

As mentioned previously, the site is located south of the existing La Center High School athletic fields, where man-made slopes descend down from the level field area to a parking area located

on the north site of E 4th St. The slopes in the vicinity of the proposed GreenShed project have recently been re-graded to include two tiered Ultrablock retaining walls, an approximately 4-foot lower wall and an approximately 6.5-foot upper wall, with an approximately 25 feet level bench between the walls. The GreenShed will be located at the easternmost end of this benched area, set about 8 feet back from the face of the lower wall.

During our site reconnaissance, we found the mapped topography on the Clark County MapsOnline website to be inaccurate, not reflecting the changes to the site grading resulting from the installation of the two Ultrablock retaining walls. As a result, the mapped slope and landslide hazards may be inaccurate.

A review of surveyed topographic information provided by McKay Sposito, dated April 5, 2021, indicates that the ground surface at the level terrace between the two Ultrablock walls where the proposed structure will be located is at about 173.5 feet above mean sea level (AMSL). The ground surface below the lower wall is approximately 3.5 feet lower, and is level for approximately 10 feet before sloping further down to the parking lot area to the south at an approximately 30 percent gradient.

We conducted a visual and physical reconnaissance of the slopes at the site. The observed slopes showed no obvious evidence of instability, and were free of localized slumps, bulges, wall rotation or other physical evidence within the vicinity of the proposed residence and driveway. No seeps or springs were evident along the observed slopes at the time of our visit. Photographs of the site are included in Figure 2.

We reviewed the Washington Natural Hazards Map on the Geologic Information Portal. Published geologic mapping of the site did not indicate the presence of pre-historic, historic or active landslides at the site or along the surrounding slopes. Additionally, we evaluated the most currently available lidar overlay from the Washington Geologic Information Portal, and features of ongoing or historic landslides and instability are not evident in the lidar imagery.

CONCLUSIONS AND RECOMMENDATIONS

Based on field observations, natural slopes in proximity to the development area (within 100 ft) do not meet the criteria for a "steep slope hazard area" as defined by Clark County per CCC 40.430.010(C)(1), because natural slopes are less than 40 percent. Additionally, the slopes on site are man-made and include engineered gravity retaining walls. Therefore, no Geologic Hazard Areas are present within the vicinity of the proposed developments on site. Based on our observations and review of available information, in our opinion, development at the site as planned is feasible and will not create a risk of increased instability to slopes or walls on site.

We offer the following additional general recommendations for foundations, site drainage, erosion control and wet weather construction to be considered in design and construction of the structure.

Foundations

We recommend that all footings be embedded through any fill and founded in native soil, or newly placed structural fill extending down to the native soils. For either native soils or properly placed structural fill, the anticipated foundation subgrade conditions for the proposed residence are expected to be suitable for support of the presumptive code-specified allowable bearing capacity of **1,500 pounds per square foot** we anticipate will be used in the structural design of the structure.

Drainage

A stormwater plan was not available for review at the time of the preparation of this report, and may not be necessary given the size of the proposed project. In general, all surface drainage should be directed away from any natural slopes steeper than approximately 25 percent, and should be directed in unconcentrated flows or dispersion along the gentler slopes on site.

Water should not be allowed to "pond" or collect anywhere on the site. The ground surface around structures should be sloped to drain away from building foundations for a distance of at least 5 feet. Surface water should be directed away from all buildings into drainage swales or other approved drainage areas. "Trapped" planting areas should not be created next to any buildings without providing means for drainage.

Soil Erosion

Site-specific erosion control measures should be implemented to address the maintenance of slopes or exposed areas. This may include silt fence, bio-filter bags, straw wattles, or other suitable methods. During construction, all exposed areas should be well compacted and protected from erosion. Temporary slopes or exposed areas may be covered with straw, crushed aggregate, or riprap in localized areas to minimize erosion.

Wet Weather Construction

Due to the presence of fine-grained silt in the near-surface materials at the site, construction equipment may have difficulty operating on the near-surface soils when the moisture content of the surface soil is more than a few percentage points above the optimum moisture required for compaction. Soils that have been disturbed during site preparation activities, or unsuitable areas identified during proofrolling or probing, should be removed and replaced with compacted structural fill.

Site earthwork and subgrade preparation should not be completed during freezing conditions.

LIMITATIONS

We have prepared this report for use by the owner/developer and other members of the design and construction team for the proposed La Center High School GreenShed project. The opinions and recommendations contained within this report are not intended to be construed as a warranty of subsurface conditions, but are forwarded to assist in the planning and design process.

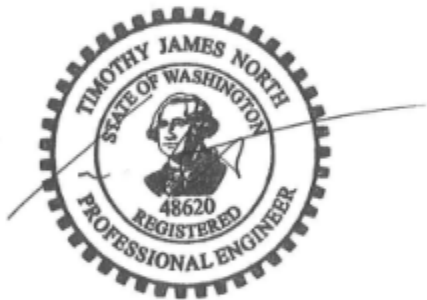
The conclusions and recommendations contained in this report are based on our understanding of the currently proposed project and potential future development, as derived from written and verbal information supplied to us by you. When the design has been finalized, we recommend that we review the design and specifications to see that our recommendations have been interpreted and implemented as intended. If design changes are made, we request that we be retained to review our conclusions and recommendations and to provide a written modification or verification.

Within the limitations of scope, schedule, and budget, our services have been executed in accordance with the generally accepted practices in this area at the time this report was prepared. No warranty or other conditions, express or implied, should be understood.

CLOSING

We appreciate the opportunity to be of service to you. If you have any questions, or if we can be of further assistance to you, please contact us at (360) 984-6584.

Respectfully Submitted,



Timothy J. North, P.E.
Geotechnical Engineer

Attachment: Figure 1 – Site Plan
Figures 2A & 2B – Site Photographs (2 sheets)



Note: Green shading indicates mapped slope gradients in excess of 15 percent.
 Orange shading indicates mapped "area of potential instability".

Source: Aerial & Topo – Clark County MapsOnline, accessed March 22, 2022.

<p>TRUE NORTH ◀ GEOTECHNICAL ▶</p>	<p>La Center High School GreenShed Project La Center, WA</p>	<p>Project # 22-0110-1</p>
<p>202 E Evergreen Blvd Suite B Vancouver, WA 98660 360-984-6584</p>	<p>June 2022</p>	<p>Figure 1 – Site Plan</p>



Photo 1. Project site – looking west across GreenShed site



Photo 2. Project site – looking south downslope across GreenShed site.

<p>TRUE NORTH ◀ GEOTECHNICAL ▶</p>	<p>La Center High School GreenShed Project La Center, WA</p>	<p>Project # 22-0110-1</p>
<p>202 E Evergreen Blvd, Suite B Vancouver, WA 98660 360-984-6584</p>	<p>June 2022</p>	<p>Figure 2A (Sheet 1 of 2) – Site Photographs</p>



Photo 3. Project site – looking west upslope across proposed site.



Photo 4. Project site – looking northwest at face of terraced Ultrablock Walls.

<p>TRUE NORTH ◀ GEOTECHNICAL ▶</p>	<p>La Center High School GreenShed Project La Center, WA</p>	<p>Project # 22-0110-1</p>
<p>202 E Evergreen Blvd, Suite B Vancouver, WA 98660 360-984-6584</p>	<p>June 2022</p>	<p>Figure 2B (Sheet 2 of 2) – Site Photographs</p>

The La Center GreenShed: An Addition to the La Center Garden

The applicant proposes to construct a 12 ft. x 24 ft. garden shed. The shed is to serve utilitarian storage purposes, as well as be an exterior site for teaching students in La Center schools, community members, and visitors about environmental sustainability. Site alterations include removing 3-4 inches of sod to create a level foundation upon which compacted gravel will be used. A 12 ft. x 24 ft. shed will be placed on a gravel pad.

The location of the proposed shed is at the La Center High School which is zoned as Urban Public District (UP). Utility sheds are not specifically mentioned as a permitted use in municipal code, but qualify as similar uses to those uses permitted under LCM18.170.020 since the facility is used for school purposes.

According to Clark County Maps Online, the site likely contains critical areas (geologic hazards) in the form of Landslide hazards (area of potential instability) and steep slopes (greater than 15%). The applicant will be required to submit a letter from a geotechnical engineer¹ stating that the mapped hazards are not present on the site based on field conditions or, if one or more of the hazards are present, a geotechnical report in compliance with 18.300.090(4) is required and Type II critical areas permit review is required. If only seismic hazards are present, documentation of compliance with the 2018 International Building Code is required.

The proposed development will require review and approval of a Type I Site Plan² Review application as required by LCMC 18.215.040 for construction of 4,000 square feet of floor area or less.

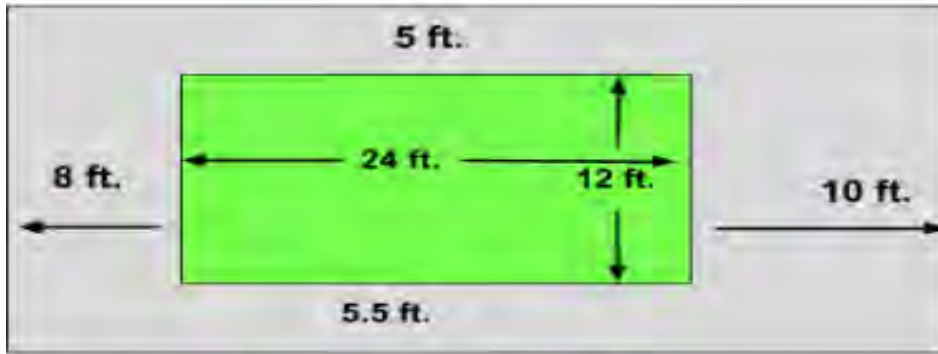
Although the project may require review under a Type II process, the City will review the application consistent with the Type I timeline within 21 days instead of the 56-day period normally required for a Type II application provided the applicant submits a complete application.

Changes to the site

The change we propose is the removal of three-four inches of sod to create a level foundation area upon which to construct the shed. Compacted gravel will then be used as a foundation under and around the 12 ft. x 24 ft. shed. The gravel foundation will measure 22.5 feet North to South by 42 feet East to West.

¹GeoTech Report, completed by Tim North of TrueNorth GeoTechnical is included within our Site Plan and Building Permit Portfolio.

² This narrative description serves as the one piece of our Site Plan and Building Permit Portfolio- refer to the table of contents for specific components.



Gray: Gravel pad extended around GreenShed
 Green: Actual GreenShed building

Changes to Structures

We are seeking to obtain a building permit to construct the 12 ft. x 24 ft. shed on a 22.5 ft. x 42 ft. leveled gravel pad.

Changes to Landscaping

Our initial plan for the proposed GreenShed includes laying a gravel pad (see above) upon which we shall construct the shed. We also intend to install an infiltration trench to mitigate our water runoff.³

Changes to Lighting

The current lighting in the adjacent parking lot along the southern end of the La Center Garden and that within the La Center High School Track, Field, and Stadium to the north will suffice. We will work with Clark PUD to install solar panels with their contracted solar construction company who will process all necessary permits for that later-intended addition to our GreenShed.

Changes to Parking

The City of La Center parking lot, along the southern border of La Center High School Campus and directly below the La Center Garden, may serve as adequate parking for the La Center Garden and our proposed GreenShed.

Use

The intended use of the GreenShed is to provide storage for our La Center Garden and outdoor classroom while modeling sustainable land use, waste reduction, watershed awareness, and clean energy production to La Center students in our schools, residents, and visitors to our town. This will be a benefit to students in the La Center Schools and our community.

Utility

Our initial plan is to simply construct a 12 ft. x 24 ft. storage shed with no connection to public or private utilities.

³Drainage information can be found within the *Infiltration Trench* portion of our portfolio.

Frontage

The proposed GreenShed is to be situated within the northeastern area of the La Center Garden. This is to the north of the parking lot used during the day by La Center High School, but owned by the City of La Center. That parking lot, along with the La Center Garden and proposed GreenShed to the north, is across 4th Street from Holley Park. 4th Street is the main road running east to west through the incorporated city of La Center. It is along 4th Street, into the parking lot, and through access gates that visitors will access the La Center Garden and the proposed GreenShed within it. Students from the High School will typically access the LC Garden and GreenShed through the gate in the northwest area of the La Center Garden. That gate opens into the La Center Garden from the La Center High School Track, Field, and Stadium. As per the recommendation of the Clark Cowlitz Fire and Rescue Deputy and the CCFR Inspector, an additional service gate⁴ will be installed along the southern fence line to more rapidly allow first responders to access the area upon which the GreenShed is to be constructed.

GeoTech

The GeoTech report was completed by True North Geotechnical Services for submission with this application.⁵

Drainage - Erosion control

The proposed 12 ft. x 24 ft. La Center GreenShed is to be constructed upon a gravel foundation, allowing for filtration of rainwater. Additionally, the shed is to be built on a sloped hill. We intend to collect rainwater in the rain barrels with the overflow routed to an infiltration trench via conveyance pipes with a sump. The sump will separate the conveyance pipe from the infiltration trench which will also filter out large debris. The filtered water will then be run through the infiltration trench. The rain barrels will be located on the northeast and southeast corners of the GreenShed and will be connected to the conveyance pipe.⁶ During the process of developing the La Center Garden in 2016, the contractor installed large retaining walls. These retaining walls⁷ were specifically designed to provide stability to each level of the LC Garden, as well as to mitigate erosion and stormwater runoff within the LC Garden. The lower parking lot, located to the south of the La Center Garden and the proposed building site for the GreenShed, is paved with permeable pavers that allow for runoff to filter into the ground around and beneath them. Additionally, the parking lot, sloped toward 4th St., is equipped with a drainage system that routes the water into the City of La Center's stormwater system that flows into the creek south of Holley Park.

⁴The new gate to provide access to first responders from the lower parking lot along the southern fence line is noted on the *Name and Location & Width of Existing & Proposed On-Site Streets & Roadway Easements* section of our portfolio.

⁵GeoTech Report- submitted by True North GeoTechnical -refer to the table of contents to access in our portfolio.

⁶Drainage and erosion mitigation is explained more within the *Infiltration Trench* portion of our portfolio.

⁷Retaining wall Schematics and further information can be found within the *Drainage System* portion of our portfolio.

Transportation

The typical mode of transportation to the proposed GreenShed and around the La Center Garden will be foot walking. The ADA trail that runs the length of the garden from north to south, accommodates wheelchair users. The trail may be accessed from the north through a delivery gate or from the south through either a service or delivery gate. As the slope in the LC Garden is less than 5% from the ADA trail east toward the GreenShed, it will be accessible as well.

Periodically, supplies and equipment will be delivered to the GreenShed using the southern delivery gate and driveway from the lower parking lot or by using the service gate near the La Center High School Track, Field, and Stadium in the northwest portion of the La Center Garden. When transporting materials to or exporting materials and supplies from the GreenShed, we will use the school district's Gator, golf cart, or a small truck. The north and south access points were designed and permitted in 2016, for periodic vehicular use along a centrally located access road.

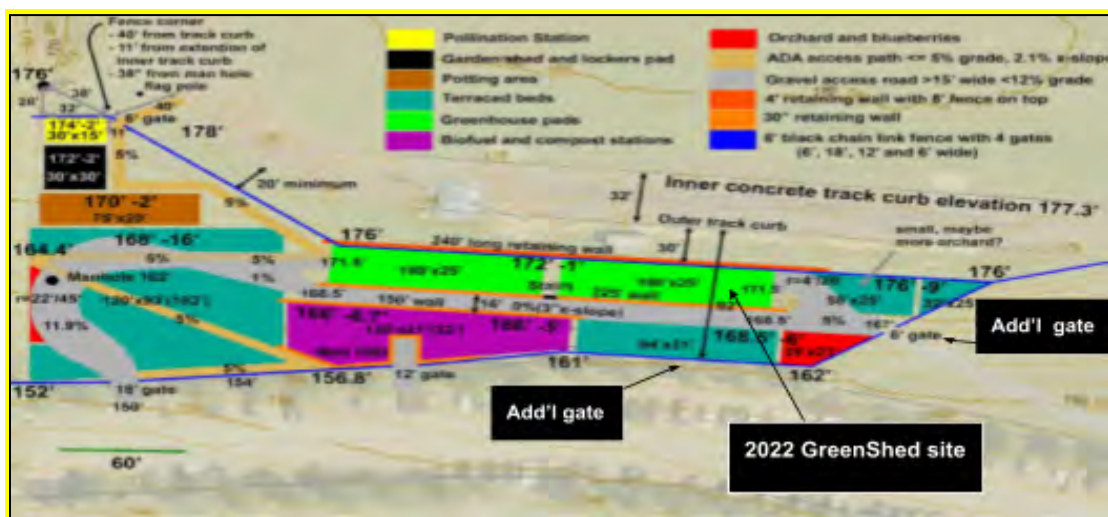
Proposed Easements

We are not proposing any easements.

Additional information

The diagram inserted below is a copy of the one made for the 2016 construction of the La Center Garden. Two access points are intended to be added during the construction of our proposed La Center GreenShed. There will be one along the eastern fence line to allow for an ADA pathway to connect directly from the current walkway from the lower parking lot to the HS Campus. The other access point will be in the eastern portion of the southern fence line to allow direct access from first responders parked in the lower parking lot to the GreenShed. [Please note the change to the location of the GreenShed, previously noted as the "Garden shed and locker pad".

⁸ ADA Pathway information and location specifics are explained within the *Location & Width of Existing & Proposed On-Site Pedestrian & Bicycle Facilities*



2016 La Center Garden Design with 2022 GreenShed and two additional gates note

PROPERTY INFORMATION CENTER

Account Summary

Property Identification Number: 62965252 [MapsOnline](#) [Fact Sheet](#)

Property Type: Real

Property Status: Active

Site Address: [\(Situs Addresses\)](#)

Abbreviated Description: #68 SEC 2 T4N R1EWM 9.82A

Tax Status: TOTAL EXEMPTION

Info for Senior/Disabled Property Tax Exemption

Property Owner	Owner Mailing Address	Property Site Address
LACENTER SCHOOL DIST # 101	BOX 168 LACENTER WA , 98629 US	Google Maps Street View
Administrative Data Info...	Land Data	Assessment Data Info...
Zoning Designation - Codes	Clark County Road Atlas Page 44	2021 Values for 2022 Taxes
Urban Public Facilities (UP)	Approximate Area Info... 427,759 sq. ft.	Market Value as of January 1, 2021
Zoning Overlay(s) none	9.82 acres	Land Value \$855,500.00
Comprehensive Plan PF	Subdivision no data	Building Value \$1,239,800.00
Comp. Plan Overlay(s) none	Survey 030076	Total Property \$2,095,300.00
Census Tract 402.01	DOR Land Use Code 68	Taxable Value Info...
Jurisdiction La Center	Info...	Total \$0.00
Fire District Clark-Cowlitz Fire Rescue	Sales History	2020 Values for 2021 Taxes
Park District n/a	Sale Date 11/10/2003	Market Value as of January 1, 2020
School District La Center	Document Type D-CORR	Land Value \$855,500.00
Elementary La Center	Excise Number 533459	Building Value \$1,239,800.00
Middle School La Center	Document Number 3768178	Total Property \$2,095,300.00
High School La Center	Sale Amount \$0.00	Taxable Value Info...
Sewer District La Center		Total \$0.00
Sewer Board District La Center		General
Water District Clark Public Utilities		Re-valuation Cycle 3
Neighborhood n/a		Assessor Neighborhood 9950
Section-Township-Range NW 1/4,S02,T4N,R1E PDF		Notice of Value N/A
Urban Growth Area La Center		<small>Property assessment value is valid as of the date printed on the linked notice of value. The notice of value will not reflect any updates to property value that occurred after the notice mail date. Please contact the Assessor's office if you have a question about your assessed value.</small>
C-Tran Benefit Area Yes		
School Impact Fee La Center		
Transportation Impact Fee La Center		
Transportation Analysis Zone 658		
Waste Collection Waste		
Service Provider Connections		
Garbage Collection Day Tuesday		
Last Street Sweeping n/a		
CPU Lighting Utility District 0		
Burning Allowed No		
Increased Wildfire Danger Area No		
Public Health Food Inspector District District 1		
Public Health Food Plan Review Area District District A		
Public Health WRAP Inspector District District 2		
Councilor District 5		
Drainage District none		

If you have questions concerning the data on this page, please contact the Clark County Assessor's Office. Main Phone: (564) 397-2391, Email: assessor@clark.wa.gov



Property Fact Sheet for Account 62965252

March 25, 2022

General Information

Property Account	62965252
Site Address	
Owner	LACENTER SCHOOL DIST #101
Mail Address	BOX 168 LACENTER WA , 98629 US
Land Use	PUBLIC - SECONDARY SCHOOLS (JR HIGH AND HIGH SCHOOL)
Property Status	Active
Tax Status	TOTAL EXEMPTION
1st Line Legal	#68 SEC 2 T4N R1EWM 9.82A
Area (approx.)	427,759 sq. ft. / 9.82 acres

Assessment (2021 Values for 2022 Taxes)

Land Value	\$855,500.00
Building Value	\$1,239,800.00
Total Property Value	\$2,095,300.00
Total Taxable Value	\$0.00

Most Recent Sale

Sale Date	11/10/2003
Document Type	D-CORR
Sale Number	3768178
Sale Amount	\$0.00

Administrative

Zoning Designation	Urban Public Facilities (UP)
Zoning Overlay(s)	none
Comprehensive Plan	Public Facility
Comp. Plan Overlay(s)	none
Census Tract	402.01
Jurisdiction	La Center
Fire District	Clark-Cowlitz Fire Rescue
Park District	n/a
School District	La Center
Elementary	La Center
Middle School	La Center
High School	La Center
Sewer District	La Center
Water District	Clark Public Utilities
Neighborhood	n/a
Section-Township-Range	NW 1/4,S02,T4N,R1E
Urban Growth Area	La Center
C-Tran Benefit Area	Yes
School Impact Fee	La Center
Transportation Impact Fee	La Center
Transportation Analysis Zone	658
Waste Connections	
Garbage Collection Day	Tuesday
Last Street Sweeping	n/a
CPU Lighting Utility District	0
Burning Allowed	No
Increased Wildfire Danger Area	No
Public Health Food Inspector District	District 1
Public Health Food Plan Review Area	District A
Public Health WRAP Inspector District	District 2
Public Health WRAP Inspector District	District 2
Councilor District	5



Wetlands and Soil Types

Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / GeB Non-Hydric / HoA Non-Hydric / HoB Non-Hydric / HoC
Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0206D
Watershed	East Fork Lewis River
Sub Watershed	Breeze Creek East Fork Lewis (r.m. 03.19)

Geological Hazards

Slope Stability	
Geological Hazard	Areas of Potential Instability Slopes > 15%
NEHRP Class	C
Liquefaction	Very Low

Development Moratorium

none

Cultural Resources

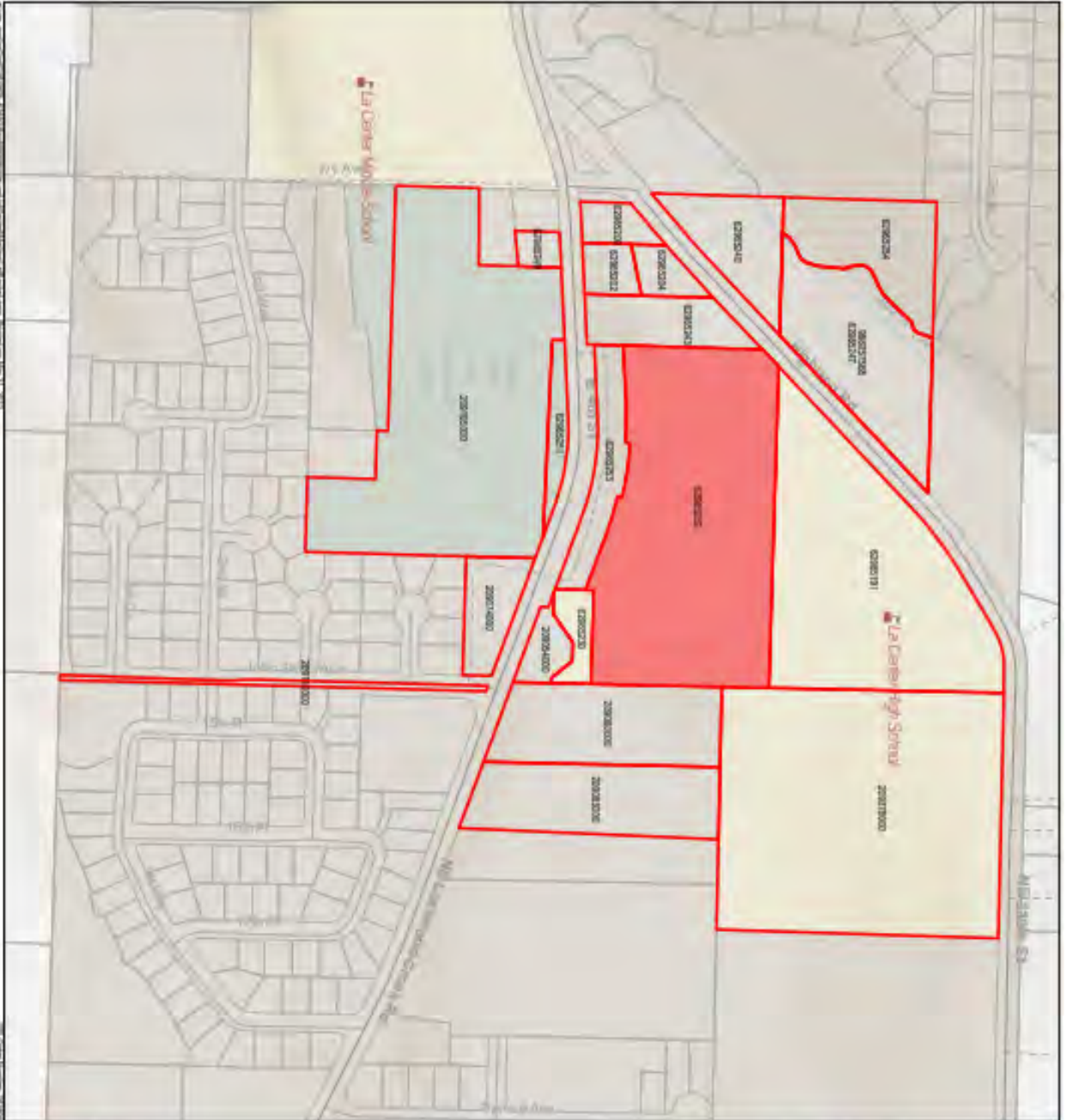
Archaeological Probability	Moderate-High High
Archaeological Site Buffer	Yes
Historic Site	No Mapping Indicators

Habitat and Species Impacts:

Adjacent to Habitat Area:	Biodiversity Areas And Corridor
---------------------------	---------------------------------

Clark County does not warrant the accuracy, reliability or timeliness of any information in this report, and shall not be held liable for claims caused by using this information.

<https://gis.clark.wa.gov/gishome/Property/?pid=findSN&account=%2062965252#>

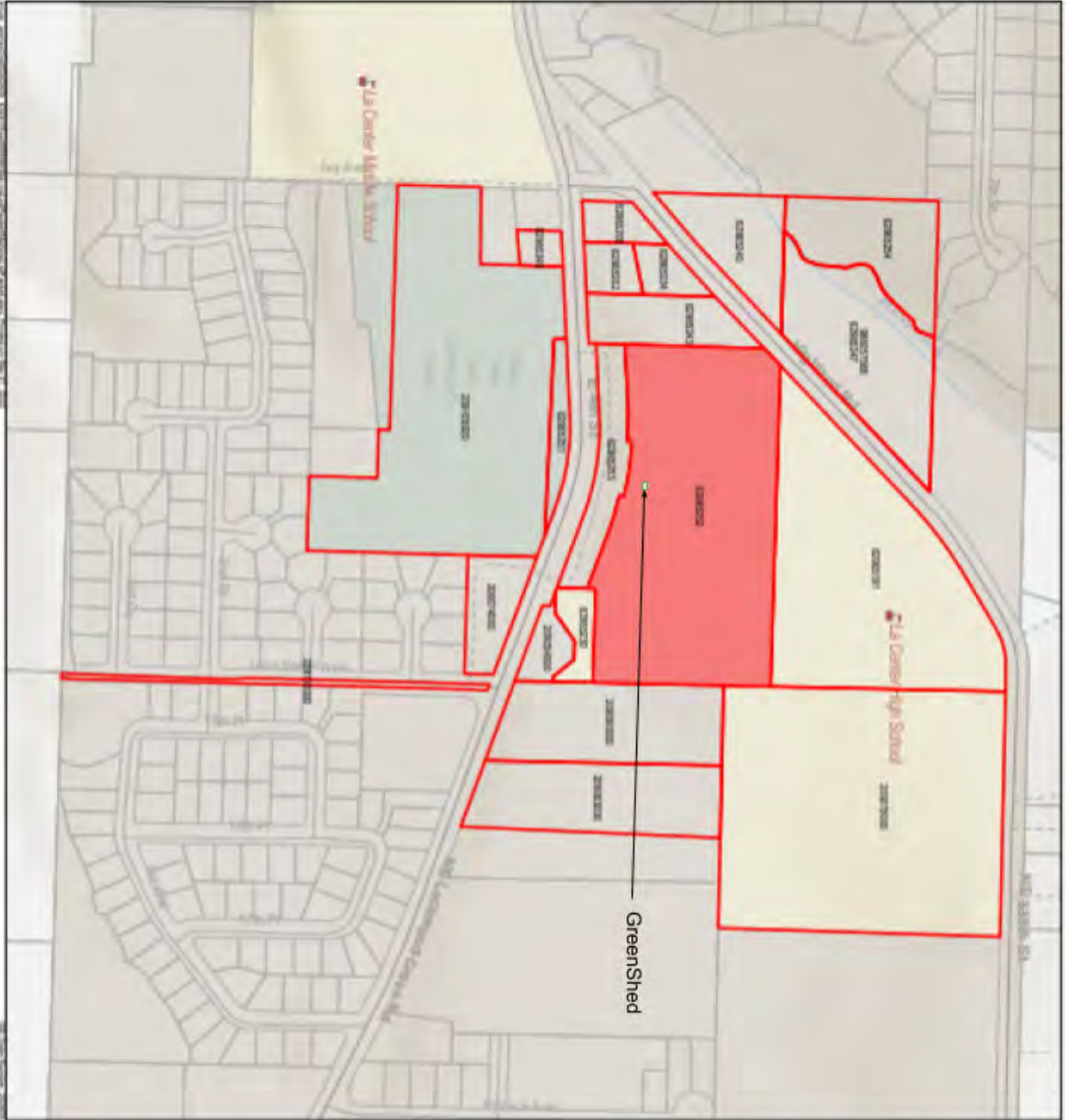


**PID(s): 62965252,
300-Foot Buffer**

- KEY**
- Subject Property
 - Buffer Selection
 - Parcels



NOTE: Information shown on this map was a computer file. It may not be a complete and accurate representation of the actual property. Clark County is not responsible for any inaccuracies that may be present.





NOTE: Information shown on this map was collected from public records and is not a warranty of accuracy or responsibility for any transactions that may be entered into.

**PID(s): 62965252,
300-Foot Buffer**



KEY

- Subject Property
- Buffer Selection
- Parcels
- Location of GreenShed



Owner Name	Mailing Address
CITY OF LACENTER	214 E 4TH ST, LA CENTER, WA, 98629
CITY OF LACENTER	214 E 4TH ST, LACENTER, WA, 98629
CJ DENS PROPERTY MANAGEMENT CO	PO BOX 2239, KALAMA, WA, 98625
CLAPP BEN HARRISON II & CLAPP BONNIE ELLEN ANNE	625 HIGHLAND RD, LA CENTER, WA, 98629
COLF FARMS LLC	6816 NE ETNA RD, WOODLAND, WA, 98674
GENTEEL INVESTMENTS LLC	PO BOX 1434, VANCOUVER, WA, 98668
GRAHAM JULIE & GRAHAM COREY	923 E 4TH ST, LACENTER, WA, 98629
HAASL PROPERTIES LLC	4505 NE 379TH STREET, LA CENTER, WA, 98629
LACENTER SCHOOL DIST #101	BOX 168, LACENTER, WA, 98629
LACENTER SCHOOL DIST #101	PO BOX 168, LACENTER, WA, 98629
LACENTER SCHOOL DIST #101	PO BOX 168, LACENTER, WA, 98629
LONDON CRAIG & LONDON DONNA	921 E 4TH ST, LACENTER, WA, 98629
LONDON GLORIA	919 E 4TH ST, LACENTER, WA, 98629
MORRIS ROGER W TRUSTEE	670 HIGHLAND RD, LA CENTER, WA, 98629
SKINNER JAMES & SKINNER DEBRA	PO BOX 315, LA CENTER, WA, 98629
SKINNER JAMES & SKINNER DEBRA	PO BOX 315, LACENTER, WA, 98629
SNIDER CONSTANCE A	1506 NE LOCKWOOD CREEK RD, LACENTER, WA, 98629

This document was created by the Clark County,
Washington Geographic Information System

Number of Records 17

Number of Pages 1

Date Created 3/31/2022

Employee *Bob Pool*

Employee Name Bob Pool

PID	Situs Address			
986057568			WA	0
62965202	923 E 4TH ST	LA CENTER	WA	98629
62965204	921 E 4TH ST	LA CENTER	WA	98629
209110000			WA	0
62965247	799 HIGHLAND RD	LA CENTER	WA	98629
62965254			WA	0
62965240	625 HIGHLAND RD	LA CENTER	WA	98629
62965200	919 E 4TH ST	LA CENTER	WA	98629
62965251			WA	0
62965249	940 E 4TH ST	LA CENTER	WA	98629
209054000	1415 E 4TH ST	LA CENTER	WA	98629
209090000	1506 NE LOCKWOOD CREEK RD	LA CENTER	WA	98629
209078000			WA	0
62965253	1001 E 4TH ST	LA CENTER	WA	98629
62965252			WA	0
62965191	725 HIGHLAND RD	LA CENTER	WA	98629
62965243	670 HIGHLAND RD	LA CENTER	WA	98629
209105000	1000 E 4TH ST	LA CENTER	WA	98629
209083000	1518 NE LOCKWOOD CREEK RD	LA CENTER	WA	98629
62965230			WA	0
209074000	1411 NE LOCKWOOD CREEK RD	LA CENTER	WA	98629

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Washington Geographic Information System

Number of Records 21

Number of Pages 1

Date Created 3/31/2022

Employee *Bob Pool*

Employee Name Bob Pool

Thu, Mar 31, 7:49
AM

TheMapStore@clark.wa.gov

to me

Dear La Center School District La Center High School,

Your online order from Clark County GIS has been fulfilled. Please click on the link(s) below to access the product(s). These links will be valid for 14 days.

- http://gis.clark.wa.gov/ordersOutput/xxOrdID282905_56388/MAP_MAILINGLIST.PDF
- http://gis.clark.wa.gov/ordersOutput/xxOrdID282905_56388/SITUS_ADDRESSLABELS_AVERY5160.PDF
- http://gis.clark.wa.gov/ordersOutput/xxOrdID282905_56388/SITUS_ADDRESSLABELS_AVERY5161.PDF
- http://gis.clark.wa.gov/ordersOutput/xxOrdID282905_56388/SITUS_CERTIFIEDLIST.PDF
- http://gis.clark.wa.gov/ordersOutput/xxOrdID282905_56388/OWNER_ADDRESSLABELS_AVERY5160.PDF
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- http://gis.clark.wa.gov/ordersOutput/xxOrdID282905_56388/OWNER_CERTIFIEDLIST.PDF
- http://gis.clark.wa.gov/ordersOutput/xxOrdID282905_56388/REPORT_OWNERSITUSADDRESSES.CSV

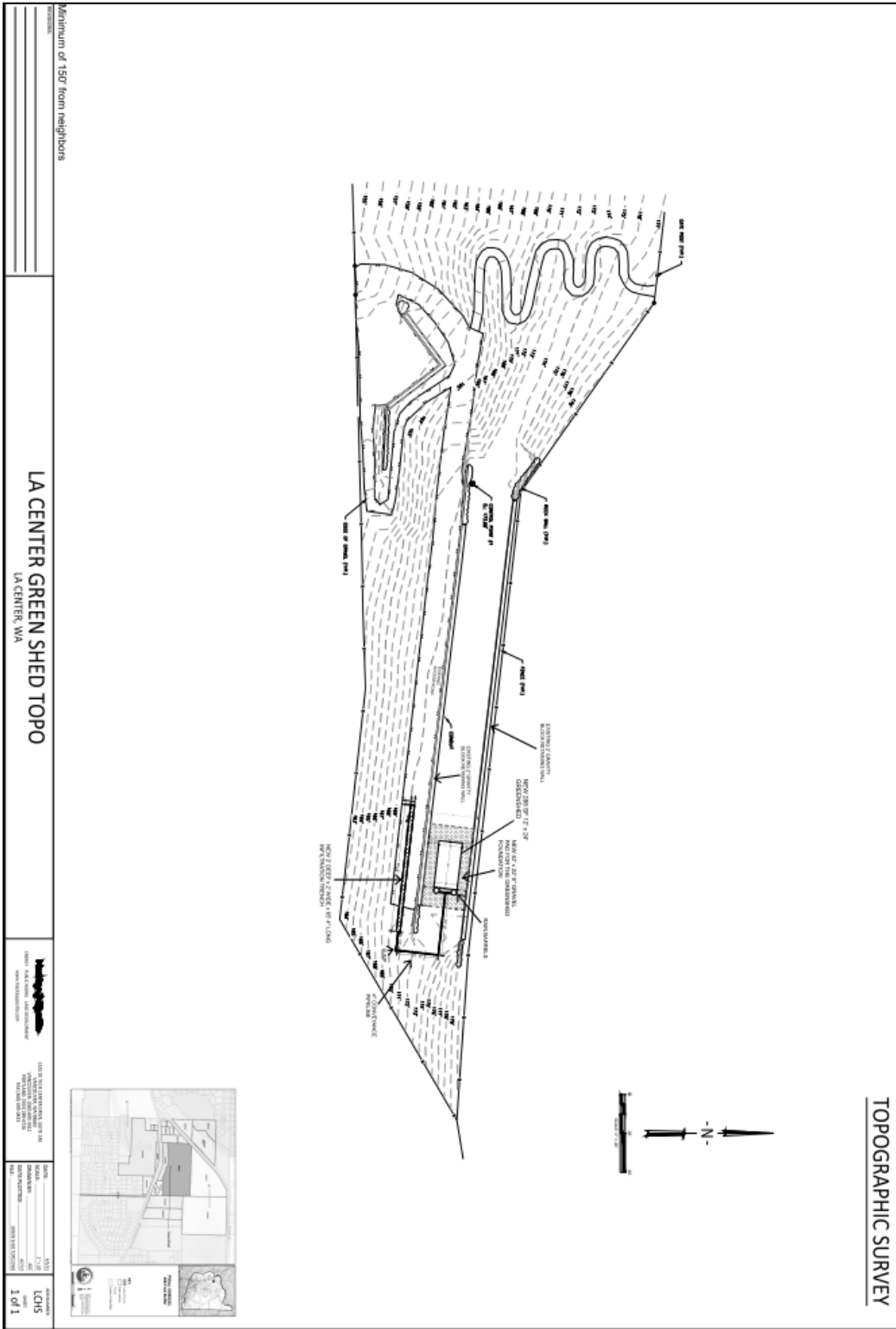
If you purchased this product, you will receive a separate email from support@pointandpay.com that will contain a receipt for your credit card payment.

For questions about your order or for technical support, please contact the GIS Map Store at (360) 397-2002 extension 4652 or themapstore@clark.wa.gov.

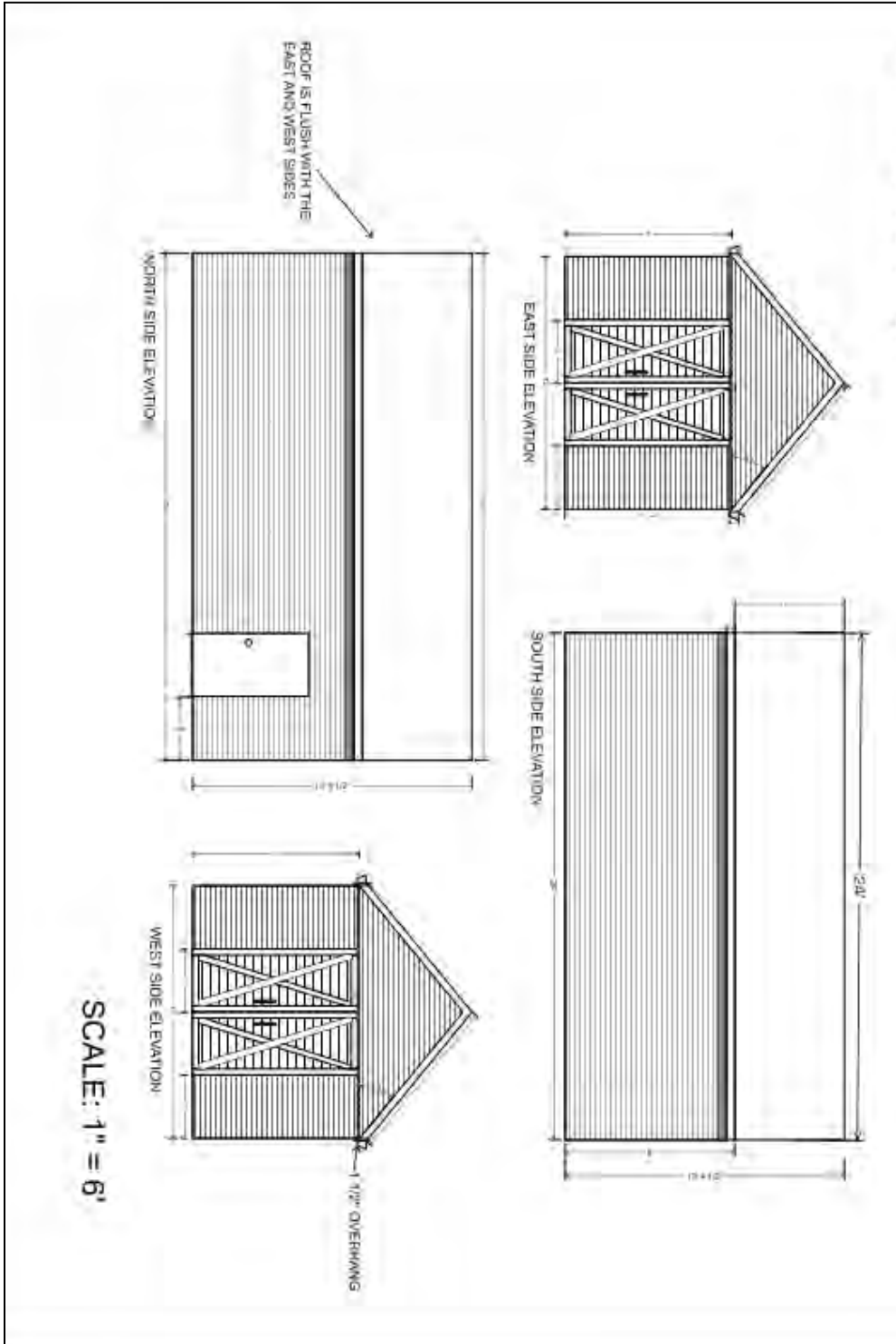
Best Regards,

Clark County GIS

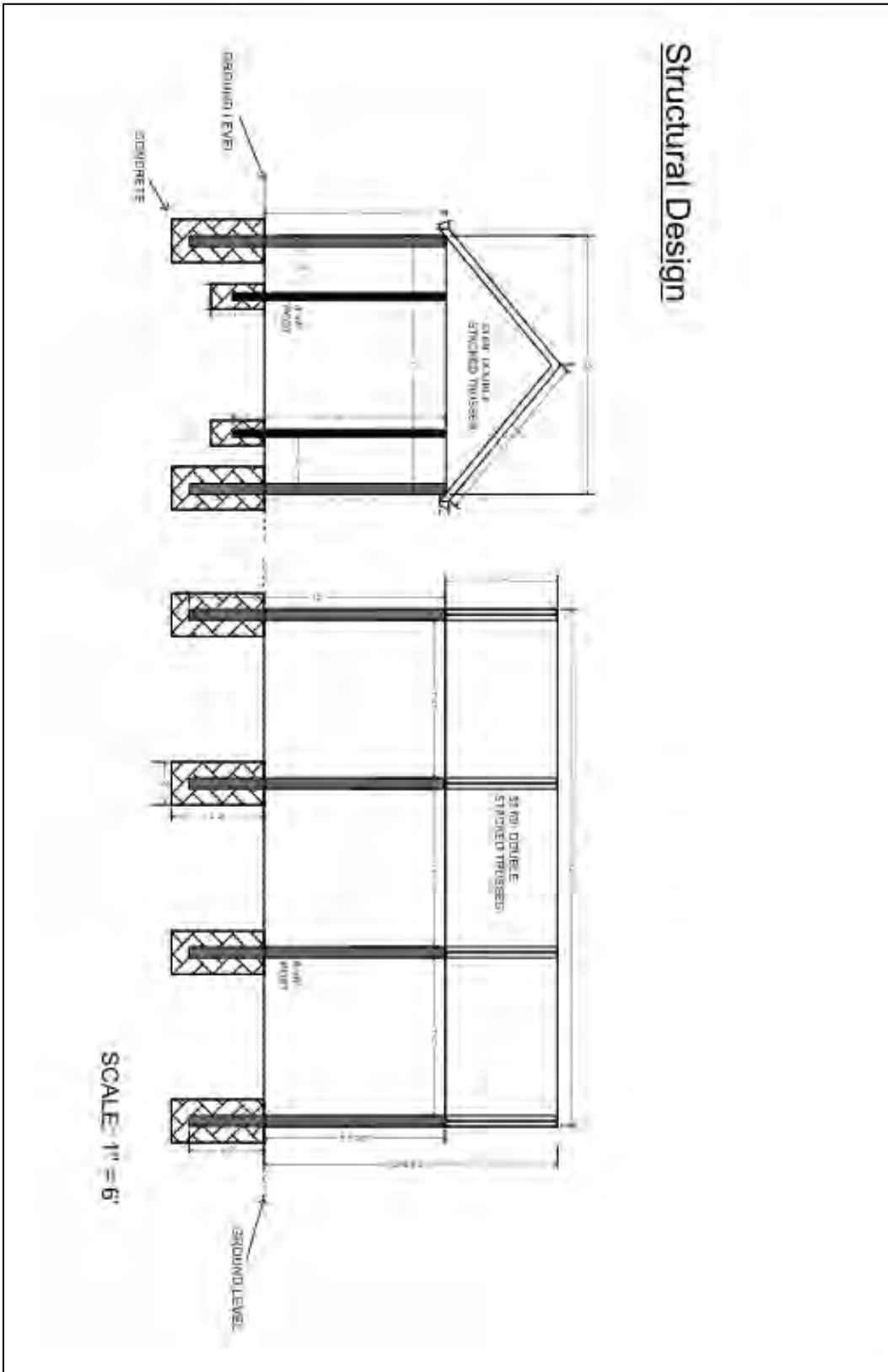
Infiltration Trench



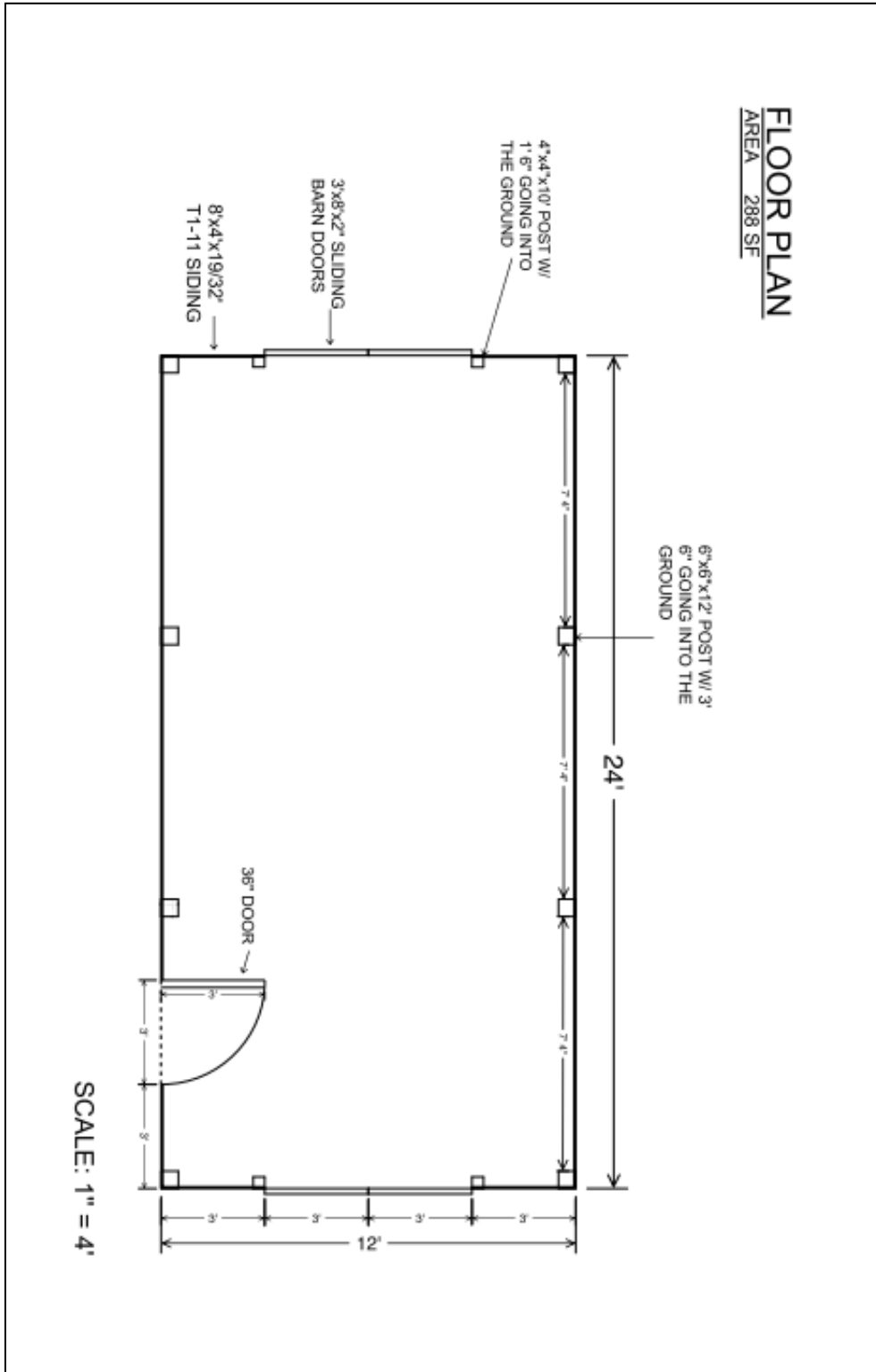
GreenShed Design



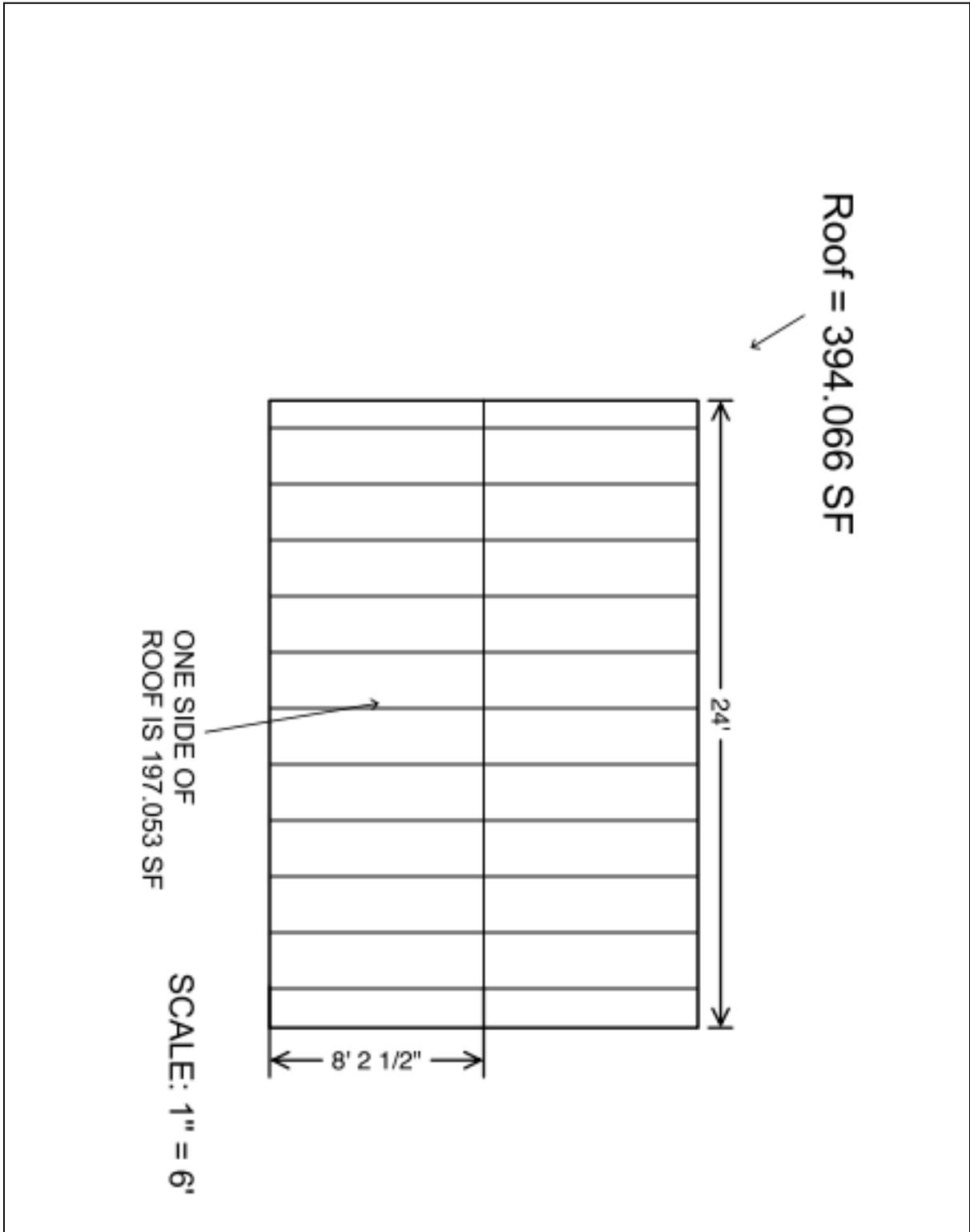
Structural Design



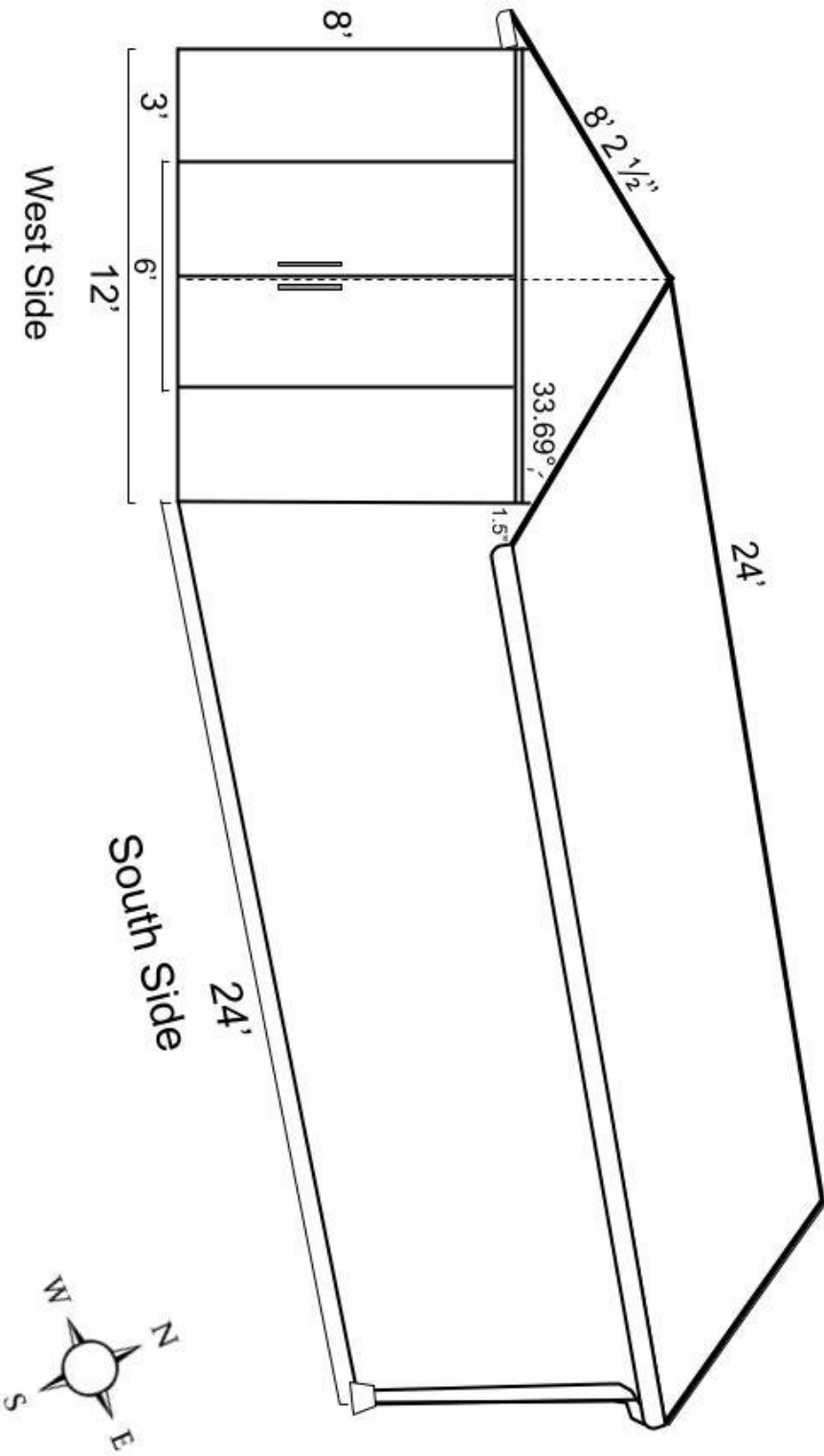
Floor Plan



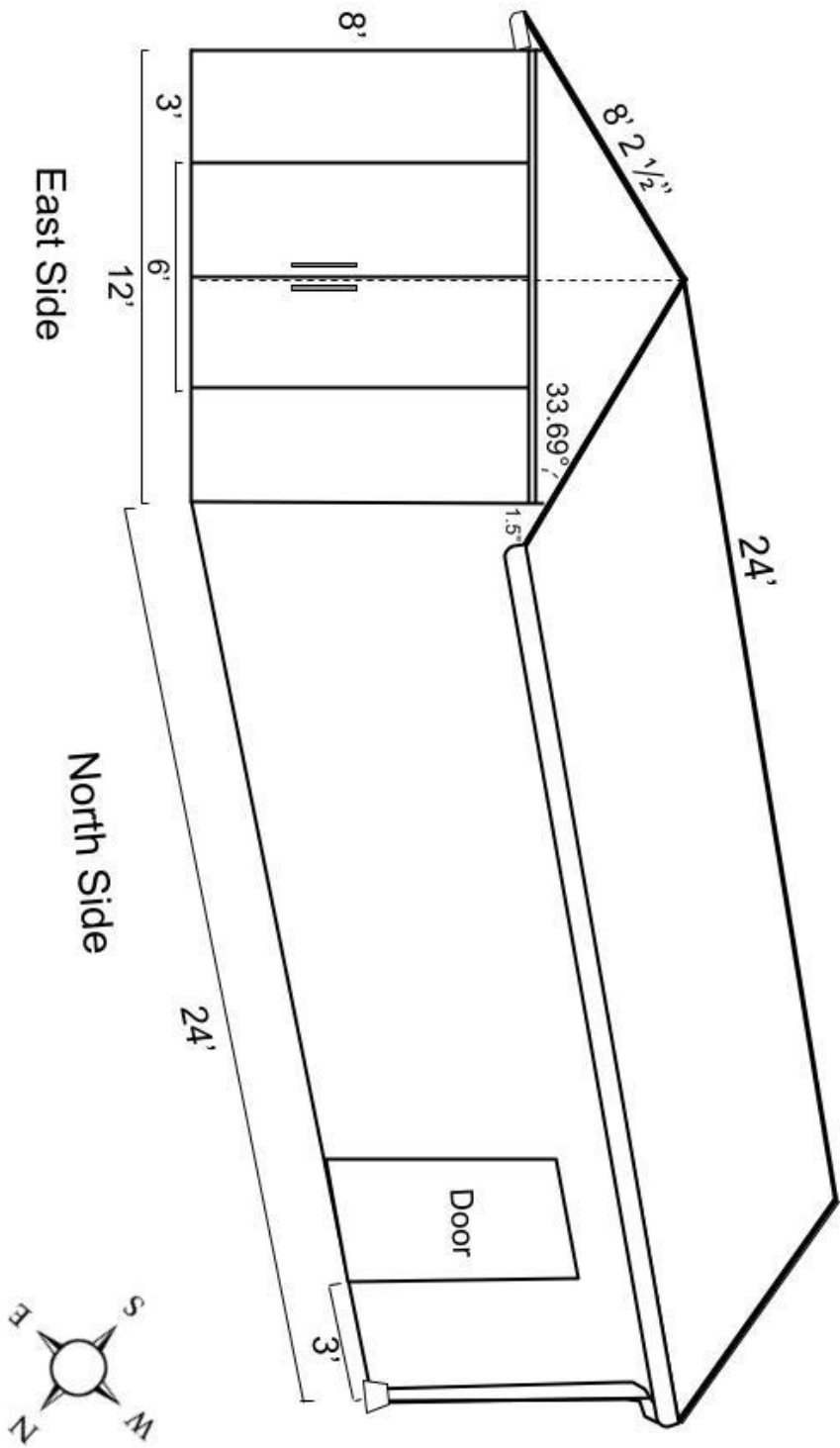
Roof Plan



#1-1: Dimensions & North Arrow
Southwestern view

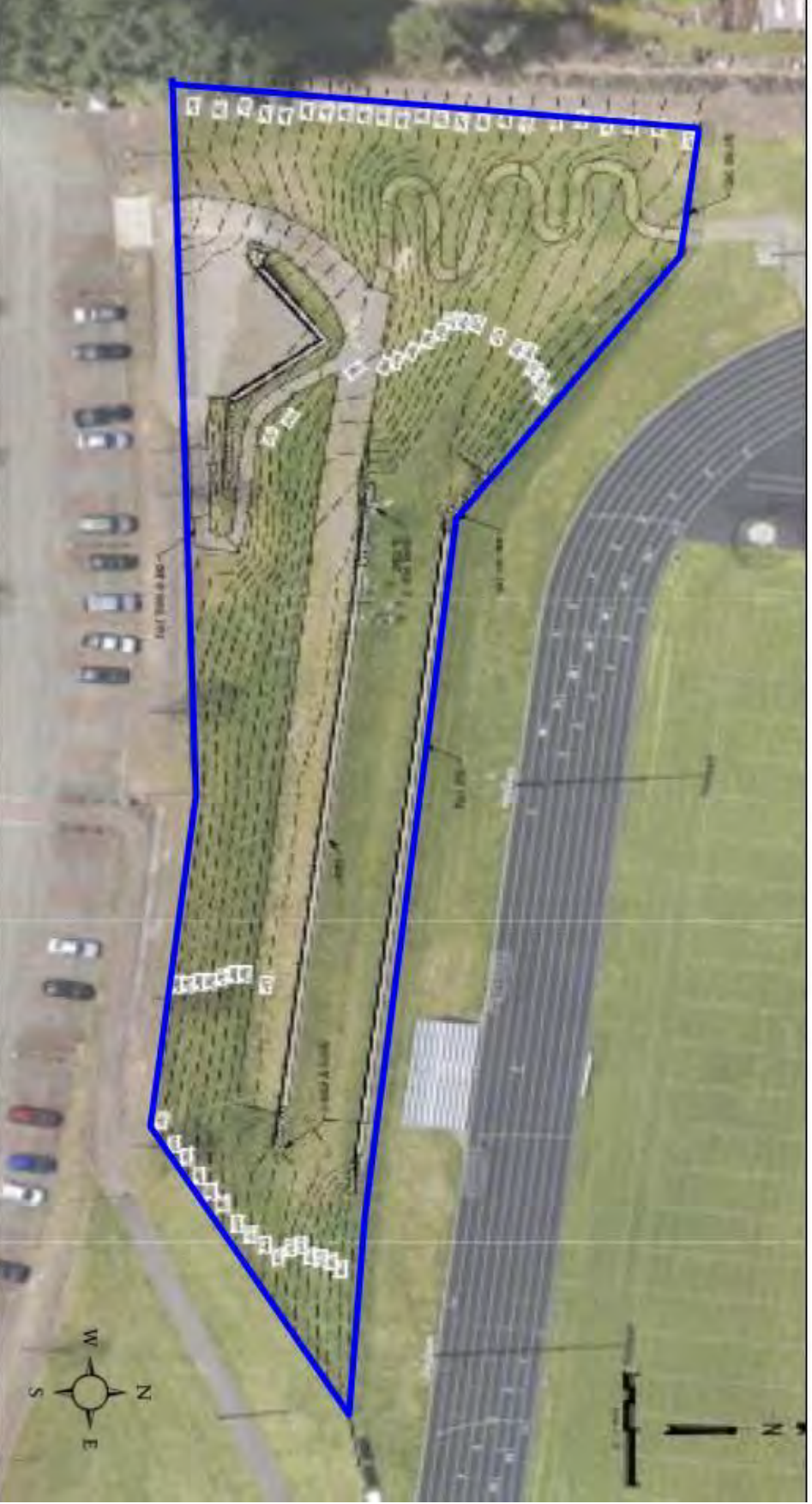


#1-2: Dimensions & North Arrow
Northeastern view



#2-1: Site Boundary

The blue outline defines the area known as the La Center Garden. The La Center Garden is located on the southwest corner of the La Center High School Campus.



#3-1: Proposed Name of Project: La Center GreenShed



#4-1: Vicinity Map - LCHS Campus & Surrounding area

- La Center High School Campus
- La Center Garden
- GreenShed (proposed)



#4-2: Vicinity Map - LCHS Campus

- La Center High School Campus
- La Center Garden
- GreenShed (proposed)



#4-3: Vicinity Map -LC Garden w/ GreenShed

- Blue outline defines the area known as the La Center Garden.
- Green rectangle denoted the location of the proposed LC GreenShed
- *The La Center Garden is located on the southwest corner of the La Center High School Campus.
- Light blue trapezoid shows the location of the Rain Garden



#5-1: Configuration - overview

- Proposed GreenShed location
- Proposed Gravel foundation
- Access points to proposed GreenShed

- Elevation 155 ft-165 ft
- Elevation 166 ft-175 ft
- Elevation 176 ft-180 ft

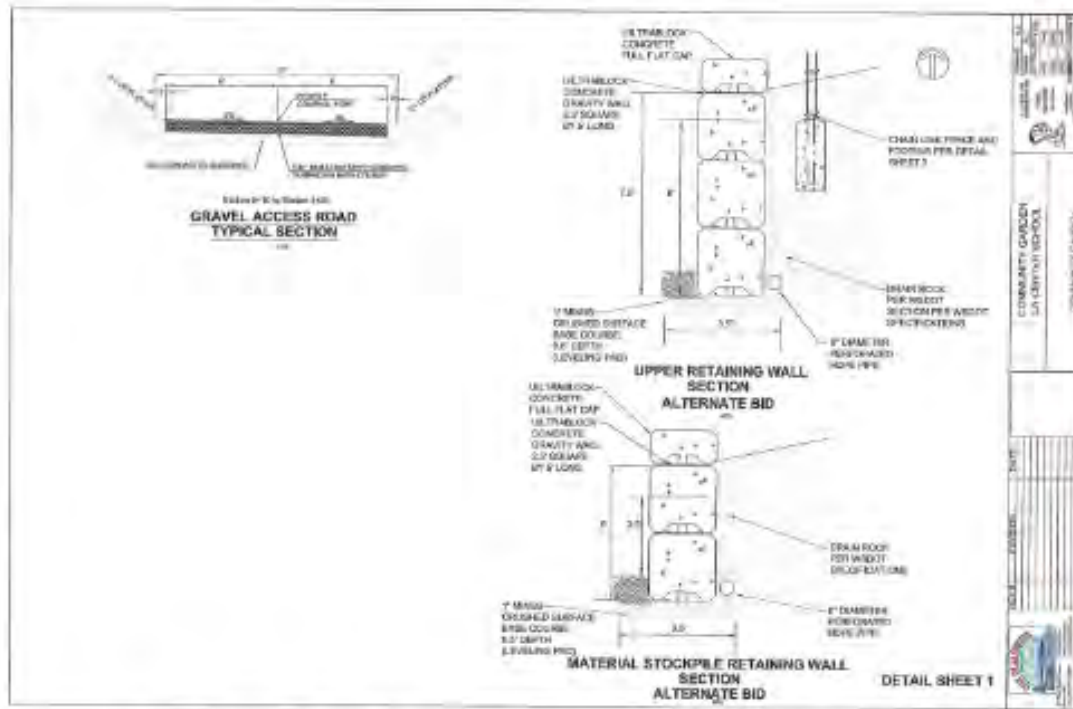
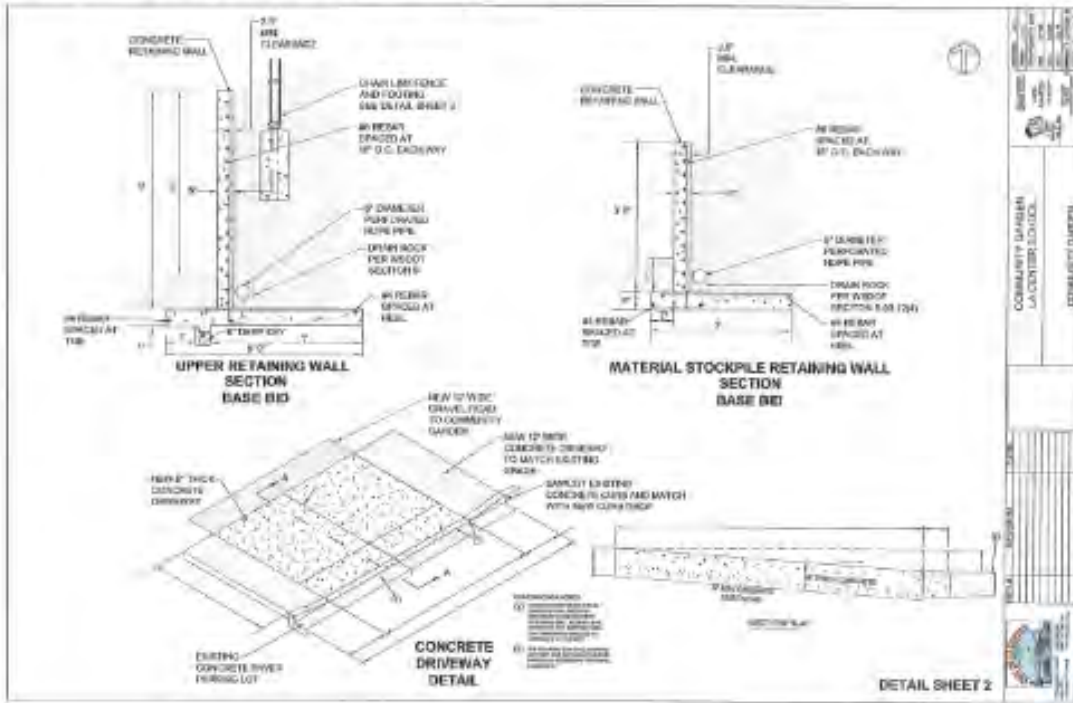


Drainage system

The proposed 12 foot x 24 foot La Center GreenShed is to be constructed upon a compacted gravel foundation, allowing for filtration of rainwater. Additionally, the shed is to be built on a sloped hill. Our intention is to collect rainwater in rain barrels with overflow routed to a rain garden. The sloped hillside coupled with the mitigation of an amended rain garden will permit rainwater to flow into the stormwater drainage system located within the infrastructure of the lower parking lot and 4th St. roadway to the south of the La Center Garden.

During the process of developing the La Center Garden in 2016, the contractor installed large retaining walls. These retaining walls were specifically designed to provide stability to each level of the LC Garden, as well as to mitigate erosion and stormwater run-off within the LC Garden. The lower parking lot, located to the south of the La Center Garden and proposed building site for the GreenShed, is paved with permeable pavers that allow for runoff to filter into the ground around and beneath them. Additionally, the parking lot, sloped toward 4th St., is equipped with a drainage system that routes the water into the City of La Center's stormwater system that flows into the creek south of Holley Park.

Drainage system → Gravity-Block Wall



2016 La Center Garden Plans created by Anthony Cooper, City of La Center

Configuration & Dimensions

- The green rectangle is the 12'x24' GreenShed
- The gray rectangle is the 18'x29' area where gravel/crushed asphalt will be placed.



#5-3: Configuration - topo (Zoom-able)



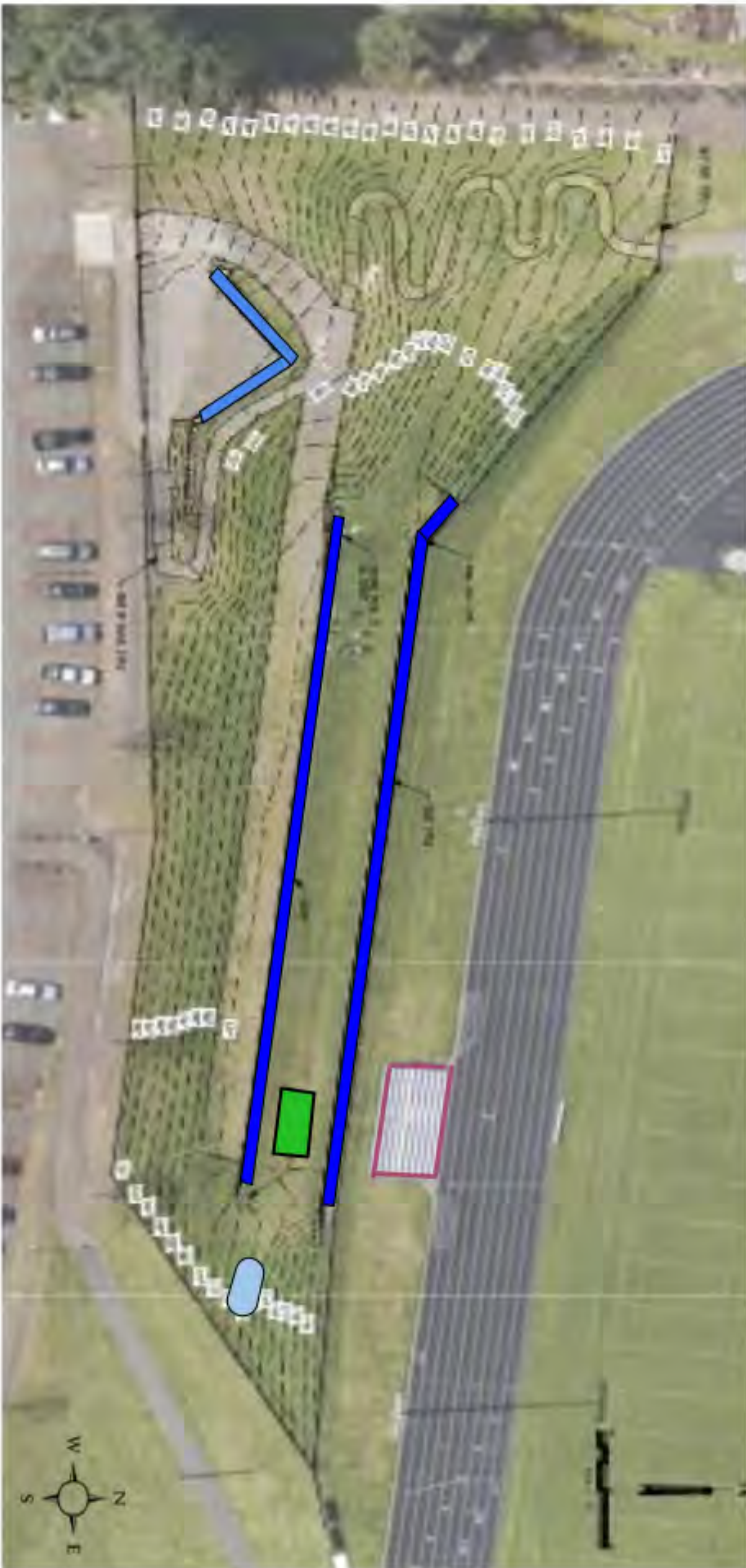
#5-4: Dimensions - overview

- Pedestrian pathway to the east side entrance from lower parking lot to the GreenShed
- Distance between southeast corner and up to retaining wall (69ft)
- Distance between southeast corner and northeast corner (120ft)



#6-1: Existing and Proposed Buildings & Structures

- Dark blue lines depict the eco-block retaining walls on the north & south of the GreenShed
- Lighter blue lines depict the eco-block retaining walls near the southern entrance
- Purple rectangle outlines the visitor bleachers in the La Center SD track and field area
- Green rectangle denotes the location of the GreenShed (proposed)
- Light blue trapezoid shows the location of the Rain Garden



Proposed Uses for Buildings & Structures - GreenShed

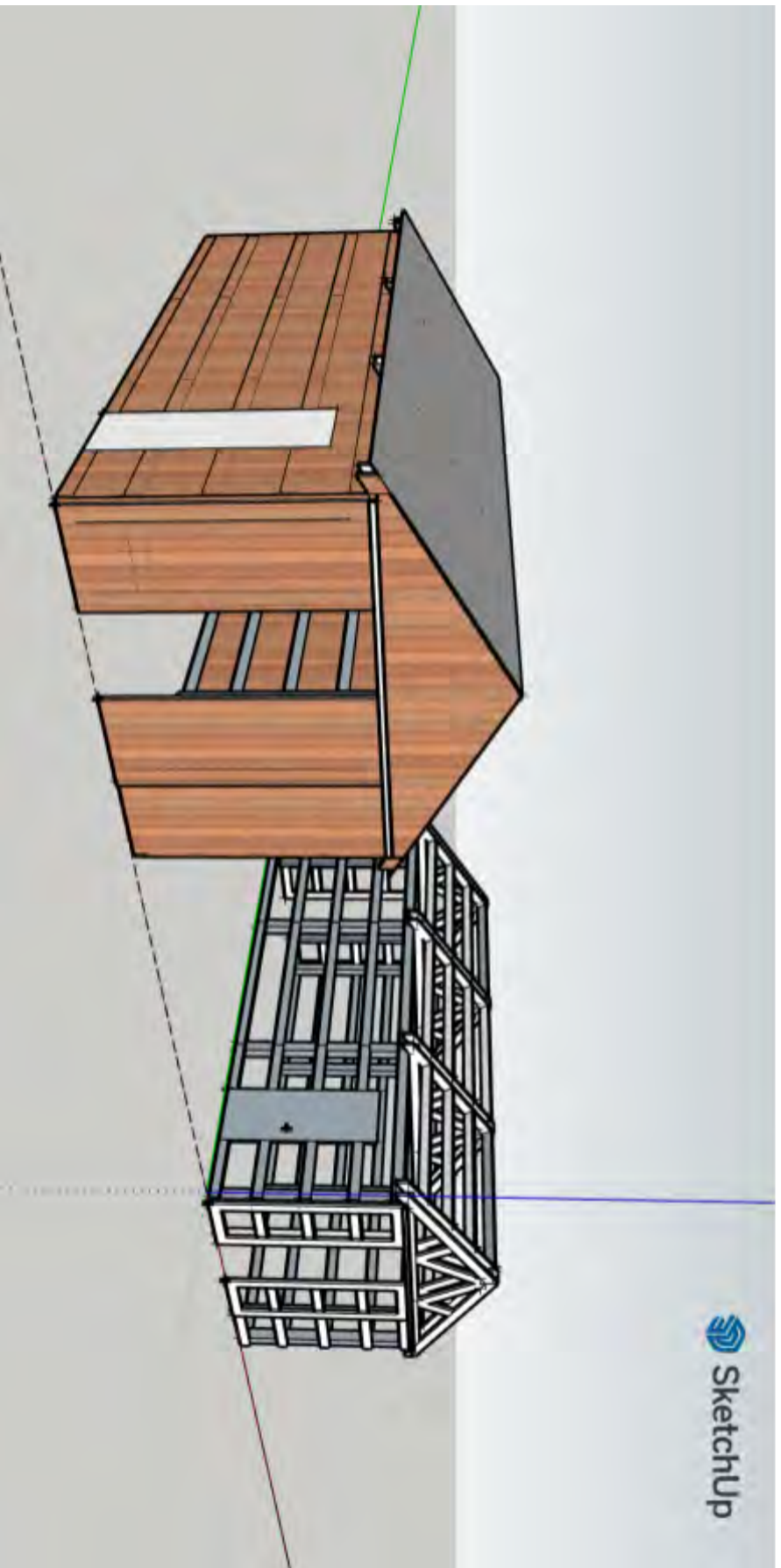
The La Center Garden's Greenshed will serve both utilitarian and educational purposes. As a garden shed, it will provide storage for tools and materials related to the maintenance of and improvements to the La Center Garden. Its pole barn design will allow interior shelving as well as space for storing a small garden tractor, gardening tools, pots, and other materials for constructing components within the garden.

The GreenShed is also a learning opportunity for students at La Center High School. The planning, designing, presenting, and constructing of the structure is being done by students in both the Environmental Studies and Residential Construction Classes. Coordinating the efforts of these classes and other project partnerships is part of the purpose of the Environmental Action Team, an LCHS ASB Club.

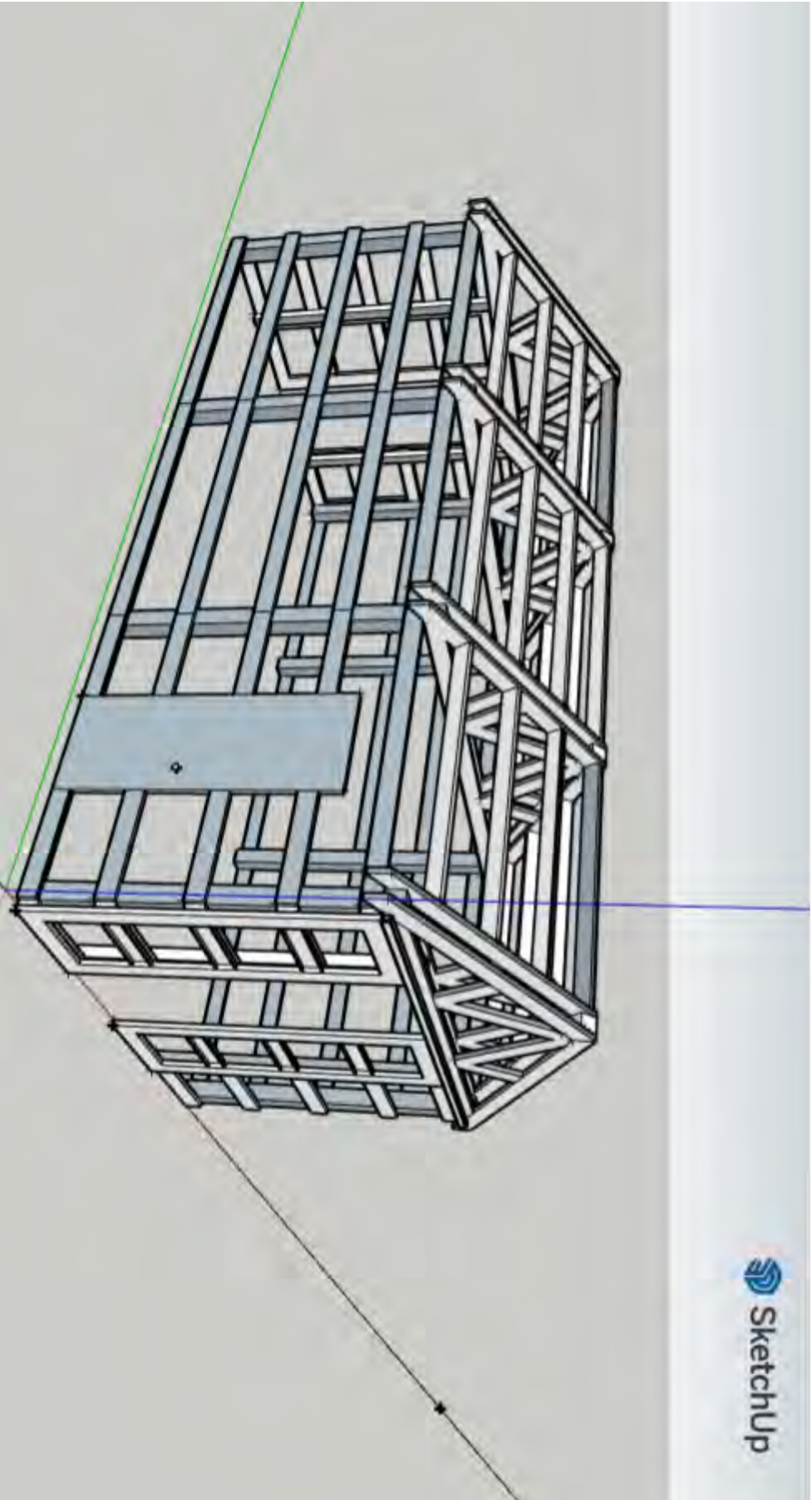
The long-term vision for the La Center GreenShed within the La Center Garden is that it will continue to serve as a storage shed, but will also serve as a legacy project for students within La Center Schools, the wider La Center community, and visitors to our town to learn about environmental sustainability. As an outdoor learning space, the La Center Garden and the La Center GreenShed, in particular, will have exhibits and educational signage explaining: sustainable land use, waste reduction, watershed stewardship and clean/renewable energy sources. The latter of these sustainable demonstrations will include the GreenShed's being equipped with solar panels to provide lighting in and around the GreenShed. Permits for this later phase of the project will be processed by one of our GreenShed partners, Clark PUD and their contracted solar contractor- Sunbridge Solar. There will be no charge for visitors, and students will serve as hosts and tour guides to the La Center GreeShed site.

Our Greenshed will be a positive addition to our town, the education of students, and the community of La Center. Its usefulness is already underway through the pre-construction and planning phase.

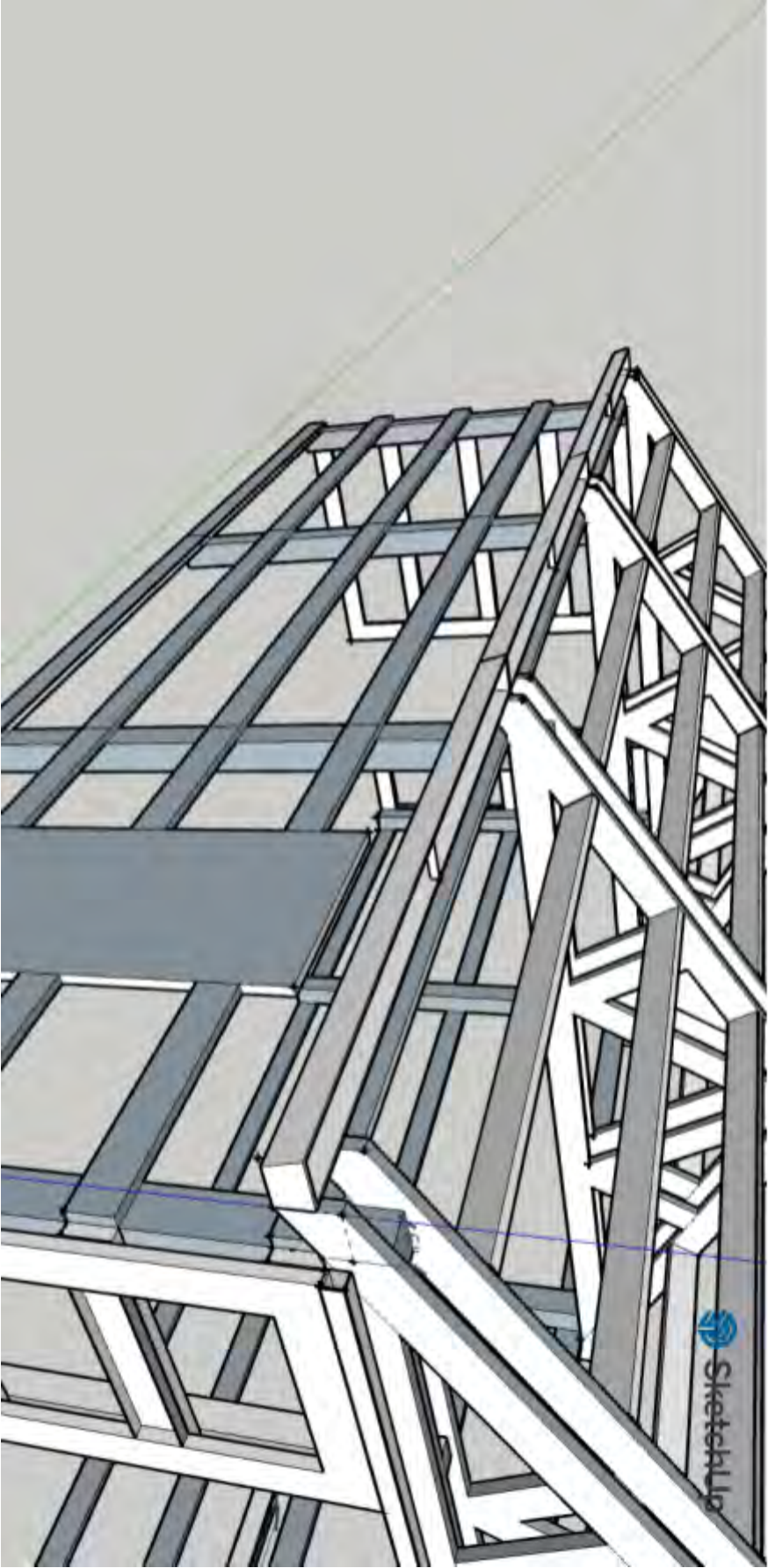
#8-1: Sided & Unsided Views from North



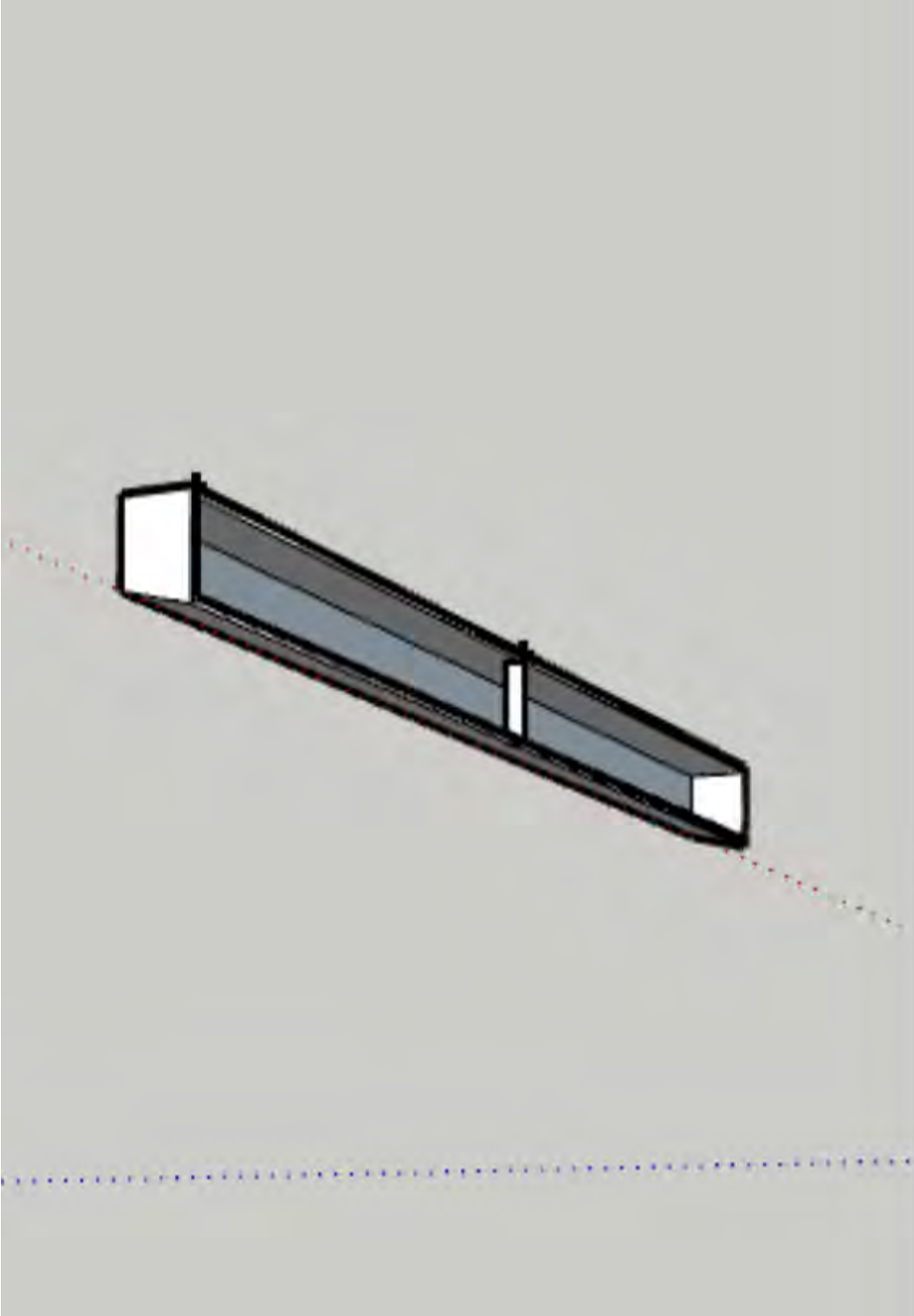
#8-2: Skeleton Finished NE View



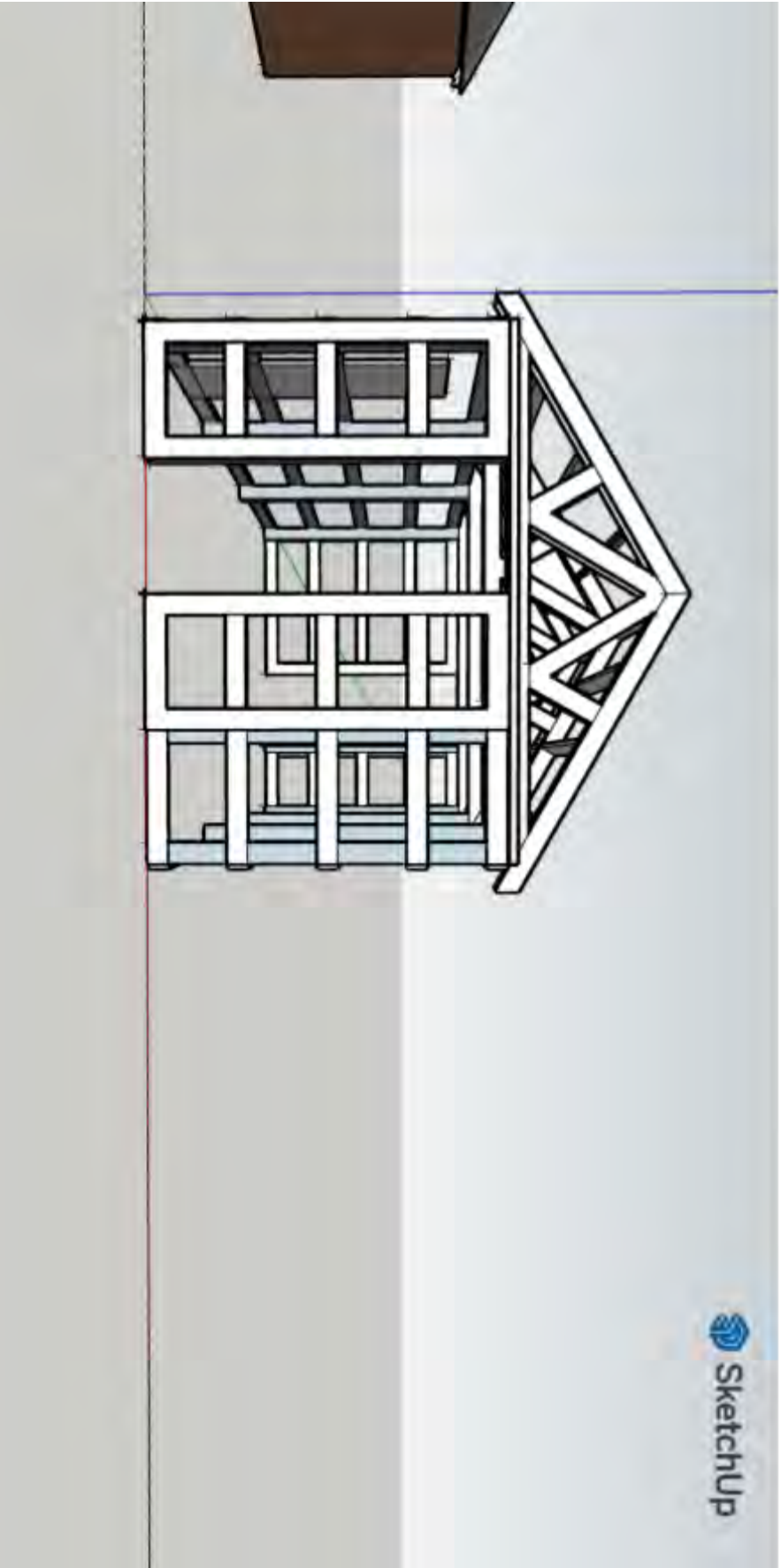
#8-2.1: Gutter on Shed



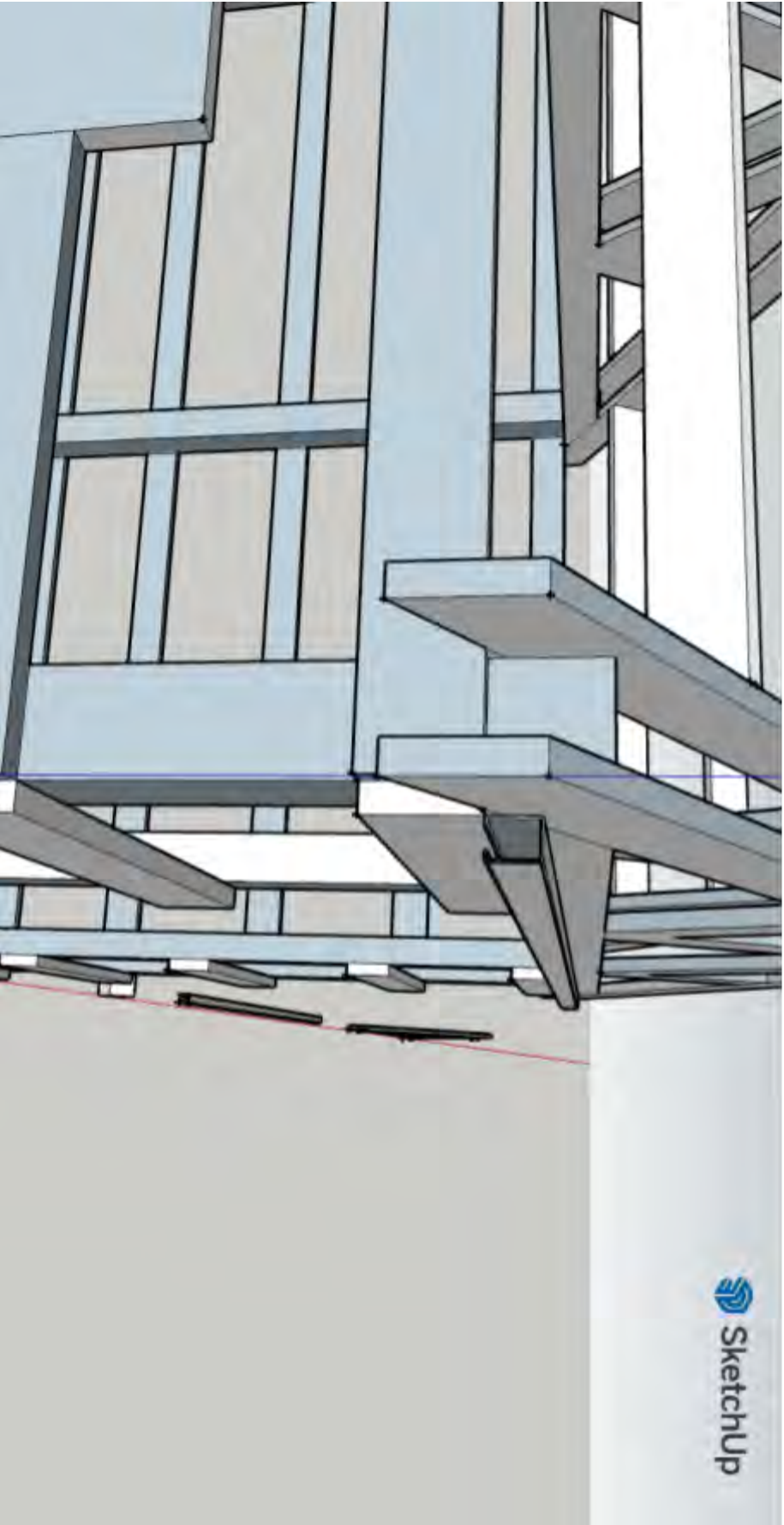
#8-2.2: Gutter



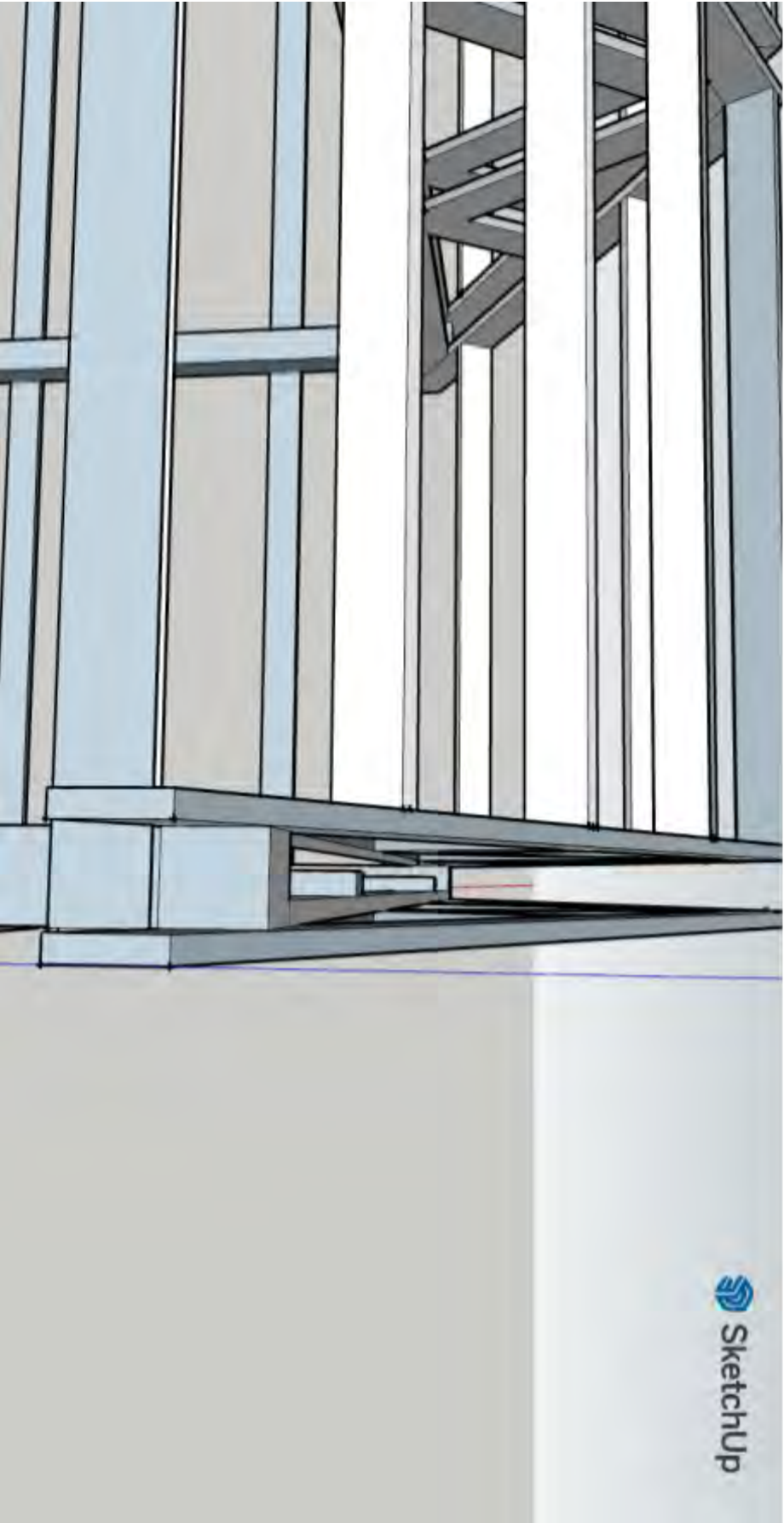
#8-3: Skeleton Finished-West View



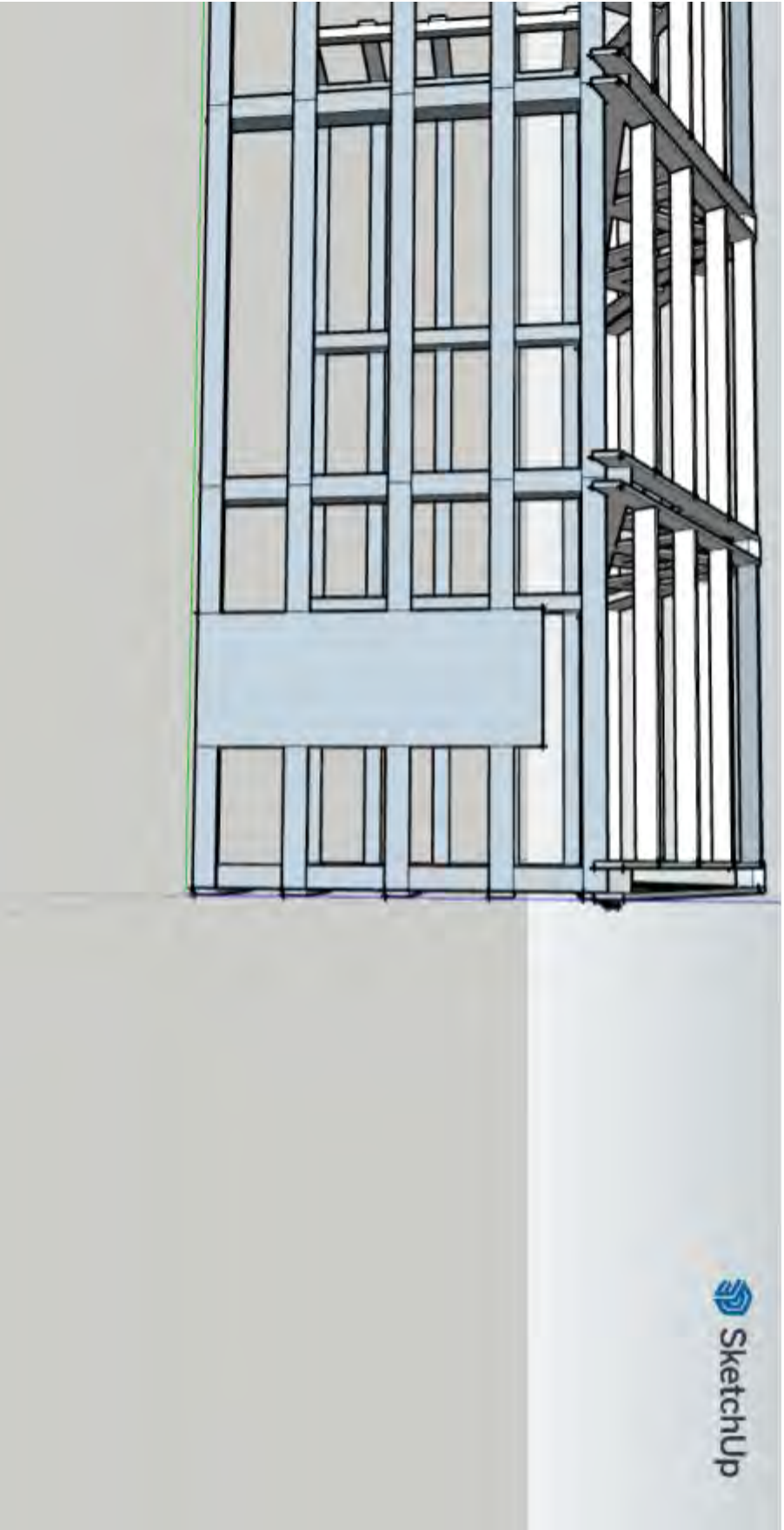
#8-4: Door Railing (West & East)



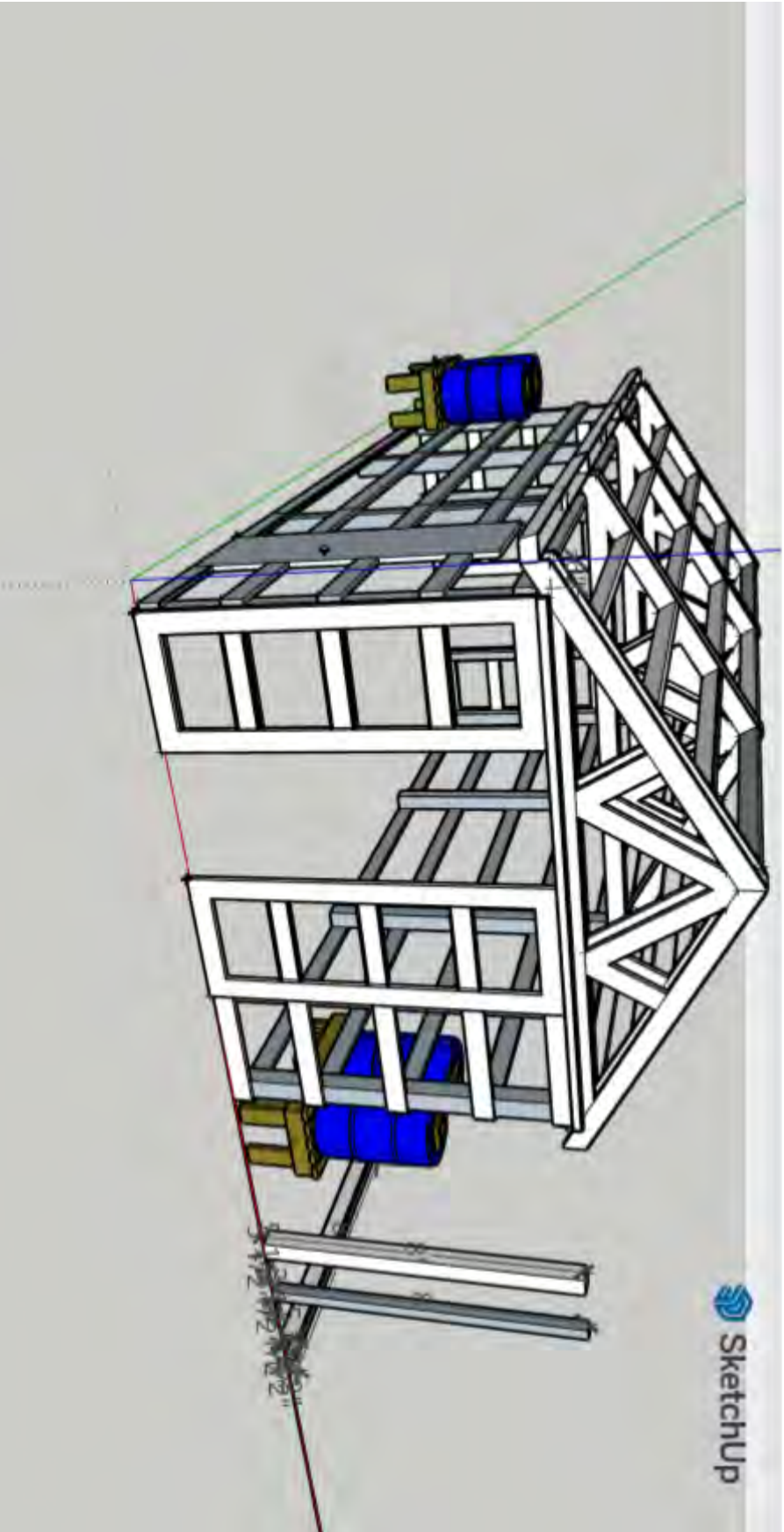
#8-5: Internal Header Installation and Rails



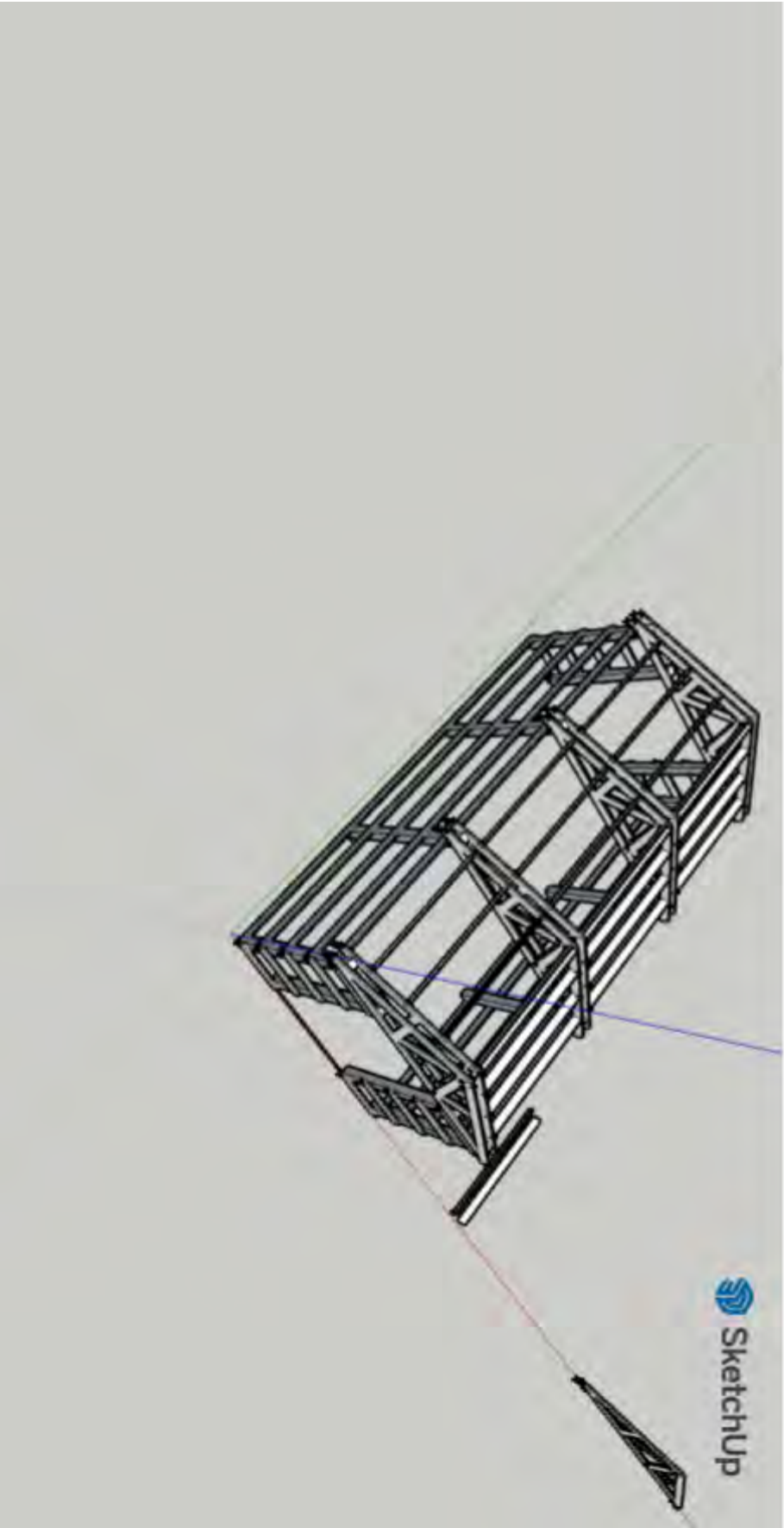
#8-6.1: Service Door Placement



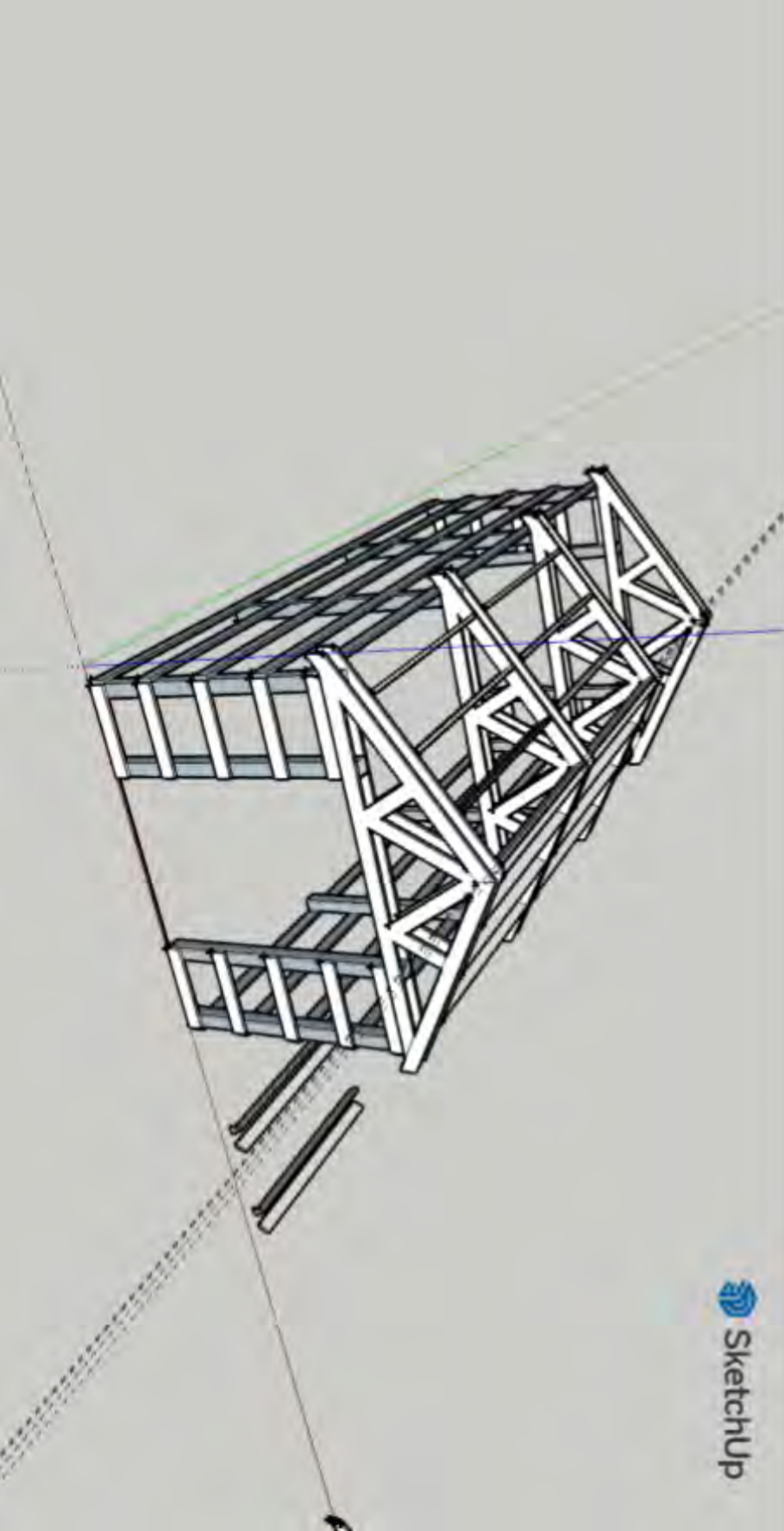
#8-6.2: Rain Barrel Addition



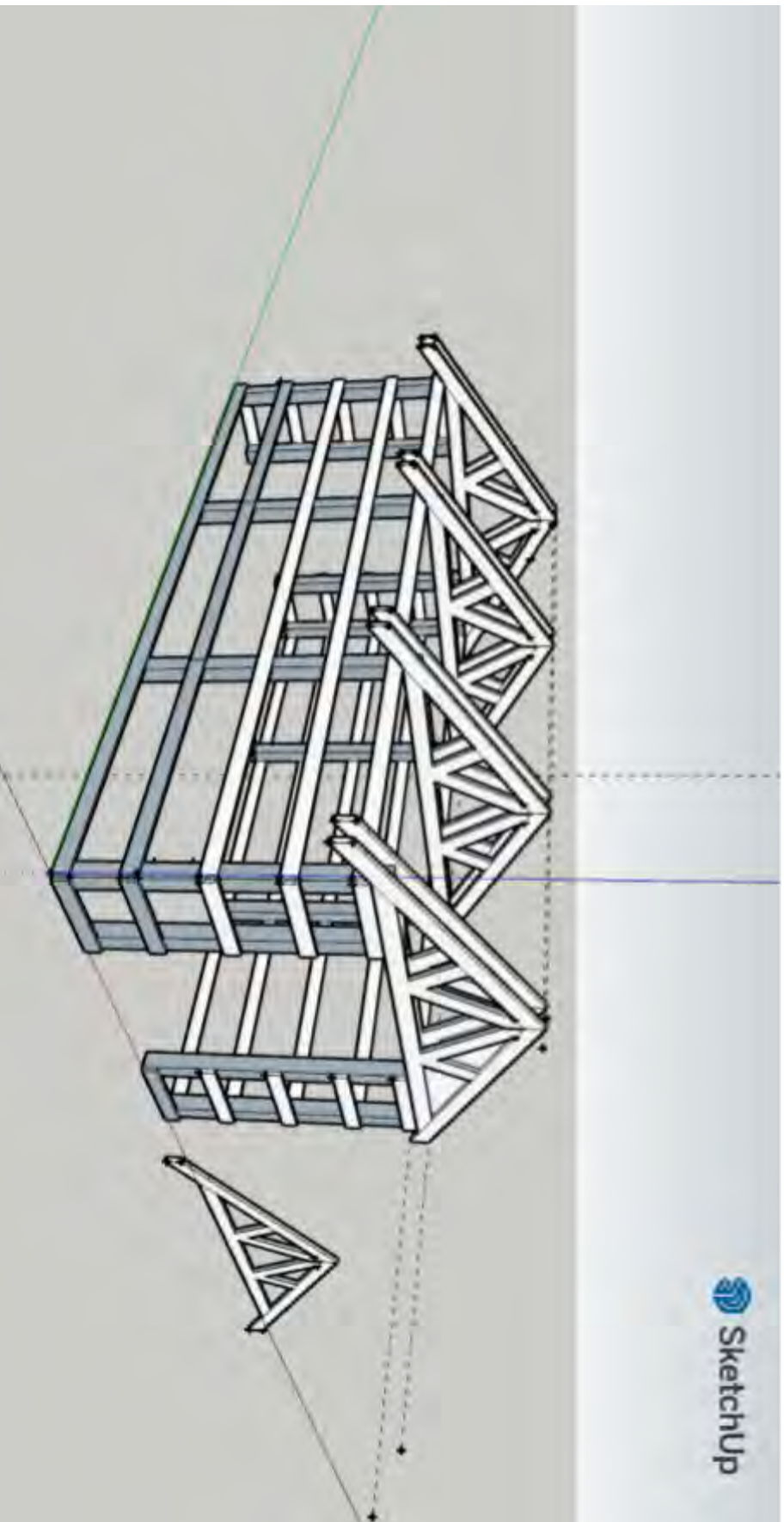
#8-7: Finishing of Perlongs



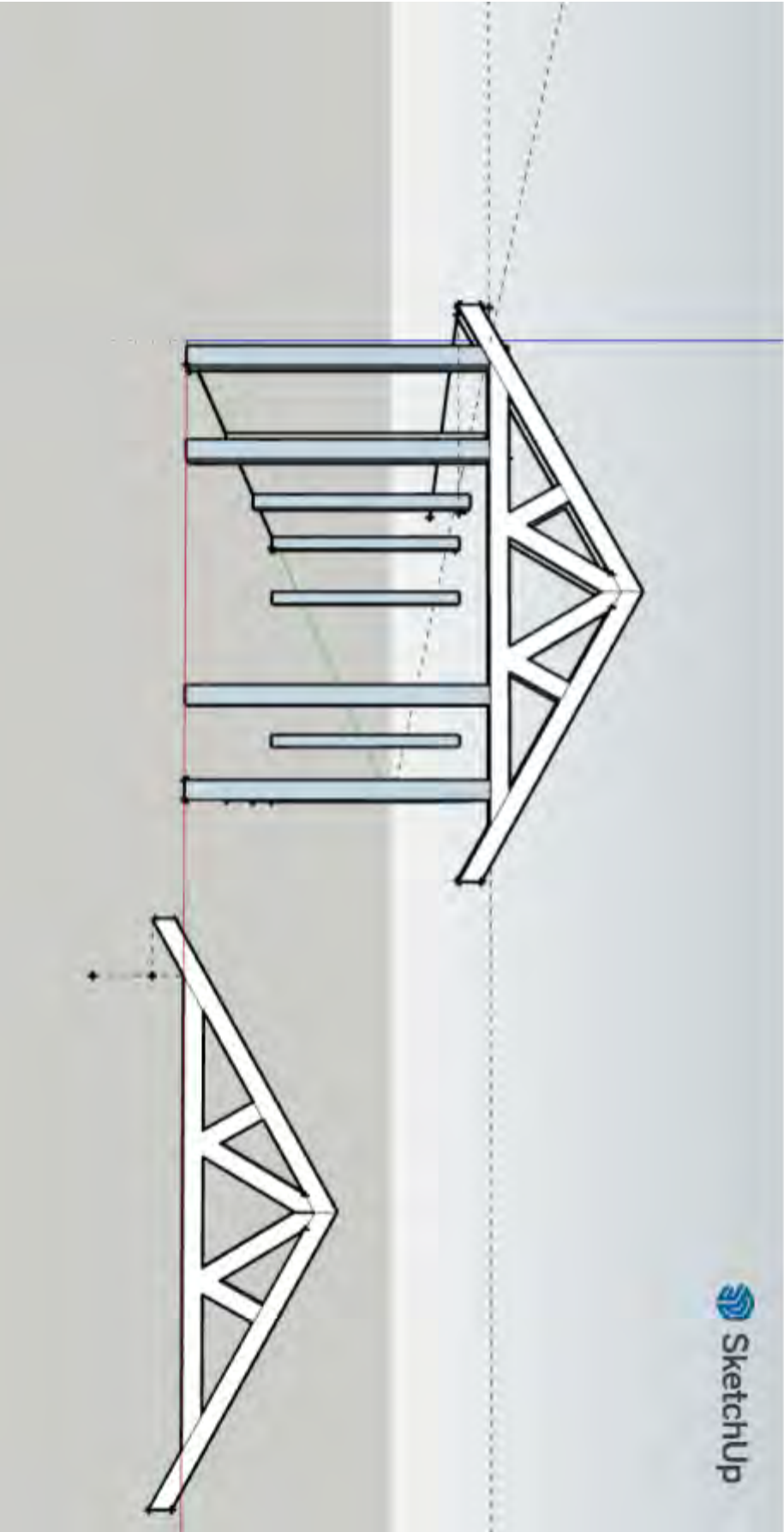
#8-8: Continuation of Perlongs Build



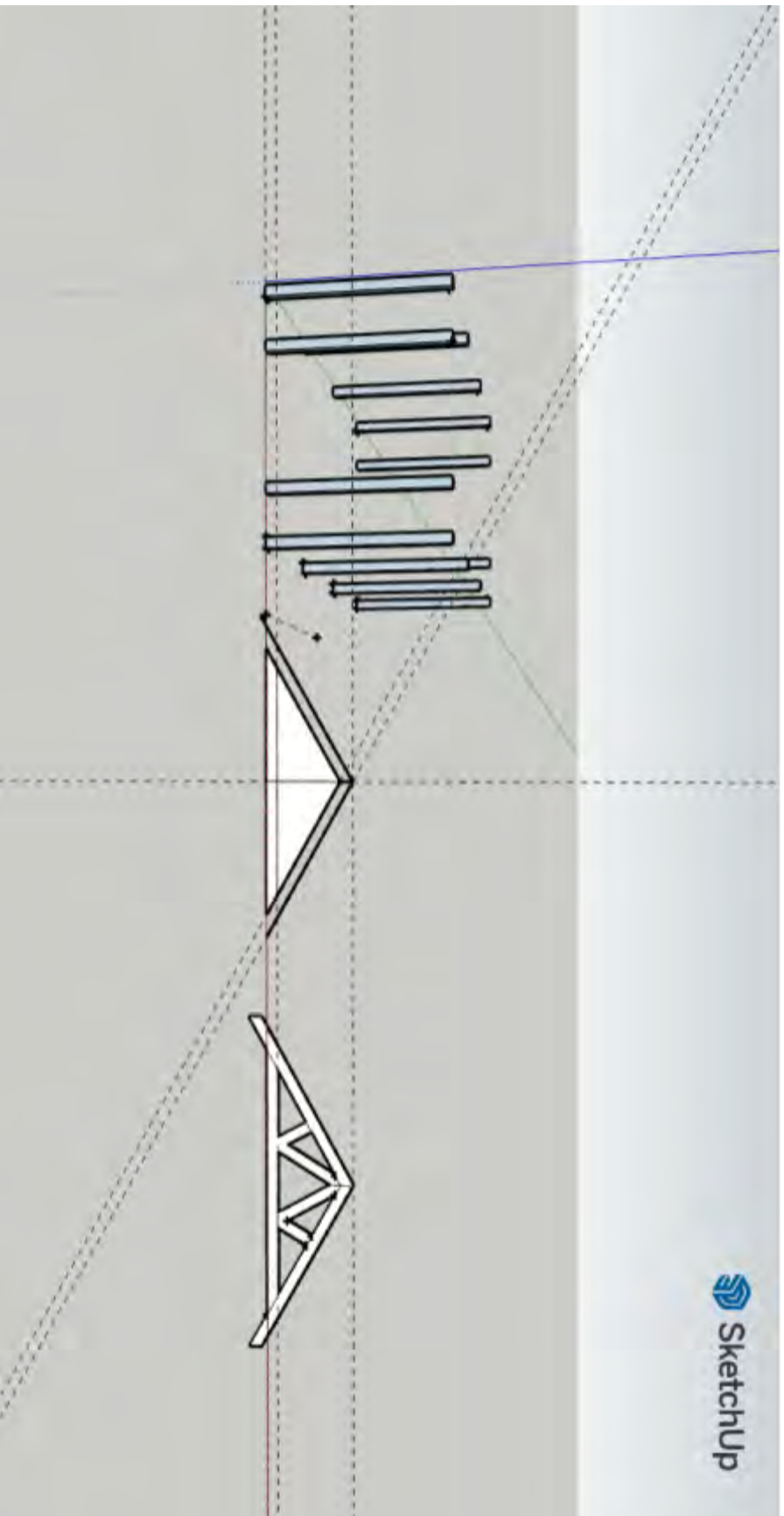
#8-9: Overhang Rebuild #1



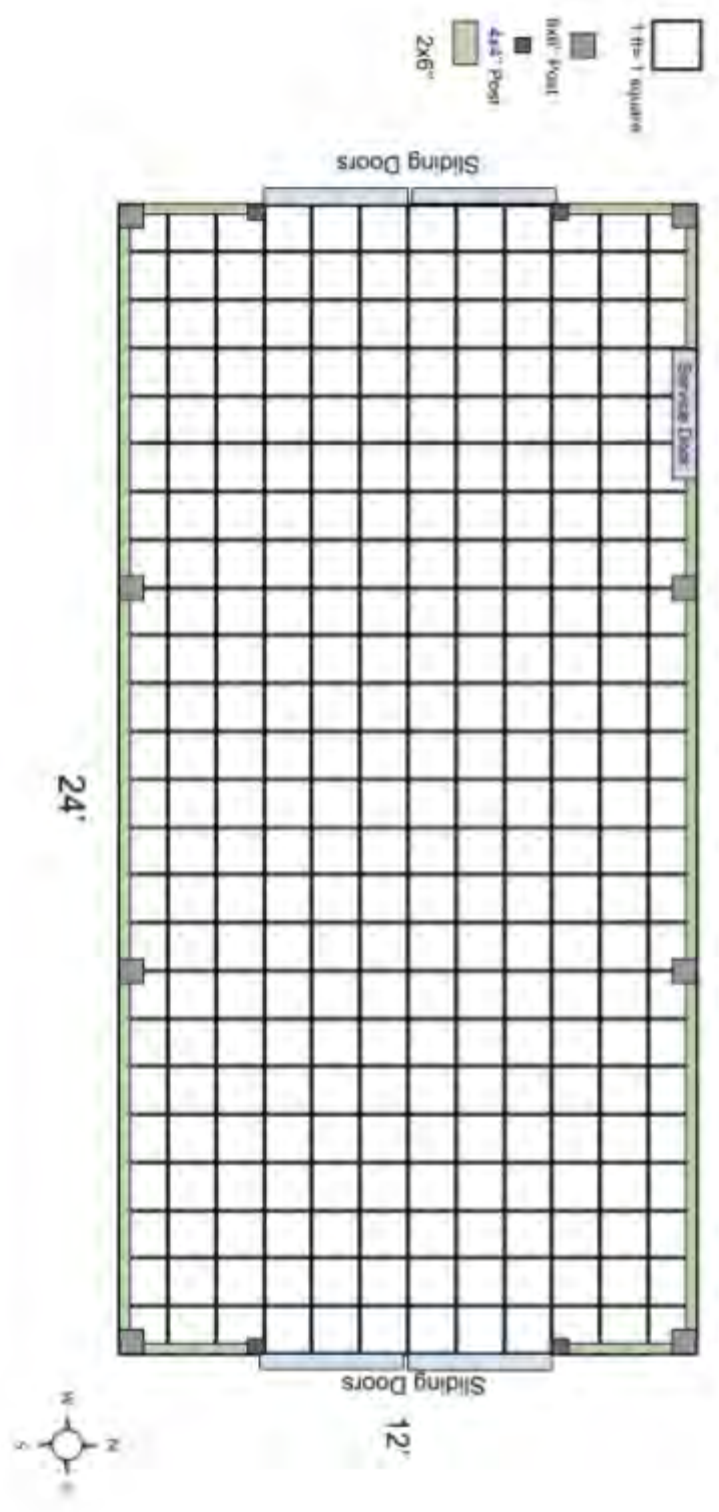
#8-11: Truss Build #1



#8-12: Truss Rebuild #1

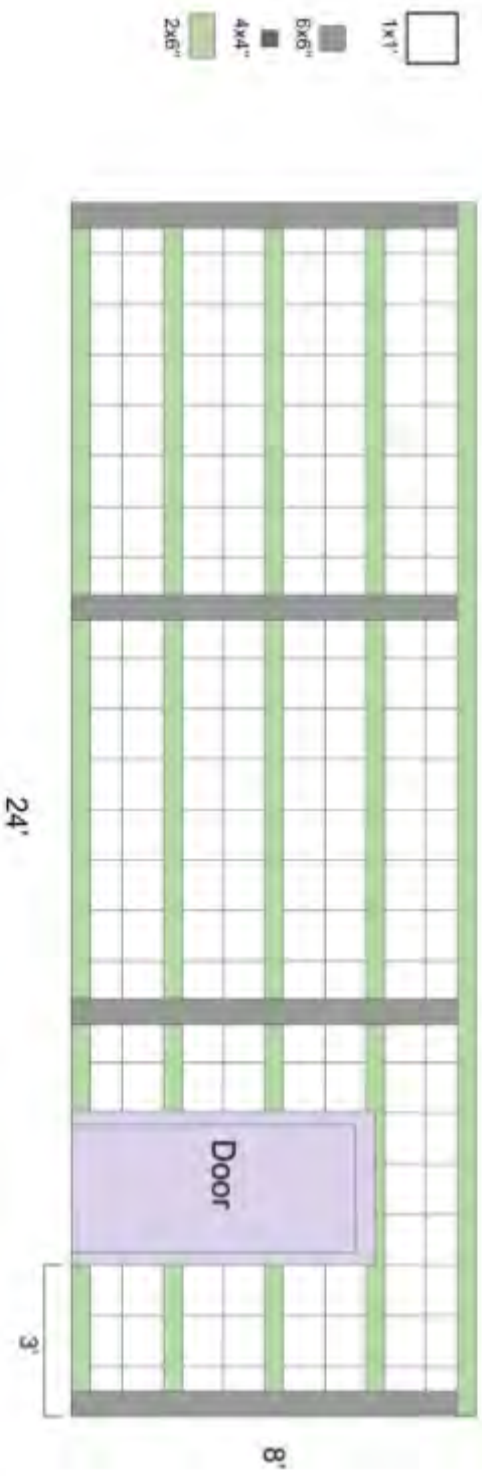


#8-L1: Ariel w/ posts noted

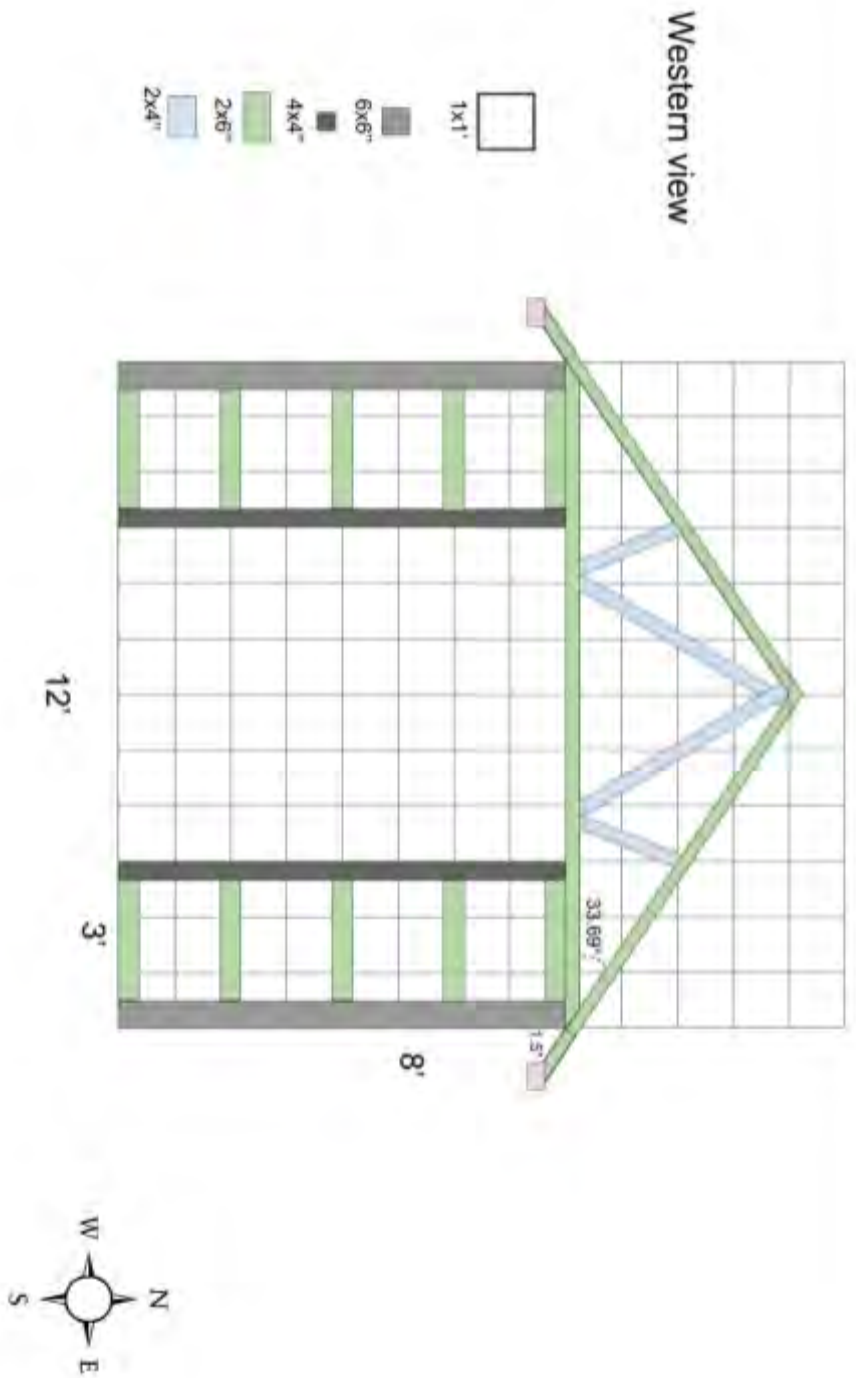


#8-L2: Northern View w/ Lumber

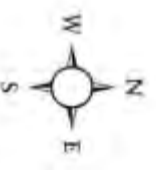
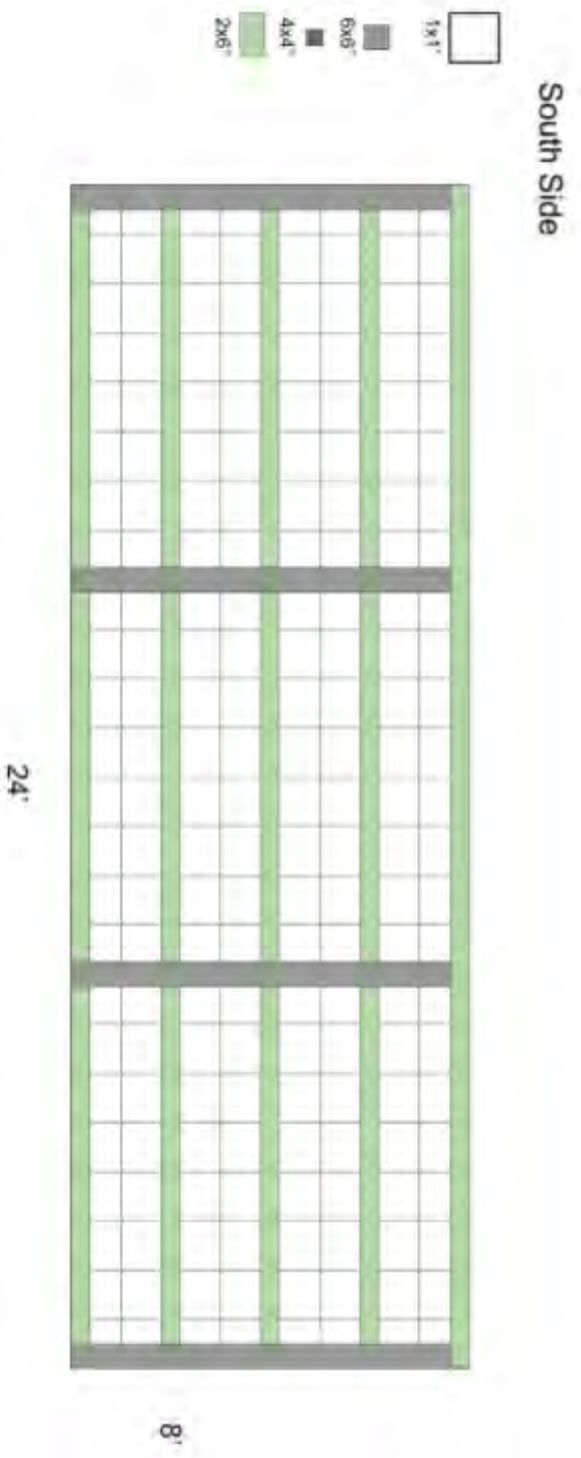
North Side



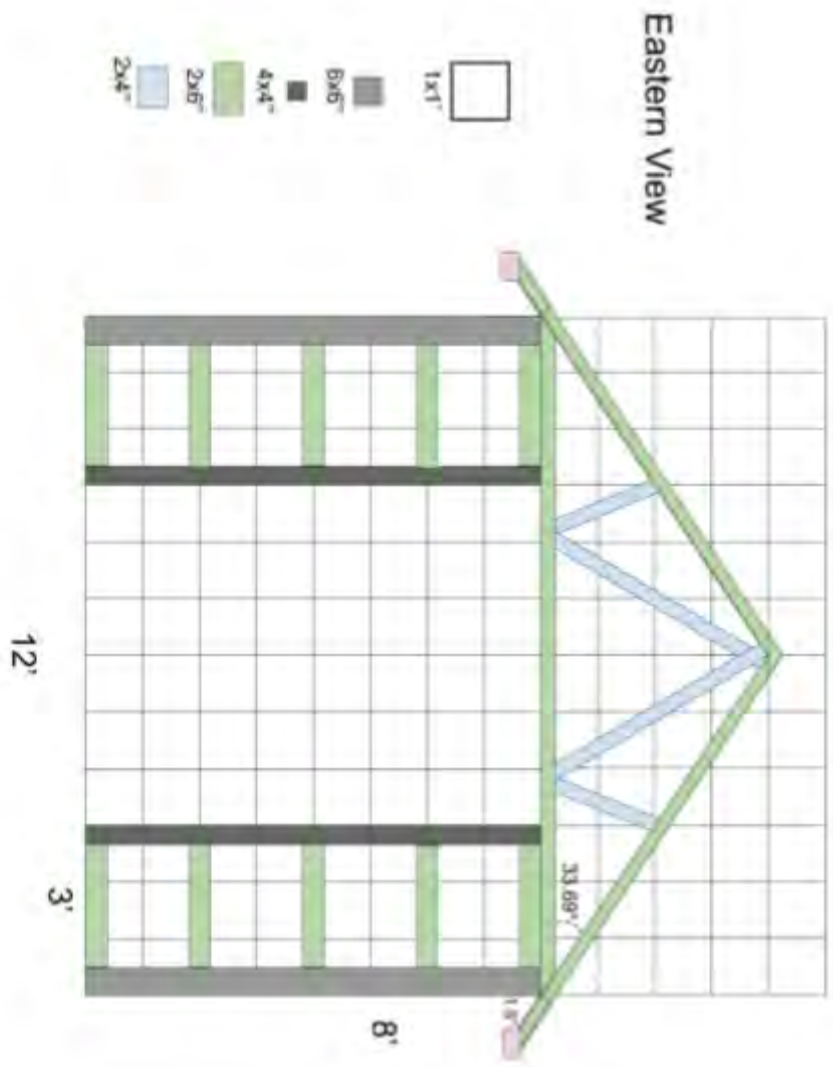
#8-L3: Western View w/ Lumber



#8-L4: Southern View w/ Lumber

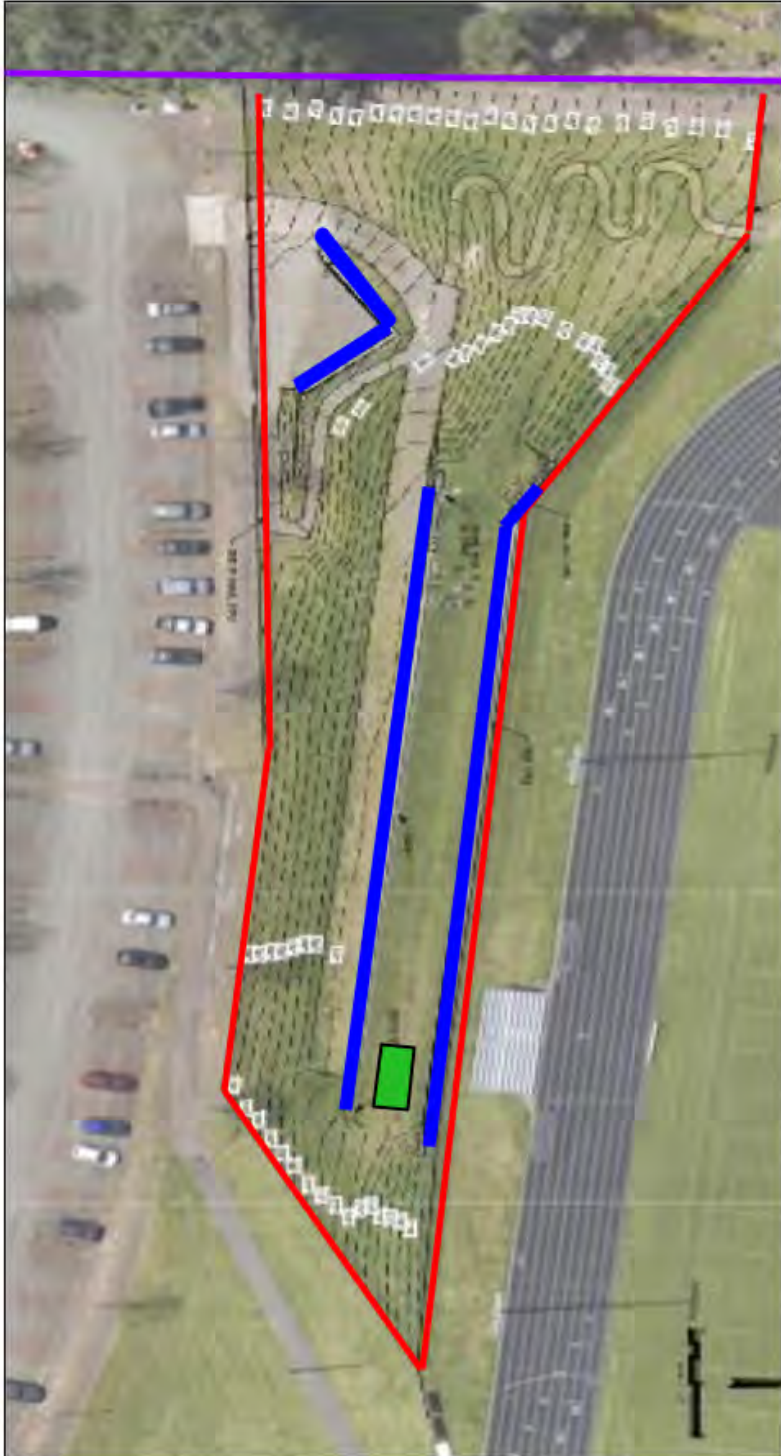


#8-L5: Eastern View w/ Lumber



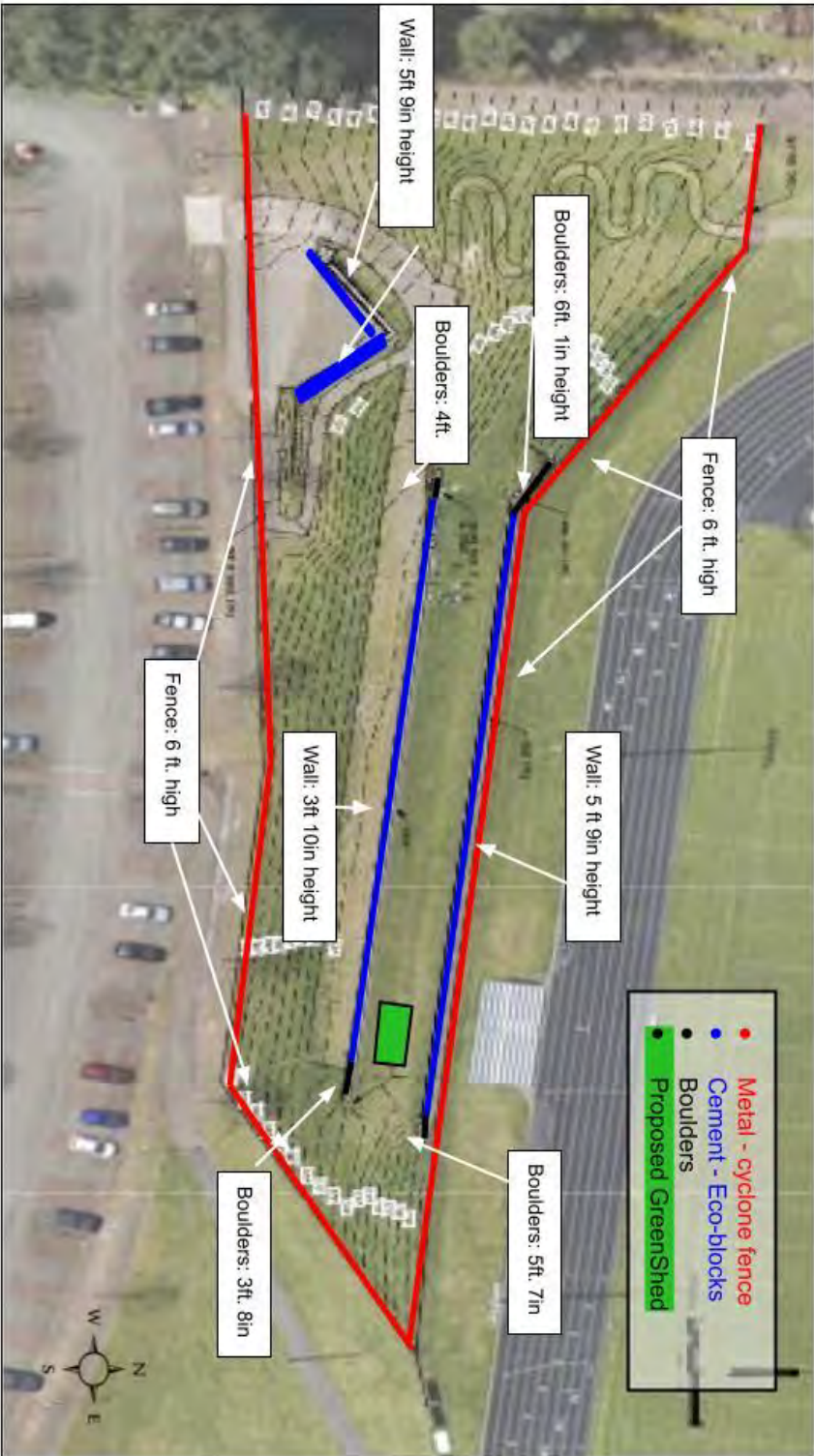
#9-1: Walls & Fences- Locations

- Blue lines depict the retaining walls within the La Center Garden (existing)
- Red lines depict the cyclone fencing (existing)
- Purple line depicts the location of the large Laurel hedge (existing)
- Green denotes the location of the GreenShed (proposed)


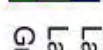
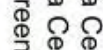


#9-2: Walls & Fences - Heights and Construction Material

- Retaining walls: Cement Eco-blocks and large boulders
 - Fencing: Metal cyclone
 - All cyclone fencing is 6 ft. high
 - Walls vary from 3ft 10in to 5ft. 9in.
- *All walls and fencing are pre-existing; no additional walls or fences are proposed to be added.
 **The green rectangle denotes the location of the GreenShed (proposed)



#10-1: General Location & Configuration of ... Landscaping> LCHS Campus & Surrounding area

-  La Center High School Campus
-  La Center Garden
-  GreenShed (proposed)

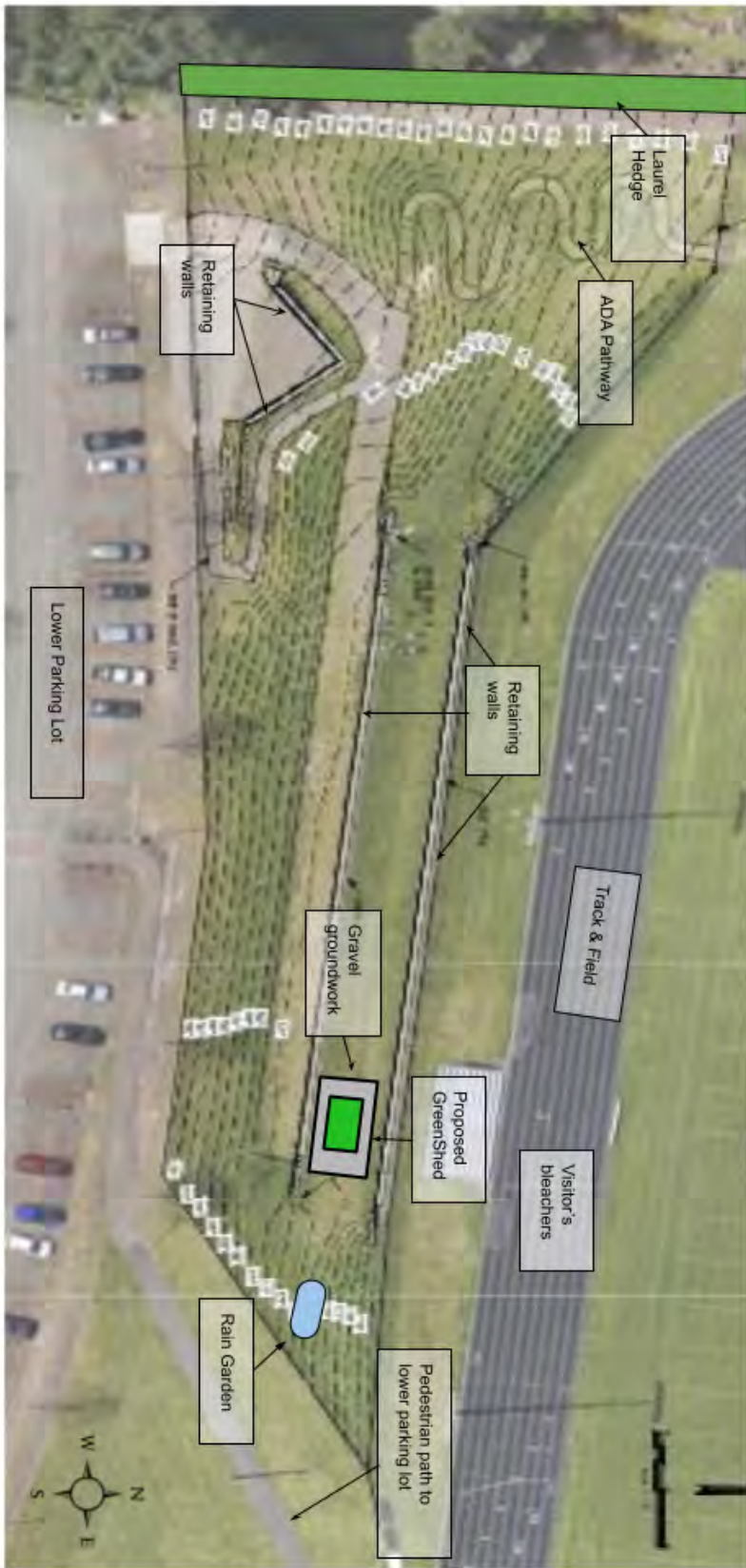


#10-2: LCHS Campus & LC Garden






10-3: General Location & Configuration of Proposed Landscaping> La Center Garden

Proposed landscaping at this time - Gravel groundwork and shed construction







#11-1: Existing Exterior Lighting

-  LCHS Stadium lights (existing)
-  Lower parking lot lights (existing)
-  GreenShed (proposed location- no additional lights)



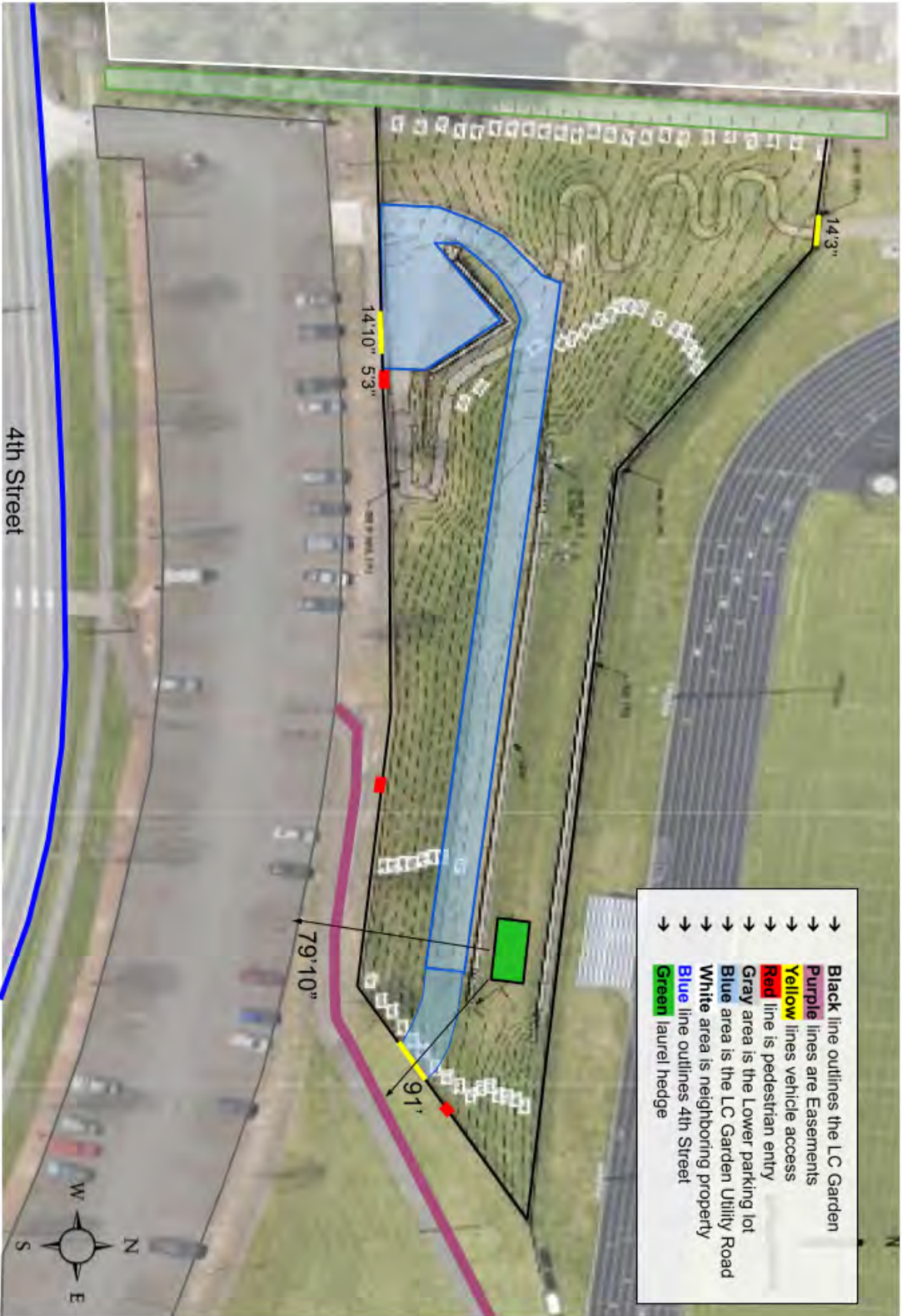
#12-1: Off-street parking and loading facilities

-  Parking lot below the southern boundary of the LCHS Campus- Owned by the City of La Center, used by LCHS during the school day.
-  Proposed GreenShed
-  Utility Road to (proposed) GreenShed and LC Garden from the lower parking lot (south)
-  Access for loading to the GreenShed and LC Garden from the lower parking lot (north)



#13-1: Name & Location & Width of Existing & Proposed On-Site Streets & Roadway Easements

- Parking lot below the southern boundary of the LCHS Campus- Owned by the City of La Center, used by LCHS during the school day.
- Access Utility Road to (proposed) GreenShed and LC Garden from the lower parking lot (south)
- Access for loading to the GreenShed and LC Garden from the lower parking lot (north) Proposed GreenShed
- Proposed GreenShed ■

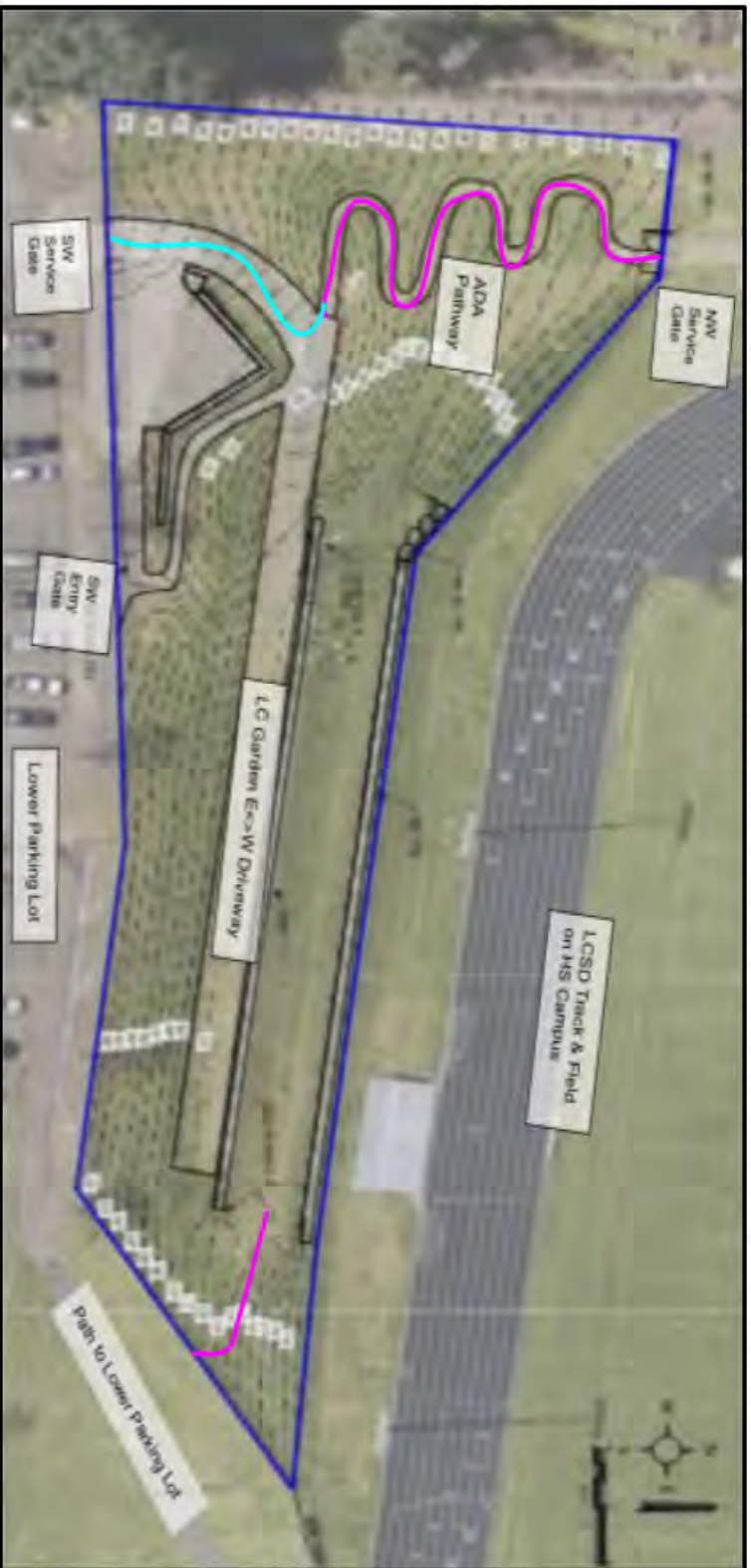


#14-1: Location & Width of Existing & Proposed On-Site Pedestrian & Bicycle Facilities

ADA Pathway: 5 feet and 3 inches wide x 239 ft long at 5% grade (existing and proposed)

ADA Pathway and Utility Road: 13 feet and 4 inches wide x 74 ft long at 5% grade (existing)

*No additional trails or bicycle facilities are intended to be added for the La Center GreenShed within the LC Garden.



#15-1: Existing & Proposed Public & Private Utilities

- Utility conduits noted below - electrical, water, and gas- Included in previous development of the LC Garden in the Northeastern and North-center areas of the LC Garden (existing)
 - *No current intended utility use for the GreenShed Structure
- Stadium lights to the north (existing) [See doc "#1-1-1: Existing Exterior Lighting"]
- Parking lot lights to the south (existing) [See doc "#1-1-1: Existing Exterior Lighting"]



#15-3: Utility Conduit - East and Center

- The picture on the left is of the utility conduits on the Northeastern area of the La Center Garden.
- The picture on the right s of the utility conduits in the North-Center area of the La Center Garden.
- Utility conduits noted below were included in the 2016 development of the LC Garden in the Northeastern and North-center areas of the LC Garden (existing)
- *No current intended utility use for the GreeShed Structure



#16-1: LC Garden Boundaries

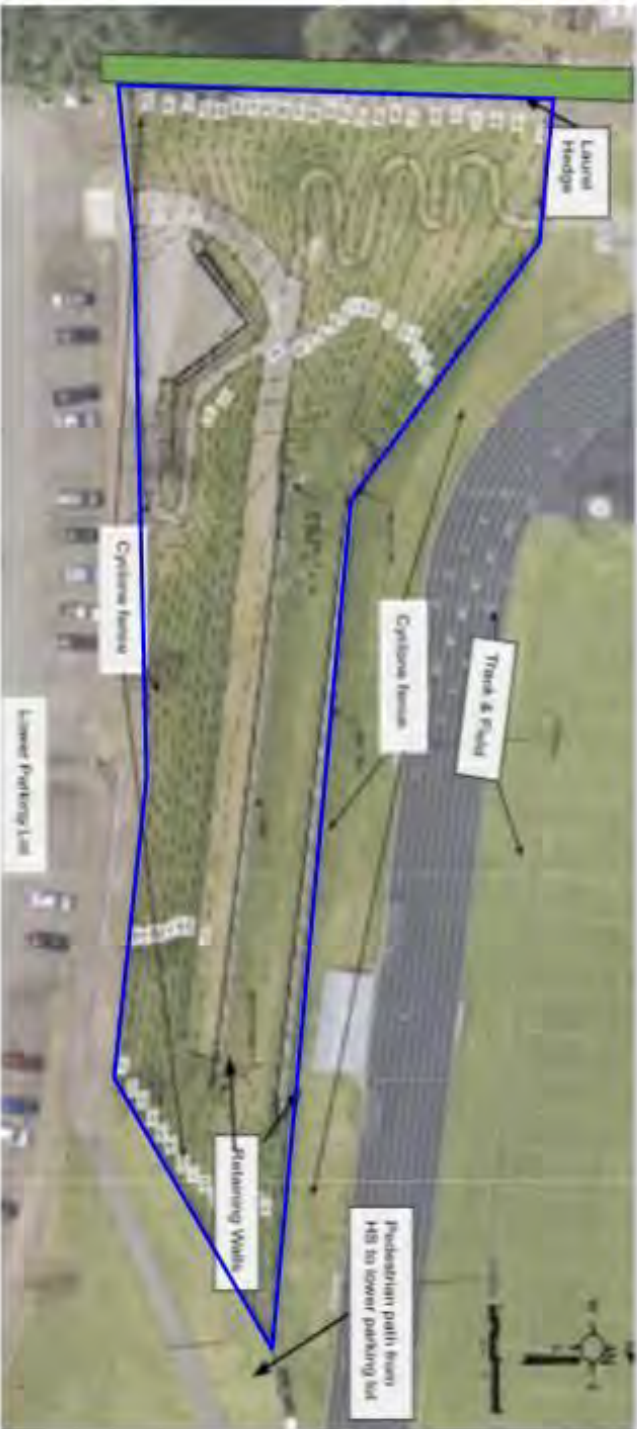
Archaeological Probability: medium-high, high
Archaeological Site Buffer: yes

Geological Hazard: Areas of Potential Instability Slopes > 15%

Reference: Clark County Land Records

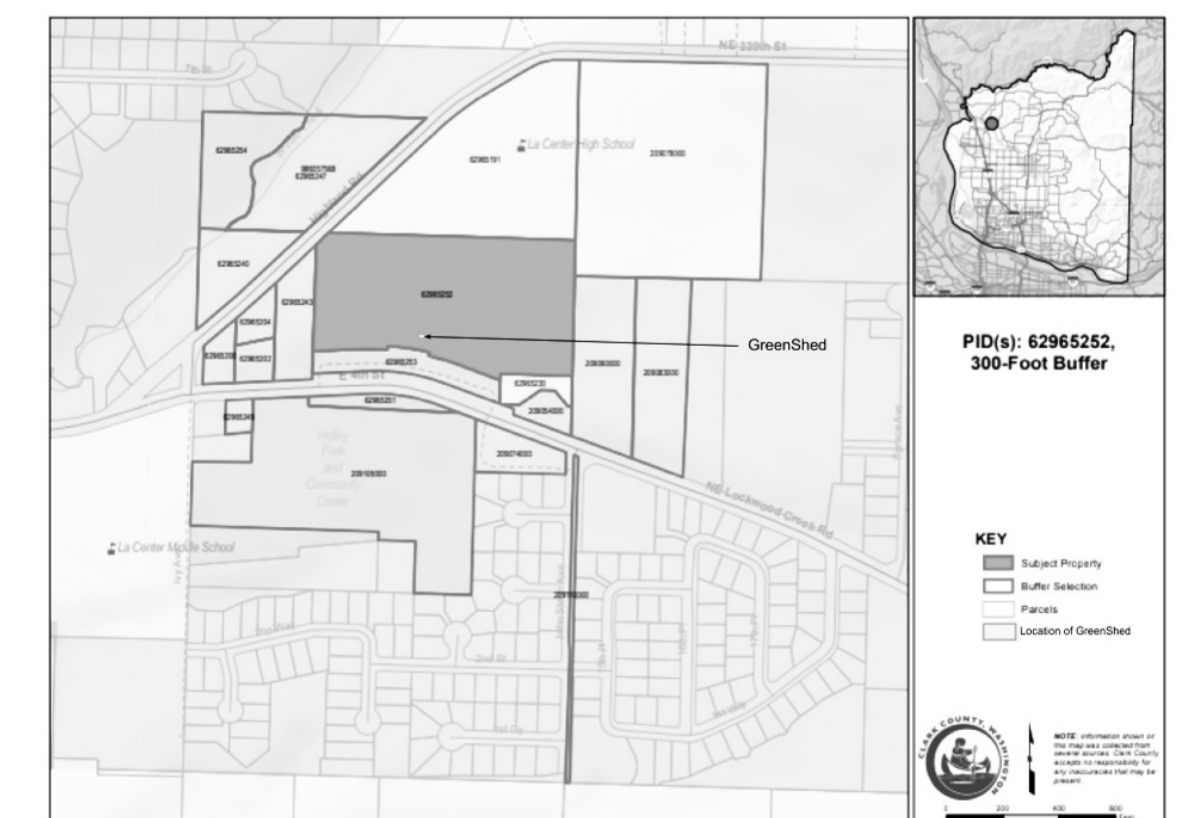
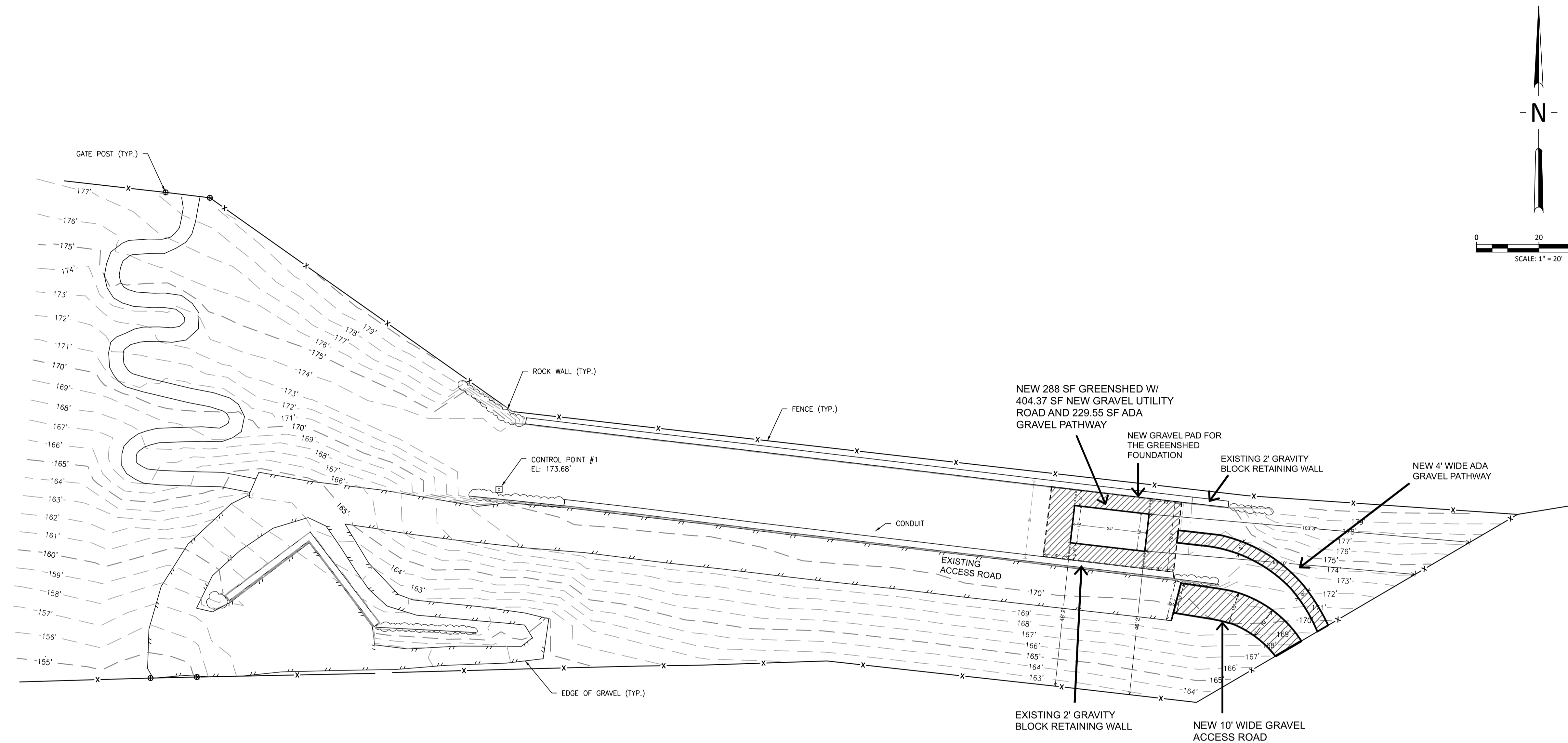
<https://gis.clark.wa.gov/gishomepage/property/Reports/?account=62965253>

Our GreenShed is to be constructed in the La Center Garden. The LC Garden was permitted to be developed in 2016. Due to the medium-high, high Archaeological Probability we will not be pouring a concrete foundation; instead, we will use a 3-4 inch deep gravel pad as the foundation for our GreenShed.



Attachment A.2

TOPOGRAPHIC SURVEY



Minimum of 150' from neighbors

REVISIONS:

LA CENTER GREEN SHED TOPO

LA CENTER, WA

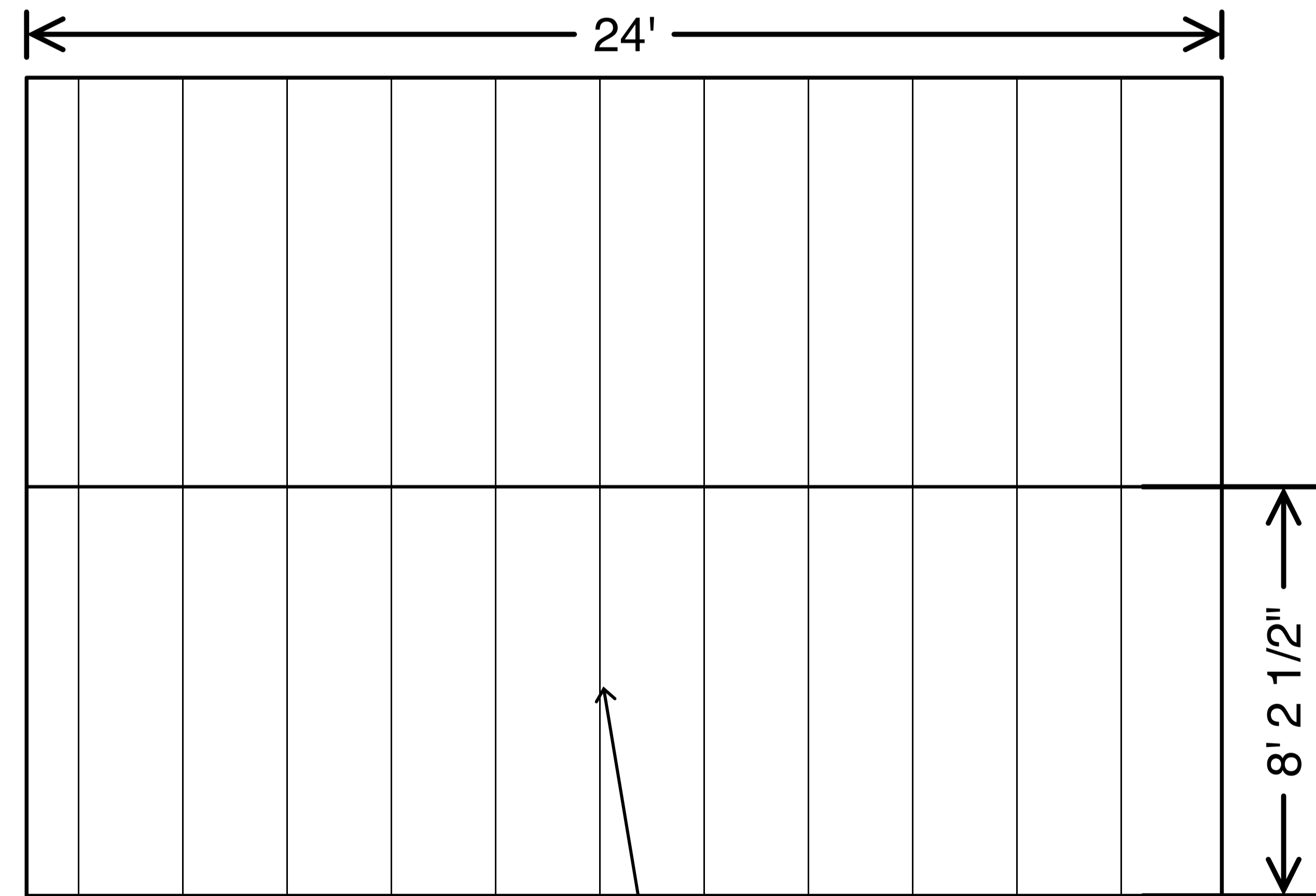
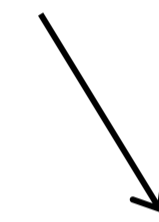
Mackay Sposito
 ENERGY PUBLIC WORKS LAND DEVELOPMENT
 www.mackaysposito.com

1325 SE TECH CENTER DRIVE, SUITE 140
 VANCOUVER, WA 98683
 VANCOUVER: (360) 695-3411
 PORTLAND: (503) 289-6726
 FAX (360) 695-0833

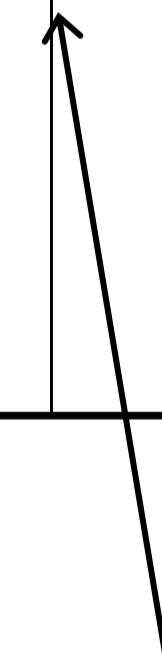
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 SCALE: 1" = 20'
 DRAWN BY: ADC
 DATE PLOTTED: 4/7/21
 FILE: GREEN SHED TOPO.DWG

JOB NUMBER
LCHS
 SHEET
1 of 1

Roof = 394.066 SF

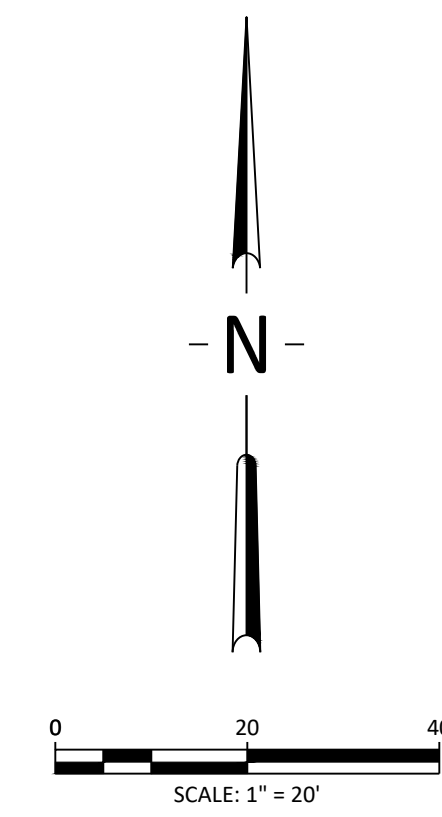
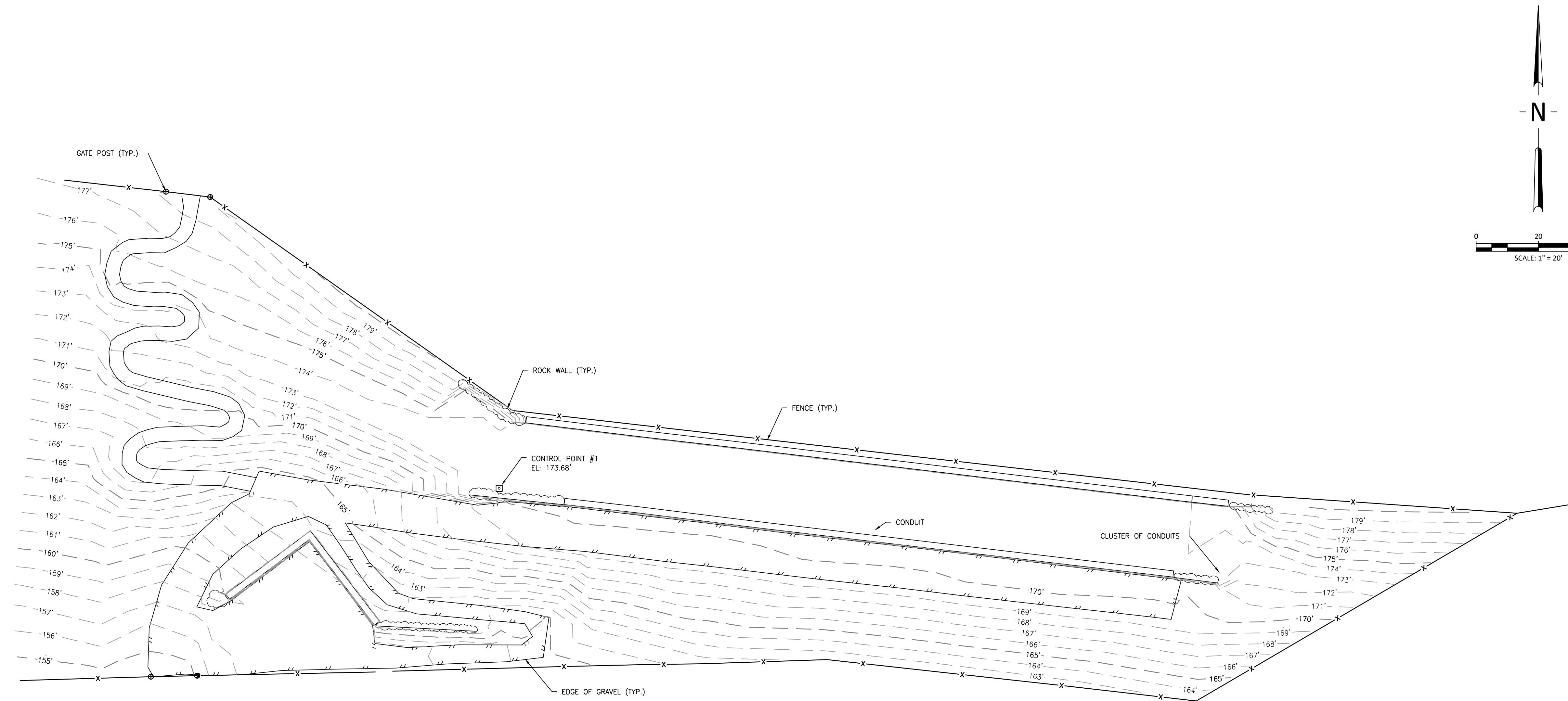


ONE SIDE OF
ROOF IS 197.053 SF



SCALE: 1" = 2'

TOPOGRAPHIC SURVEY



LA CENTER GREEN SHED TOPO

LA CENTER, WA

Mackay Sposito
 ENERGY PUBLIC WORKS LAND DEVELOPMENT
 www.mackaysposito.com

1325 SE TECH CENTER DRIVE, SUITE 140
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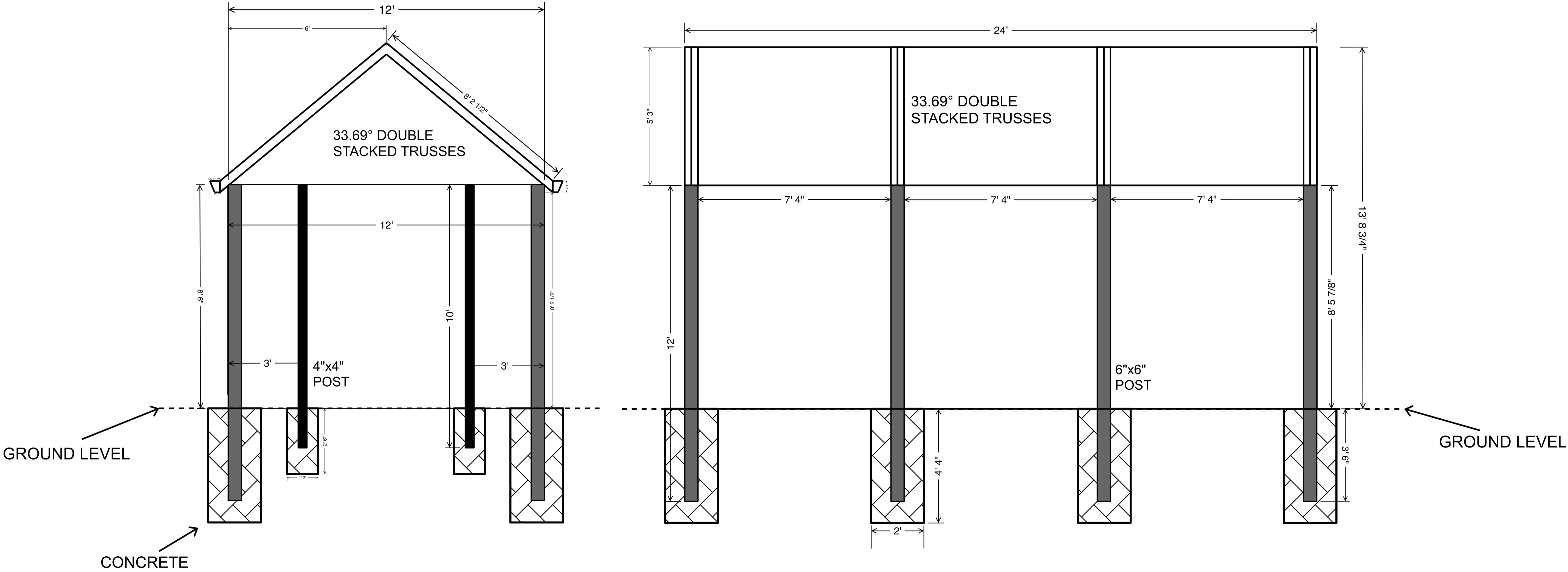
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 SCALE: 1" = 20'
 DRAWN BY: ADC
 DATE PLOTTED: 4/7/21
 FILE: GREEN SHED TOPO.DWG

JOB NUMBER
LCHS
 SHEET
1 of 1

REVISIONS:

T:\CHENIER\LA CENTER HG\GREEN SHED TOPO.DWG

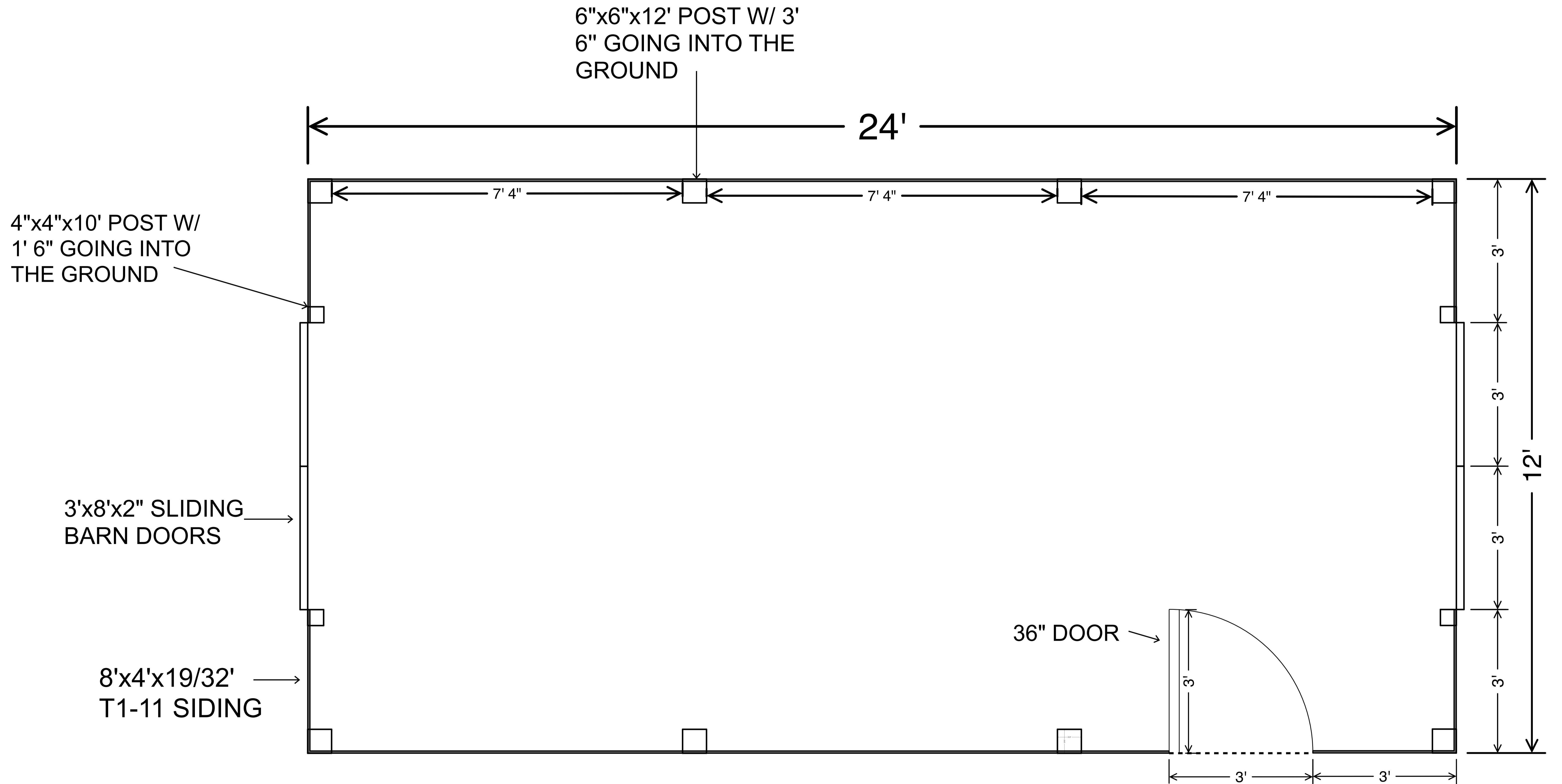
Structural Design



SCALE: 1" = 2'

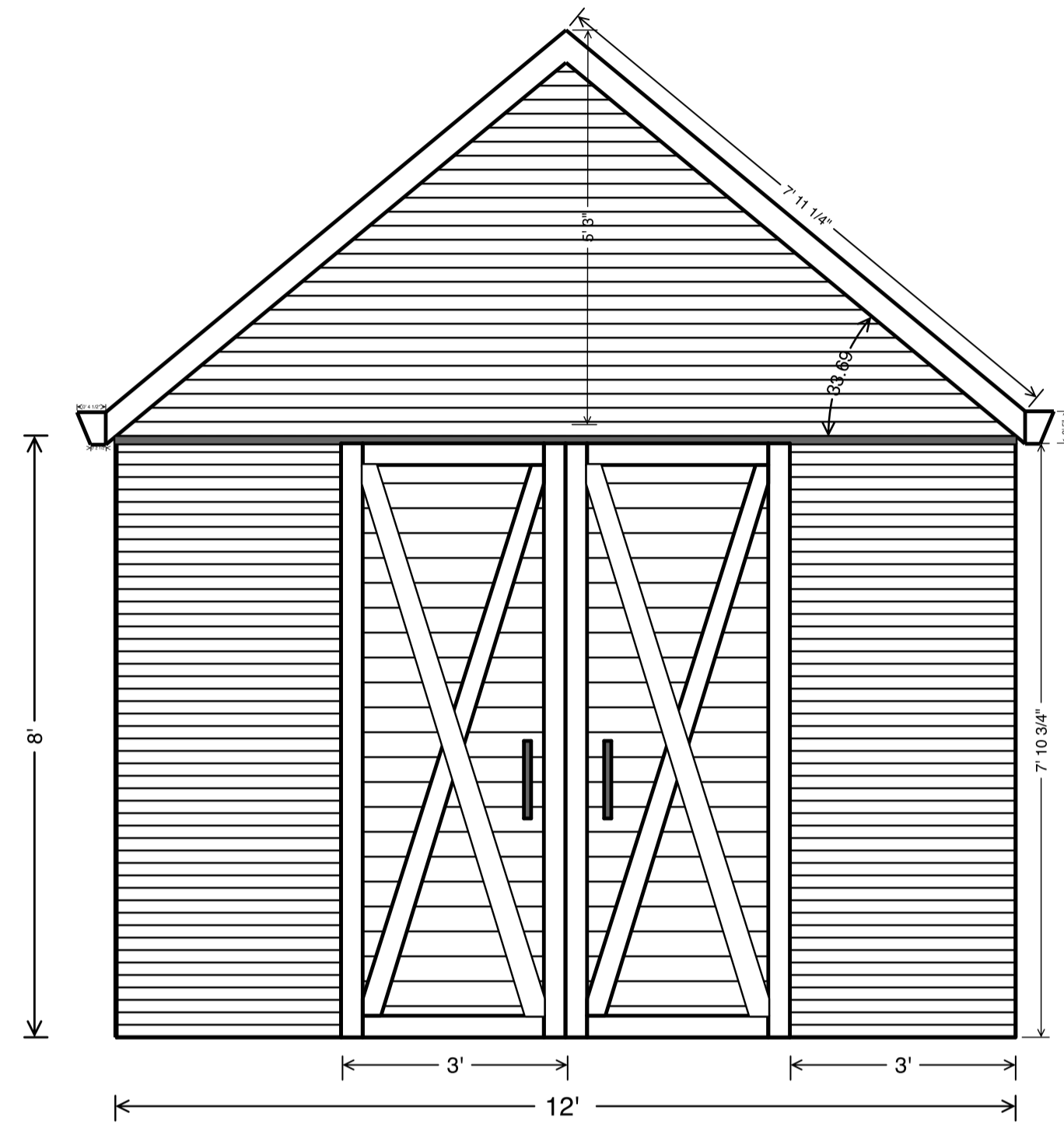
FLOOR PLAN

AREA 288 SF

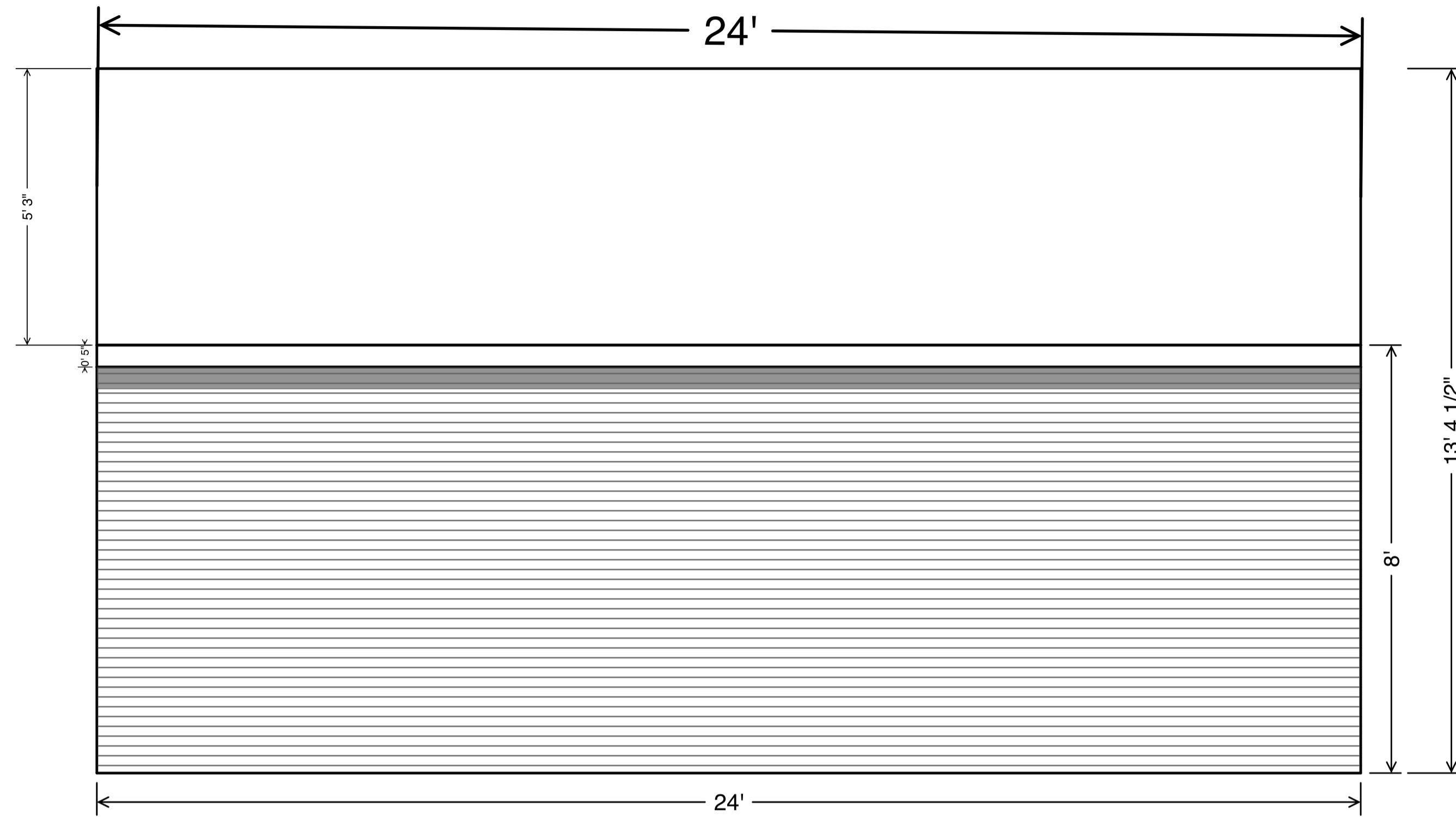


SCALE: 1" = 1'

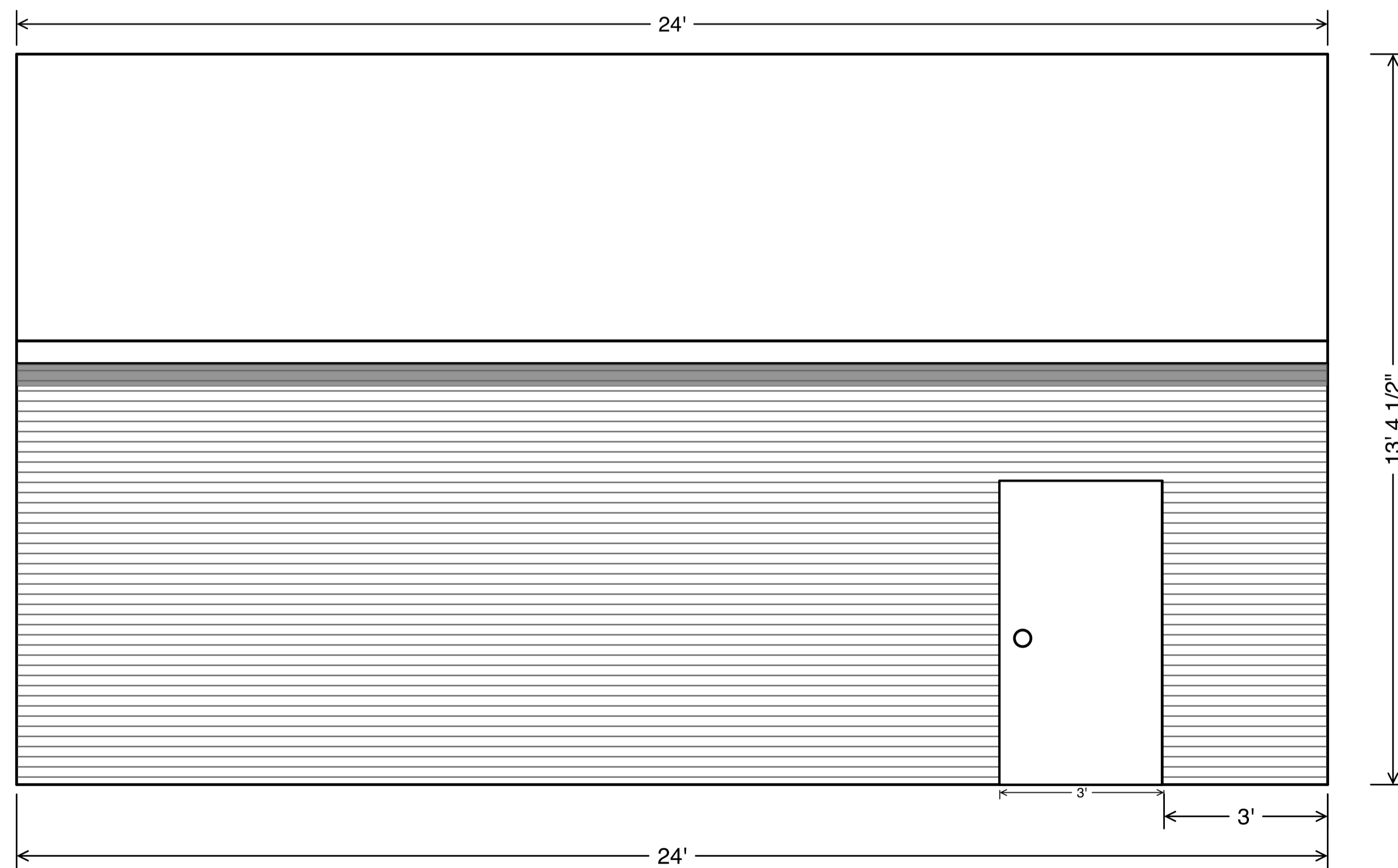
GreenShed Design



EAST SIDE ELEVATION

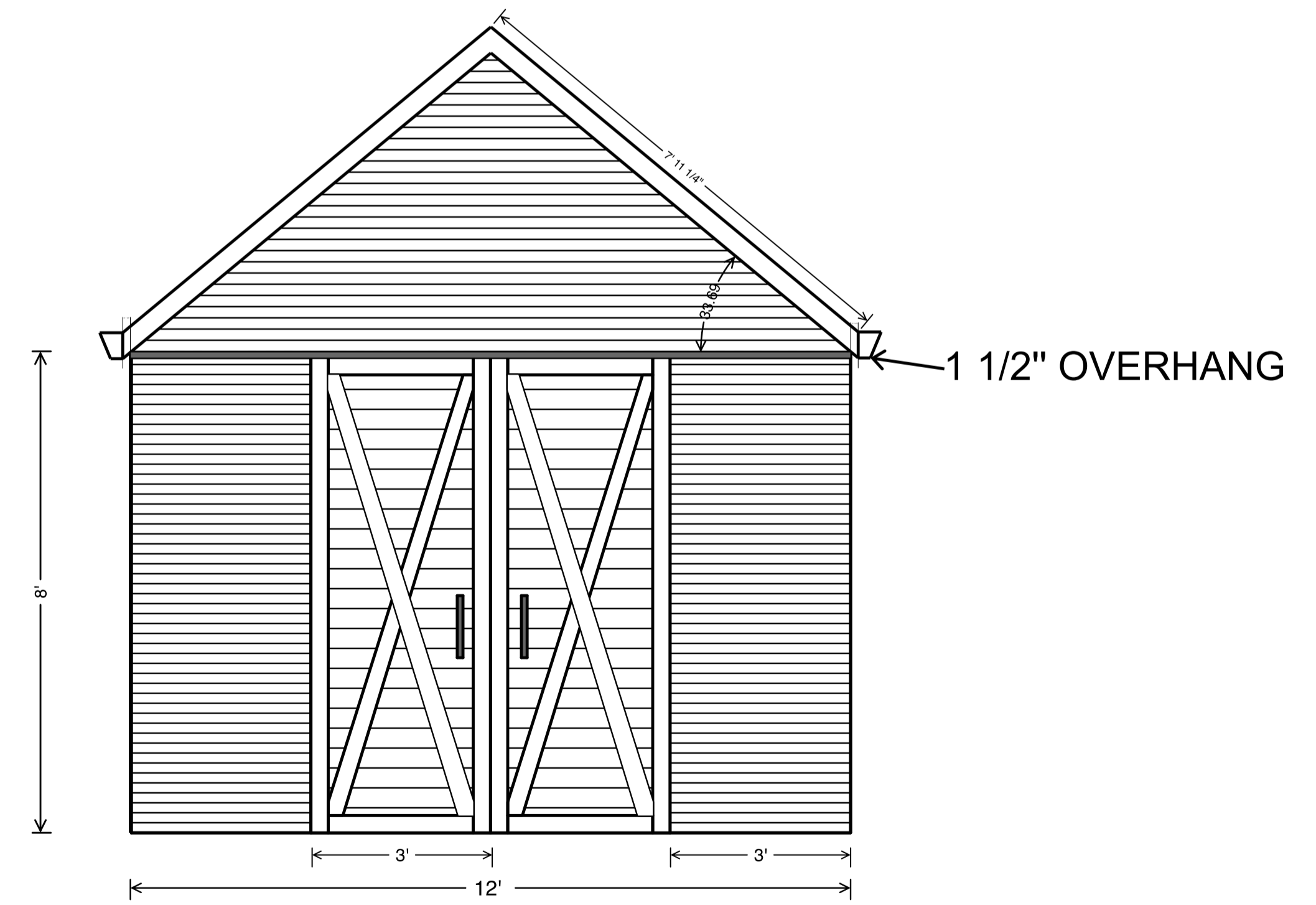


SOUTH SIDE ELEVATION



NORTH SIDE ELEVATION

ROOF IS FLUSH WITH THE EAST AND WEST SIDES



WEST SIDE ELEVATION

SCALE: 1/2" = 1'