



**Lockwood Creek Subdivision
Critical Areas and Tree Cutting Permits
Type II, Completeness Review**

La Center City Hall
210 E 4th St
La Center, WA 98629

Site Address: 2000 NE Lockwood Creek Road, La Center, WA

Parcel: 209113000

Legal Description: #94 SEC 2 T4N R1E WM 20A

Project Description: The applicant is requesting a Type II tree cutting permit and critical areas permit for activities associated with a previously approved preliminary plat. The proposal includes removal of an Oregon white oak and impacts to a delineated wetland buffer.

Date: March 8, 2023

Applicant's Representative:

Contact: Nicolle Sicillia or Travis Johnson
PLS Engineering
604 W Evergreen Blvd.
Vancouver, WA 98660
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travis@plsengineering.com

The City's planning consultant (WSP USA Inc.) and engineering staff reviewed application materials for the requested Type II Critical Areas Permit and Tree Cutting Permit. We are writing to notify you that the application is deemed **Incomplete** as documented below.

Planning Comments

In June 2022, the applicant was granted approval for a 20 acre, 71-lot single-family detached preliminary plat (File No. 2020-004-SUB/VAR/CAR/SEPA) in the City's LDR-7.5 zone. The Hearings Examiner decision contains several conditions of approval including requiring the applicant to submit and apply for critical areas and tree cutting permits. The critical areas permit is required for impacts to areas within the dripline of an existing Oregon White Oak and buffer impacts to Wetland B on the project site. The Type II tree removal permit is also required for removal of 161 trees onsite and documenting preservation methods of 43 remaining trees.

The City waived the pre-application conference for this submittal because the critical areas and tree cutting permits are follow-on approval from the subdivision application. Many of the items below have been

previously submitted with the initial application submittal. Below includes a list of required submittal items based on (18.30.050,18.300.090(5), 18,300.120, 18.350.060, and 18.350.070).

- *An application form with original signatures by the applicant and property owners. If there is more than one property owner, separate application forms and signatures are required.*
 - Status: **Complete**. The applicant provided an application form signed by the applicant, property owner and applicant's representative.
- *An environmental checklist or EIS, if applicable under Chapter 18.310.*
 - Status: **Incomplete** The applicant provided a State Environmental Policy Act (SEPA) checklist as part of the prior submittal for preliminary plat. However the SEPA checklist should be updated to reflect the following changes:
 - Section 3 of the checklist should cover both the volume and area of the proposed impacts to the Wetland B. buffer.
 - Section 4 should cover the specific number of trees proposed to be removed and the number of proposed street tree plantings as mitigation.
 - Section 4 of the checklist should cover the Oregon white oak habitat impacts.
- *A legal description of the site.*
 - Status: **Complete**. The legal description is contained on the application forms.
- *Proof of ownership document, such as copies of deeds and/or a policy of satisfactory commitment for title insurance.*
 - Status: **Incomplete**. The applicant has not provided proof of ownership documentation. Clark County MapsOnline shows the owner of the property as G2 Investment Group Inc. and the application is filed by Cedar Ridge Homes as property owner.
- *Site Plan. At a scale of no more than one inch equals 200 feet with north arrow, date, graphic scale, existing and proposed lots, tracts, easements, rights-of-way and structures on the site, and existing lots, tracts, easements, rights-of-way and structures abutting the site; provided, information about off-site structures and other features may be approximate if such information is not in the public record. The applicant shall provide one copy of the plan reduced to fit on an eight-and-one-half-inch by 11-inch page. Principal features of the plan shall be dimensioned.*
 - Status: **Complete**. The applicant provided a copy of the approved preliminary plat plan including a site plan (with lots, tracts, and rights-of-way), a wetland buffer mitigation plan with Figure 2 showing buffer impacts. Staff, an Oak Mitigation Plan with an existing conditions plan (Figure 2), proposed conditions (Figure 3), Oak Impact Detail (Figure 4), Oak Enhancement Detail (Figure 5), and Wetland B Oak Mitigation Detail (Figure 6). The plan is 1" = 60' and can be reduced to fit on an 8.5" x 11" sheet.
- *Proposed easements or dedications to the city or other agency, if applicable;*
 - Status: **Incomplete**. The applicant is required to file a conservation covenant with the city for the wetland and wetland buffer and the Oregon white oak and the associated buffer. The applicant can submit one covenant describing the 2 elements.
- *A copy of the pre-application conference summary*
 - Status: **Complete**. The applicant filed a pre-application conference waiver form.
- *Names and addresses of owners of land within a radius of 150 feet:*
 - Status: **Incomplete**. The applicant has not provided certified mailing labels for a 150-foot radius.

- *Wetland delineation and assessment if required by Chapter 18.300 LCMC, prepared and signed by a qualified professional and an application for a critical areas permit and associated preliminary plan, if required.*
 - o Status: **Complete.** The application submitted a wetland mitigation plan as part of the prior submittal As part of the Hearing Examiner’s conditions of approval the applicant was required to submit a mitigation plan for the proposed impacts to the wetland buffer of Wetland B. The applicant submitted a critical areas report from March 2021 that contains information on the wetlands onsite including wetland determination data forms documenting the delineation of the wetlands. The applicant is using the 2014 Washington Department of Ecology wetland delineation forms as required.
 - o Additionally, the applicant has provided a wetland buffer mitigation plan in accordance with 18.300.090(5)(p). Elements required under the wetland buffer mitigation plan including discussion of planting materials and densities is included in the Oak Mitigation Plan (Figure 5).
- *A tree protection plan as required by 18.350.060.*
 - o Status: **Incomplete.** The applicant has provided a Tree Protection Plan as required by LCMC 18.350.060 but does not show all the required elements under LCMC 18.350.060 (2). The Tree Protection Plan is required to show the location of existing and proposed roads, utility lines/facilities, and impervious surfaces.
 - o Mitigation for the 161 trees to be removed has been documented in the previously submitted preliminary plans and documented in the staff report for preliminary plat approval. .
- A geotechnical study is required if the site will contain substantial fill or there are steep or unstable slopes on the site.
 - o Status: **Not applicable to the tree cutting and critical area permits.**
- Evidence that potable water will be provided to each lot from a public water system, and that each lot will be connected to public sewer.
 - o Status: **Not applicable to the tree cutting and critical area permits.**
- An archaeological predetermination report.
 - o Status: **Not applicable to the tree cutting and critical area permits.**

Public Works and Engineering Comments

Public Works and Engineering have no further comments on the proposal.

Signed:  Date: 3/14/2022
 Bryan Kast, P.E, Community Development/Public Works Director