



**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 impacts within the dripline of an Oregon white oak and impacts to a delineated wetland buffer.

Date: April 5, 2023

Applicant's Representative:

Contact: Nicolle Sicilia or Travis Johnson
PLS Engineering
604 W Evergreen Blvd.
Vancouver, WA 98660
Nicolle@plsengineering.com
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. The initial project submittal was reviewed and deemed incomplete on March 2, 2023. The applicant has resubmitted the requested items as of March 20, 2023. Based on the additional project submittals received we are writing to notify you that the application is deemed **complete** 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: **Complete.** The applicant has provided an updated State Environmental Policy Act (SEPA) checklist.
- *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: **Complete.** The applicant has provided a Deed of Trust for the property showing G2 Investment Group Inc. as the 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: **Complete.** The applicant has provided a conservation covenant with the city for the wetland and wetland buffer and the Oregon white oak and the associated buffer.
- *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: **Complete.** The applicant has 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.*
 - 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

