Stephens Hillside Farm
Type I Post Decision Review - Trees
La Center City Hall
210 E 4th St
La Center, WA 98629

July 29, 2022

Mr. Kelly Helmes
New Tradition Homes
11815 NE 113th Street Suite 110
Vancouver, WA 98662

Re: Stephens Hillside Farm Type I Post Decision Review for Tree Removal Permit (2022-030-PDR)

Dear Mr. Helmes,

On April 27, 2022, the City of La Center issued an approval of a Type II Post Decision Review application (2021-039-PDR/VAR/TRE) for a redesign of the Stephens Hillside Farm subdivision originally approved under a Type III preliminary plat application by the City's hearing examiner on October 3, 2018 under City file number 2018-016-SUB. The Type II Post Decision Review application had an accompanying tree removal permit that permitted the applicant to remove 129 trees on the project site.

Based on field conditions noted during construction, the applicant is proposing to remove two trees near the location of the proposed stormwater facility at the southwest corner of the site not originally anticipated for removal. The two trees proposed for removal are a Big Leaf Maple and a Grand Fir. In addition, based on marking the property line in the field, the applicant is proposing to keep 50 trees located offsite immediately north of the northwest corner of the site that were originally anticipated and approved for removal resulting in a net gain of 48 trees being preserved.

The applicant is requesting a Type I Post Decision Review approval to revise the number of trees approved for removal under 2021-039-PDR/VAR/TRE. The criteria for Type I Post Decision Review approval in LCMC 18.30.150 for an original Type II decision are as follows:

I. Land Use Review

18.30.150 Post-decision review.
(5) Post-Decision Review Guidelines.
(b) An application for post-decision review of a Type II decision shall be subject to a Type I process if the director finds the requested change:

(i) Does not increase the potential adverse impact of the development authorized by the decision of SEPA determination;

(ii) Is consistent with the applicable law or variations permitted by law, including permits to which the development is subject;

(iii) Does not involve an issue of broad public interest, based on the record of the decision; and

(iv) Does not require further SEPA review.

Finding: The applicant's request is classified as a Type I Post Decision Review approval and meets the above criteria as follows:

- The applicant is proposing to remove 48 fewer trees so the request reduces the potential impact of the development authorized by the SEPA determination. The SEPA approved under 2018-016-SUB only noted that tree removal would occur and required the applicant to provide a mitigation plan which they have done. The SEPA determination remained in place for the Type II Post Decision Review that revised the subdivision design under (2021-039-PDR/VAR/TRE) and the level of impact is proposed to be reduced under this Type I Post Decision Review.
- The applicant's proposal to preserve an additional 48 trees is consistent with the City's tree protection ordinance. A condition of approval will require that the applicant maintain tree protection around the 50 trees near the northwest site boundary that will be preserved so that their roots are not damaged during construction consistent with LCMC 18.350.060(3). The two trees proposed to be removed shall be flagged and the 50 proposed to be preserved shall not be flagged consistent with LCMC 18.350.070.
- Preserving a greater number of trees is in the public interest. No comments were filed during the subdivision review in 2018 or the Type II post decision review approval regarding the tree removals.
- Preserving an additional 48 trees does not require additional SEPA review since the impact of the proposed development will be reduced.

Therefore, the applicant's request is consistent with the Type I Post Decision Review criteria.

As a condition of approval, the applicant shall maintain tree protection around the 50 trees and their root systems proposed to be preserved at the northwest corner of the site to prevent damage during construction consistent with LCMC 18.350.060(3). The two trees at the location of the stormwater pond shall be flagged for removal and the 50 additional trees proposed for protection shall not be flagged consistent with LCMC 18.350.070.

Public Works and Engineering Comments

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

II. 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 approved subject to the following conditions of approval.**

A. Planning

The applicant shall maintain tree protection around the 50 trees and their root systems proposed to be preserved at the northwest corner of the site to prevent damage during construction consistent with LCMC 18.350.060(3). The two trees at the location of the stormwater pond shall be flagged for removal and the 50 additional trees proposed for protection shall not be flagged consistent with LCMC 18.350.070.

III. APPEALS

A final decision regarding a Type I application may be appealed by the applicant, applicant's representative, or by any person, agency, or firm with an interest in the matter within 14 calendar days after the date of decision. Appeals shall contain all information specified in LCMC 18.30.130. The public record for this file is available at City Hall, Public Works Building, 210 East 4th Street, La Center, Washington between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Please contact Jessica Nash at 360-263-7665 for further information.

Signed: _____ Date: 7/29/2022

Bryan Kast, P.E, Public Works Director

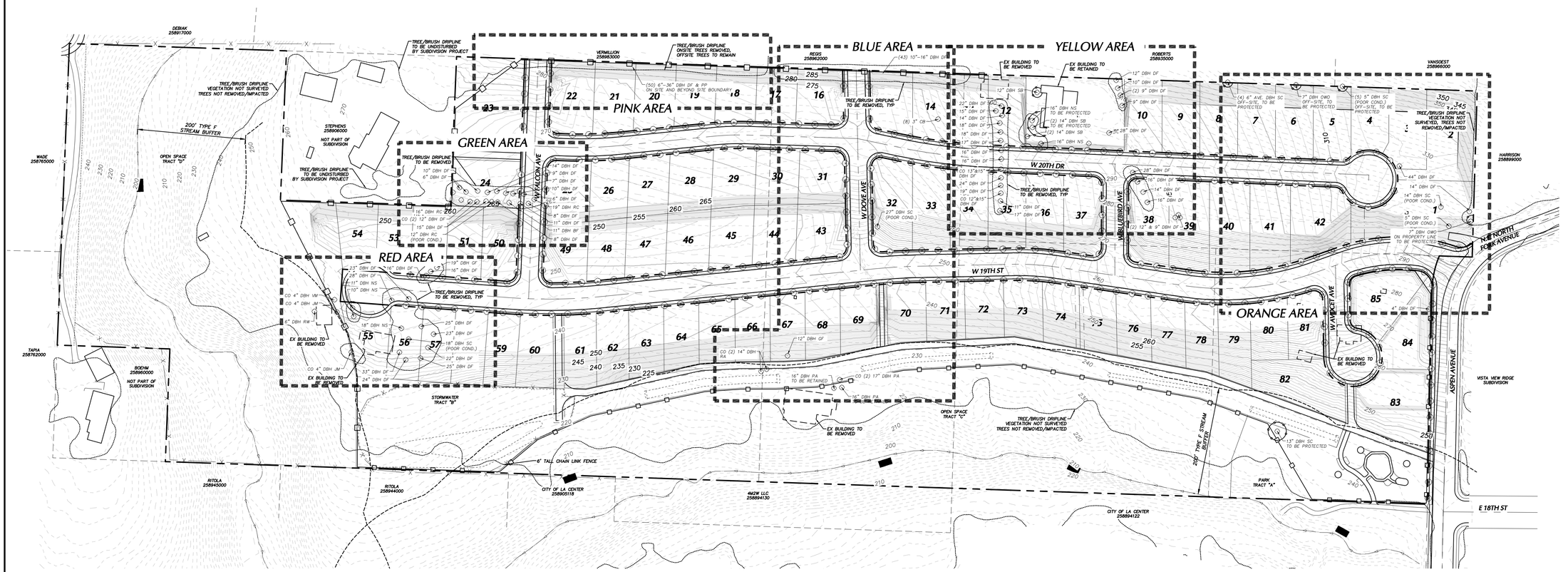
Signed: _____ Date: 7/29/2022

Tony Cooper, P.E, City Engineer

IV. Exhibits

A. Tree Protection Plan and Tree List
B. Critical Areas Mitigation Plan
C. Development Proposal

Exhibit A



PLAN: TREE REMOVAL, PROTECTION AND MITIGATION PLAN

SCALE: 1"= 100'

100' 50' 0 100' 200'

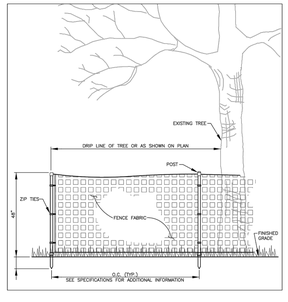
SCALE: 1" = 100'

CONTACT INFORMATION:

ARBORIST:
ALTAR TREE SERVICE (ATTN: WILL FARGO, ISA CERTIFIED ARBORIST)
INDEPENDENCE OR 97351
TEL (971) 301-5035
ALTARTREESERVICE@GMAIL.COM

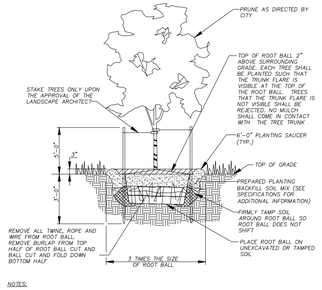
REPRESENTATIVE/CONTACT:
HAYWARD USKOSKI AND ASSOCIATES (ATTN: THOMAS ELLIS)
1101 BROADWAY ST #130
VANCOUVER WA 98660
TEL (360) 635-5223
THOMAS@HUACONSULTING.COM

NOTE: THIS PLAN SCHEMATIC ONLY. FINAL LANDSCAPE PLANS (BY OTHERS) TO BE PROVIDED FOR ALL PLANTING INFORMATION AND IRRIGATION APPURTENANCES



DETAIL: TEMP TREE PROTECTION

SCALE: N.T.S.



NOTES:
1. FOR TREE SPACING, TYPES AND CALIPER, SEE PLAN
2. A ROOT BARRIER SHOULD BE INSTALLED AT THE EDGE OF PAVEMENT OR 4 FEET WIDE AND 6 FEET WIDE RECTANGLE AROUND THE TREE.
3. SCARIFY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING.

DETAIL: TREE INSTALLATION

SCALE: N.T.S.

TREE PROTECTION PLAN NOTES

1. TREE CONDITIONS LISTED ON SHEET 6 FOLLOW THE FOLLOWING DEFINITIONS:

"GOOD" HEALTH IS DEFINED AS TREES WITH GOOD HEALTH AND STRUCTURAL STABILITY THAT HAVE THE POTENTIAL FOR LONGEVITY AT THE SITE

"MODERATE" HEALTH IS DEFINED AS TREES IN FAIR HEALTH AND/OR POSSESSING STRUCTURAL DEFECTS THAT MAY BE ABATED WITH TREATMENT. TREES IN THIS CATEGORY REQUIRE MORE INTENSE MANAGEMENT AND MONITORING AND MAY HAVE SHORTER LIFE-SPANS THAN THOSE IN THE GOOD CATEGORY.

"POOR" HEALTH IS DEFINED AS TREES IN POOR HEALTH OR POSSESSING SIGNIFICANT DEFECTS IN STRUCTURE THAT CANNOT BE ABATED WITH TREATMENT. THESE TREES ARE EXPECTED TO DECLINE REGARDLESS OF MANAGEMENT. THE SPECIES OR INDIVIDUAL TREE MAY POSSESS EITHER CHARACTERISTICS THAT ARE UNDESIRABLE IN LANDSCAPE SETTINGS OR BE UNSUITED FOR USE AREAS.

2. TREES RETAINED SHALL BE PROTECTED WITH MEASURES SUCH AS TEMPORARY AND PERMANENT FENCING AT THE TREE PROTECTION ZONE OR DRIPLINE AND AT THE BOUNDARY OF OPEN SPACE TRACTS. PRELIMINARY TEMPORARY FENCE LOCATION SHOWN ON PLAN AROUND TREES TO BE PROTECTED. SPLIT RAIL FENCING MAY BE USED IN LIEU OF CHAINLINK FENCING.
3. EXISTING TREES FOUND ON SITE AND DESCRIBED ON SHEET 6 ARE WITHIN THE DEVELOPMENT ENVELOPE OF THE PROPOSED IMPROVEMENTS ARE TO BE REMOVED WITH THE DEVELOPMENT AT THE TIME OF MASS GRADING AND IMPROVEMENTS UNLESS NOTED OTHERWISE ON PLAN (EST. SUMMER 2022)
4. TREES OUTSIDE OF DEVELOPMENT ENVELOPE (SUCH AS WITHIN RIPARIAN HABITAT AREAS) OR OFFSITE TO BE RETAINED AND PROTECTED DURING DEVELOPMENT. SEE NOTE 2.
5. TREE REMOVAL OCCURING TO ALLOW FOR MASS GRADING AND INSTALLATION OF DEVELOPMENT ITEMS SUCH AS ROADS, UTILITIES AND HOMES.
6. PROPOSED LANDSCAPING SHOWN ON LANDSCAPE ARCHITECTS PLAN FOR THE PARK AREA IN THE SOUTHEAST CORNER OF THE SITE.
7. ADDITIONAL LANDSCAPING EXCEEDING CITY REQUIREMENTS MAY BE CONSTRUCTED WITH THE SUBDIVISION.

STREET TREE NOTES

1. STREET TREES TO BE PLANTED AT 30' O.C. AT THE TIME OF OCCUPANCY.
2. THE CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH OF ALL STREET TREES ASSOCIATED WITH THIS PROJECT BY WATERING, PRUNING AND ALL OTHER NECESSARY CARE UNTIL THE RIGHT-OF-WAYS ARE DEDICATED TO THE CITY OF LA CENTER.
3. TREES TO BE INSTALLED PER THE REQUIREMENTS OF 18.340. ALL STREET TREES SHALL BE A MINIMUM OF 2" CALIPER DBH FOR DECIDUOUS OR 8 FT TALL FOR EVERGREEN AT TIME OF PLANTING.
4. LANDSCAPING SHALL BE PRUNED, WATERED, FERTILIZED AND MAINTAINED IN A HEALTHY CONDITION BY OCCUPANTS AND HOA.
5. APPROXIMATE LOCATIONS FOR TREES ARE SHOWN ON THE PLAN. EXACT LOCATIONS TO BE DETERMINED BY THE DEVELOPER OR BUILDER AFTER CONSTRUCTION OF DRIVEWAYS, SIDEWALKS AND BUILDINGS. TREES SHALL BE PLACED IN LOCATIONS TO AVOID SANITARY AND WATER SERVICES. MINIMUM SEPARATION FROM UTILITY SERVICES SHALL BE 5'.
6. THE FOLLOWING LIST PROVIDES PROPOSED STREET TREE VARIETIES. FINAL TREE SPECIES USED MAY VARY FROM THE BELOW LIST, DEPENDING ON AVAILABILITY:

- PAPERBARK MAPLE (ACER GRISEUM)
- AMERICAN HORNBEAM (CARPINUS CAROLINIA)
- LAVELLE HAWTHORN (CRATAEGUS x LAVALLEI)
- TRIDENT MAPLE (ACER BUERGERANUM)
- CELESTIAL DOGWOOD (CARNUS x RUTDAN)
- CITY SPRITE ZELKOVA (ZELKOVA SERRATA 'JFS-KW1'
- FLAME MAPLE (ACER GINNALA 'FLAME')'
- BLUE DUNE LYME GRASS (ELYMUS ARENARIUS)

EX. TREE LEGEND

- DF – DOUGLAS FIR (PSEUDOTSUGA MENZIESII)
- NS – NORWAY SPRUCE (PICEA ABIES)
- OWO – OREGON WHITE OAK (QUERCUS GARRYANA)
- SB – SILVER BIRCH (BETULA SPP)
- SC – SWEET CHERRY (PRUNUS AVIUM)
- CB – COMMON BUCKTHORN (RHAMNUS CATHARTICA)
- RC – RED CEDAR (THUJA PLICATA)
- GF – GRAND FIR (ABIES GRANDIS)
- PA – POPULUS ALDER (GENUS ALDUS)
- BP – BALSAM FIR (ABIES BALSAMEA)
- VM – VINE MAPLE (ACER VINUS)
- JM – JAPANESE MAPLE (ACER PALMATUM)
- RW – RED WILLOW (SALIX PSS)
- PP – PONDEROSA PINE (PINUS PONDEROSA
- CO – CO-DOMINANT

HAYWARD USKOSKI & ASSOCIATES
1101 Broadway St, Suite 130 - Vancouver, WA 98660
TEL: (360) 635-5223

STEPHENS HILLSIDE FARM
LA CENTER WA

POST DECISION REVIEW
TREE PROTECTION PLAN

REV	DATE	BY	DESCRIPTION

PROJECT NUMBER: 1183
DESIGNED/DRAWN BY: TWE
CHECKED BY: VAU
ISSUE DATE: 01/17/2022

5
OF: 6

#	Location	Species	Common Name	DBH (in)	Condition	Notes
1	Red	Abies grandis	Grand Fir	19	Good	Furthest NE from house, three tree cluster
2	Red	Pseudotsuga menziesii	Douglas Fir	16	Good	Furthest NE from house, three tree cluster
3	Red	Picea pungens	Blue Spruce	16	Good	Furthest NE from house, three tree cluster
4	Red	Pseudotsuga menziesii	Douglas Fir	23	Good	E of house
5	Red	Pseudotsuga menziesii	Douglas Fir	28	Good	E of house
6	Red	Picea pungens	Blue Spruce	18	Good	Directly NE from house
7	Red	Pseudotsuga menziesii	Douglas Fir	25	Good	E of house
8	Red	Pseudotsuga menziesii	Douglas Fir	23	Good	NE of house
9	Red	Pseudotsuga menziesii	Douglas Fir	22	Good	E of house
10	Red	Pseudotsuga menziesii	Douglas Fir	28	Good	NE of house
11	Red	Pseudotsuga menziesii	Douglas Fir	25	Good	E of house
12	Red	Pseudotsuga menziesii	Douglas Fir	30	Good	E of house
13	Red	Pseudotsuga menziesii	Douglas Fir	24	Good	E of house
14	Red	Prunus avium	Sweet Cherry	18	Poor	E of house
15	Red	Acer platanoides	Norway Maple	10	Good	NW of house
16	Red	Acer platanoides	Norway Maple	11	Good	NW of house, 10 stem
17	Yellow	Pseudotsuga menziesii	Douglas Fir	22	Good	Row along driveway, W of house
18	Yellow	Pseudotsuga menziesii	Douglas Fir	15	Good	Row along driveway, W of house
19	Yellow	Pseudotsuga menziesii	Douglas Fir	14	Good	Row along driveway, W of house
20	Yellow	Pseudotsuga menziesii	Douglas Fir	18	Good	Row along driveway, W of house
21	Yellow	Pseudotsuga menziesii	Douglas Fir	18	Good	Row along driveway, W of house
22	Yellow	Pseudotsuga menziesii	Douglas Fir	17	Good	Row along driveway, W of house
23	Yellow	Pseudotsuga menziesii	Douglas Fir	16	Good	Row along driveway, W of house
24	Yellow	Pseudotsuga menziesii	Douglas Fir	16	Good	Row along driveway, W of house
25	Yellow	Pseudotsuga menziesii	Douglas Fir	14	Good	Codominant (13" & 15" trunks)
26	Yellow	Pseudotsuga menziesii	Douglas Fir	24	Good	Row along driveway, W of house
27	Yellow	Pseudotsuga menziesii	Douglas Fir	19	Good	Row along driveway, W of house
28	Yellow	Pseudotsuga menziesii	Douglas Fir	14	Good	Codominant (15" & 12" trunks)
29	Yellow	Pseudotsuga menziesii	Douglas Fir	11	Good	Row along driveway, W of house
30	Yellow	Pseudotsuga menziesii	Douglas Fir	17	Good	Row along driveway, W of house
31	Yellow	Pseudotsuga menziesii	Douglas Fir	12	Good	E of house
32	Yellow	Pseudotsuga menziesii	Douglas Fir	10	Good	E of house
33	Yellow	Pseudotsuga menziesii	Douglas Fir	9	Good	Codominant (9" & 9" trunks)
34	Yellow	Pseudotsuga menziesii	Douglas Fir	9	Good	E of house
35	Yellow	Pseudotsuga menziesii	Douglas Fir	28	Good	E of house
36	Yellow	Pseudotsuga menziesii	Douglas Fir	28	Good	E of house
37	Yellow	Pseudotsuga menziesii	Douglas Fir	16	Good	E of house
38	Yellow	Pseudotsuga menziesii	Douglas Fir	14	Good	E of house
39	Yellow	Pseudotsuga menziesii	Douglas Fir	16	Good	E of house
40	Yellow	Betula pendula	Common Birch	12	Good	W of house
41	Yellow	Betula pendula	Common Birch	14	Good	SW of house. Codominant (14" & 14" trunks)
42	Yellow	Acer platanoides	Norway Maple	16	Moderate	SW of house
43	Yellow	Acer platanoides	Norway Maple	16	Good	NW of house
44	Yellow	Picea pungens	Blue Spruce	12	Good	Corner of E driveway and 348th St
45	Yellow	Picea pungens	Blue Spruce	9	Good	Corner of east driveway and 348th St
46	Yellow	Picea pungens	Blue Spruce	12	Good	Corner of east driveway and 348th St
47	Blue	Abies grandis	Grand Fir	12	Good	N of vacant house
48	Blue	Populus tremuloides	Quaking Aspen	17	Moderate	NE of vacant house (Codominant (17" & 17" trunks)
49	Blue	Populus tremuloides	Quaking Aspen	16	Moderate	NE of vacant house
50	Blue	Alnus rubra	Red Alder	14	Moderate	NW of vacant house (Co-Dominant: 14" & 14" trunks)
51	Blue	Prunus avium	Sweet Cherry	27	Poor	S of 348th St
52	Blue	Pseudotsuga menziesii	Douglas Fir	13.5	Good	Row of fir trees along N property line
53	Blue	Pseudotsuga menziesii	Douglas Fir	16	Good	Row of fir trees along N property line
54	Blue	Pseudotsuga menziesii	Douglas Fir	12	Good	Row of fir trees along N property line
55	Blue	Pseudotsuga menziesii	Douglas Fir	10	Good	Row of fir trees along N property line
56	Blue	Pseudotsuga menziesii	Douglas Fir	16	Good	Row of fir trees along N property line
57	Blue	Pseudotsuga menziesii	Douglas Fir	10	Good	Row of fir trees along N property line
58	Blue	Pseudotsuga menziesii	Douglas Fir	11	Good	Row of fir trees along N property line
59	Blue	Pseudotsuga menziesii	Douglas Fir	10	Good	Row of fir trees along N property line
60	Blue	Pseudotsuga menziesii	Douglas Fir	11	Good	Codominant (11" & 11" trunks)
61	Blue	Pseudotsuga menziesii	Douglas Fir	12	Good	Row of fir trees along N property line
62	Blue	Pseudotsuga menziesii	Douglas Fir	10	Good	Row of fir trees along N property line
63	Blue	Pseudotsuga menziesii	Douglas Fir	13	Good	Row of fir trees along N property line
64	Blue	Pseudotsuga menziesii	Douglas Fir	12	Good	Row of fir trees along N property line
65	Blue	Pseudotsuga menziesii	Douglas Fir	12	Good	Row of fir trees along N property line
66	Blue	Pseudotsuga menziesii	Douglas Fir	13	Good	Row of fir trees along N property line
67	Blue	Pseudotsuga menziesii	Douglas Fir	12	Good	Row of fir trees along N property line
68	Blue	Pseudotsuga menziesii	Douglas Fir	12	Good	Row of fir trees along N property line
69	Blue	Pseudotsuga menziesii	Douglas Fir	14	Good	Row of fir trees along N property line
70	Blue	Pseudotsuga menziesii	Douglas Fir	11	Good	Row of fir trees along N property line
71	Blue	Pseudotsuga menziesii	Douglas Fir	14	Good	Row of fir trees along N property line
72	Blue	Pseudotsuga menziesii	Douglas Fir	14	Good	Row of fir trees along N property line
73	Blue	Pseudotsuga menziesii	Douglas Fir	13	Good	Row of fir trees along N property line
74	Blue	Pseudotsuga menziesii	Douglas Fir	13	Good	Row of fir trees along N property line
75	Blue	Pseudotsuga menziesii	Douglas Fir	14	Good	Row of fir trees along N property line
76	Blue	Pseudotsuga menziesii	Douglas Fir	12	Good	Row of fir trees along N property line
77	Blue	Pseudotsuga menziesii	Douglas Fir	12	Good	Row of fir trees along N property line
78	Blue	Pseudotsuga menziesii	Douglas Fir	12	Good	Row of fir trees along N property line
79	Blue	Pseudotsuga menziesii	Douglas Fir	12	Good	Row of fir trees along N property line
80	Blue	Pseudotsuga menziesii	Douglas Fir	16	Good	Row of fir trees along N property line
81	Blue	Pseudotsuga menziesii	Douglas Fir	17	Good	Row of fir trees along N property line
82	Blue	Pseudotsuga menziesii	Douglas Fir	14	Good	Row of fir trees along N property line
83	Blue	Pseudotsuga menziesii	Douglas Fir	14	Good	Row of fir trees along N property line
84	Blue	Pseudotsuga menziesii	Douglas Fir	14	Good	Row of fir trees along N property line
85	Blue	Pseudotsuga menziesii	Douglas Fir	15	Good	Row of fir trees along N property line
86	Blue	Pseudotsuga menziesii	Douglas Fir	14	Good	Row of fir trees along N property line
87	Blue	Pseudotsuga menziesii	Douglas Fir	14	Good	Row of fir trees along N property line
88	Blue	Pseudotsuga menziesii	Douglas Fir	12	Good	Row of fir trees along N property line
89	Blue	Pseudotsuga menziesii	Douglas Fir	13	Good	Row of fir trees along N property line
90	Blue	Pseudotsuga menziesii	Douglas Fir	16	Good	Row of fir trees along N property line
91	Blue	Pseudotsuga menziesii	Douglas Fir	14	Good	Row of fir trees along N property line
92	Blue	Pseudotsuga menziesii	Douglas Fir	14	Good	Row of fir trees along N property line
93	Blue	Pseudotsuga menziesii	Douglas Fir	14	Good	Row of fir trees along N property line
94	Blue	Pseudotsuga menziesii	Douglas Fir	16	Good	Row of fir trees along N property line
95	Orange	Quercus garryana	Oregon White Oak	7	Moderate	At site entrance
96	Orange	Pseudotsuga menziesii	Douglas Fir	4	Good	At site entrance
97	Orange	Prunus avium	Sweet Cherry	5	Poor	At site entrance
98	Orange	Prunus Avium	Sweet Cherry	14	Poor	NW of site entrance
99	Orange	Pseudotsuga menziesii	Douglas Fir	44	Good	NW of site entrance
100	Orange	Malus spp.	Apple	5	Poor	Multistem, N fenceline
101	Orange	Quercus garryana	Oregon White Oak	7	Moderate	At site entrance
102	Orange	Malus spp.	Apple	5	Poor	Multistem, N fenceline
103	Orange	Malus spp.	Apple	15	Poor	SE of property
104	Green	Thuja plicata	Western Red Cedar	19	Good	Row along NW 348th St
105	Green	Pseudotsuga menziesii	Douglas Fir	8	Poor	Row along NW 348th St
106	Green	Pseudotsuga menziesii	Douglas Fir	6	Poor	Row along NW 348th St
107	Green	Pseudotsuga menziesii	Douglas Fir	10	Good	Row along NW 348th St
108	Green	Pseudotsuga menziesii	Douglas Fir	11	Good	Row along NW 348th St
109	Green	Pseudotsuga menziesii	Douglas Fir	9	Good	Row along NW 348th St
110	Green	Abies grandis	Grand Fir	11	Poor	Row along NW 348th St
111	Green	Pseudotsuga menziesii	Douglas Fir	9	Good	Row along NW 348th St
112	Green	Pseudotsuga menziesii	Douglas Fir	9	Good	Row along NW 348th St
113	Green	Pseudotsuga menziesii	Douglas Fir	7	Good	Row along NW 348th St
114	Green	Pseudotsuga menziesii	Douglas Fir	7	Good	Row along NW 348th St
115	Green	Pseudotsuga menziesii	Douglas Fir	8	Good	Row along NW 348th St
116	Green	Pseudotsuga menziesii	Douglas Fir	14	Good	Row along NW 348th St
117	Green	Thuja plicata	Western Red Cedar	7	Good	Co-dominant (6" & 8" DBH)
118	Green	Thuja plicata	Western Red Cedar	12	Poor	Row along NW 348th St
119	Green	Thuja plicata	Western Red Cedar	15	Good	Row along NW 348th St
120	Green	Pseudotsuga menziesii	Douglas Fir	10	Good	Row along NW 348th St
121	Green	Thuja plicata	Western Red Cedar	15	Good	Row along NW 348th St
122	Green	Thuja plicata	Western Red Cedar	12	Good	Codominant (11" & 12" DBH)
123	Green	Pseudotsuga menziesii	Douglas Fir	6	Poor	Row along NW 348th St
124	Green	Pseudotsuga menziesii	Douglas Fir	5	Poor	Row along NW 348th St
125	Green	Thuja plicata	Western Red Cedar	16	Good	Row along NW 348th St
126	Pink	Pseudotsuga menziesii	Douglas Fir	6	Good	Row along N property line
127	Pink	Pinus ponderosa	Ponderosa Pine	5	Good	Row along N property line
128	Pink	Pseudotsuga menziesii	Douglas Fir	36	Good	Row along N property line
129	Pink	Pseudotsuga menziesii	Douglas Fir	10	Good	Row along N property line
130	Pink	Pinus ponderosa	Ponderosa Pine	7	Good	Row along N property line
131	Pink	Pinus ponderosa	Ponderosa Pine	5	Good	Co-dominant (6" & 3")
132	Pink	Pinus ponderosa	Ponderosa Pine	11	Good	Row along N property line
133	Pink	Pinus ponderosa	Ponderosa Pine	11	Good	Row along N property line
134	Pink	Pinus ponderosa	Ponderosa Pine	11	Good	Row along N property line
135	Pink	Pinus ponderosa	Ponderosa Pine	10	Good	Row along N property line
136	Pink	Pinus ponderosa	Ponderosa Pine	11	Good	Row along N property line
137	Pink	Pinus ponderosa	Ponderosa Pine	12	Good	Row along N property line
138	Pink	Pinus ponderosa	Ponderosa Pine	14	Good	Row along N property line
139	Pink	Pinus ponderosa	Ponderosa Pine	7	Good	Row along N property line
140	Pink	Pinus ponderosa	Ponderosa Pine	15	Good	Row along N property line
141	Pink	Pinus ponderosa	Ponderosa Pine	16	Good	Row along N property line
142	Pink	Pinus ponderosa	Ponderosa Pine	14	Good	Row along N property line
143	Pink	Pinus ponderosa	Ponderosa Pine	13	Good	Row along N property line
144	Pink	Pinus ponderosa	Ponderosa Pine	10	Good	Row along N property line
145	Pink	Pinus ponderosa	Ponderosa Pine	15	Good	Row along N property line
146	Pink	Pseudotsuga menziesii	Douglas Fir	13	Good	Row along N property line
147	Pink	Pseudotsuga menziesii	Douglas Fir	13	Good	Row along N property line
148	Pink	Pinus ponderosa	Ponderosa Pine	18	Good	Row along N property line
149	Pink	Pseudotsuga menziesii	Douglas Fir	11	Good	Row along N property line
150	Pink	Pinus ponderosa	Ponderosa Pine	15	Good	Row along N property line
151	Pink	Pinus ponderosa	Ponderosa Pine	13	Good	Row along N property line
152	Pink	Pinus ponderosa	Ponderosa Pine	14	Good	Row along N property line
153	Pink	Pseudotsuga menziesii	Douglas Fir	10	Poor	Row along N property line
154	Pink	Pseudotsuga menziesii	Douglas Fir	18	Moderate	Row along N property line
155	Pink	Pinus ponderosa	Ponderosa Pine	10	Good	Row along N property line
156	Pink	Pinus ponderosa	Ponderosa Pine	15	Good	Row along N property line
157	Pink	Pseudotsuga menziesii	Douglas Fir	16	Good	Row along N property line
158	Pink	Pinus ponderosa	Ponderosa Pine	11	Good	Row along N property line
159	Pink	Pinus ponderosa	Ponderosa Pine	14	Good	Row along N property line
160	Pink	Pseudotsuga menziesii	Douglas Fir	18	Good	Row along N property line
161	Pink	Pseudotsuga menziesii	Douglas Fir	9	Poor	Row along N property line
162	Pink	Pseudotsuga menziesii	Douglas Fir	8	Poor	Dead
163	Pink	Pseudotsuga menziesii	Douglas Fir	7	Moderate	Row along N property line
164	Pink	Pseudotsuga menziesii	Douglas Fir	13	Good	Row along N property line
165	Pink	Pseudotsuga menziesii	Douglas Fir	8	Good	Row along N property line
166	Pink	Pseudotsuga menziesii	Douglas Fir	13	Good	Row along N property line
167	Pink	Pseudotsuga menziesii	Douglas Fir	15	Good	Row along N property line
168	Pink	Pseudotsuga menziesii	Douglas Fir	28	Poor	Dead/Dying
169	Pink	Pseudotsuga menziesii	Douglas Fir	6	Poor	Dead/Dying
170	Pink	Pseudotsuga menziesii	Douglas Fir	14	Good	Row along N property line
171	Pink	Pseudotsuga menziesii	Douglas Fir	13	Good	Row along N property line
172	Pink	Pseudotsuga menziesii	Douglas Fir	14	Good	Row along N property line

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STEPHENS HILLSIDE FARM
LA CENTER WA

POST DECISION REVIEW
TREE LIST

REV	DATE	BY	DESCRIPTION

PROJECT NUMBER: 1183
DESIGNED/DRAWN BY: TWE
CHECKED BY: VAU
ISSUE DATE: 01/17/2022

6 OF: 6

Exhibit B

CRITICAL AREAS MITIGATION PLAN

Stephens Hillside Farm

Tax Parcels: 258901-000, 258919-000, 258922-000, 258971-000 and 258972-000
37400 NE North Fork Road
La Center, WA 98629

Prepared by:

Jim Barnes, President
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Vancouver, WA 98685
(360) 601-8631

Applicant:

Kelly Helmes
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(360) 787- 9352

Date: July 15, 2022

CASCADIA
ECOLOGICAL SERVICES, INC.

Executive Summary

This project proposes 85 residential lots for detached single family homes on 42.3 acres located on the west side of Aspen Avenue; along with Tract A, an improved public park; Tract B, the area for stormwater management; and Tract C & D, open space to be retained by the owners. The site is composed of tax lots 258901-000, 258919-000, 258922-000, 258971-000 and 258972-000. Site addresses are: 34700 NE North Fork Road, 115 NE 348th Street, 208 NE 348th Street and 617 NE 348th Street in La Center, Washington.

The zoning district is LDR-7.5, which requires a minimum lot area of 7,500 square feet. All proposed lots exceed the 7,500 sq. ft. minimum. Due to the sloping land, smaller lots will not provide ample space for needed slopes between lots and pads for larger homes. Approximately 32% of the site cannot be developed due to existing streams and associated 200' wide buffers.

Wetlands associated with tributary streams to the East Fork Lewis River were identified along the south and west portions of the project area. Per the Washington State Wetland Rating System for Western Washington: 2014 Update (effective date January 1, 2015) rating completed by CES, the wetlands rate as Category 2 PFO riverine. The City of La Center regulates the wetlands under LCMC 18.300.090(6)(f).

The streams on-site are classified as DNR Type F (fish-bearing) and are regulated under LCMC 18.300.090(2) as fish and wildlife habitat conservation areas.

The applicant proposes to utilize provisions of LMC 18.300.090 (City of La Center, 2022) to reduce the outer portion of the base riparian ecosystem area buffer on the Type F streams along the south and southwest portions of the project area. The purpose of the buffer encroachments is to construct stormwater facilities and siting of a park in an area identified as "Tract A". Impacts to the wetland and stream buffers will be mitigated through vegetative buffer enhancement of the remaining non-forested buffer.

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Acronyms and Abbreviations

Applicant	New Tradition Homes
CES	Cascadia Ecological Services, Inc.
DNR	Department of Natural Resources
Ecology	Washington State Department of Ecology
FPARS	Forest Practices Application Review System
LMC	La Center Municipal Code
NRCS	Natural Resources Conservation Service
NWI	National Wetlands Inventory
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
WDFW	Washington State Department of Fish and Wildlife
WRIA	Water Resource Inventory Area

The information and data in this critical areas mitigation plan was compiled and prepared by the undersigned:

Jim Barnes
President,
Cascadia Ecological Services, Inc.

Chapter 1. Introduction

The applicant contracted with Cascadia Ecological Services, Inc. (CES) to complete a critical areas mitigation plan for tax parcels 258901-000, 258919-000, 258922-000, 258971-000 and 258972-000. The purpose of the plan is to address encroachments into the wetland and habitat buffers on the property by the proposed project.

This plan facilitates the applicant's efforts to:

1. Avoid or minimize impacts to wetlands and streams during the design process.
2. Document wetland and stream boundary determinations for review by regulatory authorities.
3. Provide early indications to project engineers of sensitive species within the project area.
4. Provide background information for a critical areas mitigation plan proposal.

This report is anticipated to support a critical areas permit through the City of La Center. Critical areas are regulated by the City of La Center Municipal Code (LMC Chapter 18.300).

Chapter 2. Proposed Project

2.1 Location

Project Location: 34700 NE North Fork Avenue, La Center, WA 98642 (Figure 1 of 5)
County: Clark
Section, Township, and Range: SW 1/4, S34, T5N, R1E of the Willamette Meridian
Milepost: Located 2.7 miles northeast of Interstate 5
Latitude/Longitude: 45.8723, -122.6751

2.2 Purpose and Description

This project proposes 85 residential lots for detached single family homes on 42.3 acres located on the west side of Aspen Avenue; along with Tract A, an improved public park; Tract B, the area for stormwater management; and Tract C & D, open space to be retained by the owners.

All existing structures will be removed except the residence in 208 N 348th Street, which will be retained on a new lot. A 1.06 acre park is proposed within a the wetland and stream buffer in the southeast part of the project area.

The project is being undertaken to construct additional residential housing units in the urban growth area of the City of La Center. The Applicant has completed a conceptual design for this project which is included in this plan as Figure 5 of 5.

2.3 Landscape Setting

The 42.3-acre project area contains three single-family residences that are all accessed via a gravel driveway extending west from NE North Fork Avenue. Of the 42.3 acres, approximately 33 acres consists of mowed grassland pasture, residential areas, and gravel driveways. The remainder consists of a mature forested corridor along a tributary stream to the East Fork Lewis River which flows through the west part of the site from north to south, and a second tributary stream along the south side which originates in wetlands on the Southview Heights Subdivision to the east. Site topography is generally sloping from north to south. According to the Clark County GIS, the slopes on the project area average between 10 and 15 percent except within the riparian corridor of the streams where steeper slopes are present in the range of 25 to 40 percent.

The project area is located along the northeast side of the City of La Center. Land uses to the east and south are in residential subdivisions. Open space, forestland, and farmland are the dominant land uses to the north and west. Interstate 5 is 2.7 miles to the southwest.

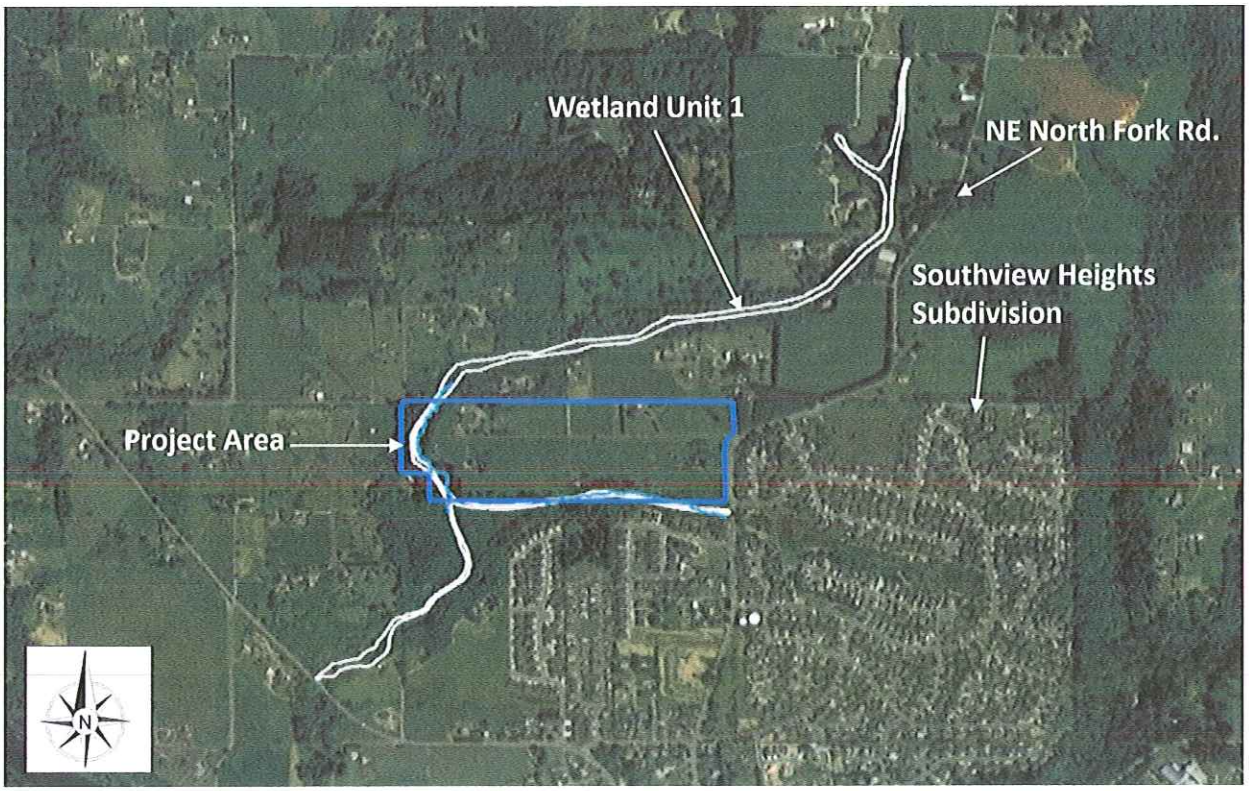


Figure 1. Aerial photo of the project area and surrounding land uses.

Chapter 3. Methods

CES completed a critical areas report for this project on November 20, 2017 (Barnes, 2017). The report includes resource information regarding the landscape setting, existing plant community, and general habitat conditions that were observed on the project area. It was determined through the completion of an Ecology Wetland Rating that the wetlands on the site rate as Category 2 riverine wetlands moderate to high levels of water quality, hydrologic, and habitat functions. The streams on-site are tributaries to the East Fork Lewis River and are classified as riparian Fish and Wildlife Habitat Conservation Areas by the City of La Center. No other endangered, threatened, or local habitat areas as regulated by the city area present on the project area.

Table 1. Wetland Function Rating.

Wetland	Wetland Type	Water Quality Functions	Hydrologic Functions	Habitat Functions	Total Score	Wetland Category
1	Riverine	8	8	7	23	II

The site plan developed by Hayward Uskoski & Associates (Figure 5 of 5) avoids direct impacts to any of the regulated Category 2 wetlands on the project site.

Chapter 4. Existing Conditions

4.1 Critical Areas Discussion

The project area contains Category 2 PFO riverine wetlands identified in the critical areas report as Wetland 1 consisting of narrow riparian floodplain wetlands associated with tributary streams to the East Fork Lewis River which are located along the south and west portions of the project area. The wetlands lie at the base of a relatively steep mature forested ravine adjacent to the stream and are confined to the stream corridors by the steep slopes leading out of the riparian zone.

Vegetation

Most of the project area consists of sloping grassland fields which are mowed for hay during the growing season. No livestock are present on-site. Areas of ornamental shrubs and trees in addition to native species are located around the three single-family residences. The wetlands are forested and dominated by native shrubs, trees, and herbaceous vegetation.

Vegetative cover on the site is near 100 percent and no significant areas of invasive plant species were observed.

Tables 2 and 3 below list the dominant plant species observed in the upland and wetland areas on-site during the site visit.

Table 2. Dominant plant species occurring in wetlands on the project site.

Scientific Name	Common Name	WIS*
Populus balsamifera	Black cottonwood	FAC
Alnus rubra	Red alder	FAC
Thuja plicata	Western red cedar	FAC
Rubus spectablis	Salmonberry	FAC
Salix lasiandra	Pacific willow	FACW
Cornus stolonifera	Red-osier dogwood	FACW
Juncus effusus	Soft rush	FACW
Carex obnupta	Slough sedge	OBL
Ranunculus repens	Creeping buttercup	FACW
Urtica dioica	Stinging nettle	FAC
Phalaris arundinacea	Reed canarygrass	FACW
Rubus armeniacus	Himalayan blackberry	FAC

Table 3. Dominant plant species occurring in uplands on the project site.

Scientific Name	Common Name	WIS*
Pseudotsuga menziesii	Douglas fir	FACU
Alnus rubra	Red alder	FAC
Polystichum munitum	Swordfern	FACU
Oemleria cerasiformis	Indian plum	FACU
Gaultheria shallon	Salal	FACU
Dactylis glomerata	Orchardgrass	FACU
Taraxacum officinale	Common dandelion	FACU
Hypochaeris radicata	Cat's ear	FACU
Trifolium pratense	Red clover	FACU
Daucus carota	Queen Anne's lace	FACU
Geranium mole	Dovesfoot geranium	FACU
Leucanthemum vulgare	Oxeye daisy	FACU
Festuca arundinacea	Tall fescue	FAC
Plantago lanceolata	Lanceleaf plantain	FACU
Dactylis glomerata	Orchardgrass	FACU

*

Wetland Indicator Status (WIS):

OBL	=	occurs in wetlands > 99% of time
FACW	=	occurs in wetlands 67-99% of time
FAC	=	occurs in wetlands 34-66% of time
FACU	=	occurs in wetlands 1-33% of time
UPL	=	occurs in uplands > 99% of time
NI	=	indicator status not known in this region
~	=	unsure as to FAC or FACU

Wetland Buffers

In general, the wetland buffers on-site contain a herbaceous and woody shrub plant community with an overstory dominated by a mature hardwood forest which provides shading to the stream and wildlife habitat.

Per LMC tables 18.300.090(6)(h)(i)-3 and 18.300.090(2)(f) the City of La Center requires the following buffers:

- Wetland 1 (High Land Use Intensity/Moderate Habitat Function; 20-23 points): 120 ft.
- Type F (perennial or fish bearing) streams (High Land Use Intensity/Low Habitat Function): 200 ft.

Wetland Functions

The delineated wetlands provide medium to high levels of water quality and hydrologic functions. Habitat functions are low (Table 4).

Table 4. Functions and Values of the Existing Wetlands.

Function/Value[a]	Wetland
	1
Water Quality Functions	
Sediment Removal	+
Nutrient and Toxicant Removal	+
Hydrologic Functions	
Flood Flow Alteration	X
Erosion Control & Shoreline Stabilization	X
Habitat Functions	
Production & Export of Organic Matter	+
General Habitat Suitability	+
Habitat for Aquatic Invertebrates	+
Habitat for Amphibians	+
Habitat for Wetland-Associated Mammals	+
Habitat for Wetland-Associated Birds	+
General Fish Habitat	+
Native Plant Richness	+
Special Characteristics	
Educational or Scientific Value	-
Uniqueness and Heritage	-

[a]: "-" means that the function is not present; "X" means that the function is present is of lower quality; and "+" means the function is present an is of higher quality.

4.2 Streams

The WDFW PHS on the Web website indicates the presence of riverine aquatic habitat along the south side of the project area associated with a tributary stream to the East Fork Lewis River.

Per the DNR FPARS, two tributary streams to the East Fork Lewis River are located on-site, one along the west side, and a second along the south side. Both are classified as Type F (fish-bearing) streams.

Chapter 5. Wetland and Stream Buffer Impact Assessment

5.1 Avoidance and Minimization of Wetland and Stream Buffer Impacts

The applicant has avoided and minimized impacts to wetlands and habitat buffer areas to the greatest extent practicable. To create a subdivision layout that allows cross-circulation, a safe and efficient transportation network and pedestrian connectivity, complete avoidance was not possible due to relatively steep topography on the site and the necessity of locating stormwater facilities at the lower end of the project area which is within the outer part of the habitat buffer.

In order to meet ADA standards, the proposed park must be located on the least steep area of the site, which is the location proposed. Based upon topographic conditions, the park may be situated within the stream buffer per (18.300.050(4)(b). This location is also centrally located for residents in the surrounding area.

In addition to the steps that were taken to avoid and minimize impacts, mitigation in the form the buffer enhancement is proposed for the unavoidable wetland and stream buffer impacts associated with this project.

5.2 Wetland and Stream Buffer Impacts

The applicant proposes to treat stormwater from pollution generating surfaces (impervious) with bioswales and detain in a detention pond. The bioswales are in the buffer of the Type F streams. Per the comments in the November 2, 2017 Pre-Application Conference notes for the Hillside Farm Subdivision (now known as the Stephens Hillside Farm), the city stated that stormwater treatment in the outer 25 percent of the stream buffer could be allowed. This allowance was also verbally given by city staff Jeff Sarvis and Tony Cooper to the project engineer Jeff Whitten. The stormwater facilities will all be located within the outer 25% of the 200-ft. stream buffer, or outer 50 feet. The total area of buffer encroachment by the stormwater facilities is 7,875 ft^2. Included in this area is a stormwater outfall corridor that will require removal of vegetation within a 10-foot-wide swath of approximately 700 square feet in area extending downslope from the stormwater facility south of Lot 180 to the edge of the

stream. The stormwater pipe will be buried underground within this corridor. Rock rip rap (approximately 150 square feet) will be placed at the outfall to dissipate stormwater and prevent erosion. Upon completion of the construction activities, the disturbed areas will be immediately reseeded with an erosion control seed mix and overlaid with weed free straw to a depth of 1 inch. The stormwater corridor will be replanted with native trees and shrubs as part of the overall mitigation strategy for the project as discussed in Chapter 6.

The location of the aforementioned stormwater facilities in the outer portion of the stream buffer will not impact any existing woody areas except for the south side of the stormwater facility and the outfall corridor. The remaining area is all grassland pasture. Proposed enhancement of the remaining non-forested areas of the stream buffer will ensure that development activity does not yield a net loss of the area or function, including fish and wildlife habitat values, of the critical area.

A proposed park is to be located in the southeast portion of the project area to the south of lots 82 and 83. The park will be located within the 120-ft. wetland buffer in an area of grassland pasture. Some trees are located in the west portion of the park which will be retained. The landscape architect for the project has completed a proposed park plan which includes a landscaping planting plan (see Appendix C). No other encroachments are proposed within the 120-ft. wetland buffers on the project area.

The city stated in the in the November 2, 2017 Pre-Application Conference notes that "within a Critical Area or buffer, open space, and parks and recreational facilities may be allowed where there is no other reasonable alternative, based on topographic and environmental conditions, as determined by the director. LCMC 18.300.050(4)(b). The burden of proof rests on the applicant."

The applicant has designed the park to be in the proposed location due to generally steep topographic terrain over the majority of the site. The proposed location is in the only relatively flat part of the site and is also centrally located to the surrounding residential homes. The park will have frontage along Aspen Avenue. A 3' high non-sight-obscuring fence will contain children and play equipment from entering the roadway and allow police to visually monitor the park from Aspen Avenue.

5.3 Stormwater Discussion

The Department of Ecology 2005 Western Washington Stormwater Manual will be used for this project. This is dictated by the City of La Center Engineering Standards. All post-development stormwater will be treated and detained on site in the stormwater facilities shown on Figure 5 of 5 to match pre-development flows before being released into the wetlands.

Chapter 6. Mitigation Strategy

6.1 Wetland and Stream Habitat Buffer Enhancement

The applicant will enhance the remaining wetland and stream habitat buffer areas to the south of the new subdivision lots and stormwater facility and north of the stream corridor that are currently in grassland pasture and blackberries. The enhancement of these areas will replace and exceed the functional value of the buffers area lost to the stormwater facilities due to the increase in habitat functions from the installation of native woody plantings.

Table 4. Proposed mitigation ratios using permittee responsible mitigation.

Critical Area	Impact Area (acres)	Mitigation Proposed	Mitigation Area (acres)	Proposed Mitigation Ratio
Stream Habitat Buffer	1.26	On-site Stream Habitat Buffer Enhancement	3.56	2.83:1

6.2 Wetland Buffer Mitigation Site Design

Wildlife habitat will be enhanced once the woody mitigation plantings are installed and established. Removal of invasive blackberries from the buffer will allow for native plant species to re-establish providing structure, food, and nesting opportunities for a wide variety of bird species and mammals. Increased density and cover of woody vegetation over time will reduce the capacity of blackberries to dominate and outcompete the native plant species. A summary of the planting plan for the wetland and stream habitat buffer mitigation area is given in Table 6. Plantings will be installed in the appropriate areas within the wetland and stream habitat buffer enhancement areas as directed by the project biologist.

Table 5. Plant list for Wetland Buffer Enhancement Area (3.56 acres)

Common Name	Scientific Name	Community Composition	Plant Size	Required Number to be Planted
Forested and Scrub-shrub Plant Community				
Douglas fir	*Pseudotsuga menziesii*	33%	Bare Root (Plug)	**260**
Oregon white oak	*Quercus garryana*	33%	Bare Root (12" +)	**260**
Big-leaf maple	*Acer macrophyllum*	33%	Bare Root (18-24" +)	**260**
Oregon grape	*Mahonia aquifolium*	12%	Bare Root (18-24" +)	**185**
Beaked hazelnut	*Corylus cornuta*	12%	Bare Root (18-24" +)	**185**
Saskatoon	*Amelanchier alnifolia*	12%	Bare Root (18-24" +)	**185**
Thimbleberry	*Rubus parviflorus*	12%	Bare Root (18-24" +)	**185**
Cascara	*Rhamnus purshiana*	12%	Bare Root (18-24" +)	**185**
Black hawthorn	*Crataegus douglasii*	12%	Bare Root (18-24" +)	**185**
Red elderberry	*Sambucus racemosa*	12%	Bare Root (18-24" +)	**185**
Red flowering currant	*Ribes sanguineum*	12%	Bare Root (18-24" +)	**185**
Indian plum	*Oemlaria cerasiformis*	12%	Bare Root (18-24" +)	**185**
Total				**2,445**

Wetland and Stream Habitat Buffer Mitigation Area: 3.56 acres (See Figure 5 of 5 for planting area locations). Density: 5 trees and 10 shrubs per 1,000 ft^2.

6.2.1 Implementation Schedule

The mitigation area will be planted during the 2022 to 2023 dormant season per the numbers specified in Table 6. Planting is to occur during the period of November through March.

Project mitigation monitoring will be initiated during the growing season following the initial planting of the mitigation area.

6.2.2 Management Strategy for Himalayan Blackberry

Himalayan blackberry

Portions of the wetland buffer contain Himalayan blackberry thickets. Manual removal of Himalayan blackberry canes is the preferred method of control on this site rather than herbicide applications to limit damage to other existing native vegetation. Removal methods can include the use of machetes and mechanical brush cutters. Upon completion of the cutting of the blackberry canes in the spring prior to berry seed production, they should be arranged in scattered piles and left for cover in the forest understory for wildlife species. Blackberry canes may also be mulched with mechanically and spread on the ground surface within the mitigation area.

In the fall it may be necessary to revisit the areas where the blackberry canes were removed as resprout is likely to occur. Individual spot application in upland areas away from water sources to the resprouted canes with Garlon 3a (triclopyramine formulation) and Roundup (glyphosate) is an effective treatment. Removal of resprouted canes in the vicinity of aquatic areas shall be accomplished by hand by grubbing the root mass from the ground.

Upon completion of the removal activities, large areas of exposed soils are likely to exist especially where larger blackberry thickets occurred. Overseed these areas with sterile weed-free straw or "Re-Green" to help reduce erosion of disturbed soil.

Chapter 7. Mitigation Goals, Objectives, and Performance Criteria

The proposed mitigation site will be monitored for 3 years to demonstrate that the intended goals and objectives are established. Goals describe the overall intent of mitigation efforts, and objectives describe individual components of the mitigation site in detail. Performance measures and performance standards describe specific on-site characteristics that indicate a function is being provided. Performance measures are used to guide management of the mitigation site. Performance standards are used to evaluate compliance with the city critical areas permit in the preliminary year of monitoring. Contingency plans describe what actions can be taken to correct site deficiencies.

An adaptive management process will be used to improve mitigation success. Adaptive management involves learning from monitoring and implementing management activities, such as implementing parts of the site management or contingency plans. Information from monitoring is used to direct subsequent site management activities. As part of the adaptive management process, mid-course corrections may necessitate a change in vision for the site if nature takes its course and things turn out differently than planned. A change in vision may require renegotiation with regulators for a new set of performance standards.

7.1 Goals

The goal of the mitigation is to achieve a net gain in habitat functions through the planting of additional native woody plant species in the wetland and stream habitat buffer enhancement areas on the project site and removal of invasive species as listed below:

- Improve habitat conditions
- Reduce cover of invasive blackberries

7.2 Objectives

1. Wetland and Stream Habitat Buffer Mitigation Area: Plant native shrubs and trees within the 3.86-acre wetland and stream buffer areas as shown on Figure 5 of 5.

7.3 Performance Criteria

The performance standards described below provide benchmarks for measuring achievement of the goals and objectives of the mitigation site. Mitigation activities are intended to meet these performance standards within a specified period. These performance standards measure structural attributes that provide a reasonable indication of wetland or habitat functions. Methods to monitor each performance standard are described in general terms.

Vegetation Performance Criteria

The vegetation performance criteria directly relate to objectives in Section 7.2.

Performance Measures

Years 1-2

Native woody species (planted and volunteer) will achieve an average density of at least 15 plants per 1,000 square feet in the mitigation areas. Plant survival shall be 100 percent.

Year 3

Overall plant survival shall be 80 percent or higher. Aerial cover of native, woody plant species (planted and volunteer) will be at least 30 percent in the mitigation areas.

All years

County-listed Class-A noxious weeds will be eradicated within the mitigation areas as they are discovered during monitoring.

Table 6. Upland woody vegetation performance standards by monitoring year.

Wetland and Stream Habitat Buffer Mitigation Areas	Achieve an average density of at least 15 native woody plants per 1000 square feet.	Comprehensive count of failed plantings.	Years 1 and 2	Replace failed plantings.
	Overall plant survival shall be at 80% or higher. Aerial cover of native woody species (planted and volunteer) will be at least 30 percent.	Visual Estimate & Aerial Photo Review	Year 3	Replace failed plantings.

7.4 Monitoring

Vegetation monitoring will occur and be reported annually so that progress toward meeting performance standards can be evaluated and adaptive management implemented, if necessary. Because this plan includes the implementation of slow developing habitats, a three-year monitoring period with monitoring completed and documented for all years will be required.

The sites will be evaluated by the project biologist during the summer following plant installation to assess survival rates and document the presence of non-native invasive species. Monitoring will be designed to determine if the performance measures or performance standards have been met. Monitoring reports will be submitted for review and comment to the recipient listed in Table 7 by April following the formal monitoring activities conducted the previous year.

Monitoring will consist of the completion of a total plant count of surviving plants within the mitigation area each year. Sampling will be conducted the same season each year, during the growing season when leaf out of woody vegetation is more easily identifiable.

Table 7. Mitigation monitoring report recipient.

Permitting Agency or Organization	Contact Name and Address
City of La Center	City of La Center Attn: Planning Department 305 NW Pacific Highway La Center, WA 98629 (360) 263-7661

7.5 Contingency Plan

It is anticipated that the mitigation goals will be accomplished with the installation of the mitigation design as shown on the planting plan. Contingency actions, however, may be needed to correct unforeseen problems. Contingency revisions typically require coordination with the permitting agencies.

As necessary, contingency measures (site management or revisions to performance criteria with permitting agency agreement) will be implemented to meet performance measures and

performance standards. The following describes potential situations that may occur and the potential contingencies that might be implemented to correct the problem. Because not all site conditions can be anticipated, the contingencies discussed below do not represent an exhaustive list of potential problems or remedies.

Vegetation

Problems related to vegetation include plant mortality, and poor growth resulting in low plant cover. These problems could be the result of insufficient site management, particularly watering in the first few growing seasons, animal browse, competition from non-native or invasive species, incorrect plant selection, altered site conditions, and vandalism. Contingencies for plant mortality and poor plant cover may include the following:

- Plant replacement – Additional planting may be required to meet plant survival and plant cover requirements. Causes of plant mortality will be evaluated and replanting locations adjusted as necessary based on the local site conditions.
- Weed control – Control of non-native and invasive plant species will be required to meet survival and plant cover requirements. Weed control methods could include mechanical or hand control, mulching, or herbicide application.
- Herbivore control – If plant survival or vegetation cover standards are not met because of animal browse, the wildlife responsible will be identified and appropriate control measures will be attempted. This could include plant protection, fence installation, or the use of repellents. However, some pestilent and invasive wildlife species are difficult to avoid. Implementing precautionary measures with design and placement will minimize unwanted species but likely not eliminate them. Wildlife damage and manipulation to plantings and structures should be expected to occur and, with exceptions, it may be necessary to accept the situation and allow the vegetation to mature under these conditions. Occasionally it may be necessary to dissuade or exclude destructive wildlife species. Native species such as beaver may initially have perceived damaging effects on the expected outcome of a mitigation site; however, the site modifications that result from their activities can create functions and habitats suited to several other species.
- Vandalism – To prevent vegetation disturbance from vandalism fencing and sensitive area signage will be installed along the perimeter of the mitigation area as required by the city.

7.6 Site Management

The mitigation site will be managed for 3 years. Site management activities shall include non-native and invasive weed control and may include mulching, supplemental watering, maintaining access, repairing damage from vandals, correcting erosion or sedimentation problems, or litter pickup. Sensitive area signage will be installed as detailed in the next section.

7.7 Financial Assurances and Site Protection

Prior to the City approving the development permit application, the applicant will implement the following:

1. Mark Buffer During Construction. The location of the outer extent of the wetland and stream habitat buffers shall be marked in the field and such markings shall be maintained throughout the duration of the permit.

2. Permanent Marking of Buffer Area. A permanent physical demarcation along the upland boundary of the wetland buffer area shall be installed and thereafter maintained. Such demarcation may consist of fencing, hedging or other prominent physical marking that allows wildlife passage, blends with the critical area environment, and is approved by the community development director or designee.

3. Permanent fencing of the wetland and stream habitat buffers on the outer perimeter shall be erected and thereafter maintained when there is a substantial likelihood of the presence of domestic grazing animals within the property unless the community development director or designee determines that the animals would not degrade the functions of the wetland and stream habitat buffers.

4. Wood or metal signs shall be posted at an interval of one per lot for single family residential uses or at a maximum interval of two hundred feet or as otherwise determined by the community development director or designee and must be perpetually maintained by the property owner. The sign shall be worded as follows or with alternative language approved by the community development director or designee: "The area beyond this sign is a wetland or habitat buffer. Alteration or disturbance is prohibited by law. Please call the City of La Center for more information."

5. The City shall require the applicant to provide security in a form and amount deemed acceptable by the city. If the development proposal is subject to mitigation, the applicant shall provide security in a form and amount deemed acceptable by the city to ensure mitigation is fully functional subject to the following:

a. The security shall be in the amount of one hundred ten percent of the estimated cost of restoring the functions of the critical area that are at risk.

b. The security authorized by this section shall remain in effect until the city determines, in writing, that the standards bonded for have been met. Bonds or other security shall be held by the city for a minimum of five years to ensure that the required mitigation has been fully implemented and demonstrated to function and may be held for longer periods when necessary.

c. Depletion, failure, or collection of bond funds shall not discharge the obligation of an applicant or violator to complete required mitigation, maintenance, monitoring, or restoration.

d. Public development proposals shall be relieved from having to comply with the bonding requirements of this section if public funds have previously been committed in

the project budget or capital improvement budget for mitigation, maintenance, monitoring, or restoration.

e. Failure to satisfy any critical area requirements established by law or condition including, but not limited to, the failure to provide a monitoring report within thirty calendar days after it is due or comply with other provisions of an approved mitigation plan shall constitute a default, and the city may demand payment of any financial guarantees or require other action authorized by the city code or any other law.

f. Any funds recovered pursuant to this section shall be used to complete the required mitigation. Excess funds shall be returned to the applicant.

6. A conservation covenant shall be recorded in a form approved by the City Attorney as adequate to incorporate the other restrictions of this section and to give notice of the requirement to obtain a wetland permit prior to engaging in regulated activities within a wetland or its buffer. The wetland and stream buffer boundary shall be shown on the face of the plat.

Chapter 5. References

Barnes, J. (2017). *Critical Areas Report - Stephens Hillside Farm.* Vancouver: Cascadia Ecological Services, Inc.

City of La Center. (2022, July 15). *La Center Municipal Code*. Retrieved from https://www.codepublishing.com/WA/LaCenter/#!/LaCenter18/LaCenter18300.html#18.300

Hruby, T. (2014). *Washington State Wetland Rating System for Western Washington: 2014 Update.* Olympia, WA: Washington Department of Ecology.

McGee, D. (1972). *Soil Survey of Clark County, Washington.* Washington, DC: Soil Conservation Service.

NRCS. (2008). *Hydrogeomorphic Wetland Classification System: An Overview and Modification to Better Meet the Needs of the Natural Resources Conservation Service.* Washington, DC: United States Department of Agriculture Natural Resources Conservation Service.

USACE. (2010). *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0).* Vicksburg, MS: U.S. Army Corps of Engineers Engineer Research and Development Center.

USDA. (2018, January 10). *Web Site for Official Soil Series Descriptions and Series Classification.* Retrieved from https://soilseries.sc.egov.usda.gov/

Appendix A — Methods and Tools

Table A-1. Methods and tools used to prepare the report.

Parameter	Method or Tool	Website	Reference
Wetland Delineation	Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)	http://www.usace.army.mil/Portals/2/docs/civilworks/regulatory/reg_supp/west_mt_finalsupp2.pdf	Website
	USFWS / Cowardin Classification System	https://www.fws.gov/wetlands/data/wetland-codes.html	Website
	National Wetlands Inventory – Wetlands Mapper V2	https://www.fws.gov/wetlands/data/mapper.HTML	Website
Wetland Classification	Washington State Wetland Rating System – 2014 Update	Western Washington: https://fortress.wa.gov/ecy/publications/documents/1406029.pdf	Hruby. 2014. Washington State wetland rating system for western Washington –Revised. Publication # 14-06-029.
	City of La Center Critical Areas Ordinance	https://www.codepublishing.com/WA/LaCenter/	Chapter 18.300 – Critical Areas Protection
Wetland Rating and Stream Classifications	Department of Natural Resources (DNR) Water Typing System	Forest Practices Water Typing: http://www.dnr.wa.gov/forest-practices-water-typing WAC 222-16-030: http://apps.leg.wa.gov/WAC/default.aspx?cite=222-16-030 Water Type Mapping: http://www.dnr.wa.gov/programs-and-services/forest-practices/forest-practices-application-review-system-fpars	Washington Administrative Code (WAC) 222-16-030. DNR Water typing system.
	City of La Center Critical Areas Ordinance	https://www.codepublishing.com/WA/LaCenter/	Chapter 18.300 – Critical Areas Protection
Soils Data	Clark County GIS	http://gis.clark.wa.gov/mapsonline/	Website
Priority Habitats and Species	Washington Priority Habitats and Species	http://apps.wdfw.wa.gov/phsontheweb/	Website accessed on 1/26/18. The site does not contain and mapped areas of PHS per the Washington Department of Fish and Wildlife (WDFW).
Threatened and Endangered Species	USFWS species lists by County	Western Washington: https://ecos.fws.gov/ecp0/reports/species-by-current-range-county?fips=53011	Website accessed on 1/26/18. The site does not include any T&E species.

Appendix B — Figures

Figure 1 – Project Vicinity Map

Figure 2 – Soil and Site Topographic Contours Map

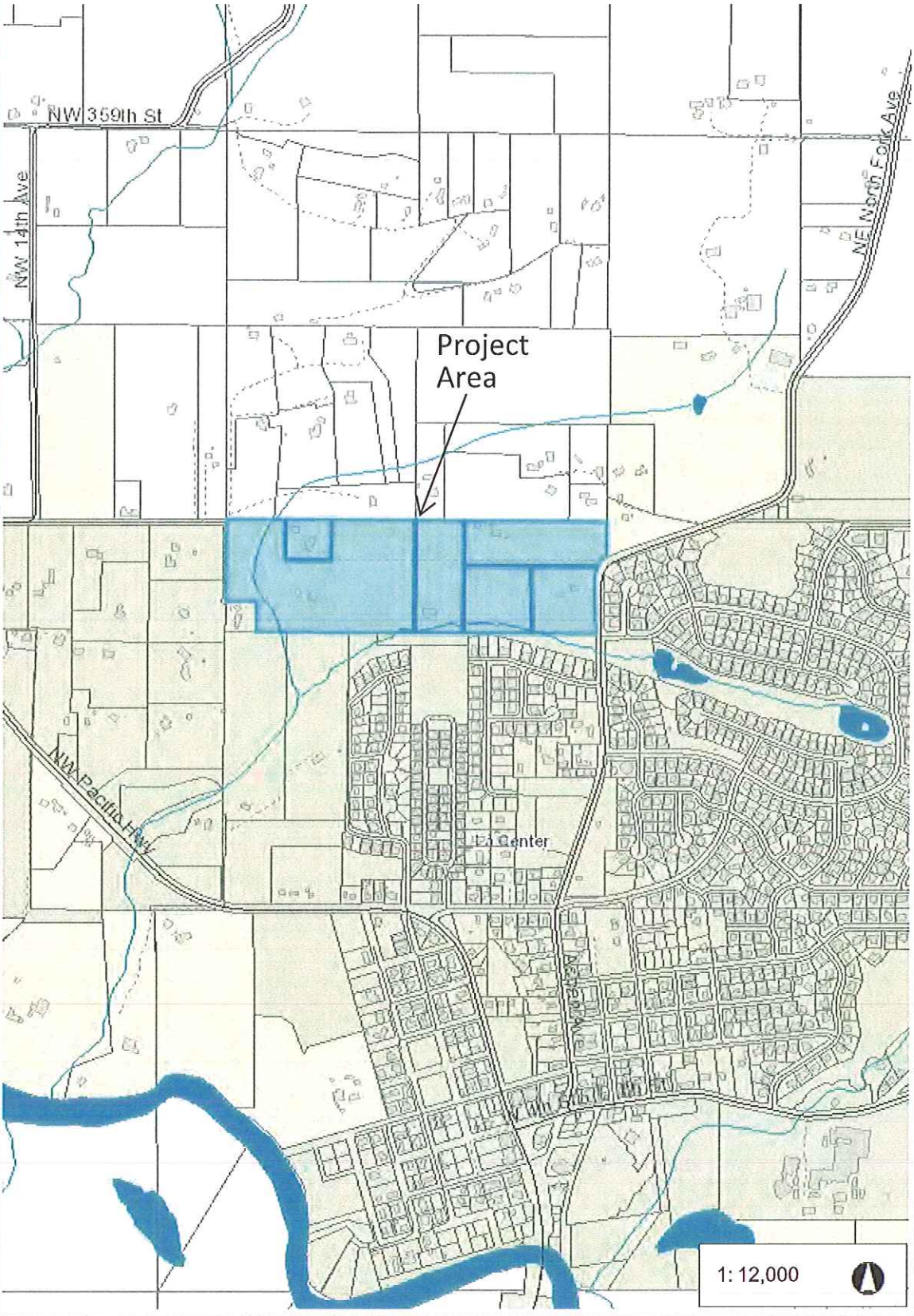
Figure 3 – Local and National Wetland Inventory Map

Figure 4 – Existing Site Conditions

Figure 5 – Critical Areas Buffer Impacts and Mitigation

Figure 1 of 5 - Project Vicinity Map
Critical Areas Mitigation Plan
Project: Stephens Hillside Farm

Date: 7/15/22



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Location:
37400 NE North Fork Road, La Center, WA 98629

Tax Parcels: 258901-000, 258919-000, 258922-000, 258971-000 and 258972-000

Legal: A portion of the SW 1/4, S34, T5N, R1E of the Willamette Meridian

Lat: 45.8723 N;
Long: -122.6751 W

County: Clark

Client:
New Tradition Homes
11815 NE 113th St #110
Vancouver, WA 98662
(360) 254-9225

1: 12,000

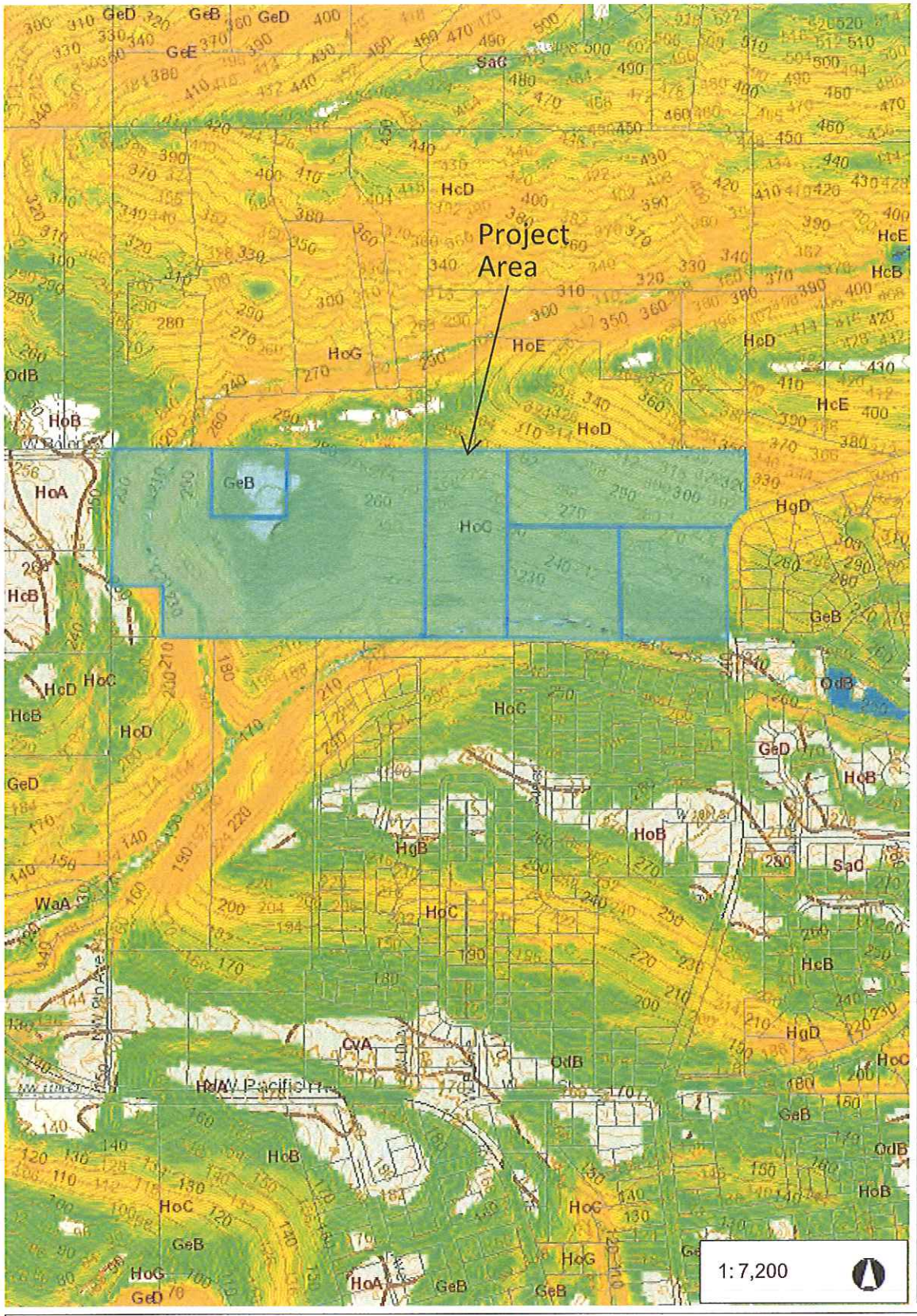
CASCADIA
ECOLOGICAL SERVICES, INC.

2,000.0 0 1,000.00 2,000.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

Figure 2 of 5 - Soil and Site Topographic Contours Map
Critical Areas Mitigation Plan
Project: Stephens Hillside Farm

Date: 7/15/22



Legend

- Taxlots
- Contour Lines - 2 ft
- Contour Lines - 10 ft
- Slopes
  - less than 5 Percent
  - 5-10 Percent
  - 10-15 Percent
  - 15-25 Percent
  - 25-40 Percent
  - 40 - 100 Percent
- Soil Type
- Cities Boundaries
- Urban Growth Boundaries

Location:
37400 NE North Fork Road, La Center, WA 98629

Tax Parcels: 258901-000, 258919-000, 258922-000, 258971-000 and 258972-000

Legal: A portion of the SW 1/4, S34, T5N, R1E of the Willamette Meridian

Lat: 45.8723 N;
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County: Clark

Client:
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Vancouver, WA 98662
(360) 254-9225

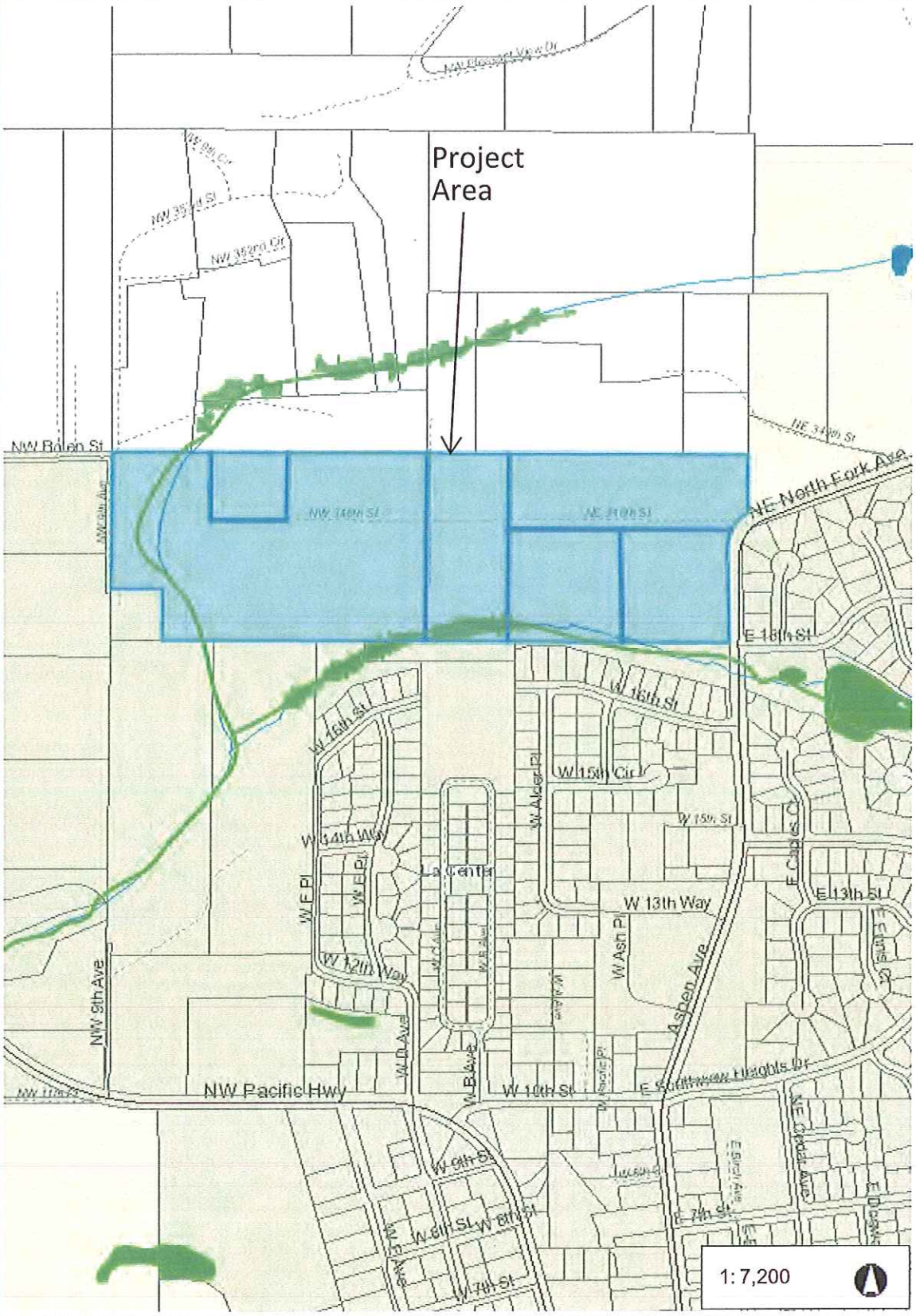
CASCADIA
ECOLOGICAL SERVICES, INC.

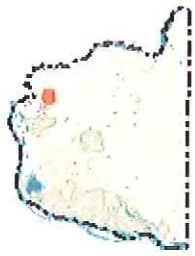
1,200.0 0 600.00 1,200.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

Figure 3 of 5 - Local and National Wetland Inventory Map
Critical Areas Mitigation Plan
Project: Stephens Hillside Farm
Date: 7/15/22





Legend

- Taxlots
- Wetlands Presence
- NWI Wetland
- Cities Boundaries
- Urban Growth Boundaries

Location:
37400 NE North Fork Road, La Center, WA 98629

Tax Parcels: 258901-000, 258919-000, 258922-000, 258971-000 and 258972-000

Legal: A portion of the SW 1/4, S34, T5N, R1E of the Willamette Meridian

Lat: 45.8723 N;
Long: -122.6751 W

County: Clark

Client:
New Tradition Homes
11815 NE 113th St #110
Vancouver, WA 98662
(360) 254-9225

1:7,200

CASCADIA
ECOLOGICAL SERVICES, INC.

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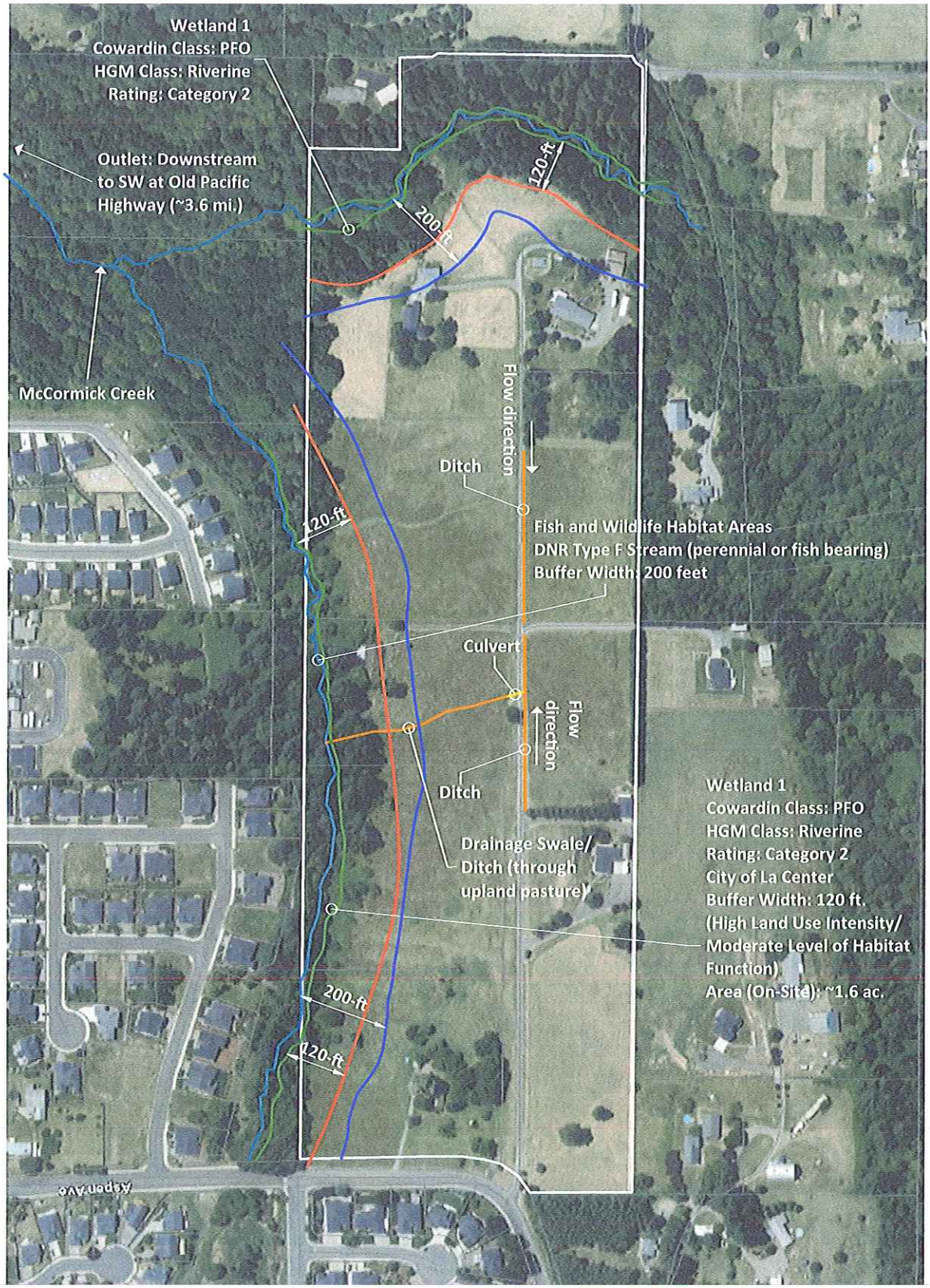
Clark County, WA. GIS - http://gis.clark.wa.gov

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



Drawn by: J. Barnes

CASCADIA ECOLOGICAL SERVICES, INC.

Figure 4 of 5
Existing Site Conditions
Critical Areas Mitigation Plan

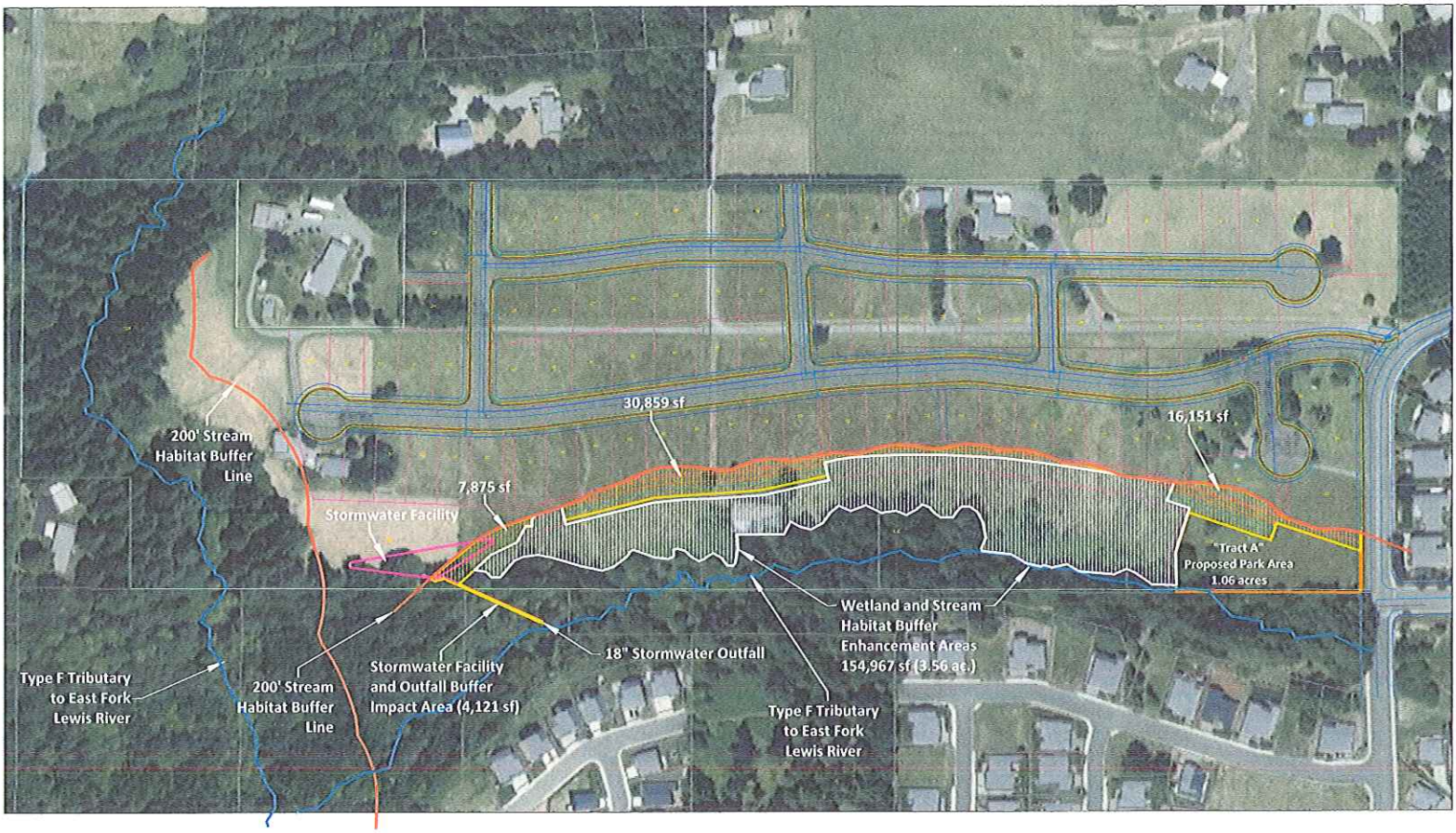
Project: Stephens Hillside Farm
Location: 37400 NE North Fork Road, La Center, WA 98629
Tax Parcel: 258901-000, 258919-000, 258922-000, 258971-000, 258972-000
Legal: SW 1/4, S34, T5N, R1E of the Willamette Meridian
45.8723 N. lat. /-122.6751 W long.
County: Clark

Cascadia Ecological Services, Inc.
14205 NW 56th Avenue, Vancouver, WA 98685
(360) 601-8631
www.cascadia-inc.com

Date: 7/15/22

Client:
Kelly Helmes
New Tradition Homes
11815 NE 113th St #110
Vancouver, WA 98662
(360) 787- 9352

0 200 400
Feet



CASCADIA
ECOLOGICAL SERVICES, INC.

Figure 5 of 5
Critical Areas Buffer Impacts and Mitigation
Critical Areas Mitigation Plan

Project: Stephens Hillside Farm
Location: 37400 NE North Fork Road, La Center, WA 98629
Tax Parcel: 258901-000, 258919-000, 258922-000, 258971-000, 258972-000
Legal: SW 1/4, S34, T5N, R1E of the Willamette Meridian
45.8723 N. lat. /-122.6751 W long.
County: Clark

Cascadia Ecological Services, Inc.
14205 NW 56th Avenue, Vancouver, WA 98685
(360) 601-8631
www.cascadia-inc.com

LEGEND
- Stream Habitat Buffer Impact Areas: 54,885 sf (1.26 ac.)
- Wetland and Stream Habitat Buffer Mitigation Areas: 154,967 sf (3.56 ac.)
- 200-ft. Stream Base Buffer Line
- Boundary of 1.06 acre park

Note: Site plan provided by Hayward Uskoski & Associates

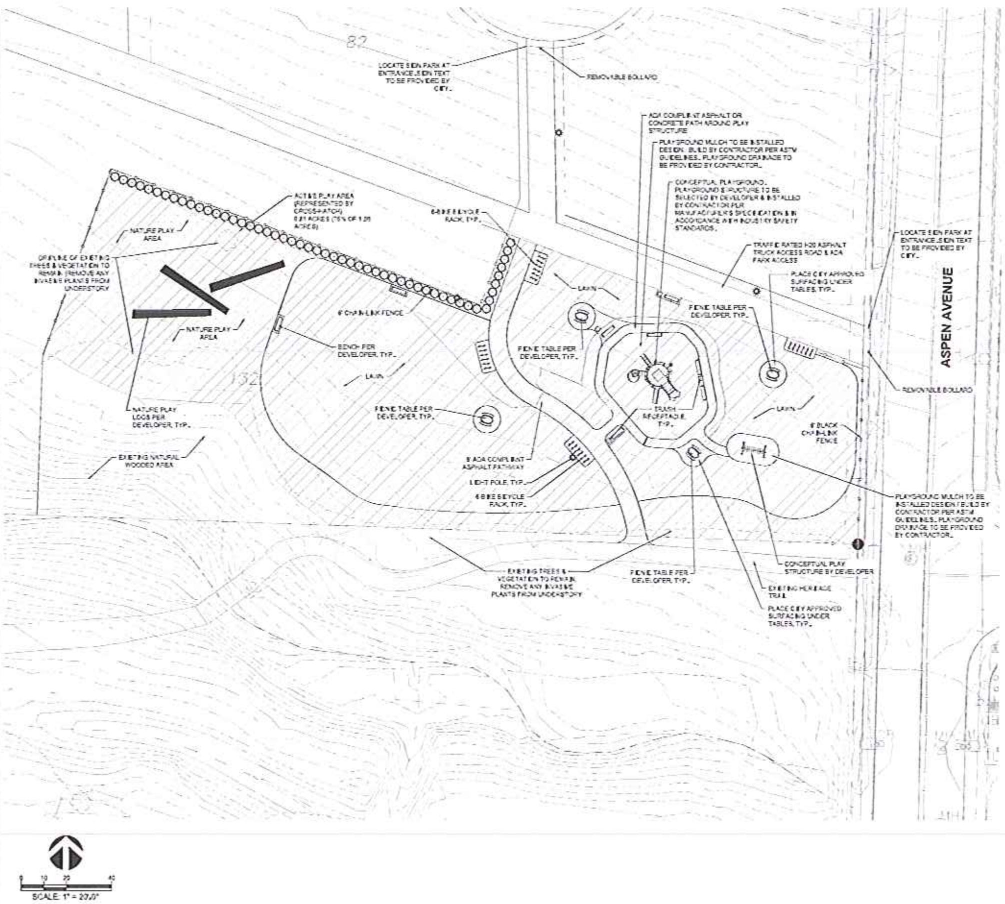
Date: 7/15/22

Client:
Kelly Helmes
New Tradition Homes
11815 NE 113th St #110
Vancouver, WA 98662
(360) 254-9225

0 200 400
Feet

Appendix C – Park Plan

Proposed Park Plan for Stephens Hillside Farm



PLANT SCHEDULE

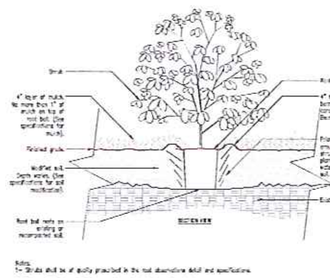
SHRUBS	BOTANICAL / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
○	Mahonia aquifolium / Tall Oregon Grape	5 gal	18"-24"	4' o.c.	53

WILDFLOWER SEED MIX — 8,574 sf
PT 458 Native Butterfly Nectar Wildflower Mix - 50%
https://pr.theseed.com/collections/native-seeds/products/pt-458-native-butterfly-nectar-mix-1
PT 701 Let it Grow Grasses - A No Mow - 42%
https://pr.theseed.com/collections/eco-and-alternative-lawns/products/pt-701-let-it-grow-grasses-a-no-mow-alternative
-

ECO-LAWN SEED MIX — 19,757 sf
PT 755 Fleur de Lawn®
https://pr.theseed.com/collections/eco-and-alternative-lawns/products/fleur-de-lawn
-

NOTES:

1. ALL AMENITIES AND STRUCTURES ARE SHOWN CONCEPTUALLY. ALL EQUIPMENT WILL BE SELECTED BY THE DEVELOPER AND INSTALLED, DESIGN / BUILD BY THE CONTRACTOR IN ACCORDANCE WITH INDUSTRY STANDARDS, ASTM GUIDELINES AND MANUFACTURER'S SPECIFICATIONS.
2. REQUIRED AMENITIES MAY BE RELOCATED WITHIN THE PARK PRIOR TO CONSTRUCTION.
3. ADDITIONAL AMENITIES, EXCEEDING THE MINIMUM REQUIRED, MAY BE ADDED TO THE PARK PRIOR TO CONSTRUCTION.
4. PATHWAYS AND PLAY AREA SHAPES MAY BE ADJUSTED TO ACCOMMODATE AMENITIES, STRUCTURES, EQUIPMENT, AND TOPOGRAPHY.
5. BIKE RACKS, TABLES, AND BENCHES SHALL BE PLACED ON AND ANCHORED TO A CONCRETE PAD.
6. ACTIVE PLAY AREA IS REPRESENTED BY A CROSS HATCH ON THE PLANS. 0.80 ACRES ARE PROVIDED (75% OF THE 1.06 ACRE PARK).
7. NATURE PLAY AREA TO INCLUDE DEVELOPER CHOSEN IMPROVEMENTS WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO: DIRT OR MULCH TRAILS, LOGS, TUNNELS, BERMS, BOULDERS, NATIVE PLANTINGS, ETC. EXISTING VEGETATION WILL BE RETAINED.
8. IRRIGATION WILL BE PROVIDED DESIGN / BUILD BY CONTRACTOR. GUIDELINES FOR IRRIGATION HAVE BEEN PROVIDED ON SHEET L3.0.
9. LIGHT POLES ARE SHOWN CONCEPTUALLY. A LIGHTING PLAN WILL BE PROVIDED BY THE PROJECT'S ELECTRICAL CONTRACTOR.
10. NATURE PLAY LOGS ARE OPTIONAL AND SHALL BE PROVIDED BY TIMBER HARVESTED ON SITE. PREFERENCE SHALL BE GIVEN TO CEDAR LOGS BECAUSE CEDAR WOOD DECAYS MORE SLOWLY THAN OTHER TYPES OF WOOD. ALL SHARP EDGES AND BARK SHALL BE REMOVED FROM LOGS BEFORE MAKING THEM AVAILABLE FOR PLAY. LOGS SHALL BE PLACED SUCH THAT THEIR WEIGHT PREVENTS THEM FROM BEING ROLLED WITHOUT HEAVY EQUIPMENT.
11. THE HOA SHALL BE RESPONSIBLE FOR MAINTAINING PARK EQUIPMENT AND AMENITIES.



Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
2- See specifications for further requirements related to this detail.

(1) SHRUB - MODIFIED SOIL
3/4" = 1'-0"
FX-PL-FX-SHRB-03

STEPHENS HILLSIDE FARM SUBDIVISION
34700 NE NORTH FORK AVENUE
LA CENTER, WA 98629

Clark Land Design, pllc
Land Use Planning
Landscape Architecture
Development Consulting

811 Know what's below. Call before you dig.

SHEET TITLE
PARK PLAN

DATE	ISSUE
5/16/2022	PERMIT

REVISION

DRAWN BY JAC
CHECKED BY JAC

JOB #: 121.043

SHEET NUMBER
L1.0

LANDSCAPING 02900

PART 1 - GENERAL

1.1 DESCRIPTION

A. Define landscape installation contract boundary and scope and all material quantities required.

1.2 STANDARDS

A. Provide plant materials true to name and variety established by the American Joint committee on Horticultural Nomenclature "Standardized Plant Names", Latest Edition. Provide plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock", 2004 Edition and specified below.

B. If notes or specifications for a jurisdiction are included or referenced on the plans or documents, and there is a conflict between the standards provided by the Landscape Architect and the jurisdictional standards, the more stringent of the two standards shall apply.

C. The landscape plans and documents are designed to meet industry standards and comply with local codes. If a code or standard was not met, it shall be brought to the attention of the Landscape Architect for correction. Contractor shall not propose any deviations from the plans and documents that do not meet local code requirements.

1.3 SUBMITTALS

A. Four (4) Copies plant list.

B. Deliver invoices, labels or other acceptable proof of quantities of imported Topsoil, Mulch, Texture Soil Amendments, Fertilizer, Bark Mulch, and Plant Materials.

C. Two (2) copies of typewritten instruction recommending maintenance procedures for the Owner for one full year. Submit at completion of installation.

1.4 WARRANTY

A. Warranty all plant materials for a period of one year or one full growing season, whichever is longer, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond the landscape installer's control.

B. Remove and replace all plant materials found to be dead or in an unhealthy condition during warranty period. Furnish and plant replacements which comply with specified requirements.

1.5 PRODUCT HANDLING

A. Protect all landscaping materials from damage during shipping, delivery, storage and planting. Replace damaged materials with new undamaged materials at no extra cost to Owner. Provide Tarpaulin and anti desiccant protection from potential heat and wind damage exposure.

1.6 QUALITY ASSURANCE

LANDSCAPING 02900

A. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

B. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists wherever applicable or as further specified.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Topsoil: Free draining, fertile, friable, garden or river sandy loam possessing characteristics of representative loams available in the vicinity of project site, free of roots, bulbs and seeds of all noxious weeds, sticks, clods, stones, vegetation, and debris. All planting areas shall be provided with soil that is mixed with compost at a 3:1 soil to compost ratio. If required by local jurisdiction, soil shall meet the guidelines and requirements of BMP T5.13 of Volume V of the Stormwater Management Manual for Western Washington. Topsoil stockpiled on site may be used if it meets above requirements. Provide topsoil as required to obtain the following soil depths:

1. Trees: minimum 30" soil depth
2. Shrubs: minimum 24" soil depth
3. Lawn and Ground Covers: Minimum 12" soil depth

B. Plants: Grown in a recognized nursery in accordance with excellent horticultural practices.

1. Provide healthy, vigorous stock grown under climatic conditions similar to conditions in the locality of the project and free of disease, insects, eggs, larvae and defects such as knots, sun-scald, injuries, abrasion, or disfigurement.
2. Provide freshly dug plants, cold storage plants are not acceptable.
3. Do not prune prior to delivery. Do not bend or bind tie trees or shrubs in such manner as to damage bark, break branches or destroy natural shape.
4. Container stock shall have grown therein a minimum of four months and maximum of one year, with roots filling the container but showing no evidence of being root-bound.
5. Plant types and locations per drawings.
6. Plant substitutions shall require approval from the Landscape Architect or Owner. Plant substitutions may also need approval of the Urban Forester if required by local jurisdiction.

C. Grass Material: Sod - provide strongly rooted sod, not less than 2 years old and free of weeds and undesirable native grasses and machine cut to pad thickness of 3/4", (+, - 1/4"), excluding top growth and thatch. Provide only sod capable of vigorous growth and development when planted (viable, not dormant).

LANDSCAPING 02900

1. Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on upper 10% will be rejected. PROVIDE ALTERNATE PRICE FOR SEEDING.
2. Sod mix species: See plant schedule.

D. Grass Material: Seed

1. Seed mix species: See plant schedule.

E. Soil Amendments

1. Dolomite lime, minimum 65% total carbonates.
2. Gypsum: Granular (calcium sulfate).
3. 'Composted Vegetable Debris'. As manufactured by "Nature's Needs" or approved equal. Obtain local source from Company. Phone: 503 647-2700.
4. Complete Fertilizers: Approved brands meeting requirements of applicable state fertilizer laws. Uniform in composition, dry and free flowing. Deliver to the site in original unopened containers, each bearing manufacturer's guaranteed analysis. Tree Planting fertilizer: Par Ex Triple 16. Top-dress fertilizer: Par Ex 20-4-4-12. Shrub fertilizer: 'Mablon' 22-16-8, slow release.
5. Mulch: Organic mulch free from deleterious materials and suitable for top dressing of Trees, Shrubs, and Ground Covers and consisting of 3/4" minus Hemlock Fir bark to 2" Depth over all Shrub Beds, Tree Rings, and Ground Cover Plantings, excepting only Seeded or Sodded Lawn Areas.
6. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identifiable containers and mix in accordance with manufacturer's instructions.
7. Tree Wrap: Tree-wrap tape not less than 4" wide, designed to prevent bark damage and winter freezing.

F. Miscellaneous Materials

1. Stakes and Guys: Stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide miscellaneous hardware, wire and accessories as shown on details.
2. Tree Paint: Tree seal or approved equal. Use paint which is waterproof, antiseptic, adhesive, elastic and free of kerosene, coal tar, creosote, and other substances harmful to plants. Do not use shellac.
3. Herbicide: Where effective use full strength 'White Vinegar'. Where effective control cannot be attained using above, apply 'Roundup' as manufactured by Monsanto Corporation. Apply per manufacturer's specifications.

LANDSCAPING 02900

4. Pre-emergents: 'Surflan', 'Ronstar', or 'Devrinol'. Apply prior to bark mulch installation per manufacturer's specifications. Contractor to submit.
5. Deeproot® root barrier.

G. Plant Schedule: See Planting Plans.

1. Contractor shall verify plant quantities. If there is a discrepancy between the quantities listed in the plant schedule and the quantities shown on the plan, the plan shall prevail.

PART 3 - EXECUTION

3.1 PREPARATION

A. Examine grades, verify elevations and observe conditions which affect work of this section. Require detrimental conditions be corrected prior to proceeding with installation.

B. Laying Sod.

1. Prepare area to receive sod by raking smooth and rolling surface with a commercial lawn roller. Remove irregularities in the soil surface prior to laying sod.
2. Moisten prepared surface immediately prior to laying sod. Lay sod within twenty four hours of harvesting to prevent deterioration.
3. Lay sod tight with no open joints visible and without overlapping, stagger end joints twelve inches minimum. Do not stretch or overlap sod pieces.
4. Lay smooth. Place top elevation of sod level with adjoining lawn areas and one inch below edging, paving, or curbs.
5. Do not install sod on slopes steeper than 4:1.
6. After sodding, roll with commercial lawn roller to ensure good bond between sod and soil, and to remove minor depressions and irregularities.
7. Water sodded areas immediately after installation and rolling. Saturate soil to a depth of four inches.
8. Finished sodding shall be smooth and free of significant lumps or depressions.

C. Seeding

1. Prepare area to receive seed by raking smooth and rolling surface with a commercial lawn roller. Area shall be free of significant lumps or depressions prior to seeding.

D. Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required, to minimize possibility of damage to underground utilities. If damage occurs notify proper agency and obtain repairs.

E. Apply herbicide to all areas of weed growth to receive landscaping.

LANDSCAPING 02900

F. Prior to installation, stake proposed tree locations for approval by the Landscape Architect or Owner.

G. Stake sight distance and vision clearance triangles prior to planting. Plantings within sight distance and vision clearance triangles shall conform to local codes.

H. Verify below grade conditions and utility locations prior to digging.

I. Identify potential conflicts between plantings and utilities prior to planting. Utilities may include but are not limited to: utility poles, light poles, water valves, meters, lines, or fire hydrants; sewer cleanouts, lines, or manholes; storm lines, structures, or facilities; electrical transformers or lines; gas meters or lines; communication lines or structures; or any other above or below ground utilities. Local codes and "best industry practices" shall determine the distance between plantings and utilities. Plantings may be relocated or eliminated to avoid conflicts with utilities with the approval of the Landscape Architect or Owner.

3.2 INSTALLATION

A. Incorporate the following amendments into the top eight inches of soil.

1. Trees, shrub and Ground Cover Plantings: Nine (9) cubic yards compost per 1000 square feet.
2. KG 120 (available at Hooks and Hopkins in Portland OR 503-239-7518) - apply at 12 lbs per 1,000 s.f. (50% slow release N by volume).
3. Lime at (50) pounds per 1000 square feet, except for Rhododendrons and other acid loving plants.

B. Seed lawn and grass areas at the rate of seven (7) pounds per 1000 square feet.

C. Apply top dress fertilizer eight (8) weeks after seeding at the rate of five (5) pounds per 1000 square feet.

D. Laying Sod.

1. Lay sod tight with no open joints visible and without overlapping, stagger end joints twelve inches minimum. Do not stretch or overlap sod pieces.
2. Lay smooth. Place top elevation of sod level with adjoining lawn areas and one inch below edging, paving, or curbs.
3. Do not install sod on slopes steeper than 4:1.
4. After sodding, roll with commercial lawn roller to ensure good bond between sod and soil, and to remove minor depressions and irregularities.
5. Water sodded areas immediately after installation and rolling. Saturate soil to a depth of four inches.
6. Finished sodding shall be smooth and free of significant lumps or depressions.

E. Trees and Shrubs - Agriform 21-gram tablets (20-10-5).

LANDSCAPING 02900

F. Trees closer than 5 feet from any walls, curbs, sidewalks, or other pavement shall be installed with 18" or deeper Deeproot® root barrier, or an approved equal, in accordance with the manufacturer's specifications and recommendations.

G. Stake deciduous trees with "rigid Guy" system. Attach to 2"x 2" stakes, 8' in length with minimum 2' below grade.

H. Install pre emergent per manufacturer's specifications.

I. Rake smooth all planting beds prior to mulching. Remove all significant irregularities from the surface of the soil.

J. Mulch shrub areas with minimum 2" layer of screened 3/4" minus Hemlock or Fir Bark Mulch. Rake smooth to remove significant lumps, depressions, or other irregularities from mulch surface.

K. Dig each planting pit two times the diameter of the root ball (pass 24" larger than rootball. Create a mound of topsoil in the middle of planting pit and center root ball. Backfill with specified planting mix and water settle thoroughly. Final grade of root crowns of all Trees and Shrubs shall be one inch above finish grade.

L. Plant trees after final grades are established and prior to planting of lawns, unless otherwise acceptable to the Landscape Architect. If planting of trees occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

M. Proceed with and complete the landscape work as rapidly as possible working within the weather and seasonal limitations for each kind of landscape work required. Do not plant in sub-freezing weather or in temperatures exceeding 90° F.

N. Remove the lower branches of trees to a height that prevents conflicts with pedestrians and vehicles adjacent to roads, parking areas, and walkways. Raising the canopy of trees may need to take place over the course of more than one growing season. Do not remove more than 25% of the tree canopy during one growing season.

O. Water plants within the first 24 hours of initial planting, and not less than twice per week until final acceptance. Allow water to penetrate to a depth of 12" - 18".

P. Upon completion of work remove all installation debris and equipment and leave area in broom-clean condition at the time of Owner's Final Acceptance.

END OF SECTION

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DATE	ISSUE
03/10/2022	PERMIT

REVISION

DRAWN BY JAC
CHECKED BY JAC

JOB #: 121048

SHEET NUMBER
L2.0

IRRIGATION SYSTEM 02810

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Design / Build irrigation system capable of providing even distribution of water to all landscape parking areas within the limits of work described on Landscape Plan and as reviewed with Contractor. Verify irrigation limits of work on relevant planting sheet with color marker and review scope with Owner's representative prior to preparing irrigation system design. All irrigation work to conform to this Performance Specification. Provide cost option to provide for a centrally controlled irrigation system that could be expanded to provide for future landscape phases on this site (if applicable).

1.2 Related work specified elsewhere

A. Section 02900 Landscaping

1.3 PERMITS AND CODES

A. Obtain and pay for any permits and / or inspections required by governing agencies and or utilities.

B. Conform to local codes governing work described in these specifications.

1.4 SUBMITTALS

A. Maintain during construction and provide the Owner with Record Drawings showing arrangement and locations of lines, valves, and heads. Major underground elements to be noted with triangular measurements from a permanent feature.

B. Two (2) sets complete product submittals covering all materials and equipment required for the finished system.

C. During the course of the installation, keep updated record documents and make available to the Landscape Architect or Owner as may be required.

1.5 STANDARDS

A. Design and Build to governing Plumbing Codes. If more restrictive than specified, contact Landscape Architect.

1.6 OPERATION & MAINTENANCE MANUALS

A. Provide Four (4) copies of all operations and maintenance manuals, including but not limited to:

1. Manufacturer's model numbers
2. Product descriptions for equipment used
3. Procedures regarding winterization shut-down and spring start-up

1.7 EXISTING CONDITIONS

IRRIGATION SYSTEM 02810

A. Before proceeding with installation of any section, verify ground measurement and Design Build System layout correlation.

1. Contractor to provide necessary adjustments in field to assure complete and uniform irrigation coverage.
2. All field adjustments are to be without cost to the Owner.
3. Locate and protect all existing utilities. If damage occurs, notify proper agency and obtain repairs.

B. Determine and Document:

1. Projected water flow rate
2. Static and residual pressure
3. Other factors affecting design and installation of irrigation system

1.8 PROJECT CONDITIONS

A. Provide protection at all times to prevent dirt or debris from entering piping or equipment. Storage of materials shall be kept orderly and to accepted practices for full protection of the material from damage.

1.9 WARRANTY

A. Entire system to have an unconditional warranty as to materials and workmanship including but not limited to: settling of backfill areas, or damage to planting, lawns, paving, etc., for a period of one year from final acceptance of work.

1. Areas or materials requiring repair to be at no cost to the Owner.

1.10 QUALIFICATIONS

A. Installation by a contractor with a minimum of two (2) years experience doing similar work and who has a minimum of five (5) successful sprinkler installations of comparable size in the greater Federal Way Area.

1. Submit project name and address of five (5) projects completed within the last two years with bid.

1.11 WORKMANSHIP

A. These specifications govern installation, equipment, material, and workmanship.

1. Installation shall be in strict accordance with manufacturer's instructions and recommendations and local and / or State codes.

IRRIGATION SYSTEM 02810

PART 2 - PRODUCTS

2.1 MATERIALS

A. Irrigation: All materials and equipment incorporated in the system shall be new, undamaged, of standard quality, and are subject to testing as specified.

1. Pipe, Tubing and Fittings: Galvanized iron, PVC, or polyethylene as required by irrigation application.
2. Galvanized Pipe and Fittings: Standard weight, hot dip galvanized iron or steel pipe, threaded and coupled. Pipe shall meet the requirements of ASTM A 120. All pipe fittings shall be standard threaded galvanized malleable iron fittings.
3. Polyvinyl Chloride Pipe and Fittings: PVC compound Type 1, Grade 1 conforming to ASTM D 1784 specifications. Pipe and Fittings shall be free from defects in material workmanship, and handling. PVC solvent weld pipe shall be of PVC 1120 material and shall have 200 psi minimum pressure rating. PVC threaded pipe shall be of PVC 1120 material and shall be schedule 80 which conform to ASTM D 2466, Type I, Grade 1 or 2.
4. Automatic Controllers, Rainbird or Hunter: Electrically timed device for automatically opening and closing control valves for predetermined periods of time and mounted so that all normal adjustments will be conveniently located for use by the operator.
5. Sprinkler heads, Rainbird or Hunter: Pattern and coverage as required to provide uniform coverage of turf, shrub and groundcover plantings as shown on Landscape Plan.
6. Valve Box: "Ametek" with locking lid, size as required.
7. Gate Valves: Heavy duty brass conforming to the requirements of ASTM B 62. Valves shall be of the same size as the pipes on which they are placed and shall have union or flange connections. Service rating (for nonshock cold water) shall be 150 psi.
8. Automatic Control Valves: Rainbird or Hunter. Remote control valves shall be globe pattern with flanged or screwed connections as required. Threaded valves shall be provided with union connections. Valves shall be of normally closed design and shall be electric solenoid operated, having maximum rating of 6.5 watts utilizing 24-volt AC power.
9. Quick Coupler Valves: Service rating not less than 150 psi for non-shock cold water. Couplers shall be of one-piece construction with steel reinforced side handles attached. All couplers shall have standard male pipe threads at the top. Couplers furnished with quick coupler valves unless otherwise specified.
10. Drain Valves: 3/4 inch in size, made from bronze or brass, manual angle globe type, with rising stem, hex brass union, removable bonnet and stem, and adjustable packing gland. Valves shall be designed for underground installation

IRRIGATION SYSTEM 02810

with suitable cross wheel for operation with a standard key and shall have a service rating of not less than 150 psi. The Contractor shall furnish three standard operating keys.

11. Hose Bibs: Bronze or brass, angle type threaded to accommodate a 3/4-inch hose connection.
12. Double Check Valve Assemblies (DCVA's): Installed, inspected, and tested in accordance with the applicable portions of local codes and regulations.
13. Check Valves: Heavy duty bronze or brass.
14. Electrical Wire and Splices: Comply with Section 9.29.3. Wire: ASTM B 3 copper, type UF, AWG size no. 14 minimum. Connectors: Scotch lock #3570, Rainbird PT101-104.

PART 3 - EXECUTION

3.1 PREPARATION

A. Inspect the conditions in the field and verify that work may properly begin. Start work denotes acceptance.

B. Install sleeves under surfaces to be paved prior to paving.

C. Coordinate location of automatic controller with Owner.

3.2 INSTALLATION

A. Source Connection and Controller: Locate the water source and determine requirements. Install backflow prevention and manual globe valve as needed, to local codes. Verify controller location and electrical source with Owner prior to controller installation. Install controller and wiring per manufacturer's specifications.

B. Excavation: Pipe trenches snaked slightly to allow for expansion and contraction of piping. Main or supply lines shall be a minimum of 18" deep. Zone lines shall be a minimum of 12 inches deep. The bottom of the trenches shall be smooth and free of sharp rocks or objects that may damage pipe. Trenches shall slope to a low point to allow lines to completely drain. Install 3/4 inch drain valve at mainline low points. Provide minimum five (5) cubic foot gravel sump.

C. Sleeve Installation: Class 40 PVC pipe sleeves installed prior to paving beneath all paved areas, including walks and drives (diameter to be minimum 4"). Bed pipe in minimum three (3) inches of fine sand. Provide minimum 12 inches fine sand cover over top of pipe. Do not allow rock over ½" diameter in backfill material. Mark sleeve ends with orange painted 2 x 4 stakes and attach together w/ wire. Extend sleeves 12 inches beyond paved edges into planter.

D. Pipe Installation: Lay pipe in accordance with manufacturer's recommendations, "snaked" slightly and supported at all points within the trench. Cut all pipe square, chamfer edges and deburr, wipe surface free of all moisture or dirt. Solvent weld all

IRRIGATION SYSTEM 02810

joints except those requiring threaded fittings. Align pipe in trench with manufacturer's stampings visible to surface for inspection prior to backfill. Do no solvent welding on wet pipe, or in temperatures below 40 degrees F.

E. Valve Installation: Flush mainline thoroughly prior to installing automatic control valves, gate valves, etc., in shrub beds. Provide valve boxes or sleeves with locking lids at each location. Valves shall be horizontal, firm, and set on a clean, three-inch deep pea gravel base. All valves shall have a minimum of one union. All valves with flow adjustment to be set for proper performance.

F. Control Wiring: Lay in trenches next to lines when practical. Place in conduit above ground. Control wire shall be red, and the common neutral wire, white. Provide 18 inches curled coil at each valve connection and at 100 foot intervals along mainline. Provide additional spare Ground and One additional Hot Wire accessible for each valve. Tag spare wires so that they may be readily identified as spares. Bundle wire with tape. Provide additional 18-inch coil at controller location. Avoid field splicing. Provide locator tape in trench with wire.

G. Head Installation: Install swing joints or "funny pipe" at all heads. Provide leak free joints with free movement. Cap heads temporarily and test all piping and joints at maximum source pressure for one hour. Repair all leaks.

H. Backfill Procedure: Backfill trenches by bedding pipe in fine soil and tamp firm. Fill trench to six inches below surrounding grade and water settle. Fill remaining trench with topsoil and tamp firm.

I. Adjustment and Balancing: Adjust sprinkler nozzles to provide uniform coverage and to limit sprinkler over-throw onto unwanted areas, windows, and building surfaces.

J. Clean Up: Remove debris, equipment, surplus materials, etc., from each area as the divisions are completed. At completion of system, site should be neat and orderly.

K. Submittals: At completion of the project and before final inspection, submit the following to the General Contractor for inclusion in Owner's Maintenance Manual: Accurate "as-built" drawings, parts list schedule, written operating and maintenance procedures including winterization procedures, and schedules indicating required open valve times for each zone necessary to apply one (1) inch of water per week.

END OF SECTION

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CHECKED BY: JAC

JOB #: 121.048

SHEET NUMBER
L3.0

Exhibit C

Development Proposal

Project Name

Type(s) of Application Type I Post Decision Review

Previous Project Name and File Number(s), if known Stephens Hillside Farm / 2018-016-SUB
Stephens Hillside Farm Type II Post Decision Review / 2021-038-PDR/VAR/TRE

Pre-Application Conference Date and File Number 11/10/2021

Description of Proposal Type I Post Decision Review for Stephens Hillside Farm Tree Plan.
A previous PDR was approved (2021-038-PDR/VAR/TRE, 4-27-2022) with a Tree Plan. After approval, 50 trees approved for removal were found to be off-site, and no longer need to be removed. In a separate area of the site, two trees are now proposed for removal for stormwater pond construction. The amended Tree Plan shows the 50 trees to be preserved, and two trees to be removed.

Office Use Only

File # 2022-030-PDR

Planner Ethan Spoo, WSP

Received By JLN

Fees: $ 320.00

Date Received: 7/25/2022

Date Paid: 7/29/2022

Procedure:
- [x] Type I
- [ ] Type II
- [ ] Type III
- [ ] Type IV

Receipt # 1753330

Notes