

TECHNICAL MEMORANDUM

TO:
Mason Wolfe

FROM:
Jim Barnes *James S. Barnes*

COMPANY:
KDev, LLC

DATE:
6/30/22

RE:
Valley View Subdivision

CC:
City of La Center Community Development
Department

URGENT

FOR REVIEW

PLEASE COMMENT

PLEASE REPLY

PLEASE RECYCLE

This technical memorandum addresses site conditions observed at the proposed Valley View Subdivision in La Center, Washington during a site visit completed on June 29, 2022.

The project site consists of Tax Parcel 206062000 which is located in the Northeast quarter of Section 02, Township 4 North, Range 1 East, of the Willamette Meridian, Clark County, Washington. The site is bordered by NE 24th Avenue to the east; NE 339th Street to the north, NE 8th Street to the South; E Upland Avenue to the west; and E Vine Maple Avenue to the southwest.

The 8.64 acre property is a remainder lot of a large farm called the Chicken Ranch that has been recently developed with residential subdivisions. It is located on a hilltop at an elevation of approximately 304 feet above mean sea level. The lot contains a house with several outbuildings and barns. Most of the site is dominated by upland grassland pasture apart from several walnut trees near the center and other trees with ornamental shrubs and maintained lawn adjacent to the developed areas.

Observation of vegetation, hydrology, and soils in conjunction with data from National Wetland Inventory maps of the U.S. Fish and Wildlife Service, the USDA NRCS Web Soil Survey, and aerial photos were used to determine the presence of critical areas. The presence or non-presence of wetlands were determined by using the Routine Determination Methodology of the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region. Observed dominant vegetation on the site is listed in Table 1.

The majority of the property is mapped with the non-hydric Gee silt loam soil series. These soils are at elevations of 150 to 300 feet on rolling and hilly terraces. They formed in mixed alluvium with some volcanic ash in the upper part. Gee soils are moderately well drained and have moderate permeability.

The far northeast corner of the property is mapped with the hydric Odne silt loam, 0 to 5 percent slopes. Soil samples taken in this area were more consistent with the Gee silt loam series. No primary or secondary indicators of wetland hydrology were observed on the property. Topography on the site is undulating but generally drains off in all directions because the site is a hilltop.

A road ditch is located along NE 339th Street. At the northeast corner of the site a road culvert was located which conveys flow into a north-south oriented ravine on Tax Parcel 259125000. The northeast corner of the project area slopes up significantly from the road ditch and no indicators of wetlands were observed.

Based on observations taken during the field visit and review of the supporting documentation listed in this memorandum, the project area contains does not contain any areas of habitat or wetlands that would be regulated under Chapter 18.300 of the LCCAO.

Table 1. Dominant upland plant species occurring on the study area.

Herb Stratum		
Scientific Name	Common Name	WIS*
<i>Festuca arundinacea</i>	Tall Fescue	FAC
<i>Anthoxanthum odoratum</i>	Sweet vernalgrass	FACU
<i>Poa pratensis</i>	Kentucky bluegrass	FAC
<i>Cirsium arvense</i>	Canada thistle	FAC
<i>Prunella vulgaris</i>	Self heal	FACU
<i>Leucanthemum vulgare</i>	Oxeye daisy	FACU
<i>Taraxacum officinale</i>	Common dandelion	FACU
<i>Geranium molle</i>	Dovesfoot geranium	FACU
<i>Plantago lanceolata</i>	Lanceleaf plantain	FACU

* Wetland Indicator Status (WIS):

- OBL = almost always occur in wetlands
- FACW = usually occur in wetlands, but may occur in non-wetlands
- FAC = occur in wetlands and non-wetlands
- FACU = usually occur in non-wetlands, but may occur in wetlands
- UPL = almost always occur in non-wetlands

Please feel free to contact me at (360) 601-8631 if you have any questions or need additional information.

Attachments

- Appendix A: Project Location
- Appendix B: Preliminary Plat
- Appendix C: Site Photos



Appendix A. Project Location
 Technical Memorandum
 The Chicken Ranch LLC Property

Date: 6/30/22



Legend

- Taxlots
- Contours Lines - 2 ft
- Soil Type

Location:
 2219 NE 339th St.
 La Center, WA 98629

Property Owner:
 The Chicken Ranch, LLC
 P.O. Box 128
 La Center, WA 98629

Tax Parcel: 209062000

Latitude = 45.8659
 Longitude = -122.6479

STR: NE 1/4, S02, T4N, R1E
 of the Willamette Meridian

Notes:

1:2,400

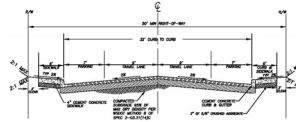


400.0 0 200.00 400.0Feet

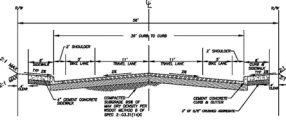
Appendix B Valley View

A Subdivision In The
NE 1/4 of Section 02, T4N R1E WM
County Parcel #s: 209062000
Site Address: 2219 NE 339th Street
La Center, WA 98629
Site Area: 376,358+/- SF (8.64+/- acres)
Site Zoning: LDR-7.5

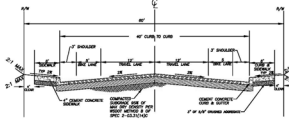
Detail 1: Local Access
All Proposed Internal Roads
Not to Scale



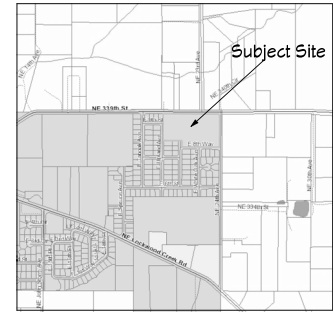
Detail 2: Rural Minor Collector
NE 24th Avenue
Not to Scale



Detail 3: Rural Major Collector
NE 339th Street
Not to Scale



VICINITY MAP



CURRENT OWNER:
The Chicken Ranch, LLC
PO Box 128
La Center, Washington 98629
503-348-1134
sandjperrotts58@hotmail.com



PLAT NOTES:

- Total Gross Area = 376,358 SF / 8.64 acres
- This subdivision proposes 34 single family residential lots.
- Site is currently zoned LDR-7.5
- Largest lot is 9,342 SF; Smallest lot is 7,500 SF; Average Lot size is 7,851 SF.
- Gross density equals 3.43 dwelling units per acre; Net density equals 5.54 dwelling units per acre.
- All existing structures are to be removed. No new buildings or structures are proposed. Refer to Existing Conditions for existing structures.
- If required, a 6' tall chain-link fence around storm facility in proposed Tract A is only proposed fence. No walls are proposed.
- Only proposed landscaping are required street trees installed at required locations.
- Only proposed lighting is required street lighting that will be designed during final engineering.
- Only street parking proposed with this plan. Driveway and garage parking will be provided during building permit. No loading facilities are proposed.
- It is presumed that NE 339th St and NE 24th Ave are classified as "Neighborhood Access" roads.
- All proposed internal roads are presumed to be classified as "Local Access" roads.
- There are NO existing or proposed pedestrian facilities besides sidewalk.
- There are NO existing or proposed easements.
- There is an existing well shown on the Existing Conditions that will be properly abandon.
- There is an existing septic tank and septic drain-field shown on the Existing Conditions that will be properly abandon.
- There are NO other above ground tanks or known underground tanks.
- Refer to Existing Conditions for all existing public and private utilities.
- Public water will be extended from Heritage Country Estates and serve all new lots.
- Public sewer will be extended from Heritage Country Estates and serve all new lots.
- Storm water will be collected and sent to existing storm system in Heritage Country Estates, except that storm water that drains north east that will be collected, treated and detained in proposed Tract A.
- Private utilities such as phone, cable & gas may be extended on to and throughout this plan.
- There are NO environmental critical areas on or known within 100' of site.

LEGEND

- INDICATES EXISTING RIGHT-OF-WAY
- INDICATES EXISTING STORM PIPE
- INDICATES PROPOSED STORM PIPE
- INDICATES EXISTING WATER LINE
- INDICATES PROPOSED WATER LINE
- INDICATES EXISTING SANITARY SEWER LINE
- INDICATES PROPOSED SANITARY SEWER LINE

REVISION TABLE	DATE	BY	REVISION
1	10-23-2022	LMW	

Valley View
A Subdivision In The NE 1/4
County Parcel #s: 209062000
Site Address: 2219 NE 339th Street
La Center, WA 98629

Preliminary Plat & Preliminary Utility Plan

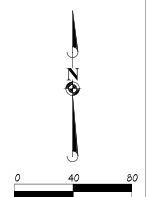
APPLICANT/CONTACT:
KCV, LLC
Helen Kwok
10000 1st Avenue
RIDGEFIELD WASHINGTON 98642
360-977-9155
hmkcv@outlook.com

DRAWING PROVIDED BY:
Wells Project Management, LLC
2401 W Main Street, Suite 210
Battle Ground, Washington 98604
360-977-9155
hmkcv@outlook.com

DATE:
04/13/2022

SCALE:
1" = 40'

SHEET:
P-1



Appendix C – Site Photos



Photo 1. Photo taken from the northeast corner of the site at NE 339th Street facing southwest.



Photo 2. Photo taken from the northeast corner of the site at NE 339th Street facing south.

Appendix C – Site Photos



Photo 3. Photo taken from the northeast corner of the site at NE 339th Street road ditch facing west.



Photo 4. Photo taken from the northeast corner of the site at NE 339th Street road ditch culvert.

Appendix C – Site Photos



Photo 5. Barn in the central part of the site facing north.



Photo 6. Central part of the site facing north.