



Valley View Preliminary Subdivision

30-Day Comment Letter

City of La Center
210 East 4th Street
La Center, WA 98629

Subject: Valley View Preliminary Subdivision

Project Description: Preliminary Subdivision, SEPA MDNS, Critical Areas Permit, Legal Lot Determination, and Tree Cutting Permit (**File No. 2022-034-SUB/SEPA/CAR/LLD/TRE**)


Applicant: Mason Wolfe
KDev, LLC
740 South 85th Avenue
Ridgefield, WA 98642
360.907.9588, mason@wolfepm.com

The City's consulting planner (WSP Inc.) and the City Public Works Director and Engineer completed their initial review of the Valley View preliminary subdivision submittal. As Staff are completing a staff report in preparation for the hearing decision on January 5, 2023, comments of significance are being provided to the Applicant 30-days prior to the hearing. Please note this is not inclusive of all Staff comments and conditions to be made in the staff report. This is in best effort to provide adequate time for additional coordination and provisions to be made between the Applicant, Staff, and other agencies (if applicable) as necessary prior to issuance of the draft staff report and the hearing.

Planning Comments

- Planning Staff cannot confirm that the site is meeting net density requirements of the zone (LCMC 18.130) based on the submitted plans and narrative. Please include on plans or in the narrative all areas to be deducted from the gross acreage to determine net acreage. These areas include public rights-of-way, public utility easements, and other areas as allowed in LCMC 18.40.010.
- Staff have identified trees on site that have preservation potential upon review of the proposed development, which are T-43, T-58, and T-61 on the provided tree inventory survey. Most notably, T-43 is a 40-inch sequoia tree. Please demonstrate why these trees can't be preserved due to proposed improvements (in a proposed driveway, near a foundation, etc) or modify the grading plan to preserve these trees. If trees are to be protected and in proximity to a proposed street tree (e.g., 40-inch sequoia), please revise the plans accordingly to ensure that there is adequate spacing between street trees and protected trees.
- The provided archeological predetermination report indicates that the buildings on site are eligible to be listed on the National Register of Historic Places (NRHP). This report recommends completing additional assessment of these buildings by an architectural historian assessing impacts and potential mitigations for these buildings and there is a related SEPA mitigation measure provided in the SEPA notice earlier. Given the time it may take to complete this report, we wanted you to know about this issue as soon as possible. Please let us know how you plan to proceed with this report and its timing.

Public Works and Engineering Comments

Signed:  Date: 12/8/22
Bryan Kast, P.E, Public Works Director

Signed:  Date: 12/8/22
Tony Cooper, City Engineer

Attachments

- A: Department of Ecology Comments received during public comment period



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Southwest Region Office
PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

November 30, 2022

Jessica Nash, Permit Technician
City of La Center
Department of Community Development
210 E 4th Street
La Center, WA 98629

Dear Peyton Murphy:

Thank you for the opportunity to comment on the optional determination of nonsignificance for the Valley View Subdivision Project (2022-034-SUB-SEPA-LLD-TRE-CAR) located at 2219 Northeast 339th Street as proposed by Mason Wolfe. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287

The applicant proposes to demolish an existing structure(s). In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present are removed prior to demolition. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials. Please review the “Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes,” on Ecology’s website at: [Construction & Demolition Guidance](#). All removed debris resulting from this project must be disposed of at an approved site. All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. Contact the local jurisdictional health department for proper management of these materials.

**WATER QUALITY/WATERSHED RESOURCES UNIT:
Brian Johnson (360) 624-5741**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil

and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Evan Wood at evan.wood@ecy.wa.gov, or by phone at (360) 706-4599.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: <https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx>.

The applicant may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - [Application](#). Construction

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site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(GMP:202205752)

cc: Derek Rockett, SWM
Brian Johnson, WQ