



**Vineyard Vista Subdivision
Preliminary Plat, Critical Areas Permit, Tree Cutting
Permit, and SEPA
Type III**

Technical Completeness Review

Community Development
210 East 4th Street
La Center, WA 98629

Date: April 17, 2024

File No. 2024-002-SUB/SEP/CAR/TRE

Site Address: No Site Address. Northeast North Fork Avenue, La Center, WA 98629

Parcel: 258903000 & 63472946

Legal Description: #36 SEC 34 T5N R1E WM 29.46A and Southview Heights PH 8 TT A SUB 2006

Project Description:

The applicant is proposing an 84-lot single-family detached residential subdivision on the approximate 29.53-acre site. Lot sizes would range from 6,900 square feet to 19,656 square feet. The properties are located east of Northeast North Fork Avenue, north of Southview Heights Subdivision, and at the northern La Center City limits. The site is zoned low density residential (LDR-7.5) with an Urban Holding (UH-10) overlay and the comprehensive plan designation for the site is Urban Low Density Residential (UL). Access to the property would be from two public street entrances from Northeast North Fork Avenue and Northeast 24th Circle.

Applicant's Representative: Contact: Mason Wolfe
Wolfe Project Management, LLC
2410 West Main Street, Suite 210
Battle Ground, WA 98604
mason@wolfepm.com

The City received initial application materials and deemed them incomplete on February 5, 2024. The applicant resubmitted materials on April 5, 2024 and the City's planning consultant (WSP, USA Inc.) and engineering staff reviewed the resubmitted application materials for the proposed Type III Preliminary Plat, Critical Areas Permit, Tree Cutting Permit, and SEPA Review. We are writing to notify you that the application is deemed **complete** as documented below.

Planning Comments

The pre-application conference notes (2022-039-PAC) contain a list of required submittal items based on LCMC 18.30.050, 18.30.150, and 18.210.030.

- *The information listed in LCMC 18.210.010(2), provided an environmental checklist is required for a technically complete application unless categorically exempt.*
 - Status: **Complete.** The applicant provided a signed and completed SEPA Environmental checklist.
- *An application form with original signatures by the applicant and property owners. If there is more than one property owner, separate application forms and signatures are required.*
 - Status: **Complete.** The applicant provided a signed application form, along with an owner authorization.
- *Proof of ownership document, such as copies of deeds and/or a policy of satisfactory commitment for title insurance.*
 - Status: **Complete.** The applicant provided a copy of a quit claim deed for the property confirming ownership by Chinookan, LLC (parcel 63472946) and a boundary line adjustment (BLA) agreement confirming ownership by Chinookan, LLC (parcel 258903000).
- *A legal description of the site.*
 - Status: **Complete.** The legal description is contained on the application form and an extended legal description is contained on the deed and BLA agreement.
- *Site Plan. At a scale of no more than one inch equals 200 feet with north arrow, date, graphic scale, existing and proposed lots, tracts, easements, rights-of-way and structures on the site, and existing lots, tracts, easements, rights-of-way and structures abutting the site; provided, information about off-site structures and other features may be approximate if such information is not in the public record. The applicant shall provide one copy of the plan reduced to fit on an eight-and-one-half-inch by 11-inch page. Principal features of the plan shall be dimensioned.*
 - Status: **Complete.** The applicant provided preliminary plat plans including a site plan (with north arrow, date, graphic scale, lots, tracts, and rights-of-way), an existing conditions plan with a preliminary boundary survey, preliminary grading plan, and a preliminary stormwater plan. The plans are 1" = 60' (1" = 50' for preliminary grading and stormwater plan) and can be reduced to fit on an 8.5" x 11" sheet.
 - A tree removal and retention plan was provided by a licensed landscape architect in accordance with LCMC 18.350. The applicant indicates in the narrative and preliminary plans that nearly all trees are to be removed on site and to be mitigated with the proposed street trees, replanting in the riparian buffer area and replanting in the subdivision Tracts and would meet the native species requirements of LCMC 18.340. Please see the "Additional Issues Noted During Review" section below.
 - Tree survey and inventory: A tree survey and inventory was provided by the applicant and in accordance with the pre-application notes for the site as there are numerous trees.
 - Tree protection plan: The applicant provided plans showing existing trees with proposed site improvements as required by LCMC 18.350.060. Nearly all trees are proposed for removal with mitigation for all trees at ten-inch diameter at breast height (dbh) or greater and some trees are to be preserved, including several Oregon white oaks. The applicant has provided details on the general location, kind, and size of replanted trees for required mitigation, including the replanted oak mitigation at a 14:1 ratio. However, it is unclear that there is sufficient area for the

proposed tree plantings onsite. Please see the “Additional Issues Noted During Review” section below.

- Tree removal criteria: The applicant’s arborist report has demonstrated how they are meeting the tree removal criteria in LCMC 18.350.080. Please see the “Additional Issues Noted During Review” section below.
- *A copy of the pre-application conference summary*
 - Status: **Complete.**
- *A written description of how the proposed preliminary plat does or can comply with each applicable approval criterion for the preliminary plat, and basic facts and other substantial evidence that support the description.*
 - Status: **Complete.** The applicant provided a Project Narrative discussing compliance with selected standards, including flag lots as requested by City Staff in the previous technical completeness review.
- *Names and addresses of owners of land within a radius of 300 feet:*
 - Status: **Complete.** The applicant provided mailing labels for properties within 300 feet of the subject site.
- *Applications associated with the preliminary plat, such as exceptions, adjustments or variances to dimensional requirements of the base or overlay zones or for modifications to the road standards in Chapter 12.10 LCMC that are required to approve the preliminary plat application as proposed.*
 - Status: **Complete.**
- *A wetlands delineation report **OR** letter from a certified wetland biologist stating that there are no wetlands/stream resources onsite. The applicant must also provide a critical areas report for the mapped streams and Oregon white oaks on the site.*
 - Status: **Complete.** The applicant submitted a letter from Cascadia Ecological Services, Inc. The report has determined that wetlands do not occur on the site and the project is not subject to the wetland critical areas requirements of LCMC 18.300.090(3). The report also confirmed the presence of a Type Ns stream on the site. Type Ns streams are afforded a 75-foot buffer on either side of the OHWM. Lastly, the report confirmed the presence of several Oregon white oak trees, with most being preserved and two being removed. A critical areas permit is required for impacts to the riparian buffer and priority Oregon white oak trees. See further comments in the “Additional Issues Noted During Review” section below.
- *A geotechnical study is required if the site will contain substantial fill and contains seismic hazards.*
 - Status: **Complete.** The applicant provided a geotechnical report addressing site soil stability for proposed improvements. The applicant’s revised geotechnical report by True North Geotechnical indicates that the site is classified as Site Class D soils and corrected the inconsistency as noted by Staff in the last incompleteness review. Also, the revised geotechnical report has clarified that there are, in fact, steep slopes exceeding 40% slope, which constitutes landslide hazards within the project site. The report has verified that there is no evidence of unstable soils on the site. Please see the “Additional Issues Noted During Review” section below regarding landslide hazards (steep slopes).
- *Preliminary grading, erosion control and drainage plans, which may be a single plan, consistent with applicable provisions of Chapter 18.320 LCMC.*

- Status: **Complete**. The applicant provided a preliminary grading and erosion control plan and drainage plan.
- *Evidence that potable water will be provided to each lot from a public water system, and that each lot will be connected to public sewer.*
 - Status: **Complete**. The applicant's preliminary plat shows public water throughout the site. The applicant has also provided a request for utility review for water availability from Clark Public Utilities (CPU), which indicates sufficient water capacity will be made for this project from off-site improvements such as a booster pump station or possible reservoir site. There is sufficient water connection for the project from Northeast North Fork Avenue and East 24th Circle.
 - The applicant's plans show public sewer throughout the site with connection to the sewer system in NE Gaither Avenue. This is an acceptable connection point for future the site.
- *A phasing plan, if proposed.*
 - Status: **Not applicable**. The applicant narrative indicates that no phasing is proposed with the development.
- *An archeological predetermination*
 - Status: **Complete**. The applicant provided an archaeological predetermination survey from Clark County.
- *A traffic study.*
 - Status: **Complete**. The applicant provided a Transportation Impact Study.
- *A signed Agreement to Pay Outside Professional Review Expenses Related to Land Use Application. (Provided during the meeting.)*
 - Status: **Complete**.
- *Topographic Map*
 - Status: **Complete**. The applicant's existing conditions plan provides existing topographic information.

Public Works and Engineering Comments

- Public Works and Engineering Comments per 18.320 LCMC.
 - Status: **Complete**. The applicant has shown a new road connection from the site to East Gaither Avenue and East 24th Circle. This is an acceptable access point for the subdivision.
- The applicant submitted a grading and erosion control plan that meets
- Section 18.320.120 (1) LCMC states that ground-disturbing activities of more than 500 square feet are subject to the requirements, and LCMC 18.320.210, treatment BMPs shall be sized to the treat the water quality design storm, defined as the six-month, 24-hour storm runoff volume.

Stormwater requirements:

- Status: **Complete**. The applicant submitted a storm report to address these requirements.

Additional Issues Noted During Review

Please note that this section of the completeness review are not items that are required in order to determine that the application is complete. The following additional items will need to be addressed prior to issuing a draft staff report to the Hearings Examiner for a Type III application

decision. This may result in a delay and pause of the time review clock beyond the timeline pursuant to LCMC 18.30.100.

- There are 1,057 trees with a dbh of 10 inches or greater proposed for removal on site. In addition, there are two priority Oregon white oak trees with dbh of 14 and 21 inches, respectively, that are proposed for removal. The revised landscape plan with tree mitigation proposes to mitigate the 1,057 trees and the two Oregon white oaks by replanting 1,059 trees within the project site. Please note that the two Oregon white oak trees have mitigation requirements that far exceed the 1:1 replanting ratio for non-Oregon white oak trees and cannot be included in the overall replanting for mitigation for the non-Oregon white oak trees. Please revise the tree mitigation plan to replant at a 1:1 ratio for the 1,057 trees to be removed plus the 14:1 ratio for replanting Oregon white oaks to mitigate for the two Oregon white oaks removed. City staff will confer with WDFW to determine whether the applicant's proposed mitigation of 14:1 for the oak trees is sufficient to achieve BAS.
- 116 Oregon white oak trees and 943 other trees could be planted in the areas indicated and reach maturity without having to reduce the number of planted trees. City staff are concerned that there may not be adequate space within the project site that could be planted in the areas indicated and reach maturity without having to reduce the number of planted trees. Please provide information demonstrating that there is enough area to plant this many mitigation trees.
- The revised geotechnical report indicates there are slope hazards on the slight due to the occurrence of slopes of 40% within the project site, but, that development does not occur within these mapped hazard areas, therefore there is no need to further review for landslide hazards. However, LCMC 18.300.090(4)(d)(i) designates a 50-foot landslide hazard area buffers that are to be established from all edges of a landslide hazard area. When reviewing landslide hazards on Clark County MapsOnline, it appears that this buffer could impact some lots in the northeastern corner of the site, adjacent to the steep slopes of the stream on site. The geotechnical report should be revised to include and address the 50-foot landslide hazard area buffer in accordance with LCMC 18.300.090(4)(d)(i). The landslide hazard area buffer may be reduced to no less than 25-feet pursuant to LCMC 18.300.090(4)(d)(i)(B) or development may encroach within the standard 50-foot buffer pursuant to LCMC 18.300.090(4)(d)(i)(C) if a qualified professional demonstrates that the buffer reduction or buffer encroachment will not impact a landslide area and/or adjacent properties. Development cannot occur within the reduced 25-foot buffer without a critical areas variance.

Signed: Bryan Kast Date: 4/17/24
Bryan Kast, P.E., Community Development/Public Works Director