



**REVIEW FOR TECHNICALLY COMPLETE STATUS:
CPU Enterprise Transmission Line (2018-015-SEPA)
July 5, 2018**

APPLICANT/OWNER:	David Tetz (CPU) / Don Hardy (BergerABAM)
DATE OF RECEIPT OF APPLICATION:	May 15, 2018
LA CENTER PLANNING CONSULTANT:	Eric Eisemann, E ² Land Use Planning Services, LLC
LA CENTER CITY ENGINEER:	Anthony Cooper, P.E.

DISCLAIMER

The purpose of this checklist is solely to ascertain whether the application satisfies the minimum requirements for technical completeness pursuant to LCMC 18.030.050. Representations as to completeness or incompleteness of the application material refer solely to the presence or absence of materials and do not reflect the City's evaluation of the substance of the documents. The City, by finding the application complete, does not warrant the information presented by the applicant is accurate. The City does not imply or warrant the information the applicant submitted complies with all or any part of the La Center Municipal Code (LCMC), La Center plans, maps or standards; or state or federal statute, rule or regulation, beyond the completeness check. The City reserves the right to request additional information from the applicant.

REVIEW FOR TECHNICALLY COMPLETE STATUS

Before accepting an application subject to review, the City shall determine that the application is technically complete. (See LCMC 18.030.050(1)):

Review Finding

The City waived the pre-application conference for the proposed development. The Applicant filed the application materials on **May 15, 2018**. *¹

STANDARDS FOR TECHNICAL COMPLETENESS

Criteria	Complete & Location
A. §18.030.050 LCMC, Review for technically complete status	--
A completed form provided by the city clerk for that purpose;	Complete
The name, mailing address, and telephone number of the owner/s, engineer, surveyor, planner, and/or attorney and the person with whom official contact should be made regarding the application;	Complete: Application form, cover page and plan sheet
An environmental checklist or EIS, if applicable under Chapter 18.310 LCMC;	Complete: Signed copy dated 05/07/2018

¹ The City and the applicant postponed the TC review process until they were able to meet on June 27, 2018 to discuss concerns about the placement of poles in critical areas and the use of chemically treated wood poles.

A preliminary 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;	Complete: CPU 5/07/2018
Written authorization to file the application signed by the owner of the property that is the subject of the application, if the applicant is not the same as the owner as listed by the Clark County assessor;	Complete: NA, as applicant is a public utility
Proof of ownership document, such as copies of deeds and/or a policy or satisfactory commitment for title insurance;	Complete: NA, as applicant is a public utility
A legal description of the site;	Complete: NA, as work is within right of way
A copy of the pre-application conference summary, if the application was subject to pre-application review, and a description of information submitted in response to the issues, comments and concerns in the summary;	Complete: Waived by City
A written description of how the application does or can comply with each applicable approval criterion, and basic facts and other substantial evidence that supports the description;	Complete
The names and addresses of owners of land within a radius of 300 feet of the site for an application subject to Type III review. Owner names and addresses shall be printed on mailing labels. The applicant shall submit a statement by the assessor's office or a title company certifying that the list is complete and accurate, based on the records of the Clark County assessor within 30 days of when the list is submitted.	Complete (on-file at City) Complete (on-file at City)
Applications necessarily associated with the proposal, such as applications for 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 proposal;	Complete: • None submitted
A wetlands delineation and assessment if required by Chapter 18.300 LCMC, and an application for a wetland permit and associated preliminary plan, if required;	Complete: • BergerABAM: April 2018 • BergerABAM, Mitigation Bank Use Plan: February 2018 [see comments below]
An appropriate geotechnical study if: The site contains substantial fill, or the applicant proposes to place substantial fill on the site; or the site contains land identified by the U.S. Soil Conservation Service, Clark County or the state of Washington as having slopes in excess of 20 percent or as being subject to instability, unless the applicant will not develop or otherwise significantly affect such lands or shows that the site does not contain unstable soils or steep slopes;	Complete: N/A
An archaeological predetermination if the area proposed for development contains lands classified as having moderate-high or higher probability of containing archaeological resources.	Complete: Archaeological Investigations Northwest, Inc.: 08/08/2017
Preliminary grading, erosion control and drainage plans: Type III applications shall include such plans which shall be consistent with applicable provisions of Chapter 18, Section 4 – Critical Lands;	Complete: N/A
Information about proposed utilities, including water and sanitary waste.	Complete: N/A
OTHER REQUIREMENTS PER WRITTEN PRE-APPLICATION CONFERENCE REPORT:	Complete: N/A (conference requirement waived by City)

The City Public Works Department provided these additional comments regarding information and requests supplemental information as noted.

Pre-Application Conference:

- The City waived the requirement for a Pre-Application Conference.

Critical Areas:

- The Enterprise Transmission Line – La Center Critical Areas Report, by BergerABAM, identified a Category I CARA area and a riparian buffer that would be impacted by a project action. Placement of generic utility poles is not a prohibited use within a Category I CARA. (LCMC 18.300.090(a)(i-iv).) The use of chemically treated wood poles and on-going chemical treatments may have adverse effects on riparian habitat and thus should be avoided through the substitution of metal poles or relocation of the poles outside of such areas. (See LCMC 18.300.040(3).) If avoidance is not possible, minimization of adverse effects could include reasonable alternatives such as changing pole spacing or the use of steel poles. (See LCMC 18.300.050(4)(b).)

Site Plans / Plan Sheets:

- The Union Ridge to Enterprise Transmission Line Plan and Profile Drawings, should include notes and symbols to differentiate pole type / material used (wood, steel, etc.) and any buffer areas modified.

City Engineering Standards for Construction:

- Contact the City Engineer regarding construction within the public-right-of-way.

Other Useful Information:

- During a June 27, 2018 meeting with CPU and joint representatives of the Cities of La Center and Ridgefield the issues of pole type and avoidance of critical areas was discussed. (See, LCMC 18.300S.040(3) and LCMC 18.300.050(4)(b).) The meeting consensus was that conditions of approval could include: avoidance of pole placement in critical areas and buffers and the use of steel poles (COR-TEN or similar) in critical areas and buffers to the extent practicable.
- Provide information regarding use of chemicals, approved by Washington State, for maintenance of poles, equipment and utility corridors.
- Trimline Design: Provide images of what the proposed design will look like once built.
- Maintenance Plan: Provide information as to how poles and supporting structures within critical areas and their buffers will be maintained
- Decommissioning Plan: Describe how existing treated wood poles within critical areas and buffers will be removed or decommissioned using best management practices, such as, soil disturbance, potential retention of leached chemicals, and the disposal of the decommissioned equipment and any contaminated soils.

CONCLUSION

The City finds application **✓Technically Complete** and requests additional information to support possible land use and SEPA. For a full disclosure of an applicant's and City's rights and responsibilities as to technical completeness, please see LCMC 18.030.050.