

2019-025-

### Master Land Use Application



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23 SEP 2019  
CITY OF LA CENTER

City of La Center, Planning Services  
305 NW Pacific Highway  
La Center, WA 98629

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#### Property Information

Site Address 34135 NW Pacific Hwy

Legal Description #20 SEC 33 T5N R1EWM 2.28 A and #140 SEC 33 T5N R1EWM 3.20A M/L

Assessor's Serial Number 258600000 + 258755000

Lot Size (square feet) Parcels 258640-000 and 258755-000 span approximately 238,709 square feet (5.48 acres).

Zoning/Comprehensive Plan Designation Low Density Residential (LDR-7.5)/ (UL)

Existing Use of Site The property is currently undeveloped.

#### Contact Information

##### APPLICANT:

Contact Name Alisa Faust

Company Faust and Associates

Phone (360) 521-5014 Email alisaf201613@gmail.com

Complete Address 902 North 15th Court Ridgefield, WA 98642

Signature Alisa Faust

*(Original Signature Required)*

##### APPLICANT'S REPRESENTATIVE:

Contact Name Jacob McManus

Company Ecological Land Services

Phone (360) 578-1371 Email Jacob@eco-land.com

Complete Address 1157 3rd Avenue, Suite 220A Longview, WA 98632

Signature [Signature]

*(Original Signature Required)*

##### PROPERTY OWNER:

Contact Name Alisa Faust

Company Faust and Associates

Phone (360) 578-1371 Email alisaf201613@gmail.com

Complete Address 902 North 15th Court Ridgefield, WA 98642

Signature Alisa Faust

*(Original Signature Required)*

**Development Proposal**

Project Name: Faust Permitting

Type(s) of Application Critical Areas Permit, JARPA, SEPA, HPA

Previous Project Name and File Number(s), if known \_\_\_\_\_

Pre-Application Conference Date and File Number : A pre-application conference was waived for the proposed project.

Description of Proposal The proposed project consists of constructing an approximately 2,835-square foot single-family residence with attached garage and gravel driveway. An approximately 1,958-square foot portion of the gravel driveway will be located within the riparian buffer of the unnamed Type Ns (Seasonal, non-fish bearing) stream, a tributary to Jenny Creek, a Type F (fish bearing) stream that runs along the southern boundary of the site. Type Ns streams require 75-foot buffers. Along the gravel driveway, a culvert will be constructed in the riparian buffer to allow water to flow underneath the new driveway, which will connect to NW Pacific Highway to the west. The culvert will be installed based on guidance from Washington Administrative Code (WAC) Chapter 220-660-190, which dictates that the culvert be installed at a zero-gradient, be counter-sunk a minimum of 20 percent of the culvert rise at the outlet downstream, and the minimum culvert width will be equal to or greater than the average channel width plus 25 percent. The culvert will be designed to withstand a 100-year flood event.

Efforts to avoid impacts to water quality will include installing silt-fencing along clearing limits to prevent sediment-laden from reaching the stream, seeding disturbed areas with a native blue wild rye mix immediately after construction is complete, and installing a vegetated filter strip on the downslope side of the driveway.

Mitigation measures to compensate for unavoidable riparian buffer impacts will consist of removing invasive species (Himalayan blackberry) and planting 60 native shrubs within an approximately 2,000-square foot riparian enhancement area. A full summary of mitigation efforts is included in the critical areas report prepared for this project, titled: "Faust Permitting Critical Areas Report."

**Office Use Only**

File # 2019-025-CAR

Planner Ethan SPOO, Sam Roberts (WSP)

Received By ASJ

Fees: \$ 340.00

Date Received: 9/23/19

Date Paid: 9/23/19

- Procedure:  Type I  
 Type II  
 Type III  
 Type IV

Receipt # 01724177

Notes Critical Area Review