



Notice of Application
Faust Critical Areas Permit (File # 2019-025-CAR and 2019-025-SEPA)

Description of proposal: The proposed project consists of constructing an approximately 2,835-square foot single-family residence and attached garage, gravel driveway, and a septic system. An approximately 3,037-square foot portion of the gravel driveway and required grading will be located within the riparian buffers of an unnamed Type Ns (seasonal, non-fish bearing) stream and Jenny Creek, a Type F (fish-bearing) stream that runs along the southern boundary of the site. Along with the gravel driveway, a culvert will be constructed in the riparian buffer for the Type Ns stream to allow water to flow underneath the new driveway, which will connect to NW Pacific Highway to the west.

Location of proposal, including street address, if any: 34135 NW Pacific Highway, La Center, Washington 98629. Tax Parcels: 258755000 and 258640000

Applicant: Alisa Faust, 902 North 15th Court, Ridgefield, Washington 98642. Contact: alisaf201613@gmail.com

SEPA: The City of La Center has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of nonsignificance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. Since the Notice of Application is being combined with the SEPA determination, the comment periods are combined. Therefore, this is the only comment period on the environmental impacts of the proposed project.

Mitigation Measures: The applicant is required to comply with La Center's critical areas code; La Center Municipal Code (LCMC) 18.300. The applicant is proposing to offset the 3,037 square foot encroachment in the riparian buffer by enhancing 4,000 square feet of the riparian buffer, planting 105 native shrubs, and will remove invasive species. A mitigation plan, monitoring and maintenance plan, and performance standards will be required for the proposed enhancement. The applicant will be conditioned to implement best management practices (BMP) for grading and erosion control and a procedure will be in place for the inadvertent discovery of archeological resources.

Public Review: The file may be examined between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday (except holidays) in the La Center Public Works Office, 305 NW Pacific Highway, La Center, WA; or http://www.ci.lacenter.wa.us/city_departments/pw_landuse.php - The city contact person and telephone number for any questions on this review is Sarah Dollar, Community Development Department, 360.263.7665, sdollar@ci.lacenter.wa.us

Comment Period: You may comment on this application within fourteen (14) days of this notice publication date; October 25, 2019. The lead agency will not act on this proposal until the close of the 14-day comment period, which ends November 8, 2019.

The public may submit written comments to:

Faust Critical Areas Permit
305 NW Pacific Highway
La Center, WA 98629
Contact: Sarah Dollar, Community Development Director, 360.263.7665, sdollar@ci.lacenter.wa.us

Issued: October 25, 2019