



NOTICE OF APPLICATION, PUBLIC HEARING, AND SEPA DETERMINATION OF NONSIGNIFICANCE (DNS)

Date of Application: March 17, 2020

Date of Complete Application: December 23, 2020

Date of Public Notification: January 11, 2021

Lead agency: City of Kalama

Agency Contact: John Floyd, Mackenzie, Kalama City Planner
jfloyd@mcknze.com, 360-787-7360
195 N. First Street, Kalama, WA 98625

Agency File Number: China Garden View Estates

Property Owner: Preston Enterprises LLC/Chilton Inc.

Proponent: Nick Little, Chilton Development services

Description of proposal: Subdivision of approximately 121 acres into a 45-lot residential subdivision in two phases, with concurrent critical areas review associated with steep slopes and a type Ns and Np stream corridors located on the property.

Location of proposal: Northerly of China Garden Road, between the intersections of Gore Road and Corcoran Road, in Kalama, Washington. Cowlitz County Assessor Parcel Numbers: 411840101, 411840102, 411840103, 411840104, 411840105, 411840106, 411840107, 411840108, 411840112, 411840113. Within a portion of Section 16, Township 6 North, Range 1 West of the Willamette Meridian.

Zoning: R-1 (Low Density Residential)

The application was submitted to the City on September 18, 2020 and deemed complete on October 2, 2020. Included with the application were the following documents:

- Master Permit Application Form
- Proposed Preliminary Plat and Project Plans
- SEPA Checklist
- Compliance Narrative
- Critical Areas Report for Forest Conversion and Subdivision
- Geotechnical Report
- Preliminary Drainage Report
- Subdivision Guarantee Report
- Forest Practices Act Application

Required Permits: The following local, state and federal permits/approvals are needed for the proposed project:

- Subdivision Approval
- Critical Areas Review
- Engineering, Building, and Grading Permits
- Cowlitz County Septic Approval
- Washington Department of Ecology NPDES Construction Stormwater Permit
- Washington DNR Forest Practices Act Permit

City of Kalama has affirmed that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of a completed environmental checklist and other information on file with the lead agency.

This DNS is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for fourteen (14) days from the date of publication. Written comments on the DNS must be submitted to the Agency Contact by 5pm on January 27, 2021. Comments may be mailed, emailed, or personally delivered.

All application materials are available for review at City Hall. **A public hearing is scheduled before the Kalama Planning Commission on February 11, 2021 at 6:00 p.m. via the Zoom platform, where the Commission will hear testimony on the proposal and consider a recommendation to the City Council. The access link to the Zoom meeting will be posted on the City website at www.cityofkalama.com along with the agenda.** The hearing may be continued without further notice if the date, time and place of the continued hearing are announced at the initial hearing.

Interested persons may appear and be heard, but are encouraged to submit comments in writing at least three days prior to the hearing date. It is the right of any person to comment on the application, receive notice of and participate in any hearing, request a copy of the decision once made and appeal a decision pursuant to city code.

