

**NOTICE OF APPLICATION, PUBLIC HEARING AND SEPA  
DETERMINATION OF NON-SIGNIFICANCE (DNS)**

Sunset Terrace Subdivision

Date of Application: July 13, 2018

Date of Complete Application: August 31, 2018

Date of Public Notification: October 26, 2018

Description of Proposal: Preliminary Plat Review for a residential subdivision that would divide an approximately 17.03-acre site into 65 single-family detached and attached lots, two open space tracts, and a stormwater facility tract to be constructed in two phases. Associated with the application is a Critical Areas Permit due to the presence of Oregon white oaks, wetlands, and riparian corridors on and adjacent to the project site.

Proponent: Brad Hoggatt  
340 Cemetery Road  
Kalama, WA 98625

Consultant: SGA Engineering, PLLC  
Attn: Scott Taylor  
2005 Broadway  
Vancouver, WA 98663

Location of Proposal: 6445 Old Pacific Highway; Assessor's Parcel Number 411460100; NW Corner of Section 17, Township 6 North, Range 1 West of the Willamette Meridian.

Lead Agency: City of Kalama

The lead agency for this proposal has determined that it does not have a probable significant 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.

Responsible Official/Contact Person: Susan Junnikkala -- Deputy Clerk II  
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Kalama, WA 98625  
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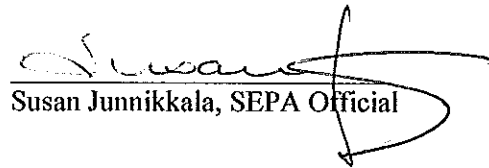
This DNS is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for fourteen (14) days from the date of publication. Written comments on the DNS must be submitted to the Responsible Official by 5pm on November 13, 2018. Comments may be mailed, personally delivered, or sent by facsimile (fax) to the responsible office.

All application materials including a wetland delineation report, geotechnical site investigation, traffic analysis, stormwater report and hydraulic report are available for review at City Hall. A public hearing is scheduled before the Kalama Planning Commission on November 14, 2018 at 6:00 p.m. at Kalama City

Council Chambers, where the Commission will hear testimony on the proposal and consider a recommendation to the City Council. 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.

Date: October 25, 2018

Signature:

  
Susan Junnikkala, SEPA Official

Publication: Longview Daily News