**NOTICE OF APPLICATION (NOA)**

**REQUEST FOR COMMENTS ON SUBDIVISION PRELIMINARY PLAT APPLICATION AND CRITICAL AREAS PERMIT FOR THE PARADISE VIEW RESIDENTIAL SUBDIVISION**

Pursuant to KMC 15.10.070, RCW 90.58.140 and WAC 173-27-110, NOTICE IS HEREBY GIVEN that the Ben Uskoski has filed an application for the following described project. The permit applications and listed studies are available for public review at the KALAMA CLERK-TREASURER, 195 N FIRST ST, KALAMA, WA 98625 between the hours of 9:00 AM to 5:00PM, Monday through Friday, except holidays.

**Proposal:** The applicant proposes the subdivision of a 39.26-acre parcel into 89 single-family residential home sites. Associated improvements include, but are not limited to, roads, sidewalks, parking, stormwater, and water/sewer connections. The subject site was previously approved as China Garden Estates in 1997, with construction plans approved in 2007. However, no construction occurred under the previously approved plat, which expired in 2011. Therefore, this proposal is being evaluated under current regulations and is processed as a new subdivision application. The proposal requires a Subdivision Preliminary Plat and Critical Areas Permit review through the City of Kalama. A SEPA Mitigated Determination of Nonsignificance was issued on October 10, 2022 by the City of Kalama as Lead Agency.

**Location:** The site is approximately located northeast of China Garden Road, east of Gwynne Road, in Kalama, Washington. The site is located within Section 16, Township 6 North; Range 1 West of the Willamette Meridian. The project is on parcel number 411780100.

**Applicant:** Ben Uskoski

**Agent**: Windsor Engineers

**Permit Application:**  July 27, 2022

**Notice of Complete:** August 29, 2022

**Notice of Application:** October 9, 2022

**Public Hearing, Kalama Planning Commission:** October 26, 2022

**Public Comment:** The public has the right to comment on the application, request written notice of public meetings or hearings on the project, and/or request a copy of the decision made on the application. Comments and requests must be sent to: KALAMA CLERK-TREASURER, PO BOX 1007, KALAMA, WA 98625. In order for comments to be considered ahead of the public hearing and written comments should be submitted by 5:00 on October 25, 2022. Written and oral comments will be received at the public hearing.

**Studies/Plans Submitted With Application:**

* SEPA Checklist
* Project Narrative
* Master Permit Application
* Subdivision Application
* Plan Set
* Stormwater TIR
* Title Company Documents
* Critical Areas Report
* Transportation Impact Study
* Geotechnical Report
* Archaeological Study

**Other Permits, Plans, and Approvals Needed:**

* Grading/Excavation Permit and Building Permit(s) (City of Kalama)
* Final Plat approval from the City of Kalama
* Engineering plan Approval from the City of Kalama
* Electrical Permit (WA State Department of Labor and Industries)
* Construction General Stormwater Permit (Washington Department of Ecology)