



COMMUNITY DEVELOPMENT DEPARTMENT

Date Published: January 12, 2016

To Whom It May Concern:

Please find enclosed a Determination of Non-Significance (DNS) for the **Parklands at Camas Meadows (SEPA15-14)** that was issued pursuant to the State Environmental Policy Act (SEPA) Rules, Chapter 197-11, Washington Administrative Code. The enclosed review comments reflect evaluation of the environmental checklist by the lead agency as required by WAC 197-11-330(1)(a)(i).

Written comments may be submitted on this determination within fourteen (14) days of its issuance, after which the DNS will be reconsidered in light of the comments received.

Please address all correspondence to:

City of Camas, SEPA Official
Community Development Department
616 NE Fourth Avenue
Camas, Washington 98607
communitydevelopment@cityofcamas.us

Distribution:

Applicant
Bureau of Indian Affairs
C-Tran
Camas School District
Camas City Administrator, Peter Capell
Camas Building Official, Bob Cunningham
Camas Community Development Director, Phil Bourquin
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Cultural Resource Program, Cowlitz Indian Tribe
Cultural Resource Program, Yakama Indian Nation
Cultural Resource Program, Yakama Indian Nation
Clark County Department of Environmental Services
Clark County Public Works – Development Engineering Program
Clark County Department of Transportation
Clark County Natural Resources Council
Clark Public Utilities
Department of Ecology
Department of Fish and Wildlife
Department of Natural Resources, SEPA Center
Post Record Publications
Southwest Clean Air Agency
US Army Corps of Engineers
Vancouver-Clark Parks and Recreation
Washington Office of Archaeology & Historic Preservation
Washington State Department of Transportation
Washington State Parks and Recreation Commission, Environmental Program
Property Owners within 300 feet



State Environmental Policy Act
Determination of Non-Significance

CASE NO: SEPA15-14 **Parklands at Camas Meadows**

APPLICANT: Parklands at Camas Meadows LLC
20705 SE Evergreen Highway
Camas, WA 98607

REQUEST: Mixed Use Development of approximately 36.7 acres including up to 42 single family residential units, four or more employment based buildings (147,800 -198,000 square feet) with associated parking and up to a 24 living units or hotel units atop, open spaces and trails, and road construction connecting NW Camas Meadows Drive to NW Larkspur.

LOCATION: The project site is located approximately 2/10^{ths} of a mile east of the Camas Meadows Golf Course Clubhouse and northeast of the intersection of NW Payne Road and NW Camas Meadows Drive intersection. The property is further located just north of the NW Larkspur Road dead end.

LEGAL DESCRIPTION: SE and SW ¼ of Section 28, Township 2 North, Range 3 East of the Willamette Meridian. Clark County Parcel ID 175948-000 & 986031-650 and adjacent right of way.

SEPA DETERMINATION: Determination of Non-Significance (DNS)

COMMENT DEADLINE: Tuesday, January 26, 2016, at 5:00 p.m.

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], the City of Camas must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- DS = Determination of Significance (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS).
- MDNS = Mitigated Determination of Non-Significance (The impacts can be addressed through conditions of approval), or;
- DNS = Determination of Non-Significance (The impacts can be addressed by applying the Camas Municipal Code).

Determination of Non-Significance (DNS). The City of Camas, as lead agency for review of this proposal, has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.031. This decision was made after review of a completed environmental checklist, and other information on file with the City of Camas.

Date of Publication & Comment Period

Publication date of this DNS is **January 12, 2016** and is issued under WAC 197-11-340. The lead agency will not act on this proposal until the close of the 14-day comment period which ends on **January 26, 2016**. Comments may be sent by email to communitydevelopment@cityofcamas.us.

SEPA Appeal Process:

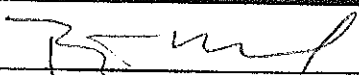
An appeal of any aspect of this decision, including the SEPA determination and any required mitigation, must be filed with the Community Development Department within fourteen (14) calendar days from the date of the decision notice. The letter of appeal should contain the following information.

1. The case number designated by the City of Camas and the name of the applicant; and,
2. The name and signature of each person or group (petitioners) and a statement showing that each petitioner is entitled to file an appeal as described under Section 16.31.060 of the Camas Municipal Code. If multiple parties file a single petition for review, the petition shall designate one party as the contact representative with the City Planner. All contact with the City Planner regarding the petition, including notice, shall be with this contact person.

The appeal request and appropriate fee of **\$350** must be submitted to the Community Development Department between 8:00 a.m., and 5:00 p.m., Monday through Friday, at the address listed below:

Appeal to the City of Camas SEPA Official
Community Development Department
616 NE Fourth Avenue
Camas, Washington 98607

Staff Contact: Phil Bourquin (360)817-1568
Responsible Official: Robert Maul (360) 817-1568

 _____ Robert Maul, Planning Manager and Responsible Official	<u>January 12, 2016</u> Date
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