



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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March 17, 2015

City of Camas, SEPA Official
Community Development Department
PO Box 1055
Camas, WA 98607



Your address
is in the
**Salmon-
Washougal**
watershed

Dear SEPA Official:

Thank you for the opportunity to comment on the determination of nonsignificance for the Green Mountain Subdivision, Planned Residential Development Project (SEPA14-21) located on Northeast Goodwin Road and Northeast Ingle Road as proposed by Green Mountain Land, LLC. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

AIR QUALITY/GREENHOUSE GAS: Gail Sandlin (360) 407-6860

The SEPA checklist should include a discussion of the potential impact of greenhouse gas emissions from 1300 dwelling unit complex. See Ecology's guidance document, page 11, under Residential Development at:
http://www.ecy.wa.gov/climatechange/docs/sepa/20110603_SEPA_GHGinternalguidance.pdf.

REVIEWER: Sonia Mendoza

WATER QUALITY CONTACT: Sheila Pendleton-Orme (360) 690-4787

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and

2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

You may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/ - Application>. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(SM:15-1011)

cc: Sheila Pendleton-Orme, VFO/WQ
Gail Sandlin, AQP
Joyce Smith, HQ/WQ
Green Mountain Land, LLC (Applicant)