



**State Environmental Policy Act
Mitigated Determination of Non-Significance**

CASE NO: SEPA 15-18

APPLICANT: Harb Engineering, Inc.
The Village at Camas Meadows
File No. SUB15-04

REQUEST: To develop an approximate 19.5 acre parcel into seventy-seven (77) single-family residential lots and a 138 multi-family apartment unit residential subdivision development.

Location: The parcel is located east of NW Payne Street between NW Lake Road and NW Camas Meadows Drive.

Legal Description: The project is located in the City of Camas in the SW ¼ of Section 28, Township 2 North, Range 3 East, of the Willamette Meridian. The location is also described as tax lot 175951-000.

SEPA Determination: Mitigated Determination of Non-Significance (MDNS)

Comment Deadline: May 31, 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:

Mitigated Determination of Non-Significance (MDNS). This is a modified MDNS based on new information provided by the applicant regarding the construction timing for Payne Road and the landscape tract width along Camas Meadows Drive. 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.030(2)(e). 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 MDNS is **May 17, 2016**, and is issued under WAC 197-11-350. The lead agency will not act on this proposal until the close of the 14-day comment period which ends on **May 31, 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 16.13.060 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

Responsible Official: Robert Maul (360) 817-1568

 _____	May 17, 2016 _____
Robert Maul, Planning Manager and Responsible Official	Date of publication

The Village at Camas Meadows Subdivision (#SUB15-04)
SEPA Mitigation Measures

The following measures are based on general policies and regulatory provisions contained within the Camas Municipal Code.

B. ENVIRONMENTAL ELEMENTS- measures to reduce or control impacts:

14. Transportation

1. Prior to final plat acceptance for either Phase 1 or 3, whichever comes first, the applicant shall construct the required roadway improvements along Camas Meadows Drive for a minimum paved half width of 24-feet, which includes two 12-foot travel lanes, a planter strip and a 6-foot sidewalk.
2. Prior to final acceptance of any phase, the applicant shall dedicate right-of-way (ROW) along Payne Road of sufficient width to provide for a minimum 30 foot half width right-of-way.
3. Prior to final acceptance of Phase 2, the applicant shall construct the required roadway improvements along Payne Road for a minimum paved half width of 24-feet, which includes two 12-foot travel lanes, a planter strip and a 6-foot wide sidewalk.
4. Prior to final acceptance of any phase, the applicant shall dedicate sufficient right-of-way (ROW) to provide for a perpendicular intersection at NW Payne Street and NW Camas Meadows Drive. The perpendicular intersection shall be built prior to final plat approval of any phase and shall be a minimum half width improvement of 24 feet.

Proposed Lots 1-18 in Phase I abut NW Camas Meadows Drive (a traffic arterial) to the south and NW Magnolia Loop and a private street to the north. Lots with street frontage along two opposite lines shall be avoided unless adequate protection of the residential properties and separation of through and local traffic is provided from a traffic arterial.

5. A minimum 10-foot wide tract shall be provided along the back of lots 1-18 abutting Camas Meadows Drive. The tract shall contain at a minimum a 10-foot wide landscape buffer strip along the back of the sidewalk, a wall or fence located 10-feet from the back of the sidewalk. An additional 10-feet in lot depth behind the wall or fence for a total of 20-feet shall also be provided.
6. Prior to engineering plan and final plat approval, the applicant shall submit to the City for review and approval by the community development director or designee a landscaping and fencing plan for Camas Meadows Drive that includes a 10-foot wide landscape strip with minimum 2-inch caliper trees every 30-feet on center, three-foot tall shrubs that form a continuous screen, groundcover plants that fully cover the remainder of the landscaped area, and a six foot tall sight-obscuring fence or masonry wall.

APPLICANT/ CONTACT:

HARB ENGINEERING, INC.
 CONTACT PERSON: GUS HARB, PE
 701 COLUMBIA ST., SUITE 111
 VANCOUVER, WA 98660
 PHONE: (360) 695-6520
 EMAIL: gus@harbengineering.com

OWNER:

CHLOE INVESTMENT, LLC
 701 COLUMBIA ST., SUITE 111
 VANCOUVER, WA 98660

SURVEYOR:

MINISTER & GLAESER SURVEYING, LLC
 CONTACT PERSON: DAVE DENNY, PLS
 2200 E. EVERGREEN BLVD
 VANCOUVER, WA 98661
 PHONE: 360-694-3313

GEOTECHNICAL ENGINEER:

COLUMBIA WEST ENGINEERING, INC.
 CONTACT PERSON: DANIEL LEHTO, PE, GE
 11917 NE 95TH ST.
 VANCOUVER, WA 98682
 PHONE: 360-823-2900

ARBORIST:

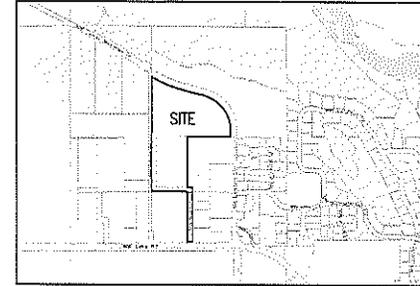
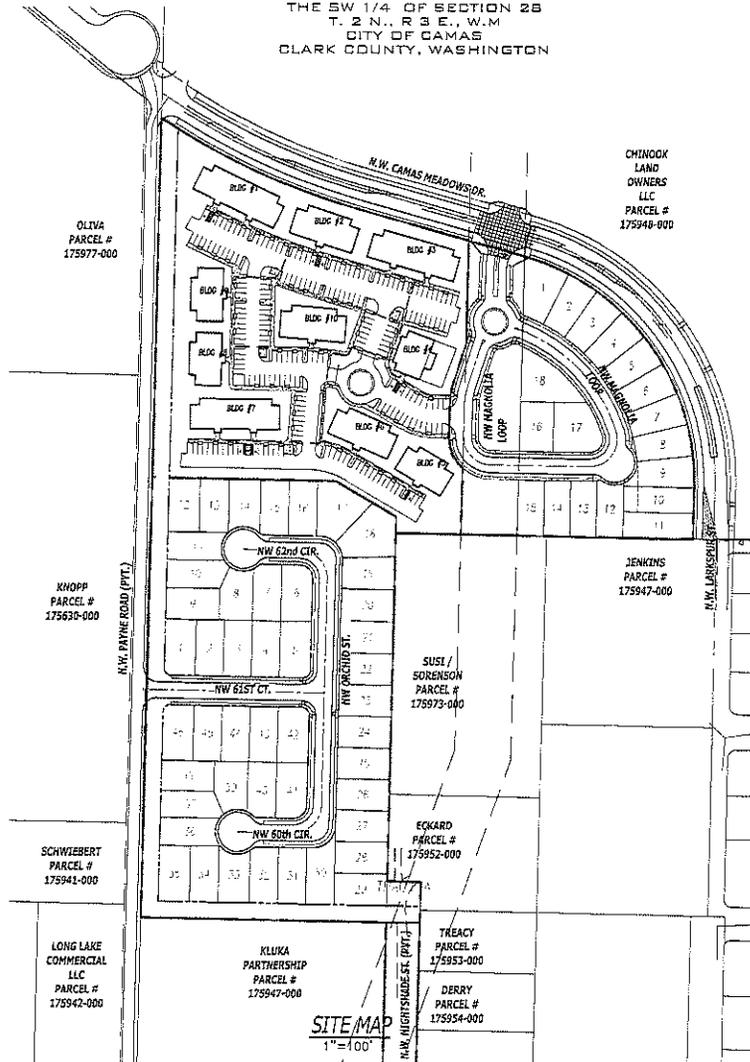
AKS ENGINEERING AND FORESTRY VANCOUVER, LLC
 CONTACT PERSON: BRYCE HANSON, PE, LSIT, CERTIFIED ARBORIST
 9600 NE 126TH AVE, STE 2520
 VANCOUVER, WA 98682
 PHONE: 360-882-0419

PARCEL INFORMATION:

PARCEL # 175951-000
 PARCEL AREA IS: 19.5 ACRES

THE VILLAGE AT CAMAS MEADOWS

PARCEL # 175951-000
 IN A PORTION OF THE EAST
 HALF AND THE WEST HALF OF
 THE SW 1/4 OF SECTION 26
 T. 2 N., R. 3 E., W.M.
 CITY OF CAMAS
 CLARK COUNTY, WASHINGTON



VICINITY MAP
NOT TO SCALE

SHEET INDEX:

- P-00 COVER SHEET
- P-01 NOTES AND LEGEND
- P-02 EXISTING CONDITIONS PLAN
- P-03 EXISTING TREE SURVEY
- P-04 EXISTING TREE SURVEY
- P-05 PRELIMINARY PLAT COVER SHEET
- P-06 PRELIMINARY PLAT [PHASE 1]
- P-07A PRELIMINARY PLAT [PHASE 2]
- P-07B PRELIMINARY PLAT [PHASE 2]
- P-08 PRELIMINARY PLAT [PHASE 3]
- P-09 PRELIMINARY STORM DRAINAGE PLAN [PHASE 1]
- P-10 PRELIMINARY STORM DRAINAGE PLAN [PHASE 1]
- P-11 PRELIMINARY STORM DRAINAGE PLAN [PHASE 1]
- P-12 PRELIMINARY STORM DRAINAGE PLAN [FRONTAGE]
- P-13 PRELIMINARY SANITARY SEWER AND WATER PLAN [PHASE 1]
- P-14 PRELIMINARY SANITARY SEWER AND WATER PLAN [PHASE 2]
- P-15 PRELIMINARY SANITARY SEWER AND WATER PLAN [PHASE 3]
- P-16 PRELIMINARY PUBLIC IMPROVEMENTS PLAN AND PROFILE [NW CAMAS MEADOWS DR.]
- P-17 PRELIMINARY PUBLIC IMPROVEMENTS PLAN [NW PAYNE ST. AND NW LAKE RD.]
- P-18 PRELIMINARY TREE SURVEY PLAN [PHASE 1]
- P-19 PRELIMINARY TREE SURVEY PLAN [PHASE 2]
- P-20 PRELIMINARY TREE SURVEY PLAN [PHASE 3]
- P-21 PRELIMINARY TREE LIST
- P-22 PRELIMINARY STREET LIGHTING AND TREE PLAN [PHASE 1]
- P-23 PRELIMINARY STREET LIGHTING AND TREE PLAN [PHASE 2]
- P-24 PRELIMINARY STREET LIGHTING AND TREE PLAN [PHASE 3]
- P-25 PRELIMINARY STREET LIGHTING AND TREE PLAN [PHASE 3]
- P-26 PRELIMINARY SITE DETAILS

HARB ENGINEERING
 LAND DEVELOPMENT PLANNING ENGINEERING
 CONSTRUCTION MANAGEMENT



**THE VILLAGE AT
CAMAS MEADOWS**

SHEET NAME:
COVER SHEET

DRAWN BY:
G.S.D.
 DESIGNED BY:
G.S.D.
 CHECKED BY:
D.S.H.

SHEET #
P-00