

Lauren Hollenbeck

From: Jardin, David <David.Jardin@clark.wa.gov>
Sent: Tuesday, May 17, 2016 4:53 PM
To: Lauren Hollenbeck
Cc: Safayi, Ali
Subject: RE: Camas SEPA Determination (SEPA15-18)

County Concurrency

County concurrency staff has reviewed the proposed The Village at Camas Meadows SEPA narrative. The submitted information indicates that the proposed development will divide 19.5 acres into 46 single family detached lots, 31 single family townhouse lots and 138 apartment units. Staff used the proposed land uses to estimate trip generation for the development.

Based on the ITE Trip Generation Manual 9th Edition, Staff estimated the AM Peak hour trip generation at 119, the PM Peak hour trip generation at 148 and an ADT of 1,536. At an estimated 148 PM Peak hour trips, Staff looked for intersections and corridors of regional significance under County jurisdiction. Staff's review of the area found that there are no intersections or corridors within a 2 mile radius of the site. Because the estimated peak hour trips from the proposed development are not anticipated to have significant impacts on the County's road network, County Concurrency has no further comments.

Thank you for the opportunity to comment. Please let me know if you have questions regarding this information.

David Jardin
 Concurrency Engineer
 360-397-6118 ext. 4354

From: Lauren Hollenbeck [mailto:LHollenbeck@cityofcamas.us]
Sent: Tuesday, May 17, 2016 10:53 AM
To: 'Gus'; 'sepaunit@ecy.wa.gov'; 'ckeys@yakama.com'; Jardin, David; 'sepacenter@dnr.wa.gov'; 'Emelie.mckain@dfw.wa.gov'; 'sepa@dahp.wa.gov'; 'lsmith@clarkpud.com'; 'Jeff Barsness (barsnej@wsdot.wa.gov)'; 'karpjd@comcast.net'; City Parks and Recreation; Tyler, Kevin; 'permitreview@cowlitz.org'; 'Rosenberg, Heidi'; 'heidirosenberg@camas.wednet.edu'
Subject: RE: Camas SEPA Determination (SEPA15-18)

Attached is a modified Mitigated Determination of Non-Significance (MDNS) for The Village at Camas Meadows Project (SEPA15-18) to be placed on the SEPA Register.

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.

Publication: The publication date for this MDNS is Tuesday, May 17, 2016. The comment and appeal period ends on Tuesday, May 31, 2016.

Comments: may be sent by email to communitydevelopment@cityofcamas.us or by standard mail to the City of Camas SEPA Official, Community Development Department at 616 NE Fourth Avenue, Camas, WA 98607.

Thank you,

Lauren Hollenbeck

Senior Planner

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