



State Environmental Policy Act  
Determination of Non-Significance

**CASE NO:** SEPA14-21

**APPLICANT:** Green Mountain Land, LLC  
17933 NW Evergreen Parkway, Suite 300  
Beaverton, OR 97006

**CONTACT:** Randy Printz  
Landerhold Law Firm  
805 Broadway, Suite 1000  
PO Box 1086  
Vancouver, WA 98666

**REQUEST:** The applicant is proposing a Planned Residential Development (PRD) on 282 acres for up to 1,300 dwelling units and including 8.8 acres of mixed use Commercial space.

**LOCATION:** The PRD is located on 9 lots totaling 282 approx. acres. Parcel numbers 171727-000, 172341-000, 171704-000, 172555-000, 172557-000, 172533-000, 172559-000, 172165-000 and 173178-000. The site is located at the Northeast corner of the intersection of NE Goodwin Road and NE Ingle Road.

**LEGAL DESCRIPTION:** SW and SE ¼'s of Section 17, the NE and SE ¼'s of Section 20, and the NW and SW ¼'s of Section 21, Township 2 North, Range 3 East of the Willamette Meridian, Clark County.

**SEPA DETERMINATION:** Determination of Non-Significance (DNS)

**COMMENT DEADLINE:** March 17<sup>th</sup>, 2015, 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:**

**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.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 DNS is **March 3<sup>rd</sup>, 2015**, 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 **March 17<sup>th</sup>, 2015**. Comments may be sent by email to [communitydevelopment@cityofcamas.us](mailto: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 **\$330** 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

<hr/> <b>Robert Maul, Planning Manager and Responsible Official</b>	<hr/> <b>March 3<sup>rd</sup>, 2015</b> <b>Date of publication</b>
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