



State Environmental Policy Act
Determination of Non-Significance

CASE NO: SEPA17-04 Green Mountain PRD Phase 2

APPLICANT: Green Mountain Development Services, LLC
C/O Miller Nash Graham and Dunn
500 Broadway Street, Suite #400
Vancouver, WA 98660

REQUEST: The applicant is seeking preliminary plat approval for phase two of the Green Mountain PRD master plan. Total lot count for phase two is approximately 230 units.

LOCATION: 2817 NE Ingle Road, Camas, WA 98607

LEGAL DESCRIPTION: Tax lot 22 (parcel number 173178-000), and Tax lot 16A (parcel number 986037-308), NW ¼ of Section 21, T2N, R3E Willamette Meridian.

SEPA DETERMINATION: Determination of Non-Significance (DNS)

COMMENT DEADLINE: April 20th, 2017, 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 **April 6th, 2017**, 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 **April 20th, 2017**. 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.

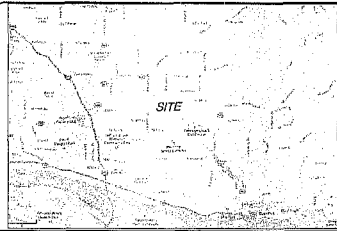
1. The case number designated by the City of Camas and the name of the applicant; and,
2. The name and signature of each person or group (petitioners) and a statement showing that each petitioner is entitled to file an appeal as described under Title 16 of the Camas Municipal Code. If multiple parties 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 **\$355** 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

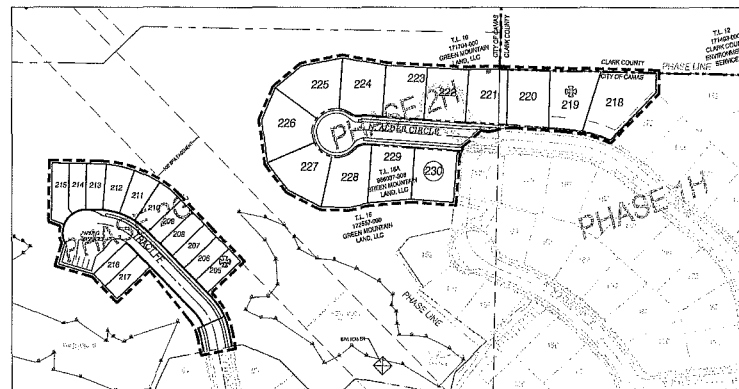
 Robert Maul, Planning Manager and Responsible Official	April 6th, 2017 Date of publication
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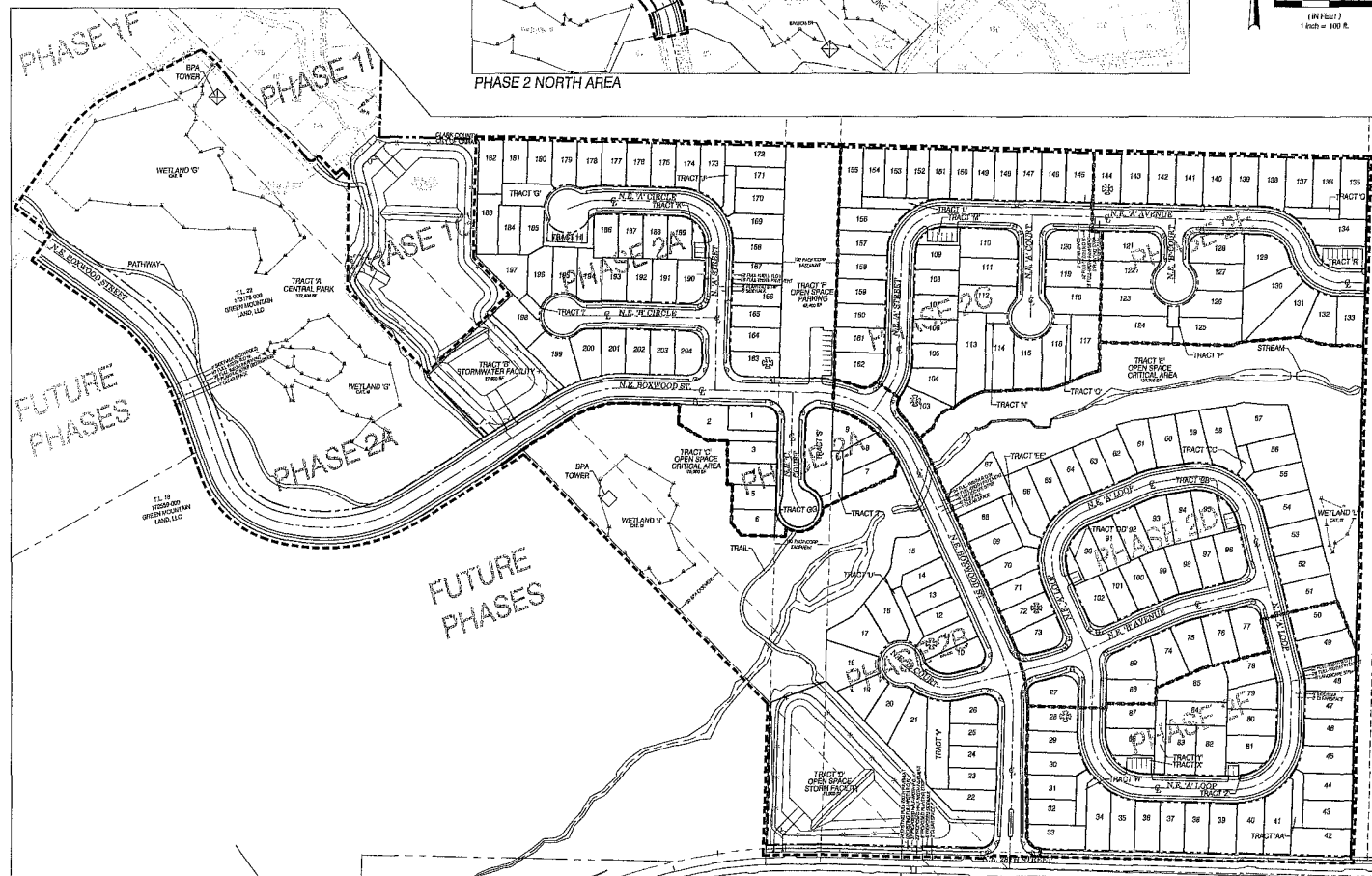
VICINITY MAP SEC. 17, 20 & 21 T2N R3E W.M.

PHASING NOTES

- PHASING SHALL GENERALLY FOLLOW THE PHASING LINES AS INDICATED ON THE PLAN WITH UP TO 3 PHASES. PHASING LINES MAY BE ADJUSTED SLIGHTLY DEPENDING ON MARKET CONDITIONS, CONSTRUCTION RELATED ISSUES, ETC. EVEN THOUGH PHASES ARE LISTED AS PHASES 2A THROUGH 2I, PHASING SHALL NOT NECESSARILY FOLLOW ANY PREDETERMINED ORDER. SOME PHASES MAY BE CONSTRUCTED SIMULTANEOUSLY.
- MANY PHASES WILL EITHER REQUIRE FILL MATERIAL OR WILL REQUIRE REMOVAL OF MATERIAL, IN ORDER TO ESTABLISH FINAL LOT AND/OR ROAD GRADES. DEPENDING ON THE ORDER OF CONSTRUCTION, THE MATERIAL MAY BE BORROWED FROM OR STOCKPILED IN OTHER PHASES.
- LOTS SHOWN TO CONTAIN FUTURE SALES OFFICES ARE SUBJECT TO CHANGE. ONE SALES OFFICE SHALL BE PROVIDED PER SUB-PHASE.



PHASE 2 NORTH AREA



PHASE 2 SOUTH AREA

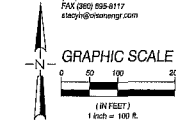
LEGEND

- STORM FACILITY FENCE (SEE ENGINEERING PLANS)
- EXISTING EASEMENT
- SUB-PHASE LINE
- PROPOSED LOT/TRACT
- PHASE 2 BOUNDARY
- PARKING LOT CURB
- PARKING LOT STRIPING
- PROPERTY LINE
- ADJACENT ROAD/RIGHT-OF-WAY
- ROAD CENTERLINE
- PROPOSED RIGHT-OF-WAY
- EXISTING/PROPOSED FUTURE
- ADJACENT TOLL
- EXISTING ON-SITE TAILLOT
- SALES OFFICE LOCATION (ONE PER SUB-PHASE)

OWNER:
GREEN MOUNTAIN LAND, LLC
17832 NW EVERGREEN PARKWAY, SUITE 300
BEAVERTON, OR 97006
(503) 597-7100
(503) 597-7149 FAX
john.edwards@greenmountainland.com

APPLICANT:
GREEN MOUNTAIN DEVELOPMENT SERVICES
C/O MILLEN NASH GRAHAM & DUNN LLP
500 BROADWAY STREET, SUITE 400
VANCOUVER, WA 98660
(206) 619-1002
hanna.kramer@greenmountainland.com

CONTACT:
OLSON ENGINEERING, INC.
41101 STACY HODGSON
222 E. EVERGREEN BLVD.
VANCOUVER, WA 98660
(206) 435-1365
FAX (206) 555-6117
olson@olsoneng.com



PRELIMINARY PHASING PLAN FOR:
GREEN MOUNTAIN MIXED USE PRD
PHASE 2

OLSON
LAND SURVEYORS
ENGINEERS
ENGINEERING INC.
222 E. EVERGREEN BLVD., VANCOUVER, WA 98660



11/23/10

CHANGES / REVISIONS	
DESCRIPTION	DATE

DESIGNED: SAH
DRAWN: SAH
CHECKED: N/S/ARW
DATE: NOVEMBER 2010
SCALE: H: 1" = 100'
V: 1" = 100'
COPYRIGHT 2010, OLSON ENGINEERING, INC.
GREEN MOUNTAIN PRD - PHASE 2
JOB NO. 8806.02.01

SHEET
PL1.1