

**NOTICE OF PUBLIC HEARING AND
STATE ENVIRONMENTAL POLICY ACT (SEPA)
MITIGATED DETERMINATION OF NON-SIGNIFICANCE**



PROJECT: SEPA18-01 Green Mountain Phase 3 Preliminary Plat (File #SUB17-03)
APPLICANT: Green Mountain Land, LLC., 333 S State Street, Suite 201, Lake Oswego, OR 97034
REQUEST: To subdivide approximately 115 acres into approximately 155-lots for single family homes
LOCATION: The site is located near Ingle Road and NE Goodwin Rd (Parcel numbers 171727-000, 172341-000, 171704-000).
LEGAL DESCRIPTION: Tax Parcels 171727-000, 172341-000, 171704-000. Also described as NE ¼ of Section 20, Township 2 North, Range 3 East, SW/SE ¼ of Section 17, Township 2 North, Range 3 East of the Willamette Meridian, Clark County.

SEPA Determination:	Mitigated Determination of Non-Significance (MDNS)	SEPA Comment Deadline:	February 8 th , 2018, 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).

SEPA DETERMINATION:

Mitigated Determination of Non-Significance (MDNS). 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 as conditioned. For these reasons, an Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(e). This decision was made after review of a completed environmental checklist, and the following information on file with the City of Camas: *Project Narrative; Drawings [Existing conditions, Conceptual Landscape Plan, Preliminary Grading Plans, Preliminary Utility Plans, Preliminary Plat, Preliminary Tree Retention Plan]; Wetland Delineation Report; Preliminary Mitigation Report; Preliminary Stormwater Report; Traffic Report; Preliminary Fish & Wildlife Habitat Report; Tree Report; Geotechnical Report; Archaeological Predetermination & Survey; and Traffic Impact Study.*

Mitigation Measures are attached to this notice along with the preliminary plat drawing.

DATE OF PUBLICATION & SEPA COMMENT PERIOD:

Publication date of this notice is **January 25th, 2018**, 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 **February 8th, 2017**. Comments may be sent by email to communitydevelopment@cityofcamas.us.

Note: Comments may also be submitted for consideration at the public hearing. Information on the public hearing is provided on the 2nd page of this notice.

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

	<u>January 25th, 2018</u>
Robert Maul, Planning Manager and Responsible Official	Date of publication

Public Hearing	<p>A public hearing before the city's Hearings Examiner will be held at City Hall (616 NE 4th Ave. Camas) on February 14th, 2018, starting at 4:00 p.m. The meeting materials and staff report will be available approximately one week prior to the hearing, and can be found online at the following city webpage: http://www.cityofcamas.us/yourgovernment/minuteagendavideo. Those materials will include any timely comments submitted in regard to the SEPA determination.</p> <p>Participate: All citizens are entitled to have equal access to the services, benefits and programs of the City of Camas. Please contact the City Clerk at (360) 834-6864 for special accommodations if needed. The City will provide translators for non-English speaking persons who request assistance at least three working days prior to a public meeting.</p> <p>The public hearing will follow the quasi-judicial process described within Camas Municipal Code § 18.55.180. Comments related to this development may be submitted as follows: (1) In person by testifying at the public hearing; (2) by regular mail to Planning Division staff, Sarah Fox, Senior Planner, at the Camas City Hall ,616 NE 4th Avenue, Camas, WA 98607; (3) by email to: communitydevelopment@cityofcamas.us; or (4) by phone (360) 817-7269. Written and emailed comments must be received prior to 12:00 p.m. on February 14th to be entered into the record at the hearing on your behalf.</p>
-----------------------	---

SEPA Mitigation Measures for Green Mountain Phase 3 (SEPA18-01)

The following measures are based on general policies and regulatory provisions, which are consistent with Camas 2035, the city's comprehensive plan document, and with the Camas Municipal Code.

B. ENVIRONMENTAL ELEMENTS

1. Earth

Geologically hazardous areas (e.g. landslide hazards and extreme erosion hazards) are identified on the site in the southern and western portions of the property. The geotechnical engineering report (PBS) identified a geohazard management setback area to reduce the risk of adverse impacts to hazard areas. Both the applicant's geotechnical engineer and the city's consulting geotechnical engineer, agreed that typical residential yard improvements such as retaining walls and fill, would not be allowed in the geotech setback areas without further geotechnical review. Given the potential for these improvements to be installed without first contacting the city (as generally allowed without permits), and the associated risks of such actions, the following conditions are recommended:

1. The Geotechnical Engineer of record (Columbia West Engineering, Inc.) must evaluate the final grading plan and its impacts on slopes and the underlying soils. This review must be submitted for approval with site construction plans, prior to engineering plan approval (*Refer to Columbia West Engineering, Inc. Recommendations on pages 12 & 13, Geotechnical Engineering Report*).
2. The applicant shall retain the Geotechnical Engineer of Record (Columbia West Engineering, Inc.) to provide geotechnical special inspections during construction and a final summary report on the subdivision infrastructure construction (i.e. roads, underground utilities, initial lot grading, etc.) that confirms compliance with their geotechnical engineering report.
3. For lots adjacent to steep slopes, the Geotechnical Engineer of Record must perform a lot specific geotechnical evaluation, which will be submitted with the building permit application.
4. Removal of established slope vegetation shall be minimized.
5. Surface water must be collected and routed away from the slopes of the geohazard areas.
6. Temporary construction fencing shall be installed around the geohazard setback prior to earthwork.
7. No fill or ground disturbance within the identified geohazard and setback area shall occur.
8. Clearing and grading including utility and road construction activities shall be allowed only from May 1st to October 1st of each year. The City may extend or shorten the dry season on a case-by-case basis depending on actual weather conditions.