



State Environmental Policy Act
Determination of Non-Significance

CASE NO: SEPA18-06 Grass Valley Master Plan

APPLICANT: Holland Partner Group
1111 Main Street #10
Vancouver, WA 98660

REQUEST: The applicant is requesting to develop a 35 acre site into a master plan mixed use project that includes 276 apartments, three office buildings totaling 251,400 square feet in floor area, and a 20,000 square foot commercial retail/market space. A four lot short plat is also proposed.

LOCATION: 5700 Block of NW 38th Avenue
Camas, WA
Parcel numbers 126043-000 and 126255-000

LEGAL DESCRIPTION: Tax lots 6 and #2/5, assessor's tax parcels 126043-000 and 126255-000, located in the northwest ¼ of Section 5, Township 1 North, Range 3 East of the Willamette Meridian, Clark County, WA

SEPA DETERMINATION: Determination of Non-Significance (DNS)

COMMENT DEADLINE: May 24th, 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).

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 **May 10th, 2018**, 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 **May 24th, 2018**. 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 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	May 10th, 2018 Date of publication
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BARBER CHONG YE
19609 SE 26TH WAY
CAMAS WA, 98607

LONGO JULIE C & PATE TIM J
19709 SE 26TH WAY
CAMAS WA, 98607

BINDER SCOTT
19621 SE 26TH WAY
CAMAS WA, 98607

NELSON BERDELL TRUSTEE
BERDELL HAMMER NELSON
CAMAS WA, 98607

BROWN MICHAEL D
19713 SE 26TH WAY
CAMAS WA, 98607

BYINGTON ROBERT G & BYINGTON
19521 SE 26TH WAY
CAMAS WA, 98607

CLANCY JOHN E & CLANCY PHYLLIS J
19717 SE 26TH WAY
CAMAS WA, 98607

DO PHONG T & NGO DUYEN L
19801 SE 26TH WAY
CAMAS WA, 98607

FARRELL DANIEL J & FARRELL HEIDI M
19525 SE 26TH WAY
CAMAS WA, 98607

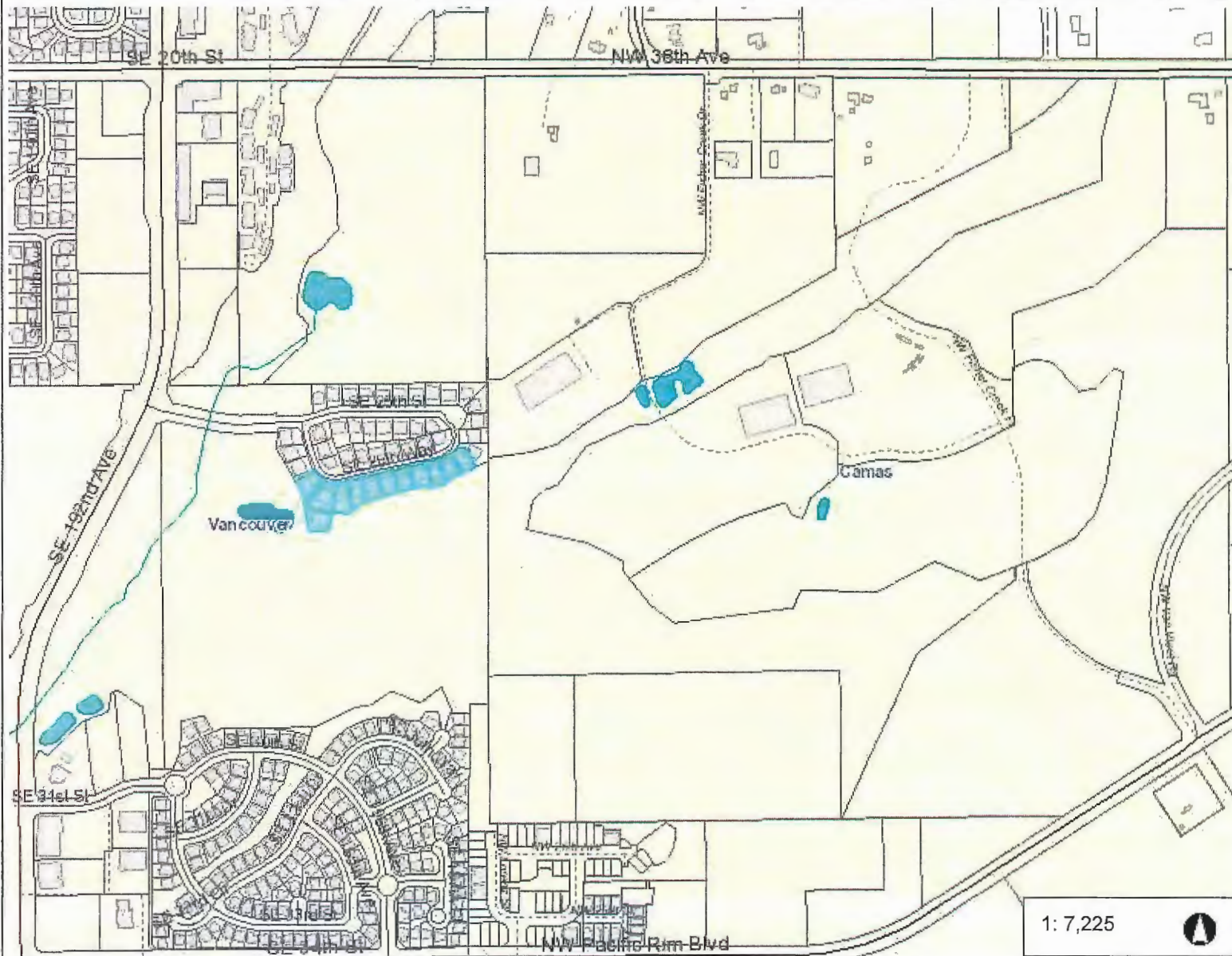
GREENEN KENT & GREENEN COLLEEN
PO BOX 872765
VANCOUVER WA, 98687

IRONS JOSEPH A & CHAPDELAINE
19605 SE 26TH WAY
CAMAS WA, 98607

JUAREZ JORGE & THOMPSON JADINE
19619 SE 26TH WAY
CAMAS WA, 98607



Aubry Glen



1,204.2 0 602.08 1,204.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

Label map for Aubry Glen that were left out of applicant's list

Randy & Nora Czikall
or Current Resident
19505 SE 26th Way
Camas, WA 98607

John & Phyllis Clancy
or Current Resident
19717 SE 26th Way
Camas, WA 98607

Greg Kaphammer
or Current Resident
19811 SE 26th Way
Camas, WA 98607

Roger & Xu Li Young
or Current Resident
19800 SE 25th St
Camas, WA 98607

Shing-Yen & Liao Ying-Liang Liu
or Current Resident
19706 SE 25th St
Camas, WA 98607

Judith Lafferty
or Current Resident
19612 SE 25th St
Camas, WA 98607

Wendel & Lynn Jahn
or Current Resident
19600 SE 26th Way
Camas, WA 98607

Rian & Kristin Hakala
or Current Resident
19615 SE 25th St
Camas, WA 98607

Chad & Hollie Sessions
or Current Resident
19716 SE 26th Way
Camas, WA 98607

Paul & Susan Cannard
or Current Resident
19704 SE 26th Way
Camas, WA 98607

Richard & Angeline Fontana
or Current Resident
19511 SE 26th Way
Camas, WA 98607

Phong & Ngo Duyen Do
or Current Resident
19801 SE 26th Way
Camas, WA 98607

Daniel & Katherine Newton
or Current Resident
19814 SE 25th St
Camas, WA 98607

Jerry Gagliardi
or Current Resident
19714 SE 25th St
Camas, WA 98607

Mitchell & Judi Copp
or Current Resident
19702 SE 25th St
Camas, WA 98607

Rodney Potts
or Current Resident
19608 SE 25th St
Camas, WA 98607

Michael Busch
or Current Resident
19607 SE 25th St
Camas, WA 98607

Joseph & Jamie Newland
or Current Resident
19701 SE 25th St
Camas, WA 98607

Joseph & Dulce Cubias
or Current Resident
19712 SE 26th Way
Camas, WA 98607

Judy Simle
or Current Resident
19700 SE 26th Way
Camas, WA 98607

Thomas & Susan Page McVie
or Current Resident
19517 SE 26th Way
Camas, WA 98607

Peter & Carlota Renault
or Current Resident
19805 SE 26th Way
Camas, WA 98607

Douglas & Sherry Bender
or Current Resident
19806 SE 25th St
Camas, WA 98607

Michael & Deborah Gross
or Current Resident
19710 SE 25th St
Camas, WA 98607

Jiri & Irma Vasat
or Current Resident
19616 SE 25th St
Camas, WA 98607

Steven Mallory & Lynn Quist
or Current Resident
19602 SE 25th St
Camas, WA 98607

Yana Bojilova & Troy Norman
or Current Resident
19611 SE 25th St
Camas, WA 98607

Carlene Jo Doyon
or Current Resident
19707 SE 25th St
Camas, WA 98607

Joon & Kim Lauren Yim
or Current Resident
19708 SE 26th Way
Camas, WA 98607

Gonghui & Chen Ning Wang
or Current Resident
19620 SE 26th Way
Camas, WA 98607

Karin Clark
or Current Resident
19614 SE 26th Way
Camas, WA 98607

Martha Doner
or Current Resident
5430 NW 38th Ave
Camas, WA 98607

Chih Hsuan & Chou Yu Fei Wu
or Current Resident
19610 SE 26th Way
Camas, WA 98607

Charles Batten
or Current Resident
5540 NW 38th Ave
Camas, WA 98607

Thomas & Anita Moran
or Current Resident
19606 SE 26th Way
Camas, WA 98607

Fisher Creek Campus LLC
or Current Resident
5700 NW Fisher Creek Dr
Camas, WA 98607

Yeguang & Zhang Liuli Pan
or Current Resident
PO Box 871298
Vancouver, WA 98687

Dental Specialists Investments LLC
or Current Resident
743 NE Division St Ste 201
Gresham, OR 97030

~~Camas Crossing LLC
or Current Resident
Ste 100
Torrance, CA 90505~~

~~City Of Camas
or Current Resident
616 NE 4th Ave
Camas, WA 98607~~

Michael & Mae Kelly
or Current Resident
PO Box 871502
Vancouver, WA 98687

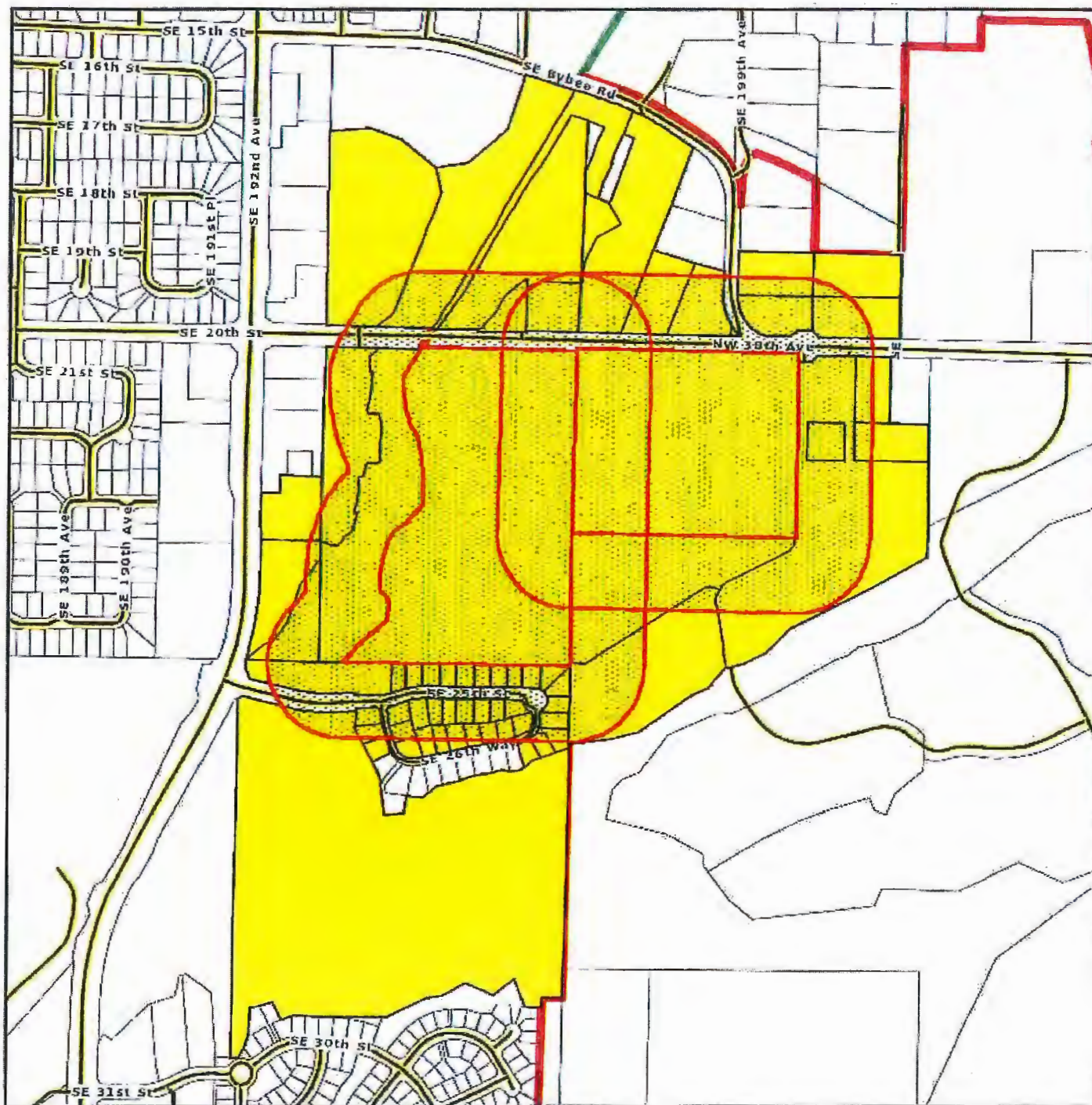
Carl Reynolds
or Current Resident
1005 SE 201st Ct
Camas, WA 98607

Grandview Properties Inv Group
LLC
or Current Resident
PO Box 55790
Portland, OR 97238

Shawn Hayes
or Current Resident
13210 SE 7th St Unit N67
Vancouver, WA 98683

City Of Vancouver
or Current Resident
PO Box 1995
Vancouver, WA 98668

Fisher Creek Campus LLC
or Current Resident
5700 NW Fisher Creek Dr Ste 100
Camas, WA 98607



VANCOUVER
WASHINGTON



CHICAGO TITLE Fidelity National Title

This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

geoAdvantage

Chicago Title and/or Fidelity National Title certify that the properties contained in this electronic search of the records of the Department of Assessment and Geographic Information Systems (GIS) of Clark County, WA is a true and accurate list of properties within 300 feet of the subject property. This search contains records recorded as of FEBRUARY 21, 2018.

This is not a title product therefore this company assumes no liability for the content therein.

Signed

[Signature]
Beau Johnson - Property Information Specialist