

Applicant: Holland Partner Group

1111 Main St #10

Vancouver WA 98660

Aggrieved Party: Mitchell Copp 19702 SE 25th St. Camas WA 98607 503 969 5550

I own property and reside at 19702 SE 25th St., Camas WA 98607, which is adjacent to the Grass Valley site located at 5700 Block of NW 38th Ave, Camas WA , Parcel 126043-000 and 126255-000. As such, I am considered an aggrieved party based on Camas Municipal Code Section 16.

The proposed SEPA Determination of Non-Significance should be denied, and a Determination of Significance should issue, due to probable significant adverse environmental impacts from the proposal.

The lead agency cannot issue a DNS unless the responsible official determines there will be "no probable significant impacts from the proposal". A review of the SEPA checklist provided to the City of Camas from the applicant reveals the document is incomplete and inaccurate therefore a DNS should not be issued. The proposed DNS must be denied due to probable significant adverse environmental impacts of the proposal.

My objections, and the developer omissions and errors include, but are not limited to the following:

Applicant acknowledges that erosion could occur as a result of the project. The applicant does not specify what measures will be taken to address erosion. Any erosion will have an adverse effect on my property and negative environmental impacts.

Applicant acknowledges the quantity of emissions during construction are unknown. Quantities of emissions should be specified and specific mitigation addressed. This will likely have a negative impact my quality of life and a negative environmental impact.

Applicant acknowledges that work will take place within 200 feet of a designated Wetlands area, causing negative environmental impact in the Wetlands and potential impact to my property.

Applicant acknowledges that fuels could potentially spill onto site and does not specify any mitigation/avoidance strategy, causing a negative environmental impact

The adverse effect of noise and commercial illumination and glare are mentioned in the checklist but mitigation is not specifically addressed. This will have a negative environmental impact on my interests.

Re: SEPA comments, 18-06

Hours of construction should be from 9am to 5pm instead of 7am to 7pm to avoid additional negative environmental/health impacts.

Applicant misstates birds and animals on site. Applicant documented only "songbirds" as present, while wildlife present include Heron, Hawk, deer, coyote and numerous other species that may be endangered.

Applicant's proposal will eliminate a large landing zone of The Pacific Flyway, injuring thousands of migrating birds.

This development also violates the Camas Design Review Guidelines. Please refer to pages 6, 13, 16 and 17 of the Camas Manual. The guidelines specifically state that green belts should be used to separate different uses whenever possible (also refer to exhibit 3 in the Camas guidelines). This is clearly possible as the entire site is now bare land. A green belt 150 feet from the fence line of the Awbrey Glen properties to the project may be sufficient. The current proposed setbacks of 14 feet and 35 feet do not in anyway fit the definition of a green belt. The guidelines also state that Stacked houses abutting or located in single family residentially zoned areas shall be designed to mitigate size and scale differences; The proposed height of the multi-family building plan does not comply.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mitchell Copp", written in dark ink.

Mitchell Copp