

**Re: Notice of SEPA Appeal, 18-06 Grass Valley Master Plan**

May 23, 2018

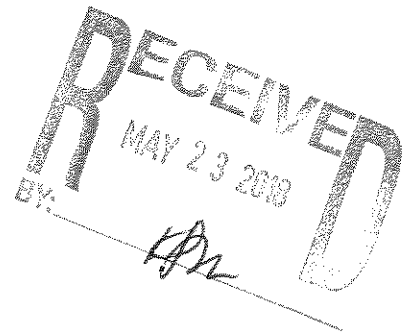
Appeal to City of Camas SEPA Official, Community Development Department

616 NE Fourth Avenue, Camas WA 98607

Applicant: Holland Partner Group

1111 Main St #10

Vancouver WA 98660



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

I own property and reside at 19702 SE 25<sup>th</sup> St., Camas WA 98607, which is adjacent to the Grass Valley site located at 5700 Block of NW 38<sup>th</sup> 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 Determination of Non-Significance dated May 10, 2018 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 near my property.

Applicant acknowledges that fuels could potentially spill onto site and does not specify any mitigation/avoidance strategy.

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

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 of 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 any way 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.

I also reserve the right to amend, add to or modify this appeal at my discretion until June 6<sup>th</sup>, 2018. The Washington Supreme Court (State vs Grays Harbor County) has held that administrative decisions cannot become final while a SEPA component is still subject to review.

Sincerely,



Mitchell Copp



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.

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**LOCATION:** 5700 Block of NW 38<sup>th</sup> 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 24<sup>th</sup>, 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 10<sup>th</sup>, 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 24<sup>th</sup>, 2018**. 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 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

 <b>Robert Maul, Planning Manager and Responsible Official</b>	<b>May 10<sup>th</sup>, 2018</b> <b>Date of publication</b>
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