

May 23, 2018

**SEPA Appeal, 18-06 Grass Valley Master Plan, Applicant: Holland Partner Group**

We own property at 19616 SE 25<sup>th</sup> Str., and 19800 SE 25<sup>th</sup>, Camas, WA 98607. Both properties are adjacent to the proposed Grass Valley site development. We should be considered as concerned party based on Camas Municipal Code Section 16.

The proposed SEPA Determination of Non-Significance should be denied due to multiple significant adverse environmental issues and negative impact on safety and quality of life of the current residents

The lead agency can't issue a DNS unless the responsible official determines the will be "no probable significant impacts from the proposal". A review of the SEPA checklist provided from 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 impact of the proposal.

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

- 1) Applicant acknowledges that significant erosion could occur as a result of the project. Applicant acknowledges that fuels could potentially spill onto site. Applicant acknowledges that quantity and type of emissions during construction are unknown.

Applicant doesn't specify what measures will be taken to address all these issues. Applicant doesn't indicate what negative environmental impact will be on wetland and quality of life of residents in the area

Applicant proposes regional trail on the on the west site located next to the wetland. Traffic on the trail will disrupt protective species that reside at the wetland. Trail will also increase potential of contamination with garbage. Trail needs to be completely removed from the proposal

- Side contains pond and creek flowing north to Lacamas Lake that is used as flyway by Canadian gray back geese, ducks and other migratory waterfowl
- Creek is connected to Lacamas Lake and is migratory site for cut trout. Pound has resident blue heron and migratory egrets. Pair of red tailed hawks live and nest at the Douglas fir trees located on property. Bold eagles are using site as and hunting and resting site. All four species are listed as endangered species. Deer and coyotes and other numerous species and song birds were observed on the property and will be endangered
- To mitigate above mentioned issues, green buffer at least 150ft wide should be left on the south side of the new development. Green buffer will be used as a resting side by migratory birds and as a travel corridor for other species

- 2) Applicant doesn't explain sufficiently how development impacts single family Awbrey Glen (AG) residents located on the south side of the property. Ranch style houses facing property have living rooms and bedroom located on the ground floor. New development will negatively impact safety, security, health and quality of the life in existing long time resident. Applicant is proposing to build three story multi-family apartment buildings, some located parallel to property line. Applicant also proposes parking lots located only 13 ft from property line of existing homes



- To mitigate above mentioned issues, green buffer at least 150 ft wide should be left on the south side of the new development. There should be also 8 ft solid concrete fence build and line of mature trees planted to mitigate light and noise pollution and safety concerns
- Proposed three story multi-family building located on the south side will restrict view and negatively influence privacy, safety and security of the existing residents at AG. Existing proposal will generate light and noise pollution from cars and all the homes along SE 25<sup>th</sup> St. all have bedrooms and baths facing north (new proposal ). To mitigate this issue, apartments proposed on the south side of property should be only single, or two story. They need to be oriented 90 degree to existing property line. The green buffer at least 150ft wide should be left on the south side of the new development. There should be also 8 ft solid concrete fence build and line of mature trees planted

Design of development clearly doesn't follow Camas Design Review Guidelines (pages 3, 13, 16 and 17). The guidelines specifically state that the green belts should be used to separate mixed-use areas and exiting residential areas. The higher density/larger structures abutting lower density residential structures should be designed to mitigate size and scale differences (see Exhibit 3). Current design comply with City of Camas manual because of contains in several places only 13 ft buffer zone and plans for thee story apartments facing single story family homes.

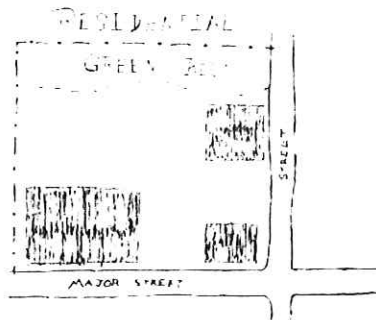



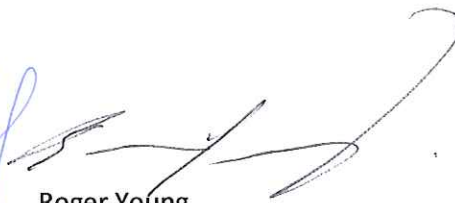
Exhibit 3.

We believe the priority of the City of Camas elected management should be to protect safety, security and quality of life of long time residents. City of Camas needs to also assure that wild life is protected. The green buffer at least 150 ft wide should be created on the south side of new development. There should be also 8 ft solid concrete fence build and line of mature trees planted next to the fence. Multi-family apartments located on the south side of the property have to be single, or two story. Regional trail should be removed from the proposal.

The new proposal will have additional negative impact to the traffic flow of 192nd and 20th intersection, which is already a very busy and crowd area with many families with kids trying to enjoy the sidewalk and bike line. Again, it's another safety concern the City needs to take into consideration.

Sincerely,

  
Jiri Vasat

  
Roger Young