



State Environmental Policy Act  
Mitigated Determination of Non-Significance

**CASE NO:** SEPA 16-20

**APPLICANT:** Pioneer Canyon 1, LLC  
Summit Terrace Subdivision  
32927 NW Pekin Ferry Rd.  
Ridgefield, WA 98642  
File No. SUB16-01

**REQUEST:** To develop approximately 29.15 acres into 55 detached single-family residential lots.

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**Location:** The parcel is located north of NW 32<sup>nd</sup> Circle and west of NW Sierra Drive.

**Legal Description:** The project is located in the City of Camas in the NW ¼ of Section 3, Township 1 North, Range 3 East, of the Willamette Meridian; and described as tax parcel 124742-000.

**SEPA Determination:** Mitigated Determination of Non-Significance (MDNS)

**Comment Deadline:** **Thursday, July 6, 2017, 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:**

**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. 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 MDNS is **June 22, 2017**, 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 **July 6, 2017**. 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 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

	<b>June 22, 2017</b>
<b>Robert Maul, Planning Manager and Responsible Official</b>	<b>Date of publication</b>

Summit Terrace Subdivision (#SUB16-01)  
SEPA Mitigation Measures

The following measures are based on general policies and regulatory provisions contained within the Camas Municipal Code.

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

Geologically hazardous areas (i.e. steep slopes and landslide hazards) are identified on the site ranging from 5-15 percent in the southern and eastern portion of the property to ravine side-slopes at 60% in the northern portion of the site. A 35-foot setback management zone per CMC 16.59.090.1.a is identified at the top of the slope to reduce the risk of adverse impacts to slope instability within the geologic hazard area.

1. Stormwater treatment and runoff control shall be designed in accordance with the requirements of the 2012 Stormwater Management Manual for Western Washington and the City of Camas Stormwater Design Standards Manual. Additional erosion control measures shall be implemented consistent with best management practices as necessary to control erosion.
2. The applicant shall provide a 35-foot management zone setback as measured from the top of the steep slope and shall place the geologic hazard areas including the management zone in a tract for protection and preservation as required per CMC 16.51.240.
3. All lots including building envelopes shall remain outside of the management setback zone area.
4. The applicant shall provide a copy of the recorded conservation covenant as required by CMC 15.61.020.A. Reference to the recording number shall be added to the final construction site plans as per CMC 16.60.020.B.
5. The applicant shall retain the Geotechnical Engineer of Record (i.e. GeoDesign, 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.
6. Each lot developer (or home builder) shall retain the Geotechnical Engineer of Record to provide geotechnical special inspection and final summary reports prior to issuance of the occupancy permit.
7. For lots adjacent to steep slopes, the Geotechnical Engineer of Record may first require that the lot developer retain them to perform a lot specific geotechnical evaluation in addition to inspecting the construction inspection.
8. For lots not adjacent to steep slopes, the Geotechnical Engineer of Record may only require inspection of the construction.
9. Temporary construction fencing shall be installed around the critical area prior to earthwork.
10. Prior to final acceptance of site improvements, permanent continuous fencing and signage along the geologic hazard management zone boundary, with text provided by the City, shall be installed.

11. Clearing and grading including utility and road construction activities shall be allowed only from May 1<sup>st</sup> to October 1<sup>st</sup> of each year. The City may extend or shorten the dry season on a case-by-case basis depending on actual weather conditions.

#### 4. Plants

Significant trees include evergreen trees eight inches in dbh, and deciduous trees, other than red alder or cottonwood, twelve inches in dbh, measured 4.5 feet above the ground measured from the uphill side.

12. All significant trees within the required geologic hazard area tract shall be retained. These trees, including any significant trees to be retained outside of the geologic hazard area tract, shall be placed in a conservation easement or other permanent mechanism acceptable to the city and shall be identified on the final plat.
13. Temporary construction fencing shall be provided around the drip line of any significant trees to be retained immediately adjacent to or within the development. The temporary fencing shall be in place prior to any earthwork activities and remain in place until final acceptance of site improvements.
14. Final grading and site plans shall include the location of significant trees and shall be consistent with the intent to retain these significant trees. Removal of significant trees shall only be authorized upon review and recommendation of a qualified biologist.

#### 7. Environmental Health

##### b. Noise:

15. To mitigate noise impacts to the surrounding area, construction activities shall be limited to 7:00am to 7:00pm, Monday through Friday, 8:00am to 5:00pm Saturdays, and no construction on Sundays or City observed holidays per CMC Section 9.32.050.A.5. Equipment shall be property muffled to federal standards and are restricted to operation during construction hours.

# SUMMIT TERRACE SUBDIVISION

CITY OF CAMAS, WASHINGTON

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 03, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON.

## SURVEYOR

MINISTER-GLAESER SURVEYING, INC.  
2200 E. EVERGREEN BLVD  
VANCOUVER, WASHINGTON 98661  
PHONE (360) 694-3313

## DEVELOPER

PIONEER CANYON 1, LLC  
ATTENTION: PAT JEFFRIES  
32927 NW PEKIN FERRY RD  
RIDGEFIELD, WASHINGTON 98642  
PHONE (360) 597-5363

## CONTACT

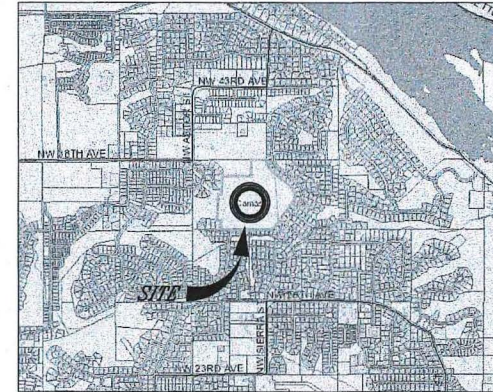
SGA ENGINEERING, PLLC  
2005 BROADWAY  
VANCOUVER, WASHINGTON 98663  
PHONE (360) 993-0911  
FAX (360) 993-0912

## GEOTECHNICAL ENGINEER

COLUMBIA WEST ENGINEERING, INC.  
11917 NE 95TH STREET  
VANCOUVER WASHINGTON 98682  
PHONE (360) 823-9200  
FAX (360) 823-2901

## GEOTECHNICAL ENGINEER

GEODESIGN, INC.  
703 BROADWAY, INC. - SUITE 650  
VANCOUVER WASHINGTON 98680  
PHONE (503) 726-3124



VICINITY MAP  
NTS

## SUMMIT TERRACE SUBDIVISION

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON

PRELIMINARY APPLICATION  
MARCH 2018

PROPERTY APPLICANT:  
PIONEER CANYON 1, LLC  
ATTN: PAT JEFFRIES  
32927 NW PEKIN FERRY ROAD  
RIDGEFIELD, WA 98642  
PH: 360-597-5363  
E: patj@pioneer1.com

PROPERTY OWNER:  
SUNSHINE DEVELOPMENT & LLC  
2610 WASHINGTON AVE  
VANCOUVER, WA 98660  
PARCEL # & PROPERTY ADDRESS:  
12470-000  
2402 NW 26TH DRIVE CHIEF, WA 98607

CONTACT PERSONS:  
SGA ENGINEERING, PLLC  
ATTN: SCOTT TAYLOR & KELLY SHIMMERS  
2005 BROADWAY STREET  
VANCOUVER, WA 98663  
PH: 360-993-0911  
FX: 360-993-0912  
E: scott@sgaengineering.com & kelly@sgaengineering.com

EXISTING SITE INFORMATION  
EXISTING PARCEL NUMBER 12470-000  
CURRENT USE WCMW LAND  
ZONING DESCRIPTION R-7.5  
GROSS SITE AREA 29.15 ACRES 1,269,807 SF.  
TRAVEL ROUTES NONE KNOWN  
EXISTING WATER AND SEWER SEWER SERVICE WILL BE PROVIDED BY CITY OF CAMAS. PUBLIC WATER SERVICE WILL BE PROVIDED BY CITY OF CAMAS. NO SLTIC & DRAIN TO EXIST ON SITE. NO WELLS ARE KNOWN TO EXIST ON SITE.

ENVIRONMENTAL CONDITIONS  
THE SITE CONTAINS ENVIRONMENTAL CONDITIONS SHOWN ON THE PLAN. WETLAND AND/OR HABITAT FEATURES WILL IMPACT THE SITE. THE SITE IS LOCATED IN THE LACUMAS CREEK WATERSHED. THE SITE IS MAPPED AS HAVING A MODERATE FISH PROBABILITY FOR HYDROLOGICAL, SEE US, INC. REPORT DATED 4-13-13.

EXISTING CONDITIONS DISCLAIMER  
THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY MINISTER & GLAESER SURVEYING AND PUBLIC RECORDS AVAILABLE THROUGH CLARK COUNTY GIS MAPPING AND DOCUMENTS. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

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PRE 2.0	EXISTING CONDITIONS PLAN (NORTH)
PRE 2.1	EXISTING CONDITIONS PLAN (SOUTH)
PRE 3.0	PRELIMINARY PLAT NORTH HALF
PRE 3.1	PRELIMINARY PLAT SOUTH HALF
PRE 4.0	PRELIMINARY STREET & UTILITY PLAN - NORTH HALF
PRE 4.1	PRELIMINARY STREET & UTILITY PLAN - SOUTH HALF
PRE 5.0	LANDSCAPE PLAN - NORTH HALF
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PRE 6.0	GRADING PLAN (NORTH)
PRE 6.1	GRADING PLAN (SOUTH)



CIVIL ENGINEERING - LAND PLANNING  
DEVELOPMENT SERVICES  
LANDSCAPE ARCHITECTURE

2005 BROADWAY  
VANCOUVER, WA 98663  
PHONE (360) 993-0911  
FAX (360) 993-0912



COVER SHEET

SUMMIT TERRACE SUBDIVISION

WASHINGTON

CITY OF CAMAS

## PRELIMINARY

REVISIONS  
~~REVISED TRACT E - REMOVED 4 LOTS AND WESTERN STORM FACILITY - TRACT E IS NOW OPEN SPACE. 5-10-17 SAT.~~

DESIGNED BY: SAT  
DRAWN BY: LJM  
CHECKED BY: KRS  
SCALE: 1" = 100'

JOB NUMBER 1520 SHEET PRE 1.0

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