



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:**

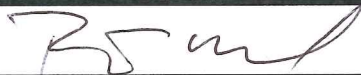
An appeal of any aspect of this decision, including the SEPA determination and any required mitigation, must be filed with the Community Development Department within fourteen (14) calendar days from the date of the decision notice. The letter of appeal should contain the following information.

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

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