

In re: Monte Verde Subdivision

) NO. SEPA22-17
)
) AFFIDAVIT OF MAILING
)
)
)
)
)
) Respondent.)

STATE OF WASHINGTON)
) ss.
 CLARK COUNTY)

I, Carey Certo, on oath says:

I, Carey Certo, on December 14, 2022, I directed a true and correct copy of the SEPA Determination of Non-Significance, to be served upon the parties herein, in the above-entitled action, by depositing with the U.S. Post Office, Camas, Washington, a postage-prepaid envelope containing same addressed as follows: See attached list.

Carey Certo

 SIGNATURE

SUBSCRIBED and SWORN to before me this 15th day of December, 2022.



Aireanna Baldwin

 Notary Public in and for the State of
 Washington, residing at Clark county
 My appointment expires: 10/1/2024

CLARK COUNTY PARKS
4700 NE 78TH ST
VANCOUVER, WA 98665

CARRILLO MARIBEL & SANCHEZ
TIMOTEO
22401 NE 28TH ST
CAMAS, WA 98607

YOUNG-PALMER NICKI L & PALMER
GREGORY A
512 NE 81ST ST STE F
VANCOUVER, WA 98665

EMMERT FAMILY III LLC
10470 SE HILLCREST DR
HAPPY VALLEY, OR 97086

~~CLARK COUNTY PARKS
4700 NE 78TH ST
VANCOUVER, WA 98665~~

JOHNSON GLEN C & JOHNSON
THERESA M
22307 NE 28TH ST
CAMAS, WA 98607

SOUTHERN DWIGHT A ETAL
22205 NE 28TH ST
CAMAS, WA 98607

HOLLINGSWORTH JAMES MICHAEL
JR & HOLLINGSWORTH ROBIN RAYNA
22421 NE 28TH ST
CAMAS, WA 98607

MIDDAGH LINDA
22015 NE 28TH STREET
CAMAS, WA 98607

MERRITT ROCQUE & MERRITT SUE
3602 NE 222ND AVE
CAMAS, WA 98607

MERRITT GWENNA E
3602 NE 222ND AVE
CAMAS, WA 98607

EMMERT TERRY W
11811 SE HWY 212
CLACKAMAS, OR 97015

MITTELSTAEDT PAUL E JR &
MITTELSTAEDT ELIZABETH
6202 N 86TH AVE
CAMAS, WA 98607

KUMMERMAN MICHAEL J &
KUMMERMAN PAULINE VERONICA
6150 N 86TH AVE
CAMAS, WA 98607

RUTTER TROY EUGENE & RUTTER
STEPHANIE DENISE
6138 N 86TH AVE
CAMAS, WA 98607

HOANG ALEXANDER TUNG &
HIROMOTO KELBY AKEMI
6124 N 86TH AVE
CAMAS, WA 98607

DAHAL BIDHYA GURUNG & DAHAL
LAXMI RAMAN
8602 N WRIGHT ST
CAMAS, WA 98607

BARROW ANSON DAVID & BARROW
LAUNIE RAE
4331 SE 179TH CT
VANCOUVER, WA 98683

AXMAKER ANDREW & AXMAKER
HOLLY
8616 N WRIGHT ST
CAMAS, WA 98607

RILER DANIEL JOSEPH & RILER
MELINDA CATHERINE
8624 N WRIGHT ST
CAMAS, WA 98607

DOAN KHOA DANG & SAING
STEPHANY SANPHILAY
8638 N WRIGHT ST
CAMAS, WA 98607

XU JIAN & LIANG YUEHAI TRUSTEES
12462 NW WAKER DR
PORTLAND, OR 97229

GREEN MOUNTAIN PH2 SOUTH HOA
11807 NE 99TH ST STE 1170
VANCOUVER, WA 98682

~~GREEN MOUNTAIN PH2 SOUTH HOA
11807 NE 99TH ST STE 1170
VANCOUVER, WA 98682~~

WALKER PHERNELL CLARENCE II
5968 N 86TH AVE
CAMAS, WA 98607

DOYLE KYLE JAMES & MCCALL
BRITTANY DAWN
20281 BEECHWOOD TERRACE UNIT
301
ASHBURN, VA 20147

SONG JIE & ZHU HAIQING
5944 N 86TH ST
CAMAS, WA 98607

BRILEY DUANE A & BRILEY NORLEEN
5932 N 86TH AVE
CAMAS, WA 98607

GREEN ERICA M & NUSSER RYAN A
8545 N JUNIPER ST
CAMAS, WA 98607

WALKER CANDICE R
8533 N JUNIPER ST
CAMAS, WA 98607

BULLIS KENNETH R & BULLINGER
EILEEN P
5920 N 86TH ST
CAMAS, WA 98607

PHILLIPS WILLIAM CHRISTOPHER &
PHILLIPS KATRINA MARIE
8556 N HARGRAVE ST
CAMAS, WA 98607

GOTTSCHALK DREW H &
GOTTSCHALK CASEY L
8544 N HARGRAVE ST
CAMAS, WA 98607

MOY JOHN C JR
8538 N HARGRAVE ST
CAMAS, WA 98607

BOUCHER RICHARD D & BOUCHER
KAREN M
8522 N HARGRAVE ST
CAMAS, WA 98607

BAKKER JOEL
8510 N HARGRAVE ST
CAMAS, WA 98607

GME DEVELOPMENT LLC
1300 ESTHER ST STE 200
VANCOUVER, WA 98660

~~GME DEVELOPMENT LLC
1300 ESTHER ST STE 200
VANCOUVER, WA 98660~~

GREEN MOUNTAIN ESTATES HOA
604 EVERGREEN BLVD
VANCOUVER, WA 98660

~~GREEN MOUNTAIN ESTATES HOA
604 EVERGREEN BLVD
VANCOUVER, WA 98660~~



State Environmental Policy Act
Determination of Non-Significance

CASE NO: SEPA22-17 Monte Verde Subdivision

APPLICANT: Ryan Stygar
Pacific Lifestyle Homes
11815 NE 99th Street, Suite 1200
Vancouver, WA 98682

REQUEST: The applicant is proposing to subdivide approximately 8.6 acres into 34 single-family residential lots.

LOCATION: 22205 NE 28th STREET, CAMAS, WA 98607
PARCEL NUMBER 173184000

LEGAL DESCRIPTION: THE PROJECT IS LOCATED IN THE CITY OF CAMAS IN THE SE & SW ¼ OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN

SEPA DETERMINATION: DETERMINATION OF NON-SIGNIFICANCE (DNS)

COMMENT DEADLINE: **DECEMBER 29, 2022, 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:

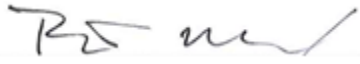
Determination of Non-Significance (DNS). The City of Camas, as lead agency for review of this proposal, has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(e). This decision 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 **December 15, 2022**, 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 **December 29, 2022**. Comments may be sent by email to communitydevelopment@cityofcamas.us or regular mail to:

City of Camas SEPA Official
 Community Development Department
 616 NE Fourth Avenue
 Camas, Washington 98607

Responsible Official: Robert Maul (360) 817-1568

	<u>December 15, 2022</u>
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Robert Maul, Planning Manager and Responsible Official	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Date of publication

