



State Environmental Policy Act
Mitigated Determination of Non-Significance

CASE NO: SEPA 17-09

APPLICANT: Union Storage, LLC
23801 NE 42nd Court
Ridgefield, WA 98642

REQUEST: To construct a 60,000 square foot multi-story storage building including RV storage, an office/caretaker's residence, parking and associated landscaping.

Location: The project is located on the north side of Friberg-Strunk Street approximately 0.15 miles from SE 1st Street.

Legal Description: The project site is located at 6250 NW Friberg-Strunk Street, legally described as the SE ¼ of Section 29, Township 2 North, Range 3 East, of the Willamette Meridian. The location is also described as parcel number 176190-000.

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

Comment Deadline: Thursday, December 7th, 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.

SEPA mitigation measures:

- 1) Clearing and grading including utility and road construction activities shall be allowed only from May 1st to October 1st of each year. The City may extend or shorten the dry season on a case-by-case basis depending on actual weather conditions.
- 2) The Applicant shall secure public right of way sufficient to construct full width street improvements on the north end of the proposed project known in the City of Camas' Comprehensive Plan as Street B. The right of way shall extend to the eastern boundary of the Applicant's parcel. The Applicant shall be responsible to obtain the required right of way acquisition from the neighboring property owner to the north.
- 3) The Applicant shall construct the full width street improvements for said Street B from NW Friberg-Strunk Street to the Applicant's eastern most boundary. Said street improvements shall not encroach into wetlands or wetland buffers other than those accounted for in the Applicant's wetland mitigation plan.

Date of Publication & Comment Period:

Publication date of this MDNS is **November 23rd, 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 **December 7th, 2017**. Comments may be sent by email to 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

**Robert Maul, Planning Manager and
Responsible Official**

**November 23rd, 2017
Date of publication**