



State Environmental Policy Act  
Mitigated Determination of Non-Significance

**CASE NO:** SEPA 18-15 Valley View Estates Subdivision

**APPLICANT:** Sterling Design, Inc.  
Joel Sterling  
2208 East Evergreen Blvd  
Vancouver, WA 98661

**REQUEST:** To subdivide 9.26 acres into 36 single-family residential lots

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**Location:** 20109 SE 40<sup>th</sup> Street Camas, WA 98607.

**Legal Description:** The property is located in the NW ¼ of Section 8, Township 1 North, Range 3 East, of the Willamette Meridian; and described as tax parcels 125646-000 and 125635-000.

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

**Comment Deadline:** Thursday, October 18<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:**

**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 **October 4<sup>th</sup>, 2018**, 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 **October 18<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 of **\$369** 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>October 4<sup>th</sup>, 2018</b>
<b>Robert Maul, Planning Manager and Responsible Official</b>	<b>Date of publication</b>

## **SEPA Mitigation Measures for Valley View Estates (SEPA18-15)**

The following measures are based on general policies and regulatory provisions, which are consistent with Camas 2035, the city's comprehensive plan document, and with the Camas Municipal Code.

### **B) ENVIRONMENTAL ELEMENTS**

#### **1) Earth**

- a. 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.

#### **3) Water**

- a. All on-site LID options and requirements, per Ecology's latest edition of the Stormwater Management for Western Washington, shall be incorporated into the project such that stormwater shall not leave the site unless it is determined that all LID measures are infeasible.
- b. Prior to final Engineering approval, stormwater runoff from adjacent properties to the east, Tax Lots 125645-000 and 125634-000, shall be addressed in order to alleviate potential impacts to Valley View lots.



