



**State Environmental Policy Act
Mitigated Determination of Non-Significance**

CASE NO: SEPA18-21

APPLICANT: Gus Harb-Provence, LLC.
701 Columbia Street, Suite 111
Vancouver, WA 98660
File No. SUB18-03

REQUEST: To subdivide 2.09 acres into 10 lots.

Location: The parcel numbers are 175961000

Legal Description: The project is located in the City of Camas in the SW ¼ of Section 28, Township 2 North, Range 3 East, of the Willamette Meridian.

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

Comment Deadline: January 24, 2019, 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 **January 10, 2019**, 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 **January 24, 2019**. 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 Section 16.13.060 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 \$383 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

January 10, 2019

Date of publication

SEPA Mitigation Measures for Larkspur Subdivision (SEPA18-21)

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 activities on a case-by-case basis depending on actual weather conditions.

LARKSPUR SUBDIVISION

PARCEL #175961-000
IN A PORTION OF THE EAST
HALF AND THE WEST HALF OF
THE SW 1/4 OF SECTION 26
T. 2 N., R. 3 E., W.M.
CITY OF CAMAS
CLARK COUNTY, WASHINGTON

