



State Environmental Policy Act  
Determination of Non-Significance

**CASE NO:** SEPA 17-06

**APPLICANT:** Jim Sundem  
1722 NW 8<sup>th</sup> Avenue  
Camas, WA 98607

**REQUEST:** To develop approximately 1.62 acres into two (2) residential lots.

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**LOCATION:** 1722 NW 8<sup>th</sup> Avenue  
Camas, WA 98607

**LEGAL DESCRIPTION:** The project is located in the City of Camas in the NW ¼ of Section 10, Township 1 North, Range 3 East, of the Willamette Meridian. The location is also dedicated as parcel number 92310-000.

**SEPA DETERMINATION:** Determination of Non-Significance (DNS)

**COMMENT DEADLINE:** **August 24, 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:**

**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 **August 10, 2017**, 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 **August 24, 2017**. 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 **\$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:

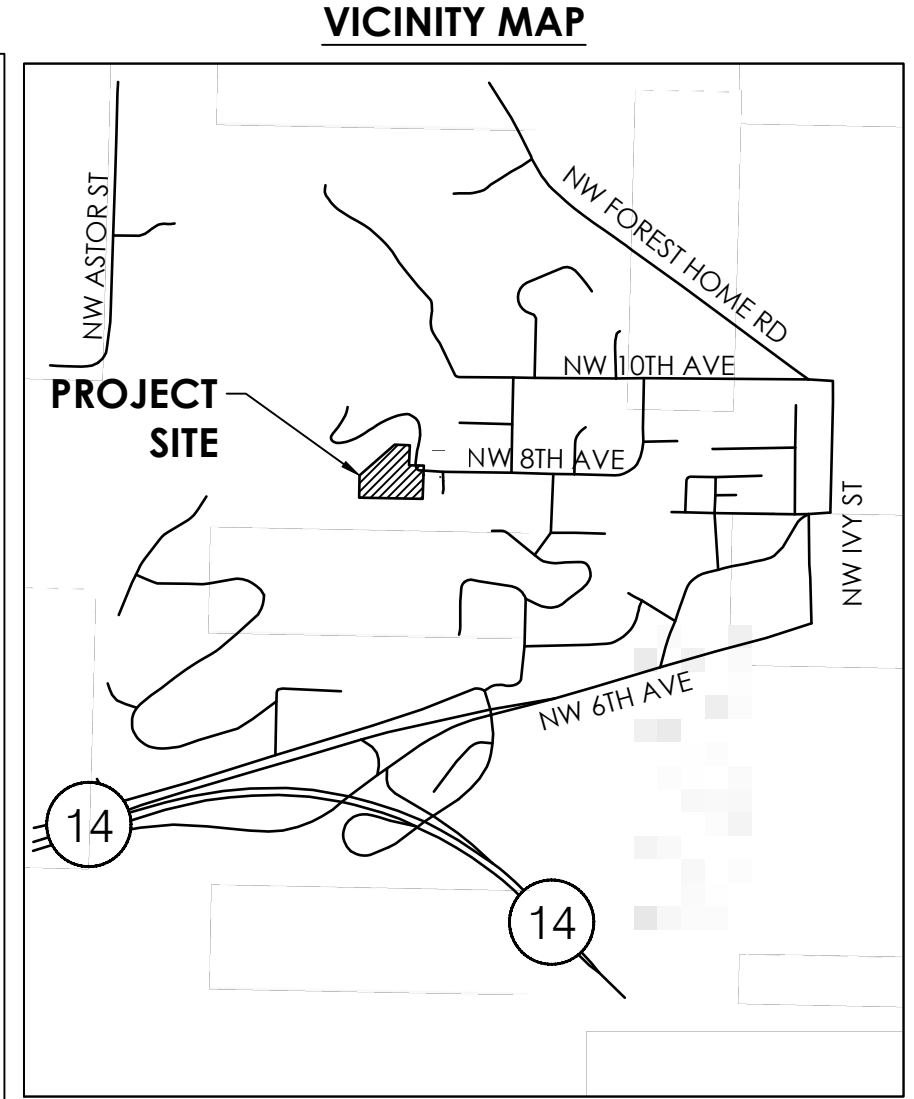
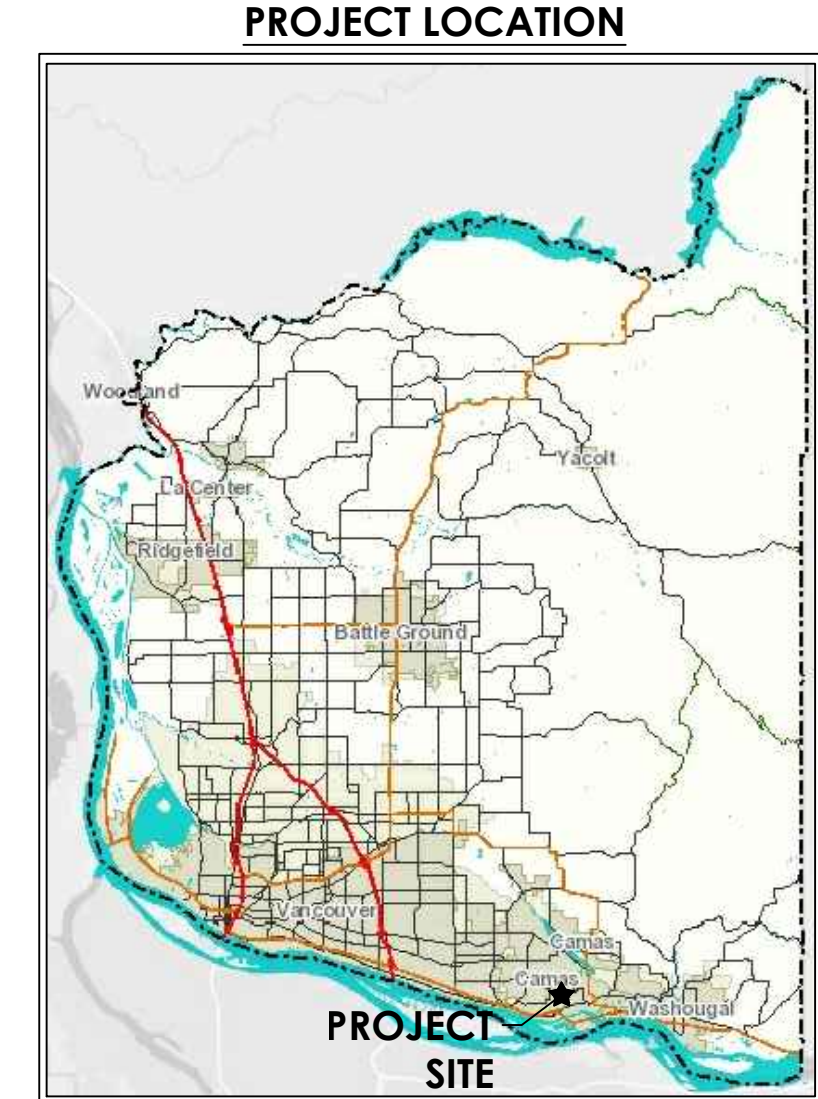
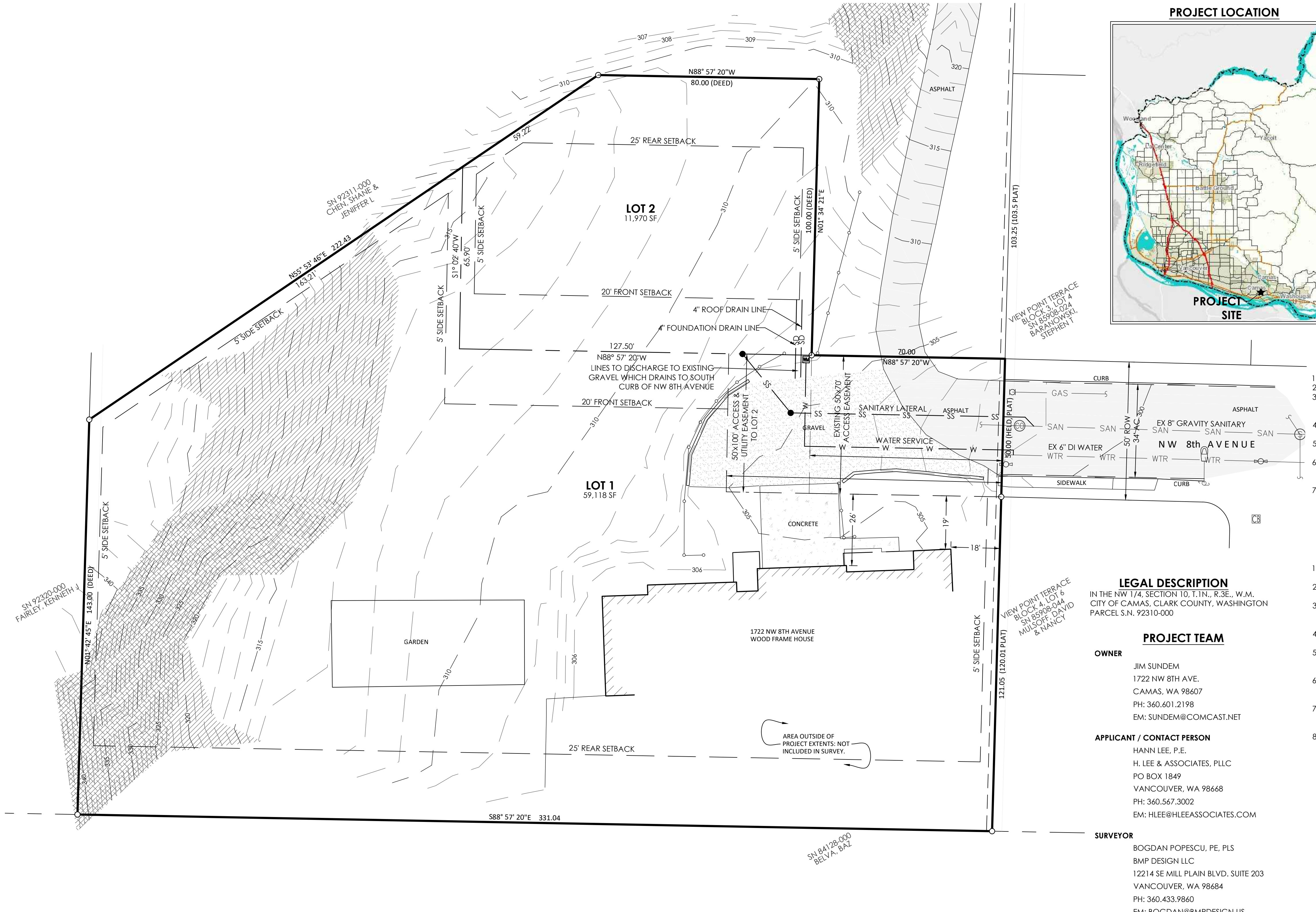
Appeal to the City of Camas SEPA Official  
Community Development Department  
616 NE Fourth Avenue  
Camas, Washington 98607

**Responsible Official:** Robert Maul (360) 817-1568

 _____ <b>Robert Maul, Planning Manager and Responsible Official</b>	<b>August 10, 2017</b> _____ <b>Date of publication</b>
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# SUNDEM SHORT PLAT

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- NOTES**
1. THERE ARE NO FIRE HYDRANTS WITHIN 500 FEET OF THE PROJECT.
  2. THERE ARE NO SIGNIFICANT TREES ON THE SITE IN THE PROJECT AREA.
  3. IF WHEN LOT 2 IS DEVELOPED, IT CREATES LESS THAN 5,000 SF OF IMPERVIOUS AREA. NO ADDITIONAL STORMWATER REQUIREMENTS WILL APPLY.
  4. A LOW FLOW LIFE SAFETY RESIDENTIAL FIRE SPRINKLER SYSTEM WILL BE REQUIRED ON ANY NEW DWELLING CONSTRUCTED IN THE PLAT.
  5. THE UTILITIES SHOWN ON THIS PLAN TO SERVE LOT 2 WILL BE INSTALLED AT THE TIME OF HOME CONSTRUCTION.
  6. AN APPROVED ADDRESS SIGN IN ACCORDANCE WITH CAMAS MUNICIPAL CODE MUST BE POSTED FOR EACH RESIDENCE WHERE THE FLAG LOT LEAVES THE PUBLIC ROAD OR ACCESS TRACT.
  7. WATER SERVICE AND METER SIZE AND SANITARY LATERAL SIZE TO BE DETERMINED AT THE TIME OF BUILDING PERMIT.

- SMALL PARCEL EROSION AND SEDIMENT CONTROL REQUIREMENTS**
1. ONLY CONSTRUCTION VEHICLES ARE ALLOWED OFF-STREET AND MUST BE UTILIZED ONLY ON GRAVEL CONSTRUCTION ACCESS AREAS.
  2. WORKERS' PERSONAL VEHICLES SHALL BE PARKED ON ADJACENT STREETS OR OTHER APPROVED AREAS.
  3. ALL UNWORKED AND EXPOSED SOILS MUST BE STABILIZED BY SEEDING, COVERING, OR MULCHING FROM THE CURB LINE TO AT LEAST TEN FEET FROM THE BUILDING ENVELOPE.
  4. PRE-GRADE ALL SIDEWALK AREAS RECEIVING RUNOFF FROM THE SUBJECT LOT AND STABILIZE FOR USE AS SEDIMENT TRAPS.
  5. GRAVEL DRIVES USED AS SITE ENTRANCES SHALL BE CONSTRUCTED OF MINIMUM TWO-INCH DIAMETER GRAVEL AND NO FINER MATERIALS ARE ALLOWED.
  6. CONSTRUCTION MATERIALS SUCH AS LUMBER SHALL BE DELIVERED AND STORED ON DESIGNATED LOCATIONS WHICH ARE STABILIZED AND PROTECTED FROM EROSION.
  7. EACH OWNER, BUILDER, OR PERMIT HOLDER SHALL INSTALL AND MAINTAIN INLET PROTECTION ON STREET STORM DRAIN INLETS DOWNSLOPE FROM THEIR SITE.
  8. EROSION CONTROL MEASURES SHALL BE REVIEWED AND INSPECTED AT THE END OF EACH DAY. IN NONWORK PERIODS, INSPECTIONS SHALL TAKE PLACE AFTER EACH RAINFALL OR AT LEAST ONCE A WEEK, WHICHEVER IS MORE FREQUENT. NEEDED CORRECTIONS SHALL BE MADE IMMEDIATELY.

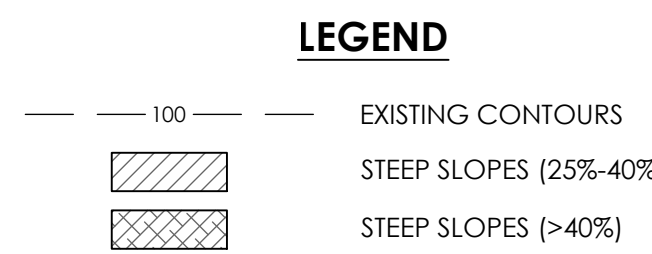
**LEGAL DESCRIPTION**  
IN THE NW 1/4, SECTION 10, T.1N., R.3E., W.M., CITY OF CAMAS, CLARK COUNTY, WASHINGTON PARCEL S.N. 92310-000

**PROJECT TEAM**

**OWNER**  
JIM SUNDEM  
1722 NW 8TH AVE.  
CAMAS, WA 98607  
PH: 360.601.2198  
EM: SUNDEM@COMCAST.NET

**APPLICANT / CONTACT PERSON**  
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**SURVEYOR**  
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Vancouver, Washington 98668  
(360) 567-3002



SUNDEM SHORT PLAT  
JIM SUNDEM  
CAMAS, WASHINGTON

MARK	DATE	DESCRIPTION

PROJECT: 16042  
DESIGNED: JDR  
DRAWN: JDR  
CHECKED: JHL  
SCALE  
0 20 40  
NOTE: BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY.

SHEET TITLE  
**PRELIMINARY PLAT**  
SHEET  
C102