



STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NON-SIGNIFICANCE

CASE NO: SEPA12-06 Loukus Property
APPLICANT: Karlсен Development, LLC
REQUEST: Construction of a 2,300 square-foot residence

Location: 2919 NW 3rd Avenue, Camas, WA 98607

Legal Description: The proposed residence is located in SE ¼ Section 9 in Township 1N, Range 3E, Willamette Meridian in the City of Camas.

SEPA Determination: Determination of Non-Significance (DNS)

Comment Deadline: May 29, 2012, 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 **May 15, 2012**, and is issued under WAC 197-11-355. The lead agency will not act on this proposal until the close of the 14-day comment period which ends on **May 29, 2012**. Comments may be sent by email to: communitydevelopment@ci.camass.wa.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 16.28.060 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 **\$330** 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 / P.O. Box 1055
Camas, Washington 98607

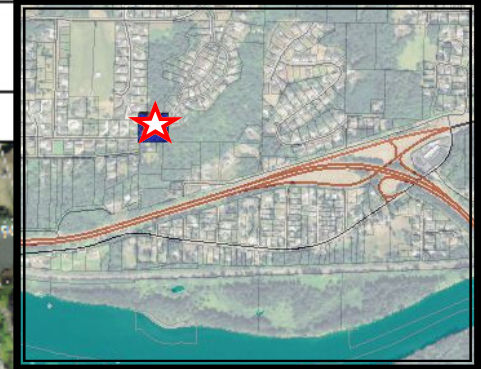
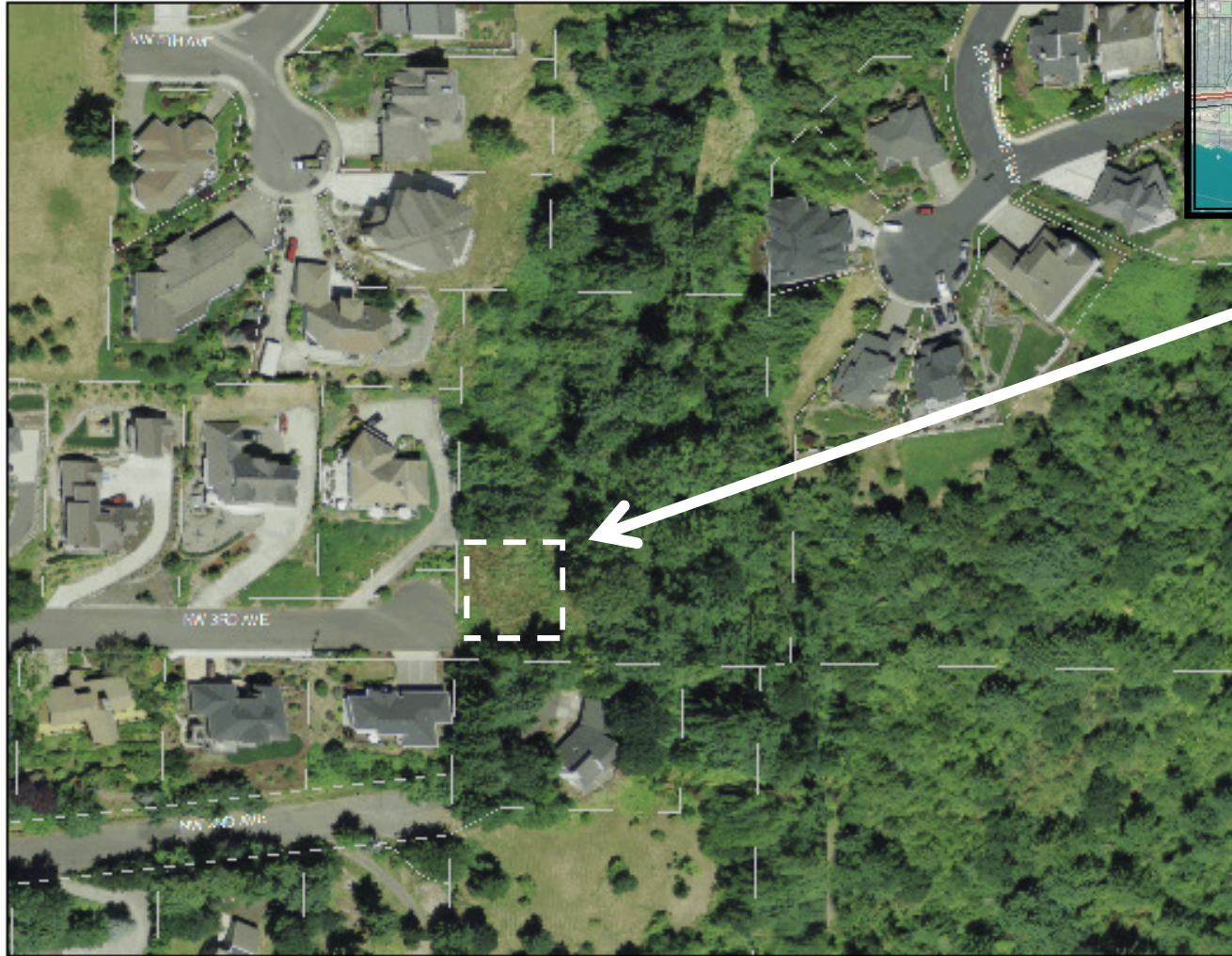
Responsible Official: Phil Bourquin (360) 817-1562
City Planner: Sarah Fox (360) 817-7269

**Phil Bourquin, Community Development Director
and Responsible Official**

May 15, 2012
Date

Loukus Home (File #CA 12-01)

2919 NW 3rd Avenue



Location of
proposed
house.

0 160 320 480 ft.

Map center: 45° 34' 55.3" N, 122° 26' 21.6" W



Scale: 1:1,663

Information shown on this map was collected from several sources. Neither Clark County, Washington, nor the producer of this document accept responsibility for any inaccuracies that may be present. Any person or entity who relies on any information obtained from this document, does so at their own risk.

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