



State Environmental Policy Act  
Mitigated Determination of Non-Significance

**CASE NO:** SEPA 22-07 Camas Station

**APPLICANT:** Howard Bode  
CK Designs, LP  
2689 Red Arrow Drive  
Las Vegas, NV 89135

**REQUEST:** Construction of 7,360 square foot convenience store/car wash, a 12-pump fueling island, a 3,900 square foot coffee shop drive thru/retail building, a 2,800 square foot retail building including associated landscaping, parking, utilities, and other improvements.

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**Location:** Northwest corner of the intersection of NW 16<sup>th</sup> Avenue and NW Brady Road

**Legal Description:** The property is located in the NW ¼ of Section 9, Township 1 North, Range 3 East, of the Willamette Meridian; and described as parcel 127357000

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

**Comment Deadline:** **July 21, 2022, 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 **July 7, 2022** 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 **July 21, 2022**. Comments may be sent by email to [communitydevelopment@cityofcamas.us](mailto:communitydevelopment@cityofcamas.us) or regular mail to:

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

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



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**Robert Maul, Interim Community Development  
Director and Responsible SEPA Official**

**July 7, 2022**

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**Date of publication**

**SEPA Mitigation Measure for Camas Station (SEPA22-07)**

The City of Camas has identified impacts by the proposed project that requires mitigation. In addition to the requirement that the development must comply with all City of Camas zoning and development regulations, the following SEPA condition of approval applies:

**B) ENVIRONMENTAL ELEMENTS****2) Air**

Condition: The applicant shall secure all necessary permits for emissions from the Southwest Clean Air Agency and as required by any other local, state and federal agency.