



State Environmental Policy Act  
Determination of Non-Significance

**CASE NO:** DA25-1002 SunCal Development Agreement

**APPLICANT:** SunCal Acquisitions, LLC  
606 Vanice Blvd. STE 100  
Venice, CA 90291  
Attn: Matthew Keenen

**REQUEST:** The 228-acre project site proposes to subdivide four existing parcels for residential, commercial, and mixed commercial-residential use.

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**LOCATION:** The project area includes four parcels, Clark County Tax Parcel Numbers 175747000, 175733000, and 175726000, 175727000 located at 104 NE 252nd Avenue in Camas, Washington. The project area is located within the Northwest  $\frac{1}{4}$  of Section 27, Township 2 North, Range 3 East of the Willamette Meridian

**SEPA DETERMINATION:** DETERMINATION OF NON-SIGNIFICANCE (DNS)

**COMMENT DEADLINE:** FEBRUARY 5<sup>TH</sup>, 2026, 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:**

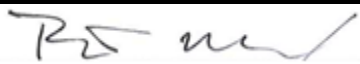
**Determination of Non-Significance (DNS).** The City of Camas, as lead agency for review of this proposal, has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(e). This 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 **January 22<sup>nd</sup>, 2026**, 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 **February 5<sup>th</sup>, 2026**. 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

	<b><u>1/22/2026</u></b>
Robert Maul, Planning Manager and Responsible Official	Date of publication