

In re: Camas Woods

) NO. SUB24-1001  
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 Respondent. )

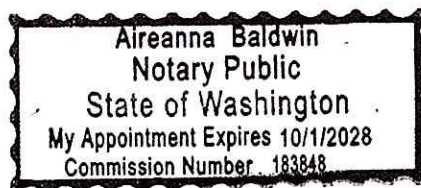
STATE OF WASHINGTON )  
 ) ss.  
 CLARK COUNTY )

I, Carey Certo, on oath says:

I, Carey Certo, on March 19, 2025, I directed a true and correct copy of the SEPA Mitigated Determination of Non-Significance be served upon the parties herein, in the above-entitled action, by depositing with the U.S. Post Office, Camas, Washington, a postage-prepaid envelope containing same addressed as follows: See attached list.

Carey Certo  
 SIGNATURE

SUBSCRIBED and SWORN to before me this 20th day of March, 2025.



Aireanna Baldwin  
 Notary Public in and for the State of  
 Washington, residing at Clark County  
 My appointment expires: 10/1/2028

MEYER BRUCE A & MEYER CARMEN  
M  
26601 SE 5TH ST  
CAMAS, WA 98607

SIMMONS JOHN A & SIMMONS  
CATHERINE W TRUSTEES  
PO BOX 362  
CAMAS, WA 98607

ODELL ROBERT C & ODELL  
STEPHANIE  
26703 SE 5TH ST  
CAMAS, WA 98607

TCHEN CATHERINE D  
308 SE 271ST CT  
CAMAS, WA 98607

JOHNSTON LARRY K & JOHNSTON  
MELINDA S  
5616 NE 399TH ST  
LACENTER, WA 98629

CAMAS WOODS LLC  
19120 SE 34TH ST STE 103  
VANCOUVER, WA 98683

GAGNON AARON D & GAGNON  
ANGELA C  
707 SE 271ST AVE  
CAMAS, WA 98607

HAGENSEN MARK & HAGENSEN LORI  
1008 SE 271ST AVE  
CAMAS, WA 98607

HALVORSON KEITH A & HALVORSON  
LYNN (C/B)  
PO BOX 1113  
CAMAS, WA 98607

OLIVER THOMAS R  
40304 NE 44TH ST  
WASHOUGAL, WA 98671

ORMOND JANICE A  
26209 SE 8TH ST  
CAMAS, WA 98607

WALLER MARK  
817 SE EVERETT RD  
CAMAS, WA 98607

PLACE BURTON F  
26503 SE 8TH ST  
CAMAS, WA 98607

MASUOKA CAROLYN LEE &  
MASUOKA JASON KURTIS BENNETT  
26519 SE 8TH ST  
CAMAS, WA 98607

MCCLURE DEBRA J  
21320 NE DOLE VALLEY RD  
YACOLT, WA 98675

ENVISION GROUP LLC  
19408 NE 22ND CIR  
VANCOUVER, WA 98684

NIRSCHL-ROBB PAULA T &  
MOUNTAIN JENNIFER M  
1850 SE 12TH AVE  
CAMAS, WA 98607

HSR CAMAS WOODS P2 LLC  
19120 SE 34TH ST #103  
VANCOUVER, WA 98683

HSR CAMAS WOODS P2 LLC  
19120 SE 34TH ST #103  
VANCOUVER, WA 98683

TRAUTMAN THOMAS L & TRAUTMAN  
REBECCA J  
915 SE 271ST AVE  
CAMAS, WA 98607

ANDERSON KELSEY R  
4815 NE EVERETT DR  
CAMAS, WA 98607

HSR CAMAS WOODS P2 LLC  
19120 SE 34TH ST #103  
VANCOUVER, WA 98683

DODAK ERON J & HOLMQUIST  
JENNIFER L  
1009 SE 271ST AVE  
CAMAS, WA 98607

STUTZMAN STEVEN RAY  
2790 21ST AVE SE  
ALBANY, OR 97322

CAMAS SCHOOL DISTRICT #117  
841 NE 22ND AVE  
CAMAS, WA 98607

CAMAS SCHOOL DISTRICT #117  
841 NE 22ND AVE  
CAMAS, WA 98607

CAMAS SCHOOL DISTRICT #117  
841 NE 22ND AVE  
CAMAS, WA 98607

KRULIKOVSKIY ROMAN N ETAL  
1101 SE 271ST AVE  
CAMAS, WA 98607

LONG DANIEL W & LONG VICKY A  
4650 NE EVERETT DR  
CAMAS, WA 98607

PIERCE PAUL T 50%  
4647 NE EVERETT DR  
CAMAS, WA 98607

ACA EDUCATION SERVICES  
4727 NE EVERETT ST  
CAMAS, WA 98607



State Environmental Policy Act  
Mitigated Determination of Non-Significance

**CASE NO:** SUB24-1002 Camas Woods

**APPLICANT:** Michael Andreotti  
AKS Engineering  
9600 NE 126<sup>th</sup> Ave  
Suite 2520  
Vancouver, WA 98682

**REQUEST:** To construct 88 lots for the future construction of 88 attached single-family homes, 118 lots for the future construction of 118 detached single-family homes, one lot for the future construction of three multifamily buildings with 72 multifamily units, and one lot for the future construction of one mixed-use building with commercial on the ground floor and 16 multifamily units on the two floor above.

**Location:** 920 & 921 SE GARDNER ROAD CAMAS, WA 98607  
PARCEL NUMBER INCLUDES 178169000, 17814000, 178108000, 178159000

**Legal Description:** THE PROJECT IS LOCATED IN THE CITY OF CAMAS IN THE NE ¼ OF SECTION 35 TOWNSHIP 2 NORTH, RANGE 3 EAST

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

**Comment Deadline:** April 3, 2025, 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.

**Mitigation Measures:****A. Background**

**8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

The applicant's SEPA checklist was submitted with the land-use application in November 2024. WSDOT requires an ICE for intersection improvements on state routes (SRs). The proposed improvements include the intersection of SR 500 (NE Everett Street) and NE Everett Drive. The applicant did not include the WSDOT required ICE Report in the list of prepared or to be prepared environmental information.

The applicant applied for the ICE reimbursable agreement to WSDOT in February 2025 and is in the process of applying for approval of the applicant's ICE report from WSDOT and the City of Camas.

**Condition: Prior to engineering construction plan application, the applicant shall submit the Intersection Control Evaluation (ICE) Report for the intersection of NE Everett Street (SR 500) and NE Everett Drive to the Washington State Department of Transportation (WSDOT) and the City of Camas (COC).**

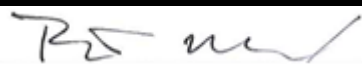
**Condition: Prior to final engineering plan approval, the applicant shall address all comments from WSDOT and COC after said reviews of the ICE Report.**

**Date of Publication & Comment Period:**

Publication date of this MDNS is **March 20, 2025**, 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 **April 3, 2025**. 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



**Robert Maul, Planning Manager and  
Responsible Official**

**March 20, 2025**  
**Date of publication**

# Preliminary Plat for Camas Woods Subdivision (SUB24-1002)

