



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)

