



State Environmental Policy Act  
Determination of Non-Significance

**CASE NO:** SUB25-1004 The Reserve at Green Mountain

**APPLICANT:** PLS Engineering  
604 W. Evergreen Boulevard  
Vancouver, WA 98660

**REQUEST:** To subdivide approximately 11.3 acres situated in the R-7.5 – Single-Family Residential Zone into 38-lots to facilitate the future development of single-family detached residential homes.

**LOCATION:** 2625 NE GOODWIN ROAD  
PARCEL NUMBER 173192000

**LEGAL DESCRIPTION:** THE PROJECT IS LOCATED IN THE CITY OF CAMAS IN THE SW ¼ OF SECTION 21 TOWNSHIP 2 NORTH, RANGE 3 EAST

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

**COMMENT DEADLINE:** OCTOBER 30, 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:**

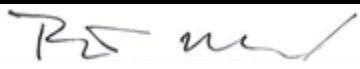
**Determination of Non-Significance (DNS).** The City of Camas, as lead agency for review of this proposal, has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(e). This 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 **October 16, 2025**, 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 **October 30, 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

 <hr/> <b>Robert Maul, Planning Manager and Responsible Official</b>	<hr/> <b><u>October 16, 2025</u></b> <b>Date of publication</b>
---	--

Preliminary Plat for The Reserve at Green Mountain (SUB25-1004)

