

In re: The Landing at Green Mountain 2

) NO. SUB25-1006
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) AFFIDAVIT OF MAILING
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) Respondent.)

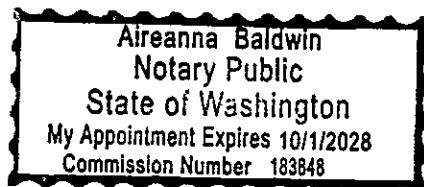
STATE OF WASHINGTON)
) ss.
 CLARK COUNTY)

I, Carey Certo, on oath says:

I, Carey Certo, on October 15, 2025, I directed a true and correct copy of the SEPA 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 16th day of October, 2025.



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

CLARK COUNTY PARKS
4700 NE 78TH ST
VANCOUVER, WA 98665

ELZINGA DANIEL L & JACOBS
ALEXANDRA
22007 NE 28TH ST
CAMAS, WA 98607

HENDERSON TYNAN & HENDERSON
HOPE
22217 NE 28TH ST
CAMAS, WA 98607

EMMERT FAMILY III LLC
10470 SE HILLCREST DR
HAPPY VALLEY, OR 97086

CLARK COUNTY PARKS
4700 NE 78TH ST
VANCOUVER, WA 98665

MIDDAGH LINDA
22015 NE 28TH STREET
CAMAS, WA 98607

HERTENSTEIN SKIP & HERTENSTEIN
MELISSA
21919 NE 28TH ST
CAMAS, WA 98607

MERRITT ROCQUE & MERRITT SUE
3602 NE 222ND AVE
CAMAS, WA 98607

MERRITT GWENNA E
3602 NE 222ND AVE
CAMAS, WA 98607

EMMERT TERRY W
11811 SE HWY 212
CLACKAMAS, OR 97015

MURPHY JOAN FRANCES TRUSTEE
8649 N APPLETON ST
CAMAS, WA 98607

HO TUNG THANH & TRUONG LANH
THI
8637 N APPLETON ST
CAMAS, WA 98607

MADDOX NICK VANCE & MADDOX
JENNIFER RACHELLE
8625 N APPLETON ST
CAMAS, WA 98607

SMITH CHRISTOPHER CALVIN &
SMITH MONIQUE MICHELLE
8613 N APPLETON ST
CAMAS, WA 98607

SIMMONS KIESHA M & SIMMONS
CHRISTOPHER R
17014 NE 6TH ST
VANCOUVER, WA 98684

BONIFE ANDREW W & BONIFE
ANDREA FAITH
6252 N 86TH AVE
CAMAS, WA 98607

LUMLEY CORBEN & LUMLEY
JENNIFER
6238 N 86TH AVE
CAMAS, WA 98607

NEUDORFER KELSEY & BOCKELMAN
EVAN
6226 N 86TH AVE
CAMAS, WA 98607

STUDEMAN TYLER KASEY &
STUDEMAN KELLY MARIE
6214 N 86TH AVE
CAMAS, WA 98607

MITTELSTAEDT PAUL E JR &
MITTELSTAEDT ELIZABETH
6202 N 86TH AVE
CAMAS, WA 98607

KUMMERMAN MICHAEL J &
KUMMERMAN PAULINE VERONICA
6150 N 86TH AVE
CAMAS, WA 98607

RUTTER TROY EUGENE & RUTTER
STEPHANIE DENISE
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CAMAS, WA 98607

HOANG ALEXANDER TUNG &
HIROMOTO KELBY AKEMI
6124 N 86TH AVE
CAMAS, WA 98607

DAHAL BIDHYA GURUNG & DAHAL
LAXMI RAMAN
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CAMAS, WA 98607

BARROW ANSON DAVID & BARROW
LAUNIE RAE
4331 SE 179TH CT
VANCOUVER, WA 98683

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HOLLY
8616 N WRIGHT ST
CAMAS, WA 98607

RILER DANIEL JOSEPH & RILER
MELINDA CATHERINE
8624 N WRIGHT ST
CAMAS, WA 98607

DOAN KHOA DANG & SAING
STEPHANY SANPHILAY
8638 N WRIGHT ST
CAMAS, WA 98607

DVERSDAL BETTY J TRUSTEE
8643 N WRIGHT ST
CAMAS, WA 98607

XU JIAN & LIANG YUEHAI TRUSTEES
12462 NW WAKER DR
PORTLAND, OR 97229

VACA DANIEL
6221 N 86TH AVE
CAMAS, WA 98607

BUTTON SAUNDRA J & BUTTON
COLTON L
6233 N 86TH AVE
CAMAS, WA 98607

PETERS TRACY LYNN
8638 N APPLETON ST
CAMAS, WA 98607

DEVERSDAL JENNIFER JEAN
8652 N APPLETON ST
CAMAS, WA 98607

GREEN MOUNTAIN PH2 SOUTH HOA
11807 NE 99TH ST STE 1170
VANCOUVER, WA 98682

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MOY JOHN C JR
1811 NW FOREST HOME LN
CAMAS, WA 98607

BOUCHER RICHARD & BOUCHER
KAREN TRUSTEES
8522 N HARGRAVE ST
CAMAS, WA 98607

PRINS BRANDON O & PRINS LINDSEY
N
8510 N HARGRAVE ST
CAMAS, WA 98607

GME DEVELOPMENT LLC
1301 SE TECH CENTER DR STE 150
VANCOUVER, WA 98683

GREEN MOUNTAIN ESTATES HOA
604 EVERGREEN BLVD
VANCOUVER, WA 98660

HENDERSON TYNAN & HENDERSON
HOPE
22217 NE 28TH ST
CAMAS, WA 98607

PACIFIC LIFESTYLE HOMES INC
11815 NE 99TH ST STE 1200
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RADABAUGH CAROL L KVINGE
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State Environmental Policy Act
Determination of Non-Significance

CASE No: SUB25-1006 The Landing at Green Mountain 2

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

REQUEST: To subdivide approximately 9.6 acres situated in the R-7.5 – Single-Family Residential Zone into 34-lots to facilitate the future development of single-family detached residential homes.

LOCATION: 22015 & 22111 NE 28TH STREET
PARCEL NUMBERS 611175000, 173177000, AND 173210000

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 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	<u>October 16, 2025</u> Date of publication
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Preliminary Plat for The Landing at Green Mountain 2 (SUB25-1006)

