



State Environmental Policy Act
Mitigated Determination of Non-Significance

CASE NO: SUB25-1003 Camas Woods Phase II

APPLICANT: AKS Engineering
Attn: Michael Andreotti
9600 NE 126th Ave Suite 2520
Vancouver, WA 98682

REQUEST: The applicant proposes to subdivide the subject lot into a 78-lot subdivision.

Location: 26416 & 26514 SE 8th Street Camas, WA 98607
Tax Parcels 178209000 & 178109000

Legal Description: THE PROJECT IS LOCATED IN THE CITY OF CAMAS IN THE NE ¼ of Section 35,
Township 2 North, Range 3 EAST OF THE WILLAMETTE
MERIDIAN

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

Comment Deadline: June 26, 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.

The City of Camas has identified impacts by the proposed project that does require mitigation. In addition to the requirement that the development must comply with all City of Camas zoning and development regulations, the following conditions of approval apply:

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 April 2025. WSDOT requires an Intersection Control Evaluation (ICE) Report for intersection improvements on state routes (SRs).

The applicant listed the WSDOT required ICE Report in the list of prepared or to be prepared environmental information, however, the ICE Report was not submitted with the application.

Condition: Prior to engineering construction plan application, the applicant shall submit the Intersection Control Evaluation (ICE) Report for intersection improvements on state routes to the Washington State Department of Transportation (WSDOT) and the City of Camas (COC).

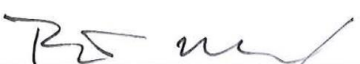
Condition: Prior to final engineering plan approval, the applicant shall address all comments from WSDOT and COC after said reviews of the ICE Report.

Date of Publication & Comment Period:

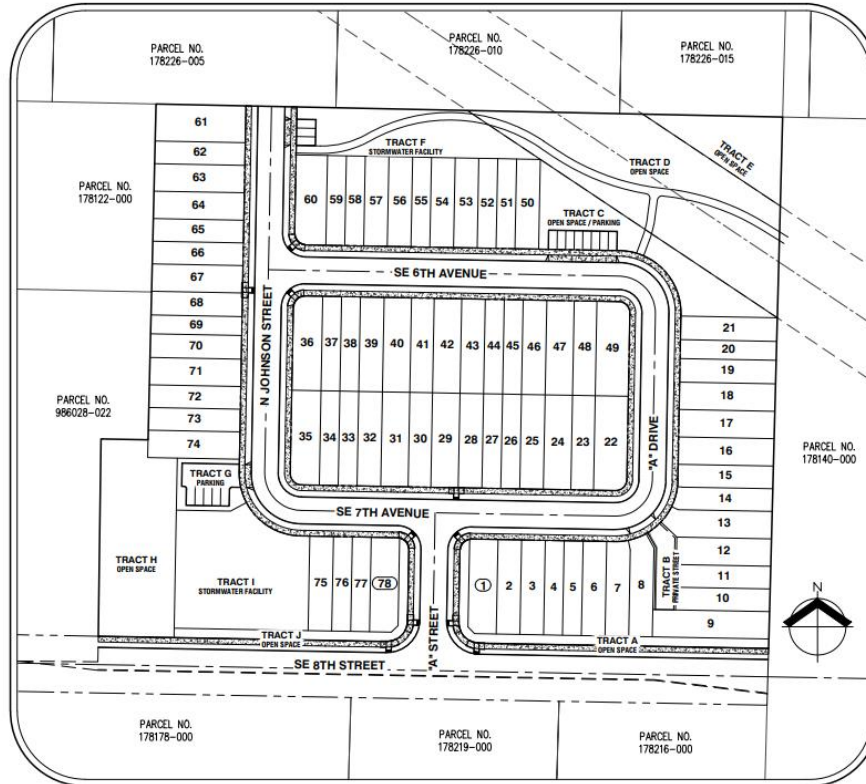
Publication date of this MDNS is **June 12, 2025**, and is issued under WAC 197-11-350. The lead agency will not act on this proposal until the close of the 14-day comment period which ends on **June 26, 2025**. Comments may be sent by email to communitydevelopment@cityofcamas.us or regular mail to:

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>June 12, 2025</u> Date of publication
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Preliminary Site Plan (SUB25-1003)



Vicinity Map

