

In re: Camas Woods II

) NO. SUB25-1003  
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 ) AFFIDAVIT OF MAILING  
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 )  
 ) Respondent. )

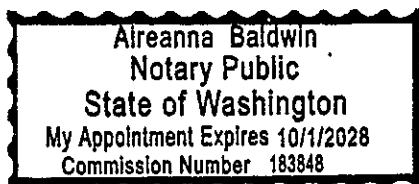
STATE OF WASHINGTON )  
 ) ss.  
 CLARK COUNTY )

I, Carey Certo, on oath says:

I, Carey Certo, on June 11, 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 12<sup>th</sup> day of June, 2025.



Aireanna Baldwin  
 Notary Public in and for the State of  
 Washington, residing at Clark County  
 My appointment expires: 10/1/28

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CAMAS, WA 98607

CAMAS FOURSQUARE CHURCH  
717 SE EVERETT RD  
CAMAS, WA 98607

CAMAS WOODS LLC  
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VANCOUVER, WA 98683

PLACE BURTON F  
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CAMAS, WA 98607

WINDFALL HOLDINGS LLC  
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MCCLURE DEBRA J  
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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 126<sup>th</sup> Ave Suite 2520  
Vancouver, WA 98682

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

**Location:** 26416 & 26514 SE 8<sup>th</sup> 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).**

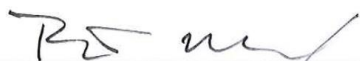
**Condition: Prior to final engineering plan approval, the applicant shall address all comments from WSDOT and COC after said reviews of the ICE Report.**

**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](mailto:communitydevelopment@cityofcamas.us) or regular mail to:

City of Camas SEPA Official  
Community Development Department  
616 NE Fourth Avenue  
Camas, Washington 98607

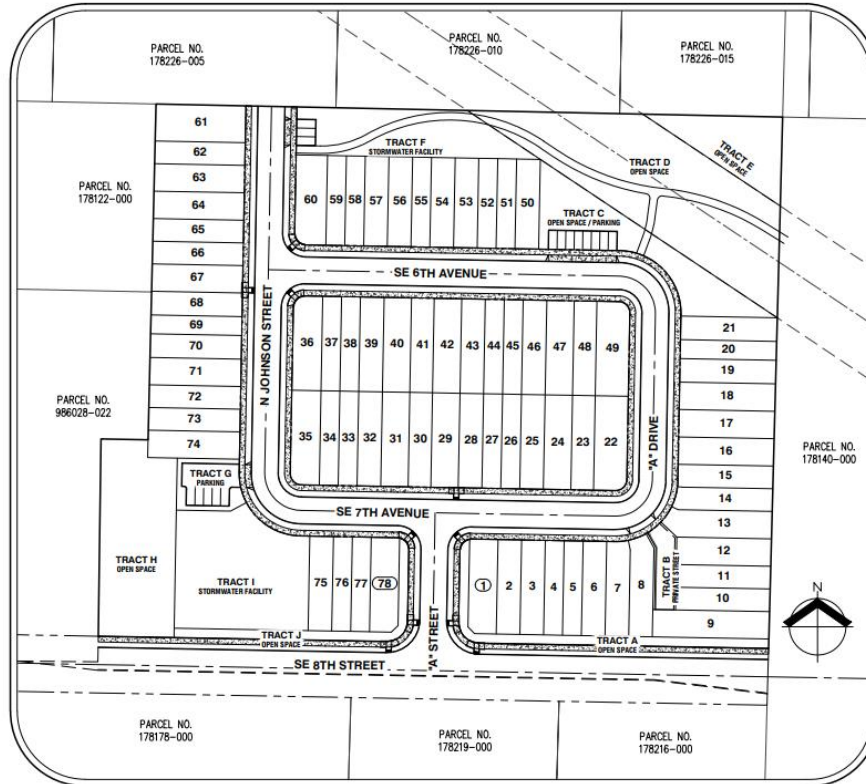
**Responsible Official:** Robert Maul (360) 817-1568



Robert Maul, Planning Manager and  
Responsible Official

**June 12, 2025**  
Date of publication

Preliminary Site Plan (SUB25-1003)



Vicinity Map

