



State Environmental Policy Act
Mitigated Determination of Non-Significance

CASE NO: SUB25-1009 Stella Ridge Subdivision

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 158-lot subdivision.

Location: 4511 NW 18th Ave Camas, WA 98607
Tax Parcels 125193000, 986055381 and 125185000

Legal Description: The project is located in the SE ¼ of Section 05 Township 1 North, Range 3 East of the Willamette Meridian, Camas, WA.

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

Comment Deadline: **March 5, 2026, 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:

- ***If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) are required to be submitted prior to engineering plan approval.***
- ***Additionally, if the site discharges to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Department of Ecology Construction Stormwater General Permit for a description of these requirements.***

Date of Publication & Comment Period:

Publication date of this MDNS is **February 19, 2026**, 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 **March 5, 2026**. 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

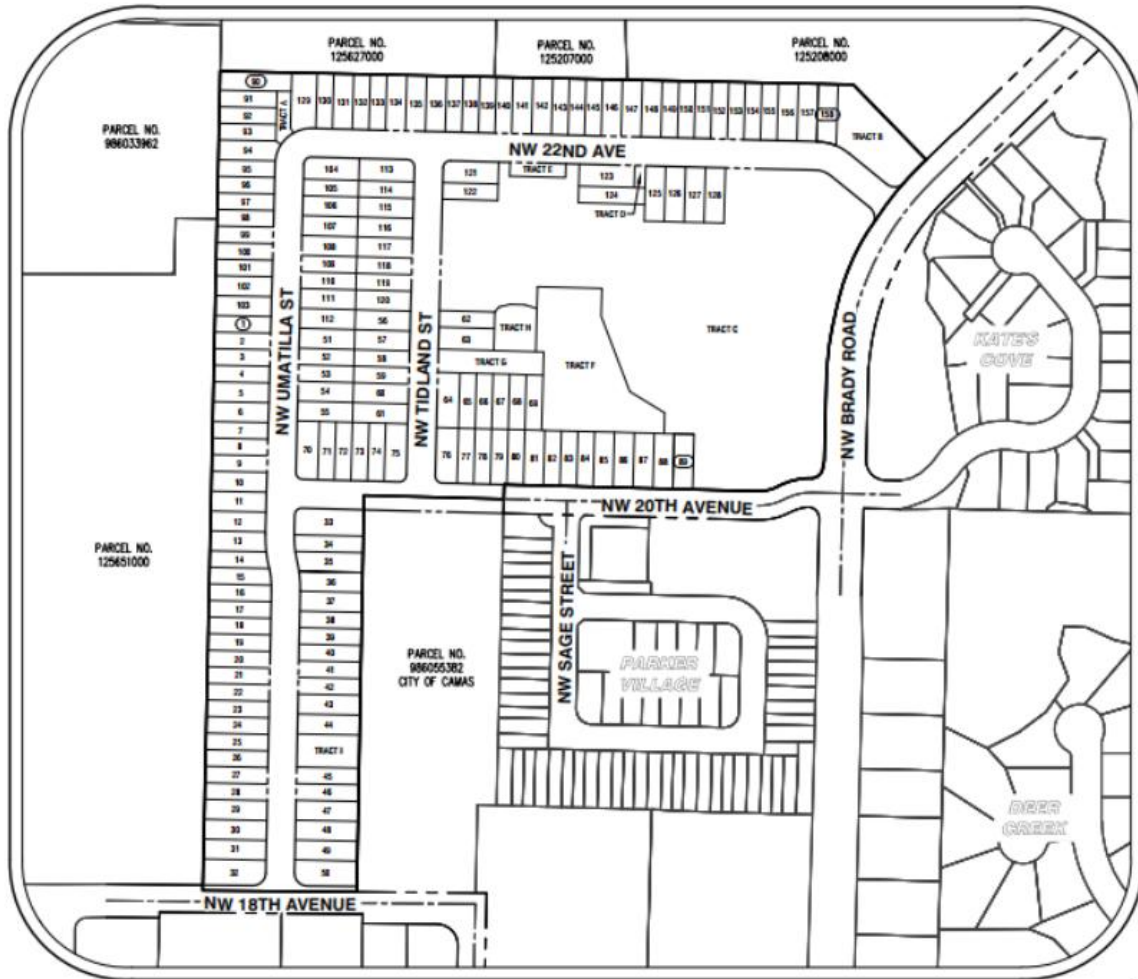
Responsible Official: Robert Maul (360) 817-1568



Robert Maul, Planning Manager and
Responsible Official

February 19, 2026
Date of publication

Preliminary Plat for Stella Ridge Subdivision (SUB25-1009)



SITE MAP

N.T.S.