



State Environmental Policy Act
Determination of Non-Significance

CASE NO: SUB25-1008 Village at North Shore

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

REQUEST: Develop a subdivision with 102 single-family residential lots, mixed-use buildings and apartments.

LOCATION: 313 SE Leadbetter Road and 305 SE 252nd Avenue
Camas, WA 98607

LEGAL DESCRIPTION: The project is located in the City of Camas in the NE ¼ of Section 34 Township 2 North, Range 3 East, of the Willamette Meridian; and described as parcels 177885000 and 17817500

SEPA DETERMINATION: DETERMINATION OF NON-SIGNIFICANCE (DNS)

COMMENT DEADLINE: NOVEMBER 20, 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:

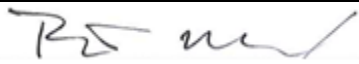
Determination of Non-Significance (DNS). The City of Camas, as lead agency for review of this proposal, has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(e). This decision 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 **November 6, 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 **November 20, 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	November 6, 2025 Date of publication
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Preliminary Site Plan