

In re: Village at North Shore

) NO. SUB25-1008
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) AFFIDAVIT OF MAILING
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 Respondent.)

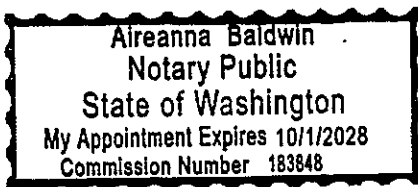
STATE OF WASHINGTON)
) ss.
 CLARK COUNTY)

I, Carey Certo, on oath says:

I, Carey Certo, on November 5, 2025, I directed a true and correct copy of the SEPA DNS 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 6th day of November, 2025.



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



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:

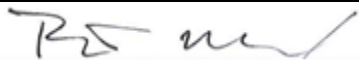
Determination of Non-Significance (DNS). The City of Camas, as lead agency for review of this proposal, has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(e). This decision was made after review of a completed environmental checklist, and other information on file with the City of Camas.

Date of Publication & Comment Period:

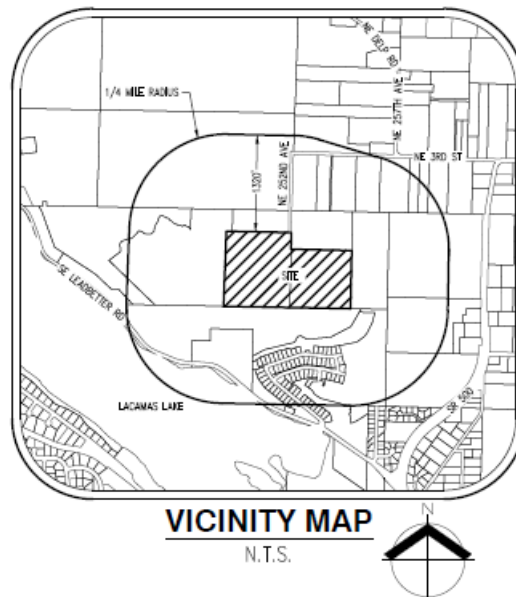
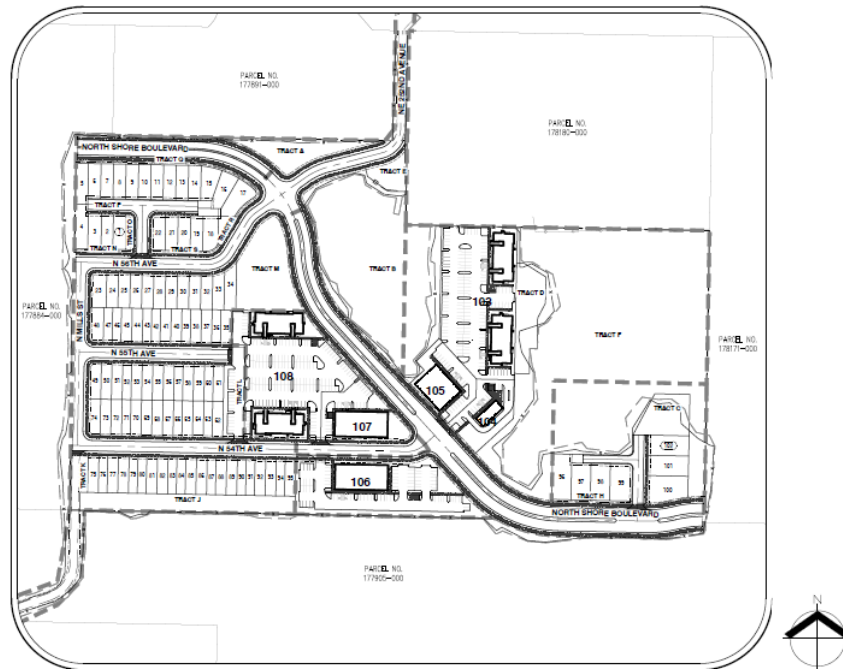
Publication date of this DNS is **November 6, 2025**, and is issued under WAC 197-11-340. The lead agency will not act on this proposal until the close of the 14-day comment period which ends on **November 20, 2025**. Comments may be sent by email to communitydevelopment@cityofcamas.us or regular mail 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



LACAMAS HERITAGE PROPERTIES LLC
320 NE 257TH AVE
CAMAS, WA 98607

LACAMAS HERITAGE PROPERTIES LLC
320 NE 257TH AVE
CAMAS, WA 98607

MILLS FAMILY LLC
PO BOX 100
MT HOOD, OR 97041

HSR DEV - MILLS LLC
500 E BROADWAY ST #120
VANCOUVER, WA 98660

LACAMAS HERITAGE PROPERTIES LLC
320 NE 257TH AVE
CAMAS, WA 98607

CITY OF CAMAS
616 NE 4TH AVE
CAMAS, WA 98607

ICG CAMAS 252ND LLC
500 E BROADWAY, STE 120
VANCOUVER, WA 98660

ICG CAMAS 252ND LLC
500 E BROADWAY, STE 120
VANCOUVER, WA 98660

LOPEZ EDUARDO & VILLARREAL
ELISAMA
211 SE 252ND AVE
CAMAS, WA 98607

LACAMAS HILLS OWNERS
ASSOCIATION
8815 122ND AVE NE STE 200
KIRKLAND, WA 98033