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**Re: Comment and Records Request – Lacamas Village Subdivision (File No. SUB25-1007)**

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**From** Lauren Hollenbeck <LHollenbeck@cityofcamas.us>

**Date** Mon 11/10/2025 10:26 AM

**To** jacobcocks@gmail.com <jacobcocks@gmail.com>

**Cc** Carey Certo <CCerto@cityofcamas.us>

1 attachment (2 MB)

GMUV Short Plat.pdf;

Hi Jacob,

Thank you for your comments. In response to your item #2 below, the Lacamas Village subdivision project includes Lots 1, 2 and 7, and Tract E (a designated wetland area) of the Green Mountain Urban Village Short Plat (recording number 6275588), which is part of the Green Mountain Planned Residential Development Master Plan. Lots 1, 2 and 7 are zoned for High Density Residential per the Master Plan. The Green Mountain Urban Village Short Plat was approved in December 2020 and recorded in September 2025, which included environmental review of critical areas within and adjacent to the Short Plat. SEPA review was also completed with the Green Mountain Urban Village Short Plat review process including the entire Green Mountain Planned Residential Development Master Plan.

Respectfully,

**Lauren Hollenbeck, Senior Planner**

Community Development Department

Desk 360-817-7253

Cell 360-954-6618

[www.cityofcamas.us](http://www.cityofcamas.us) |

[Lhollenbeck@cityofcamas.us](mailto:Lhollenbeck@cityofcamas.us)

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**From:** Carey Certo <CCerto@cityofcamas.us>

**Sent:** Monday, November 10, 2025 8:28 AM

**To:** Lauren Hollenbeck <LHollenbeck@cityofcamas.us>

**Subject:** FW: Comment and Records Request – Lacamas Village Subdivision (File No. SUB25-1007)

Good Morning,

Can you respond to his questions below? I have highlighted them.

I will save his original email to public comments for this project.


**Carey Certo**

Senior Administrative Support Assistant  
 Community Development  
 Office: 360-817-1568 x 2  
[www.cityofcamas.us](http://www.cityofcamas.us) | [ccerto@cityofcamas.us](mailto:ccerto@cityofcamas.us)

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**From:** Community Development Email  
**Sent:** Monday, November 10, 2025 8:25 AM  
**To:** Jacob Cocks <jacobcocks@gmail.com>  
**Subject:** RE: Comment and Records Request – Lacamas Village Subdivision (File No. SUB25-1007)

Jacob,

In your initial email, bullet point 1, you ask for documents which is why I suggested you fill out a public records request.

1. Digital copies (or a link) to the complete project file, including the plat maps, project narrative, traffic study, stormwater report, and critical area report.

Please see my **responses** below to your other questions.

Carey


**Carey Certo**

Senior Administrative Support Assistant  
 Community Development  
 Office: 360-817-1568 x 2  
[www.cityofcamas.us](http://www.cityofcamas.us) | [ccerto@cityofcamas.us](mailto:ccerto@cityofcamas.us)

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**From:** Jacob Cocks <jacobcocks@gmail.com>  
**Sent:** Saturday, November 8, 2025 11:54 AM

**To:** Community Development Email <[communitydevelopment@cityofcamas.us](mailto:communitydevelopment@cityofcamas.us)>  
**Subject:** Re: Comment and Records Request – Lacamas Village Subdivision (File No. SUB25-1007)

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Hi Carey,

I appreciate the response and clarification. Just to confirm, we will need to submit a public records request to confirm whether the proposed development area is within/adjacent to any designated conservation area or critical habitat? And to confirm if there will be a SEPA environmental impact review and/or environmental impact statement? **I have forwarded your questions to the planner assigned to this project.**

Also, could you confirm that my comments will be included in the official record of public comments for this project?

**Yes, your comments will be added to the public record.**

Please let us know if there are any other avenues available for us to voice our concerns about this project.

Thanks,

Jacob & Brittany Cocks

On Nov 4, 2025, at 8:33 AM, Community Development Email <[communitydevelopment@cityofcamas.us](mailto:communitydevelopment@cityofcamas.us)> wrote:

Hi Jacob & Brittany,

I have received your email. For requests one and two stated below please fill out a public records request via this link:

<https://cityofcamas.justfoia.com/Forms/Launch/d705cbd6-1396-49b7-939e-8d86c5a87deb>

For request three, public notices, hearing notices and notices of decision are mailed to property owners within 300-feet of the project site, and you are within 300-ft of the project site.

Thanks!  
Carey

[<image001.png>](#)

**Carey Certo**

Senior Administrative Support Assistant  
Community Development  
Office: 360-817-1568 x 2  
[www.cityofcamas.us](http://www.cityofcamas.us) | [ccerto@cityofcamas.us](mailto:ccerto@cityofcamas.us)

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**From:** Jacob Cocks <[jacobcocks@gmail.com](mailto:jacobcocks@gmail.com)>

**Sent:** Monday, November 3, 2025 11:43 PM

**To:** Community Development Email <[communitydevelopment@cityofcamas.us](mailto:communitydevelopment@cityofcamas.us)>

**Subject:** Comment and Records Request – Lacamas Village Subdivision (File No. SUB25-1007)

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Hi Lauren and Camas Community Development team,

I am writing as a nearby homeowner (Lennar at Green Mountain) to express my strong opposition to the proposed *Lacamas Village Subdivision* (File No. SUB25-1007). Our property directly borders the open land where this development is proposed, and we are deeply worried about the impact it would have on our neighborhood and the surrounding natural environment.

We're very concerned about the impact 160 new homes would have on the local wildlife, trees, and peaceful open space that defines this part of Camas. We're also worried about stormwater runoff and traffic in an area that already feels stretched. The development of new homes and even rental properties in our neighborhood feels like it has reached its limit, and this new proposal is going after the only remaining space that prevents the area from feeling completely overcrowded and overdeveloped.

I respectfully request the following:

1. Digital copies (or a link) to the complete project file, including the plat maps, project narrative, traffic study, stormwater report, and critical area report.
2. Confirmation whether the proposed development area lies within or adjacent to any designated conservation area, wetland, or critical habitat, and whether a SEPA Environmental Review or Environmental Impact Statement (EIS) will be required.
3. Confirmation that I will be notified of the public hearing and any future meetings or decisions related to this application.

Thank you for your time, transparency, and commitment to community engagement on this important matter. Please confirm receipt of this message and include it in the official record of public comments for File No. SUB25-1007.

While I strongly oppose the project in its current form, I do support responsible and environmentally sensitive development that protects Camas's unique natural spaces

and the quality of life for existing residents.

Sincerely,

Jacob & Brittany Cocks  
6432 N 87th Ct  
Camas, WA 98607

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