

In re: Oliver Terrace Subdivision

) NO. SUB25-1010
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) AFFIDAVIT OF MAILING
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 Respondent.)

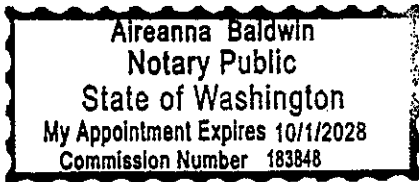
STATE OF WASHINGTON)
) ss.
 CLARK COUNTY)

I, Carey Certo, on oath says:

I, Carey Certo, on May 6, 2026, I directed a true and correct copy of the Notice of Public Hearing & 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 May, 2026.



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

Envision Group LLC
19408 NE 22nd Cir
Vancouver WA 98684

Steven Stutzman
2790 21st Ave SE
Albany OR 97322

Dale Anderson
16420 SE McGillivray Suite 103
Vancouver WA 98683

Jesse Darling
235 NE 6th Ave
Camas WA 98606

Kimberly Casey
26109 SE 6th Cir
Camas WA 98607

Munoz Oca
4650 N Adams St
Camas WA 98607

Joshua Charnin-Aker
4706 N Adams St
Camas WA 98607

Danny Ahn
4718 N Adams St
Camas WA 98607

Zhenyu Xu
4732 N Adams St
Camas WA 98607

Sidhu Kaur
4733 N Adams St
Camas WA 98607

Roza Kotlyar
4721 N Adams St
Camas WA 98607

Andy Tran
430 Navaro PI Unit 112
San Jose CA 95134

Michael Ferren
4657 N Adams St
Camas WA 98607

Dylan Conant
4645 N Adams St
Camas WA 98607

Deerhaven Homeowners Association
12503 SE Mill Plain Blvd #260
Vancouver WA 98684

Mark Waller
817 SE Everett Rd
Camas WA 98607

Hsr Camas Woods P2 LLC
19120 SE 34th St #103
Vancouver WA 98683

Aca Education Services
4727 NE Everett St
Camas WA 98607

Jessica Marple
4545 NE Everett Dr
Camas WA 98607

Kelsye Anderson
4815 NE Everett Dr
Camas WA 98607

Aca Education Services
4727 NE Everett St
Camas WA 98607

Everett Road LLC
Pmb 364
Vancouver WA 98683

Darren Faherty
4644 NE Everett St
Camas WA 98607

Matthew Spence
4700 NE Everett St
Camas WA 98607

Janice Ormond
26209 SE 8th St
Camas WA 98607

Henry Midles
710 SE Everett Rd
Camas WA 98607

Paula Nirschl-Robb
1850 SE 12th Ave
Camas WA 98607

Foursquare Gospel Church
International
1910 W Sunset Blvd #200
Los Angeles CA 90026

Tara Pinske
425 N 47th Cir
Camas WA 98607

Matthew Liddy
423 N 47th Cir
Camas WA 98607

Mary Lathrop
419 N 47th Cir
Camas WA 98607

Mark Petrie
411 N 47th Cir
Camas WA 98607

Sean Lenihan
407 N 47th Cir
Camas WA 98607

Thomas McTaggart
320 N 47th Cir
Camas WA 98607

Michael Hare
317 N 47th Cir
Camas WA 98607

Raymond Young
314 N 47th Circle
Camas WA 98607

Heath Ogden
322 N 47th Cir
Camas WA 98607

Thomas Burchill
404 NE 47th Cir
Camas WA 98607

Skyler Newlands
12106 78th Ct NE Unit B
Kirkland WA 98037

Hadleys Glen Homeowners
Association A Nonprofit Organization
13217 NW 30th Court
Vancouver WA 98685

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Association A Nonprofit Organization
13217 NW 30th Court
Vancouver WA 98685

Clark County Clean Water Program
PO Box 9810
Vancouver WA 98666

~~Hadleys Glen Homeowners
Association A Nonprofit Organization
13217 NW 30th Court
Vancouver WA 98685~~

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Lacamas Hills Owners Association
8815 122nd Ave NE Ste 200
Kirkland WA 98033

Toll Bros Inc
1 Centerpointe Dr #550
Lake Oswego OR 97035

Kuo-Fuh Brad Wen
1706 NW Hancock Dr
Camas WA 98607

Christina Chen Oberg
2674 N 49th Ave
Camas WA 98607

Philip James Helge
2675 N 48th Ave
Camas WA 98607

Cori Smith
2687 N 48th Ave
Camas WA 98607

Kevin Libuit
2699 N 48th Avenue
Camas WA 98607

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Arroyo Cap II-1 LLC
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David Tangman
2745 W 49th Ave
Camas WA 98607

Richard Hing Li
2737 N 49th Ave
Camas WA 98607

Toll Bros Inc
~~1 Centerpointe Dr #550~~
Lake Oswego OR 97035

Rodney Riley
2689 N 49th Ave
Camas WA 98607

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NOTICE OF PUBLIC HEARING
Oliver Terrace Subdivision
 (File No. SUB25-1010)

A public hearing will be held on **June 9, 2026, at 5 p.m.** or soon thereafter, before the City’s Hearings Examiner to consider the Preliminary Plat application for the “Oliver Terrace Subdivision”. The public hearing will be held remotely and in person at city hall, 616 NE 4th Avenue, Camas, WA 98607. The applicant proposes to subdivide the subject site into a 12-lot single-family detached residential subdivision. The 18.15-acre site is zoned North Shore Lower Density Residential (LD-NS) and North Shore Mixed Use (MX-NS) in the City of Camas. The site is located at 1004 SE Everett Street west of SE Everett Street in the NW ¼ of Section 35 Township 2 North, Range 3 East, Camas, WA, Parcel Number: 178221-000. The application was determined technically complete on February 20, 2026.

Questions/Comments: The public hearing will follow the quasi-judicial process described within Camas Municipal Code §18.55.180. Comments related to this development may be submitted as follows: (1) In person by testifying at the public hearing; (2) by regular mail to Community Development Department staff, Lauren Hollenbeck, Senior Planner, at Camas City Hall, 616 Northeast Fourth Avenue, Camas, WA 98607; (3) by phone at (360) 817-1568; or (4) by email to: communitydevelopment@cityofcamas.us. It is preferable that written comments be received at least five working days prior to the public hearing, in order to be available with the online agenda and materials. After the agenda has been posted online, all other written comments must be received no later than noon (12:00 p.m.) the day of the hearing, in order for those comments to be handed to the Hearings Examiner by Staff. Written and oral comments may also be submitted in person during the hearing.

Application Materials: The application included the following: project narrative, pre-application notes, preliminary plat plans, traffic study, tree survey, preliminary stormwater report, archaeological predetermination*, SEPA checklist, and critical area reports, as required for a complete application pursuant to Camas Municipal Code (CMC) §18.55.110. The application materials are also available for viewing at the Community Development Department (616 NE 4th Avenue, Camas, WA) during regular business hours Monday – Friday 8 a.m-5 p.m.

Participate: All citizens are entitled to have equal access to the services, benefits and programs of the City of Camas. Please contact the City Clerk at (360) 817-1591 for special accommodations if needed. The City will provide translators for non-English speaking persons who request assistance at least three working days prior to a public meeting or hearing.

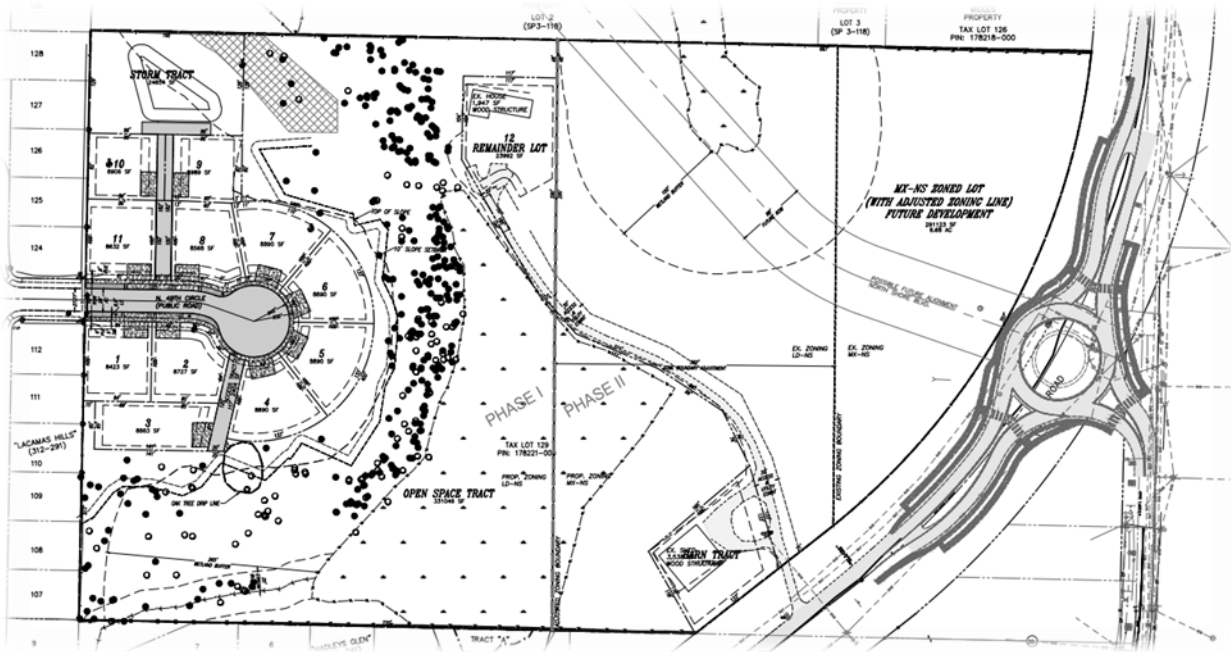
More Information: The public hearing agenda and supporting documents will be available for review on the City’s website at the “Minutes, Agendas & Videos” link within the drop-down menu that is labeled “Your Government” or follow this link: <http://www.cityofcamas.us/yourgovernment/minuteagendavideo>.

*archaeological information is exempt from public disclosure per RCW 42.56.300

VICINITY MAP



CONCEPTUAL SITE PLAN





State Environmental Policy Act
Determination of Non-Significance

CASE NO: SUB25-1010 Oliver Terrace Subdivision

APPLICANT: SGA Engineering
Attn: Scott Taylor
2005 Broadway St
Vancouver, WA 98663

REQUEST: The applicant proposes to construct a 12-lot single-family detached residential subdivision.

Location: 1004 SE Everett St Camas, WA 98607
Tax Parcel 178221000

Legal Description: The project is located in the NW ¼ of Section 35 Township 1 North, Range 3 East of the Willamette Meridian, Camas, WA.

SEPA Determination: Determination of Non-Significance (MDNS)

Comment Deadline: **May 21, 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:

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 **May 7, 2026**, 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 **May 21, 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

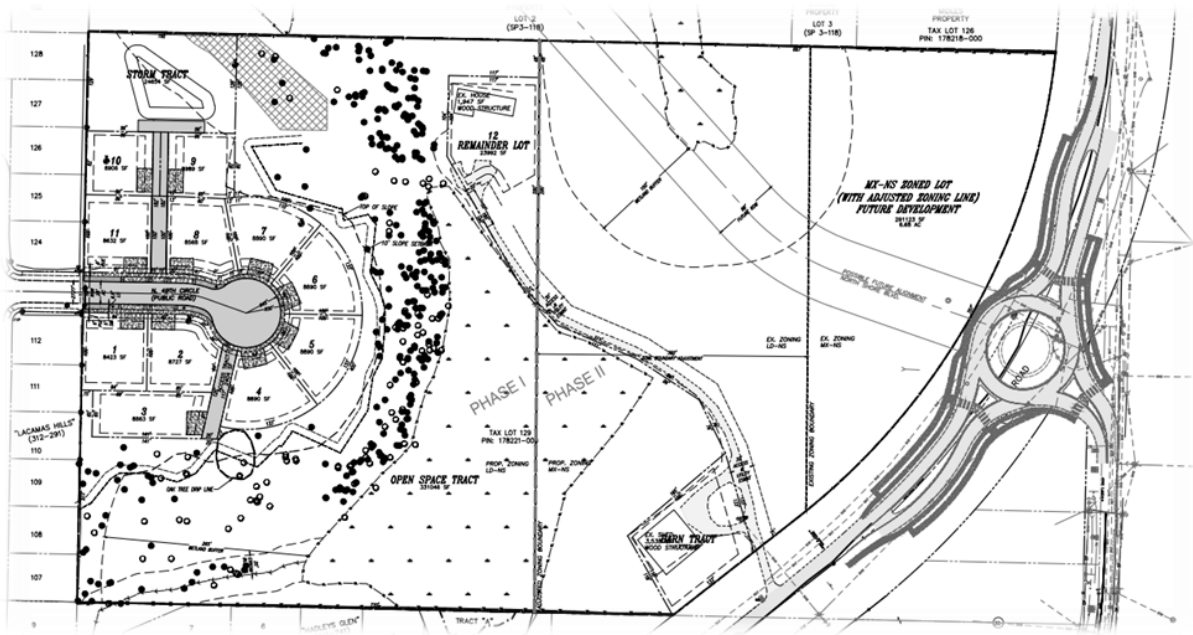
Responsible Official: Robert Maul (360) 817-1568



Robert Maul, Planning Manager and
Responsible Official

May 21, 2026
Date of publication

Conceptual Site Plan



Vicinity Map

