

In re: MacKay Annual Review Request

) NO. CPA23-01 & SEPA23-01

) AFFIDAVIT OF MAILING

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) Respondent.)

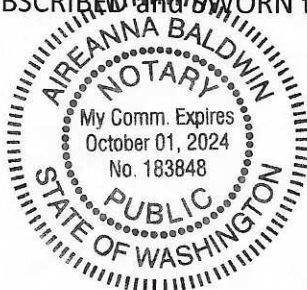
STATE OF WASHINGTON)
) ss.
CLARK COUNTY)

I, Carey Certo, on oath says:

I, Carey Certo, on June 28, 2023, I directed a true and correct copy of the Notice of Public Hearing & SEPA Determination of Non-Significance 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 29th day of June, 2023.



Aireanna Baldwin
Notary Public in and for the State of
Washington, residing at Clark County
My appointment expires: 10/1/2024

ABURATANI NAOKO TRUSTEE
NAOKO ABURATANI FAMILY
CAMAS WA, 98607

BERNAZZANI RENEE & BERNAZZANI
4246 NW SAGE LOOP
CAMAS WA, 98607

CALLAHAN CHRISTOPHER ALAN &
1632 NW WHITMAN ST
CAMAS WA, 98607

ADAMS JESSE & ADAMS LARA
1737 NW TIDLAND ST
CAMAS WA, 98607

BEUHL ROBERT J & BEUHL CARMEN L
4124 NW 14TH AVE
CAMAS WA, 98607

~~CAMAS DEER CREEK HOMEOWNERS
C/O COMMUNITY MANAGEMENT
PORTLAND OR, 97214~~

ALBRECHTSON KENNETH &
4141 NW 16TH AVE
CAMAS WA, 98607

BHATIA MANDAKINI & BHATIA
921 116TH AVE NE
BELLVUE WA, 98008

~~CAMAS SCHOOL DISTRICT #117
ZELLERBACH ADMIN CENTER
CAMAS WA, 98607~~

ARABI NEGAR NEMATIAN
4010 NW 20TH AVE
CAMAS WA, 98607

BITRA RATNA K & BITRA VIJAY
4072 NW 20TH AVE
CAMAS WA, 98607

CAMDAYS REALTY LLC
2010 NW 42ND AVE
CAMAS WA, 98607

BAGAL MAHESH & BAGAL
1727 NW TIDLAND ST
CAMAS WA, 98607

BLYSTONE MICHAEL & BLYSTONE
4043 NW 16TH AVE
CAMAS WA, 98607

CHANG WENDY
4071 NW 20TH AVE
CAMAS WA, 98607

BARDO BRENT & BARDO EMILY
4130 NW 14TH AVE
CAMAS WA, 98607

BUCKNER BARRIE D JR & BUCKNER
4307 NW SAGE LP
CAMAS WA, 98607

CHEN MICHAEL Y & CHEN DEBBIE J
4228 NW SAGE LP
CAMAS WA, 98607

BARRON HATFIELD FAMILY LLLP
5511 NW 234th ST
RIDGEFIELD WA, 98642

~~BYUN JI-HYUN TRUSTEE
BYUN LIVING TRUST
VANCOUVER WA, 98668~~

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PORTLAND OR, 97229

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CHIA LIVING TRUST
VANCOUVER WA, 98664~~

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2435 SUDDABY
TUSTIN CA, 92782

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4240 NW SAGE LP
CAMAS WA, 98607

CROWN POINTE HOMEOWNERS
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DUGGAL KUNAL & DEWAN UPASNA
4007 NW 20TH AVE
CAMAS WA, 98607

CHRISTENSEN IVAR HALLECK &
4035 NW 14TH AVE
CAMAS WA, 98607

~~CUI YUGANG & LI JUAN TRUSTEES
CUI FAMILY TRUST
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S M CURTIS TRUST
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RANCHO SANTA FE CA, 92067

FERDASZEWSKI RACHEL A &
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CITY OF CAMAS
616 NE 4TH AVE
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DEBOEVER KATHERINE N
4223 NW SAGE LOOP
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FITCH TIFFANY R & FITCH RYAN J
4033 NW 18TH CIR
CAMAS WA, 98607

CITY OF CAMAS
C/O KNAPP R
CAMAS WA, 98607

DELANEY KEVIN M
1718 NW BRADY RD
CAMAS WA, 98607

FLAMMANG JEANNETTE S &
1657 NW WHITMAN ST
CAMAS WA, 98607

CK DESIGNS LP
2689 RED ARROW DR
LAS VEGAS NV, 89135

DENTON MARVIN L
4047 NW 16TH AVE
CAMAS WA, 98607

FOSTER CARL W & FOSTER VICTORIA
477 EAST FISHING CREEK
EAGLE ID, 83616

CORBETT MARCUS S & CORBETT
1654 NW WHITMAN ST
CAMAS WA, 98607

DESHPANDE SACHIN G & DESHPANDE
4021 NW 20TH AVE
CAMAS WA, 98607

FRANCK DAVID D & FRANCK JANE R
1843 NW SAGE STREET
CAMAS WA, 98607

COSTON JAMES & COSTON ELLEN
4040 NW 18TH CIR
CAMAS WA, 98607

DIXON MONIKA L & DIXON GREG J
1614 NW WHITMAN ST
CAMAS WA, 98607

FURUNO USA INC
4400 NW PACIFIC RIM BLVD
CAMAS WA, 98607

COUGHLIN KERRY EDWARD
4309 NW SAGE LP
CAMAS WA, 98607

DUAN HAORAN & XIAO QUN
4229 NW SAGE LOOP
CAMAS WA, 98607

GABRIO WILLIAM G & GABRIO JANET I
4320 NW SAGE LOOP
CAMAS WA, 98607

GARZA RODRIGUEZ ARTURO CESAR &
4219 NW SAGE LOOP
CAMAS WA, 98607

HROMADKA THEODORE VINCENT III &
4026 NW 20TH AVE
CAMAS WA, 98607

LEE HO WAI & LEE ROSELYNN L
4068 NW 20TH AVE
CAMAS WA, 98607

~~H-TWO-O ASSOCIATION
% HOWARD TALBITZER
CAMAS WA, 98607~~

~~HUANG PENGJUN TRUSTEE
PENGJUN HUANG TRUST
SAN DIEGO CA, 92127~~

LEIF BAYLEY ELIZABETH & LEIF KYLE
4014 NW 20TH AVE
CAMAS WA, 98607

HANCOCK CHAD E & HANCOCK
1668 NW WHITMAN ST
CAMAS WA, 98607

HUSH-LOOMIS LINDA P
4267 NW SAGE LP
CAMAS WA, 98607

~~LINEAR TECHNOLOGY CORP
C/O TAX DEPT
WILMINGTON MA, 01887~~

HANLEY TERRY J
14301 E SPEEDWAY BLVD
TUCSON AZ, 85748

JOHNSON ROBERT J & JOHNSON
4238 NW SAGE LP
CAMAS WA, 98607

LIU VICTOR & LIU LISA
11085 CATALANO CT
CUPERTINO CA, 95014

HANNAH-MOORE NICHOLAUS R &
4052 NW 20TH AVE
CAMAS WA, 98607

JOHNSTONE MARY HELEN
1831 NW SAGE ST
CAMAS WA, 98607

~~LOUMAN ELIZABETH & LOUMAN JACK
ELIZABETH LOUMAN LIVING
CAMAS WA, 98607~~

~~HARRISON MARILYN A TRUSTEE
MARILYN HARRISON MARITAL
CAMAS WA, 98607~~

JR MERIT ENTERPRISES LLC
4505 NE 68TH DR
VANCOUVER WA, 98661

LUGLIANI INVESTMENT COMPANY LLC
16701 SE MCGILLIVRAY BLVD 160
VANCOUVER WA, 98684

HAY JENNIFER J & HAY MARCIA L
4022 NW 20TH AVENUE
CAMAS WA, 98607

KATES CLOSE LLC
16420 SE MCGILLIVRAY BLVD
VANCOUVER WA, 98683

LYBARGER DIANA R
4002 NW 17TH AVE
CAMAS WA, 98607

HAYLETT INVESTMENT PROPERTIES
2323 NW LACAMAS DR
CAMAS WA, 98607

KATES COVE HOMEOWNERS
16420 SE MCGILLIVRAY BLVD NO
VANCOUVER WA, 98683

MACKAY FAMILY PROP LLC 50%
14712 NE 82ND AV
VANCOUVER WA, 98662

HEREFORD FARMS LLC
8403 SE LIESER POINT DR
VANCOUVER WA, 98664

~~KIM KYUNG J & KIM JESSICA J
THE KIM FAMILY TRUST 03/12/2021
CAMAS WA, 98607~~

MACKAY JOHN
4804 NW 18TH AVE
CAMAS WA, 98607

HPA BORROWER 2018-1 MS LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO IL, 60606

KORENEV ALEXEY & KORENEV ANNA
3733 NW 12TH AVE
CAMAS WA, 98607

MACKAY JOHN G
4345 NW 16TH AVE
CAMAS WA, 98607

MADUGULA ROHINI K & MADUGULA
4019 NW 20TH AVE
CAMAS WA, 98607

NLIGHT INC
5408 NE 88TH ST BLDG E
VANCOUVER WA, 98665

SCOTT ORBIE & SCOTT LINDA K
4049 NW 14TH AVE
CAMAS WA, 98607

MANUEL JOHN LESLIE & MANUEL
1671 NW WHITMAN ST
CAMAS WA, 98607

NORDWELL JOSH & NORDWELL ALICIA
1820 NW BRADY RD
CAMAS WA, 98607

SENATORE RICHARD W & SENATORE
4039 NW 18TH CIR
CAMAS WA, 98607

MATTSON SAMUEL EVERETT &
4113 NW 14TH AVE
CAMAS WA, 98607

NRP LLC
2114 MAIN ST #251
VANCOUVER WA, 98660

SHAH BHAVIN & SHAH MINALBEN
4018 NW 20TH AVE
CAMAS WA, 98607

MCBRIDE TOBIN K & MCBRIDE GINGER
1831 NW POPLAR LN
CAMAS WA, 98607

OULMAN ALAN M & OULMAN ERICA L
213 HOLMES LN
OREGON CITY OR, 97045

SHAHEEN MARWA
4247 SAGE LP
CAMAS WA, 98607

MOREHOUSE KATHARINE & ELLIOTT
4018 NW 17TH AVE
CAMAS WA, 98607

PARKER VILLAGE HOA
800 NE TENNEY RD #110-348
VANCOUVER WA, 98685

SHERGAR LAND CORPORATION
C/O OSEERAN HAHN SPRING
BELLEVUE WA, 98004

MOREL KATHRYN & MOREL MARK
4259 NW SAGE LOOP
CAMAS WA, 98607

PARRISH HARRY
1805 NW SAGE ST
CAMAS WA, 98607

SHOJAEI MEHRDAD
1811 NW SAGE ST
CAMAS WA, 98607

MORIARTY TERRA
3255 NW VALLEY ST
CAMAS WA, 98607

SAIKUMAR JAGANNATH H &
4271 NW SAGE LOOP
CAMAS WA, 98607

SHOJAEI MEHRDAD
4253 NW SAGE LP
CAMAS WA, 98607

NAFFZIGER MARC C & NAFFZIGER
1711 NW WHITMAN ST
CAMAS WA, 98607

SANKAR GURU S & SANKAR
SANKAR FAMILY REV TRUST
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PO BOX 905
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NELSON JEFFREY
4075 NW 20TH AVE
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SCHMIDT MARK HARRIS & SCHMIDT
4251 NW SAGE LOOP
CAMAS WA, 98607

SISON LIANNE & SISON VINCENT L
830 VIA ALAMEDA
SAN DIMAS CA, 91773

NING JIAWEI & CHEN YITING
4030 NW 20TH AVE
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SCHOCK GLENN PHILLIP
4235 NW SAGE LOOP
CAMAS WA, 98607

SLAGLE ANTHONY JOSEPH
6156 NW OLYMPIC ST
CAMAS WA, 98607

SMITH MARY K
1910 NW BRADY RD
CAMAS WA, 98607

TRAN VU D & TRAN MONICA L
4037 NW 20TH AVE
CAMAS WA, 98607

YRACEBURU JACOB PETER
4269 NW SAGE LOOP
CAMAS WA, 98607

SMITH RICHARD J & VARTANIAN KERI
4023 NW 20 TH AVE
CAMAS WA, 98607

VONTAGEN FREDERICK W &
FREDERICK W VONTAGEN &
CAMAS WA, 98607

ZANAKIS NICOLE F & RIDLEY EVAN J
4227 NW SAGE LOOP
CAMAS WA, 98607

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CAMAS WA, 98607

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CAMAS WA, 98607

ZHANG JIHONG
PO BOX 56212
PORTLAND OR, 97238

SUN HAI & FENG TIENAN
1738 PEBBLE BEACH CT
MILPITAS CA, 95035

WATKINS DALE D & WATKINS LYNNE M
1750 NW BRADY RD
CAMAS WA, 98607

ZHANG PEI
4965 NE SKYCREST PKWY
PORTLAND OR, 97229

SVARICEK MONIKA I
4263 NW SAGE LOOP
CAMAS WA, 98607

WERRY JORJAN INGRAM TRUSTEE
THOMAS O WERRY SPOUSAL
CAMAS WA, 98607

ZHANG PEI & YANG XINLE
4965 NW SKYCREST PKWY
PORTLAND OR, 97229

TAVADE NAVEEN
4305 NW SAGE LP
CAMAS WA, 98607

WONG FULE & WONG JEANY
16017 NE 26TH CT
RIDGEFIELD WA, 98642

THAI QUAN & THAI MELODY A
4034 NW 20TH AVE
CAMAS WA, 98607

WONG GENE & WONG KAREN
WONG TRUST
CAMAS WA, 98607

THEEDA SANDEEP & ADDAGATLA
4015 NW 20TH AVE
CAMAS WA, 98607

WRIGHT MARC & WRIGHT SPRING
4217 NW SAGE LOOP
CAMAS WA, 98607

THOMAS SCOTT W & NORMAN LYNN L
4037 NW 18TH CIR
CAMAS WA, 98607

YE YANG & LIU YUEHONG
4042 NW 20TH AVE
CAMAS WA, 98607

TORRES JOSE ANTONIO C & TORRES
1730 NW BRADY RD
CAMAS WA, 98607

YE YING TRUSTEE
YQC PROPERTIES
VANCOUVER WA, 98684

SANKAR FAMILY REV TRUST
1776 NW ROLLING HILLS DR
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YE YING TRUSTEE
YQC PROPERTIES
1004 NE 112TH AVE
VANCOUVER WA 98684

CHIA CHU-TIEN & CHIA YI-JEN
TRUSTEES
CHIA LIVING TRUST
8420 SE 17TH CIR
VANCOUVER WA 98664

LINEAR TECHNOLOGY CORP
C/O TAX DEPT
1 ANALOG WAY
WILMINGTON MA 01887

KIM KYUNG J & KIM JESSICA J
TRUSTEES
THE KIM FAMILY TRUST 03/12/2021
1717 NW TIDLAND ST
CAMAS WA 98607

CAMAS SCHOOL DISTRICT #117
5001 NW NAN HENRIKSEN WAY
CAMAS WA 98607

WONG GENE & WONG KAREN
4232 NW SAGE LOOP
CAMAS WA 98607

HARRISON MARILYN A TRUSTEE
MARILYN HARRISON MARITAL TRUST
4236 NW SAGE LOOP
CAMAS WA 98607

CUI YUGANG & LI JUAN TRUSTEES
CUI FAMILY TRUST
2105 PRINCETON ST
PALO ALTO CA 94306

BYUN JI-HYUN TRUSTEE
BYUN LIVING TRUST
PO BOX 2684
VANCOUVER WA 98668

CAMAS DEER CREEK HOMEOWNERS
ASSOC
C/O COMMUNITY MANAGEMENT INC
2105 SE 9TH AVE
PORTLAND OR 97214

CURTIS SANDRA MAE TRUSTEE
S M CURTIS TRUST
4031 NW 20TH AVE
CAMAS WA 98607

HUANG PENGJUN TRUSTEE
PENGJUN HUANG TRUST
10532 HOLLINGSWORTH WAY
SAN DIEGO CA 92127

LOUMAN ELIZABETH & LOUMAN JACK A
TRUSTEES
ELIZABETH LOUMAN LIVING TRUST
4312 NW SAGE LP
CAMAS WA 98607

VONTAGEN FREDERICK W &
VONTAGEN DENISE M TRUSTEES
FREDERICK W VONTAGEN & DENISE M
VONTAGEN LIVING TRUST
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CAMAS WA 98607

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THOMAS O WERRY SPOUSAL TRUST
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% HOWARD TALBITZER
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CAMAS WA 98607

SHERGAR LAND CORPORATION
C/O OSERAN HAHN SPRING STRAIGHT
& WATTS
10900 NE 4TH ST #1430
BELLEVUE WA 98004



State Environmental Policy Act
Determination of Non-Significance
Non-Project Action

CASE NO: SEPA23-01 MacKay Comprehensive Plan Amendment

APPLICANT: Dan MacKay
4041 NW Sierra Drive
Camas, WA 98607

REQUEST: Proposed amendments to the City of Camas' comprehensive plan map and zoning map. There is one individual amendment request, which would change 31.4 acres from "industrial" and "commercial" to High Density Residential land use designation.

LOCATION: 4511 NW 18th Avenue and 4245 NW 16th Avenue. Generally at NW Tidland Street and 18th Avenue, and NW 20th Street and NW Brady Road.

LEGAL DESCRIPTION: TAX Parcels 125185000, 986055381, 125193000, 127367000, and 127372000. Location also described as NE1/4, S29, T2N, R3E, Clark County.

SEPA DETERMINATION: DETERMINATION OF NON-SIGNIFICANCE (DNS) NON-PROJECT ACTION

COMMENT DEADLINE: JULY 13TH, 2023, 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 **June 29, 2023**, 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 **July 13, 2023**. 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	<u>June 29, 2023</u> Date of publication
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