

In re: Stella Ridge Subdivision

) NO. SUB25-1009
)
) AFFIDAVIT OF MAILING
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)
)
) Respondent.)

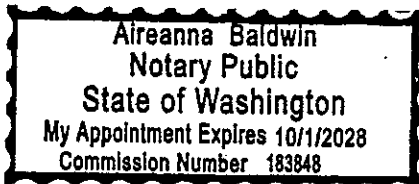
STATE OF WASHINGTON)
) ss.
 CLARK COUNTY)

I, Carey Certo, on oath says:

I, Carey Certo, on February 19, 2026, I directed a true and correct copy of the SEPA MDNS 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 26th day of February, 2026.



Aireanna Baldwin
 Notary Public in and for the State of
 Washington, residing at Clark County
 My appointment expires: 10/1/28

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

CROWN POINTE HOMEOWNERS
ASSOCIATION
1708 NW WHITMAN ST
CAMAS, WA 98607

DALEY DENNIS W ETAL
PO BOX 757
RANCHO SANTA FE, CA 92067

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PO BOX 757
RANCHO SANTA FE, CA 92067

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

LINEAR TECHNOLOGY CORP
1 ANALOG WAY
WILMINGTON, MA 01887

HEREFORD FARMS LLC
26 MEADOHAWK LN
LAS VEGAS, NV 89135

CAMAS SCHOOL DISTRICT #117
841 NE 22ND AVE
CAMAS, WA 98607

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

ERWIN JILL L
PO BOX 771
CAMAS, WA 98607

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

FERDASZEWSKI RACHEL A &
FERDASZEWSKI JOSHUA K
1747 NW TIDLAND ST
CAMAS, WA 98607

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

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

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

NRP LLC
4600 NW PACIFIC RIM BLVD
CAMAS, WA 98604

CAMAS SCHOOL DISTRICT #117
841 NE 22ND AVE
CAMAS, WA 98607

BROWNING JUSTIN C & KOVARIK
DAVID K
1737 NW TIDLAND ST
CAMAS, WA 98607

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

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

SIRRAH HOMEOWNERS
ASSOCIATION
PO BOX 905
CAMAS, WA 98607

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

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

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

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

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

BEALE LINDA
4011 NW 20TH AVE
CAMAS, WA 98607

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

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

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

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

ZHANG JIHONG
PO BOX 56212
PORTLAND, OR 97238

CHANG WENDY
4071 NW 20TH AVE
CAMAS, WA 98607

NELSON JEFFREY
4075 NW 20TH AVE
CAMAS, WA 98607

KATES COVE HOMEOWNERS
ASSOCIATION
16420 SE MCGILLIVRAY BLVD NO 103
VANCOUVER, WA 98683

KATES CLOSE LLC
16420 SE MCGILLIVRAY BLVD
#103-197
VANCOUVER, WA 98683

~~KATES COVE HOMEOWNERS
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VANCOUVER, WA 98683~~

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16420 SE MCGILLIVRAY BLVD NO 103
VANCOUVER, WA 98683~~

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

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

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5511 NW 234th ST
RIDGEFIELD, WA 98642~~

BYUN JI-HYUN TRUSTEE
PO BOX 2684
VANCOUVER, WA 98668

MORIARTY TERRA
3255 NW VALLEY ST
CAMAS, WA 98607

NOVIK NATALIIA & NOVIK OLEKSII
1843 NW SAGE ST
CAMAS, WA 98607

KAHN BARBARA
1837 NW SAGE ST
CAMAS, WA 98607

JOHNSTONE MARY HELEN
1831 NW SAGE ST
CAMAS, WA 98607

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

CHOU YOM C & YANG WON-HUEI
2435 SUDDABY
TUSTIN, CA 92782

SHOJAEI MEHRDAD
4233 NW SAGE LOOP
CAMAS, WA 98607

PARRISH HARRY A TRUSTEE
HARRY PARRISH 2021 REV LIV TRUST
CAMAS, WA 98607

TAVADE NAVEEN
4305 NW SAGE LP
CAMAS, WA 98607

ALONZO DAVID L
16420 SE MCGILLIVRAY BLVD STE 103
PMB 437
VANCOUVER, WA 98683

SINGH HINDPREET & SINGH GURJIT
2239 NW OXFORD ST
CAMAS, WA 98607

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

BECK JACK G & BECK LOUANN M
4318 NW SAGE LP
CAMAS, WA 98607

PK CONSULTING INC
4314 NW SAGE LP
CAMAS, WA 98607

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

WERRY JORJAN INGRAM TRUSTEE
4310 NW SAGE LP
CAMAS, WA 98607

CAMDAVS REALTY LLC
2219 NW SIERRA WAY
CAMAS, WA 98607

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

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

YE YING TRUSTEE
1004 NE 112TH AVE
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WRIGHT MARC & WRIGHT SPRING
4217 NW SAGE LOOP
CAMAS, WA 98607

DALEY DENNIS W ETAL
PO BOX 757
RANCHO SANTA FE, CA 92067

~~CITY OF CAMAS
430 NE EVERETT ST
CAMAS, WA 98607~~

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430 NE EVERETT ST
CAMAS, WA 98607~~



State Environmental Policy Act
Mitigated Determination of Non-Significance

- CASE NO:** SUB25-1009 Stella Ridge Subdivision
- APPLICANT:** AKS Engineering
Attn: Michael Andreotti
9600 NE 126th Ave Suite 2520
Vancouver, WA 98682
- REQUEST:** The applicant proposes to subdivide the subject lot into a 158-lot subdivision.
-
- Location:** 4511 NW 18th Ave Camas, WA 98607
Tax Parcels 125193000, 986055381 and 125185000
- Legal Description:** The project is located in the SE ¼ of Section 05 Township 1 North, Range 3 East of the Willamette Meridian, Camas, WA.
- SEPA Determination:** Mitigated Determination of Non-Significance (MDNS)
- Comment Deadline:** **March 5, 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:

Mitigated Determination of Non-Significance (MDNS). 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.

The City of Camas has identified impacts by the proposed project that does require mitigation. In addition to the requirement that the development must comply with all City of Camas zoning and development regulations, the following conditions of approval apply:

- ***If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) are required to be submitted prior to engineering plan approval.***
- ***Additionally, if the site discharges to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Department of Ecology Construction Stormwater General Permit for a description of these requirements.***

Date of Publication & Comment Period:

Publication date of this MDNS is **February 19, 2026**, and is issued under WAC 197-11-350. The lead agency will not act on this proposal until the close of the 14-day comment period which ends on **March 5, 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

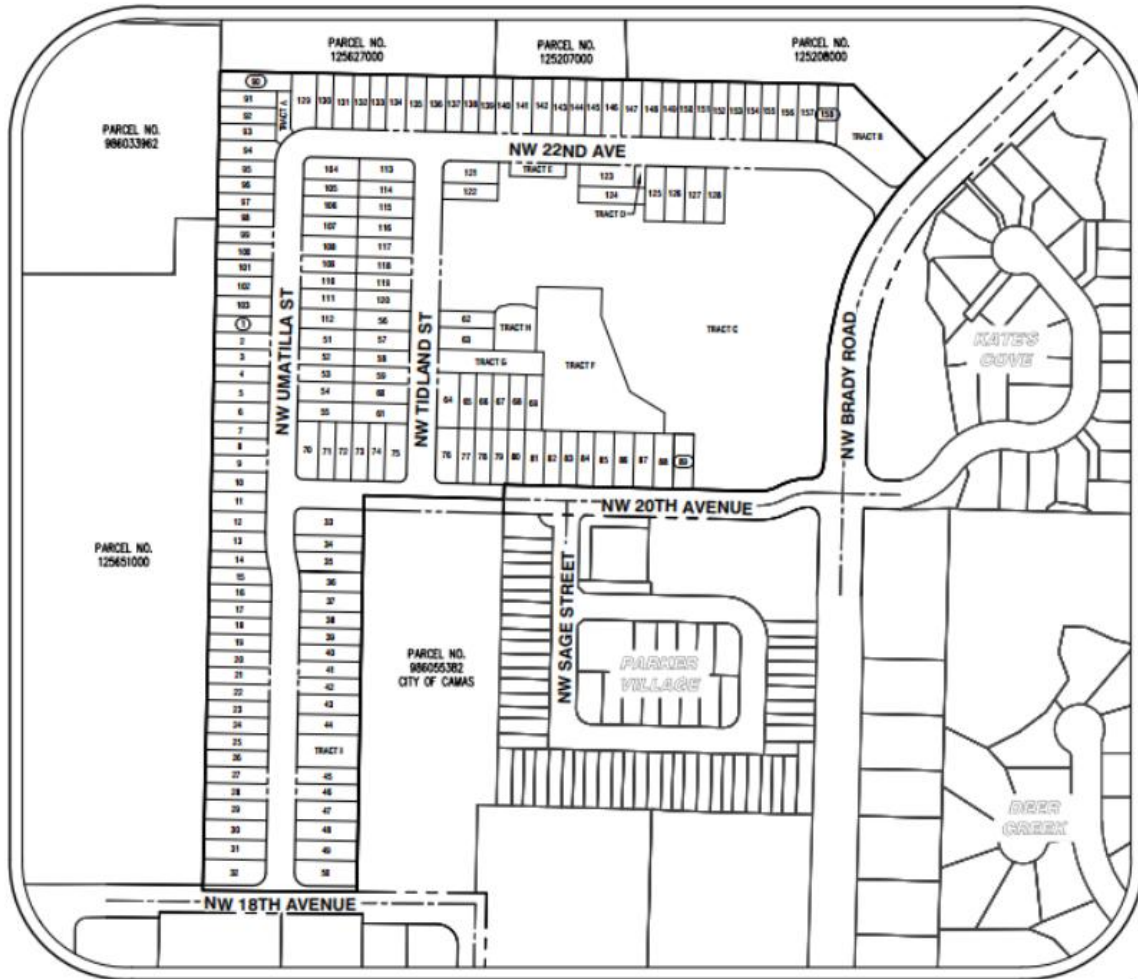
Responsible Official: Robert Maul (360) 817-1568



Robert Maul, Planning Manager and
Responsible Official

February 19, 2026
Date of publication

Preliminary Plat for Stella Ridge Subdivision (SUB25-1009)



SITE MAP

N.T.S.

