

In re: Stella Ridge Subdivision

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

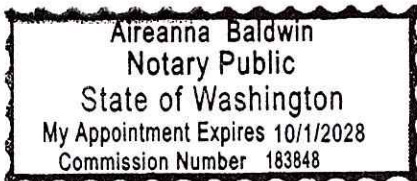
STATE OF WASHINGTON)
) ss.
 CLARK COUNTY)

I, Carey Certo, on oath says:

I, Carey Certo, on March 25, 2026, I directed a true and correct copy of the Notice of Application & Public Hearing 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 March, 2026.



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

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
ASSOCIATION
16420 SE MCGILLIVRAY BLVD NO 103
VANCOUVER, WA 98683

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ASSOCIATION
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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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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VANCOUVER, WA 98685

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

YE YING TRUSTEE
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4217 NW SAGE LOOP
CAMAS, WA 98607

DALEY DENNIS W ETAL
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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~~



Notice of Application and Public Hearing
Stella Ridge Subdivision
 (File No. SUB25-1009)

NOTICE IS HEREBY GIVEN that an application for the “Stella Ridge Subdivision” a 158-lot subdivision was received on September 12, 2025, and deemed technically complete on November 5, 2025.

LOCATION: The +/-24.41-acre site is zoned Multifamily Residential-18 (MF-18) in the City of Camas. The site is located at 4511 NW 18th Ave in the SE ¼ of Section 05 Township 1 North, Range 3 East of the Willamette Meridian, Camas, WA. Parcel Numbers: 125193000, 986055381 and 125185000.

SCHEDULED PUBLIC HEARING: A virtual and in-person public hearing will be held before the city’s hearings examiner on **April 30, 2026 at 4 pm**. Instructions and a link to participate will be available on the agenda page of the city’s website at least seven days prior to the meeting. The agenda is located at the following link: www.cityofcamas.us/yourgovernment/minuteagendavideo

APPLICATION MATERIALS: The application included the following: project narrative, SEPA checklist, preliminary development plans, tree report, preliminary stormwater report, critical areas report, preliminary geotechnical report, archeological pre-determination report, mailing labels, title report and traffic study, 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) 834-6864 for special accommodation 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.

Public comments and questions are encouraged, and there are several opportunities available to interested citizens. *It is preferable that written comments be received five days prior to the public hearing, in order to be available with the online agenda and materials.* Comments can also be accepted during the public hearing. 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 Planning Division staff, Madeline Sutherland, Planner, at the Camas City Hall, 616 NE 4th Avenue, Camas, WA 98607; (3) by email to: communitydevelopment@cityofcamas.us; or (4) by phone (360) 817-7237. **For questions related to this application, please contact Madeline Coulter, at (360) 817-1568 or communitydevelopment@cityofcamas.us.**

Preliminary Plat for Stella Ridge Subdivision (SUB25-1009)

