



Community Development Department

**Notice of Consolidated Hearing
Grass Valley Master Plan Development**

(City File No. DA18-01, SPRV18-01, SEPA18-06, SP18-01, APPEAL18-03, APPEAL18-04)

"NOTICE IS HEREBY GIVEN" that a **Rescheduled** public hearing will be held for a consolidated hearing for a proposed Mixed-Use Master Plan development known as the Grass Valley Development and two SEPA appeals. Pursuant to Camas Municipal Code 18.55.165, the SEPA appeals shall be consolidated with the open record hearing, or appeal, if any, on the underlying project application. The applicant proposes to develop approximately 35 acres into a Mixed Use Development that includes 3 office buildings, one commercial retail/restaurant space, and 276 residential apartment units. The applicant also proposes to short plat the property into four lots. The site is zoned Regional Commercial (RC). The site is located at the 5700 Block of NW 38th Avenue (parcel numbers 126043-000 and 126255-000). The proposal requires a Development Agreement between the City and the applicant, which will be heard through the public hearing. The appeals on SEPA are regarding the issued Determination of Non-significance (DNS). Pursuant to CMC 18.55.200(F) the SEPA hearing shall be closed record hearing.

PUBLIC HEARING: Grass Valley Master Plan, SEPA appeals, and all underlying site plan, design review and development agreement approvals will be considered at a public hearing on **June 18th, 2018, at 7:00 p.m.**, or soon thereafter, before the Camas City Council held in the Council Chambers at City Hall, 616 NE 4th Avenue, Camas, WA 98607. A staff report and recommendation will generally be available one week prior to the hearing.

APPLICATION MATERIALS: The application included the following materials: project narrative, environmental studies, engineering reports, preliminary short plat drawings, site and landscaping plans, preliminary civil drawings, and all other materials as required for a complete application pursuant to Camas Municipal Code (CMC) 18.55.110 and 17.09.030. These documents are available for viewing at the Community Development Department (616 NE 4th Avenue, Camas, WA) during regular business hours Monday – Friday 8am-5pm.

COMMENT INFORMATION: Parties interested in commenting on the master plan application may testify in person at the hearing, or may submit written comments by regular mail (616 NE 4th Ave., Camas, WA), or by email

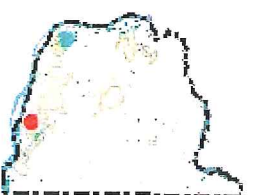
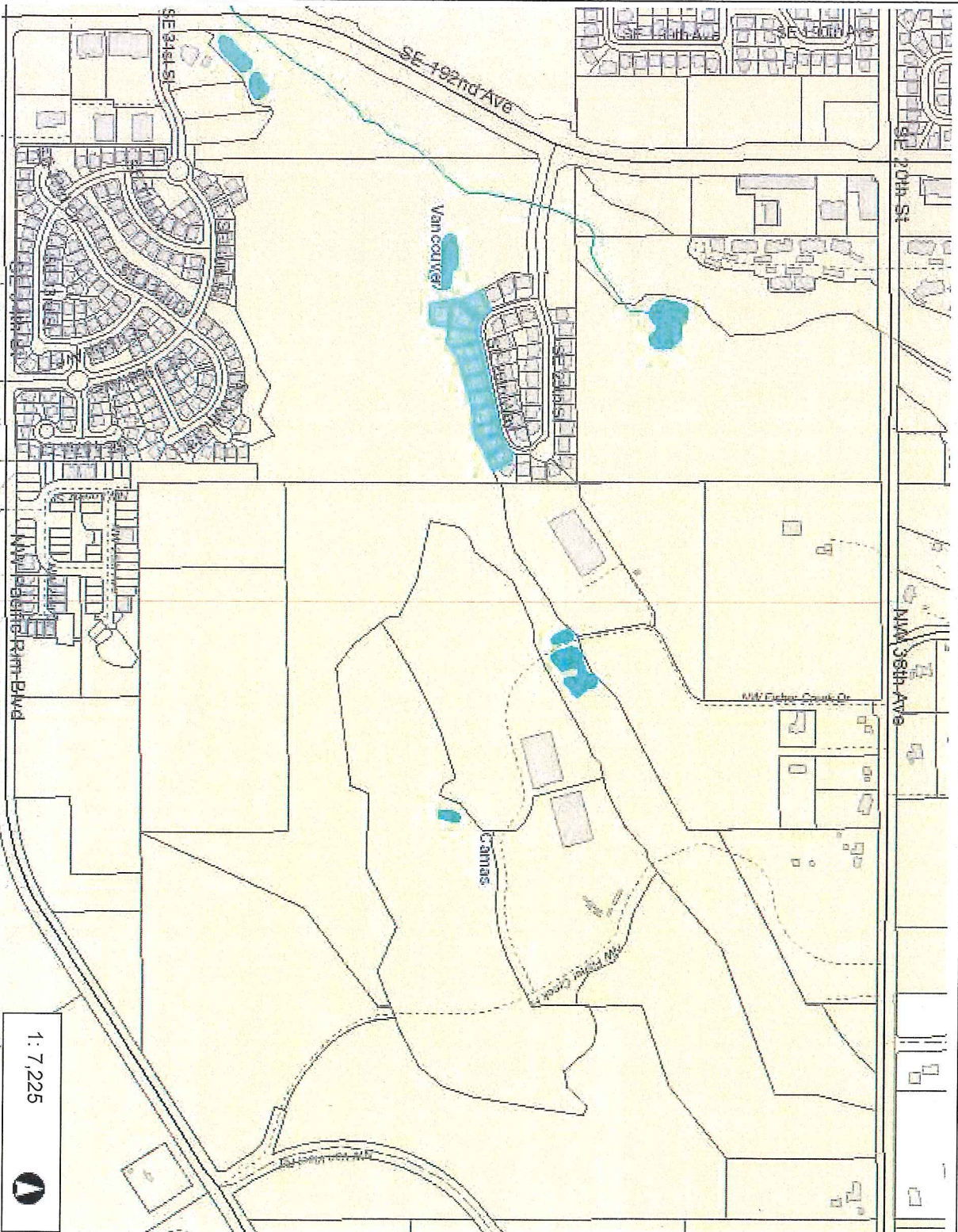
to communitydevelopment@cityofcamas.us. If anyone prefers to submit written comments for staff to submit on their behalf at the hearing, those comments must be received by the City Clerk at 616 NE 4th Ave., Camas, WA 98607, **prior to 4:00pm.**, on June 18th, 2018, to be included in the record. Any questions regarding the application may be directed to Robert Maul, Planning Manager, at (360) 817-1568.

Appeals: The city's final decision on an application may be appealed by a party of record with standing to file a land use petition in Clark County superior court. Such petition must be filed within twenty-one days after issuance of the decision, as provided in Chapter 36.70C RCW.

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.



Aubry Glen



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

Label map for Aubry Glen that were left out of applicants list

1,204.2
0
602.08
1,204.2 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA, GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

1: 7,225



BARBER CHONG YE
19609 SE 26TH WAY
CAMAS WA, 98607

LONGO JULIE C & PATE TIM J
19709 SE 26TH WAY
CAMAS WA, 98607

BINDER SCOTT
19621 SE 26TH WAY
CAMAS WA, 98607

NELSON BERDELL TRUSTEE
BERDELL HAMMER NELSON
CAMAS WA, 98607

BROWN MICHAEL D
19713 SE 26TH WAY
CAMAS WA, 98607

BYINGTON ROBERT G & BYINGTON
19521 SE 26TH WAY
CAMAS WA, 98607

CLANCY JOHN E & CLANCY PHYLLIS J
19717 SE 26TH WAY
CAMAS WA, 98607

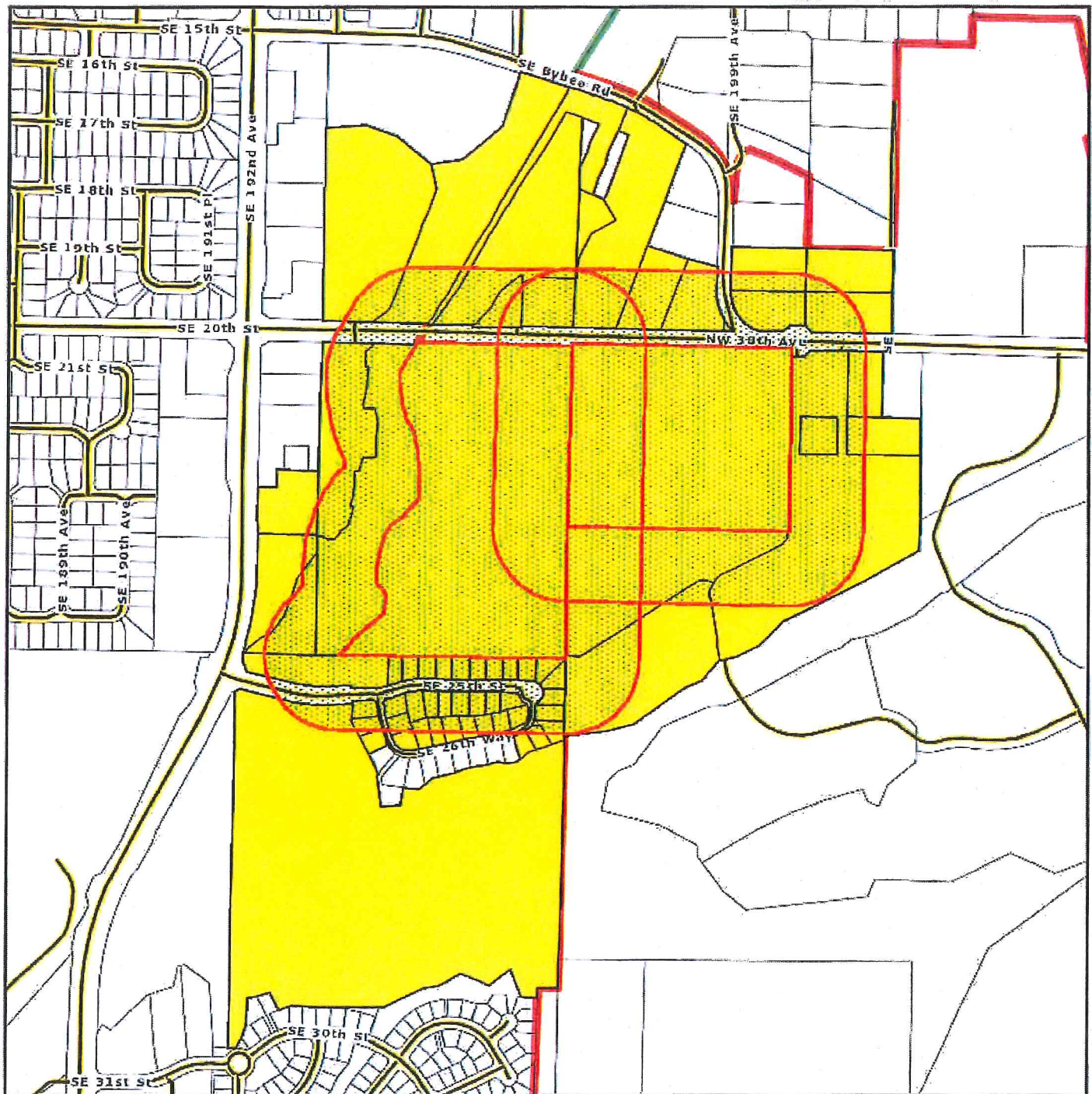
DO PHONG T & NGO DUYEN L
19801 SE 26TH WAY
CAMAS WA, 98607

FARRELL DANIEL J & FARRELL HEIDI M
19525 SE 26TH WAY
CAMAS WA, 98607

GREENEN KENT & GREENEN COLLEEN
PO BOX 872765
VANCOUVER WA, 98687

IRONS JOSEPH A & CHAPDELAINE
19605 SE 26TH WAY
CAMAS WA, 98607

JUAREZ JORGE & THOMPSON JADINE
19619 SE 26TH WAY
CAMAS WA, 98607



YANKEE



CHICAGO TITLE Fidelity National Title

TWO COMPANIES ONE UNITED TEAM

This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

geoAdvantage

Chicago Title and/or Fidelity National Title certify that the properties contained in this electronic search of the records of the Department of Assessment and Geographic Information Systems (GIS) of Clark County, WA is a true and accurate list of properties within 300 feet of the subject property. This search contains records recorded as of FEBRUARY 21, 2018.

This is not a title product therefore this company assumes no liability for the content therein.

Signed

[Signature]
Beau Johnson - Property Information Specialist

Randy & Nora Czikall
or Current Resident
19505 SE 26th Way
Camas, WA 98607

Richard & Angeline Fontana
or Current Resident
19511 SE 26th Way
Camas, WA 98607

Thomas & Susan Page McVie
or Current Resident
19517 SE 26th Way
Camas, WA 98607

John & Phyllis Clancy
or Current Resident
19717 SE 26th Way
Camas, WA 98607

Phong & Ngo Duyen Do
or Current Resident
19801 SE 26th Way
Camas, WA 98607

Peter & Carlota Renault
or Current Resident
19805 SE 26th Way
Camas, WA 98607

Greg Kaphammer
or Current Resident
19811 SE 26th Way
Camas, WA 98607

Daniel & Katherine Newton
or Current Resident
19814 SE 25th St
Camas, WA 98607

Douglas & Sherry Bender
or Current Resident
19806 SE 25th St
Camas, WA 98607

Roger & Xu Li Young
or Current Resident
19800 SE 25th St
Camas, WA 98607

Jerry Gagliardi
or Current Resident
19714 SE 25th St
Camas, WA 98607

Michael & Deborah Gross
or Current Resident
19710 SE 25th St
Camas, WA 98607

Shing-Yen & Liao Ying-Liang Liu
or Current Resident
19706 SE 25th St
Camas, WA 98607

Mitchell & Judi Copp
or Current Resident
19702 SE 25th St
Camas, WA 98607

Jiri & Irma Vasat
or Current Resident
19616 SE 25th St
Camas, WA 98607

Judith Lafferty
or Current Resident
19612 SE 25th St
Camas, WA 98607

Rodney Potts
or Current Resident
19608 SE 25th St
Camas, WA 98607

Steven Mallory & Lynn Quist
or Current Resident
19602 SE 25th St
Camas, WA 98607

Wendel & Lynn Jahn
or Current Resident
19600 SE 26th Way
Camas, WA 98607

Michael Busch
or Current Resident
19607 SE 25th St
Camas, WA 98607

Yana Bojilova & Troy Norman
or Current Resident
19611 SE 25th St
Camas, WA 98607

Rian & Kristin Hakala
or Current Resident
19615 SE 25th St
Camas, WA 98607

Joseph & Jamie Newland
or Current Resident
19701 SE 25th St
Camas, WA 98607

Carlene Jo Doyon
or Current Resident
19707 SE 25th St
Camas, WA 98607

Chad & Hollie Sessions
or Current Resident
19716 SE 26th Way
Camas, WA 98607

Joseph & Dulce Cubias
or Current Resident
19712 SE 26th Way
Camas, WA 98607

Joon & Kim Lauren Yim
or Current Resident
19708 SE 26th Way
Camas, WA 98607

Paul & Susan Cannard
or Current Resident
19704 SE 26th Way
Camas, WA 98607

Judy Simle
or Current Resident
19700 SE 26th Way
Camas, WA 98607

Gonghui & Chen Ning Wang
or Current Resident
19620 SE 26th Way
Camas, WA 98607

Karin Clark
or Current Resident
19614 SE 26th Way
Camas, WA 98607

Chih Hsuan & Chou Yu Fei Wu
or Current Resident
19610 SE 26th Way
Camas, WA 98607

Thomas & Anita Moran
or Current Resident
19606 SE 26th Way
Camas, WA 98607

Martha Doner
or Current Resident
5430 NW 38th Ave
Camas, WA 98607

Charles Batten
or Current Resident
5540 NW 38th Ave
Camas, WA 98607

Fisher Creek Campus LLC
or Current Resident
5700 NW Fisher Creek Dr
Camas, WA 98607

Yeguang & Zhang Liuli Pan
or Current Resident
PO Box 871298
Vancouver, WA 98687

Michael & Mae Kelly
or Current Resident
PO Box 871502
Vancouver, WA 98687

Shawn Hayes
or Current Resident
13210 SE 7th St Unit N67
Vancouver, WA 98683

Dental Specialists Investments LLC
or Current Resident
743 NE Division St Ste 201
Gresham, OR 97030

Carl Reynolds
or Current Resident
1005 SE 201st Ct
Camas, WA 98607

City Of Vancouver
or Current Resident
PO Box 1995
Vancouver, WA 98668

Camas Crossing LLC
or Current Resident
Ste 100
Torrance, CA 90505

Grandview Properties Inv Group
LLC
or Current Resident
PO Box 55790
Portland, OR 97238

Fisher Creek Campus LLC
or Current Resident
5700 NW Fisher Creek Dr Ste 100
Camas, WA 98607

City Of Camas
or Current Resident
616 NE 4th Ave
Camas, WA 98607