



COMMUNITY DEVELOPMENT DEPARTMENT
616 NE 4th Avenue
Camas, WA 98607
www.ci.camass.wa.us

Date Published: November 18, 2021

To Whom It May Concern:

Please find enclosed a Determination of Non-Significance (DNS) for the **Washougal River Oaks cottage development (SEPA20-13)** that was issued pursuant to the State Environmental Policy Act (SEPA) Rules, Chapter 197-11, Washington Administrative Code. The enclosed review comments reflect evaluation of the environmental checklist by the lead agency as required by WAC 197-11-330(1)(a)(i).

The following materials were submitted with the initial application:

- General application form and fee
- Applicant's narrative
- Site drawings
- Traffic Memo
- Arborist Report
- Geotechnical Study
- SEPA checklist
- Preliminary Stormwater TIR
- Archaeological Predetermination*

All application materials are available for review upon request from the Community Development Department. *Archaeological information is exempt from public disclosure, consistent with RCW 42.56.300.

Written comments may be submitted on this determination within fourteen (14) days of its issuance, after which the DNS will be reconsidered in light of the comments received.

Please address all correspondence to:

City of Camas, SEPA Official
Community Development Department
616 NE Fourth Avenue
Camas, Washington 98607
communitydevelopment@cityofcamas.us

Distribution:

Applicant
Bureau of Indian Affairs
C-Tran
Camas School District
Camas Building Official, Brian Smith
Camas Communications Director, Bryan Rachal
Camas Engineering Department Managers and Staff
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Camas Public Library, Connie Urquhart
Camas-Washougal Post Record
Chinook Indian Nation
Cultural Resource Program, Cowlitz Indian Tribe
Cultural Resource Program, Yakama Indian Nation
Clark County Department of Environmental Services
Clark County Department of Transportation
Clark County Natural Resources Council
Clark Public Utilities
Department of Ecology
Department of Fish and Wildlife, Region 5
Department of Natural Resources, SEPA Center
Southwest Clean Air Agency
US Army Corps of Engineers
Vancouver - Clark Parks & Recreation
Washington Office of Archaeology & Historic Preservation
Washington State Department of Transportation
Washington State Parks and Recreation Commission, Environmental Program
Washougal Community Development, Mitch Kneipp
Property Owners within 300 feet *(mailed the SEPA Determination & map)*



State Environmental Policy Act
Determination of Non-Significance

CASE No: SEPA 20-13 Washougal River Oaks cottage development

APPLICANT: Degrosellier Development, Inc.
Bryan Degrosellier
3100 E Evergreen Blvd.
Vancouver, WA 98661

REQUEST: To subdivide approximately 3.16-acres into twenty-two (22) lots for residential cottage units

LOCATION: 2515, 2523, 2527 & 2531 NE 3rd Avenue, Camas, WA 98607

LEGAL DESCRIPTION: The project is located in the City of Camas in the Northeast $\frac{1}{4}$ of Section 12, Township 1 North, Range 3 East, of the Willamette Meridian; and described as parcels 89884000, 89883000, 89881000 and 89875000.

SEPA DETERMINATION: Determination of Non-Significance (DNS)

COMMENT DEADLINE: **December 2, 2021 at 5:00pm**

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).



State Environmental Policy Act
Determination of Non-Significance

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 **November 18, 2021** 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 **December 2, 2021**. 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

	<u>November 18, 2021</u>
Robert Maul, Interim Community Development Director and SEPA official	<u>Date of publication</u>

State Environmental Policy Act
Determination of Non-Significance

Washougal River Oaks Cottage Development (SUB20-01)





Lauren Hollenbeck, Senior Planner
review comments (LH)

A. Background [help]

1. Name of proposed project, if applicable: [help]
Washougal River Property Parcel Comp Plan and Zone Change: Washougal River Oaks
2. Name of applicant: [help]
Desgrosellier Development, Inc. DBA DD&C, Inc.
3. Address and phone number of applicant and contact person: [help]
Address:
3100 E Evergreen Blvd
Vancouver, WA 98661
Phone: 360-907-2500
Contact: Bryan Desgrosellier
4. Date checklist prepared: [help]
3/26/2020
5. Agency requesting checklist: [help]
City of Camas Community Development
6. Proposed timing or schedule (including phasing, if applicable): [help]
Anticipate Breaking Ground in Fall 2020, 8 MO full Construction Duration
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]
No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]
Geotechnical Report Critical Areas Report & Oak Mitigation Plan (LH)
Archaeological Report
Arborist Report
Traffic Report
CARA Report
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]
No
10. List any government approvals or permits that will be needed for your proposal, if known. [help]
Type III Permit Application, zone change application for "cottage overlay", preliminary plat application, building permit application

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

Proposed development is for a community of 22 cottage homes, of varying sizes, all less than 1,000 SF, with walking trails on property through otherwise undisturbed forested land. The site size is 3.16 acres

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

Proposed development spans over 4 existing street addresses/tax lots at 2515, 2523, 2527 and 2531 NE 3rd Ave, Camas, WA. All lots are directly north of NE 3rd Ave and east of NE Wedgewood Court.

Section-Township-Range for whole site: NE 1/4,S12,T1N,R13E, Parcels 89884000, 89883000, 89881000, and 89937000

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

A low slope hill starting at the south side near NE 3rd Ave and slowly increasing in slope up to a forested area, approximately 375ft north of NE 3rd Ave.

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

30% at the top of the site, 50% in undisturbed forested area

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

4-6" Organic Topsoil

Silt

Silty Gravel

Sandy Gravel

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
The approximate area that will be disturbed for site development will be 92,246 sf (2.12 acres), with approximately 1,530 cy of fill and 3,930 cy of cut. The source of any imported fill is not yet known, but the structural fill material will consist of relatively well-graded soil, or an approved rock product that is free of organic material and debris.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)
Yes, erosion during construction could occur at the cut areas where building pads occur at the north side of the site.
Permanent engineered retaining walls will be installed to mitigate erosion during use.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)
The project will consist of the following impervious areas:
- Rooftop/building areas: 16.9% (23,049sf / 0.53ac)
 - Pavement/Concrete: 20.6% (28,230sf / 0.65ac)
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
Cut areas/slopes and stockpiled soils will be covered with plastic sheathing, silt fences installed under cut areas, bio bags and catch basin inserts will be installed at nearby stormwater catchbasins, and large aggregate rock will be placed at construction entrances as a wheel wash.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)
Excavation equipment emissions during construction for the mass excavation and grading effort, approximately 1 month duration.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)
No
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
No emission control measures currently planned.

3. Water [\[help\]](#)

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

No, the closest body of water is the Washougal River, Approximately 300' south of the site, and across the gateway corridor (NE 3rd Ave).

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

Not Applicable – No fill and dredge material will be placed or removed.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No – Not Applicable, there is no surface water on site.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No – Not Applicable, the site is not within the 100 year floodplain

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

The proposal does not involve any discharge of waste materials to surface waters.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No – Not Applicable, City water connection will be used.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

No – Not Applicable, no septic tanks or other discharge will leach into the ground. Connection to City Sewer system will be made.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Runoff from the proposed impervious surfaces, including roofs, driveways, and the street, as well as from most pervious/landscaped areas, will be directed to on-site conveyance systems consisting of curbs, catch basins, and storm sewer pipe. These systems will convey the runoff to a water quality structure, then discharge to a stormwater infiltration basin located in the southern portion of the site. The project is proposing to maintain all stormwater runoff on-site via infiltration, such that detention facilities are not proposed or required.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
It is not anticipated that waste materials will enter ground or surface waters.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)
No – Not Applicable

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Stormwater collection pond (swale) is planned at the South side of the site

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)
Brambles, shrubs, fir trees, and deciduous trees

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
1 EA White Oak

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Maintain existing trees, where practical and possible with future site plans, including maintaining 1 EA White Oak, 1 EA Tulip Tree, and Several Firs

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)
Blackberry Brambles, Ivy

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

No animals observed – Tenants have seen deer in the forested north end of the site.

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)
No known threatened or endangered species are on the site.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
No.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
Proposed development will maintain all existing forested land north of the new development, where slope increases. All walking trails will be non-invasive to the natural landscaping.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)
None known.

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Electricity from the City power grid. To be used for heating.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No – Not Applicable, there are no solar installations in the immediate proximity of the project.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

Choosing Materials that lower energy consumption/costs, site layout conducive to ride sharing, shared social gathering structures to consolidate site lighting and energy consumption.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

Diesel/oil spill during construction phase of work. No existing toxic materials were identified onsite.

- 1) Describe any known or possible contamination at the site from present or past uses.

[\[help\]](#)

One existing dwelling had been burned down, and two other existing homes are of an age that they may have lead based-paints or asbestos building materials.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

Natural Gas Pipeline owned by Northwest Pipeline is approximately 50' west of the site on adjacent tax lot.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

Diesel fuel and propane may be used during construction.

- 4) Describe special emergency services that might be required. [\[help\]](#)

In the event of a fire, call the fire department or attempt to extinguish the fire. In the event of a spill, contain the flow as possible, clean up the waste and any contaminated materials as soon as practicable, and call 1-800-SPILL-911.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

Conduct all maintenance and cleaning of construction equipment off-site to prevent diesel/oil spills, maintain spill prevention materials such as absorbent pads, and any storage areas and waste containers should be properly stored, with lids, and regularly inspected.

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Minor traffic noise from the gateway corridor on NE 3rd Ave – constant low levels of noise from 6AM to 10PM

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?

Indicate what hours noise would come from the site. [\[help\]](#)

Short term construction equipment generated noise for the duration of the project. Hours of operation would be 7:30AM-3:30PM

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)
Limit construction operational hours for the duration of the project.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)
The current use is single-family residential. The use is not changing, however the density is increasing.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)
No – Not Applicable, there is no farmland and the forested area is not a working forest.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)
No – Not Applicable, there is no surrounding working farm lands/forest lands in the vicinity.

- c. Describe any structures on the site. [\[help\]](#)
4 EA single family residences

- d. Will any structures be demolished? If so, what? [\[help\]](#)
Yes, 4 EA single family residences

- e. What is the current zoning classification of the site? [\[help\]](#)
MF-18

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)
Multi-family, High Density

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
Not Applicable – the project site does not affect an area within 20' of a shoreline.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Site is part of a critical aquifer recharge area, geologically hazardous areas, fish and wildlife habitat conservation areas (i.e. habitat of local importance = 20" Oregon White Oaks)

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
~55-60 People would reside in completed project
- j. Approximately how many people would the completed project displace? [\[help\]](#)
4 People
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
All displaced people have been notified with 6-9 months of advance notice. One person moved in as a temporary housing solution, with full knowledge of the proposed project.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
Predevelopment Review meetings with the City Development team to adjust and revise the plan to fit the comprehensive plan
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)
Not Applicable – The proposed development does not affect agricultural or forested lands.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)
22 Single Family Cottages – low to middle-income
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)
2 Single Family Houses – low-income
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
Proposed development should improve the City housing supply in terms of quality and inventory of low-middle income units.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)
26'-6" Tall – Principal siding material will be plywood board and batten
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
None – the layout will not block any views due to the hillside to the north, and the low height of the structures.
- b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)



Houses are nestled into hillside – no negative aesthetic impacts anticipated

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)
Site lighting will be provided on daylight sensors. Indoor lighting will be visible through windows. Vehicle circulation at night.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
No – the light added from the development may increase the safety of pedestrians on 3rd Ave, and all around the area. The adjacent houses on Wedgewood Court will face the new development; however, the view should be improved.
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
The existing street at Wedgewood Court has lighting/glare from the row houses which will combine with the lighting/glare from the new development to brighten Wedgewood Court.
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)
Daylight sensing for site and street lighting will be provided. Eaves on the structures should reduce the light pollution onsite.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
Walking Paths nearby, accessible on the south side of 3rd Ave, to walk along the Washougal River. Ballparks are a few miles away.
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
No- Not Applicable, the existing site had no recreational value.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
Recreation measures will be improved by the proposed development. Central lawns, park benches, and congregating structures will be included. Short trails will be constructed up into the hillside.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [\[help\]](#)

Yes – Archaeological Services LLC

inventoried and submitted a historic property inventory form for the structure at 2527 NE 3rd Ave.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

No artifacts or material evidence of artifacts discovered onsite. Archaeological Report performed by Archaeological Services, LLC dated 4/29/2019

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Archaeological survey was performed and all local tribes were notified of results of the archaeological findings.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

If any artifacts are discovered during site disturbing activities, we would require compliance with an inadvertent discovery plan.

14. **Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

Public Street Serving the Site will be NE Wedgewood Court, which feeds into the Gateway corridor between Camas and Washougal: NE 3rd Ave.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Public Transit is available on NE 3rd Ave, immediately adjacent to the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The project will add ~~35~~ paved parking spaces. The existing parking is haphazard and on gravel driveways and lawns, for an estimated 6 total spaces onsite.

29 (LH)

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

Proposed development will require the half-width street improvement of Wedgewood Court, including a detached sidewalk, planter strip, and road width compliant with 2 sides of street parking

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)
No – Not Applicable, there is no water, rail, or air transportation nearby.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)
Vehicular trips per day: 125
Peak Hours are 7-9AM and 4-6PM
% Trucks: 0
Data Provided by Greenlight Engineering, Traffic Impact Study and Report dated 6/10/2020
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)
No affect or interference anticipated.
- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)
Widen and improve NE Wedgewood Court, as required by the City of Camas.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)
Yes, increased density will result in increased need for public services, including emergency services, schools, police and law enforcement, public transit, and energy.
- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)
Impact fees

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)
Power: Clark Public Utilities, feeds from corner of NE 3rd Ave/Wedgewood Court, requires power pole relocation.
Water: City of Camas, service from NE Wedgewood Court lateral line.
Sanitary Sewer: City of Camas, connection to existing Sanitary on Wedgewood, south of site.



Storm Sewer: Drains into stormwater facility near NE 3rd Ave, with connection to city's storm system on NE 3rd Ave.
Refuse Services: City of Camas
Cable Telephone and Internet: Available from LV at corner of NE 3rd Ave/Wedgewood Court

C. Signature [\[help\]](#)

Under the penalty of perjury, the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee BRYAN DESGROSELLIER

Position and Agency/Organization PRESIDENT, DD&C, Inc.

Date Submitted: 12/15/2020

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.