



**COMMUNITY DEVELOPMENT DEPARTMENT**  
616 NE 4<sup>th</sup> Avenue  
Camas, WA 98607  
[www.ci.camass.wa.us](http://www.ci.camass.wa.us)

Date Published: April 28, 2022

To Whom It May Concern:

Please find enclosed a Determination of Non-Significance (DNS) for the **Camas Business Park (SEPA21-12)** 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 and architectural elevations
- Traffic Study
- Tree Survey
- SEPA checklist
- Preliminary Stormwater Report
- Environmental Report
- 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](mailto:communitydevelopment@cityofcamas.us)

Distribution:

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C-Tran  
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Camas Police Chief, Mitch Lackey  
Camas Public Works Director, Steve Wall  
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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  
Property Owners within 300 feet *(mailed the SEPA Determination & map)*



State Environmental Policy Act  
Determination of Non-Significance

**CASE No:** SEPA 21-12 Camas Business Park

**APPLICANT:** Bart Brynestad  
AHBL  
2215 N. 30<sup>th</sup> Street, #300  
Tacoma, WA 98403

**REQUEST:** Construction of three (3) warehouse/office buildings totaling approximately 942,393 gross square feet and associated parking, landscaping and roadway improvements.

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**LOCATION:** 4707 & 4723 Northwest Lake Road  
Camas, WA 98607

**LEGAL DESCRIPTION:** The project is located in the City of Camas in the Southeast ¼ of Section 29, Township 2 North, Range 3 East, of the Willamette Meridian; and described as parcels 176155000 and 176170000.

**SEPA DETERMINATION:** Determination of Non-Significance (DNS)

**COMMENT DEADLINE:** **May 12, 2022 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 **April 28, 2022** 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 **May 12, 2022**. Comments may be sent by email to [communitydevelopment@cityofcamas.us](mailto:communitydevelopment@cityofcamas.us) or regular mail to:

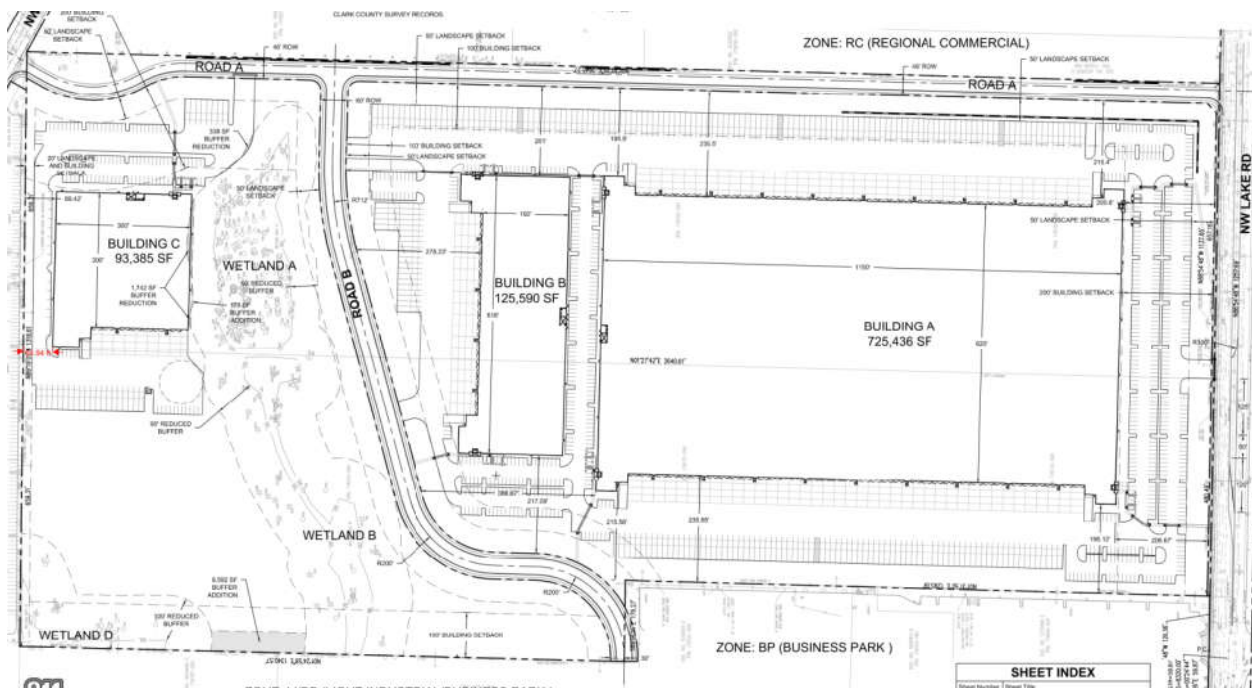
City of Camas SEPA Official  
Community Development Department  
616 NE Fourth Avenue  
Camas, Washington 98607

**Responsible Official:** Robert Maul (360) 817-1568

	<b><u>April 28, 2022</u></b>
<b>Robert Maul, Interim Community Development Director and SEPA official</b>	<b>Date of publication</b>

State Environmental Policy Act  
 Determination of Non-Significance

Camas Business Park (LI/BP21-01)



**A. BACKGROUND**

1. Name of proposed project, if applicable:  
**Camas Business Center**
2. Name of applicant:  
**Sheri Greene, AHBL, Inc.**
3. Address and phone number of applicant and contact person:  
**2215 North 30th Street, Suite 300, Tacoma, WA 98403, (253) 383-2422**
4. Date checklist prepared:  
**October 6, 2021**
5. Agency requesting checklist:  
**City of Camas**
6. Proposed timing or schedule (including phasing, if applicable):  
**Project will be constructed in up to three phases. Phase 1 will include development of Building A, along with all roads and utilities; Phase 2 will be Building B; and Phase 3 will be Building C. Construction of each phase will commence upon issuance of site development permit.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
**Not at this time.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
**Traffic Impact Analysis, SEPA Checklist, Critical Areas Study, Geotechnical Report, Archaeological Survey.**
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.  
**Not to our knowledge.**
10. List any government approvals or permits that will be needed for your proposal, if known.  
**Site Plan Review, Major Design Review, SEPA Determination, Critical Areas Review, Fire Department approval, Site Development Permit, Building Permits, Demolition Permit, NPDES.**
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.)  
**Project proposes construction of three industrial buildings totaling 969,073 square feet of warehouse/office facilities with associated parking and drive aisles. The project also includes construction of new onsite public roads with utility improvements.**

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.  
**Project is located at 4707 NW Lake Road on Parcels 176155000 and 176170000 in the city of Camas, Clark County.**

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

- a. General description of the site  
(circle one): Flat, **rolling**, hilly, **steep slopes**, mountainous,  
other \_\_\_\_\_
- b. What is the steepest slope on the site (approximate percent slope)?  
**The steepest slope on the site is 2:1.**
- 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.  
**According to the Geotechnical Report prepared by Terra Associates, Inc. dated July 12, 2021, site soils consist of approximately 1 to 11 inches of organic topsoil overlying 3 to 12 feet of medium stiff to very stiff silt with varying amounts of sand and gravel. The central and south-central portions of the site contained deposits of median dense sands with varying silt and gravel contents. Additionally, Columbia River Basalt was encountered in the north and north-central portions of the site within the upper 3 to 9 feet. Much of the site soils will be graded to support the development elevations. Topsoils will be replaced within landscaped portions of the site.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
**According to the geotechnical report, an erosion hazard exists along the moderate to steep slope in the approximate center of the site.**
- 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.  
**The project is in preliminary design, but it is anticipated that earthwork will consist of 420,000 cubic yards of cut and 427,000 cubic yards of fill, for a net 7,000 cubic yards of fill.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
**Yes. Some erosion could occur during the course of construction. A TESC plan will be submitted as part of the site development plans, and Best Management Practices (BMPs) recommended by the geotechnical engineer will be used during the course of construction.**

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
**The project will be covered with approximately 80 percent of impervious surfaces.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
**A temporary erosion control plan will be submitted to the City prior to any site development and it will be implemented accordingly. Erosion potential will be mitigated in accordance with City of Camas regulations.**

## 2. Air

- 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.  
**The proposed project would likely result in a minimal temporary increase in air pollution from engine emissions, dust, and asphalt paving that are common during construction. With adherence to applicable BMPs during construction, no significant air quality impacts from construction are anticipated. Moderate traffic increases resulting from the project would result in a minor increase in carbon monoxide levels beyond what is presently occurring, and significant air quality impacts are not anticipated.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.  
**None to our knowledge.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
**Watering may be necessary during construction to control dust. Air quality is regulated by three agencies: The US Environmental Protection Agency (EPA), the Washington State Department of Ecology (Ecology) and the Southwest Clean Air Agency. Each agency has established regulations that govern the concentration of pollutants and contaminant emissions from air pollution sources. Proposed construction of the project will be in accordance with these regulations.**

## 3. Water

- 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.  
**Four wetlands (Wetlands A, B, C, and D), as identified by Soundview Consultants (2021), are located onsite. Wetlands A and D are classified as Category III depressional wetlands, Wetland B is a Category III slope wetland, and Wetland C is a small, locally exempt Category IV slope wetland. One Type F (fish habitat) stream is also located offsite to the west. Refer to the included Wetland and Fish and Wildlife Habitat Assessment Report by Soundview Consultants dated October 2021.**



- 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.  
**Yes. The development project will require work within 200 feet of the onsite wetlands, including administrative buffer averaging and restoration of temporary buffer impact areas. The complete fill of the small (3,167 square feet), locally exempt, Category IV Wetland C is also proposed. Refer to the included Mitigation Bank Use and Conceptual Mitigation Plan by Soundview Consultants dated October 2021.**
  
- 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.  
**Yes. The project proposes total fill (approximately 120 cubic yards) of the small, locally exempt Wetland C located on the eastern portion of the site. Refer to the included Mitigation Bank Use and Conceptual Mitigation Plan by Soundview Consultants dated October 2021.**
  
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.  
**No.**
  
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.  
**No. According to FEMA FIRM Map 53011C0414D, the site is outside 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.  
**No. the project does not involve discharges 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.  
**The proposed project will not withdraw or discharge to groundwater. The site will connect to the City of Camas water system.**
  
- 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.  
**Waste materials will not be discharged into the ground. The project will connect to the City of Camas sewer system.**

- 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.  
**The primary source of runoff will be stormwater. Stormwater will be conveyed via a pipe network to a combination detention pond and wetpond, and then discharged to the onsite wetland at a controlled rate.**
  - 2) Could waste materials enter ground or surface waters? If so, generally describe.  
**Minimal waste material (i.e., petroleum or other road fuel waste) will be generated from use of the proposed parking areas. The project design will include a surface water collection system intended to capture potential contaminants and runoff. Standard construction BMPs will include erosion and sediment control, and spill prevention countermeasures.**
  - 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.  
**No.**
  - 4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:  
**Stormwater will be treated prior to discharge in accordance with the *Camas Stormwater Design Standards Manual* and the *2019 Ecology Stormwater Management Manual for Western Washington*. Stormwater quality and quantity measures will be provided onsite. In addition, through the implementation of BMPs for this type of improvement work, the applicant will ensure that potential erosion resulting from construction activities is prevented. All catch basins will be protected with barriers to prevent sediment from entering the storm drainage system.**

#### 4. Plants

- a. Check the types of vegetation found on the site:
  - 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?  
**Vegetation, including shrubs and trees, within the project clearing limits will be removed.**
- c. List threatened and endangered species known to be on or near the site.  
**There are no known threatened or endangered species on or near the site.**

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:  
**Perimeter and parking lot landscaping will be provided per guidelines from the City of Camas Municipal Code. Native vegetation within the wetland/wetland buffer will remain undisturbed or will be mitigated for any temporary impacts.**
- e. List all noxious weeds and invasive species known to be on or near the site.  
**Himalayan blackberry and reed canarygrass.**

## 5. Animals

- 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. Examples include:  
 birds: hawk, heron, eagle, songbirds, other: **Crows**  
 mammals: deer, bear, elk, beaver, other: **Squirrels, rodents**  
 fish: bass, salmon, trout, herring, shellfish, other:
- b. List any threatened and endangered species known to be on or near the site.  
**None.**
- c. Is the site part of a migration route? If so, explain.  
**The site is within the Pacific Flyway for Migratory Birds.**
- d. Proposed measures to preserve or enhance wildlife, if any:  
**No special measures are proposed.**
- e. List any invasive animal species known to be on or near the site.  
**None to our knowledge.**

## 6. Energy and Natural Resources

- 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.  
**Electrical – lighting and general power.  
 Gas-Heating.**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.  
**No, not to our knowledge.**
- 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:  
**The project will be in compliance with the Washington State Energy Code and will use energy conservation features, where possible.**

## 7. Environmental Health

- 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.  
**No.**

- 1) Describe any known or possible contamination at the site from present or past uses.  
**None.**
- 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.  
**None.**
- 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.  
**None.**
- 4) Describe special emergency services that might be required.  
**None.**
- 5) Proposed measures to reduce or control environmental health hazards, if any:  
**In the event hazardous material is stored at the site, the project will comply with all health and safety codes.**

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?  
**Noise exists from adjacent industrial developments and the adjacent roadway, but it will not affect the project.**
- 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.  
**Short-term noise will be typical of construction activity. Long-term noise will be truck and passenger vehicles entering and leaving the site.**
- 3) Proposed measures to reduce or control noise impacts, if any:  
**No special measures are proposed.**

## 8. Land and Shoreline Use

- 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.  
**A single-family residence with outbuildings is currently located on the site. Industrial developments are located to the west, east, and north, and NW Lakes Road is located to the south.**
- 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?  
**Yes. The site has been used as a farm. The site is currently taxed as Farm and Agricultural Land. The tax status will be converted to Light Industrial at time of development.**

- c. 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:  
**No.**
- d. Describe any structures on the site.  
**There are a single-family residence and several outbuildings located on the site.**
- e. Will any structures be demolished? If so, what?  
**Yes. All structures will be demolished.**
- f. What is the current zoning classification of the site?  
**Light Industrial/Business Park (LI/BP).**
- g. What is the current comprehensive plan designation of the site?  
**Industrial.**
- h. If applicable, what is the current shoreline master program designation of the site?  
**Not applicable.**
- i. Has any part of the site been classified as a critical area by the city or county? If so, specify.  
**Yes. There are four wetlands on the site.**
- j. Approximately how many people would reside or work in the completed project?  
**Approximately 1,000 people will work at the site.**
- k. Approximately how many people would the completed project displace?  
**None.**
- l. Proposed measures to avoid or reduce displacement impacts, if any:  
**No special measures are proposed.**
- m. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
**The proposed project is compliant with the allowed uses and surrounding area.**
- n. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:  
**No special measures are proposed.**

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  
**None.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.  
**One unit would be eliminated (middle-income).**

- c. Proposed measures to reduce or control housing impacts, if any:  
**No special measures are proposed.**

## 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?  
**The buildings will be up to 45 feet tall. The buildings will be concrete tilt-up construction.**
- b. What views in the immediate vicinity would be altered or obstructed?  
**The view will transition from a single-family residence to an industrial business park. No views of the water or mountains will be obstructed.**
- c. Proposed measures to reduce or control aesthetic impacts, if any:  
**Perimeter landscaping will be provided and native vegetation within the wetland/wetland buffer will remain undisturbed.**

## 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
**The proposal will produce night lighting for security and for safety of operations. Primary lighting will be building mounted and poles will provide parking lot lighting. All lighting will be downcast to prevent light spillage beyond the property lines.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
**No.**
- c. What existing off-site sources of light or glare may affect your proposal?  
**None anticipated.**
- d. Proposed measures to reduce or control light and glare impacts, if any:  
**All lighting will be downcast with necessary cutoffs.**

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
**Union High School is approximately 0.30 mile west of the project site and has ballfields and a track available for public use after school hours. Lacamas Lake is less than a mile east of the site and is popular for fishing and water skiing.**
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
**No.**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
**No special measures are proposed.**

### 13. Historic and cultural preservation

- 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 located on or near the site? If so, specifically describe.  
**A house and two barns that were constructed by 1955 are in the project area. They are not listed in any registers.**
- 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.  
**AINW conducted an archaeological survey of the project area (AINW Report No. 4672). The archaeological survey revealed that a nearby archaeological site extends into the project area. Following the City's archaeological ordinance, areas where ground disturbance cannot be avoided during construction will be evaluated to determine the significance of the site. Another resource was found (three artifacts found during shovel testing). AINW recommended that this site was not significant and avoidance would not be needed.**
- 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.  
**An archeological survey has been performed for this site. The study included a records search, pedestrian survey of the project area, and excavation of shovel tests to determine if an archaeological resource is present. The report was sent to eight Tribes, as is needed to meet the City's ordinance. Coordination with the Tribes and the Washington State Department of Archaeology and Historic Preservation (DAHP) will be done during the archaeological site excavation phase, which will be done to determine if portions of the nearby archaeological resource will need to be avoided or mitigated.**
- 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.  
**Additional testing of one of the archaeological sites will be performed and avoidance measures will be considered for areas of the resource that are significant. The additional archaeological excavations will be done under a permit from DAHP.**

**If human remains are encountered during construction of the commercial project, all ground disturbing activities will be promptly halted and the DAHP, the City of Camas Police Department, and the Clark County Medical Examiner's Office will be informed.**

### 14. Transportation

- 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.  
**The project proposes access driveways off NW Camas Meadows Drive and NW Lake Road. A new north-south public road and a new east-west public road will be constructed as part of the project. Driveway access will be provided to NW Lake Road and the new onsite public roads.**

- 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?  
**The nearest C-Tran transit stop is at SE 192nd Avenue and Mill Plain, approximately 1.09 miles away from 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?  
**The finished project will provide 994 standard and 224 trailer parking stalls.**
- 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).  
**Future Street A and Street B, as shown in the City's six-year Transportation Comprehensive Plan, are over and across the proposed development. The developer will be required to dedicate sufficient right-of-way for Street A to accommodate half-width street improvements for the length of Street A, from NW Lake Road north to NW Camas Meadows Drive. The developer will be required to construct the full half-width street improvements for Street A along the easterly property line from NW Lake Road north to NW Camas Meadows Drive. Street A shall consist of curb and gutter, planter strip, sidewalk, bike lane, and a minimum 24-foot paved surface.**
- The project developer will be required to dedicate 60 feet of right-of-way for Street B. The developer will also be required to construct the full width street improvements for the segment of Street B traversing east to west through the property. This includes curbs and gutters, planter strips, sidewalks, bike lanes, and a 36-foot paved surface.**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
**No.**
- 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?  
**Per the Traffic Impact Analysis, the proposed development is anticipated to generate 1,656 average weekday daily trips, with 132 AM (101 in/31 out) and 155 PM (45 in/110 out) peak hour trips. Heavy vehicles will comprise approximately 20 to 25 percent of the daily trip estimates.**
- 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.  
**No.**
- h. Proposed measures to reduce or control transportation impacts, if any:  
**The project will construct half street frontage improvements to Street A and full width improvements to Street B. The project will also pay Traffic Impact Fees less any credits from the proposed road improvements.**



**15. Public Services**


- 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.  
**The proposed buildings are within the service area of fire and police protection. It is not anticipated that the need for these services will be beyond what is standard.**
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
**No special measures are proposed.**

**16. Utilities**

- a. Circle utilities currently available at the site:  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_  
**Public water, storm and sanitary sewer, gas, power, and telephone are located along the boundaries of the project in Lake Road NW.**
- 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.  
**Proposed utilities include the following:**  
**Gas – NW Natural**  
**Electric – Clark County PUD**  
**Water – City of Camas**  
**Sewer – City of Camas**

**C. SIGNATURE**

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: Sheri Greene

Position and Agency/Organization: Assistant Project Manager - AHBL

Date Submitted: 10/19/2021