

August 12, 2020

Robert Maul
Planning Manager
City of Camas
616 NE 4th Ave
Camas, WA 98607

Re: SEPA20-01
Mills Family Comprehensive Plan Amendment
Parcels 177884000, 177885000

Dear Mr. Maul:

Washington State Department of Transportation (WSDOT) staff have reviewed the SEPA documentation for the comprehensive plan amendment at parcels 177884000 and 177885000. The applicant requests to amend the comprehensive plan designation of 57 acres from a combination of Industrial and Multifamily to Multifamily only. WSDOT would like to offer the following comments.

WSDOT understands that this is a non-project action and that an additional SEPA determination will be made separately when a development application is submitted for this site. As part of this development application, WSDOT requests that the applicant submit a Traffic Impact Analysis (TIA) that addresses the impacts of this proposal on State Route 500. Depending on the information contained in this TIA, WSDOT may request mitigation for the traffic impacts of the proposal.

The response to question B14a in the submitted SEPA checklist states that the main public roadway serving the site is Leadbetter Road, via NE Fargo Street, which is not yet constructed. However, the response to question D5 states that the long-term plan for the site is to construct public roads accessing the site from the north and/or east. The specific access configuration to the site will influence if mitigation is needed for traffic impacts to State Route 500.

These comments are based on a preliminary review of the proposal. As this project progresses, there may be need for additional information by this department for further review. There may be other issues and requirements by this department that are not stated here. *This review does not constitute final approval by WSDOT.*

Thank you for the opportunity to comment on this project. If you have any questions regarding these comments or need additional information, please contact Logan Cullums, Land Use Planner, at (360) 949-6871 or CullumL@wsdot.wa.gov

Sincerely,

A handwritten signature in blue ink, consisting of the letters 'LL' in a cursive, stylized font.

Laurie Lebowsky
Planning Director
WSDOT Southwest Region