Community Development
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SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2016

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

***Instructions for applicants*:**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [help]

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [help]

1. Name of proposed project, if applicable: [help] *Lacamas Northshore*

2. Name of applicant: [help] *SunCal Acquisitions LLC*

3. Address and phone number of applicant and contact person: [help]

606 Venice Blvd STE 1200

Venice, CA 90291

Attn: Matthew Keenen

Matthew Vissotzky

4. Date checklist prepared: [help] *September 17, 2025*

5. Agency requestlng checklist: [help] *Cily of Camas*

6. Proposed timing or schedule (including phasing, if applicable): [help]

This checklist is submitted in conjunction with a Developer's Agreement ("DA") between the City of Camas and SunCal (the "Applicant"). The DA addresses certain development aspects of the Applicant's Lacamas Northshore Development Project. The answers in this checklist addresses various potential adverse impacts that are identifiable at this stage in the Project. Any probable significant adverse environmental impacts of the Property's future proposed development that are not addressed in this checklist will be addressed at the future stage of land use permit submittals.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]

The Applicant will be submitting land use applications for the development of the Property upon the completion of the DA process.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]

A critical areas report addressing the onsite wetlands, stream, herbaceous bald, and Oregon white oaks (Quercus garryana). A stormwater management plan and traffic study report are being prepared in support of the project. Additionally, a geo-technical report to address steep slopes and a cultural resources report addressing potential archaeological findings will be prepared.

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 other applications have been currently filed for the project area.

10. List any government approvals or permits that will be needed for your proposal, if known. [help]

The following permits will likely be required in the future: Clearing and grading permit-City of Camas, Land Use Approval-City of Camas, construction stormwater permit-City of Camas/Washington Dept of Ecology

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]

The 228-acre project site proposes to subdivide four existing parcels for residential, commercial, and mixed commercial-residential use.

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]

The project area includes four parcels, Clark County Tax Parcel Numbers 175747000, 175733000, and 175726000, 175727000 located at 104 NE 252nd Avenue in Camas, Washington. The project area is located within the Northwest ¼ of Section 27, Township 2 North, Range 3 East of the Willamette Meridian. The site plan, vicinity map, and topographic map are submitted with this checklist and the critical areas report.

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth [help]

a. General description of the site: [help]

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

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

The steepest slope is 100 percent over a short distance of 10-15 vertical feet in the location of rock outcrops associated with the herbaceous bald in the southwest portion of the study area. These areas will be avoided in the development and therefore not impacted.

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]

Natural Resource Conservation Service maps soil types, ranging from very gravelly loam to clay loam to silt loams as well as muck. There are two hydric soils mapped within the project area, Cove silty clay loam, 0 to 3 percent slopes (CvA) and Semiahmoo muck (Sr). Soil data collected during the site visits revealed mucky clay and silty clay loam within the delineated wetlands and silty loams and clays within the upland areas.

The project area is a historic dairy farm, and the current use is seasonally grazing livestock.

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]

No wetland fills are proposed for the project, but substantial grading will occur in upland areas to be detailed in a future engineering, stormwater and grading plan. An existing human-built manure lagoon will also be decommissioned but any grading needed will be incorporated within the overall site grading plan.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]

No, all future development activity will follow best management practices and be in compliance with a construction stormwater management plan.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]

Approximately 30 percent of 228 acres at eventual site build out.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]

Best management practices will be employed to avoid any erosion during construction. A construction stormwater and erosion control plan will be prepared and implemented.

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]

Emissions would increase in the area during construction due to the use of construction equipment. Once construction is complete, emissions will increase over time due to the increase in residential and commercial traffic and use. Emissions from the current farming activity, i.e. methane, cows, sileage, etc. will decrease.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]

The Camas Washougal airport is within 0.25 miles of the project area. The emissions from airplanes should not affect the proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]

None

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]

There are eleven delineated wetlands including several in existing agricultural areas that are within the study area. A wetlands delineation map is included in the critical areas report for the project. Two streams within the project site were delineated. The wetlands range from Category II to Category IV. The streams have been categorized as Type F non-anadromous waters. Both onsite streams drain to Lacamas Lake that is located within 800 feet of the project site. The site also includes a human-made manure lagoon that served for treatment of bio-solids from dairy and livestock operations in the recent past. The lagoon is still used for intermittent irrigation and bio-solid fertilizer application to the current pastures that will remain in use for grazing until such time that the development breaks ground on proposed land conversion. The site also includes extensive underground irrigation and drainage systems including clay and plastic pipe utilized for agricultural production and soil management. These piping systems will be utilized and maintained as necessary to support on-going livestock grazing, and hay production, until site development activities commence.

The site has three Threshold Discharge Areas (TDA's). The first is a shallow stream that discharges to the northwest that accepts runoff from all areas to the east and north of the proposed Skyline Boulevard. No flow from the commercial, multifamily or single-family development areas drain to the TDA.

The second TDA is a shallow flat stream that discharges from the site in the southeast corner and drains to the southeast. The onsite development area draining to this TDA is limited to approximately 18 acres of single-family lots and existing wetland and buffer. Runoff will be collected using drain basins and conveyance pipes. Water quality for this flow will be provided by a large wetpond oversized by 1.5 times to address phosphorous control since runoff flows to Lacamas Lake. Quantity control will be provided by a detention volume above the wetpond surface. Discharge will be to the existing shallow stream.

The third TDA is a shallow flat drainage that discharges across the adjacent city parcel to the west of the subject property. Runoff from the remainder of the site including all the multi-family and commercial areas in addition to the remaining single family lots drain to this discharge. Runoff will be collected using drain basins and conveyance pipes. Water quality treatment from the multi-family and commercial areas will be by bio-pod units or equivalent that provide both enhanced treatment and phosphorous treatment. Treatment for runoff from the single-family lots and onsite roads will be by underground filter vaults with treatment cartridges. The media will meet basic treatment and phosphorus control. To meet quantity control requirements, underground detention will be used. Discharge will be either to the shallow drainage across the city parcel to the west or through an offsite pipe routed across this parcel prior to a steeper drainage down to Lacamas Lake.

Overall release rates for each TDA will be as at or less than historic flows based on conditions set forth by the Western Washington Stormwater Manual.

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]

Yes. The project proposes to create commercial and mixed commercial-residential use areas. No wetlands are proposed to be filled however wetland buffers may be reduced to install infrastructure, commercial development and single-family residential lots, and stormwater facilities. All impacts to wetland buffers will be

mitigated in accordance to Camas Municipal Code. The existing manure lagoon will be decommissioned and dewatered according to Best Management Practices (BMPs) per the Natural Resources Conservation Service (NRCS), and the lagoon berms will be graded out during the overall grading of the site during site development. Bio-solids accumulated in the lagoon will either be hauled off-site to an approved organic soil processing facility or re-applied to the on-site soils mixed into landscape soils for the development. Care will be taken to insure no human or pet exposure to livestock waste bio-solids or nutrients will occur as part of the lagoon decommissioning process.

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]

No wetland fill is proposed. Streams bridged or culverted for future road access or utilities will require permitting and mitigation as appropriate for federal, state or local regulations. Manure lagoon decommissioning is described in the previous answer.

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

No except for a temporary diversion during de-watering of the manure lagoon prior to development. All de-watering will follow NRCS BMPs' and no on-site or downstream surface water or wetland resources will be impacted by the temporary diversion.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help] *No*

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]

None are proposed except for future road crossings at streams or ditches. By following NRCS BMP's for dewatering of the manure lagoon, there should be no discharge of waste material to surface waters or wetlands.

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*

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]

A portion of future stormwater facilities may utilize infiltration into the soil substrate, however, all will be treated appropriately using cartridge treatment vaults or similar acceptable water quality treatment systems. The development will use the City of Camas sewer system for municipal waste collection and treatment.

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]

The site has three Threshold Discharge Areas (TDA's). The first is a shallow stream that discharges to the northwest that accepts runoff from all areas to the east and north of the proposed Skyline Boulevard. No flow from the commercial, multifamily or single-family development areas drain to the TDA.

The second TDA is a shallow flat stream that discharges from the site in the southeast corner and drains to the southeast. The onsite development area draining to this TDA is limited to approximately 18 acres of single-family lots and existing wetland and buffer. Runoff will be collected using drain basins and conveyance pipes. Water quality for this flow will be provided by a large wetpond oversized by 1.5 times to address phosphorous control since runoff flows to Lacamas Lake. Quantity control will be provided by a detention volume above the wetpond surface. Discharge will be to the existing shallow stream.

The third TDA is a shallow flat drainage that discharges across the adjacent city parcel to the west of the subject property. Runoff from the remainder of the site including all the multi-family and commercial areas in addition to the remaining single family lots drain to this discharge. Runoff will be collected using drain basins and conveyance pipes. Water quality treatment from the multi-family and commercial areas will be by bio-pod units or equivalent that provide both enhanced treatment and phosphorous treatment. Treatment for runoff from the single-family lots and onsite roads will be by underground filter vaults with treatment cartridges. The media will meet basic treatment and phosphorus control. To meet quantity control requirements, underground detention will be used. Discharge will be either to the shallow drainage across the city parcel to the west or through an offsite pipe routed across this parcel prior to a steeper drainage down to Lacamas Lake.

Overall release rates for each TDA will be at or less than historic flows based on conditions set forth by the Western Washington Stormwater Manual.

2) Could waste materials enter ground or surface waters? If so, generally describe. [help]

No. The stormwater management plan will provide sufficient areas and treatment methods to prevent waste materials from entering ground and surface waters. By following NRCS BMP's for dewatering of the manure lagoon, there should be no discharge of waste material to ground water, surface waters or wetlands.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help]

No, the proposed stormwater system for the project will maintain the historic drainage patterns for the area. The site also includes extensive underground irrigation and drainage systems including clay and plastic pipe utilized for agricultural production and soil management. These piping systems will be utilized and maintained as necessary to support on-going livestock grazing, and hay production, until site development activities commence. At their decommissioning, the removal of any of these subsurface water conveyance systems will not alter natural drainage patterns across the site.

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

Low Impact Best Management Practices (LID BMP's) will be used where feasible; however, due to the existing onsite soils, infiltration is not feasible in most areas, which limits LID BMP use.

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

X deciduous tree: alder, maple, aspen, other
X evergreen tree: fir, cedar, pine, other
X shrubs
____ grass
X pasture
____ crop or grain
____ Orchards, vineyards or other permanent crops.
X 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]
Trees-deciduous and evergreen; shrubs; pasture grasses and low-growing forbs.

c. List threatened and endangered species known to be on or near the site. [help] *None*

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]
The proposed project will utilize native vegetation plantings and removal of invasive species within open space and resource buffer areas (streams/wetlands) as appropriate for any buffer mitigation required.

e. List all noxious weeds and invasive species known to be on or near the site. [help]
Himalayan blackberry (Rubus armeniacus); reed canary grass (Phalaris arundinacea); Canada thistle and tansy ragwort are present but have been much limited by on-going suppression efforts by the current agricultural site operator.

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 _____

Birds: Songbirds
Mammals: deer, raccoons, opossum, mice, black bear
Fish; freshwater invertebrates (i.e. crayfish and other small species localized to small streams), freshwater snails, resident cutthroat trout

b. List any threatened and endangered species known to be on or near the site. [help]
None

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]

Leaving prescribed buffers surrounding all critical areas to the extent practicable and mitigating appropriately for any proposed buffer reductions. Wildlife corridors will be preserved along the perimeters of the project area where wetlands, oak trees, and herbaceous balds are present. Mitigation opportunity exists along the Type F stream through the center of the project area to create an improved wildlife corridor. The property to the south of the project site is designated open space and likely park land. The buffers along the south study area boundary will augment the offsite resources, leaving potential for greater wildlife corridors.

e. List any invasive animal species known to be on or near the site. [help] *None*

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]

Electric and piped natural gas

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help] *No*

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]
None

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] *No*

1) Describe any known or possible contamination at the site from present or past uses. [help] *No contamination is anticipated. The existing manure lagoon will be decommissioned according to NRCS BMPs and organics removed from the lagoon will either be re-applied to fields still utilized for agriculture, incorporated into on-site landscape soils, or hauled off for suitable disposal at an organic waste recycling facility.*

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] *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. [help] *None*

4) Describe special emergency services that might be required. [help]
First responder services such as fire, police and ambulance are expected to be required to serve the area during and after development.

5) Proposed measures to reduce or control environmental health hazards, if any: [help] *None*

b. Noise [help]

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

Grove Field (Airfield) is located to the east within 0.25 miles of the project area. The majority of aircraft types are single engines but there are some multi-engine aircraft.

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]

There will be increased noise due to construction activity during the building process. When the building phase is complete, noise levels will decrease to residential noise levels. The study area is surrounded by single family development and Lacamas Lake Elementary School. Existing onsite noise levels are due to agricultural activity, grazing cattle, and equipment such as tractors. The noise resulting from the residential development within the study area will be slightly greater than the existing noise level when construction is complete. The noise from the proposed commercial area will be typical of neighborhood commercial activities involving traffic of both automobiles and trucks.

3) Proposed measures to reduce or control noise impacts, if any: [help]

Vegetation screening where appropriate around property borders and landscape trees incorporated into both commercial and residential areas.

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 land use is agricultural with seasonal cattle grazing. The surrounding properties are residential and the Lacamas Lake Elementary School. The property to the southeast is designated open space.

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]

Yes. The study area is utilized for agricultural use. It is a previous dairy farm. It is currently used for seasonal cattle grazing.

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*

c. Describe any structures on the site. [help]
There is an existing pole barn onsite used for equipment storage.

d. Will any structures be demolished? If so, what? [help]
Yes. The pole barn will be demolished to develop single-family residential lots.

e. What is the current zoning classification of the site? [help]
The site is zoned as North Shore Lower Density Residential (LD-NS), North Shore Higher Density Residential (HD-NS), North Shore Mixed Use (MX-NS), North Shore Commercial (C-NS), North Shore Mixed Employment (ME-NS), and North Shore Park/Open Space (POS-NS).

f. What is the current comprehensive plan designation of the site? [help]
The project site is mapped as Industrial on the City of Camas Comprehensive Plan Map

g. If applicable, what is the current shoreline master program designation of the site? [help]
N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]
Yes. Current City of Camas maps show that there are three wetlands within the project area. In addition, Stream A the flows through the center of the study area is classified as a Type F stream by Washington Dept of Natural Resources on the agency's water-type maps, which are utilized by the City of Camas for resource mapping.

i. Approximately how many people would reside or work in the completed project? [help]
TBD

j. Approximately how many people would the completed project displace? [help] *None*

k. Proposed measures to avoid or reduce displacement impacts, if any: [help] *N/A*

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]
The project proposes the development of commercial, commercial-residential, and residential uses. The proposed single-family lots, multi-family, commercial lots, and mixed commercial-residential lots are within the allowed land use (zoning) of the site.

l. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [help]
The impacts to agricultural uses are unavoidable because the site is a previous dairy farm that

currently serves as pasture for seasonal livestock grazing. The family that operates the farm no longer wishes to conduct their agricultural business in the area long term but will continue operations until land conversion is completed.

9. **Housing** [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]

The project currently proposes a total of up to 596 units made up of duplexes, townhomes, alley loaded lots, and front loaded small, medium, and large lots. A total 444 apartment units are proposed. The housing will be middle and high income housing. Alterations to these unit counts may occur via subdivision application at the development stage.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help] *None*

c. Proposed measures to reduce or control housing impacts, if any: [help]
There will be no adverse impacts to housing because there is no existing housing within the project site.

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]

The maximum height in residential areas will be 50 feet and the maximum height in mixed use areas will be 100 feet. The principal exterior building materials will be hardie backer cement boards and cedar siding.

b. What views in the immediate vicinity would be altered or obstructed? [help]
Mount Hood is visible from certain locations within the project area. However, there are no residences within line of sight that will be affected by the development of the project site. No views would be obstructed.

c. Proposed measures to reduce or control aesthetic impacts, if any: [help]
There will be greenway areas along the western project site to provide a vegetated buffer between Lacamas Lake Elementary School and the proposed development.

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]

The proposed project will produce light during evening and night hours. The residential and commercial development will require lights in residences and parking lots to increase safety for residents and workers in the commercial areas.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help] *No*

c. What existing off-site sources of light or glare may affect your proposal? [help] *None*

d. Proposed measures to reduce or control light and glare impacts, if any: [help]
Lights will be faced away from wetlands and critical areas at the finish of project to reduce impacts from light and glare.

12. **Recreation** [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]

Lacamas Lake is the vicinity of the project area. The lake provides recreation for lake activities, i.e. boats, stand up paddle boards, swimming, and fishing. Lacamas Lake Park, at the south end of Lacamas Lake, provides recreational trails. The property directly southwest of the project area is a designated open space, providing opportunities for future trails that could be connected to the project area. Any opportunities to incorporate trails would be considered within the development and could potentially connect to offsite trail systems.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help] *No*

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]

The project has the potential to create trails that could connect to future trails within the offsite open space to the west and south.

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. There are nine precontact-era sites and one precontact isolate within 0.5 miles (mi) of the Project's Area of Potential Effects (APE). These include sites 45CL00658, 45CL00850, 45CL00851, 45CL01211, 45CL01213, 45CL01214, 45CL01228, 45CL01229, and 45CL01230, as well as isolate 45CL01212. Each of these resources consist of lithic assemblages including core reduction and biface shaping debitage, biface technologies and projectile points, handstones, fire-affected rock (FAR), and related materials. All 10 cultural resources remain unevaluated at this time. However, the Department of Archaeology and Historic Preservation (DAHP) typically considers all Native American cultural resources to be potentially eligible for listing in the National Register of Historic Places (NRHP) under Criterion D at minimum, and all sites determined potentially eligible to the NRHP are subsequently considered eligible for the state's Washington Heritage Register (DAHP 2025).

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]

Yes. There are nine previously recorded precontact-era sites and one precontact isolate within 0.5 mi of the APE. All 10 cultural resources represent lithic resources recorded between 2005 and 2016, and four of these sites were updated in 2009, 2017, and 2024.

Artifacts include lithic debitage, projectile points, handstones and ground stone, modified cobbles, utilized or modified flakes, lithic cores, FAR, and faunal remains. The presence of FAR in the sites indicates that features are in the vicinity. The sites are often expansive, according to shovel test probe (STP) data provided by previous surveys in the area. No known burials or cemetery sites are documented within a 0.5-mi vicinity of the APE within the DAHP WISAARD database, and no features were recorded in association with any of the previously recorded resources.

Professional studies found in DAHP's Washington Information System for Architectural and Archaeological Records Data (WISSARD) database include report 1691828, which identified three of the cultural resources within the 0.5-mi buffer of the APE (sites 45CL01228, 45CL01229, and 45CL01230; Fuld and Reese 2016). Another report, number 1690269, identified four sites in the search radius buffer (45CL01211, 45CL01212, 45CL01213, and 45CL01214; Dubois et al 2016). One report, not located in DAHP's WISAARD database but mentioned in the site record, was related to an archaeological predetermination survey for Lacamas Properties, LLC, and prepared by Alex Gall, Dave Delyria, and Andy Hudson of Archaeological Services of Clark County in February 2005; this report documented site 45Cl00658. Finally, report number 1353109 documented sites 45CL00850 and 45CL00851.

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]

A full archaeological review will occur with the subsequent land use applications for the Project.

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 cultural resources are discovered within the ADI or APE, site boundary delineation will occur using radially-placed STPs until the soil returns negative results. DAHP will then be contacted for further instruction regarding Project work inside site boundaries. All work within site boundaries requires a DAHP archaeological permit, which will assess the Indigenous history of the landscape; Project background, plans, and impacts; and thoroughly describe Project implementation including all forms of planned ground disturbance and design plans which include specific ground disturbing activities and their provenience. Additionally, Tribes will be consulted through the DAHP permit review process, and any efforts related to documentation, artifact curation, subsurface testing methodologies and research, and overall documentation of the site will be agreed upon by both the affected Tribes and DAHP, and carried out by Chronicle Heritage's professional archaeological staff under the guidance of Secretary of Interior-qualified Principle Investigators and qualified Field Directors.

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]

Primary access to the project site is anticipated via North Shore Boulevard, a portion of which would be extended from the current termination near Lacamas Lake Elementary School east through the site in conjunction with site development. The development will create internal roads to access the single-family

residential areas, commercial areas, and residential-commercial mixed areas.

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]

No. C-Tran provides transit service within the City of Camas. There are no fixed-route transit services currently operated in the site vicinity. The nearest fixed-route service provides east-west service along NE 3rd Avenue in the downtown Camas area and is located over two miles south of the project 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]

TBD

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]

Yes. The project proposes new roads within the project site to provide access to the single-family residential areas, commercials areas, and residential-commercial mixed areas. Primary access to the project site is anticipated via North Shore Boulevard, a portion of which will be extended from the current termination near Lacamas Lake Elementary School east through the site in conjunction with site development. The Transportation Impact Study prepared for the development that North Shore Boulevard is built out from the current terminus near NE 232nd Avenue east to the planned SE Everett Street/SE Everett Drive roundabout by others by the year 2030.

In addition to the on-site transportation infrastructure to be delivered with site development, the Transportation Impact Study prepared for the development recommends the following to be implemented in conjunction with site development:

- *Subject to Clark County approval, install a traffic signal with permissive left-turn phasing on all approaches at the existing NE 232nd Avenue/NE 28th Street intersection in conjunction with Phase 1 residential site development.*
- *Make a proportional financial mitigation contribution to the City of Camas' planned NW Sierra Street/NW Lake Road roundabout project with each phase of site development.*
    - *The City is currently assessing a fee of $1,423 per PM peak hour trip added to this intersection for developments in the Traffic Impact Fee (TIF) North District. Accordingly, the resulting fee estimate for buildout of this development totals $136,608 estimated as follows:*
        - *Residential uses: $65,458 based on 46 PM peak hour trips added*
        - *Commercial retail uses: $41,267 based on 29 PM peak hour trips added*
        - *Employment uses: $29,883 based on 21 PM peak hour trips added*

  The City of Camas will determine the final contribution amount.
- *Collaborate with WSDOT and the City of Camas to implement capacity mitigation at the SR 500 (NE 242nd Avenue)/NE 28th Street intersection in the form of all-way stop control if required in conjunction with Phase 1 site development (or with subsequent phases as determined by WSDOT).*
- *Coordinate with the City of Camas to establish and implement a school zone*

along North Shore Boulevard at Lacamas Lake Elementary School in conjunction with the North Shore Boulevard extension west with site development.

- *Subject to City of Vancouver concurrence and final residential unit count confirmation, pay the following proportional share intersection fees as identified per City of Vancouver requirements:*

Mitigation Location	Mitigation Cost/Peak Hour Trip	Residential Uses		Retail Uses		Employment Uses	
		Peak Hour Trips Added	Estimated Mitigation Cost	Peak Hour Trips Added	Estimated Mitigation Cost	Peak Hour Trips Added	Estimated Mitigation Cost
192nd Avenue & NE 13th Street	$400/PM	66	$26,400	0	$0	31	$12,400
NE 172nd Avenue & NE 18th Street	$300/PM	46	$13,800	0	$0	22	$6,600
NE 179th Place & NE 18th Street	$900/PM	46	$41,400	0	$0	22	$19,800
NE 187th Avenue & NE 18th Street	$1,200/PM	53	$63,600	0	$0	25	$30,000
NE 192nd Avenue & NE 9th Street	$1,100/PM	7	$7,700	0	$0	3	$3,300
Total Proportional Share Cost by Land Use			$152,900		$0		$72,100
					Grand Total Proportional Share Cost		*$225,000*

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help]

The project will occur within the vicinity of air transportation. Grove Field (airfield run by Port of Camas Washougal) is within 0.25 miles of the project site.

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]

The Transportation Impact Study prepared for the development estimates total site trip generation at 16,704 vehicles per day including 908 during the weekday AM peak hour (415 entering/493 exiting) and 1,544 during the weekday PM peak hour (787 entering/757 exiting). The weekday daily, AM, and PM peak hour vehicle trips for the proposed development were estimated using data from the Trip Generation Manual, 11th Edition, published by the Institute of Transportation Engineers. Further detailed breakdown of the vehicle trips is documented in Tables 5-8 of the project Transportation Impact Study. The residential and commercial retail portions of the proposed project can be expected to generate 1% or fewer of the vehicle trips in the form of trucks. Estimates of truck volumes for the future employment phases of the project are not available at this time given the unknown nature of potential future employment based tenants.

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

h. Proposed measures to reduce or control transportation impacts, if any: [help]

Please see transportation mitigation measures documented in response to item 14.d above. Note that the proposed extension of North Shore Boulevard from Lacamas Lake Elementary School east through the project site in conjunction with site development will construct an essential component of the City's planned transportation network, providing alternative access, connectivity and redundancy for the City's multimodal system.[help]

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. The increase in housing can potentially require the increase of fire and police protection services. If families move to the single-family residences, school services may need to be increased. In terms of utility demand, based on discussion with the city, there is capacity within the existing city's sewer and water systems to provide the required sewer capacity and water flows, including fire protection, for the project.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]

The Lacamas Northshore project is designed with a connected street network to support efficient fire, safety, and emergency access. Building layouts, fire lanes, and hydrant spacing will meet City of Camas Fire Code requirements. The walkable, mixed-use town center reduces reliance on vehicles, supports public health, and provides natural surveillance to reduce poling demand. The project is coordinated with Camas School District, with housing densities aligned to their long-range planning. Safe walking routes and trail connections reduce pressure on school transportation systems.

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]

Water, sanitary sewer, natural gas, and refuse service will be accessed from the public utility district. Electricity will be accessible from Bonneville Power as their power lines run through the center of the project area. Telephone will be provided by CenturyLink.

Water service is provided by the City of Camas. Based on the City's Water System Plan and follow up conversations with city staff, there is currently capacity in the system for this development. As part of the project development, water lines will be extended onto and through the development to provide water service and fire flow to each proposed lot.

Sanitary service is provided by the City of Camas. Based on the City's General Sewer Plan and follow up conversations with city staff, there is capacity in the city's sewer system to accept all sewer flows from the developed site. Service for the site will be from the 232nd Street Sewer Pump Station. A gravity line will be required to route flows from the site to the Pump Station. Sewer connections to

onsite lots can generally gravity from the site with the exception of the localized depression in the southwest corner of the site. Bedrock will likely preclude this area using gravity lines to route sewer to the offsite pump station. To address this issue, a smaller local pump station will be required to collect and route this flow from the site.

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: James S. Hardy

Name of signee Jamie Howsley

Position and Agency/Organization Attorney for the Applicant

Date Submitted: 01/21/26

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.