Community Development
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SEPA ENVIRONMENTAL CHECKLIST

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]
   McIntosh Subdivision
2. Name of applicant: [help]
   METT RI, LLC. Attn: Sam Madison

3. Address and phone number of applicant and contact person: [help] Contact Person: 2005 Broadway Street, Vancouver WA 98663
360-993-0911

4. Date checklist prepared: [help]
June 14, 2022

5. Agency requesting checklist: [help]
City of Camas

6. Proposed timing or schedule (including phasing, if applicable): [help]
Build project in 2022 and 2023.

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]
Tree Survey, Geotechnical Report and Slope stability analysis have been 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]
NPDES permit for stormwater with Ecology and DAHP review of the Archaeological pre-determination report.

10. List any government approvals or permits that will be needed for your proposal, if known. [help] Clark County will approve any septic and well removals. City of Camas will approve Planning and Engineering.

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] 28 Lot Subdivision on 9.94 Acre site.
28 new Single-family residential homes will be built on-site.

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] Access will come from the existing NW McIntosh Road at the north edge of the property. The site address is 3210 NW McIntosh Road in Camas, WA.
Section 09, T1N R3E WM Parcel #127449-000

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth [help]

a. General description of the site: [help]

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other Moderate slope from south to north.

b. What is the steepest slope on the site (approximate percent slope)? [help]
Approx. 20%

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]
Powell Silt Loams, PoB & PoD

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]
No surface indications of unstable soils.

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]
Site grading will occur for new streets, utility infrastructure and homes. Approx. 50,000 cubic yards of grading will occur.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]
Yes, so erosion control methods are used like, straw, seeding, sediment ponds, waddles and silt fence.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]
Approx. 50%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]
Erosion control methods such as: straw, seeding, sediment ponds, waddles and silt fence may be used.
Site watering may occur if the site becomes too dry or dusty.

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]
Construction equipment will emit exhaust and air may get dusty during construction. This is a short term issue on-site.

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]
Erosion control measures will help control the dust.

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.

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]
N/A

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

No.

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]

No.

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. Public water will be provided by Camas. Any existing wells on-site will be decommissioned.

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]

None. Any existing septic systems and drainfields will be removed with this project.

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]

Treated stormwater, from rainfall, will be detained on-site and released at below pre-developed rates. This treated water will flow into adjacent stormwater systems along the natural drainage paths.

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

No.

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

No. existing drainage patterns will remain the same across this site and on adjacent sites.

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

The stormwater system will be designed to collect, convey, treat, detain and release runoff from the site in a controlled manor.

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
_x_ grass
_x_ 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]

Approx. 9 acres of the site will have the vegetation removed and soils graded. Existing trees and shrubs will be removed.

c. List threatened and endangered species known to be on or near the site. [help]

None Known. There are no Oregon White Oak trees on the site.

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

Native plants will be used on-site wherever possible. Existing smaller deciduous and evergreen trees will be retained around the perimeter of the project where feasible.

e. List all noxious weeds and invasive species known to be on or near the site. [help]

Himalayan Black Berry is the primary noxious weed on-site. There may be some english ivy too which will be removed with site construction.

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: All of these birds could use the site.
mammals: deer, bear, elk, beaver, other: No large mammals have been seen on-site.
fish: bass, salmon, trout, herring, shellfish, other _____ No fish on this site.

b. List any threatened and endangered species known to be on or near the site. [help]

c. Is the site part of a migration route? If so, explain.
[help] This site is located in what is referred to as the Pacific Flyway. The flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains.

d. Proposed measures to preserve or enhance wildlife, if any: [help]
Landscape plantings and some tree retention on the perimeter of the project will provide food and cover for small birds, insects, small mammals and soil organisms.

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 or natural gas will be used to heat the homes and electricity will be used for lighting.

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]
Comply with state building codes. Utilize efficient building designs to maximize building materials and minimize waste.

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]
None Known.

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 known.

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 known. Contractors may fuel up equipment on-site with truck mounted fuel tanks. Any spillage would be small and cleaned up immediately by the contractor.

4) Describe special emergency services that might be required. [help]
Fire, Police or Ambulance.

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

b. Noise [help]

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]
Mild vehicular traffic can be heard on-site.

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]
7 am - 7pm construction noise may come from the site.

3) Proposed measures to reduce or control noise impacts, if any: [help]
Contractors will abide by city noise rules and future home owners as well.

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 site currently has one shop on the site. Adjacent lots to the N,S,E & W have existing homes. The project will not affect land uses on adjacent properties.

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.

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]
Existing shop on-site.

d. Will any structures be demolished? If so, what? [help]
Yes, the existing shop will be removed from the site.

e. What is the current zoning classification of the site? [help]
R-10 Residential

f. What is the current comprehensive plan designation of the site? [help]
Single-Family_Low Density

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]
Steep slopes, > 15% are classified as critical area by City of Camas. This has been reviewed by Geotech.

i. Approximately how many people would reside or work in the completed project? [help]
Approx. 70 people may live in the project on the 28 lots.

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

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]
None.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]
Design of the project to meet city codes and standards for the R-10 zone.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [help]
None.

9. **Housing** [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]
28 total units would be provided. Homes will likely be middle to high income given adjacent development patterns.

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]
None.

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]
Camas allows a maximum building height of 35 feet. It is anticipated that two story homes will be built on-site approx. 25-30 feet tall.

b. What views in the immediate vicinity would be altered or obstructed? [help]
Only adjacent homes/neighbors will have a view of this project. New homes are being constructed or have recently been constructed on three sides of this property.

b. Proposed measures to reduce or control aesthetic impacts, if any: [help]
Construction of visually appealing homes. Retention of perimeter trees to screen site from neighboring homes.

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]
Only residential lighting will occur in the front and back yards of the 28 lots. Street lights will be used per city standards and will be on at night over the public roadway.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]

No. Proper shielding and orientation should eliminate any glare or safety hazards.

c. What existing off-site sources of light or glare may affect your proposal? [help]

None. Only adjacent homes and street lights will be visible from this project.

d. Proposed measures to reduce or control light and glare impacts, if any: [help]

Proper shielding and orientation of the lights will reduce glare and off-site issues.

12. **Recreation** [help]

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

Klickitat Park is north of the site.

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]

None. Public sidewalks on-site will connect to other public sidewalks and trail systems.

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]

None known.

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.

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 site pre-determination survey was completed by ASCC and sent to the state Archaeological group, DAHP. No artifacts or historic items were found on the site surface or in the test pits they dug.

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]

An inadvertent discovery plan and language is placed on the construction plans in the event the contractor finds any historic artifacts or remains.

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]

NW McIntosh Road is a public road on the north side of the project which will provide access to the site.

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 transportation is provided by C-Trans and operates approx. 1/2 mile south of 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 not eliminate any parking spaces. The total parking spaces on-site will exceed 112. Each home will have a two car driveway and two car garage minimum.

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, NW McIntosh will be built to City standards. Internal roads will be constructed to serve the proposed lots.

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.

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]

Approx. 264 average daily trips would occur to and from this site. Very few trips would be commercial or non passenger vehicles. The ITE 11th Edition was used for the 9.52 ADT/Unit rate. AM peak is usually around 20 and PM around 25.

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]

Build NW McIntosh Road and internal roadways to city standards for new homes and the public to use.

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 project will require all public services. Emergency services like fire, police and ambulance, other services include trash & recycling, delivery services, public schooling and utilities.

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

Build project per city standards. 28 of the lots will pay impact fees for schools, traffic and parks. Future residents will pay taxes to the city and county for use in public services.

16. **Utilities** [help]

a. Circle utilities currently available at the site: [help]

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

other _____

Electricity, Natural Gas, Water, Telephone, Sanitary Sewer and Refuse services.

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 & Sewer: City of Camas, Telephone: Comcast or Qwest
Electricity: Clark Public Utilities, Gas: NW Natural Gas

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 Scott Taylor

Position and Agency/Organization Land Use Planner

Date Submitted: 4-06-2021