

CRITICAL AREAS REPORT

Lacamas Counseling Center

Tax Parcel 124290000
3631 NE Everett Street
Camas, WA 98607



Prepared by:

Jim Barnes
Cascadia Ecological Services, Inc.
14205 NW 56th Avenue
Vancouver, WA 98685
jim@cascadia-inc.com
(360) 601-8631

Applicant:

Lacamas Counseling & Psychiatry
Attn: Priscilla Gilbert
3400 SE 196th Avenue, Ste. 102
Camas, WA 98607
(360) 954-8463
priscilla@lacamascounseling.com

October 18, 2022



Executive Summary

This site contains one parent parcel identified by the Clark County GIS as #124290-000. The site is approximately 0.52 acres or 22,525 square feet in size. The site is currently vacant. The site address is 3631 NE Everett Street. The project proposes to develop 1 new building and necessary infrastructure to support one phase within the MX zone. The MX mixed use zone allows for a minimum lot size of 1,800 square feet. The net site area for the project after removing public right-of-way and the BLA with the neighbor to the south is 0.50 acre.

Access will come from the existing NE Everett Street along the east edge of the site. Right-of-way widths and the necessary dedications were confirmed by boundary survey by MGS following the pre-app. Seven feet of public right-of-way will be dedicated along NE Everett Street. Frontage improvements will be completed on NE Everett Street. A private parking lot is proposed on-site.

The site is located in the Gateway Corridor zoning overlay. The MX (Mixed Use) zoning is under Commercial uses in the Comprehensive Plan (SGA Engineering & Design, 2022).

This report addresses critical areas observed on-site during a field visit conducted on October 17, 2022. It was determined that the west part of the property contains regulated Oregon white oak woodlands associated with the Lacamas Lake Shoreline Open Space area and a 200-foot shoreline buffer setback from Lacamas Lake. No wetlands were observed on the study area.

The project, as designed, will result in no net loss to habitat functions on the study area or within the shoreline buffer of Lacamas Lake.

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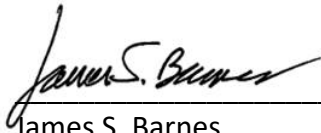
- Appendix A — Methods and Tools
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Acronyms and Abbreviations

Applicant	Lacamas Counseling & Psychiatry
CES	Cascadia Ecological Services, Inc.
CMC	Camas Municipal Code
DNR	Washington Department of Natural Resources
HCZ	Habitat Conservation Zone
NRCS	Natural Resources Conservation Service
OHWM	Ordinary High Water Mark
USDA	US Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
WDFW	Washington State Department of Fish and Wildlife

Statement of Qualifications

Cascadia Ecological Services, Inc. (CES) is a multi-disciplined environmental consulting company based in Vancouver, Washington. CES was established in 2001 and specializes in wetland delineation, habitat plan, permitting, and mitigation. This report was completed by James Barnes, president and owner of CES. The information contained in this report documents the investigation, best professional judgment, and conclusions of CES. All assumptions made and relied upon are complete and accurate.



James S. Barnes

President

Cascadia Ecological Services, Inc.

Chapter 1. Introduction

The Applicant contracted with CES to complete a critical areas report for Tax Parcel 124290000. The purpose of the report is to identify and describe regulated critical areas within the confines, or adjacent to, the study area.

This plan facilitates the applicant's efforts to:

1. Avoid or minimize impacts to critical areas during the development design process.
2. Document critical area determinations for review by the City of Camas.
3. Provide base documentation for a future mitigation plan if development impacts require encroachments into critical area buffers.

This plan may support a critical areas permit locally through City of Camas (16.61 – Fish and Wildlife Habitat Conservation Areas).

Chapter 2. Proposed Project Information

2.1 Location

Project Location: 3631 NE Everett Street, Camas, Washington (Figure 1 of 7)

Study Area: 0.52 acres

Tax Parcel: 124290000

Jurisdiction: Camas

County: Clark

Section, Township and Range: NW 1/4, S02, T1N, R3E of the Willamette Meridian

Latitude/Longitude: 45.6062/-122.4071

2.2 Purpose and Description

The project proposes to develop 1 new building and necessary infrastructure to support one phase within the MX zone. The project will be a counseling center. All oak trees on-site are to be retained and no work is proposed within the shoreline buffer.

Chapter 3. Methods

3.1 Critical Areas Assessment

This chapter summarizes the methods used to comply with local guidance (City of Camas, 2022). The presence of critical areas was assessed by traversing the property on foot on October 17, 2022. Observation of vegetation, hydrology, and soils in conjunction with data from the National Wetland Inventory maps of the U.S. Fish and Wildlife Service (USFWS, 2022), the USDA NRCS Web Soil Survey (USDA, 2022), and aerial photos were used to determine the

presence of wetlands. The presence or non-presence of wetlands were determined by using the methodology of the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (USACE, 2010). Priority habitats and species data were obtained from the Clark County GIS and WDFW PHS on the Web website (WDFW, 2022).

According to Section 16.51.070 of the CMC, a critical areas report is required for all areas within the city meeting the definition of one or more critical areas, platted natural open space areas, and conservation covenant areas, regardless of any formal identification. Regulated critical areas include wetlands (CMC Chapter 16.53), critical aquifer recharge areas (CMC Chapter 16.55), frequently flooded areas (CMC Chapter 16.57), geologically hazardous areas (CMC Chapter 16.59), and fish and wildlife habitat conservation areas (CMC Chapter 16.61).

Section 16.51.140 (A-C) of the CMC states the following requirements for the critical areas report:

A. Incorporating Best Available Science. The critical area report shall use scientifically valid methods and studies in the analysis of critical area data and field reconnaissance and reference the source of science used. The critical area report shall evaluate the proposal and the likelihood of all probable adverse impacts to critical areas in accordance with these provisions.

B. Minimum Report Contents. At a minimum, the report shall contain the following:

1. The name and contact information of the applicant, a description of the proposal, and identification of the permit requested;
2. A copy of the site plan for the development proposal showing identified critical areas, management zones, property lines, limits of any areas to be cleared, and a description of the proposed stormwater management plan for the development and consideration of impacts to drainage alterations;
3. The dates, names, and qualifications of the persons preparing the report, and documentation of any fieldwork performed on the site;
4. Identification and characterization of critical areas, wetlands, water bodies, and management zones within the proposed project area;
5. A description of reasonable efforts made to avoid, minimize, and mitigate impacts to critical areas;
6. A proposal for financial guarantees to ensure compliance; and
7. Any additional information required for the critical area, as specified in the corresponding chapter.

C. Unless otherwise provided, a critical area report may be supplemented by or composed, in whole or in part, of any reports or studies required by other laws and regulations, or previously prepared for and applicable to the development proposal site, as approved by the director.

Chapter 4. Existing Conditions and Background Information

4.1 Landscape Setting

The study area is within the urban growth boundary of the City of Camas and is mostly cleared except for the west approximately 0.15 acres which is forested. The property is located west of NE Everett Street and developed adjacent properties. A city owned forested strip of land to the west of the site is designated as Lacamas Lake Shoreline Open Space. The shoreline of Lacamas Lake is approximately 128 feet west of the west study area boundary.

Because the property is within an urban area, most of the surrounding land uses to the north, south and east are in residential or commercial use. However, there is a significant block of green space and high quality habitat to the west of the study area which encompasses Lacamas Lake and adjacent parklands.

4.2 Mapped GIS Soils and Wetlands Inventory Information

A review of the Clark County GIS does not show the presence of mapped wetlands on the property (Figure 4 of 7).

The property is mapped with the following non-hydric soil series:

- Hesson clay loam, 0 to 8 percent slopes (HcB)
- Washougal gravelly loam, 0 to 8 percent slopes (WgB)

According to the USDA NRCS Web Soil Survey (USDA, 2022), the mapped soils on-site are described as follows.

The Hesson series consists of very deep, well drained soils that formed in old, mixed alluvium. Hesson soils are on high terraces and terrace escarpments, and have slopes of 0 to 55 percent

The Washougal series consists of very deep, somewhat excessively drained soils that formed in alluvium from volcanic ash, basalt and andesite. Washougal soils are on river terraces and terrace escarpments and have slopes of 0 to 60 percent.

Chapter 5. Critical Areas

5.1 Uplands

In general, the site is mostly cleared with areas dominated by grasses and herbs, bare soil, or imported gravel and rock (see site photos in Appendix C). The west part of the property is forested and dominated by big-leaf maple (*Acer macrophyllum*) and Oregon white oak (*Quercus garryana*) trees. The understory is mostly cleared with some area of common snowberry (*Symphoricarpos albus*).

A detailed list of dominant observed plants on the site is given in Appendix B. No wetlands were observed on or directly adjacent to the study area.

5.2 Shoreline Master Program

The City of Camas Shoreline Master Program (City of Camas, 2021) defines shorelands as those lands extending two hundred (200) feet in all directions as measured on a horizontal plane from the ordinary high water mark (OHWM), floodways and contiguous floodplain areas landward two hundred feet from such floodways, associated wetlands, critical areas with associated buffer areas, river deltas associated with the streams, and lakes and tidal waters that are subject to the provisions of this program, as may be amended; the same to be designated as to location by Ecology, as defined by RCW 90.58.

Lacamas Lake is considered a shoreline water of the state. This designation includes lakes, rivers, ponds, streams, inland waters, underground waters, salt waters, and all other surface waters and watercourses within the jurisdiction of the state of Washington, as classified in WAC 222-16-031, or its successor.

The OHWM of Lacamas Lake is located 128 to the west of the west study area boundary. The mostly forested land in between the study area and the lake is city owned and designated as Lacamas Lake Shoreline Open Space. The 200-foot shoreline buffer extends into the west portion of the study area by approximately 72 feet as shown on Figure 7 of 7.

The west portion of the site is mapped with the shoreline conservancy designation of urban conservancy. The City of Camas Shoreline Master Program states that non-water-oriented commercial uses are allowed as a conditional use where:

a. Located on a site physically separated from the shoreline by another private property in separate ownership or a public right-of-way, or steep slopes such that access for water-oriented use is precluded, provided that such conditions were lawfully established prior to the effective date of the program.

5.3 Priority Habitat and Species (PHS)

The Clark County GIS website identifies the presence of riparian habitat on the study area (Figure 5 of 7). This mapping is associated with the presence of a Lacamas Lake and also mapped Oregon white oak (*Quercus garryana*) woodlands. Mature oak trees were observed in the west portion of the site extending into the Lacamas Lake Shoreline Open Space along the east side of the lake and its associated 200-foot shoreline buffer.

Oregon white oaks are regulated by the City of Camas as habitats of local importance under Chapter 16 (Critical Areas) of the municipal code. Oaks are regulated and protected under the code as follows:

- i. Individual Oregon White Oak trees with a twenty-inch diameter at breast height (twenty inches dbh).
- ii. Stands of Oregon White Oak trees greater than one acre, when they are found to be valuable to fish and wildlife (i.e., may include trees with cavities, large diameter breast height (twelve inches dbh), are used by priority species, or have a large canopy.
- iii. All Oregon White Oak snags unless determined by an arborist to be a hazard.

Removal of oak trees requires consultation with the City and Washington Department of Fish and Wildlife.

Chapter 6. Conclusion

Based on observations taken during the field visit and review of the supporting documentation listed in this plan, the study area contains no wetlands but does contain areas of regulated Oregon white oak woodlands and riparian habitat associated with Lacamas Lake. These areas are regulated under Title 16 (Environment) of the City of Camas Municipal Code and also the Shoreline Master Program.

The City of Camas Critical Areas Ordinance requires that applicants proposing activities subject to regulation shall demonstrate that the activity substantially maintains the level of habitat functions and values as characterized and documented using best available science; and minimizes habitat disruption or alteration beyond the extent required to undertake the proposal. If it is determined that habitat designated under the Critical Areas Ordinance will incur a net loss in functions and values, all losses shall be mitigated on-site as a first priority, and off-site thereafter.

Because all oak trees on-site are to be retained and no work is proposed within the shoreline buffers, the project will result in no net loss to habitat functions on or adjacent to the study area.

This report documents the investigation, best professional judgment, and conclusions of CES. It should be used at your own risk unless it has been reviewed and approved in writing by the City of Camas under their jurisdictional standards.

Chapter 7. References

- City of Camas. (2021). *Camas Shoreline Master Program*. Camas: City of Camas.
- City of Camas. (2022, October 17). *City of Camas, Washington Code of Ordinances*. Retrieved from Critical Areas:
https://library.municode.com/wa/camas/codes/code_of_ordinances?nodeId=TIT16EN_CRAR
- Clark County. (2022, October 17). *Maps Online*. Retrieved from Maps Online:
<https://gis.clark.wa.gov/mapsonline/>
- Hruby, T. (2014). *Washington State Wetland Rating System for Western Washington: 2014 Update*. Olympia, WA: Washington Department of Ecology.
- NRCS. (2008). *Hydrogeomorphic Wetland Classification System: An Overview and Modification to Better Meet the Needs of the Natural Resources Conservation Service*. Washington, DC: United States Department of Agriculture Natural Resources Conservation Service.
- SGA Engineering & Design. (2022). *Lacamas Counseling Center Preliminary Site Plan, Variance, and Design Review Narrative*. Vancouver: SGA Engineering.
- USACE. (2010). *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*. Vicksburg, MS: U.S. Army Corps of Engineers Engineer Research and Development Center.
- USDA. (2022, October 17). *Web Site for Official Soil Series Descriptions and Series Classification*. Retrieved from <https://soilseries.sc.egov.usda.gov/>
- USFWS. (2022, October 17). *National Wetlands Inventory*. Retrieved from U.S. Fish and Wildlife Service National Wetlands Inventory: <https://www.fws.gov/wetlands/data/mapper.html>
- WDFW. (2022, October 17). *PHS on the Web*. Retrieved from PHS on the Web:
<http://apps.wdfw.wa.gov/phsontheweb/>

Appendix A — Methods and Tools

Table A-1. Methods and tools used to prepare the plan.

Parameter	Method or Tool	Website	Reference
Wetland Plan	Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)	http://www.usace.army.mil/Portals/2/docs/civilworks/regulatory/reg_supp/west_mt_finalsupp2.pdf	Website
	USFWS / Cowardin Classification System	https://www.fws.gov/wetlands/data/wetland-codes.html	Website
	National Wetlands Inventory – Wetlands Mapper V2	https://www.fws.gov/wetlands/data/mapper.HTML	Website
Wetland Classification & Critical Areas	Washington State Wetland Rating System – 2014 Update	<u>Western Washington:</u> https://fortress.wa.gov/ecy/publications/documents/1406029.pdf	Hruby. 2014. Washington State wetland rating system for western Washington – Revised. Publication # 14-06-029.
	City of Camas Municipal Code	https://library.municode.com/wa/camas/codes/code_of_ordinances?nodeId=TIT16EN_CRAR_CH16.53_WE/	Chapter 16.53 – Wetlands
	City of Camas Municipal Code	https://library.municode.com/wa/camas/codes/code_of_ordinances?nodeId=TIT16EN_CRAR_CH16.61_FIWIHACOAR/	Chapter 16.51 – Fish and Wildlife Habitat Conservation Areas
Wetland Rating and Stream Classifications	Department of Natural Resources (DNR) Water Typing System	<u>Forest Practices Water Typing:</u> http://www.dnr.wa.gov/forest-practices-water-typing <u>WAC 222-16-030:</u> http://apps.leg.wa.gov/WAC/default.aspx?cite=222-16-030 <u>Water Type Mapping:</u> http://www.dnr.wa.gov/programs-and-services/forest-practices/forest-practices-application-review-system-fpars	Washington Administrative Code (WAC) 222-16-030. DNR Water typing system.
	City of Camas Municipal Code	http://www.codepublishing.com/WA/ClarkCounty/	Chapter 16.51 – Fish and Wildlife Habitat Conservation Areas
Soils Data	Clark County GIS	http://gis.clark.wa.gov/mapsonline/	Website
Priority Habitats and Species	Washington Priority Habitats and Species	http://apps.wdfw.wa.gov/phsonthweb/	Website accessed on 10/17/22. The study area contains mapped areas of PHS per the Washington Department of Fish and Wildlife (WDFW).
Threatened and Endangered Species	USFWS species lists by County	<u>Western Washington:</u> https://ecos.fws.gov/ecp0/plans/species-by-current-range-county?fips=53011	Website

Appendix B — Figures

Figure 1 of 7 – Vicinity Map

Figure 2 of 7 – Site Topographic Contours

Figure 3 of 7 – Soils Inventory

Figure 4 of 7 – Wetlands Inventory

Figure 5 of 7 – Priority Habitats and Species Group

Figures 6 of 7 – Shoreline Designations

Figures 7 to 7 – Identified Critical Areas



Figure 2 of 2. Site Topographic Contours
Critical Areas Report
Project: 22222 22 222222222 22222r



Legend

- Taxlots
- Contours Lines - 2 ft
- Contour Lines - 10 ft
- Contour Lines - 100 ft

Location:
2222 22 222222222
Camas, WA 98607

Tax Parcel: 222292222

Section-Township-Range:
22 2222222222 2222 W.M.

Lat: 45.6022 N;
Long: -122.4022 W

County: Clark

2222222222 22

2222222222 22 2222

Applicant:

22222 22 2222222222 2
222222222
2222222222 2 22222
2222 22 22222 2222222. 2222
222 2222 2 92222
2222222222222222222222
22222222 2222 222222222222. 2222

Date: 10/22222

Notes:

1: 1,200



200.0 0 100.00 200.0Feet



Figure 3 of 7. Soils Inventory
Critical Areas Report
Project: [REDACTED]



Legend

- Taxlots
- Soil Type
- Hydric Soils

Location:
[REDACTED]
Camas, WA 98607

Tax Parcel: [REDACTED]

Section-Township-Range:
[REDACTED] W.M.

Lat: 45.60[REDACTED] N;
Long: -122.40[REDACTED] W

County: Clark

[REDACTED]

[REDACTED]

Applicant:

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Date: 10/[REDACTED]

Notes:

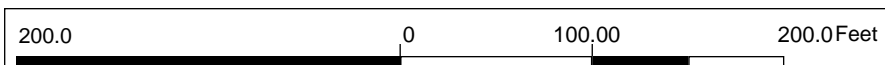




Figure 4 of [redacted] Wetlands [redacted] Critical Areas Report
Project: [redacted] [redacted] [redacted]



Legend

- Taxlots
- Potential Wetlands Presence
- NWI Wetland

Location:

[redacted] [redacted] [redacted]
Camas, WA 98607

Tax Parcel: [redacted]

Section-Township-Range:
[redacted] [redacted] W.M.

Lat: 45.60[redacted] N;
Long: -122.40[redacted] W

County: Clark

[redacted]

[redacted]

Applicant:

[redacted]
[redacted]
[redacted]
[redacted]
[redacted]
[redacted]
[redacted]

Date: 10/[redacted]

Notes:

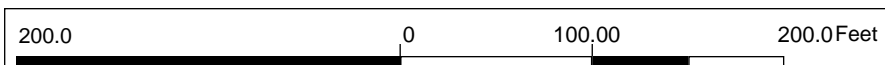
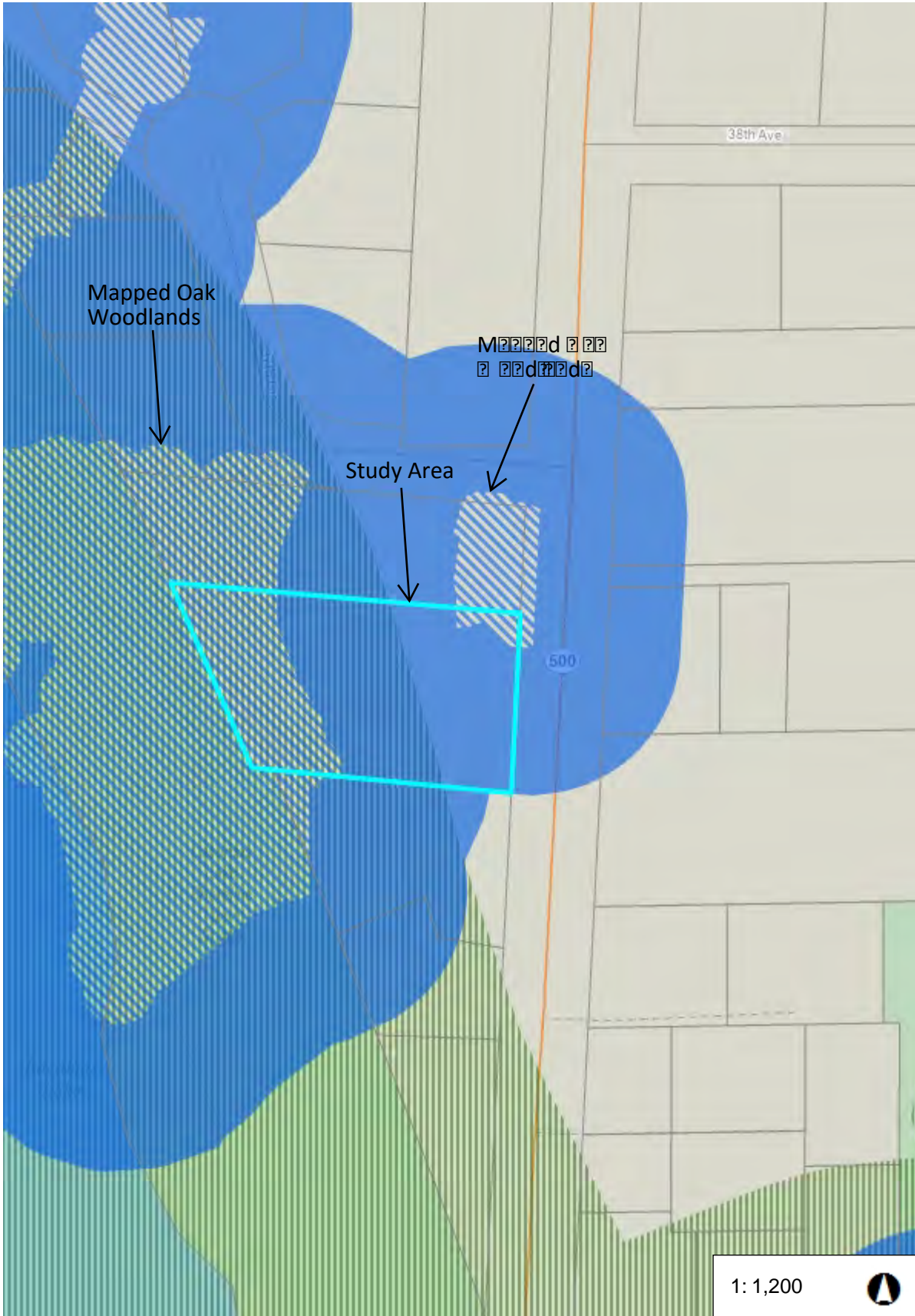




Figure 5 of [redacted] Critical Areas Report
Project: [redacted]



Legend

- Taxlots
- Species**
 - Species Area
 - Adjacent to Species Area
- Habitat**
 - Habitat Area
 - Adjacent to Habitat Area
- Riparian Habitat

Location:

[redacted]
Camas, WA 98607

Tax Parcel: [redacted]

Section-Township-Range:
[redacted] W.M.

Lat: 45.60[redacted] N;
Long: -122.40[redacted] W

County: Clark

[redacted]

[redacted]

Applicant:

[redacted]
[redacted]
[redacted]
[redacted]
[redacted]
[redacted]

Date: 10/[redacted]

Notes:

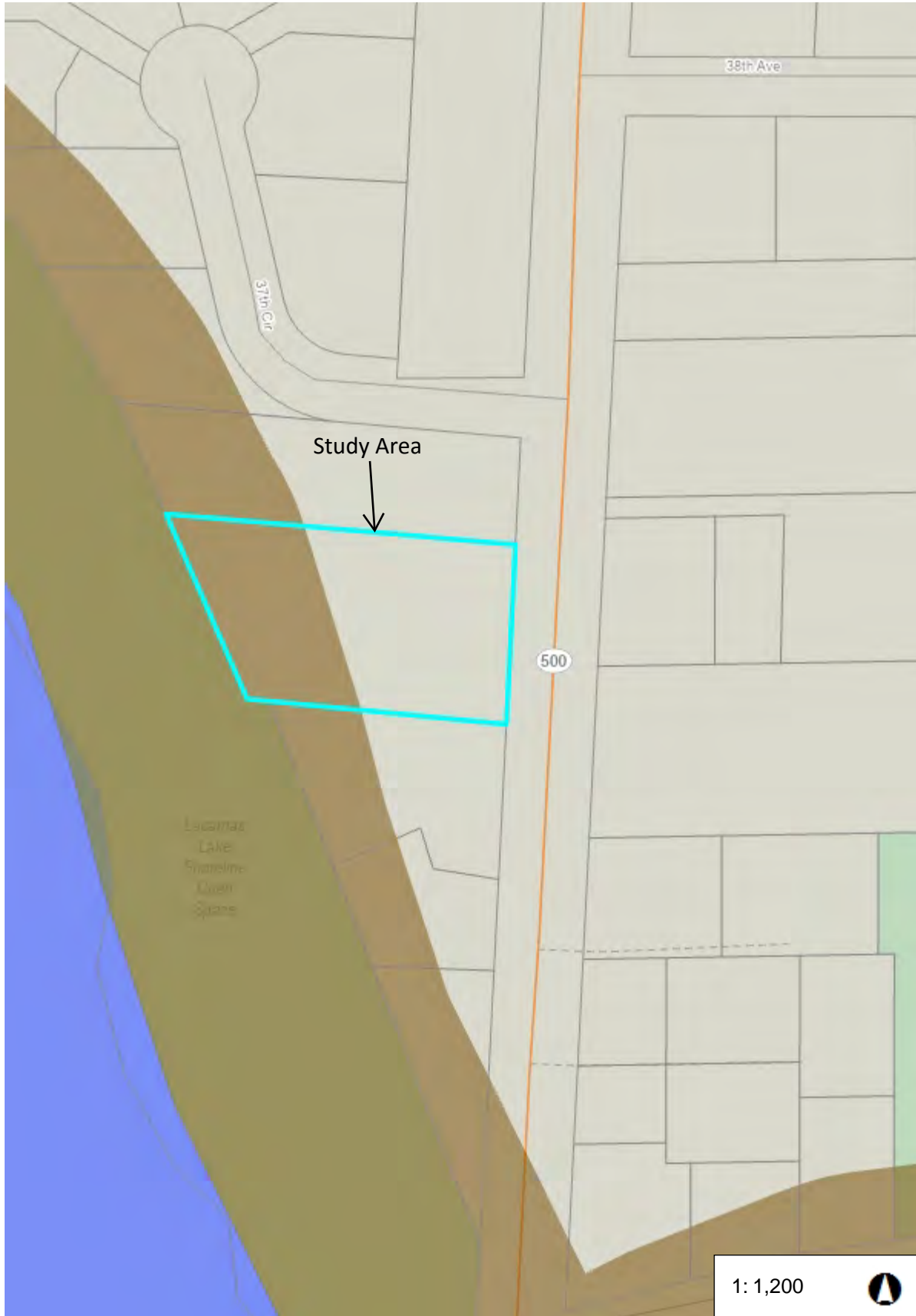
1: 1,200



200.0 0 100.00 200.0Feet



Figure 2 of 2. Critical Areas Report
Project:



Legend

- Taxlots
- Stream - DNR
- Lake - DNR
- Shoreline Designations**
 - Aquatic
 - Natural
 - Urban Conservancy
 - Medium Intensity
 - High Intensity
 - Rural Conservancy Residential
 - Rural Conservancy Resource Land

Location:

Camas, WA 98607

Tax Parcel:

Section-Township-Range:
W.M.

Lat: 45.6000 N;
Long: -122.4000 W

County: Clark

Applicant:

Date: 10/2022

Notes:

1: 1,200



200.0 0 100.00 200.0Feet



Photo Source: Clark County GIS

<p>CASCADIA ECOLOGICAL SERVICES, INC.</p>	<p align="center">Figure 7 of 7 - Identified Critical Areas Critical Areas Report</p> <p align="center">Project: Lacamas Counseling Center Tax Parcel 124290000 Location: 3631 NE Everett St., Camas, WA 98607 Legal: NW 1/4, S02, T1N, R3E of the Willamette Meridian 45.6063 N. lat. / -122.4071 W long. County: Clark</p> <hr/> <p align="center">Cascadia Ecological Services, Inc. 14205 NW 56th Avenue, Vancouver, WA 98685 (360) 601-8631 www.cascadia-inc.com</p> <p align="right">10/18/22</p>	<p>Applicant: Lacamas Counseling & Psychiatry Attn: Priscilla Gilbert 3400 SE 196th Ave, Ste. 102 Camas, WA 98607 Phone: (360) 954-8463 priscilla@lacamacounseling.com</p> <div align="center"> <p>0 40 80 Feet</p> </div>
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Appendix B1 - Existing Plant Species on Study area

Appendix B1 Table 1. Dominant plant species occurring in uplands on the study area.

Scientific Name	Common Name	WIS*
<i>Acer macrophyllum</i>	Big-leaf maple	FACU
<i>Quercus garryana</i>	Oregon white oak	FACU
<i>Polystichum munitum</i>	Swordfern	FACU
<i>Symphoricarpos albus</i>	Common snowberry	FACU
<i>Festuca arundinacea</i>	Tall fescue	FAC
<i>Cirsium arvense</i>	Canada thistle	FAC
<i>Plantago lanceolata</i>	Lanceleaf plantain	FACU
<i>Taraxacum officinale</i>	Common dandelion	FACU
<i>Daucus carota</i>	Queen Anne's lace	FACU

* Wetland Indicator Status (WIS):

OBL	=	occurs in wetlands > 99% of time
FACW	=	occurs in wetlands 67-99% of time
FAC	=	occurs in wetlands 34-66% of time
FACU	=	occurs in wetlands 1-33% of time
UPL	=	occurs in uplands > 99% of time
NI	=	indicator status not known in this region
~	=	unsure as to FAC or FACU

Appendix C — Site Photos



Photo 2. East side of the study area at NE Everett Street facing west.



Photo 2. East side of the study area at NE Everett Street facing northwest.

Site Photos (cont.)



Photo 3. Southeast side of the study area at NE Everett Street facing offsite to the southwest.



Photo 4. West portion of the study area facing west towards the Lacamas Lake Shoreline Open Space area.

Appendix D — Site Plan
