COMMUNITY DEVELOPMENT DEPARTMENT
616 NE 4th Avenue
Camas, WA 98607
www.ci.camas.wa.us

Date Published: October 27, 2022

To Whom It May Concern:

Please find enclosed a Determination of Non-Significance (DNS) for the **Lower Prune Hill Booster Station and Reservoir (SEPA22-25)** that was issued pursuant to the State Environmental Policy Act (SEPA) Rules, Chapter 197-11, Washington Administrative Code. The enclosed review comments reflect evaluation of the environmental checklist by the lead agency as required by WAC 197-11-330(1)(a)(i).

The following materials were submitted with the initial application:

- Application Form and Fees
- Applicant's narrative
- Arborist Report
- Archaeological Predetermination*
- Geotechnical Study
- Project Plans
- SEPA checklist
- Stormwater Drainage Report

All application materials are available for review upon request from the Community Development Department. *Archaeological information is exempt from public disclosure, consistent with RCW 42.56.300.

Written comments may be submitted on this determination within fourteen (14) days of its issuance, after which the DNS will be reconsidered in light of the comments received.

Please address all correspondence to:

City of Camas, SEPA Official
Community Development Department
616 NE Fourth Avenue
Camas, Washington 98607
communitydevelopment@cityofcamas.us

Distribution:

Applicant
Bureau of Indian Affairs
C-Tran
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Clark County Department of Transportation
Clark County Natural Resources Council
Clark Public Utilities
Department of Ecology
Department of Fish and Wildlife, Region 5
Department of Natural Resources, SEPA Center
Southwest Clean Air Agency
US Army Corps of Engineers
Vancouver- Clark Parks & Recreation
Washington Office of Archaeology & Historic Preservation
Washington State Department of Transportation
Washington State Parks and Recreation Commission, Environmental Program
Property Owners within 300 feet *(mailed the SEPA Determination & map)*

State Environmental Policy Act
Determination of Non-Significance

CASE NO: SEPA22-25 Lower Prune Hill Booster Station & Reservoir

APPLICANT: James Hodges
City of Camas
616 NE 4th Avenue
Camas, WA 98607

REQUEST: To replace the Lower Prune Hill Booster Pump Station (LPH BPS) and the existing 0.5 million-gallon (MG) reservoir located near the intersection of Northwest 18th Loop and Northwest Ostenson Canyon Road.

LOCATION: 600 NW 18TH LOOP, CAMAS, WA 98607
PARCEL NUMBER 85173001 AND 85145001

LEGAL DESCRIPTION: THE PROJECT IS LOCATED IN THE CITY OF CAMAS IN THE NE ¼ OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN

SEPA DETERMINATION: DETERMINATION OF NON-SIGNIFICANCE (DNS)

COMMENT DEADLINE: **NOVEMBER 10, 2022, AT 5:00 P.M.**

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], the City of Camas must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- DS = Determination of Significance (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS).
- MDNS = Mitigated Determination of Non-Significance (The impacts can be addressed through conditions of approval), or;
- DNS = Determination of Non-Significance (The impacts can be addressed by applying the Camas Municipal Code).

Published in the Post Record on October 27, 2022 Legal Publication #737840
Mailed to property owners within 300-feet on October 26, 2022
Posted on bulletin boards at Camas City Hall, Camas Library and the City of Camas web site at: http://www.cityofcamas.us

Determination:

Determination of Non-Significance (DNS). The City of Camas, as lead agency for review of this proposal, has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(e). This decision was made after review of a completed environmental checklist, and other information on file with the City of Camas.

Date of Publication & Comment Period:

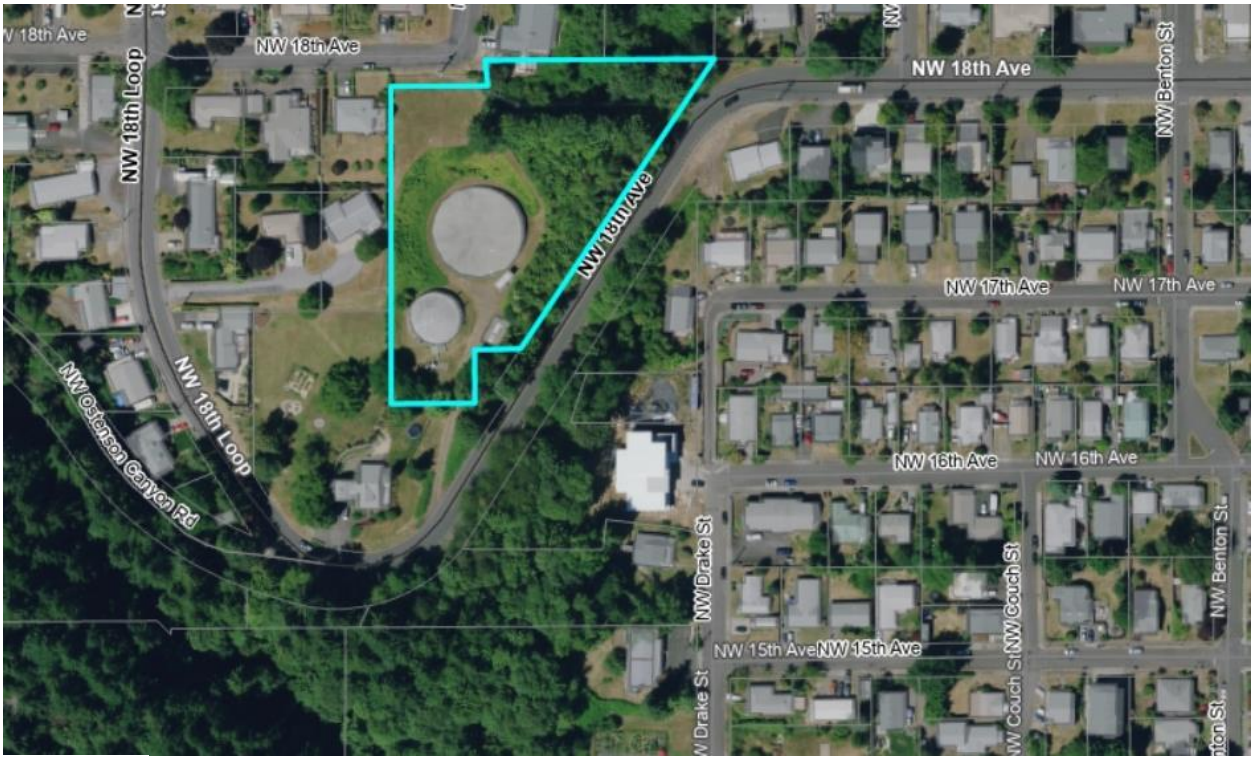
Publication date of this DNS is **October 27, 2022,** and is issued under WAC 197-11-340. The lead agency will not act on this proposal until the close of the 14-day comment period which ends on **November 10, 2022**. Comments may be sent by email to communitydevelopment@cityofcamas.us or regular mail to:

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

Responsible Official: Robert Maul (360) 817-1568

Robert Maul, Planning Manager and Responsible Official

October 27, 2022
Date of publication


NW 18th Ave
NW 18th Loop
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NW 18th Ave
NW Benton St
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NW 16th Ave
NW Drake St
NW Couch St
NW 15th Ave
NW 15th Ave
NW Johnson Canyon Rd
NW 18th Loop

N

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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.

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A. Background [help]

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

   Lower Prune Hill Booster Pump Station (LPH BPS) Improvements

2. Name of applicant: [help]

   City of Camas, Washington

   James Hodges, jhodges@cityofcamas.us

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

   Camas City Hall
   616 NE 4th Avenue
   Camas, WA 98607
   Phone: 360-817-1561

4. Date checklist prepared: [help]

   March 2022

5. Agency requesting checklist: [help]

   City of Camas

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

   The anticipated project timeline is to issue construction bids in January 2023, with construction starting in February 2023, and completion by June 2024.

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 future additions, expansions, or other related activities are planned.

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

   - *Site Assessment and Permit Evaluation Lower Prune Hill Booster Pump Station (WSP, 2020)*
   - *Lower Prune Hill Booster Pump Station Improvements Alternative Analysis Review of Archaeological Resources (AINW, 2020)*

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- *Geotechnical Investigation (GRI, 2021)*
- *Stormwater Site Plan Report (Murraysmith, 2022)*

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]

There are no known pending government approvals for properties directly affected by the proposed project.

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

The following government approvals will be required for the proposed project:

- *Preliminary Site Plan Review (City)*
- *Major Variance (City)*
- *Minor Design Review (City)*
- *Critical Areas Permit for Geologically Hazardous Areas (City)*
- *Engineering and Construction Plan Approval (City)*
- *Grading Permit (City)*
- *Building and Plumbing Permit (City of Camas)*
- *Auxilliary Generator Permit (Camas Fire Marshall's Office)*

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 proposed booster pump station replacement will consist of three 250-horsepower (hp) pumps and a 38-foot by 21-foot concrete masonry block security building. The concrete masonry building will have an accent stripe, cement fiber siding above the masonry, and a standing seam metal roof. The new pump station will be constructed at the southwest corner of the site, within the footprint of the existing reservoir, and immediately north of the proposed 0.58-million-gallon (MG) reservoir. Within the building will be three 250-hp pumps. A new backup generator will be placed on a concrete pad just west of the proposed pump station building. The pumps within the building will be configured in a 2+1 arrangement, with primary pumps having a total capacity of 2,750 gallons per minute (gpm), and one standby pump having a capacity of 1,375 gpm. The existing LPH BPS and backup generator will remain in operation during construction. The proposed improvements would provide additional pumping capacity to meet projected maximum demand.

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City of Camas Public Works Department (Public Works) is also proposing to replace the existing 0.5-MG reservoir with a new 65-foot-diameter, 0.58-MG reservoir. The new reservoir will be a welded steel reservoir with a height of approximately 32 feet to the top of the reservoir. Additional improvements will include a new 12-foot-wide asphalt access road from Northwest 18th Loop that will surround the reservoir on all sides and also provide access to the proposed pump station. A new generator will be located immediately west of the proposed pump station. A 16-foot retaining wall will encompass the north, west, and south sides of the reservoir and pump station development.

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 is located north of the intersection of Northwest 18th Loop and Northwest Ostenson Canyon Road on Parcels 85173001 and 85145001. The project site is located in the NE quarter of Section 10, Township 1 North, Range 03 East of the Willamette Meridian. A site plan, vicinity map, and topographic survey are provided in the accompanying plan set in Attachment A

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth [help]

a. General description of the site: [help]

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

The study area has elevation ranges from approximately 386 feet in the northeast corner to 496 feet in the northwest corner. The majority of the site contains sloping topography with the eastern side at lower elevation and the western side at higher elevations. Portions of the site in the center and the south have been previously leveled and are relatively flat, leaving upper and lower benches, north and south respectively.

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

According to the project's plans (on file with the City) and Clark County MapsOnline, the steepest slope occurs on the eastern and northeastern portions of the site and is between 40 to 80 percent.

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]

The U.S. Department of Agriculture-Natural Resources Conservation Service identifies two soil types in the project area, as follows:

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Olympic clay loam, 30 to 60 percent slopes

- *Typical profile: 0 to 10 inches: clay loam; 10 to 41 inches: clay loam; 41 to 60 inches: gravelly clay loam*
- *Hydrologic Group: C*
- *Hydric Rating: No*
- *Drainage Class: Well drained*
- *Western Washington Hydrology Model (WWHM) Soil Group: 3*
- *Farmland Classification: Not prime farmland*

Vader silt loam, 8 to 15 percent slopes

- *Typical profile: 0 to 6 inches: ashy silt loam; 6 to 30 inches: ashy loam; 30 to 34 inches: weathered bedrock*
- *Hydrologic Group: B*
- *Hydric Rating: No*
- *Drainage Class: Well drained*
- *WWHM Soil Group: 2*
- *Farmland Classification: Farmland of statewide importance*

According to the 2015-2035 Clark County Comprehensive Growth Management Plan, there are no designated agricultural lands of long-term commercial significance within urban growth areas (UGAs) in the county. As the property is located within the City of Camas' UGA and city limits, there are no agricultural lands of long-term commercial significance on or near the property.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]

According to Ecology's SEPA guidance, "unstable soils" refers to areas subject to mass wasting (rapid erosion) or landslides. Clark County MapsOnline indicates that the area is classified as an "Area of Potential Instability" and that portions of the site are classified as a "Severe Erosion Hazard." GRI conducted a geotechnical investigation in November 2021 for the proposed project and determined the following.

- *The slope located east of the proposed reservoir classifies as an erosion hazard area per the City of Camas Municipal Code (CMC). However, based on our observations, the erosion risk is low provided the vegetation is maintained on the slope and that grading at the top of the slope, if completed, directs stormwater away from the top of the slope. In our opinion, the project as currently designed will not adversely affect the erosion hazard.*
- *The project site is located within a landslide hazard area; however, our site reconnaissance and engineering analysis indicates that the risk of landslide is relatively low and the proposed improvements will not significantly adversely affect the overall stability of the slope under both static and seismic loading conditions.*

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(360) 817-1568
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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]

Approximately 17,600 square feet of the project site will be disturbed. Approximately 5,000 cubic yards (cy) of cut and 1,000 cy of fill are required. Fill materials will be imported structural fill from an approved local fill source.

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

Yes. Clearing, grading, and construction of the proposed improvements could potentially cause erosion, if not properly designed and mitigated.

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

Approximately 16.7 percent of the project site will be covered with impervious surfaces, a slight increase from 14.8 percent prior to construction.

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

The applicant proposes to implement erosion control best management practices (BMPs), as described below, to reduce and mitigate the potential for erosion during construction.

- *Disturbed areas shall be returned to original grading and seeding unless otherwise shown on Sheet C-3 of the submitted plans on file with the City.*
- *All excavation and temporary shoring shall conform with the geotechnical report and recommendations as prepared by GRI and included in the contract.*
- *Install high-visibility silt fence per Washington State Department of Transportation (WSDOT) STD Plan I-30.16-01.*
- *Install stabilized construction entrance per WSDOT STD Plan I-80.10-02.*
- *Install tree protection for trees to remain in place.*

In addition to the above-stated erosion control techniques, the applicant is proposing to stabilize western cut-slopes using retaining walls. GRI completed a geotechnical report that lists other mitigation measures pertaining to site preparation, subgrade preparation, wet weather construction, structural fill, excavations, temporary excavation slopes and shoring, backfill and compaction, seismic design, structural design, and slope stability. These recommendations will be incorporated into the design of the project.

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 activities would result in the types of short-term emissions generally associated with construction vehicles and equipment, dust, etc. These emissions would cease upon completion of the

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project activities. Additionally, the auxilliary backup generator could generate diesel emissions during the infrequent periods of operation.

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

No known off-site sources of emissions or odor would affect the project.

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

Typical dust control measures, such as water application, would be used as appropriate for all on-site activities, including grading and storage piles. Equipment and vehicles would be outfitted with standard manufacturer's emission control equipment and may also operate using bio-based lubricants and fuels, such as biodiesel. These measures would reduce emissions during construction.

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 no surface water bodies on or in the immediate vicinity of the site. Clark County MapsOnline shows nearest water body is unnamed non-fish-bearing seasonal stream approximately 350 feet to the southwest of the project site. The stream flows to the Columbia River.

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]

The project will not require work over, in, or adjacent to waters within 200 feet of the project site.

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]

The project does not included any fill or dredge material that would be placed in or removed from surface waters or wetlands.

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

No surface water withdrawals or diversions would occur.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]

The project is not located within the 100-year floodplain.

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(360) 817-1568
http://www.cityofcamas.us

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]

The completed project will not discharge waste materials surface waters. A stormwater system has been proposed, which will capture, convey, treat, and discharge runoff generated by the project.

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 water would be discharged into groundwater and no groundwater would be withdrawn as a result of the project.

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]

No waste material would be discharged into groundwater sources.

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]

Stormwater would be generated from the impervious surfaces on the site. The applicant is proposing a series of inlets and pipes that would convey stormwater to the City of Camas existing stormwater water system.

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

As explained above, waste materials will not enter ground or surface waters as runoff will enter a stormwater collection system.

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

The overall site drainage pattern will not change. Stormwater generated by the proposal will be captured on site and conveyed within an existing system.

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

As stated above, the overall site drainage pattern will not change. The proposed stormwater systems have been designed to meet the City's stormwater requirements.

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(360) 817-1568
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Additional BMPs that will be used include:

- *The contractor will provide a site-specific spill prevention plan, which will include proactive measures for prevention, as well as spill response methodologies.*
- *To ensure that equipment is clean and free of external petroleum-based products, it will be inspected daily for leaks and proper function.*
- *Any waste resulting from the project will be disposed of at a site properly permitted for that type of waste.*
- *The project will comply fully with local agency-approved erosion control plans.*

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
____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
__X__other types of vegetation

Vegetation species noted throughout the site and in Camas include Big leaf maple, Alder, Douglas Fir, among others.

b. What kind and amount of vegetation will be removed or altered? [help]

Removal of up to four trees between 6 and 14 inches diameter is anticipated as part of this project.

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

According to a review of the U.S. Fish and Wildlife Service (USFWS) IPaC database, the following federally listed plant species have been identified as potentially occurring within the vicinity of the project site:

- *Golden Paintbrush (*Castilleja levisecta*)*
- *Nelson's Checker-mallow (*Sidalcea nelsoniana*)*

While the species identified above may potentially occur within the vicinity of the project area, there is no suitable habitat for either species within the project site and they are not known or expected to occur at the project site. The project would not affect any Endangered Species Act (ESA)-listed plant species.

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

Community Development
616 NE Fourth Avenue ○ Camas, WA 98607
(360) 817-1568
http://www.cityofcamas.us

A combination of grass and groundcover will be placed along the site's western boundary within the City-required landscape buffer.

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

English ivy and Himalayan blackberry are common throughout Camas and have been identified in the project area.

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 _____

The general project area can be characterized as developed land consisting of open areas of grasses and forbs, areas of thick brushy vegetation, and deciduous and evergreen trees. Generally, these habitats are known to contain, or are suitable for songbirds, deer, hawks, rabbits, raccoons, opossums, and mice.

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

According to the USFWS IPaC database, the following federally listed wildlife species have been identified as potentially occurring within the vicinity of the project site:

- Streaked Horned Lark (Eremophila alpestris strigata)
- Yellow-billed Cuckoo (Coccyzus americanus)

There is no suitable habitat for these species within the project area and they are not known or expected to occur within the project area. The project would not affect any ESA-listed species or designated critical habitats.

c. Is the site part of a migration route? If so, explain. [help]

The general project area is within the Pacific Flyway, a broad migratory corridor that extends from Alaska to Central America.

d. Proposed measures to preserve or enhance wildlife, if any: [help]

There are no mapped habitats on the project site either by Clark County or the Washington Department of Fish and Wildlife. However, the applicant will preserve all mature vegetation on the site and no mature trees are proposed to be removed, which will preserve any habitats that may exist for birds, deer, hawks, rabbits, raccoons, opossums, and mice.

e. List any invasive animal species known to be on or near the site. [help]

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http://www.cityofcamas.us

No invasive animal species are known to be located on or near the site.

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]

The construction process will require the use of gasoline- and/or diesel-powered combustion engines associated with construction equipment. The project includes three 250-hp pumps that will run on electricity and a backup generator that will run on diesel.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]

The construction of the proposed improvements will have no effect on the use of solar energy by adjacent properties. Vertical elements included in this proposal are typically at a lower elevation than the surrounding area and will not impact adjacent property's ability to use solar.

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]

The project will use LED lighting and the pumps will be installed with variable frequency drives, which will reduce energy consumption during periods of low water demand.

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]

The project includes the construction of retaining walls, stormwater facilities, utility relocation or modification, and reservoir construction. The completed project is not anticipated to result in any increased environmental health hazards. However, exposure to potential environmental conditions is possible and is further described in the question below. Any waste resulting from the project will be disposed of at a site properly permitted for that type of waste.

New paving for the driveway will include the use of hot mixed asphaltic concrete and will be constructed in accordance with City standards.

1) Describe any known or possible contamination at the site from present or past uses. [help]

Ecology's Cleanup Database identifies two cleanup sites within 0.5 miles of the project area. Both of the sites are downgradient and do not pose any threat of contamination to the site. These sites are listed below.

- *Georgia-Pacific Camas Business Center (Cleanup Site ID 2961)*
- *Ronals Brown Property (Cleanup Site ID 6933)*

Community Development
616 NE Fourth Avenue ○ Camas, WA 98607
(360) 817-1568
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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]

There are no known underground hazardous liquid or gas transmission pipelines within or adjacent to the project site. The National Pipeline Mapping System Public Viewer shows the nearest pipeline is a hazardous gas transmission pipeline over 0.75 miles to the northeast of the project site. Project activities would not take place near the pipeline and no disturbance would occur.

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]

During construction, fossil fuels may be stored on the site for equipment fueling with appropriate containment. The completed project will not increase the presence of toxic or hazardous chemicals on the site. Pesticides may be used in controlled amounts in landscaping areas; however, pesticide use will be authorized by pertinent authorities prior to its application.

The facility requires installation of a new auxiliary power diesel fueled generator to maintain operations in case of power failure. The generator will be out-fitted with a sound-attenuating enclosure and have a dual wall sub-base fuel tank included with the equipment for operation.

4) Describe special emergency services that might be required. [help]

The project will not require special emergency services pertaining to hazardous or toxic materials during construction or operation.

5) Proposed measures to reduce or control environmental health hazards, if any: [help]

Project activities will be completed in compliance with local, state, and federal regulations to reduce or control environmental health hazards. A spill kit will be kept on site should a spill from construction equipment occur.

b. Noise [help]

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

Existing sources of noise in the project area include vehicular traffic. The noise generated by vehicle traffic would have no significant adverse effect on the project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [help]

Construction noise and related vibration will be generated during the approximate 18-month construction duration for the project. Approximately 5,000 c.y. of material will be excavated and removed from the project site by dump truck, and 1,000 C.Y. of structural fill material will be

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(360) 817-1568
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imported to the site by the same means. Exacavators, compaction equipment, dump trucks, air-compressors, portable 2-cycle saws, cranes, lifts, back-up beepers, and other equipment will create noise and vibration during work hours, as is typical for a municipal construction project. Efforts to mitigate some of these effects include: A) Specifying drilled shafts for the retaining wall piles, rather than pile-driving, 2) Employing the use of compaction equipment appropriate for the size and depth of the structural fills. Contract construction hours will generally be limited to 10-hour work days between the hours of 7 A.M. and 7 P.M., during week-days, excepting 60 minutes for lunch. Work on Saturdays may only occur with approval from the City of Camas, between 7 A.M. and 5 P.M.. No work will be allowed on Sundays. These provisions are consistent with the City's noise ordinance outlined in CMC 9.32.050(5), which states that "the use of equipment and activities producing intermittent or repetitive noise commonly associated with site improvements is not allowed before 7 a.m. or after 7 p.m. Monday through Friday, before 7 a.m. or after 5 p.m. on Saturdays, or anytime on Sundays." Periods of construction would remain consistent with these regulations.

The long-term noise levels are expected to approximate existing decibel levels upon the completion of the improvements. The noise generated from equipment on site, vehicles using the driveway, and infrequent operation of the backup generator would be the only source of noise.

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

As stated above normal construction hours will be limited to 7 A.M. to 7 P.M. during week days; Saturdays from 7 A.M. to 5 P.M., with permission from Camas Engineering Staff. These limitations are consistent with the City of Camas Noise Ordinance contained in CMC 9.32.050(A)(5), which allows construction-related noise between 7 a.m. to 7 p.m. Monday through Friday, between 7 a.m. to 5 p.m. on Saturdays, and never on Sundays or federal holidays.

Efforts to mitigate temporary noise and construction vibration include: A) Retaining wall piles will be drilled rather than using pile-driving equipment, 2) Vibratory compaction of structural fills will be minimized when reasonably practical. There are no known alternative construction techniques readily available to mitigate temporary noise and vibration for this project.

The new standby generator will be furnished with a sound attenuated encloser. No additional noise reduction measures will be implemented, as the completed project will not significantly increase the amount of noise produced in the area.

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 is currently in use as a reservoir and pump station for municipal services. The project will not change uses and will not affect current land uses on nearby or 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]

Community Development
616 NE Fourth Avenue ○ Camas, WA 98607
(360) 817-1568
http://www.cityofcamas.us

The project alignment is located in an urbanized area and does not occur adjacent to or within the vicinity of working farm or forest lands. The project site is not known to have been used as working farmlands or forest lands.

As previously noted, there are no designated agricultural lands of long-term commercial significance within the City of Camas UGA; therefore, there are no agricultural lands of long-term commercial significance on or near the property.

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]

As stated above, the project does not occur adjacent to or within the vicinity of working farm or forest land; therefore, the proposal will have no effect on farm or forest land.

c. Describe any structures on the site. [help]

Structures on the site include two reservoirs, a pump station, and telecommunication facilities.

d. Will any structures be demolished? If so, what? [help]

Structures that will be demolished for this proposal include:

- *0.5-MG reservoir*
- *Existing retaining wall*
- *Existing generator and generator pad*
- *Telecommunications facility to be relocated*
- *Existing reservoir valve vault*

e. What is the current zoning classification of the site? [help]

The project site is zoned Single-Family Residential 7.5 (R-7.5).

f. What is the current comprehensive plan designation of the site? [help]

The project site has a comprehensive plan designation of Single-Family Medium.

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

The project site is not within shoreline jurisdiction and is not regulated by the City of Camas shoreline master program.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]

Portions of the site are designated as geologically hazardous areas (i.e., landslide and erosion hazards).

Community Development
616 NE Fourth Avenue ○ Camas, WA 98607
(360) 817-1568
http://www.cityofcamas.us

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

As a utility project, the project would not result in housing or provide employment upon its completion.

j. Approximately how many people would the completed project displace? [help]

No persons would be displaced upon completion of the project.

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

The project will not result in any displacement impacts; therefore, no mitigation measures are proposed.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]

The project will comply with the City of Camas municipal code, which regulates the alteration or development of land uses. The project is an existing use that would be upgraded with new facilities that meet the City's design and development standards. LPH BPS is listed in the Capital Improvement Plan for the City of Camas.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [help]

The project is not located in close proximity to agricultural or forest lands of long-term significance; therefore, there are no impacts or mitigations proposed.

9. **Housing** [help]

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

This project is not proposing any additional housing units.

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

The project is not proposing to eliminate any units of housing.

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

There are no proposed measures to reduce or control housing impacts because this project would not eliminate or create any units.

Community Development
616 NE Fourth Avenue ○ Camas, WA 98607
(360) 817-1568
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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 tallest proposed structure is the 0.5-MG reservoir. The new reservoir will be a welded steel reservoir with an approximate height of 32 feet to the top of the reservoir. A roof vent would extend above the reservoir an additional 2 feet for a total reservoir height of 34 feet.

b. What views in the immediate vicinity would be altered or obstructed? [help]

No views would be altered or obstructed due to the project. The vertical structures associated with the project (reservoir) would not obstruct views because it will be constructed on the lower bench of the property, well below neighboring properties .The new reservoir would be located behind a natural slope and would largely not be visible from residences to the west that have easterly views.

b. Proposed measures to reduce or control aesthetic impacts, if any: [help]

This project is being designed, consistent with the Camas Design Manual. Landscaping will consist of groundcover plantings along the property line. The existing views across the site from uphill residences would be improved by placing the reservoir closer to the western property line.

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 project does not anticipate producing any glare to adjacent properties. Lighting proposed will be directed towards the ground.

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

The lighting associated with the proposed improvements would not be a safety hazard or interfere with views. Downward directed and shielded lighting would prevent light trespass on adjacent properties.

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

Off-site land uses may produce minor, insignificant light impacts typical of an urbanized environment. These land uses include residences, but the impacts are not expected to be significant.

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

Proposed lighting will be directed toward the ground.

Community Development
616 NE Fourth Avenue ○ Camas, WA 98607
(360) 817-1568
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12. **Recreation** [help]

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

Designated recreational facilities in the project area include Ostenson Canyon, which provides access to developed and undeveloped hiking. Benton Park is approximately 0.15 miles to the southeast of the project site, although the park does not have direct access from Northwest 18th Loop.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]

The project would not displace any existing recreational uses.

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

No measures are proposed as there are no impacts anticipated to recreation opportunities.

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]

There are no buildings, structures, or sites located on or near the site that are over 45 years old or listed in or eligible for listing on any registers.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]

Archaeological Investigations Northwest, Inc. (AINW) conducted a records review of the project site in August 2020 as part of an alternatives analysis comparing potential site locations. The records review was used to assess the potential for encountering archaeological resources with the proposed locations and to provide recommendations for further archaeological surveys that may be needed for local and state compliance.

Clark County MapsOnline Archaeological Predictive Model has the subject property classified as Low probability of an archaeological site. The statewide archaeological predictive model (found online in the Washington Information System for Architectural and Archaeological Records Data [WISAARD]) shows the entire site as "Low Risk." The nearest archaeological isolated find is approximately 0.43 miles from the project site. The referenced archaeological memo included with this submittal has been reviewed by the City Planning Department, which determined that no additional archaeological review was required.

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]

Community Development
616 NE Fourth Avenue ○ Camas, WA 98607
(360) 817-1568
http://www.cityofcamas.us

In 2020, AINW conducted a review of records and reports held by the Washington State Department of Archaeology and Historic Preservation (DAHP) that are available through WISAARD, an online database. Other reports, maps, and documents in AINW's library were reviewed to determine if resources have been identified in or near the project area and to determine whether archaeological surveys have been previously conducted near the project area. Historic-period maps were examined to determine the likelihood of pre-contact or historic-period resources being present within the project area. AINW determined that no archaeological studies had been conducted for the project area. AINW determined that no known archaeological resources were located within 0.25 miles of this project area.

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]

Consistent with state laws, contractors in charge of site development shall halt all ground disturbing activates if any unanticipated archaeological resources are encountered during construction. In the event of a discovery of an archeological resource, DAHP is notified so that a proper evaluation of the resource can occur.

The SEPA comment period will be used to provide Tribes and DAHP with the opportunity to review and comment on the proposed project.

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]

The project site is accessed from a driveway off of Northwest 18th Loop. Surfacing improvements to the access driveway are proposed, but the improvements would not change access to the existing street system.

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]

C-TRAN provides public transit (bus) service to the city of Camas. The nearest transit stop is at Northwest Sixth Avenue and Northwest Drake Street approximately 1 mile 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]

The project would not add or eliminate parking.

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]

This project includes improvements to an existing pump station and reservoir and does not include improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities.

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

Community Development
616 NE Fourth Avenue ○ Camas, WA 98607
(360) 817-1568
http://www.cityofcamas.us

This project would not use or occur in the vicinity of any water, rail, or air transportation.

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]

This project would not generate additional vehicular trips. Infrequently, Public Works personnel would visit the site for occasional maintenance and monitoring of the infrastructure.

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]

As stated above, the project alignment is not adjacent to, or within the vicinity of agricultural or forest harvest practices. In addition, there are numerous alternative routes of travel in the area to accommodate the movement of agricultural or forest products if necessary; therefore, it is anticipated that neither project construction, or the completed project will have an adverse effect on the movement of agricultural or forest products.

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

No measures are proposed as it is not anticipated that the project will generate any transportation impacts.

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]

As a utility project, this project would not result in an increased need to current public services. The LPH BPS is the only pump station to supply water to the 852-pressure zone, making it critical to the operation of the City water system. The proposed improvements will improve the existing facilities to meet the projected maximum demand for the 852-pressure zone. Emergency service routes (police and fire) are not anticipated to be affected by project construction.

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

The existing booster pump station and backup generator will remain in operation during construction of the new booster pump station, and will be disconnected and removed to ensure there are no direct impacts on public services during construction.

16. **Utilities** [help]

a. Circle utilities currently available at the site: [help]
electricity, natural gas, water , refuse service, telephone, sanitary sewer, septic system, other storm sewer

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616 NE Fourth Avenue ○ Camas, WA 98607
(360) 817-1568
http://www.cityofcamas.us

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]

The project is a municipal utility upgrade project for critical infrastructure for the City's water system. The project includes replacing the existing 0.58-MG reservoir with a new reservoir of the same capacity. The booster pump station replacement will consist of a 38-foot by 21-foot concrete masonry block security building. The new pump station will contain three 250-hp pumps. A backup generator will be located outside the proposed pump station. The project includes the removal and modification of existing water lines on the project 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: 

Name of Signee: Ethan Spoo, AICP

Position and Agency/Organization: Senior Consultant – Land/Urban Planner

Date Submitted: 7/25/2022