8. State Environment Review SEPA

Community Development
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March 7, 2025
Anita Ashton, Engineering Project Manager
Comments added to sections 8 and 14.d

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:

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

1. Name of proposed project, if applicable:
Camas Woods

2. Name of applicant:
HSR DEV-JMA, LLC

3. Address and phone number of applicant and contact person:

Applicant:	Contact:
HSR DEV-JMA, LLC	AKS Engineering & Forestry
Attn: Andy Swanson	Attn: Michael Andreotti
19120 SE 34th Street, Suite 103	9600 NE 126th Avenue, Suite 2520
Vancouver, WA 98683	Vancouver, WA 98682
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(503) 936-8514	(360) 882-0419

4. Date checklist prepared:
November 2024

5. Agency requesting checklist:
City of Camas

6. Proposed timing or schedule (including phasing, if applicable):
The project is anticipated to begin construction as soon as all permits as obtained, in the Spring of 2027. This project is proposed to be constructed in up to nine phases. The phases have been numbered in the Proposed Development Plans for reference and not for intended construction sequencing. Depending on market conditions and potential timing of required off-site improvements, it may be necessary for the Applicant to combine phases, or construct phases out of the sequence shown on the plans. Full completion of the project will be based on market demands for the different housing types but is not anticipated to take more than nine years, with construction of one phase per year.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
There is potential for future off-site roadway improvements related to this project. The improvements are already identified in City plans, but may be necessary as a result of this project. These off-site improvements would occur as separate projects.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
- Geotechnical Report (Columbia West)
- Preliminary Stormwater Technical Information Report (AKS Engineering & Forestry (AKS))
- Transportation Impact Study (Kittleson & Associates)
- This SEPA Checklist (AKS Engineering & Forestry (AKS))
- Archaeological Pre-Determination (Applied Archaeological Research, Inc. (AAR))
- Archaeological Study (AAR)
- Critical Areas Reports and Wetland Buffer and Oak Mitigation Plan (Ecological Land Services (ELS))

WSDOTs Intersection Control Evaluation (ICE) Report for intersection improvements on state routes. AA

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.

None known.

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

- Type III Preliminary Subdivision Approval
- Final Engineering Approval
- Grading Permit
- Erosion Control Plan Approval
- Final Plat Approval
- SEPA Determination
- Road Deviation Approval
- Critical Area Permit Approval

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.)

The Applicant proposes to subdivide four parcels into 88 attached townhomes lots, 118 detached single-family lots, one multifamily lot for three apartment buildings with 72 units, and one mixed-use/commercial lot with a mixed-use building with ground floor commercial and 16 apartment units in two stories above. The proposed subdivision will also include tracts for stormwater, open space, and critical area protection.

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.

The site is addressed as 920 / 921 SE Gardner Road, Camas, WA 98607

Tax Lots: 178140-000, 178108-000, 178159-000, and 178169-000 in the NE ¼, S35, T2N, R3E

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

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

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

The property has a ridge that runs from the termination of SE 8th Street right-of-way to the southeast corner of Parcel 178140-000. The site slopes gently, generally ±5 percent, to the northeast from the ridge, with slopes up to ±10 percent near the northeast corner and one small area of slopes at ±25 percent. The site slopes to the south and west from the ridge with slopes between ±2 percent and ±5 percent with slopes up to ±10 percent near SE Everett Drive.

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.

According to the Geotechnical Engineering Study, the subject site contains silty sand, clayey sand, clayey gravel, and silty gravel. According to Clark County GIS, the majority of the site is mapped as having prime agricultural soils with areas of poor agricultural soil in the northern portion of Parcel 178140-000. However, by zoning the property for residential uses, the City determined that the subject site is better suited for residential uses other than agricultural uses. Soils will be moved or removed as necessary during site grading activities.

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

There are no surface indications or history of unstable soils. Refer to the Geotechnical Engineering Study, prepared by Columbia West, dated October 11, 2023, for more information.

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.

Site grading will occur to construct lots, roads, and utility improvements. The Applicant proposes to remove all surface vegetation and stockpile topsoil within the disturbed area to perform the necessary site grading. The disturbed area totals ±33.45 acres with estimated grading quantities of ±50,000 cubic yards of cut and ±45,000 cubic yards of fill. Fill material will come from on-site sources or approved off-site sources if necessary. Excess material needing to be hauled off-site will be taken to an approved location.

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

Yes, erosion is possible during construction in the form of silt transfer and dust blowoff. Stormwater and Erosion Control Plans will be prepared and implemented by the Applicant for the site improvement, which will meet or exceed the requirements imposed by the City of Camas Municipal Code (CMC) and the Washington State Department of Ecology (ECY).

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

Approximately 24.83 acres of the site, ±68.3 percent, of the gross site area may be covered with impervious surfaces. This includes homes, multi-family buildings, a mixed-use building, driveways, streets and sidewalks, tails, parking areas, the pump station pad.

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

Stormwater and Erosion Control Plans will be prepared and implemented in accordance with CMC and ECY standards.

2. Air

i. 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.

Construction equipment and vehicles will generate dust and particulate emissions during the construction period. Resident, employee, visitor, delivery, mail delivery, and waste management vehicles will generate particulate emissions in the long term. Other potential emission sources include small power tools including, but not limited to, small gas-powered equipment used for site and landscape maintenance. The quantities of those emissions are unknown.

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

Off-site sources of emissions or odor near the project site are exhaust emissions from vehicles traveling along the adjacent streets, but these are not anticipated to impact this project. There are no other known sources or emissions or odors that will impact the site.

b. Proposed measures to reduce or control emissions or other impacts to air, if any:

If necessary, water will be utilized for dust control as needed during the construction of the proposed site improvements. Emissions control measures for vehicles and equipment are regulated under CMC, ECY, and U.S. Environmental Protection Agency (EPA) standards. It is anticipated that all vehicles and equipment will comply with these regulations.

3. Water

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.

Ecological Land Services (ELS) completed a Critical Area Report, dated October 20, 2022, for Parcel 178140-000. According to the report, there is one on-site wetland, identified as Wetland A, in the northeast corner of the parcel. Wetland A is a Category III, forested with three out of five vegetative strata, aquatic bed, and emergent, depressional wetland. The wetland extends offsite to the north, northwest, and southeast.

ELS completed a wetland determination, dated January 4, 2024, for parcels 178159-000, 178169-000, and 178108-000. According to the assessment, there are no wetlands or streams present on-site.

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.

The proposed development will occur within 200 feet of the described water. Work will include site grading for homes, roads, and stormwater facilities, and construction of homes. No work will occur over or in the described waters.

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.

No fill or dredge material will be placed or removed from the wetland as part of this project.

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

No surface water withdrawals or diversions are required with this project.

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

No, the project is not within a 100-year flood plain.

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.

No, this project does not involve any discharge of waste materials to surface waters.

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.

No, this project does not involve the withdrawal of groundwater for any purpose.

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.

The project will decommission the existing on-site septic systems. No waste materials from septic tanks or other sources will be discharged into the ground 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.

Stormwater runoff will be produced from roadways, sidewalks, driveways, homes, mixed-use and multi-family buildings. The runoff will contain material washed from those surfaces. Pollution generating stormwater runoff will be collected, treated, and detained on site before being released to the wetland in the northeast corner of the site or to the roadside ditch along the west boundary of the site.

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

No waste materials are proposed to enter ground or surface waters as part of this application. Fuels, such as diesel or gasoline, could potentially spill on the site during the construction of the project. Without adequate erosion control or stormwater mitigation, waste materials could possibly enter ground or surface waters. However, the proposed stormwater treatment and erosion control measures will minimize the potential for waste materials to be conveyed to ground or surface waters.

d. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposed project will not alter or affect the drainage patterns in the vicinity of the site.

e. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The project will meet or exceed the CMC and ECY erosion control standards. The stormwater generated by the proposed impervious surfaces will be collected, treated, and discharged at rates allowed per the City. Any spills will be immediately responded to, and appropriate remediation measures will be taken.

4. Plants

a. Check the types of vegetation found on the site:

_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.
_X__ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

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

All existing vegetation, including trees, shrubs, and grass, within the disturbed area will be removed. Vegetation within the critical areas and open space tracts will be retained to the greatest extent practicable.

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

According to the Washington State Department of Natural Resources Online Data Explorer, there are no known threatened or endangered plant species on the project site.

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

The proposed development will include multiple open space tracts that will retain existing native landscape and have new landscaping installed. The development will also include street trees and other required site landscaping. Native and naturalized plants will be used for proposed landscaping on site. Additionally, future homeowners will landscape their individual lots.

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

Himalayan Blackberry

5. Animals

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.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

Hawks and songbirds were observed on or near the site.

mammals: deer, bear, elk, beaver, other:

There are small mammals, such as mice and rabbits located on and near the site.

fish: bass, salmon, trout, herring, shellfish, other _____

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

According to the Washington State Department of Fish and Wildlife PHS, there are no mapped threatened or endangered species known to be on or near the site.

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

Yes, the Pacific Flyway. This Flyway is the general migratory route for various ducks, geese, and other migratory waterfowl species.

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

The proposed development will include multiple open space tracts for the protection of critical areas and existing native landscape. Additionally, landscaping will be installed on each lot, including the future single-family residential lots, commercial lot, and multi-family lot. The existing and proposed landscaping will provide habitat for animals.

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

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

6. Energy and Natural Resources

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.

Electricity and natural gas will be used for the completed project, which will include standard residential uses such as heating or cooling, lighting, and other appliances.

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

No, it is not anticipated that the project will affect adjacent properties potential use of solar energy.

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:

All construction on-site will be designed to comply with the Washington State Energy Code and the adopted version of the International Building Code and City of Camas Municipal Code as applicable to this project.

7. Environmental Health

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.

Heavy equipment and a variety of materials will be used to construct the project. Environmental hazards are limited to standard risks associated with site grading and construction.

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

There is no known contamination on the site from present or past uses. There are existing septic systems on site that will be decommissioned during construction.

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.

There are no known existing hazardous chemicals/conditions that might affect the project.

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.

Typical construction materials such as gas, diesel, oil, etc. may be stored or used on the site during the project's development.

4) Describe special emergency services that might be required.

No special emergency services are anticipated with this project. The project area is within City of Camas jurisdiction and is currently served by fire, police, and EMS providers.

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

All contractors will be expected to comply with all applicable local, state, and federal regulations related to the project's construction and operations. It is anticipated that all construction will be inspected according to the applicable requirements and standards.

b. Noise

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

There are existing traffic noises from local streets, as well as noise from the surrounding existing residential development, church, and schools. It is not anticipated that these noises will affect 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.

Construction on the site will create short-term construction noise. Construction activities will not occur after 7 p.m. or before 7 a.m. as required by CMC. Visitors, employees, residents, mail delivery, deliveries, and solid waste and recycling vehicles will create some noise in the long term. Other long-term noise sources include typical residential, commercial, and multi-family, such as small power tools, including, but not limited to, gas-powered equipment used for site and landscape maintenance.

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

Construction on the site will take place during normal construction hours as allowed by CMC.

8. Land and Shoreline Use

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.

The current use of the site is large lot residential. The surrounding properties are in use as residential to the north, east, and west, and a high school to the south. It is not anticipated that the project development will affect the current land uses or the 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?

No, the project site has not been used as working farmlands or working forest lands in recent history.

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:

No, the project will not affect or be affected by surrounding working farms or forest land normal business operations.

c. Describe any structures on the site.

There are multiple existing structures on-site, including two homes, several outbuildings, and a BPA tower.

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

The BPA tower will remain on site, all other existing structures on-site will be demolished for the proposed development.

e. What is the current zoning classification of the site?

The project site is zoned North Shore Lower Density (LD-NS), North Shore Higher Density (HD-NS), North Shore Mixed Used (MX-NS) and North Shore Parks/Open Space (POS-NS).

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

The current comprehensive plan designation is HD-NS, C-NS, OS/GS, and LD-NS.

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

Not applicable, the project site is not in a shoreline master program designation.

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

ELS identified one wetland, Wetland A, in the northeast corner of the site and four individual Oregon white oaks and three snags on site. The Oregon white oaks have a diameter at breast height (DBH) ranging from 5 inches to 17 inches. The snags range from 18 inches to 42 inches DBH. The City of Camas only identifies Oregon white oak trees with a DBH 20 inches or greater as habitat and does not address snags. However, WDFW identifies Oregon white oak and priority snags (snags of 20-inch DBH or greater) as critical area habitat.

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

The proposed development includes 206 single family units and 88 multi-family units. Assuming 2.7 people per unit, ±794 people will reside in the completed project. The mixed-use building will have commercial space on the ground floor providing for employment, however, the total number of people that will work in the mixed-use building is unknown at this time.

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

The exact number of people residing in the existing residences is unknown. Assuming 2.7 people per residence, ±6 people will be displaced by the completed project.

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

More residential units are proposed than being removed with this project.

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

The project will meet the applicable Washington State and CMC requirements. Additionally, the project will go through the City application review processes.

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

Proposed measures include approval through the City of Camas Type III Subdivision Review and Final Engineering review process.

9. Housing

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

The proposed development includes 206 single family units and 88 multi-family units, for a total of 294 units. The proposed units will be middle-income units.

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

The project will remove two middle-income dwellings units.

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

The proposed project will provide a net increase of 292 middle-income housing units.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No buildings are proposed with this application; therefore, the height of the buildings is unknown, however, the homes will not exceed the 35-foot maximum height allowed in the LD-NS zoning district, the 50-foot maximum height allowed in the HD-NS zoning district, or the 100-foot maximum height in the MX-NS zoning district.

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

Views across the site will be altered with the full build-out of the project. Homes, single-family homes, a mixed-use building, and multi-family buildings will be visible from adjacent properties.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The proposed development will meet the applicable zoning and building requirements of City of Camas.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Typical residential lighting (vehicle headlights and residential home lighting); commercial and multi-family lighting (building and parking lot lighting); and street lights will light the area in the nighttime hours.

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

The installation of illuminated materials for the project will be done in such a way as to minimize dispersion off site and do not constitute a safety hazard.

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

There are no known existing off-site sources of light or glare that will affect the project.

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

Lighting for the proposed development will comply with the City of Camas lighting standards for glare reduction, light levels, and fixture types.

12. Recreation

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

The following designated and informal recreational opportunities

- Camas High School (ball fields and tennis courts) is located directly south of the site.
- Lacamas Park is located ±0.8 miles to the south.
- Fallen Leaf Park is located ±1.0 mile to the south.
- Lacamas Lake is located ±1.0 mile to the south.
- A trail network around Lacamas Lake and in Lacamas Park is located ±0.8 miles to the south.

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

No existing recreational uses are being displaced with this project.

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

No impacts are proposed; however, the development will include multiple open spaces with various amenities for residents. The development will also pay the required Park Impact Fees.

13. Historic and cultural preservation

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.

According to the Archaeological Predeterminations completed by AAR, dated December 5, 2023, and January 4, 2024, there are structures on-site that are over 45 years old; however, these structures do not meet the requirements to be eligible for listing in a national, state, or local preservation register.

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.

Archaeological Predeterminations were completed by AAR, dated December 5, 2023, and January 4, 2024. Artifacts were found in a small site within the project boundary; however, AAR did not recommend further excavation at or near the site. A permit from the Department of Archaeology and Historic Preservation (DAHP) will be obtained prior to any work in the area of the archaeological site. AAR does not recommend any additional study beyond the required permit from DAHP.

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.

Per the Archaeological predeterminations, AAR completed records review, including records on file with DAHP and in the AAR library, and historical map review. A field search was also completed including pedestrian transects of no more than 20 meters apart and 45 test pits.

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.

The proposed development will comply with DAHP requirements and obtain all necessary permits from DAHP. In the event that archaeological materials, Indian cairns, or human remains are encountered during the development of the properties, all construction activities will stop in the vicinity of the finds. The Applicant will then immediately notify the planning official and the Washington State DAHP. Procedures outlined under Washington Administrative Code (WAC) 24-28-020 will be followed and work will not resume until mitigation measures have been agreed upon.

14. Transportation

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.

The subject site is served by SE Everett Street (State Route 500), right-of-way for NE 8th Street, and NE Everett Drive. The proposed development will construct N Rekdahl Avenue near the southeast corner of the site to connect to SE Everett Drive. The development will also provide half-street improvements along the east boundary of the site and provide street stubs for SE 8th Street, N Webberley Road, and ‘A’ Street to provide for future circulation.

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?

The nearest transit stop is about ±2.5 miles south of the site near the intersection of NE Everett Street and NE 3rd Avenue.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The proposed project includes single-family and multi-family units. Each single-family lot will be provided with a minimum of two parking spaces (1 driveway space and 1 garage space) along with 44 additional stalls located in tracts throughout the development. The multi-family and mixed-use lots will provide 198 parking stalls for residents and visitors.

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).

The proposed development will construct 10 new roadways to provide access to all of the lots within the development. SE 8th Street is identified as North Shore Collector Street and will be constructed with a 60-foot right-of-way, 30-foot paved width, 6-foot planter strips and 6-foot sidewalks. N Rekdahl Avenue, 'A' Street, N Webberley Street, 'B' Street, 'C' Street, 'D' Street, N 49th Avenue, 'E' Street, and N 51st Drive are identified as North Shore Local Street and will be constructed with a 54-foot right-of-way, 28-foot paved width, 7-foot planter strips and 6-foot sidewalks. Existing public roads NE Everett St. (SR 500) & NE Everett Dr. were not included in Section 14.d. However, they were discussed in the TIS. SE 8th St. is designated as a collector street in the North Shore Design Manual and will be conditioned with a 60' right-of-way width and a 36' paved surface, per the North Shore Design Manual, Figure 11. AA

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

The proposed project will not use and does not occur in the immediate vicinity of 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?

The Applicant's Transportation Engineering Consultant, Kittelson & Associates, prepared a Transportation Impact Study (TIS). The TIS used an assumed subdivision with up to 120 detached single-family lots, 176 townhome and apartment units, and a 10,000-square-foot commercial building. Trip generation was calculated using the *ITE Trip Generation Manual 11th Edition*. The TIS states the proposed development will generate 2,756 average daily trips (ADT) with 184 a.m. peak hour trips and 265 p.m. peak hour trips. The TIS also identified 185 ADT with 10 a.m. peak hour and 27 p.m. peak hour pass-by trips for the commercial use. Is not known at this time how many of the trips will be for trucks.

The site contains two existing single-family residences. These existing residences generate 19 ADT with one a.m. peak hour trip and two p.m. peak hour trips. Therefore, the proposed development will generate a net of 2,737 new ADT with 183 new a.m. peak hour trips and 263 new p.m. peak hour trips.

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.

The proposed development will not interfere, affect, or be affected by the movement of agricultural and forest products.

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

The TIS identifies off-site intersection improvements to mitigate for transportation impacts. Proportionate share fees and transportation impact fees will also be paid with the project.

15. Public Services

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.

Yes, the addition of 294 residential units and commercial space will result in an increased need for public services.

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

The project will pay system development charges, impact fees, property taxes, and other municipally imposed taxes and fees.

16. Utilities

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

The project will decommission the existing septic systems and water wells on-site and extend electrical, water, communication, and sanitary sewer into the property to serve the development.

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.

Water – City of Camas
Sanitary Sewer – City of Camas
Electricity – Clark Public Utilities
Refuse – Waste Connections
Communication – Comcast, Lumen
Natural Gas – Northwest Natural

The proposed project will extend water into the site from SE Everett Street and loop the water through the development to provide service to the lots. A sanitary sewer pump station will be construction on-site to pump waster water from the site into the City's existing sanitary sewer system. Gravity lines will serve the lots within the development and drain wastewater from the lots to the pump station. The development will also have to extend three-phase power lines into the development to provided electrical service to each lot.

Signature

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: Michael Andreotti

Position and Agency/Organization: Land Use Planner / AKS Engineering & Forestry

Date Submitted: 11/14/24