

**COMMUNITY DEVELOPMENT DEPARTMENT**

616 NE 4th Avenue
 Camas, WA 98607
www.ci.camass.wa.us

Date Published: October 16, 2025

To Whom It May Concern:

Please find enclosed a Determination of Non-Significance (DNS) for **The Landing at Green Mountain 2 (SUB25-1006)** 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:

- General application form and fee
- Applicant's narratives
- Development plans and elevations
- Traffic Report
- Tree Survey
- SEPA Checklist
- Critical Areas Report
- Preliminary Stormwater Report
- Geotechnical Report
- Easements
- Cost Estimate
- Archaeological Predetermination*

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
 C-Tran
 Camas School District
 Camas Building Official, Brian Smith
 Camas Engineering Department Managers and Staff
 Camas Fire Department, Randy Miller
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 Camas Community Development Director, Alan Peters
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 Chinook Indian Nation
 Cultural Resource Program, Cowlitz Indian Tribe
 Cultural Resource Program, Yakama Indian Nation
 Clark County Department of Environmental Services
 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: SUB25-1006 The Landing at Green Mountain 2

APPLICANT: PLS Engineering
604 W. Evergreen Boulevard
Vancouver, WA 98660

REQUEST: To subdivide approximately 9.6 acres situated in the R-7.5 – Single-Family Residential Zone into 34-lots to facilitate the future development of single-family detached residential homes.

LOCATION: 22015 & 22111 NE 28TH STREET
PARCEL NUMBERS 611175000, 173177000, AND 173210000

LEGAL DESCRIPTION: THE PROJECT IS LOCATED IN THE CITY OF CAMAS IN THE SW ¼ OF SECTION 21 TOWNSHIP 2 NORTH, RANGE 3 EAST

SEPA DETERMINATION: DETERMINATION OF NON-SIGNIFICANCE (DNS)

COMMENT DEADLINE: OCTOBER 30, 2025, 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).

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:

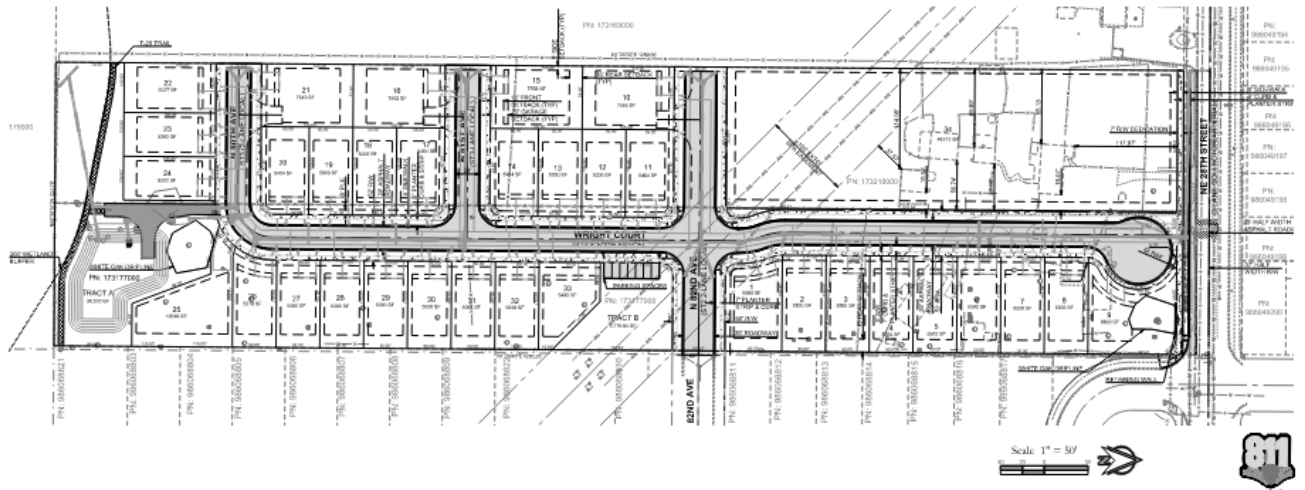
Publication date of this DNS is **October 16, 2025**, and is issued under WAC 197-11-340. The lead agency will not act on this proposal until the close of the 14-day comment period which ends on **October 30, 2025**. Comments may be sent by email to communitydevelopment@cityofcamas.us or regular mail 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	<u>October 16, 2025</u> Date of publication
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Preliminary Plat for The Landing at Green Mountain 2 (SUB25-1006)





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

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2016

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals: [\[help\]](#)

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

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Landing at Green Mountain 2 Subdivision

2. Name of applicant: [\[help\]](#)

Pacific Lifestyle Homes – Nick Edwards

3. Address and phone number of applicant and contact person: [\[help\]](#)

*11815 NE 99th Street Suite 1200
Vancouver, WA 98682
360-597-7098*

4. Date checklist prepared: [\[help\]](#)

June 12, 2025

5. Agency requesting checklist: [\[help\]](#)

City of Camas

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

Development is expected to start at the time of final construction drawing approval, likely in early 2026. No phasing is proposed.

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, not at this time.

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

SEPA Checklist, Archaeological Predetermination, Geotechnical Report, Critical Areas Report

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

No, the applicant is not aware of any other applications pending for governmental approvals that affect this site.

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

- *Preliminary Type III Subdivision Review*
- *Public notification and staff report publications*

- *Final Plat Approval*
- *SEPA*
- *SWWPPP - Stormwater Pollution Prevention Plan*

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 applicant proposes a 34-lot single family residential subdivision in the R-7.5 zone on 9.60 acres. One existing home will be retained on Lot 34. N 82nd Avenue will be extended from the east and new public roads will be provided to serve the site.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The site is located at 22015 & 22111 NE 28th St. Camas, WA, in the SW 1/4 of Section 21, Township 2 North, Range 3 East of the Willamette Meridian. The site is identified as Tax Parcels 611175000, 173177000, 173210000. See the proposed development plans for a preliminary plat, grading plan, vicinity map and topographical data.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

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

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

10%

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. [\[help\]](#)

This site consists of:

MIA – McBee silt loam (0-3% slopes)

LgB – Lauren gravelly loam (0-8% slopes)

LeB – Lauren loam (0-8% slopes)

It is unknown if these soils are classified as agricultural or if the site contains prime farmland.

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

There are no known surface indications or history of unstable soils in the immediate area.

- 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. [\[help\]](#)

There will be grading for the construction of public roads, driveways, the installation of utilities, and the preparation of the site for single family residential housing. Surplus material may be required to be hauled from the site to an approved dump site or offsite fill may be required. Quantities and source are unknown at this time; these will be established with the Final Engineering Plans.

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

Standard erosion control measures will be followed during grading construction on the site. A final erosion control plan will be reviewed and approved by City of Camas.

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

Approximately 50%

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

Proposed measures to reduce and control erosion include providing an erosion control plan for review and approval prior to starting construction on the site and following the conditions of the approved grading and erosion control plan during all phases of construction.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Construction equipment emissions and dust on the short term. Long-term emissions will be produced by automobile traffic and normal household activities, possibly including wood burning stoves and fireplaces.

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

There are off-site sources of emissions from cars that travel adjacent roads. The site is near Grove Airfield, and as such may experience overhead flights, odor, vibrations, noise and other similar aviation impacts. This will not affect the proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Dust from construction can be mitigated by sprinkling the site with water during construction as needed.

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. [\[help\]](#)

Per the Critical Areas Report for the site there is an offsite Category II wetland to the south of the site. A small portion of the wetland buffer extends over the SW corner of the 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. [\[help\]](#)

No

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None, no impacts are proposed to the offsite wetland.

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

The proposal will not require surface water withdrawals or diversions.

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

No, the site does not lie within a 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No, there will be no discharge of waste material 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. [\[help\]](#)

No ground water will be withdrawn with this proposal. A storm detention pond is proposed with the site development that will discharge stormwater into the nearby wetland. Storm water from pollution generating surfaces will be treated prior to being routed to the storm detention pond.

- 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 is proposed to be discharged into the ground.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

The main source of runoff is from stormwater. There will be runoff from impervious roof area, driveways, roadways, and landscaped areas. Street catch basins, yard drains, and roof drains will connect to a pipe network that leads to the detention pond.

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

Yes, if waste materials were somehow released or dumped into surface runoff flows, substances associated with the source material could enter ground or other surface waters. There is no proposal to release waste material to the ground or to surface waters.

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

Not anticipated.

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

The contractor will be required to use approved erosion control measures during all phases of development in order to reduce or control runoff.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- ☒ deciduous tree: alder, maple, aspen, **other: Oregon white oak, ash, hazelnut**
- ☒ evergreen tree: **fir**, cedar, pine, other
- ☒ shrubs
- ☐ 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
- ☒ other types of vegetation: **blackberry**

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

Much of the site vegetation will be stripped for site preparation. Trees along the south portion of the site are proposed to be retained.

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

There are priority habitat Oregon white oaks onsite.

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

Street trees and landscaping will be provided throughout the park and open space areas. All Oregon white oaks will be preserved. The southern portion of the site will feature an open space tract that will contain the wetland buffer, stormwater facility, oak tree, and public path. This tract will be landscaped.

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

None known.

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 _____

Small mammals, such as mice, voles, and rabbits are located on and near the site. This site is also in an area where larger mammals, such as raccoons, opossum, and mammals indigenous to the Clark County area are sometimes located.

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

There are no known threatened or endangered species on or near the site.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

This site is part of the Pacific Flyway for migratory waterfowl.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

The future homes will likely be landscaped with grass lawns and appealing native shrubs and trees.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None known

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

The new homes on the site will be served primarily by electricity and natural gas. Wood stoves might be used for heating. Other forms of energy will depend on homeowners.

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

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

The new homes will have energy-efficient windows and will comply with the state building codes which includes conservation measures.

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. [\[help\]](#)

There are no known environmental health hazards that could occur as a result of this proposal.

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

Utilizing the "What's in My Neighborhood" section of DOE's database shows that there are no cleanup sites or known hazards within 0.25 miles of the site.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None known

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None known

- 4) Describe special emergency services that might be required. [\[help\]](#)

No special emergency services outside those normally expected in a residential area are anticipated to be required in association with this proposal.

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

None

- b. Noise [\[help\]](#)

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

Light traffic noise from surrounding areas/roads exist in the area, along with typical household noises. The site is near Grove Airfield, and as such may experience overhead flights, odor, vibrations, noise and other similar aviation impacts. None of these will affect the proposal.

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. [\[help\]](#)

Short term noises from this project will include construction noises which would occur only during approved hours as mandated by City of Camas and Washington State. Long-term noises could include an increase in traffic noise and normal household noises.

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

Construction on the site will take place during normal working hours as allowed by the City of Camas.

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 proposed site has three existing single-family residences and several outbuildings onsite. To the south is Camp Currie, park land owned by Clark County. To the west of the site are single family homes on larger lots. To the east and north are residential subdivisions.

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? [\[help\]](#)

It is unknown whether the site has a history of being used as working farmlands or forest lands.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No, the proposal will not be affected by, nor will it affect any surrounding working farm or forest land business.

c. Describe any structures on the site. [\[help\]](#)

Three single-family residences and several outbuildings exist onsite.

d. Will any structures be demolished? If so, what? [\[help\]](#)

The manufactured home on parcel 173210000 and associated outbuildings will remain on proposed lot 34. All other structures will be demolished.

- e. What is the current zoning classification of the site? [\[help\]](#)

R7.5 – Residential

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

SFM

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable, the site is not within a shoreline area.

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

There are Oregon white oaks on site. A wetland buffer extends onto the SW corner of the site.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

It is currently planned that this development will contain 34 lots/homes. At 2.8 people per household, there will be a total of approximately 95 people residing within this development at the time of full buildout.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

The removal of one home could displace up to 3 people.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

The proposal will provide 33 new single-family homes.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

By complying with the zoning designation, the comprehensive plan, and the City of Camas Development Code, the proposal will be compatible with the existing and projected land uses.

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

There are no known impacts.

9. Housing [\[help\]](#)

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

33 new homes are proposed, one existing home will remain. The type of proposed housing is unknown at this time.

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

One unit will be eliminated.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

The applicant will pay all impact fees associated with the development at the time of building permit.

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? [\[help\]](#)

All new home construction will meet City of Camas building codes for residential housing development and not exceed height limits of 35'. Exterior building materials are unknown.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

The site will change from large-lot single family residences to a development with 34 single family homes.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

The future single-family homes will be landscaped with grass lawns and other appealing landscaping. The main roadway frontage will be landscaped with trees per the City of Camas roadway standards. An open space on the south end of the site is proposed to be retained within the development. This open space will preserve onsite trees include the trees in the wetland buffer and an Oregon white oak.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

When homes are constructed on the proposed lots, there will most likely be light produced from houses, yards, and street lights during evenings and early mornings.

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

No, light or glare from the finished project will not be a safety hazard or interfere with views.

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

There are existing off-site sources of light from adjacent homes and roads, but they will not affect the proposal. The site is near Grove Airfield, and as such may experience overhead flights, odor, vibrations, noise and other similar aviation impacts.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Shielding of porch lights and streetlights will reduce light and glare impacts offsite.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Camp Currie park is adjacent to the south, Lacamas Heritage Trail and Camas Meadows Golf Club are located to the southwest.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

There will be no recreational uses displaced with this proposal.

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

The applicant proposes to pay all park impact fees associated with building permits. A 0.83-acre open space tract is proposed on the south end of the site that will provide 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. [\[help\]](#)

Archaeological Services, LLC (ASCC) recommends that the ca. 1962 residence at 22111- A NE 28th Street be recorded on a Historic Property Inventory (HPI) prior to its demolition.

- 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. [\[help\]](#)

There are no known landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. An Archaeological Predetermination Survey was performed by Archaeological Services, LLC for onsite work. The onsite study found no cultural materials.

- 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. [\[help\]](#)

The report utilized surface surveys and excavation of test pits, as well as reviewing historical maps and records on file at the Washington State Department of Archaeology and Historic Preservation.

- 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. [\[help\]](#)

Based on the findings of the Archaeological Predetermination, no further archaeological work is needed. If during the course of construction any artifacts are discovered, all work will cease, and proper notification shall be given to City of Camas and DAHP.

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. [\[help\]](#)

Access to the site will be from N 82nd Avenue from the east. New residential roads will be constructed to serve the development. Proposed street layouts are shown on the preliminary plat.

- 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 does not operate in close proximity to the site. The nearest stop is at SE 192nd Avenue and Mill Plain Blvd. approximately 2.9 miles to the southwest.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Approximately 2-4 parking spaces per single-family home are proposed. This project will eliminate approximately 4 parking spaces with the removal of two existing homes. Street parking will be allowed on one side of the proposed residential roadway.

- 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). [\[help\]](#)

Frontage improvements are proposed to bring NE 28th Street up to half-width roadway standards. The construction of this project also proposes to construct internal public roadways to serve the proposed lots and provide circulation to potential future developments. See the preliminary plat for proposed roadway alignments.

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

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

It is anticipated that 310 trips per day would be generated by the project. It is expected that 23 trips will occur in the AM peak hour (7:00 – 9:00 AM) and 31 trips will occur in the PM peak hour (4:00 – 6:00).

- 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. [\[help\]](#)

Not anticipated

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

The applicant will pay transportation impact fees.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

Yes. The completion of this development and the construction of new homes will increase the need for public services in the area.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

This project will pay impact fees for schools, traffic, and parks at the time of building permit.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)

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

- 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. [\[help\]](#)

- *Electricity: Clark Public Utilities*
- *Water: City of Camas*
- *Telephone: Century Link, Comcast*
- *Sanitary Sewer: City of Camas*
- *Natural Gas: NW Natural*

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.

Signed by: 
 Signature: Nick Edwards
 Name of signer: Nick Edwards
 Position and Agency/Organization: Land Entitlements Project Manager Pacific Lifestyle Homes
 Date Submitted: 7/7/2025