

**COMMUNITY DEVELOPMENT DEPARTMENT**

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

Date Published: May 7, 2026

To Whom It May Concern:

Please find enclosed a Determination of Non-Significance (MDNS) **Oliver Terrace Subdivision (SUB25-1010)** 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:

- Pre-Application Notes
- SEPA Checklist
- Critical Area Reports
- Site Plans
- Applicant's Narrative
- Stormwater Report
- Transportation Impact Study
- Tree Survey
- Archeological Pre-Determination Report*

Application materials are available for review upon request from the Community Development Department. *Archeological 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
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Camas Communications Director, Bryan Rachal
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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: SUB25-1010 Oliver Terrace Subdivision

APPLICANT: SGA Engineering
Attn: Scott Taylor
2005 Broadway St
Vancouver, WA 98663

REQUEST: The applicant proposes to construct a 12-lot single-family detached residential subdivision.

Location: 1004 SE Everett St Camas, WA 98607
Tax Parcel 178221000

Legal Description: The project is located in the NW ¼ of Section 35 Township 1 North, Range 3 East of the Willamette Meridian, Camas, WA.

SEPA Determination: Determination of Non-Significance (MDNS)

Comment Deadline: **May 21, 2026, 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 **May 7, 2026**, 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 **May 21, 2026**. 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

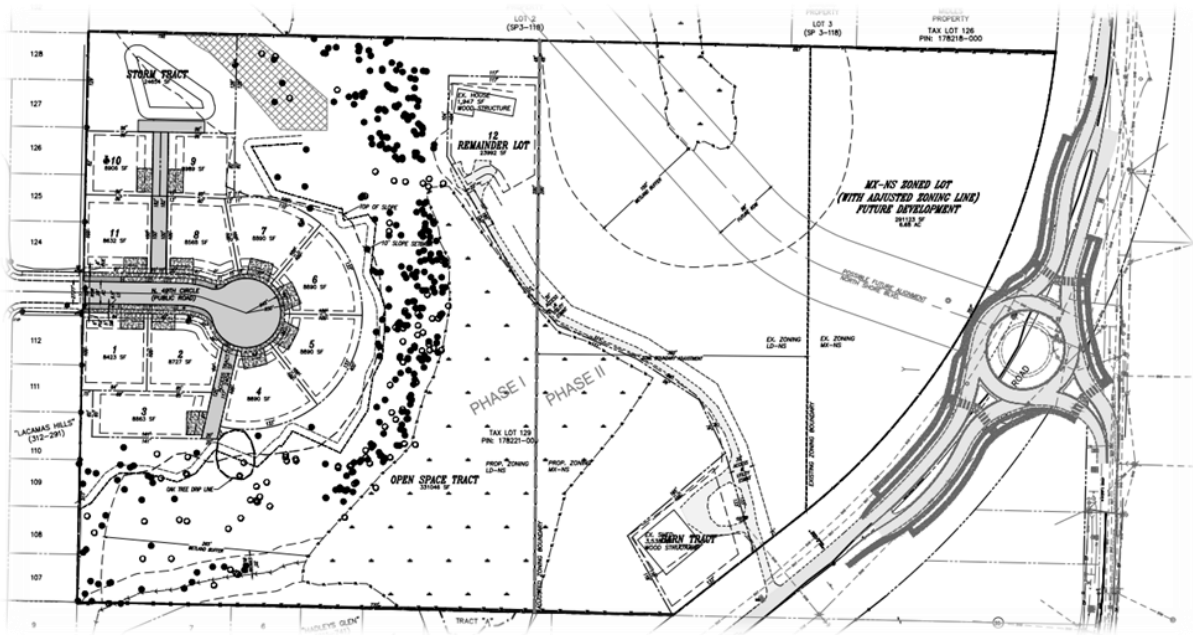
Responsible Official: Robert Maul (360) 817-1568



Robert Maul, Planning Manager and
Responsible Official

May 21, 2026
Date of publication

Conceptual Site Plan



Vicinity Map



SEPA¹ Environmental Checklist

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

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.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)

1. Name of proposed project, if applicable:

Oliver Terrace Subdivision

2. Name of applicant:

HSR Capital, LLC

Attn: Bruce Andrew Swanson

andy@hsr-capital.com

(503) 936 - 8514

19120 SE 34th St., Suite 103

Vancouver, WA 98683

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

SGA Engineering

Attn: Scott Taylor

staylor@sgaengineering.com

(360) 993 – 0911

2005 Broadway Street

Vancouver, WA 98663

4. Date checklist prepared:

July 7, 2025

5. Agency requesting checklist:

City of Camas

6. Proposed timing of schedule (including phasing, if applicable):

Phase 1 to start construction in 2026. Phase 2 to potentially start construction in 2027 or later.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Not beyond the 2 phases.

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

Wetlands, Streams, and Oregon White Oaks have been mapped on site.

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

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.

None known.

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 Oliver Terrace Subdivision proposes to divide parcel 178221000, approximately 18.46 acres of gross site area into ^(LH) ~~14~~₁₂ single-family residential lots in two phases.

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 located at 1004 SE Everett Rd, Camas, Washington 98607

B. Environmental Elements

1. Earth

[Find help answering earth questions](https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth)³

- a. General description of the site:

Circle or highlight one: Flat, **rolling**, hilly, **steep slopes**, mountainous, other:

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

Approximately 40%

- 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.

On-site soils include Vader silt loam (VaC), Lauren very gravelly loam (LIB), Olympic stony clay loam (OmE), Tisch silt loam (ThA), and Hesson clay loam (HcB)

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

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

A site evaluation was performed and no direct evidence of slope instability was noted.

- 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.**

Grading will occur on-site for infrastructure development and building development. The exact cut/fill quantities are unknown at this time.

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Yes, erosion could occur due to a rain event during the construction process.

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

Approximately 10-15% of the site will be impervious.

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

Silt fencing, inlet protection, mulching and seeding are all proposed methods to reduce or control erosion.

2. Air

[Find help answering air questions⁴](#)

- 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.**

Construction equipment will emit exhaust and air may get dusty during construction. Quantities are unknown at this time.

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

No significant sources are known. Some emissions from passing traffic will be present.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

Water will be used to keep dust down during construction.

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

3. Water

[Find help answering water questions](#)⁵

a. Surface:

[Find help answering surface water questions](#)⁶

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.**

Yes. There is a wetland and a stream on-site as well as 2 wetland areas observed off-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.**

Yes, the project will require work adjacent to the waters. Wetland and stream buffers have been accounted for and mitigation, if required, is being proposed for the impacted areas.

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.**

The project is not proposing to fill any of the wetlands or stream.

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

No.

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

No.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No.

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

b. Ground:

[Find help answering ground water questions](#)⁷

- 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 a general description, purpose, and approximate quantities if known.**

Camas is the water purveyor for the parcel. The site will extend the water main to serve the new lots and loop where feasible. Fire hydrants will be placed at the direction of the Fire Marshal meeting the necessary spacing requirements. There is an existing well on the property that provides water for the existing home and AG purposes. It would be decommissioned or approved as an irrigation only well with phase II of the project.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

Camas is the sewer purveyor for this property. The point of connection is located in N. 49th to the west. Sewer main will be extended into the site to serve the proposed lots with gravity sewer in phase I. Phase II would require grinder pumps and pressure sewer to serve the existing home and proposed lots 13-14. An existing septic system would be removed with phase II of the project and the existing home would be connected to public sewer.

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 control will conform to the requirements of the ~~Clark County Code 40.386~~ and the ~~2021 Clark County Stormwater Manual~~. Stormwater from the new impervious surface will be collected and conveyed to a similar discharge point as the existing site via flow dispersion and roof downspout dispersion. There are currently no stormwater facilities on site. The goal of the project is to infiltrate 100% of the treated stormwater.

City of Camas Code 14.02 Stormwater Control and the current edition of Ecology's Stormwater Management Manual for Western Washington.
(LH)

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

No.

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

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

No.

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

~~Stormwater control will conform to the requirements of the Clark County Code 40.386 and the 2021 Clark County Stormwater Manual.~~

City of Camas Code 14.02 Stormwater control and the current edition of Ecology's Stormwater Management Manual for Western Washington.

(LH)

4. Plants

[Find help answering plants questions](#)

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

- deciduous tree: alder, maple, aspen, other ;/n
- 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

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

Approximately 38 trees will be removed for infrastructure. Existing vegetation will be retained when possible.

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

None known at this time.

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

Street trees, storm facility buffers, and private landscaping will replace and enhance the existing conditions. Drought tolerant and native species will be used where feasible.

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

Himalayan blackberry (Class C), Reed Canarygrass (Class C), Creeping Buttercup (Class C), Shining Geranium (Class B)

5. Animals

[Find help answering animal questions](#)⁸

- a. **List any birds and other animals that 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:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

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

None known at this time.

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

The site is located within what is commonly referred to as the Pacific Flyway. The flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains.

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

The preservation of Oregon White Oaks, keeping development out of the wetland buffers, and new landscape plantings will provide existing and new habitats and food for small mammals, birds, insects, and soil organisms.

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

None known.

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

- 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 to heat the building and electricity for lighting.

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

No.

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

- 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.**

Compliance with state building and energy codes. Incorporate sustainable building design features like passive solar heating through the use of certain building materials and strategic placement of windows and openings. Utilize efficient building designs to maximize building materials and minimize waste.

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

No.

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

None known.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

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.**

None known.

4. **Describe special emergency services that might be required.**

Fire, Police, and Ambulance are typical for all projects.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

Public water instead of well water, and public sewer instead of septic systems will serve the development.

b. Noise

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

Typical noise from SE Everett as well from the adjacent development to the West. The site is also within the Airport Overlay – Zone C district and may require additional building features to alleviate the noise.

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

- 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)?**

Short-Term: 7am-7pm construction noise

Long-Term: Noise associated with residential uses similar to existing traffic noise on adjacent roads.

- 3. Proposed measures to reduce or control noise impacts, if any:**

Construction noise will be limited to the allowed hours by county code.

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

- 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 is a single family residential home with outbuildings with farm equipment. The proposal will not affect current land uses on adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because 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?**

The portion of the site that is getting developed on has not been used for working farmlands or working 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?**

No.

- c. Describe any structures on the site.**

Single family detached house with outbuildings. There is also a large equipment shop located on the south near the existing entrance to the site.

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

Phase 2 will propose to remove the outbuildings from the existing lot.

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

LD-NS and MX-NS

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

LD-NS and C-NS

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

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

None.

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

Clark County GIS has mapped the on-site wetlands and streams.

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

Approximately 30-35 could reside here.

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

None.

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

The project is providing new housing opportunities.

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

Project will comply with the city code sections for the LD-NS and all applicable code sections.

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

None.

9. Housing

[Find help answering housing questions](#)¹²

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

¹²
11 new and 1 existing in Phase 1. ~~Also, 2 additional units with Phase 2 for a total of 14 units.~~ (LH)

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

None.

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

Provide new housing options for City of Camas residents.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

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

Wood construction will likely be used for the homes and the max height allowed is 35 feet. Buildings will likely be two-story, approximately 25-30 feet tall.

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

No significant views will be altered with this development. The majority of the work is being done on the backside of an existing development with no existing frontages.

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

Construction of aesthetically pleasing buildings with some unique architecture and upgraded finishes. Private landscaping will be added to the proposed development.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

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

The buildings, sidewalks, and roads will be lighted at night. Lights will be shielded to minimize glare off-site when possible. All lighting will comply with city codes.

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

No. Lights will be shielded to avoid off-site glare.

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

None known. If anything, existing light structure to the west may reflect into the proposed development helping to illuminate sidewalks and roads.

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

Proper orientation and shielding of light sources.

12. Recreation

[Find help answering recreation questions](#)

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

None adjacent to the site.

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

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

No.

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

Park impact fees will be paid for the new homes so the city can improve or add to their current parks system.

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- 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.**

No.

- 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.**

None known at this time.

- 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.**

GIS Data and an Archaeological Predetermination survey.

- 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.**

Inadvertent discovery language will be present on the grading and construction plans.

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- 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 site has access points from SE Everett and N 49th Ave. The main portion of the site will take access from N 49th Ave.

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- 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?**

No. The nearest transit stop is approximately 2.2 miles south.

- c. 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).**

No frontage improvements are required or being proposed.

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

The project is within the Airport Overlay – Zone C district.

- e. 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 trip generation report indicates approximately 123 Average Daily Trips will be generated for the completion of this project.

- f. 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.**

No.

- g. Proposed measures to reduce or control transportation impacts, if any:**

It has been determined that no off-site trip assignment is needed to address the city's 20 peak hour trip study threshold.

15. Public services

[Find help answering public service questions¹⁷](#)

- 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.**

The development will require all public services, and they are all available to serve the site.

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

The proposed development will pay Traffic Impact fees, Park Impact fees, and School Impact fees. Future homes will pay taxes for other public services.

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

16. Utilities

[Find help answering utilities questions¹⁸](#)

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

- 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 Public Works

Sewer: City of Camas Public Works

Telephone: Zply, Xfinity, or CenturyLink

Electricity: Clark Public Utilities

Gas: NW Natural Gas

C. Signature

[Find help about who should sign¹⁹](#)

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.

X



Type name of signee: Scott Taylor

Position and agency/organization: Planner, SGA Engineering, PLLC.

Date submitted: 9-15-2025

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>