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

Date Published: January 2, 2025

To Whom It May Concern:

Please find enclosed a Determination of Non-Significance (DNS) for the redevelopment of the **Camas High School Tennis Courts (Planning Case Number CUP24-1001)** that was issued pursuant to the State Environmental Policy Act (SEPA) Rules, Chapter 197-11, Washington Administrative Code. The enclosed review comments reflect evaluation of the environmental checklist by the lead agency as required by WAC 197-11-330(1)(a)(i).

The following materials were submitted with the initial application:

- Application Form and Fees
- Applicant's Narrative
- Archaeological Predetermination*
- Geotechnical Study
- Project Plans
- Preliminary Geotechnical Report
- Preliminary Grading Plan
- Preliminary Landscape Plan
- SEPA checklist
- Stormwater Drainage Report

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

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

Please address all correspondence to:
City of Camas, SEPA Official
Community Development Department
616 NE Fourth Avenue
Camas, Washington 98607
communitydevelopment@cityofcamas.us

Distribution:

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

State Environmental Policy Act
Determination of Non-Significance

CASE NO: CUP24-1001: Proposed Redevelopment of Camas High School Tennis Courts

APPLICANT: MacKay Sposito, Steven McAtee
18405 SE Mill Plain Blvd. #100
Vancouver, WA 98683

REQUEST: Conditional Use Permit, Minor Design Review, and SEPA Review for the proposed redevelopment of the existing tennis courts and adjacent landscaping, parking, and drive aisles on approximately 3.32 acres within the subject 52.37-acre subject site, situated in the R-7.5 Single Family Residential Zone.

LOCATION: 29600 SE 15TH STREET, CAMAS, WA 98607
PARCEL NUMBERS 178111-000 AND 178147-000

LEGAL DESCRIPTION: THE PROJECT IS LOCATED IN THE CITY OF CAMAS IN THE SE ¼ of Section 35 Township 2 North, Range 3 EAST OF THE WILLAMETTE MERIDIAN

SEPA DETERMINATION: DETERMINATION OF NON-SIGNIFICANCE (DNS)

COMMENT DEADLINE: **JANUARY 16, 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).

Published in the Post Record on January 2, 2025 Legal Publication #85040
Mailed to property owners within 300-feet on January 2, 2025
Posted on bulletin boards at Camas City Hall, Camas Library and the City of Camas web site at: http://www.cityofcamas.us

Determination:

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

Date of Publication & Comment Period:

Publication date of this DNS is **January 2, 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 **January 16, 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

1/2/25
Date of publication


500
SE 9th St
SE 271st Ave
SE 274th Ct
SE 273rd Ave
NE 43rd Ave
SE 15th St
NE 42nd Ct
NE Hayes St
SE 270th Pl
NE 41st Ave
NE 40th Ct
NE Ione St
SE 273rd Ave

SEPA[1] 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 questions[2]

1. **Name of proposed project, if applicable:**

   Camas High School Tennis Courts Conditional Use and Design Review

2. **Name of applicant:**

   Camas School District No. 117 Attn: Jasen McEathron

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

   841 NE 22nd Ave. Camas, WA 98607 |(360) 833-7412 | Jasen.McEathron@camas.wednet.edu

4. **Date checklist prepared:**

   September 26, 2024

5. **Agency requesting checklist:**

   City of Camas, WA

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

   Construction is anticipated to take place upon approval and procurement of all applicable reviews and permits. The projection would be Summer and Fall of 2025.

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

   The proposal includes resurfacing eight (8) existing tennis courts, installing lighting and an enclosure over the tennis courts as well as the placement of an entrance structure (with restrooms and a small locker area) utility extensions/connections, site improvements for access from the parking lot, additional parking spaces and landscaping.

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

   Archaeological Letter – Department of Archeology & Historic Preservation, February 17, 2010

   Stormwater Technical Information Report (TIR) – MacKay Sposito, September 2024

   Geotechnical Site Investigation – Columbia West Engineering, Inc., December 20, 2019

   Trip Generation Study – Lancaster Mobley, September 19, 2024

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.**

   There are no known other applications pending that directly affect this site to the Applicant's knowledge.

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

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

Conditional Use Approval

Design Review Approval

Grading and Utilities Plan Approval

Stormwater Plan Approval

Erosion Control Plan Approval

Grading Permit

SEPA determination

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 project includes resurfacing eight (8) existing tennis courts, installing lighting and an enclosure over the tennis courts as well as the placement of an entrance structure (with restrooms and a small locker area) utility extensions/connections, site improvements for access from the parking lot, additional parking spaces and landscaping.

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 address is the site of the Camas High School campus located at 29600 SE 15th Street, Camas, WA. The property consists of Tax Parcels 178111-000 and 178174-000 hereby known as the "subject property." The total area of the subject property is 2,281,238 square foot (sf) or 52.37 acres in size per Clark County records and is zoned R-7.5. It should be noted that the district operates a comprehensive high school under a conditional use permit.

The proposed redevelopment of the existing tennis courts and adjacent landscaping, parking and drive isle(s) consists of 144,798 sf or 3.32 acres of the overall subject property. For the purposes of this project narrative, the area proposed for redevelopment will hereby be referred to as the "project area."

B. Environmental Elements

1. Earth

Find help answering earth questions[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)?

Field reconnaissance and topographic mapping published by Clark County Maps Online indicates relatively flat terrain with slope grades of 0 to 5 percent and site elevations ranging from 378 to 382 feet above mean sea level (amsl).

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.

Clark County Records lists soils onsite as Non-Hydric / HcB, Hydric / MnA, Non-Hydric / OlB, *and* Non-Hydric / OmE.

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

No known surface indications or history of unstable soils are located in the immediate vicinity.

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.

Per the Stormwater Technical Informational Report, ill placed on existing grades steeper than 5H:1V should be horizontally benched at least 10 feet into the slope. Fill slopes greater than six feet in height should be vertically keyed into existing subsurface soil. A typical fill slope cross-section is shown in Figure 3. Drainage implementations, including subdrains or perforated drain pipe trenches, may also be necessary in proximity to cut and fill slopes if seeps or springs are encountered. Drainage design may be performed on a case-by-case basis. Extent, depth, and location of drainage may be determined in the field by Columbia West during construction when soil conditions are exposed. Failure to provide adequate drainage may result in soil sloughing, settlement, or erosion.

Final cut or fill slopes at the site should not exceed 2H:1V or 20 feet in total height without individual slope stability analysis. The values above assume a minimum horizontal setback for loads of 10 feet from top of cut or fill slope face or overall slope

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

height divided by three (H/3), whichever is greater. A minimum slope setback detail for structures is presented in Figure 4.

Concentrated drainage or water flow over the face of slopes should be prohibited, and adequate protection against erosion is required. Fill slopes should be constructed by placing fill material in maximum 12-inch level lifts, compacting as described in Section 5.2, Engineered Structural Fill and horizontally benching where appropriate. Fill slopes should be overbuilt, compacted, and trimmed at least two feet horizontally to provide adequate compaction of the outer slope face. Proper cut and fill slope construction is critical to overall project stability and should be observed and documented by Columbia West.

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

Per the Stormwater Technical Informational Report, the erosion hazard for site soils in flat to shallow-gradient portions of the property is likely to be low. The potential for erosion generally increases in sloped areas. Therefore, disturbance to vegetation in sloped areas should be minimized during construction activities. Soil is also prone to erosion if unprotected and unvegetated during periods of increased precipitation. Erosion can be minimized by performing construction activities during dry summer months.

Site-specific erosion control measures should be implemented to address the maintenance of exposed areas. This may include silt fence, biofilter bags, straw wattles, or other suitable methods. During construction activities, exposed areas should be well-compacted and protected from erosion with visqueen, surface tackifier, or other means, as appropriate. Temporary slopes or exposed areas may be covered with straw, crushed aggregate, or riprap in localized areas to minimize erosion. Erosion and water runoff during wet weather conditions may be controlled by application of strategically placed channels and small detention depressions with overflow pipes.

After grading, exposed surfaces should be vegetated as soon as possible with erosion-resistant native vegetation. Jute mesh or straw may be applied to enhance vegetation. Once established, vegetation should be properly maintained. Disturbance to existing native vegetation and surrounding organic soil should also be minimized during construction activities.

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

The project area includes total impervious area of approximately 30 percent.

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

An Erosion/Sedimentation Control plan with site-specific BMPs, as approved by the City of Camas, shall be designated for the construction of the improvements to ensure that

sediment and sediment laden runoff does not leave the site. Such measures include, but may not be limited to, sediment control fencing and inlet protection.

2. Air

Find help answering air questions[4]

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 and vehicles will generate dust and particulate emissions during the construction period. Other emission sources include small power tools including, but not limited to, small gas-powered equipment used for landscape maintenance. The quantities of those emissions are unknown. The project may minimally increase automobile emissions in the vicinity due to additional vehicular traffic accessing and using the facility.

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

None known.

c. 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 construction of on-site improvements. Emission control measures for vehicles and equipment are regulated under the Camas Municipal Code Standards, Washington State Department of Ecology (DOE) and U.S. Environmental Protection Agency (EPA). It is anticipated that all vehicles and equipment will be in compliance with these regulations.

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

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

yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Per Clark County GIS, there are mapping indicators for potential critical areas (wetlands) on the site. Previous development of the subject site indicated the presence of a wetland which has been mapped within the southwest corner of the subject property. The location of the delineated/mapped wetland is approximately 975-feet from the project area. After confirmation with city staff, it has been determined that the proposed development will not require a Critical Areas Report or additional wetland delineation at this time.

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.**

   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.**

   None.

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.**

   The proposal 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.**

   The proposal does not involve any discharges of waste materials to surface waters.

b. Ground:
[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.**

   No. Public water systems are available throughout the area. Groundwater will not be withdrawn from a well for drinking water or other purposes. Water will not be discharged to groundwater.

[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

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.**

   No such discharge is anticipated.

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.**

   All runoff from the site is infiltrated onsite. The project is mostly flat (tennis courts) with a strip of grassy area to the north which forms a shallow channel which conveys runoff to the existing field inlets and ultimately to the existing infiltration systems. The site is developed and contains a stormwater treatment (swale) system and two infiltration facilities for the disposal of runoff. These systems have been designed to meet the current standards and have been detailed in the as-built plans for the school and addition of the Fieldhouse.

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

   Possible spills including fuels such as diesel or gasoline could potentially occur on the site during construction. 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.

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

   The proposal may alter onsite drainage patterns slightly, given the increase in impervious surface, but this will be minimal as well as be accommodated through appropriate water quantity and quality treatment facilities design/implementation.

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

   This proposal will meet or exceed the City of Camas' and Washington State Department of Ecology's erosion control standards.

4. Plants

Find help answering plants questions

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

   ☒ **deciduous tree: alder, maple, aspen, other**

   ☐ **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?

A total of seven (7) trees as well as grass vegetation located within the proposed project area will be removed.

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

According to Clark County GIS records, there are no mapping indicators associated with the property with regards to habitat and species resources.

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

The proposal will conform to the City of Camas requirements for landscaping and portions of the site are not proposed for development.

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

No noxious weeds and invasive species other than the possible presence of Himalayan Blackberries are known to be located on or near the site.

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.

[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

According to Clark County GIS records, there are no mapping indicators associated with the property with regards to habitat and species resources.

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. This Flyway is the general migratory route for various species of ducks, geese, and other migratory waterfowl. The Flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains. Neotropical birds, such as Robins, may also seasonally utilize or be near the site.

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

New landscaping will be implemented throughout the proposed development to enhance wildlife habitats on site.

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

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.

Buildings will receive electrical service from Clark Public Utilities.

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

No, construction should not affect the potential use of solar energy by adjacent.

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 the site will be designed to comply with the state adopted codes and policies related to energy conservation.

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.

[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
[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

No. There are no known environmental health hazards that will occur as a result of this proposal. Heavy equipment and a variety of materials may be utilized to construct the project.

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

   No known or possible contamination currently exists or is known to have occurred on 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.**

   No known hazardous chemicals/conditions will affect project the development and design of the proposed development.

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.**

   No toxic or hazardous chemicals are anticipated to be stored, used, or produced during the project's development or construction.

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

   No emergency services are anticipated to be required at this time. The standard emergency services such as police, fire and emergency medical services will be used on an as-needed basis in the future.

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

   Contractors will be expected to comply with applicable local, state and federal regulations relating to the construction and operation of the project. All construction is anticipated to be inspected according to industry 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 is limited noise in the area generated from traffic and residential uses which is not anticipated to affect the proposed development.

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 of the project will create noise on-site in the short-term. This would be limited to construction hours of operation as allowed by the City of Camas. Long-term noise impacts will be minimal and limited to traffic to and from the site, landscaping equipment and general noise from patrons on-site. Mechanical equipment associated with the dome air structure will create some amount of noise.

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

Per CMC 9.32.050, construction activities will not occur before 7 a.m. or after 7 p.m. Monday through Friday, before 7 a.m. or after 5 p.m. on Saturdays or anytime on Sundays or the following holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day or Christmas Day. Regarding noise associated with mechanical equipment, the proposed placement of the equipment pad and equipment behind an earthen berm will mitigate the noise generated by the equipment. The substantial physical distance between the mechanical equipment and off-site adjacent uses makes the noise impact practically imperceptible.

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 site address is the site of the Camas High School campus located at 29600 SE 15th Street, Camas, WA. The property consists of Tax Parcels 178111-000 and 178174-000 hereby known as the "subject property." The total area of the subject property is 2,281,238 square foot (sf) or 52.37 acres in size per Clark County records and is zoned R-7.5.

The proposed redevelopment of the existing tennis courts and adjacent landscaping, parking and drive isle(s) consists of 144,798 sf or 3.32 acres of the overall subject property. For the purposes of this project narrative, the area proposed for redevelopment will hereby be referred to as the "project area."

The subject property has been developed into the Camas High School campus. The subject property includes a primary building used for educational programming, auditorium and gym space for activities and athletics, as well as accessory uses including various sports fields, tennis courts and associated parking in addition to landscaping throughout the existing development. The subject property includes frontage on SE 15th Street which is a 3-lane, fully improved arterial road. A secondary ingress/egress point of access is in the northwest portion of the site. This access point extends through the west adjacent property (The Heights Learning Center, Property ID: 116031010) and connects to NE Garfield Street right-of-way, designated as a local road.
The project area currently features eight (8) tennis courts and two (2) pickleball courts, all of which are fenced and equipped with overhead lighting for added convenience. The facilities are surrounded by internal landscaping, and there is pedestrian access that connects the project area to the existing parking lot located to the south.
Existing uses adjacent to the project site:

NORTH: North Shore Higher Density Residential (HD-NS)
EAST: Single Family Residential (R1-6) with Urban Holding - 10 (UH-10) overlay
SOUTH: Residential-7,500 (R-7.5) with Urban Holding - 10 (UH-10) overlay
WEST: Residential-10,000 (R-10) with Airport Overlay - Zone C overlay and Neighborhood Park (NP)

[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

The proposed use is not anticipated to affect the neighboring and/or adjacent land uses.

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?

No.

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.

The subject property has been developed into the Camas High School campus. The subject property includes a primary building used for educational programming and auditorium and gym space for activities and athletics. In addition to the primary structure there are six (6) portable/temporary classroom structures, an approximate 12,500-sf field house structure as well as a few small equipment structures located at various sports fields throughout the campus.

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

No.

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

The site is currently zoned Residential-7,500 (R-7.5).

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

SFM

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

Not applicable.

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

Per Clark County GIS, there are mapping indicators for potential critical areas (wetlands) on the site. Previous development of the subject site indicated the presence of a wetland which has been mapped within the southwest corner of the subject property. The location of the delineated/mapped wetland is approximately 975-feet from the project area. After confirmation with city staff, it has been determined that the proposed development will not require a Critical Areas Report or additional wetland delineation at this time.

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

Approximately 200 employees.

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

None.

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

Not applicable.

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

The applicant shall obtain all necessary land use approvals.

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

Not applicable.

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.**

Not applicable.

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:**

Not applicable.

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?**

The proposed dome air structure will have a maximum height of approximately 40 feet.

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

No known views are anticipated to be altered or obstructed due to the proposed site development.

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

[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
[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

The site will be screened through landscaping buffers to reduce any perceived aesthetic impacts as well and will acquire the necessary city approval for design review.

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?

Lighting may be provided with luminaires along various structure edges to increase safety and security around the buildings throughout the proposed school campus. Lighting schemes will also consider light distribution to ensure security at exits, parking areas, and pedestrian paths. In addition to building lighting, pedestrian lighting may be integrated through the proposed parking lot and pedestrian infrastructure for pedestrian safety.

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

No

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

Existing residential uses and traffic may cause only minimal light and glare and should not adversely impact the proposed redevelopment of the site.

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

Lights will be installed and shielded to minimize dispersion and control any potential offsite impacts. Intensity of lighting will be kept at a level to assure safety on the site, but will meet all applicable City of Camas light shielding and glare reductions.

12. Recreation

Find help answering recreation questions

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

The subject property itself includes various sports amenities such as tennis and pickleball courts, baseball, soccer and football fields along with an events tract surrounding the football field. The Lacamas Regional Park is in close proximity to the subject property and includes amenities such as hiking trails and access to Round Lake. Additionally, sidewalk infrastructure is in the immediate vicinity.

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

No

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

Not applicable.

[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

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.

The subject property is the site of the Camas High School, which has been previously developed including the project area that improvements where improvements are being proposed. The Department of Archeology and historic Preservation (DAHP) previously provided findings stating:
"…the archaeological site on the Camas High School property, except the area you set aside for protection, was destroyed by the construction of the high school in 2002. Given that the archaeological deposits identified during the archaeological predetermination and subsequent survey were between 0 and 50 centimeters below ground surface, we agree that there is unlikely to be any intact archaeology remaining. Therefore, no further archaeological work will be required for the current expansion."

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.

In the event any archaeological or historic materials are encountered during project activity, work in the immediate area must stop and the following actions taken:

1. *Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering; and*
2. *Take reasonable steps to ensure the confidentiality of the discovery site; and,*
3. *Take reasonable steps to restrict access to the site of discovery. If human remains are uncovered, appropriate law enforcement agencies shall be notified first, and the above steps followed. If remains are determined to be Native, consultation with the effected Tribes will take place in order to mitigate the final disposition of said remains.*

[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

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 subject property includes frontage on SE 15th Street which is a 3-lane, fully improved arterial road. A secondary ingress/egress point of access is in the northwest portion of the site. This access point extends through the west adjacent property (The Heights Learning Center, Property ID: 116031010) and connects to NE Garfield Street right-of-way, designated as a local road.

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?

C-Tran operates within Camas city limits. The closest stop to the subject property is located approximately 2 miles southwest at the intersection of NE 3rd Ave. & Franklin St. (Stop ID 6048).

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.

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

No

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?

A Trip Generation Study was completed by Lancaster Mobley on September 19, 2024. Based on data collected at Camas High School and a comparable indoor/covered tennis facility, the proposed USTA/CSD is projected to generate 0 AM and PM peak hour trips and an additional 56 average weekday trips. Accordingly, all nearby transportation facilities are not expected to experience significant site trip impacts from this proposal.

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:

[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

A Trip Generation Study was completed by Lancaster Mobley on September 19, 2024 which states, "… all nearby transportation facilities are not expected to experience significant site trip impacts from this proposal."

15. Public services

Find help answering public service questions[17]

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, a minimal increase in public services may result from the additional recreational programing offered through the proposed development.

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

None

16. Utilities

Find help answering utilities questions[18]

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.**

Utilities will be included with the proposed development. Water (Camas), electricity (Clark Public Utilities), and phone (several providers). The stormwater system within adjacent right-of-way will be the Cities. Sanitary Sewer is available via City of Camas.

C. Signature

Find help about who should sign[19]

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.

[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
[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

X Jasen McEathron

Type name of signee: *Jasen McEathron*

Position and agency/organization: *Director of Business Services |Camas School District No. 117*

Date submitted: ***9/30/2024***