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

Date Published: May 6, 2021

To Whom It May Concern:

Please find enclosed a Mitigated Determination of Non-Significance (MDNS) for the **CJ Dens Subdivision (SEPA20-17)** 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
- SEPA Checklist
- Site and development plans
- Archaeological Predetermination*
- Critical Areas Report and Mitigation Plan
- Tree Report
- Traffic Study
- Geotechnical Report
- Stormwater TIR
- Shoreline Permit
- Recorded Easements

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 MDNS 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
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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)*
Hearings Examiner, Joe Turner

State Environmental Policy Act
Mitigated Determination of Non-Significance

CASE NO: SEPA 20-17 CJ Dens Subdivision

APPLICANT: Michael Andreotti
AKS Engineering & Forestry, LLC
9600 NE 126th Avenue, Suite 2520
Vancouver, WA 98682

REQUEST: To develop approximately 49.62-acres with 152 residential lots that contain critical areas

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Location: 715 SE Leadbetter Road

Legal Description: The property is located in the NE ¼ of Section 34 and NW ¼ of Section 35, Township 2 North, Range 3 East, of the Willamette Meridian; and described as parcels 177906-000, 178172-000 and 178236-000

SEPA Determination: Mitigated Determination of Non-Significance (MDNS)

Comment Deadline: **May 20, 2021, 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 May 6, 2021 Legal publication No.548070
Posted on the City website

Determination:

Mitigated Determination of Non-Significance (MDNS). 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 MDNS is **May 6, 2021** and is issued under WAC 197-11-350. The lead agency will not act on this proposal until the close of the 14-day comment period, which ends on **May 20, 2021**. 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 20, 2021
Date of publication

Published in the Post Record on May 6, 2021
Posted on the City website

Legal publication No.548070

SEPA Mitigation Measures for CJ Dens Subdivision (SEPA20-17)

The City of Camas has identified impacts by the proposed project that requires mitigation. In addition to the requirement that the development must comply with all City of Camas zoning and development regulations, the following condition of approvals apply:

B) ENVIRONMENTAL ELEMENTS

1) Earth
   a. The applicant shall follow a phased construction schedule, beginning with Phase 1 and followed sequentially with Phases 2 and 3, where Final Acceptance will be issued by Community Development Engineering at the end of each phase and prior to the next phase, or unless authorized by the Community Development Director;
   b. Final engineering plans for Phase 1 shall be submitted as a standalone set of engineering plans, with a standalone set submitted for each subsequent phase.
   c. A 'temporary' hammerhead shall be constructed at the end of each phase and shall remain in-place until construction of each subsequent phase;
   d. Blasting and clearing & grading shall be restricted per the phasing plan; and
   e. Early grading permits shall not be issued.

14) Transportation
   a. A hammerhead shall be installed at the end of N 50th Avenue (Lot 151) until such time as the future public road is constructed;
   b. The known locations for traffic calming measures, both onsite & offsite, shall be shown on the final engineering plans. These locations are as follows: intersection of N 48th Avenue & N Adams Street and N Adams Street @ the creek crossing in the Deerhaven subdivision. Additional onsite traffic calming measures may be required. Applicant shall discuss with staff prior to final engineering plan approval.
   c. Infrastructure construction traffic shall be prohibited from using access thru the Deerhaven subdivision (aka N Adams Street).

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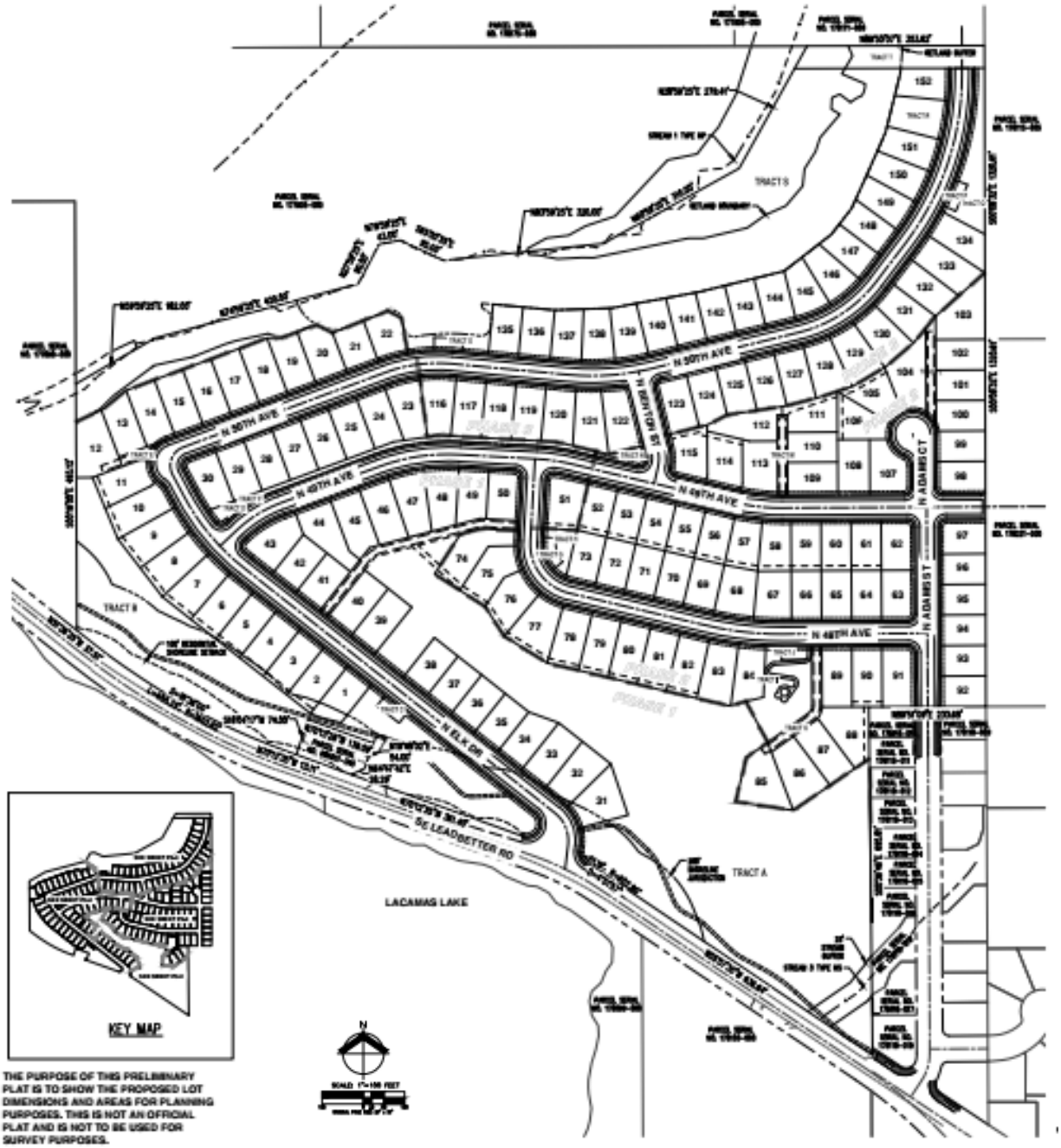
CJ Dens Subdivision (SUB20-01)



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SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2016

Purpose of checklist:

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

***Instructions for applicants*:**

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

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A. Background

1. Name of proposed project, if applicable:
CJ Dens

2. Name of applicant:
CJ Dens Lacamas II LLC

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

Applicant:
CJ Dens Lacamas II LLC
Carl Lawson
PO Box 2239
Kalama, WA 98625
(360) 606-6217
carl@lawsoninvestments.com

Contact:
AKS Engineering & Forestry
Michael Andreotti
9600 NE 126th Avenue, Suite 2520
Vancouver, WA 98682
(360) 882-0419
andreottim@aks-eng.com

4. Date checklist prepared:
November 20, 2020
All items in bold are amendments from the original checklist.

5. Agency requesting checklist:
City of Camas, Washington

6. Proposed timing or schedule (including phasing, if applicable):
The proposed project is anticipated to begin once all permits are obtained in summer of 2021. The development will be constructed in three phases.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
- *Geotechnical Report, prepared by GeoDesign, Inc. on November 22, 2005*
- *Wetland Delineation and Assessment, prepared by The Resource Company, Inc. on December 8, 2005*
- *Wetland Buffer and Mitigation Plan prepared by Ecological Land Services, August 2010*
- *Letter prepared by Ecological Land Services on August 19, 2010, regarding: Leadbetter Road Property Wetland Delineation in Camas, Washington*
- *Sensitive Areas Assessment Report, prepared by The Resource Company, Inc. on December 15, 2005*
- *Archaeological Assessment Prepared by AINW, July 2010*
- *Shoreline Substantial Development Permit*
- *Final Engineering Grading and Stormwater/Erosion Control Approval*
- ***Geotechnical Memo, prepared by Hart Crowser on November 23, 2020.***
- ***Critical Areas Report & Buffer Modification Plan prepared by Ecological Land Services on November 18, 2020***

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- ***Trip Update Letter prepared by Mackenzie on October 21, 2020***

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.
City of Camas Preliminary Subdivision (Type III) Approval

City of Camas Shoreline Substantial Development Permit

City of Camas Critical Areas Permit

City of Camas grading, vegetation clearing, tree preservation and view corridors.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
~~*The applicant is proposing a preliminary subdivision of approximately 85.43 acres (according to the Clark County assessment data) into 293 lots for future residential use and several tracts for a variety of uses such as open space*~~
The applicant is proposing a preliminary subdivision of approximately 49.62 acres into 152 lots for future residential use and several tracts for critical and natural area protection, open space, and parking.

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 in the City of Camas, northeast of Lacamas Lake, and is further described as tax lots ~~29,~~ 30, 80, and 144 in Sections 34 and 35, Township 2 North, Range 3 East of the Willamette Meridian, Camas Washington

B. Environmental Elements

1. Earth

a. General description of the site:

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

b. What is the steepest slope on the site (approximate percent slope)?
There are some rock outcroppings that are greater than 80% slope, see Figure 5 in the Geotechnical Report prepared by GeoDesign, Inc., on November 22, 2005.

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c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
According to Clark County GIS and the Clark County Soil Survey (USDA 1974), noted in the Wetland Delineation and Assessment prepared by The Resource Company on December 8, 2005, and detailed in the November 22, 2005 GeoDesign report, the soils on the site are:

HcB	*Hesson clay loam, 0 to 8 percent slopes*
LlB	*Lauren very gravelly loam, 0 to 8 percent slopes*
OlD	*Olympic clay loam, 8 to 20 percent slopes*
OlF	*Olympic clay loam, 30 to 60 percent slopes*
OmE	*Olympic stony clay loam, 3 to 30 percent slopes*
ThA	*Tisch silt loam, 0 to 3 percent slopes*
VaB	*Vader silt loam, 3 to 8 percent slopes*
VaC	*Vader silt loam, 8 to 15 percent slopes*

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
Yes, as per the geotechnical report prepared by GeoDesign Inc., on November 22, 2005, unstable soils exist on site. The proposed subdivision will be designed in accordance with the geotechnical recommendations in the GeoDesign report.
Additional geotechnical studies have been completed by Hart Crowser and are included with the application. The Geotechnical Engineer will be on site during site grading to observe soil and rock conditions and provide recommendations.

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.
Specific grading plans will be generated with a subsequent final plat application. Generally, the subdivision will require grading and filling for roads, utilities, and leveling of lots for future residential development.
Estimated grading quantities are: Cut 150,000 cubic yards; Fill 75,000 cubic yard. Fill areas will utilize on-site materials and import materials from approved off-site sources, if necessary.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion is possible, but the chances of a significant erosion hazard will be minimized by the implementation of an approved erosion control plan utilizing best management practices for erosion control, which will be implemented prior to commencing construction activities.

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

Impervious surfaces created by the development will included roads, sidewalks, houses, and driveways. The total impervious surface for the site will be ±20.90 acres, or 42% of the site.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
An approved erosion control plan will be implemented prior to site construction activities.

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2. Air

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.

Development would include activities which would include dust and emissions generated from heavy equipment and construction activities over the short-term during construction activities, and long-term air emissions associated with this proposal, including exhaust from automobiles and other usual emissions from residential uses.

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:

No special measures are anticipated for this proposal.

3.Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is an unnamed Type ~~3 perennial~~ **Np** *stream that flows southwest through the central portion of the property before exiting the site through a culvert underneath Leadbetter Road and emptying into Lacamas Lake. The Wetland Delineation and Assessment prepared by The Resource Company in December 2005, consistent with the Washington Department of Natural Resources (DNR) mapping, states this stream is non-fish bearing. Ecological Land Services in August 2010 believes the stream has the potential to be fish bearing and recommends further evaluation if the base buffer is reduced below 75 feet. The buffer for a non-fish bearing perennial stream is 50 feet while the buffer for a non-anadromous fish bearing perennial stream is 75 feet. The development has applied the 75-foot buffer along the Type 3 stream. There is also an unnamed Type Ns (seasonal, non-fish bearing) stream that flows onsite from the east in the southeastern corner of the property noted in the additional analysis prepared by Ecological Land Services.*

There is a Category III wetland (Wetland A) located in the north portion of the site, over a portion of the Type Np stream. The site is also adjacent to Lacamas Lake, which is located on the south side of SE Leadbetter Road.

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 southwestern boundary of the western most parcel (177905-000) is within the 200 foot shorelines buffer. However, this portion of the project site has been designated as an area of tree preservation and an open space tract, and for existing parking associated with the WDFW boat launch to continue. Details are shown on the attached plans.*~~

Yes, work will occur within 200 feet of all described waters. Residential lot construction, some roadway construction, construction of a multi-use trail, and site grading will occur within 200 feet of Lacamas Lake. A Shoreline Substantial Development Permit has been prepared relating to this work. The multi-use trail (a port of the T-3 trail identified in the City of Camas

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Parks, Recreation, and Open Space Plan) will be constructed over the Type Ns stream in the southeast corner of the site, using a bridge to cross the stream. Residential lot construction and site grading will occur within 200 feet of the Type Np stream and Wetland A.

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 general description, purpose, and approximate quantities if known.
On site stormwater will be diverted to a stormwater treatment system designed in accordance with applicable City of Camas stormwater standards before being discharged to Lacamas Lake **and Wetland A.**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
County GIS and FEMA maps indicate the flood plain for Lacamas Lake graphically on portions of this site; however, based on the elevation of the top of the overflow structure in Round Lake, the flood elevation is 185.6 feet which is lower than the lowest elevation on the site.

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.

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.
~~*Stormwater infiltration is not likely at this location in any significant quantity, see attached stormwater plan and report for more details.*~~
No.

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.
No waste discharge is proposed.

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.

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During construction activities, runoff will be directed to erosion control measures to control site erosion until soils can be stabilized. Post development runoff from the paved roads, driveways, and roof hardscape areas ~~will be treated with bio-filtration swales or mechanical devices using best management practices consistent with the City of Camas drainage requirements. Treated stormwater will be routed through a standard pipe system with eventual discharge to Lacamas Lake.~~ See attached stormwater plan and report for compliance with current standards.

Stormwater runoff generated by the proposed development will be collected on site. All pollution generating runoff will be treated by mechanical filters within the catch basins located in the streets. The majority of the treated stormwater will be conveyed and discharged to Lacamas Lake at existing discharge points. A small portion of the treated stormwater will be conveyed to a stormwater pond in Tract R for detention, prior to being released to Wetland A at rates permitted by Camas Municipal Code (CMC).

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

It is possible that waste materials could enter ground or surface waters in the case of an accidental spill during construction activities or on streets.

No waste materials are proposed to enter ground or surface water as part of this application.

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

No. On-site stormwater was previously dispersed within the vegetation and infiltrated on site, drained to the existing wetlands and streams, or surface flowed to ditched along the north side of SE Leadbetter Road, and eventually discharged to Lacamas Lake. Off-site stormwater also flows through the Type Np stream, and this flow will be maintained after development. Stormwater runoff generated by the proposed development will be collected on site. All pollution generating runoff will be treated by mechanical filters within the catch basins located in the streets. The majority of the treated stormwater will be conveyed and discharged to Lacamas Lake at existing discharge points. A small portion of the treated stormwater will be conveyed to a stormwater pond in Tract R for detention, prior to being released to Wetland A at rates permitted by CMC.

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

~~*A stormwater management system will be installed and all surface and runoff water will be conveyed to a facility within the proposed development for treatment prior to being discharged off site.*~~

Stormwater runoff generated by the proposed development will be collected on site. All pollution generating runoff will be treated by mechanical filters within the catch basins located in the streets. The majority of the treated stormwater will be conveyed and discharged to Lacamas Lake at existing discharge points. A small portion of the treated stormwater will be conveyed to a stormwater pond in Tract R for detention, prior to being released to Wetland A at rates permitted by CMC.

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4. Plants

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

——— *deciduous trees: alder, maple, aspen,* **other: ash**

——— *evergreen trees: fir, cedar, pine, other*

——— *shrubs*

——— *grass*

——— *pasture*

——— *crop or grain*

——— *wet soil plants: cattail, buttercup,* **bullrush**, *skunk cabbage,* **other: reed canary grass**

——— *water plants: water lily, eelgrass, milfoil, other*

——— *other types of vegetation: Blackberries, Misc. ground cover*

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

~~*Vegetation will be removed as necessary for construction of the proposed residences and infrastructure, including roads, utilities, and stormwater facilities.*~~

The applicant proposes clearing only as much of the site as necessary for site grading, road construction, and stormwater construction. As many healthy site trees as possible will be saved. Clearing will include trees, shrubs, and all other plant material in work areas.

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

No threatened or endangered plant species are known to exist on or near the site. See Wetland and Sensitive Areas assessments prepared by The Resource Company, Inc.

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

Tree protection corridors have been established to promote soil stabilization, enhance view corridors, and preserve existing vegetation. Stream and wetland buffers will also add to the preservation of vegetation on the site. Future development of this site will include site landscaping consistent with typical residential uses.

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

Himalayan blackberry.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: **hawk,** heron, eagle, **songbirds, other:** mammals: **deer**, bear, elk, **beaver, other**:
fish: **bass,** salmon, **trout**, herring, shellfish, other ___

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b. List any threatened and endangered species known to be on or near the site.
None known. As stated in the Sensitive Areas Assessment Report prepared by The Resource Company, Inc., on December 15, 2005, the Washington Department of Fish and Wildlife priority habitat maps indicate that there are no mapped priority habitats or priority species polygons on the site.

c. Is the site part of a migration route? If so, explain.
The site is within the Pacific Flyway, a bird migration route that covers most of the Pacific West Coast from Mexico to Alaska.

d. Proposed measures to preserve or enhance wildlife, if any:
None proposed.

e. List any invasive animal species known to be on or near the site.
None known.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
~~*Electricity, natural gas, solar energy, and oil will all be used to meet the energy needs of the proposed residential subdivision.*~~
Electricity and/or natural gas will be used to meet the energy needs of the development.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
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:
All proposed buildings will be built to current energy standards as applicable in the adopted codes.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
~~*None known.*~~
Blasting of bedrock will take place during site grading. The blasting will follow all local, state, and federal regulations. Other environmental hazards are limited to standard risks associated with construction and occupancy of the development.

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

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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.
Blasting materials for bedrock blasting during site grading. Other typical construction materials such as: gas; diesel, oil, etc.

4) Describe special emergency services that might be required.
Emergency services will be required to serve future development. These services include police, fire, and medical services common to residential development.
Special emergency services could be required if an accident related to the blasting were to occur. No other special emergency services are anticipated.

5) Proposed measures to reduce or control environmental health hazards, if any:
The applicant will comply with all applicable local, state, and federal regulations related to use and storage of blasting materials for grading purposes, along with following all other best management practices for construction.

b. Noise
1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Traffic noise on Leadbetter Road is adjacent to the south property boundary.

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)? Indi- cate what hours noise would come from the site.
Construction noise will be on a short-term basis, during daylight hours and consistent with local and state noise regulations. Long-term noise impacts will likely be limited to noise generated from typical residential development such as vehicle traffic.
In the short term, noise from construction equipment will occur during daylight hours. Intermittent blasting will take place during site grading of bedrock. A mobile rock crusher will also be temporarily in use on site during construction. In the long term, typical neighborhood vehicular noise will occur.

3) Proposed measures to reduce or control noise impacts, if any:
~~*Noises anticipated for residential development are minimal, therefore, none are proposed.*~~
Require all construction equipment to have muffled exhaust. Follow all required mitigation practices during blasting of bedrock. Restrict construction to hours allowed by the City of Camas (CMC 9.32.050(A)).

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

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~~*The site is currently vacant land. Properties to the south are Lacamas Lake and parks property, and property to the north is primarily vacant land. Properties to the east and west are low-density residential uses with a medium density residential subdivision (Deerhaven) to the east. The gun club is also adjacent to the property. Farming practices have occurred on the property to the north and east.*~~
Properties to the north and northeast are vacant. The property to the east is in use as a large-lot residential, and the properties to the southeast are in use as single-family residential. One property to the south across SE Leadbetter Road is in use as large-lot residential, with the remaining parcels south of the site covered by Lacamas Lake. The property to the west is in use as large-lot residential and the Camas Washougal-Wildlife League clubhouse.

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?
The site was logged in 2015 under a Class IVG forest practices permit (FPA/N #2930674).

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.
None.

d. Will any structures be demolished? If so, what?
No.

e. What is the current zoning classification of the site?
~~*Medium Density Residential (MDR) with an underlying zoning designation of*~~ *Residential 7,500 (R-7.5).*

f. What is the current comprehensive plan designation of the site?
Single Family Medium (SFM)

g. If applicable, what is the current shoreline master program designation of the site?
~~*Currently, the City's shoreline management plans do not include this area, but the current Clark County Shoreline Management Plan designates the shoreline as a conservancy zone.*~~
Urban Conservancy

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
As detailed in the December 8, 2005, Wetland Delineation and Assessment and the December 15, 2005, Sensitive Areas Assessment Report prepared by The Resource Company, Inc., and the August 2010 Wetland Buffer and Mitigation Plan prepared by Ecological Land Services, there is a Category II palustrine emergent wetland in the northeast portion of the site, a Type 3 perennial stream that flows through the central portion of the site, and a Type Ns stream in the southeast corner of the site. Steep slopes and areas of high potential erosion hazard exist

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on the site as detailed in the November 22, 2005 Geotechnical Report prepared by GeoDesign, Inc. Shorelines designation as discussed above.

Additional Geotech studies and a Critical Areas Report & Buffer Modification plan have been prepared by Hart Crowser and ELS, respectively, and are included with the application

i. Approximately how many people would reside or work in the completed project?
~~*Currently, 293 residential lots are proposed. Assuming 2.5 residents per average household, approximately 733 people would reside in the proposed subdivision at full buildout.*~~
152 lots residential lots are proposed with this application Assuming 2.67 people per residence, approximately 406 people will reside in the completed project.

j. Approximately how many people would the completed project displace?
None.

k. Proposed measures to avoid or reduce displacement impacts, if any:
None needed.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposal complies with all applicable land use requirements and is consistent with current zoning and comprehensive plan designations.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
Proposed measures include approval through the City of Camas Subdivision review process.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
~~*293 middle income housing units would be provided.*~~
152 middle income housing units will be provided.

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:
~~*293 single family housing units will be supplied on this site to help meet the goals in Chapter 5 of the comprehensive plan for the growing housing needs in the area. It will also provide an extension of utilities through the property to reach areas the City has planned for industrial and commercial jobs based economic development.*~~
No impacts are proposed, so no measures are proposed.

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10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
Residential structures are limited to 35 feet (3 stories and a basement) in the R-7.5 zone. No structure proposed will exceed the maximum height allowed in this zone.

b. What views in the immediate vicinity would be altered or obstructed?
Views of the project site from the south side of Lacamas Lake will be altered, however, the proposed tree protection areas will aid in reducing the severity of this alteration to the southwest facing hillside. The southwest facing slope of the site does allow for views of the Lake and the proposed lot layout has taken view corridors into consideration.

c. Proposed measures to reduce or control aesthetic impacts, if any:
~~*Established tree preservation areas in the previously approved Development Agreement as well as standards for protecting views.*~~
Three large natural area tracts will be provided to protect existing mature trees will help reduce the aesthetic impact of the development. Planting of additional trees in the natural area tracts and street tree will also help reduce the impact.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Light and glare typical of residential uses will occur from window lighting, automobile lights, and street lighting. These impacts would occur mainly during hours of darkness.

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?
None known.

d. Proposed measures to reduce or control light and glare impacts, if any:
~~*Street*~~ *lighting will be directed and shielded to minimize impacts*

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
Lacamas Lake, Round Lake, and Lacamas Lake Park are all in the vicinity of this site and provide for a variety of recreational opportunities such as boating, fishing, and hiking. An associated boat launch is located south of the site between Lacamas Lake and Leadbetter Road.
There is a segment of the T-3 Camas Neighborhood Loop Trail located to the east of the development that the applicant proposes to extend.

b. Would the proposed project displace any existing recreational uses? If so, describe
The proposed project will not displace any existing recreational uses.

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c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
The applicant is proposing to construct a trail segment of the T-3 trail along the southern boundary paralleling SE Leadbetter Road that will connect the development to the existing and future City of Camas trail system. The applicant is also proposing open space tracts throughout the site, which provide passive recreation including an overlook.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.
Property is in an area of high archaeological probability. ~~*An archaeological study is included in this application.*~~
An archaeological predetermination was completed with the originally approved application (City of Camas project number SUB:10-03). The predetermination determined there were no sites eligible for listing in the national, state, or local preservation registers.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
No landmarks, features, or other evidence of historic use or occupation were found.

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.
An Archaeological Predetermination Survey completed by AINW in July 2010. The survey included review of previous records for the area, a surface survey with a series of east to west pedestrian transects, and the digging of seven test pits.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
No loss, change, or disturbance is proposed to any resource. The project will follow requirements from DAHP and the City of Camas.

14.Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
~~*For the initial development, the site will be served by Leadbetter Road and NE Adams Street. These accesses will be utilized until development of the adjacent parcels to the north and the new arterial roadway is constructed. Once the arterial to the north is constructed, the City of Camas plans to convert Leadbetter Road into a waterfront trail.*~~

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The site will gain access form SE Leadbetter Road through the extension of N Adams Street into the side, and the construction of N Elk Drive. A future arterial along the north site boundary will also provide access after it is constructed.

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 stop is Mill Plain at SE 1st approximately five miles west of the site.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
There will be 4 private parking spaces on each lot and 30 public parking spaces located in tracts throughout the site.

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).
Yes, new roads and streets are proposed to serve the proposed subdivision. See preliminary plan for details on internal streets.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
The site is approximately .75 mile south of Grove Airfield and is in within the immediate vicinity of Lacamas Lake.

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?
~~Approximately 2,857 daily trips (220 AM peak hour and 282 PM peak hour) would be generated by the proposed subdivision.~~
A Trip Update Letter prepared on October 21, 2020 by Mackenzie, which states the propose development will generate 1,528 average daily trips with 113 a.m. peak hour trips and 152 p.m. peak hour trips.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
None known

h. Proposed measures to reduce or control transportation impacts, if any:
See the Transportation Impact Analysis prepared by Group Mackenzie in August 2010, for a description of impacts.
Additional traffic was prepared by Mackenzie. The Trip Update Letter prepared on October 21, 2020 is included with this application.

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15. Public Services

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

Yes, an additional 152 dwelling units will cause an incremental increase in the need for all public services.

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

The appropriate impact fees will be paid.

16. Utilities

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 and Sewer Service:	*City of Camas*
Electricity:	*Clark Public Utilities*
Refuse Service:	*City of Camas*
Natural Gas:	*Northwest Natural*
Phone and Data Service:	~~*Verizon*~~ **Comcast**

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C. Signature

Under the penalty of perjury, the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____ Name of signee Michael Andreotti

Position and Agency/Organization Land Use Planner Date Submitted: 11/23/2020