# 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 PFAS Evaluation & Well 13 Treatment*

2. **Name of applicant:**

   *City of Camas, Washington Attn: Rob Charles*

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

   *616 NE 4th Ave. Camas, WA 98607 |(360) 817-1568 | rcharles@cityofcamas.com*

4. **Date checklist prepared:**

   *February 11, 2025*

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 fall of 2025 for construction of Stage 1 with Stage 2 following completion of Stage 1.*

   *Stage 1 consists of the following:*
   - *Construction of a new electrical room.*
   - *Construction of a new generator pad.*
   - *Construction of a new transformer pad and gravel access.*
   - *Installation of two ion exchange tanks.*
   - *Installation of a covered bag filter pad.*
   - *Installation of a new driveway for a crane truck.*

   *Stage 2 consists of the following:*
   - *Installation of a new well.*
   - *Construction of a new well and chemical building.*
   - *Installation of four ion exchange tanks.*

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

   *No.*

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

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

*Shoreline Critical Areas Report – MacKay Sposito, Inc., January 22, 2025*
*Shoreline Narrative – MacKay Sposito, Inc., February 28, 2025*
*Archaeological Survey – Archaeological Investigations Northwest, February 9, 2007*
*Stormwater Report – MacKay Sposito, February 20, 2025*
*Geotechnical Site Investigation – Delve Underground, March, 2025*
*SEPA Environmental Checklist*

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.*

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

*Conditional Use Permit Approval*
*Preliminary Site Plan Approval*
*Final Site Plan Approval*
*Design Review Approval*
*Grading and Utilities Plan Approval*
*Stormwater Plan Approval*
*Erosion Control Plan Approval*
*Grading Permit*
*SEPA determination*
*Shoreline Review*
*Archaeological Predetermination*
*Demolition Permit*
*Building Permit*
*Washington State Department of Ecology Approval*
*Washington State Department of Health Approval*
*Clark County Public Health Approval*

11. **Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

*The Applicant, the City of Camas, requests a Type III Conditional Use Permit Review, Shoreline Conditional Use Permit, Site Plan Review, Design Review, SEPA Review, Archaeological Review and Critical Areas Review for updates to the existing Well 13 facility. The proposed improvements include installing per- and polyfluoroalkyl substances (PFAS) treatment equipment for Well 13 (ion exchange tanks and bag filters), adding a new generator, a building addition for a new electrical room, building addition for a new chemical/well room for a proposed new well, and constructing a new driveway off E 1st*

*Avenue to accommodate a well pump crane truck. A detailed description of the project is as follows:*

*Stage 1 consists of the following:*

- *Construction of a new electrical room.*
- *Construction of a new generator pad.*
- *Construction of a new transformer pad and gravel access.*
- *Installation of two ion exchange tanks on a concrete pad.*
- *Installation of a covered bag filter pad and associated bag filters.*
- *Installation of a new driveway for a crane truck.*
- *Removal of the Well 4 building.*

*Stage 2 consists of the following:*

- *Installation of a new well.*
- *Construction of a new chemical/well building.*
- *Installation of four ion exchange tanks on two concrete pads.*

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

*The site is located at 1250 E. 1st Avenue, Camas, Washington, in the Multifamily Residential-18 (MF-18) zoning district. The property is further identified as Tax Lots 49,244, 242 and 245, tax assessor's serial numbers 90928000, 91031000 and 91034000, located in the Northeast ¼ of Section 11 and Northwest ¼ of Section 12, Township 1 North, Range 3 East of the Willamette Meridian, Clark County. The entire site is 0.56 acres (24,394 square feet) according to Clark County GIS, 0.50 acres (21,975 square feet) according to a survey by MacKay Sposito, Inc.*

# 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)?**

*The steepest slope on the site is approximately 10%.*

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

**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, soil types on the site consist of Fn, Fill Land, 61.1%, and OmE, Olympic stony clay loam, 3-30% slopes, 38.9% of the site.*

*There are no agricultural land of long-term commercial significance on site.*

**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. According to Clark County GIS, there is an area of severe erosion hazard associated with the bank that leads down to Lacamas Creek located south of the site.*

**e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

*Site grading will be associated with construction of the proposed buildings, driveways, concrete pads, sidewalks, landscape areas and other associated improvements. It is anticipated the site will have excess cut material to be hauled off site and it will be taken to an approved location. If any fill material ends up being required, it will be procured from an approved site. The quantity of grading is estimated to be approximately 300 cubic yards of cut and 0 cubic yards of fill.*

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

*Yes, non-mitigated erosion impacts could occur as a result of clearing and construction. An erosion control plan utilizing adopted best management practices (BMPs) for erosion control will be implemented prior to commencing ground-disturbing activities. Erosion control plans will conform to the standards identified in the Camas Municipal Code.*

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

*Approximately 50% of the site area will be covered with impervious surfaces, which includes existing and proposed driveways, buildings, concrete pads, etc. after project construction.*

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

*Stormwater and erosion control plans will be provided as required to put protections in place at potential areas vulnerable to erosion. Erosion controls BMPs, such as minimal disturbance of soils outside of the construction area, retention of existing vegetation to the maximum extent possible, covering exposed soil stockpiles, providing temporary and/or permanent vegetative cover, inlet protection, etc. will be employed during site*

*grading of the property. Additionally, a SWPPP will be provided. Refer to the plans included in this application for more information.*

## 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. Maintenance vehicles may generate minor particulate emissions in the long-term. Other emission sources include typical HVAC and maintenance emissions from small power tools including, but not limited to, small gas-powered equipment used for site and landscape maintenance, such as lawn mowers, blowers, trimmers, etc. The generator runs on diesel fuel and there will be some emissions during weekly testing and/or when there is a power outage, however this will be no different than the existing generator. The quantities of these emissions is unknown. Emissions after construction is anticipated to be minimal as the facility is intended to serve the community and will not be open to the public.*

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

*There are no known off-site sources of emissions or odor that may affect the proposal.*

**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.*

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

## 3. Water

Find help answering water questions[5]

### a. Surface:

Find help answering surface water questions[6]

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

   *Lacamas Creek, a Type S stream, is a shoreline of state-wide significance and runs along the southern project study area boundary. Lacamas Creek flows into the Washougal River.*

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 PFAS equipment, new generator and generator pad, and fencing will be installed within 200 feet of the Ordinary High Water Mark of Lacamas Creek.*

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]

[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

[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

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.**

   *The site currently contains two existing municipal wells: Well 4, which is currently not in use /decommissioned, and Well 13, which is currently in operation. Additionally, a new well is proposed. Existing quantities of water being withdrawn from Well 13 is approximately 1,325 gallons per day, which will not change. Anticipated quantities of water to be withdrawn from the new well will be approximately 2,825 gallons per day, pending confirmation of previous hydrogeological efforts. Once both wells are online, the expected amount of water to be withdrawn will be approximately 4,150 gallons per day. No water will be discharged to groundwater on the site.*

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.**

   *Waste material will not be discharged into the ground from septic tanks or other sources.*

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.**

   *The proposed project site has an existing storm sewer system that is to remain in place following construction of the proposed improvements. The existing storm sewer system currently picks up runoff from the existing buildings and site area via roof drain connections and area drains and conveys stormwater by pipe to the south end of the site where it is dispersed through a perforated pipe. The runoff ultimately drains downhill in the southeast direction to the Washougal River. All new buildings, concrete slabs, sidewalks, and landscape areas are to drain to this existing stormwater system and ultimately outfall to the Washougal River. The existing road to the east of the site, called SE Cramer Ln., currently drains to the west and south, ultimately flowing downhill to the Washougal River. Refer to the Engineering Plans and the Preliminary Stormwater Report for more information.*

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** *Walnut, oak*

   ☐ **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** *Spirea, boxwood, rhododendron, lilac, Oregon grape, huckleberry*

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

   *All vegetation will be removed in areas to receive construction activities.*

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

   *There are no threatened or endangered plant species known to the Applicant to be on or near the site.*

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

   *An existing 18" walnut tree will be preserved in the southwest corner of the site. Other landscaping includes native and ornamental shrubs, trees and seed mix.*

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:** *Rodents*
- **Fish: bass, salmon, trout, herring, shellfish, other:** *Salmonids in Lacamas Creek, including Chinook, Chum and Coho salmon, steelhead, and Dolly Varden/Bull Trout.*

  *Clark County MapsOnline (Clark County 2024) identifies Lacamas Creek as a Shoreline of the State (WDNR Type S) and associated riparian habitat. As such, a Shoreline Critical Areas Report has been prepared by MacKay Sposito Inc., a qualified professional, dated January 22, 2025.*

  *Per this report, no terrestrial species identified by the USFWS IPaC database as potentially present were observed within the project study area, and no suitable habitats for these species were observed within or near the project study area (USFWS 2024a). Table 4 (State and Federally Listed, Threatened, Endangered, and Sensitive Species) identifies five threatened fish species within Lacamas Creek and presumed present.*

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

*Clark County MapsOnline (Clark County 2024) identifies Lacamas Creek as a Shoreline of the State (WDNR Type S) and associated riparian habitat. As such, a Shoreline Critical Areas Report has been prepared by MacKay Sposito Inc., a qualified professional, dated January 22, 2025.*

*Per this report, no terrestrial species identified by the USFWS IPaC database as potentially present were observed within the project study area, and no suitable habitats for these species were observed within or near the project study area (USFWS 2024a). Table 4 (State and Federally Listed, Threatened, Endangered, and Sensitive Species) identifies five threatened fish species within Lacamas Creek and presumed present.*

**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.**

[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

*Retain an existing 18" walnut and provide new landscaping throughout the proposed development to enhance wildlife habitats on or adjacent to the site.*

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

*No invasive animal species are known by the Applicant 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.**

*The site is currently served by 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 properties.*

**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, and the plans will be reviewed by the City of Camas prior to construction.*

## 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.**

*Heavy equipment and a variety of materials will be utilized to construct the project. The project will also meet all Federal, State and local construction regulations.*

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

*There are no known existing hazardous chemicals or conditions that might affect project development and design.*

[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

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

   *There are no known existing hazardous chemicals or conditions that might affect project development and design.*

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.**

   *The City currently uses 25% caustic soda and 0.8% sodium hypochlorite as part of their drinking water treatment process. Stage 1 will not modify this current operation. Stage 2 will add additional storage capacity (approximately double) for these chemicals in the new chemical room to accommodate the increased capacity from the new well. Additionally, this project will be undertaken to remove PFAS from the City's water supply. Certain PFAS are designated as hazardous substances. The treatment process removes the PFAS from the groundwater before it is sent into the City's drinking water distribution system. On occasion, the resin used in the treatment process to remove the PFAS from the water will need to be replaced. In these cases, the resin is securely taken from the site and sent to a facility that is designated to handle these substances. Fresh resin will replace the used resin to maintain high quality drinking water.*

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

   *No special emergency services are anticipated.*

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

   *During construction, 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. This project's purpose is to reduce the amount of PFAS in the City's water supply and improve public health. PFAS chemicals collected as part of the treatment process will be removed from the site as indicated above.*

### 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 vehicular 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 equipment and vehicles will generate noise during the construction period and to lift the generator and ion exchange tanks into place. Maintenance vehicles and monthly testing of the generator will generate noise (which will continue to be on a*

*weekly basis for 2-4 hours at a time for maintenance purposes, or longer during a power outage) in the long-term. Other noise sources include typical HVAC (that will be within required WAC noise levels) and maintenance noise from small power tools including, but not limited to, small gas-powered equipment used for site and landscape maintenance, such as lawn mowers, blowers, trimmers, etc. Minimal changes to long-term noise are anticipated after completion of the project.*

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. Generator testing maintenance takes place during the day.*

## 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 is currently the site of Well 13 which includes an operational municipal drinking water well, a decommissioned well (Well 4), and an emergency back-up generator. Adjacent uses are as follows:*

- *North: (Across E 1st Avenue) Church parking lot on community commercial zoned property.*
- *South: Washougal River Greenway on Multifamily Residential – 18 zoned property.*
- *East: Single-famikly attached (townhome) residential uses on Multifamily Residential – 18 property.*
- *West: Single-family detached residential uses on Multifamily Residential – 18 zoned property.*

*The proposed PFAS ion exchange tanks and bag filters will not affect current land uses on nearby and adjacent properties.*

b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

*No.*

[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

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.**

*There is an existing pump room/chemical room building, an existing building that houses Well 4 and a generator on the south side of the pump room/chemical room building.*

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

*Yes. The building that houses Well 4 will be demolished. Well 4's casing and concrete cap will be maintained so the City can continue to utilize the well as a monitoring well.*

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

*The site is currently zoned Multifamily Residential (MF-18).*

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

*MFH*

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

*The southern portion of the site lies within the Medium Intensity Shoreline Designation.*

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

*Clark County MapsOnline identifies Lacamas Creek as a Shoreline of the State (WDNR Type S) with associated riparian habitat, making it a shoreline of state-wide significance. The creek runs along the southern boundary of the project study area, and Clark County GIS mapping confirms shoreline presence on or adjacent to the property. As such, MacKay Sposito Inc., a qualified professional, prepared a Shoreline Critical Areas Report dated January 22, 2025. According to this report, no wetlands were observed within the project study area.*

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

*The site is and will continue to remain unoccupied with no permanent employees on site. Occasional maintenance visits by City of Camas staff will required on a weekly basis.*

**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 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:**

*There are no nearby or adjacent agricultural or forest lands of long-term commercial significance.*

## 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 tallest of the proposed structures are the ion exchange tanks which will be approximately 20 feet tall and the new chemical/well building, which will be approximately 20 feet 4 inches tall. The new electrical building will be approximately 17 feet 4 inches tall. The ion exchange tanks will be metal and the electrical and well/chemical buildings will be concrete masonry unit (CMU) to match the existing building.*

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

*The view across the development area of the project will be altered by the construction of the ion exchange tanks and electrical and chemical/well buildings.*

**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

*Architectural features and landscaping, along with providing an 8-foot-tall fence around the ion exchange and bag filter area.*

## 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?**

*Limited site lighting will be added near the entries to the new electrical and chemical/well buildings, per code requirements. The lights will be shielded to avoid glare and offsite impacts to the greatest extent practicable and will be energy efficient LED lighting where possible. The existing streetlight along the west side of SE Cramer will be relocated as coordinated with Clark Public Utilities. Site and security lighting near the filtration units and bag filters will be activated only when needed by maintenance personnel.*

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

*No known views appear on the site. However, it is reasonable to conclude that the proposed development on the site will not create a safety hazard or interfere with views.*

**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 development on 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 is located in close proximity to the Louis Bloch Park, the Lacamas Creek Park, Lacamas Regional Park, Washougal River Greenway as well as the Lacamas Creek is located to the south of the property.*

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

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

*No*

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

*An ADA compliant sidewalk will be installed along the east side of the site to provide access to an existing gravel pedestrian path within the Washougal River Greenway that runs south of the site.*

## 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.**

*There are no historic buildings or structures known by the Applicant to be located on or near the site.*

**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.**

*Clark County GIS data indicates that 100% of the site has a high probability of containing archaeological findings. An archaeological survey has been completed by Archaeological Investigations Northwest. The report indicates that due to the limited number and types of artifacts found at the site and the fact that the project area has been heavily impacted by construction of a house (and associated septic drain field) that previously stood on the property and by the construction of the wells, the site is recommended as not eligible for listing in the NRHP and they recommend no additional study at the site. Please refer to the Archaeological Survey as prepared by Archaeological Investigations Northwest, dated February 9, 2007 for more information.*

**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.**

*Clark County GIS data indicates that 100% of the site has a high probability of containing archaeological findings. An archaeological survey has been completed by Archaeological Investigations Northwest. The report indicates that due to the limited number and types of artifacts found at the site and the fact that the project area has been heavily impacted by construction of a house (and associated septic drain field) that previously stood on the property and by the construction of the wells, the site is recommended as not eligible for listing in the NRHP and they*

[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

*recommend no additional study at the site. Please refer to the Archaeological Survey as prepared by Archaeological Investigations Northwest, dated February 9, 2007 for more information for more information on the methods used to assess the potential impacts to cultural and historic resources on or near the project site.*

**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.*

*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.*

## 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 is located on the south side of E 1st Avenue and the west side of SE Cramer Lane. E 1st Avenue is a fully improved local roadway with curbs and sidewalks on both sides, and a new driveway is proposed off E 1st Avenue to provide vehicular access for a well pump crane truck. SE Cramer Lane is a 20-foot-wide paved roadway without curbs or sidewalks located within an easement. Existing driveway approaches off SE Cramer Lane provide access to the Well 13 site. Additionally, residents of the Three Rivers condo complex use both E 1st Avenue and SE Cramer Lane for ingress and egress.*

**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?**

[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

*The site is not served by and is not near public transit. The nearest transit stop to the is located near the intersection of NE 3rd Avenue and E First Avenue, C-Tran route 92, approximately 500 feet to the northeast.*

**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).**

*A new 5-foot-wide concrete sidewalk will be installed along the east side of the site to provide ADA compliance access to the existing gravel path within the Washougal River Greenway south of the site.*

**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?**

*Currently maintenance staff visit the site daily and there are chemical delivery trucks that visit the site monthly. Following completion of the PFAS treatment system, the current vehicular trip frequency will largely remain the same. Media replacement associated with the ion exchange media is done via truck and only expected to occur on a yearly basis.*

**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:**

*None.*

## 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.**

*No.*

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

[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

*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.**

*There are no new services proposed with this project. However, the existing 1-inch water line that currently serves the site will be upsized to a 4-inch water line and two new connections to the existing sanitary sewer line on the site is proposed for disposal of process water during occasional startup periods.*

[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

## 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.**

X _____

**Type name of signee:** Rob Charles

**Position and agency/organization:** Utilities Manager / City of Camas

**Date submitted:** 3/5/2025

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

MacKay Sposito

Vancouver Office

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February 25, 2025

City of Camas Department of Community Development
616 NE 4th Avenue
Camas, WA 98607

Re: Request for Early Notice of DS, Camas PFAS Evaluation & Well 13 Treatment SEPA Review

On behalf of the applicant, the City of Camas, we would like to request early notice as allowed under WAC 197-11-350 if the City of Camas believes a Determination of Significance is likely for this project. The applicant may wish to clarify or change features of this project.

Sincerely,

Michael Odren

Digitally signed by Michael Odren
DN: C=US, E=modren@mackaysposito.com, O="MacKay Sposito, Inc.", CN=Michael Odren
Date: 2025.03.10 15:50:39-07'00'

Michael Odren, RLA
Landscape Architect, Land Use Planner
MacKay Sposito, Inc.