

STAFF REPORT Proposed Updates to the Existing Well 13 facility Planning Case Number CUP25-1002

Report Date: May 22, 2025

то	Hearings Examiner	HEARING DATE	May 29, 2025	
PROPOSAL	Shoreline Conditional Use Permit, Type III Conditional Use Permit, Minor Design Review, Critical Area, Archeological, and SEPA Review for the proposed updates to the Existing Well 13, including, but not limited to, installing per- and polyfluoralkyl substances (PFAS) treatment equipment, adding a new generator, building addition for new electrical room, chemical/well room for a proposed new well and construction of a driveway off East 1 st Avenue on three adjacent properties totaling approximately 0.56 acres in size, situated in the MF-18 - Multifamily Residential Zone.			
LOCATION	The site is located at 1250 East 1 st Avenue, Camas, WA 98607, in the NE ¼ of Section 11, Township 1 North, Range 3 East, Camas, WA, Parcel Numbers: 90928000, 91031000, and 91034000.			
APPLICANT/	Mike Odren, MacKay Sposito	OWNER	City of Camas	
CONTACT	18405 SE Mill Plain Blvd., Suite 100		841 NE 22 nd Ave.	
	Vancouver, WA 98685		Callias, WA 98607	
APPLICATION SUBMITTED	March 10, 2025	APPLICATION COMPLETE	March 25, 2025	
PUBLIC NOTICES	A Notice of Application was mailed to property owners within 300 feet of the site and published in the Post Record on April 9, 2025. Legal publication #998190.			
	A Notice of Public Hearing was mailed to property owners within 300 feet of the site and published in the Post Record on May 15, 2025. Legal publication #1007310.			

APPLICABLE LAW: The application was submitted on March 10, 2025, and the applicable codes are those codes that were in effect at the date of the application's first submittal. Camas Municipal Code (CMC) Title 16 Environment, Title 17 Land Development, and Title 18 Zoning.

CONTENTS

SUMMARY	2
FINDINGS	3
Chapter 16.07 State Environmental Policy Act (SEPA)	3
Chapter 16.31 Arceholoigcal Resource Preservation	3
Chapter 16.51 Critical Areas	4

Chapter 18. 19 Design Review	5
Chapter 18. 43 Conditional Use Permit	6
Shoreline Master Program	12

PUBLIC COMMENTS	21
CONCLUSION	22
RECOMMENDATION	22
CONDITIONS OF APPROVAL	22

SUMMARY

An application has been made to the City of Camas for a shoreline conditional use permit and minor design review for the proposed updates to Well 13. Specifically, the proposed improvements include, but are not limited to, installing PFAS treatment equipment, adding a new generator, a building addition for a new electrical room, building addition for new chemical/well room, and constructing a driveway off East 1st Avenue to accommodate a well pump crane. The proposed upgrades will be constructed in two stages. Stage One will include the following:

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

Stage two will include:

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

Construction hours and activities are proposed to take place between 7am-7pm, Monday through Friday.

The site is located at 1250 East 1st Avenue, in the MF-18 – Multifamily Residential Zone and consists of three separate parcels totaling approximately 0.56 acres in size, further identified as Tax Parcels 90928000, 91031000, and 91034000. It should be noted that Clark County GIS shows parcels 91031000 and 91034000 are part of the Washougal River Greenway. However, the entire site has been historically used as a municipal well site.

A Conditional Use Permit (CUP07-03) was approved in July 2007 for the construction of the existing singlestory building for the existing well and treatment equipment on the subject site.

Existing zoning and land uses adjacent to the project site are as follows:

Direction	Zoning	Use
North	Community Commercial – CC	Parking Lot
East	Multifamily Residential (MF-18)	Single-Family attached townhomes

central portions.	The southern portion	on of the site	, waterward	of the top o	f the ba	ank, slope	es ste	eply (58
percent slopes) to	oward Lacamas Cree	k. Vegetatio	n in the north	and central	portion	n of the si	te co	nsists	of

landscaped and ornamental native and non-native trees and shrubs, a native balsam poplar (Populus balsamifera) and black walnut (Juglans nigra). Typical lawn species, mixed with a small percentage of other herbaceous plants, are present and routinely mowed and maintained throughout. Vegetation in the southern portion of the site consists of one Oregon white oak (Quercus garryana), Douglas fir (Pseudotsuga menziesii), cottonwood, and beaked hazelnut (Corylus cornuta) within the greenway at the top of the bank and Himalayan blackberry (Rubus armeniacus) along the steep slopes. Lacamas Creek, a Type S stream, is a shoreline of state-wide significance and runs along the southern boundary.

The project area includes two existing buildings, an abandoned well (Well 4) and Well 13. Surrounding land use to the north, east, and west consists of high-density residential development, with Lacamas Creek to the south. The topography gently slopes to the south-southeast but is generally level in the north and

Frontage improvements along East 1st Avenue were previously constructed to current city standards. As such, the applicant states that no further frontage improvements are anticipated except for installation of a new driveway to accommodate a well pump crane.

There is an existing driveway approach that serves Cramer Lane located to the east of the site which provides vehicular access to the existing well buildings. This driveway will continue to be utilized for the project. Existing vegetation consists of a mix of native and non-native ornamental trees, shrubs, and grass. Environmental constraints consist of a 200-foot shoreline buffer from the Ordinary High-Water Mark for Lacamas Creek located south of the site. The site also borders the Washougal River Greenway to the south.

The proposed development does or can comply with the applicable standards of the Camas Municipal Code.

FINDINGS

South

West

TITLE 16 ENVIRONMENT

State Environmental Policy Act

A SEPA checklist was submitted, and a Determination of Non-Significance was issued on April 17, 2025, with the comment period closing at 5:00pm on May 1, 2025. During the SEPA comment period, two comments were received, one from Department of Archeology & Historic Preservation (DAHP) and one from Department of Ecology. DAHP has requested the applicant to obtain a DAHP permit prior to any ground disturbance. Department of Ecology is requesting that the applicant review the "Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes", posted at Ecology's website. The correspondence has been included in the public record.

FINDING: Staff finds the comments provided by DAHP and the Department of Ecology should be complied with.

Archaeological Historic Preservation

CMC Chapter 16.31

An Archaeological Predetermination Survey was performed by Archaeological Investigation Northwest on February 9, 2007, for the initial request for a CUP to construct the well facility. The survey report indicated that the project area had previously been heavily impacted by the 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

CMC Chapter 16.07

recommended as not eligible for listing in the NRHP, and they recommend no additional study at the site. The report and findings are not subject to the open public records act and as such, the city cannot disclose the results.

FINDING: Staff finds a condition of approval is warranted that if potential artifacts are discovered during construction, work must immediately cease, and both the State Department of Archaeological and Historic Preservation and the City shall be notified.

Critical Areas

CMC Chapter 16.51

Clark County GIS identifies Lacamas Creek as a Shoreline of the State (WDNR Type S) and associated riparian habitat. As such, a Shoreline Critical Areas Report and Shoreline Narrative have been prepared by MacKay Sposito Inc., dated January 22, 2025. The shoreline critical areas report describes the current conditions and the extent of wetlands and fish and wildlife habitat conservation areas (FWHCA). Per this report, no wetlands were observed within the project area.

Lacamas Creek (Type S) is mapped at the southern border of the project site. According to the Critical Areas Report, the standard riparian buffer for a Type S stream is 150 feet (CMC 16.61.040.D), however; the City of Camas SMP 5.3.(2)(b) states that the FWHCA buffers lots fronting on First Avenue between SE Garfield St. and NE Third St., are modified to 20 feet from the top of slopes exceeding 40 percent (the PSA is located between SE Garfield St. and NE Third St. and NE Third St. and slopes are approximately 58%). Shoreline management areas extend landward 200 feet on a horizontal plane from the OHWM and are under the jurisdiction of the City of Camas SMP (2021).

No terrestrial species identified by the USFWS IPaC database as potentially present were observed within the project survey area, and no suitable habitats for these species were observed within or near the site (USFWS 2024a). Listed threatened fish are mapped within Lacamas Creek (Table 4) and assumed to be present.

Oregon White Oak Woodlands are considered stands of oak or oak/conifer associations where canopy coverage of the oak component of the stand is 25% or where total canopy coverage of the stand is <25%, but oak accounts for at least 50% of the canopy coverage. In non-urbanized areas west of the Cascades, priority oak habitat consists of stands greater than one acre in size. In urban or urbanizing areas, single oaks or stands of less than one acre may also be considered a priority when found particularly valuable to fish and wildlife (WDFW 2024).

As noted in the critical areas report, one oak (Oak 1) measuring approximately 26 inches in diameter at breast height (dbh) was mapped in the southern portion of the project survey rea. Based on the WDFW functional assessment for individual oak trees, Oak 1 scored Medium Function (Nolan and Azerrad 2024). The functional assessment for Oak 1 is provided in Table 2 of the report.

According to the report, all permanent and temporary impacts to wetland and fish and wildlife habitat conservation areas will be avoided; no trees, or shrubs will be removed within the stream buffer, biodiversity area, or Oregon white oak dripline (Appendix A, Figure 3). As there are no permanent or temporary impacts to wetland and fish and wildlife habitat conservation area critical areas, no restoration or mitigation for these natural resources is proposed.

FINDING: Staff found the proposed project is generally in compliance with applicable guidelines of CMC Chapter 16.51 as conditioned.

TITLE 18 ZONING

Design Review

CMC Chapter 18.19

As per CMC 18.19.020, design review is required for the proposed project as the project is considered a commercial use that is located in the multiple-family residential zone. The proposed project includes, but is not limited to, installing PFAS treatment equipment, adding a new generator, a building addition for a new electrical room, building addition for new chemical/well room, and constructing a driveway off East 1st Avenue to accommodate a well pump crane.

The project area is located on the southwest corner of the intersection of East 1st Avenue and SE Cramer Lane. There is an existing parking lot and church located across East 1st Avenue, to the north of the project site. The site is adjacent to single-family residential development to the west and multi-family (attached townhomes) to the east. The Washougal River is to the south of the site.

The preliminary site plan shows buildings are massed to the front (street facing) side of the site to enhance and preserve the residential quality of the neighborhood streetscape. Filtration equipment is located to the greatest extent to the rear of the site, on the SE Cramer Lane side, to screen and reduce their presence to the E 1st Avenue and neighboring properties. The size of the buildings is in scale with the neighboring single-story single-family residence and two-story townhome complex and appropriate to the MF-18 zoning. Pedestrian circulation is provided on the main street frontage via the existing public sidewalk and along the east side of the site/west side of SE Cramer Lane with a new sidewalk connecting to the existing gravel pathway in the Washougal River Greenway south of the site.

The additions to the building are designed to be integrated extensions of the existing building design. The existing building is designed with articulated masonry walls and lap siding that embodies the residential feel of the street. The roof uses an architectural grade composite shingle, seen on neighboring buildings, with overhangs and brackets at the gable ends that are distinctly residential in character. The additions will replicate and match these details to create a design that looks uniform, finished and as a singular complete design.

The building walls facing the main street frontage in stage 1 and stage 2 are designed with articulation of faux windows, residential style doors, masonry detailing, roof overhangs and brackets to add scale and composition to the facades that matches the residential character of the neighborhood and avoids a "blank" look. Stage 1 composition features the gable end of the building fronting the street. The design uses window and door composition to articulate the façade; masonry detailing to establish a base and detail banding of the building and create a smaller scale to the elevation. Lap siding for the wood framed construction above the masonry is used to break up the top quarter of the wall. The roof is also further articulated with overhangs, brackets, and exposed collar ties to add depth, scale, and interest to the elevation. The Stage 2 design features the eave side of the building for its frontage, but it uses the same detailing with windows, masonry, and roof overhangs to break up the massing and composition of the elevation and bring a residential fell to the frontage.

The proposed design for the additions will continue the design of the existing building to create a cohesive look. The color palette features natural, muted tones, such as grays, pastels, and tans. The PFAS filtration tanks shall be in a muted green tone to blend in with the natural vegetation at the back of the site.

The plan incorporates new plantings, including Oregon ash and Paperbark maple trees along with shrubs like Isanti dogwood, Oregon grape, and salal, spaced strategically to enhance site aesthetics and environmental resilience while meeting landscape buffer requirements. Groundcover will consist of a hydroseeded meadow of native species. The site will feature an automatic irrigation system, and all landscaping will comply with City of Camas regulations. The preliminary landscape plan provides for year-round color and texture and will afford the site a cohesive design with trees and shrubs that are adapted to the climate of the Pacific Northwest and match surrounding environments. The project application

includes a request for minor design review approval for the proposed modifications and can be conditioned to be in compliance with the Design Review Manual.

FINDING: Staff found the proposed project is generally in compliance with the Design Review Manual, and applicable design principles and guidelines of CMC Chapter 18.19 as conditioned.

Conditional Use Permit

CMC Chapter 18.43

CMC Chapter 18.43.050 Criteria for Conditional Use Permit Approval:

The hearings examiner shall be guided by the following criteria in granting or denying a conditional use permit:

A. The proposed use will not be materially detrimental to the public welfare, or injurious to the property or improvements in the vicinity of the proposed use, or in the district in which the subject property is situated;

The applicant is seeking a Conditional Use Permit to update the existing Well 13 facilities on the subject property which is conditionally permitted under CMC 18.07 040 – Table 2. The proposed development is consistent with the goals and policies outlined in the City of Camas Comprehensive Plan. The project aligns with the City's commitment to ensuring safe and reliable public infrastructure by upgrading critical water treatment facilities to address per- and polyfluoroalkyl substances (PFAS) contamination. This directly supports the Comprehensive Plan's objectives related to public health, environmental protection, and sustainable water resource management.

Furthermore, the project is compatible with land use policies promoting essential public services within established urban areas. The site, located in the Multifamily Residential- 18 (MF-18) zone, has historically functioned as a public utility site, and the proposed improvements will enhance its operational efficiency while maintaining compatibility with surrounding uses. The staged approach to development ensures that necessary infrastructure will be in place to support both existing and future site functions, in alignment with the City's growth management strategies

FINDING: The proposed development is an allowed use, subject to the approval of a conditional use permit, per CMC Chapter 18.07 Use Authorization and will not be detrimental to the public or injurious to adjacent uses as discussed and conditioned throughout this staff report.

B. The proposed use shall meet or exceed the development standards that are required in the zoning district in which the subject property is situated;

As the applicant has outlined in the project narrative, and along with the submitted plans and supplemental documents, the proposed redevelopment of the project area meets or exceeds the development standards of the MF-18 – Multifamily Residential zoning district. The building's architecture, provided parking and site layout are designed to maintain the cohesive design of the site, ensuring visual harmony with the existing structures. As such, the design complies with all relevant development standards of the zoning district and aligns with the existing character of the subject property as well as the surrounding area.

<u>Roads</u>

The proposed project is to meet the requirements of CMC 17.19.040.B Streets and the Camas Design Standards Manual (CDSM).

The proposed development is located at 1250 E 1st Avenue, which is on the south side of E 1st Avenue and on the west side of SE Cramer Lane. E 1st Avenue is classified as an existing fully improved local road with

curb and sidewalk on both sides of the road along the frontage of the proposed improvements. SE Cramer Lane is an existing local road with approximately 20 feet of pavement width that provides vehicular access to the Well #13 site on the west side and Three Rivers condominiums on the east side. There are not any sidewalks on either side of the road as this road primarily serves as an access to the Well 13 facility and the city owned open space along the Washougal River. SE Cramer Lane dead-ends approximately 200 feet south of the centerline of E 1st Avenue.

[E 1st Avenue]

Per CMC 17.19.040.B.1, half-width street improvements and per CMC 17.19.040.B.5 dedication of additional right-of-way may be required for a development when it is necessary to meet the minimum street width standards or when lack of such dedication would cause or contribute to an unsafe road or intersection.

The street frontage adjacent to Well 13 and the proposed development is fully improved, therefore neither half-width street improvements nor dedication of additional right-of-way is required. *Staff concurs.*

However, portions of the existing sidewalk are worn and have potential tripping hazards due to cracked sidewalk panels.

Staff recommends a condition of approval that prior to engineering plan approval, the applicant should be required to submit final site plans that include the removal and replacement of all portions of the existing sidewalk that are worn or cracked.

The only access to the existing Well 13 building is currently from SE Cramer Lane. Per the preliminary Site Plans (Exhibit 11), the applicant is proposing to construct a new driveway approach off E 1st Avenue to accommodate a well pump crane truck.

Staff recommends a condition of approval that prior to engineering plan approval, the applicant should be required to submit final site plans that include a commercial driveway approach.

[SE Cramer Lane]

Per the preliminary Site Plans (Exhibit 11), the applicant is proposing to construct a 5-foot-wide sidewalk along the west side of SE Cramer Lane and install 3 driveway approaches to serve the future chemical room, electrical room, and generator. The applicant is also proposing to construct a gravel pad behind the new sidewalk for access to the transformer pad. To ensure that gravel is not tracked onto SE Cramer Lane, the gravel pad should be replaced with either asphalt or concrete.

Staff recommends a condition of approval that prior to engineering plan approval, the applicant should revise the gravel access to the transformer pad to be either asphalt or concrete in lieu of gravel.

Per CMC 17.19.040.B.10.D.b.iii. Pedestrian connections need to meet the Design Standards Manual for ADA accessibility in accordance with PROWAG AND ADAAG.

Staff recommends a condition of approval that prior to engineering plan approval, all the new sidewalks should be designed to meet the requirements for ADA accessibility per the PROWAG and ADAAG.

FINDING: Staff finds that the proposed development, as conditioned, can or will meet the requirements of CMC 17.19.040.B and the Camas Design Standards Manual (CDSM) for Roads.

Sanitary Sewer

The proposed project is to meet the requirements of CMC 17.19.040.C.2 sanitary sewers.

There is an existing 10-inch concrete gravity sanitary sewer main and two existing sanitary sewer manholes located in the center of SE Cramer Lane. The first manhole is located approximately 110 feet south of the manhole in E 1st Avenue with a second manhole located approximately 50-feet south of the first manhole. There is an existing 10-inch HDPE gravity sewer main that runs west-to-east through the central portion of the site to serve the residential properties to the west of the Well 13 site.

The preliminary utility plans (Exhibit 8) show the following proposed improvements to the onsite sanitary sewer system:

- A 10-inch PVC sewer line from the media loading/unloading station to the existing sanitary sewer manhole at the end of SE Cramer Lane.
- A 10-inch PVC sewer line from the pump room's waste structure to a new sewer manhole installed over the existing 10-inch main on the west side of the site.

Staff recommends a condition of approval that prior to engineering plan approval, the applicant should be required to submit final sanitary sewer utility plans for review and approval.

FINDING: Staff finds that the proposed development, as conditioned, can or will meet the requirements of CMC 17.19.040.C.2 and the Camas Design Standards Manual (CDSM) for Sanitary Sewer.

Storm Sewer

The proposed project is to meet the requirements of CMC 14.02 Stormwater Control and Camas Design Standards Manual (CDSM).

The proposed development is located on Parcel No. 90928000 and 91031000, which is the location of the existing City of Camas Well #13 Facility. The proposed improvements will result in approximately 0.46 acres (20,038 sf) of land-disturbing activities, which include construction of a new facility that will include treatment for PFAS at the existing Well 13 site.

A Preliminary Technical Information Report (PTIR) dated February 20, 2025 (Exhibit 13), was prepared by MacKay Sposito and submitted with the application. Section B – Minimum Requirements, (pages 4 and 5) of the PTIR, discusses stormwater requirements in relation to the City of Camas Stormwater Design Standards Manual, Chapter 1 General Requirements, Figure 1.1 and Figure 1.2. However, the city's Stormwater Design Standards Manual is not currently available as the Stormwater Design Standards Manual is under revision. The minimum requirements (MRs) for new developments and redevelopments are to be evaluated per the latest edition of Ecology's Stormwater Management Manual for Western Washington (2024 SWMMWW).

Per CMC 14.02.050 Adoption of Manuals, development sites are to be evaluated per the latest edition of Stormwater Maintenance Manual for Western Washington (SWMMWW) and the Camas Design Standards Manual (CDSM). The latest edition of the SWMMWW is Ecology's 2024 Stormwater Management Manual for Western Washington (SWMMWW).

Per Ecology's *Stormwater Management Manual for Western Washington (SWMMWW)* Figure 1-3.1: Flow Chart for Determining Requirements for Re-development, if the project results in 5,000 SF or greater, of new plus replaced hard surface area, minimum requirements #1-#9 will apply.

Per the PTIR, Site Characteristics table, on page 5 the amount of existing hard surfaces is (0.072 acres), the amount of new hard surfaces is (0.206 acres), and the amount of replaced hard surfaces (0.014 acres), therefore Minimum Requirements (MRs) 1-9 apply. The PTIR addresses MRs 1-9 in relation to the city's Stormwater Manual. The PTIR is to be resubmitting evaluating minimum requirements (MRs) 1-9 per Ecology's 2024 SWMMWW.

Staff recommends a condition of approval that prior to engineering plan approval, the applicant should be required to submit the Final Stormwater Technical Information Report stamped, and signed stating that the report was prepared in accordance with Ecology's 2024 Stormwater Management Manual for Western Washington (SWMMWW), including evaluating Minimum Requirements (MRs) 1-9 per the SWMMWW.

The existing storm sewer system collects 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 eventually drains downhill to the southeast direction to the Washougal River.

The preliminary utility plans (Exhibit 8) submitted March 24, 2025, show a new onsite conveyance system consisting of 6-inch and 8-inch storm mains that convey stormwater runoff to a series of area drains, along the west side of the site. The new conveyance system connects to an existing catch basin and 12-inch conveyance line that discharges to an existing storm sewer flow spreader in the southwest corner of the site.

Per the Camas Design Standards Manual, storm conveyance mains are to be a minimum 12-inch diameter and storm laterals are to be a minimum 10-inch diameter. Onsite storm lines between area drains and/or catch basins should be a minimum of 10-inch diameter for ease of cleaning the line.

Staff recommends a condition of approval that prior to engineering plan approval, the applicant should submit final stormwater plans with the new stormwater mains upsized to a minimum 10-inch diameter conveyance piping between area drains for ease of maintenance.

FINDING: Staff finds that the proposed project, as conditioned, can or will meet the requirements of CMC 14.02 and the Camas Design Standards Manual (CDSM) for Storm Sewer.

Water

The proposed project is to meet the requirements of CMC 17.19.040.C.4 Water System and the Camas Design Standards Manual (CDSM).

There is an existing 12-inch water main in E 1st Avenue and an 18-inch main in SE Cramer Lane with a 1-inch water connection serving the existing facility.

Per the preliminary utility plans (Exhibit 8), submitted March 24, 2025, the applicant is proposing to tap a new 4-inch water main off the existing 8-inch water main in E 1st Avenue and extend the new 4-inch water main south then along the east side of the site to provide a 4-inch water service to media loading and unloading station. The existing 1-inch water service will be tapped from the new 4-inch water main to serve the pump room and chemical room. The new 4-inch main will include the installation of a 4-inch water meter assembly in a concrete vault and a 4-inch double check backflow prevention assembly on the south side of the right-of-way.

There is an existing fire hydrant on E 1st Avenue. The existing fire hydrant pad does not meet the pad dimensions required on the east and west side of the hydrant per Water Detail W11, which requires a minimum 36-inches of concrete from the flange to the edge of concrete.

Staff recommends a condition of approval that prior to engineering plan approval, the applicant should submit final water utility plans, which are to include a hydrant pad per Water Detail W11, for review and approval.

FINDING: Staff finds the proposed project, as conditioned, can and will meet the requirements of CMC 17.19.040.C.4 and the Camas Design Standards Manual (CDSM) for Water.

Erosion Control

Per CMC 14.06 Erosion and Sediment Control and CMC 17.21.030 Land disturbing activities greater than once acre, will be required to meet the provisions for erosion prevention and sediment control as outlined in CMC 17.21.030 Land Disturbing Activities and CMC 14.06 Erosion and Sediment Control.

The proposed development is located on Parcel No. 90928000 and 91031000, which is the location of the existing City of Camas Well #13 Facility. The proposed improvements will result in approximately .460 acres (20,038 sf) of land-disturbing activities, which include construction of a new facility that will include treatment for PFAS at the existing Well 13 site.

Per CMC 17.21.030.A installation of erosion prevention and sediment control measures are required per approved erosion and sediment control plans.

The preliminary grading plan (Exhibit 9), submitted March 24, 2025, shows erosion and sediment control measures around the perimeter of the site.

Staff recommends a condition of approval that prior to engineering approval, the applicant should submit final grading and erosion control plans per the Camas Design Standards Manual (CDSM).

FINDING: Staff finds the proposed development, as conditioned, can or will meet the development standards that are required in the zoning district.

C. The proposed use shall be compatible with the surrounding land uses in terms of traffic and pedestrian circulation, density, building, and site design;

Traffic and Pedestrian Circulation

The proposed development improvement is located at the existing municipal well site that will add a PFAS treatment facility. There is an existing road off E 1st Avenue to SE Cramer Lane, which serves the existing municipal Well 13.

SE Cramer Lane also serves as a secondary access for the Three Rivers Condominiums. The Three Rivers Condominiums primary ingress and egress is via a 20-foot-wide private driveway off E 1st Avenue, approximately 84-feet east of SE Cramer Lane.

Ingress and egress to the Well 13 site will continue to be via SE Cramer Lane, with an additional driveway approach off E 1st Avenue to accommodate a well pump crane truck.

There is not currently a safe pedestrian access, aka a sidewalk, from E 1st Avenue along either side of SE Cramer Lane. The preliminary site plans (Exhibit 11) propose a pedestrian sidewalk along the west side of SE Cramer Lane as part of the proposed improvements for the site. SE Cramer Lane is the existing vehicular access for city staff to and from the site.

The new pedestrian sidewalk will be incorporated along the subject property's east property line within SE Cramer Lane roadway to ensure safe and efficient circulation, connecting the existing well facilities with the public right-of-way along East 1st Avenue and to the existing gravel pathway within the Washougal River Greenway south of the site. The proposed improvements will maintain accessibility for maintenance personnel and emergency responders while minimizing disruptions to the surrounding area.

Traffic Impact Study

A Transportation Impact Analysis/Study (TIA/TIS) is required when a proposed development/use generates 200 vehicles per day (VPD) or more.

The proposed development will generate a minimal number of ADTs at completion of the improvements to Camas PFAS evaluation & Well 13 treatments will result in less than the 200 average daily trips (ADTs) that trigger a TIS, therefore a traffic impact study was not required. *Staff concurs.*

FINDING: Staff finds the proposed development, as conditioned, is compatible with surrounding land uses in terms of traffic and pedestrian circulation, density, building, and site design.

Density, Building, and Site Design

The site design prioritizes operational efficiency while ensuring compatibility with adjacent land uses. The proposed improvements will be concentrated within the existing utility site to minimize visual and functional impacts on nearby residential properties. The staged approach to development ensures that critical infrastructure upgrades can be implemented systematically without disrupting essential public services.

Architectural and site design elements will be cohesive with the existing well facilities. Building additions for the expanded electrical and chemical rooms, as well as the new well, will utilize materials and colors consistent with the existing structures to maintain visual continuity. The generator and ion exchange treatment areas will be strategically placed to optimize operational performance while preserving site aesthetics.

The proposed landscaping plan incorporates a mix of low-maintenance native and ornamental plant species to complement the surrounding environment. Vegetation will be utilized to provide a buffer between the facility and adjacent properties while maintaining clear sightlines for security and safety. The plan ensures year-round visual interest with a variety of plant textures and colors, contributing to the overall integration of the facility with its natural and built surroundings.

The proposed development has been designed to align with the City of Camas Comprehensive Plan by ensuring the continued provision of safe and reliable public water infrastructure. The project supports public health, environmental sustainability, and essential service delivery while maintaining consistency with applicable land use policies and development standards.

FINDING: Staff finds the proposed development, as conditioned, is compatible with surrounding land uses in terms of traffic and pedestrian circulation, density, building, and site design.

D. Appropriate measures have been taken to minimize the possible adverse impacts that the proposed use may have on the area in which it is located;

Appropriate measures have been taken to minimize the potential adverse impacts of the proposed use on the surrounding area. The project site is an existing public utility facility, and all proposed improvements will be concentrated within its current boundaries to minimize disruptions to adjacent residential and commercial uses.

As the project consists of infrastructure upgrades rather than new high-traffic development, no significant increase in traffic generation is anticipated. The existing driveway approach off East 1st Avenue will continue to serve as the primary access point, and no off-site mitigation measures or additional roadway improvements are required.

To improve pedestrian safety and accessibility, a new sidewalk will be incorporated along the subject property's east property line within SE Cramer Lane. This will enhance circulation by connecting the well facilities with the public right-of-way along East 1st Avenue as well as access to the existing gravel pathway in the Washougal River Greenway south of the site, ensuring safe passage for maintenance personnel, emergency responders, and nearby residents.

The site design prioritizes compatibility with surrounding land uses by maintaining a functional layout that minimizes visual and operational impacts. Architectural and material selections for the proposed building additions will match existing structures to ensure visual continuity. Equipment placement, including the

generator and ion exchange treatment areas, has been strategically planned to optimize efficiency while preserving site aesthetics.

Landscaping enhancements will provide a natural buffer between the facility and adjacent properties. A mix of low-maintenance native and ornamental plant species will be used to soften the site's appearance while maintaining clear sightlines for safety. The landscaping plan ensures year-round visual appeal with diverse plant textures and colors, contributing to the overall aesthetic integration of the facility with its surroundings.

By adhering to these measures, the proposed development aligns with the City of Camas Comprehensive Plan, supporting critical public infrastructure while ensuring minimal impact on neighboring properties and the surrounding community.

FINDING: Staff has proposed conditions of approval to minimize potential adverse project impacts to the area.

E. The proposed use is consistent with the goals and policies expressed in the comprehensive plan;

Based on the identified goals within the comprehensive plan the applicant's project narrative has focused on the Citywide Land Use Goals and Policies most applicable to the proposed project.

Citywide Land Use Goal

LU-1.6: Ensure adequate public facilities (including roads, emergency services, utilities, and schools) exist to serve new development, and mitigate potential impacts to current residents.

RESPONSE: The project is compatible with land use policies promoting essential public services within established urban areas. The site, located in the Multifamily Residential- 18 (MF-18) zoning district, has historically functioned as a public utility site, and the proposed improvements will enhance its operational efficiency while maintaining compatibility with surrounding uses. The staged approach to development ensures that necessary infrastructure will be in place to support both existing and future site functions, in alignment with the City's growth management strategies.

FINDING: As mentioned above, the development is consistent with the goals and policies of the comprehensive plan.

F. Any special conditions and criteria established for the proposed use have been satisfied. In granting a conditional use permit the hearings examiner may stipulate additional requirements to carry out the intent of the Camas Municipal Code and comprehensive plan.

FINDING: The project narrative has effectively demonstrated compliance with the policies and goals outlined in the Camas Comprehensive Plan, which have been designed to align with County-wide planning policies. After conducting a public hearing and deliberating over the evidence, the Hearings Examiner may include any additional conditions or criteria necessary to carry out the intent of the CMC and the Comprehensive Plan.

Shoreline Master Program

SMP Standards for Evaluation

• Shoreline Conditional Use Permits. These provisions shall apply only when it can be shown that extraordinary circumstances exist and that the public interest would suffer no substantial detrimental effect. SMP Conditional Use Permits require final approval or disapproval from the Department of Ecology after final local action has been taken.

Master Program Goals and Policies

SMP Chapter 3

At page 3-1 of the SMP, the general goals of the program are to use the full potential of the shorelines in accordance with the surrounding areas, the natural resource values, and the unique aesthetic qualities; and develop an ordered and diversified physical environment that integrates water and shoreline uses while achieving a net gain of ecological function. Primarily, the commercial use supports the following shoreline goals:

SMP, Section 3.2 *Shorelines of Statewide Significance*, "Development should be focused in already predeveloped shoreline areas to reduce adverse environmental impacts and to preserve undeveloped shorelines."

SMP, Section 3.10 Shoreline Use and Development, "The goal for shoreline uses and development is to balance the preservation and development of shorelines in a manner that allows for mutually compatible uses. Resulting land use patterns will be compatible with shoreline designations and sensitive to and compatible with ecological systems and other shoreline resources. To help with this balance, shoreline and water areas with unique attributes for specific long term uses such as commercial, residential, industrial, water, wildlife, fisheries, recreational and open space shall be identified and reserved."

FINDING: Staff finds that the project is consistent with the general policies of Chapter 3, given that the proposed location of improvements is within areas that are already developed and mitigated for in the areas that may be impacted and designed to buffer the shoreline area as to not adversely impact shoreline ecological functions.

General Shoreline Use and Development Regulations SMP Chapter 5

The following general regulations of Chapter 5 Section 5.1 (beginning on page 39) are as follows:

1. Shoreline uses and developments that are water-dependent shall be given priority.

FINDING: The proposed development is not water dependent.

2. Shoreline uses and developments shall not cause impacts that require remedial action or loss of shoreline functions on other properties.

FINDING: The proposed project will not cause impacts that require remedial action or the loss of shoreline functions on other properties.

3. Shoreline uses, and developments shall be located and designed in a manner such that shoreline stabilization is not necessary at the time of development and will not be necessary in the future for the subject property or other nearby shoreline properties unless it can be demonstrated that stabilization is the only alternative to protecting public safety and existing primary structures.

FINDING: Shoreline development will occur approximately 31-feet from the top of the bank. Shoreline stabilization will not be necessary during the development or in the future.

4. Land shall not be cleared, graded, filled, excavated, or otherwise altered prior to issuance of the necessary permits and approvals for a proposed shoreline use or development to determine if environmental impacts have been avoided, minimized, and mitigated to result in no net loss of ecological functions.

FINDING: No work will be done within the shoreline jurisdiction prior to approval of this Shoreline Conditional Permit.

5. Single family residential development shall be allowed on all shorelines except the Aquatic and Natural shoreline designation, and shall be located, designed, and used in accordance with applicable policies and regulations of this Program.

FINDING: Single-family residential development is not proposed and therefore this criterion is not applicable.

6. Unless otherwise stated, no development shall be constructed, located, extended, modified, converted, or altered or land divided without full compliance with CMC Title 17 Land Development and CMC Title 18 Zoning.

FINDING: The proposed development requires compliance with the applicable regulations from CMC Title 17 Land Development and CMC Title 18 Zoning.

On navigable waters or their beds, all uses and developments should be located and designed to:

 (a) minimize interference with surface navigation;
 (b) consider impacts to public views; and
 (c) allow for the safe, unobstructed passage of fish and wildlife, particularly species dependent on migration.

FINDING: This criterion is not applicable as the proposed project is not on navigable waters or their beds.

8. Hazardous materials shall be disposed of and other steps be taken to protect the ecological integrity of the shoreline area in accordance with the other policies and regulations of this Program as amended and all other applicable federal, state, and local statutes, codes, and ordinances.

FINDING: PFAS are present in the groundwater supply. The new PFAS treatment equipment contains a resin media that will remove the PFAS via absorption until the resin is depleted, after which; the resin will be removed from the site and hauled away for off-site incineration within an approved facility. Once the old resin is removed, new resin will be added. Additionally, the on-site generator will contain fuel in case of a power outage. All hazardous materials will be stored and maintained in safe and leak-proof containers, as local, state, and federal regulations require.

9. In-water work shall be scheduled to protect biological productivity (including but not limited to fish runs, spawning, and benthic productivity). In-water work shall not occur in areas used for commercial fishing during a fishing season unless specifically addressed and mitigated for in the permit.

FINDING: This criterion is not applicable as in-water work is not proposed.

10. The applicant shall demonstrate all reasonable efforts have been taken to avoid, and where unavoidable, minimize and mitigate impacts such that no net loss of critical area and shoreline function is achieved. Applicants must comply with the provisions of Appendix C with a particular focus on mitigation sequencing per Appendix C, Section 16.51.160 Mitigation Sequencing. Mitigation Plans must comply with the requirements of Appendix C, Section 16.51.170 Mitigation Plan Requirements, to achieve no net loss of ecological functions.

FINDING: Existing impervious surfaces (buildings and impermeable asphalt and gravel surfaces) total 0.06 acres within shoreline jurisdiction. With the removal of the Well 4 building, 0.01 acre are proposed to change from impervious to pervious. The proposed facility and infrastructure construction will increase to 0.09 acre of impervious surfaces post-construction, equating to a 0.03-acre net increase within shoreline jurisdiction in an area composed of regularly maintained non-native lawn grass (MSi 2025).

The applicant's Shoreline Narrative indicates that the plan has been prepared according to Ecology's shoreline no net loss and mitigation guidance (Ecology 2023). The proposed project will not result in the net loss of shoreline ecological functions. All impacts to critical areas and their buffers have been avoided. In addition, the project has been carefully designed to avoid all alteration or removal of native vegetation within shoreline jurisdiction.

Fish and Wildlife Conservation Areas- SMP Appendix C, Chapter 16.61

CUP25-1002: Proposed Updates to Well 13 Facility

While there will be a 0.03-acre increase in impervious surface within shoreline jurisdiction, this increase is necessary to provide the hardened surface infrastructure required to meet the project's purpose of treating the drinking water supply for PFAS. To minimize impacts within shorelines, the Well 4 building will be removed, and the newly created pervious surface that does not overlap with the new development will be covered by permeable river rocks to enhance water infiltration and reduce the environmental impact of impervious surfaces. The design provides a sustainable, low-maintenance solution to manage water flow and support local ecosystems.

Construction best management practices (BMPs) to manage stormwater runoff and minimize erosion and sedimentation will be implemented, which include:

- o Designate staging and stockpile areas outside critical areas and buffers,
- o establish standard construction entrances,
- o vividly mark clearing limits, and
- $\circ\;$ install silt fencing at the edge of the disturbance to prevent sedimentation within remaining critical areas.

The application includes a critical area report for the presence of fish and wildlife habitat conservation areas within shoreline jurisdiction. Further discussion is provided in Section 5.3 below.

11. The effect of proposed in-stream structures on bank margin habitat, channel migration, and floodplain processes should be evaluated during permit review.

FINDING: This criterion is not applicable as no in-stream work is proposed.

12. Within urban growth areas, Ecology may grant relief from use and development regulations in accordance with RCW 90.58.580 and requested with a shoreline permit application.

FINDING: The activity is in city limits and therefore this criterion is not applicable.

When a shoreline use or development is in an area known or likely to contain archaeological artifacts as
indicated on the City of Camas Archaeological Probability map, or as recorded at the state or county
historical offices, then the applicant shall provide for a site inspection and evaluation by a professional
archaeologist. Development permits may not be issued until the inspection and evaluation have been
completed and the city has issued approval.

If an item of possible archeological interest is discovered on site, all work shall immediately cease and notification of such a find will be sent to the City, the Office of Archaeology and Historic Preservation and affected Native American tribes. Activities on site may resume only upon receipt of the City's approval.

FINDING: An archaeological investigation has been completed and condition of approval has been added that requires work to immediately cease, and both the State Department of Archaeological and Historic Preservation and the City shall be notified if potential artifacts are discovered during construction.

Critical Areas Review

Archeological, Cultural, Historical

SMP Section 5.3

SMP Section 5.2

Critical Areas Regulations are found in Appendix C of the SMP and are specifically at Chapters 16.51 through 16.61. Provisions of the Critical Areas Regulations that are not consistent with the Shoreline Management Act, RCW Chapter 90.58, and supporting Washington Administrative Code chapters shall not apply in shoreline jurisdiction. These regulations are integral and applicable to this Program, except that:

- 1. Non-conforming uses and development within the shoreline jurisdiction shall be subject to both this Program and Appendix C, and where there is a conflict, the most protective of environmental functions shall apply;
- 2. The Fish and Wildlife Habitat Conservation Area buffers for Stream Type S in Appendix *C*, Section 16.61.040 are modified as follows for the following areas:
 - a) Columbia River, SR-14 to SE Third Avenue2 at twenty-feet (20').
 - b) Washougal River, lots fronting on First Avenue between SE Garfield Street and NE Third Street, twenty-feet (20') from the top of slopes exceeding forty- percent (40%).
 - c) Lacamas Lake buffers from OHWM shall not extend landward of NE Leadbetter Road.
 - d) Columbia River, lots fronting on SE 12th Avenue and SE 11th Avenue between SE Polk Street and SE Front Street, shall be twenty-percent (20%) of lot depth as measured from the OHWM.
- 3. CMC Chapter 16.57 Frequently Flooded Areas applies within shoreline jurisdiction but is not incorporated as specific regulations of this SMP.

FINDING: The standard riparian buffer for a Type S stream is 150 feet (CMC 16.61.040.D); the SMP 5.3.(2)(b) states that the Fish and Wildlife Habitat Critical Areas (FWHCA) buffers for lots fronting on First Avenue between SE Garfield St. and NE Third St., are modified to 20 feet from the top of slopes exceeding 40 percent (the PSA is located between SE Garfield St. and NE Third St. and slopes are approximately 58%). A Critical Areas Report was included with the land use application submittal (MSi 2025). All impacts t critical areas will be avoided.

Public Access

SMP Section 5.5

1. Provisions for adequate public access shall be incorporated into all shoreline development proposals that involve public funding unless the proponent demonstrates public access is not feasible due to one or more of the provisions of Section 5.5 Regulation 2.a-e.

This project will utilize public funding. The public currently accesses the shoreline on this site, and that access will be maintained and upgraded through the construction of a 5-foot wide ADA-accessible sidewalk.

2. Provisions for adequate public access shall be incorporated into all land divisions and other shoreline development proposals unless this requirement is clearly inappropriate to the total proposal. The nexus, proportionality, need, and support for such a connection shall be based on the policies of this Program. Public access will not be required where the proponent demonstrates one or more of the following:

Not applicant for this project.

3. Public access sites shall be connected to a barrier free route of travel and shall include facilities based on criteria within the Americans with Disabilities Act Accessibility Guidelines.

The existing public access will be upgraded through the construction of a 5-foot wide ADA-accessible sidewalk.

4. Public access shall include provisions for protecting adjacent properties from trespass and other possible adverse impacts to neighboring properties.

The site will be fenced off to screen and provide security for the PFAS equipment. However, there will be no changes to the existing public access. The Applicant proposes a 5-foot wide concrete sidewalk along the east side of the site/west side of SE Cramer Ln to provide additional accessibility to the shoreline area.

5. A sign indicating the public's right of access to shoreline areas shall be installed and maintained in conspicuous locations.

A sign indicating the public's right to access the shoreline area will be installed and maintained in a conspicuous location.

6. Required public access shall be developed at the time of occupancy of the use or activity

The sidewalk will be constructed concurrently with the proposed project.

7. Public access shall consist of a dedication of land or a physical improvement in the form of a walkway, trail, bikeway, corridor, viewpoint, park, deck, observation tower, pier, boat launching ramp, dock or pier area, or other area 43 Camas Shoreline Master Program serving as a means of view and/or physical approach to public waters and may include interpretive centers and displays.

A 5-foot wide concrete sidewalk is proposed to be provided along the east side of the site/west side of Cramer Lane to provide additional accessibility to the existing pathway along the greenway. This standard will be met.

8. Public access easements and permit conditions shall be recorded on the deed of title and/or on the face of a plat or short plat as a condition running contemporaneous with the authorized land use, as a minimum. Said recording with the County Auditor's Office shall occur at the time of permit approval.

The subject property is owned by the City of Camas so an easement will not be required.

Site Planning and Developme	ent
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SMP Section 5.7

The regulations concerning Site Planning and Development at SMP Section 5.7 include the following applicable policies regarding the project proposal:

1. Land disturbing activities such as grading and cut/fill shall be conducted in such a way as to minimize impacts to soils and native vegetation.

FINDING: To ensure minimal disruption to the shoreline, the applicant will submit an Erosion Control plan to the City for approval, implement the approved erosion control measures (BMPs) before grading begins, and limit grading activities within the shoreline jurisdiction to the greatest extent possible.

2. Impervious surfaces shall be minimized to the extent feasible so as not to jeopardize public safety.

FINDING: The proposed project will result in 0.07 acres of new impervious surfaces, equating to a 0.06-acre net increase within shoreline jurisdiction. To minimize Impacts within the shoreline, the Well 4 building will be removed, and within the fenced facility and infrastructure, the newly created pervious surface that does not overlap with the new impact footprint will be covered by permeable river rock to enhance water infiltration and reduce the environmental impact of impervious surfaces. This and existing stormwater collection, treatment, and detention systems will protect the facility, neighboring properties, and the shoreline.

3. When feasible, existing transportation corridors shall be utilized.

FINDING: The project site has existing frontage along 1st Ave and access to SE Cramer Lane.

4. Vehicle and pedestrian circulation systems shall be designed to minimize clearing, grading, alteration of topography and natural features, and designed to accommodate wildlife movement.

FINDING: Existing frontage access to the property from 1st Ave and SE Cramer Lane will minimize the amount of grading and vegetation removal required on-site.

5. Parking, storage, and non-water dependent accessory structures and areas shall be located landward from the OHWM and landward of the water-oriented portions of the principal use.

FINDING: Parking and storage will be located within the facility and unavailable for public use. All of these areas will be located landward of the OHWM.

6. Trails and uses near the shoreline shall be landscaped or screened to provide visual and noise buffering between adjacent dissimilar uses or scenic areas, without blocking visual access to the water.

FINDING: The water treatment facility will be fenced/walled with an 8-foot high-security palisade fence to provide security and screening for the PFAS equipment. This application does not propose landscaping or vegetative screening, as there will be no change to the existing use.

7. Elevated walkways shall be utilized, as appropriate, to cross sensitive areas such as wetlands.

FINDING: Not applicable; no elevated walkways are proposed and therefore this criterion is not applicable.

8. Fencing, walls, hedges, and similar features shall be designed in a manner that does not significantly interfere with wildlife movement.

FINDING: An 8-foot high-security palisade fence will be installed around the facility's perimeter, but it will not enclose any natural areas.

9. Exterior lighting shall be designed, shielded and operated to: a) avoid illuminating nearby properties or public areas; b) prevent glare on adjacent properties, public areas or roadways; c) prevent land and water traffic hazards; and d) reduce night sky effects to avoid impacts to fish and wildlife.

FINDING: Proposed lighting will be limited to the street lighting required by the City Code and lighting typical of the existing PFAS treatment facility and associated infrastructure. Lights will be directed away from the shoreline and shielded to prevent light pollution.

10. Utilities shall be located within roadway and driveway corridors and rights-of-way wherever feasible.

FINDING: Utilities will be constructed on-site as necessary for the construction of the PFAS treatment system. A sanitary sewer connection will be made to the existing sanitary sewer manhole in SE Cramer Lane for wastewater disposal, and a connection will be made to the existing sanitary sewer line on the east side of the site for system flushing.

11. A use locating near a legally established aquaculture enterprise, including an authorized experimental project, shall demonstrate that such use would not result in damage to destruction of the aquaculture enterprise, or compromise its monitoring or data collection.

FINDING: Not applicable; aquaculture is not proposed.

Specific Shoreline Use Regulations

SMP Chapter 6

The specific use regulations for Utilities Uses begins at page 69 of the SMP.

SMP Section 6.3.15 Utilities

These provisions apply to services and facilities that produce, convey, store, or process power, gas, wastewater, communications, and similar services and functions. On-site utility features serving a primary use, such as a water, sewer or gas line to a residence or other approved use are "accessory utilities" and shall be considered a part of the primary use.

As the existing use on site is as a municipal water well, the proposed PFAS treatment system is designed to remove PFAS and other substances from public drinking water.

1. Whenever feasible, all utility facilities shall be located outside shoreline jurisdiction. Where distribution and transmission lines (except electrical transmission lines) must be located in the shoreline jurisdiction, they shall be located underground or within the footprint of an existing, built roadway.

FINDING: The existing Well 13 site is currently located partially within the shoreline area. The proposed PFAS treatment system will be installed south of the existing Well 13. In addition, a new well and chemical building are proposed north of the proposed electrical room expansion. All distribution piping associated with the PFAS treatment system will be installed underground except where they daylight to connect to PFAS treatment system components.

2. Where overhead electrical transmission lines must parallel the shoreline, they shall be no closer than one hundred (100) feet from OHWM unless topography or safety factors would make it unfeasible, then a shoreline conditional use permit shall be required.

FINDING: No proposed overhead transmission lines paralleling the shoreline are proposed. This standard does not apply.

3. Utilities shall be designed, located and installed in such a way as to preserve the natural landscape, minimize impacts to scenic views, and minimize conflicts with present and planned land and shoreline uses.

FINDING: The Project will conform to the natural contours and minimize disturbance to soil and native vegetation to the greatest extent practicable. Additionally, the Well 4 building will be removed, and the newly created pervious surface that does not overlap with the new impact footprint will be covered by permeable river rocks to enhance water infiltration and reduce the environmental impact of impervious surfaces. There will be no changes to the existing public access, all structures within the development will be less than two stories (PFAS tanks will be 25' tall), and all other utilities will be piped underground. An eight-foot high-security palisade fence around the facility's perimeter will be installed, which will partially screen the PFAS equipment but will not enclose any natural areas.

4. Transmission, distribution, and conveyance facilities shall be located in existing rights of way and corridors or shall cross shoreline jurisdictional areas by the shortest, most direct route feasible, unless such route would cause significant environmental damage:

FINDING: Not applicable to this project.

5. Utility production and processing facilities, such as power plants and wastewater treatment facilities, or parts of those facilities that are nonwater-oriented shall not be allowed in the shoreline jurisdiction unless it can be demonstrated that no other feasible option is available and will be subject to a shoreline conditional use permit.

FINDING: The proposal includes constructing a new PFAS treatment facility and associated infrastructure on the existing Well 13 (water treatment) site to address the Environmental Protection Agency's PFAS requirements. Because the existing well is currently operative and native vegetation has been previously removed from the site, the existing location is the most feasible location for accessing groundwater (near Lacamas Creek) without creating additional shoreline impacts.

- 6. Stormwater control facilities, limited to detention, retention, treatment ponds, media filtration facilities, and lagoons or infiltration basins, within the shoreline jurisdiction shall only be permitted when the following provisions are met:
 - a. The stormwater facility is designed to mimic and resemble natural wetlands and meets the standards of CMC 14.02 Stormwater and the discharge water meets state water quality standards;
 - b. Low impact development approaches have been considered and implemented to the maximum extent feasible.

FINDING: A stormwater control facility is not proposed. Currently, surface water drainage flows to an existing stormwater collection system on-site. Drainage patterns will continue to flow into the existing stormwater collection system following the completion of the proposed development.

7. New and modifications to existing outfalls shall be designed and constructed to avoid impacts to existing native aquatic vegetation attached to or rooted in substrate. Diffusers or discharge points must be located offshore at a distance beyond the nearshore area to avoid impacts to those habitats.

FINDING: There are no new or modified outfalls associated with the project. Therefore, this criterion is not applicable.

8. Water reclamation discharge facilities (e.g. injection wells) are prohibited in the shoreline jurisdiction, unless the discharge water meets State Department of Ecology Class A reclaimed water standards...(excerpt)

FINDING: This criterion is not applicable as no water reclamation facilities are proposed.

9. Where allowed under this program, construction of underwater utilities or those within the wetland perimeter shall be scheduled to avoid major fish migratory runs or use construction methods that do not cause disturbance to the habitat or migration.

FINDING: This criterion is not applicable as the construction of underwater utilities or those within the wetland perimeter are not proposed.

10. All underwater pipelines transporting liquids intrinsically harmful to aquatic life or potentially detrimental to water quality shall provide automatic shut off valves.

FINDING: This criterion is not applicable as no underwater pipelines transporting liquids are proposed.

11. Upon completion of utility installation/maintenance projects on shorelines, banks shall, at a minimum, be restored to pre-project configuration, replanted and provided with maintenance care

until the newly planted vegetation is fully established. Plantings at installation shall be at least 2" minimum caliper at breast height if trees, five-gallon size if shrubs, and ground cover shall be planted from flats at 12" spacing, unless other mitigation planting is recommended by a qualified biologist and approved by the Administrator.

FINDING: Impacts to the bank are not proposed as all project work will occur above the top of bank of Lacamas Creek. This criterion is not applicable.

Shoreline Conditional Use

SMP Appendix B Section IX

Utilities are a conditional use within the Medium Intensity shoreline designation. Pursuant to SMP, Appendix B, "Conditional use approval may be granted only if the applicant can demonstrate all of the following":

1. The proposed use is consistent with the general intent of the Program, and the policies of the Act (RCW 90.58.020).

FINDING: The proposed project improvements in the shoreline jurisdiction are designed to minimize impacts by entirely avoiding the riparian buffer and positioning the infrastructure as far north as possible. In addition, the project has been carefully sited to avoid all trees and shrubs within the shoreline jurisdiction. The project is in conformance with the general intent of the SMP.

2. The proposed use will not interfere with normal public use of public shorelines;

FINDING: No interference with the public use of the shoreline will occur. A 5-foot-wide ADA-accessible sidewalk will be constructed to upgrade the existing gravel path public access at the site.

3. The proposed use of the site and design of the development will be compatible with the surrounding authorized uses, the Program, and the comprehensive plan;

FINDING: The proposed project has been designed on the most landward portion of the shoreline jurisdiction, avoids the removal of trees and shrubs within the shoreline jurisdiction, and is compatible with the existing surrounding commercial and residential uses. The proposed development will enhance the public enjoyment of the shoreline by upgrading the existing public access to a 5-foot-wide ADA-accessible sidewalk.

4. The proposed use will cause no significant adverse effects on the shoreline environment or other uses; and

FINDING: No adverse effects are anticipated from the proposed development. The proposed project improvements in the shoreline jurisdiction are designed to minimize ecological impact by excluding impacts from the riparian buffer and positioning the infrastructure as far north on the site as possible. In addition, the project has been carefully sited to avoid all trees and shrubs within the shoreline jurisdiction.

5. That the public interest would suffer no substantial detrimental effect;

FINDING: The public interest would suffer no substantial detrimental effect as the existing public access at the site will be upgraded through the construction of a 5-foot wide ADA-accessible sidewalk.

PUBLIC COMMENTS

Public comments from DAHP and Department of Ecology were received during the SEPA comment period and included in the public record. DAHP has requested the applicant to obtain a DAHP permit prior to any

ground disturbance. Department of Ecology is requesting that the applicant review the "Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes", posted at Ecology's website. The recommendations have been included as conditions of approval.

CONCLUSION

Based on the above findings and discussion provided in this staff report, staff concludes that the proposed Conditional Use Permit for updates to the Well 13 Facility (CUP25-1002) should be approved if the applicable standards and all conditions of approval are met.

RECOMMENDATION

Staff recommends APPROVAL of the Conditional Use Permit for updates to the Well 13 Facility (CUP25-1002) subject to the conditions of approval below.

CONDITIONS OF APPROVAL

STANDARD CONDITIONS OF APPROVAL:

- 1. The applicant is to review the "Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes", posted at Ecology's website.
- 2. If potential artifacts are discovered during construction, work must immediately cease, and both the State Department of Archaeological and Historic Preservation and the City shall be notified.
- 3. Engineering site improvement plans shall be prepared in accordance with the City of Camas Design Standards Manual (CDSM) and CMC 17.19.040.
- 4. The engineering site improvement plans shall be prepared by a licensed civil engineer in Washington State and submitted to the City's Community Development Engineering Department for review and approval.
- 5. Per CMC 17.19.040.C.1 and 1.a: All utilities designed to serve the development shall be placed underground. Those utilities to be located beneath paved surfaces, including all service connections, shall be installed prior to application of any surface materials.
- 6. The installation of public improvements shall be in accordance with CMC 17.21 Procedures for Public Improvements.
- 7. A building permit shall be required prior to commencement of construction of a building structure.
- 8. Prior to final acceptance, the applicant shall remove all temporary erosion prevention and sediment control measures from the site at completion of all site improvements, which includes stabilization of all disturbed soil.
- 9. As a component for final acceptance, final as-built construction drawing submittals shall meet the requirements of the Camas Design Standards Manual (CDSM).
 - a. The as-built cover sheet is to be the originally approved cover sheet signed by the City Engineer.
 - b. As-builts are to be submitted as PDFs.
 - c. As-builts are to be submitted in either AutoCad or Carlson formats.
- 10. Per CMC 18.18.070.B, prior to the issuance of final occupancy permits, all public and private improvements shall be completed in accordance with CMC 17.21.070 Final Acceptance.

SPECIAL CONDITIONS OF APPROVAL:

Prior to Engineering Plan Approval:

Engineering:

[Roads]

- 11. Prior to engineering plan approval, the applicant shall be required to submit final site plans that include the removal and replacement of all portions of the existing sidewalk that are worn or cracked.
- 12. Prior to engineering plan approval, the applicant shall be required to submit final site plans that include a commercial driveway approach.

SE Cramer Lane

- 13. Prior to engineering plan approval, the applicant shall revise the gravel access to the transformer pad to be either asphalt or concrete in lieu of gravel.
- 14. Prior to engineering plan approval, all the new sidewalks shall be designed to meet the requirements for ADA accessibility per the PROWAG and ADAAG.

[Sanitary Sewer]

15. Prior to engineering plan approval, the applicant shall be required to submit final sanitary sewer utility plans for review and approval.

[Storm Sewer]

- 16. Prior to engineering plan approval, the applicant shall be required to submit the Final Stormwater Technical Information Report stamped, and signed stating that the report was prepared in accordance with Ecology's 2024 Stormwater Management Manual for Western Washington (SWMMWW), including evaluating Minimum Requirements (MRs) 1-9 per the SWMMWW.
- 17. Prior to engineering plan approval, the applicant shall submit final stormwater plans with the new stormwater mains upsized to a minimum 10-inch diameter conveyance piping between area drains for ease of maintenance.

[Water]

18. Prior to engineering plan approval, the applicant shall submit final water utility plans, which are to include a hydrant pad per Water Detail W11, for review and approval.

[Erosion Control]

19. Prior to engineering plan approval, the applicant shall be required to submit final grading and erosion control plans per the Camas Design Standards Manual (CDSM).

Prior to Land-disturbing Activities:

- 20. Prior to any land-disturbing activities an approved set of engineering plans is required.
- 21. As per comments received by DAHP during the SEPA comment period, the applicant is to obtain a DAHP permit prior to any ground disturbance.
- 22. As per Department of Ecology, the applicant shall review the "Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes", posted at Ecology's website.

Prior to Final Occupancy:

Planning:

23. This Conditional Use Permit will expire within two (2) years of issuance of the Hearing Examiner's final orders if construction of the site improvements have not commenced.