

**COMMUNITY DEVELOPMENT DEPARTMENT**

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

Date Published: June 18, 2026

To Whom It May Concern:

Please find enclosed a Determination of Non-Significance (DNS) for **Uhacz Subdivision (SUB26-1011)** that was issued pursuant to the State Environmental Policy Act (SEPA) Rules, Chapter 197-11, Washington Administrative Code. The enclosed review comments reflect evaluation of the environmental checklist by the lead agency as required by WAC 197-11-330(1)(a)(i).

The following materials were submitted with the initial application:

- Applicant Narrative
- Preliminary Development Plans
- Traffic Report
- SEPA Checklist
- Tree Survey
- Preliminary Stormwater Report
- Geotechnical Report
- Pre-App Notes
- Title Report
- Mailing Labels
- Archaeological Predetermination*

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

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

Please address all correspondence to:

City of Camas, SEPA Official
 Community Development Department
 616 NE Fourth Avenue
 Camas, Washington 98607
communitydevelopment@cityofcamas.us

Distribution:

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



State Environmental Policy Act
Determination of Non-Significance

CASE NO: SUB26-1011 Uhacz Subdivision

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

REQUEST: To construct a 32-lot single-family home subdivision.

LOCATION: 27429 SE 15th St
Tax Parcel 178413000

LEGAL DESCRIPTION: The project is located in the SW ¼ of Section 36 Township 2 North, Range 3 East of the Willamette Meridian, Camas, WA.

SEPA DETERMINATION: Determination of Non-Significance (DNS)

COMMENT DEADLINE: July 2, 2026, at 5:00 p.m.

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], the City of Camas must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- DS = Determination of Significance (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS).
- MDNS = Mitigated Determination of Non-Significance (The impacts can be addressed through conditions of approval), or;
- DNS = Determination of Non-Significance (The impacts can be addressed by applying the Camas Municipal Code).

Determination:

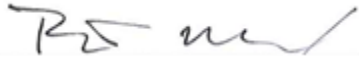
Determination of Non-Significance (DNS). The City of Camas, as lead agency for review of this proposal, has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(e). This decision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

Date of Publication & Comment Period:

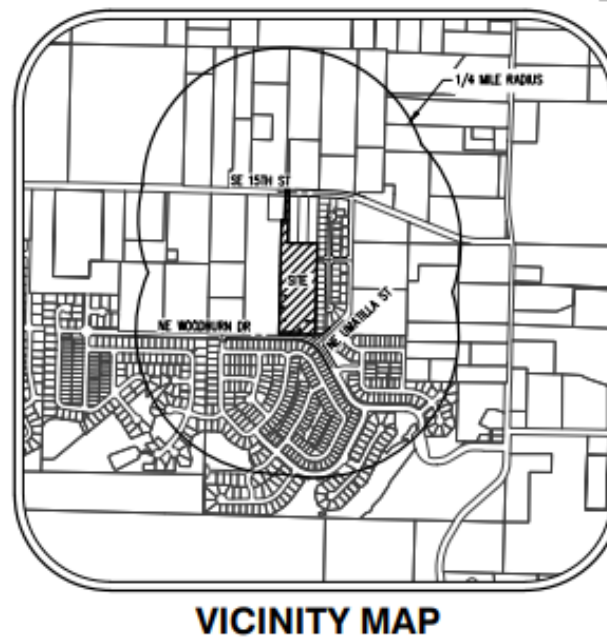
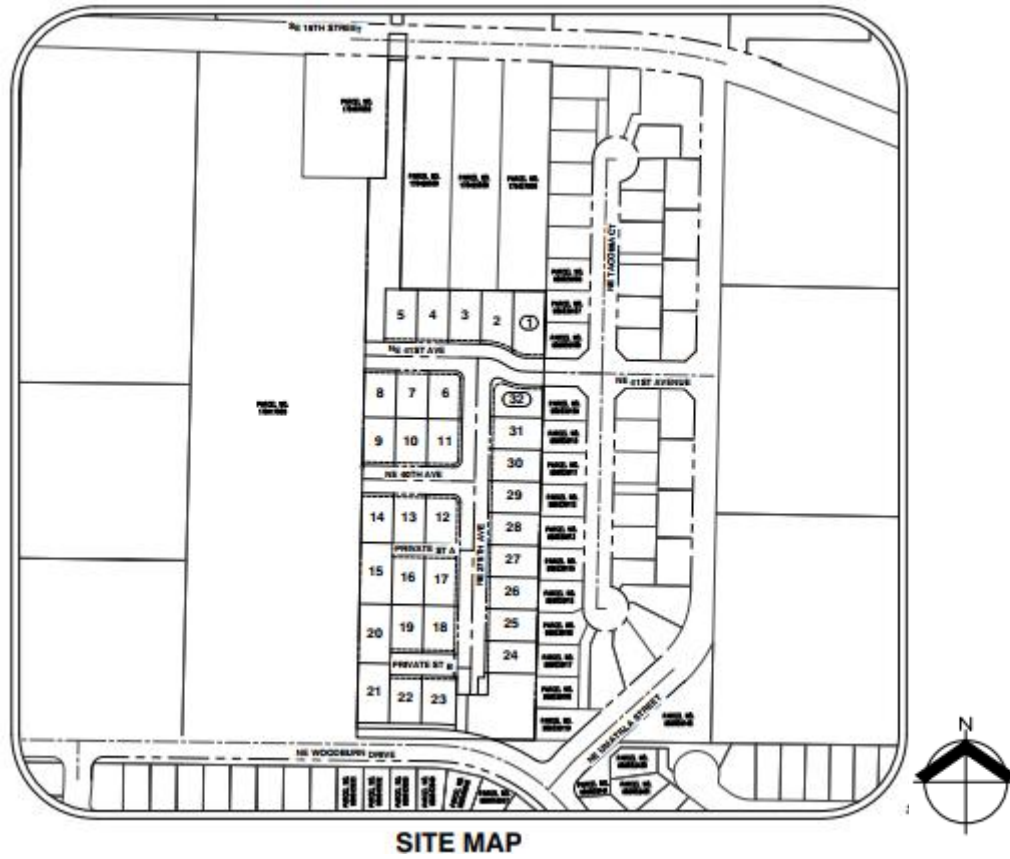
Publication date of this DNS is **June 18, 2026**, and is issued under WAC 197-11-340. The lead agency will not act on this proposal until the close of the 14-day comment period which ends on **July 2, 2026**. Comments may be sent by email to communitydevelopment@cityofcamas.us or regular mail to:

City of Camas SEPA Official
Community Development Department
616 NE Fourth Avenue
Camas, Washington 98607

Responsible Official: Robert Maul (360) 817-1568

 Robert Maul, Planning Manager and Responsible Official	<u>June 18, 2026</u> Date of publication
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Preliminary Plat (SUB26-1011)





Community Development
 616 NE Fourth Avenue • Camas, WA 98607
 (360) 817-1568
<http://www.cityofcamas.us>

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2016

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background

1. Name of proposed project, if applicable:

Uhacz Subdivision

2. Name of applicant:

Romano Capital, Inc.

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

Applicant:

Romano Capital, Inc.
Attn: Stacey Shields
4460 NE 77th Avenue, Suite 200
Vancouver, WA 98662
stacey@romanofinancial.com
(360) 904-4759

Contact:

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

4. Date checklist prepared:

February 2026

5. Agency requesting checklist:

City of Camas

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

The project is anticipated to begin construction as soon as all permits are obtained in Summer 2026. This project is proposed to be constructed in one phase.

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

There are no current plans for future additions, expansions, or further activity related to or connected with this proposal.

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

- Geotechnical Report (Columbia West)
- Preliminary Stormwater Technical Information Report (AKS Engineering & Forestry (AKS))
- Transportation Impact Study (Kittleson & Associates)
- This SEPA Checklist (AKS Engineering & Forestry (AKS))
- Archaeological Survey (Applied Archaeological Research, Inc. (AAR))

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

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

- Type III Preliminary Subdivision Approval
- Final Engineering Approval
- Grading Permit
- Erosion Control Plan Approval

- Final Plat Approval
- SEPA Determination
- NPDES Permit

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 plans to subdivide one parcel that is ± 6.98 acres in size into 32 single-family residential lots for the future construction of single-family homes. Tracts for stormwater facilities, parking, private streets, and open space will also be created with this project.

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 addressed as 27429 SE 15th Street, Camas, WA 98607

Tax Lots: 178413-000 in the SW $\frac{1}{4}$, S36, T2N, R3E.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): Flat rolling hilly, steep slopes, mountainous, other___

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

The steepest slopes on-site are approximately 40 percent.

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, the subject site contains Olympic stony clay loam (OmE), 3 to 30 percent slopes, Olympic clay loam (OID), 8 to 20 percent slopes, Olympic clay loam (OIB), 3 to 8 percent slopes. The site is not being used for agricultural purposes and is surrounded by urban neighborhoods to the east and south.

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

There are no known surface indicators or a history of unstable soils on site or in the vicinity 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 occur to construct lots, roads, and utility improvements. The Applicant proposes to remove all surface vegetation and stockpile topsoil within the disturbed area to perform the necessary site grading. The disturbed area totals ± 6.95 acres with $\pm 23,000$ cubic yards of cut and $\pm 10,000$ cubic yards of fill. Fill material will come from on-site sources or approved off-site sources if necessary. Excess material will be hauled off-site to an

approved location.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes, erosion is possible during construction in the form of silt transfer and dust blowoff. Stormwater and Erosion Control Plans will be prepared and implemented by the Applicant for the site improvement, which will meet or exceed the requirements imposed by the City of Camas Municipal Code (CMC) and the Washington State Department of Ecology (ECY).

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately ± 3.34 acres, ± 48.1 percent, of the site area may be covered with impervious surfaces. This includes homes, driveways, streets and sidewalks, and parking areas.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Stormwater and Erosion Control Plans will be prepared and implemented in accordance with CMC and ECY standards.

2. Air

i. 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. Resident, visitor, delivery, mail delivery, and waste management vehicles will generate particulate emissions in the long term. Other potential emission sources include small power tools including, but not limited to, small gas-powered equipment used for site and landscape maintenance. The quantities of those emissions are unknown.

a. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
Off-site sources of emissions or odor near the project site are exhaust emissions from vehicles traveling along the adjacent streets, and the surrounding properties. These sources are not anticipated to impact this project. There are no other known sources or emissions or odors that will impact the site.

b. 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 the construction of the proposed site improvements. Emissions control measures for vehicles and equipment are regulated under CMC, ECY, and U.S. Environmental Protection Agency (EPA) standards. It is anticipated that all vehicles and equipment will comply with these regulations.

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
There are no surface water bodies on or in the immediate vicinity of the site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
There are no onsite surface water bodies or surface water bodies within 200 feet of the site; therefore, no work will

occur in any surface waters.

- 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.**

No fill or dredge material will be placed in or removed from surface waters or wetlands with this project.

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

No surface water withdrawals or diversions are required with this project.

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

No, the project is not within a 100-year flood plain.

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

No, this project does not involve any discharge of waste materials to surface waters.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

There are no existing wells on-site and this project will not involve withdrawing groundwater for drinking or other purposes.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

No waste material will be discharged into the ground from septic tanks or other sources with this project.

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 stormwater generated by the proposed site improvements will be collected on-site and conveyed to a stormwater facility for mechanical treatment and detention. The stormwater facility will be privately owned and maintained by the HOA. The stormwater improvements are designed to follow the pre-developed drainage pattern, ultimately discharging at approved rates to an existing manhole within NE Woodburn Drive near the southeast corner of the site. All proposed stormwater improvements are designed per City of Camas standards and the Washington State Department of Ecology (ECY) 2024 Stormwater Management Manual for Western Washington (SWMMWW). Refer to the Preliminary Stormwater Technical Information Report (TIR) and Preliminary Plans included with this application for additional information.

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

No waste materials are proposed to enter ground or surface waters as part of this application. Fuels, such as diesel or gasoline, could potentially spill on the site during the construction of the project. 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.

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

The proposed project will not alter or affect the drainage patterns in the vicinity of the site.

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

The project will meet or exceed the CMC and ECY erosion control and stormwater standards. The stormwater generated by the proposed impervious surfaces will be collected, treated, and discharged at rates allowed per the City. Any spills will be immediately responded to, and appropriate remediation measures will be taken.

4. Plants

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

- ☒ X deciduous tree: alder, maple, aspen, other
- ☒ X evergreen tree: fir, cedar, pine, other
- ☒ X shrubs
- ☒ X grass
- ☐ _____ pasture
- ☐ _____ crop or grain
- ☐ _____ Orchards, vineyards or other permanent crops.
- ☐ _____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ _____ water plants: water lily, eelgrass, milfoil, other
- ☐ _____ other types of vegetation

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

All existing vegetation, including trees, shrubs, and grass, within the disturbed area will be removed. Vegetation outside of the planned disturbed areas will be protected to the greatest extent practicable.

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

According to the Washington State Department of Natural Resources Online Data Explorer, there are no known threatened or endangered plant species within the project site.

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

The proposed development will include two open space tracts, totaling ±25,897-square-feet in size. Existing native landscaping will be retained to the greatest extent practicable, and site landscaping will be installed with this project. Native and naturalized plants will be used for the proposed site landscaping and street trees will be installed with this project. Additionally, future homeowners will landscape their individual lots.

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

Himalayan Blackberry is found on and near the site.

5. Animals

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

known to be on or near the site.

Animals that are known to be on or near the site are rabbits, squirrels, rodents, hawks, songbirds, and crows.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

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

According to the Washington State Department of Fish and Wildlife PHS, there are no mapped threatened or endangered species known to be on or near the site.

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. Neotropical birds, such as Robins, may seasonally utilize or be near the site.

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

Vegetation outside of the proposed disturbed area will be protected to the greatest extent practicable. Onsite open space tracts will also be protected with this project and landscaping will be installed on the residential lots which will provide potential for additional habitat.

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

No invasive animal species are known to be on or near the site.

6. Energy and Natural Resources**a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Electricity and potentially natural gas will be used for the completed project. Electricity will be used for standard residential uses such as heating or cooling, lighting, electric vehicle charging, and for other household appliances.

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

No, it is not anticipated that the project will affect adjacent properties potential use of solar energy.

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-site will be designed to comply with the Washington State Energy Code and the adopted version of the International Building Code and City of Camas Municipal Code as applicable to this project.

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

Heavy equipment and a variety of materials will be utilized to construct the project. Environmental hazards are limited to standard risks associated with residential construction. Beyond site construction, no known environmental health hazards are associated with this project.

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

There is no known contamination at the site from present or past uses.

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 the project development.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Typical construction materials will be used during the construction phase, which may include gas, diesel, and oil. Future homeowners may store and use toxic or hazardous chemicals such as gasoline or household cleaning chemicals.

4) Describe special emergency services that might be required.

Emergency services are expected to be typical of a residential subdivision, and no special emergency services are anticipated with this project. The project area is within City of Camas jurisdiction and is currently served by fire, police, and EMS providers.

5) Proposed measures to reduce or control environmental health hazards, if any:

All contractors will be expected to comply with all applicable local, state, and federal regulations related to the project's construction and operations. It is anticipated that all construction will be inspected according to the applicable requirements and standards.

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

There are existing traffic noises from local streets, as well as noise from the surrounding existing residential homes. It is not anticipated that these noises will affect the project.

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 on the site will create short-term construction noise. Construction activities will not occur after 7 p.m. or before 7 a.m. as required by CMC. Visitors, residents, mail delivery, deliveries, and solid waste and recycling vehicles will create some noise in the long term. Other long-term noise sources include typical residential noises, such as small power tools, including, but not limited to, gas-powered equipment used for site and landscape maintenance.

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

Construction on the site will take place during normal construction hours as allowed by the City of Camas (CMC 9.32.050(A)).

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

The site is currently used as a single-family residence. The site is surrounded by similar single-family residential uses on all sides. It is not anticipated that the project development will affect the current land uses or the 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 as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

It does not appear that commercial farming, agricultural uses, or forestland uses have occurred on-site in the last 20 years. No agricultural or forest land of long term significance will be converted with this project.

- 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, the project will not affect or be affected by surrounding working farms or forest land.

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

The existing onsite structures include one house, one shop, and one shed.

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

Yes. All onsite structures will be demolished with this project.

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

The project site is zoned Residential-6,000 (R-6).

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

The current comprehensive plan designation for the site is SFH.

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

The site is not within a shoreline master program designation area.

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

According to Clark County GIS, there are no on-site critical areas within the project area.

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

The applicant is proposing to construct 32 single-family homes. ±90 people are expected to reside in the completed project. The figure was derived from multiplying the total number of lots by 2.8 (persons per single family household); the State of Washington Department of Ecology standard calculation for occupancy rates utilized in instances when the exact number is not yet known.

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

There is one existing single-family home on site; however, the home is currently vacant. Therefore, no people will be displaced with this project.

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

The project will result in a net increase in the number of housing units available on the project site.

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

The project will meet the applicable Washington State and CMC requirements. The project will also obtain approval through the City of Camas Type III Subdivision Review and Final Engineering review processes.

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

The project will meet the applicable Washington State and CMC requirements. The project will also obtain approval through the City of Camas Type III Subdivision Review and Final Engineering review processes.

9. Housing

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

The proposed project is for the creation of 32 single-family residential lots. The future homes constructed on the new lots will be middle-income units.

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

One middle income housing unit will be eliminated with this project.

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

The project will positively contribute to the community by providing additional housing supply. Applicable park, school, and traffic impact fees will provide mitigation for impacts of the new subdivision.

10. Aesthetics

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

No buildings are proposed with this application; therefore, the height of the future homes is unknown, however, the homes will not exceed the 35-foot maximum height allowed in the R-6 zoning district.

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

Views across the site will be altered with the full build-out of the project, and adjoining properties may be able to see some of the future residences.

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

The proposed development will meet the applicable zoning and building requirements of City of Camas. The project will also obtain approval through the City of Camas Type III Subdivision Review and Final Engineering review, and building permit review processes. These measures are intended to control aesthetic impacts.

11. Light and Glare

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

Typical residential lighting (vehicle headlights and residential home lighting); and streetlights will light the area in the nighttime hours.

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

The installation of illuminated materials for the project will be done in such a way as to minimize dispersion offsite. The light and glare from this project will not create a safety hazard.

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

There are no known existing off-site sources of light or glare that will affect the project.

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

Lighting for the proposed development will comply with the City of Camas lighting standards for glare reduction, light levels and fixture types, and conform to the photometric and light detail plans included as part of the review process.

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

The following designated and informal recreational opportunities

- Lacamas Regional Park is ± 0.28 miles to the southwest.
- Lacamas Heights Park is ± 0.51 miles to the northwest.

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

No existing recreational uses are being displaced with this project.

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

Open space tracts will be created with this project for the benefit of the community, a segment of regional trail T-27 identified in the Camas Parks, Recreation, and Open Space Plan will be constructed, and the Applicant will pay required Park Impact Fees.

13. Historic and cultural preservation**a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

According to the Archaeological Predeterminations completed by AAR, dated September 18, 2025, and March 13, 2026, there is one structure on-site that is over 45 years old. The structure was photographed in the field and research was completed to establish its construction date, style, and resource type. AAR's Architectural Historian, Aimee Finley, M.S., documented the historical structure and assessed its eligibility to be listed on the National Register of Historic Places (NRHP). The information gathered was used to complete a historic property inventory (HPI) report for the structure.

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.

Under AP No. 2025-88 issued by the Washington DAHP, AAR conducted archaeological investigations at pre-contact site 45CL1619 on a property proposed to be developed into the Uhacz residential subdivision. The investigations included a surface inspection and the excavation of four QTUs and three TUs. In all, 4 square meters of site area was exposed and approximately 2.8 cubic meters of site sediment was processed. Archaeological materials were encountered on-site; however, the excavations did not identify cultural features, faunal or floral remains, or FCR. It is AAR's opinion that site 45CL1619 is not a good candidate for additional hand excavations as it is unlikely that such studies would yield additional cultural material that would alter or change current interpretations of the site. AAR recommends monitoring development-related ground disturbances in the central part of the site, where the densest cultural material was recovered, to ensure that cultural remains or deposits that could change the assessment of the

site's importance are not disturbed or destroyed.

- 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.**

AAR field investigations were conducted between January 17 and 30, 2026, under DAHP AP No. 2025-88. They began with an inspection of the ground surface of the site. During the inspection, archaeologists walked transects spaced no more than 5 meters apart and closely examined the ground surface for artifacts. (TUs) that measured 1-by-1 meter were excavated throughout the site. Placement of the excavation units was partly guided by the results of AAR's previous investigation, with several units placed near STPs that contained a high density of artifacts. The units were excavated in 10-cm arbitrary levels to depths that ranged from 50 to 90 cm below surface, or to 20 cm below the depth of the last artifact. All excavated sediment was sifted through one-eighth-inch mesh hardware cloth. Collected artifacts were separated and bagged by level in each unit. Information from each excavation level was recorded on unit-level records, including the unit provenience, depth range, excavation technique, a plan sketch (where appropriate), and a detailed soil description. At least one wall of each QTU and TU was drawn and photographed. Profile documentation used guidelines outlined by the Soil Survey Staff and was consistent with the North American Stratigraphic Code. Sediment colors were recorded using a Munsell soil color chart.

- 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 that archaeological materials, Indian cairns, or human remains are encountered during the development of the properties, all construction activities will stop in the vicinity of the finds. The Applicant will then immediately notify the planning official and the Washington State DAHP. Procedures outlined under Washington Administrative Code (WAC) 24-28-020 will be followed and work will not resume until mitigation measures have been agreed upon.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

The subject site is currently served by SE 15th Street to the north and NE 41st Avenue is stubbed to site's east boundary. South of the site is NE Woodburn Drive; however, no site access is available from NE Woodburn Drive. Upon completion of this project, site access will be gained exclusively through NE 41st Avenue. The planned road network has been designed to provide pedestrian and vehicular circulation.

- 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?**

The subject site is not served by public transit. The nearest transit stop is about 1.30 miles south of the site near the intersection of NE 3rd Avenue and SE Crown Road.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?**

Each single-family lot will be provided with a minimum of two parking spaces (one driveway space and one garage space). Six additional parking spaces located in common tracts will be dispersed throughout the development. There is one existing single family home on-site that provides at least four parking spaces (two garage spaces and two driveway spaces). All existing on-site parking spaces will be eliminated with this project.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Three new local access roads will be constructed with this project. NE 41st Avenue will be extended into the site and NE 40th Avenue and NE 275th Avenue will be constructed on-site. All three roads will be constructed to City of Camas Street Detail ST3 standards with a 52-foot-wide right-of-way, 28-foot-wide paved surface, and 7-foot-wide planter strips and 5-foot-wide sidewalks on both sides of the road.

NE Woodburn Drive is an existing public road to the south of the site. A strip of right-of-way, up to 18 feet wide, will be dedicated along NE Woodburn Drive with this project. A 6-foot-wide planter strip, 6-foot-wide sidewalk, and 12-foot-wide paved surface will be installed on the north side of NE Woodburn Drive with this project. The planned improvements to NE Woodburn Drive will end ± 8 feet short of the site's west boundary to protect an off-site tree that is ± 7 feet to the west. Upon completion of this project, NE Woodburn Drive will be improved to City of Camas Street Detail ST4 standards with a 60-foot-wide right-of-way, 36-foot-wide paved surface, and 6-foot-wide sidewalks on both sides of the road. The planter strip along the south side of NE Woodburn Drive will be 5 feet wide and the planter strip along the north side of NE Woodburn Drive will be 6 feet wide.

Seven feet of right-of-way will be dedicated to SE 15th Street with this project. Due to the limited frontage width, no improvements to SE 15th Street are planned and will not be required with this project as discussed by city staff at the pre-application conference.

Two private streets are planned with this project, Private Street A and Private Street B. Private Street A will serve three lots and will include a 20-foot-wide paved surface in a 20-foot wide tract (Tract B). Private Street B will serve six lots, be less than 300 feet long, and include a 28-foot-wide paved surface, 5-foot planter strip and 5-foot detached sidewalk on one site, in a 42-foot wide tract (Tract C). Both private streets will gain access from NE 275th Avenue and have been designed to not affect circulation to the surrounding lots or conflict with an existing adopted street plan. Circulation to the neighboring parcel to the west will be provided from NE 41st Avenue and NE 40th Avenue.

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

No, the project will not use or occur in the vicinity of water, rail, or air transportation.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The Applicant's transportation engineering consultant, Kittelson & Associates, prepared a TIS for the project. Trip generation was calculated for the 32-lot subdivision using the ITE Trip Generation Manual 12th Edition. The TIS states the project will generate 302 Average Daily Trips (ADT) with 27 a.m. peak hour trips and 34 p.m. peak hour trips. The TIS recommends the Applicant pay applicable City of Vancouver proportional share fees and does not recommend any other on-site or off-site improvements. It is unknown how many of those trips will be truck trips.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No, it is not anticipated that the project will interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.

h. Proposed measures to reduce or control transportation impacts, if any:

The applicant will pay all applicable transportation impact fees and proportionate share fees for the project. Additionally, this project will dedicate rights-of-way and construct streets to serve the proposed subdivision.

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

Yes, the addition of 32 new single-family homes will result in an increased need for public services.

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

This project will construct new public roads and utilities, including fire hydrants. The project is required to pay proportionate share fees and impact fees for traffic, schools, and park facilities. Additionally, the project will pay system development charges, property taxes and other municipally imposed taxes and fees. Combined these measures will aid in offsetting the impacts this project will have on public services.

16. Utilities**a. Circle utilities currently available at the site:**

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water – City of Camas

Sanitary Sewer – City of Camas

Electricity – Clark Public Utilities

Refuse – Waste Connections

Communication – Comcast, Lumen

Natural Gas – Northwest Natural

Water service will be extended into the site from an existing water main in NE 41st Avenue. That water main will then be looped through the site and connect to an existing water main in NE Woodburn Drive. All lots will be provided with individual water meters and services, and all water improvements will be designed and constructed per City of Camas engineering standards. Sanitary sewer service for the site will be provided by new on-site sanitary sewer mains. There is an existing sanitary sewer main in NE Umatilla Street that will be extended northwest into the site within NE Woodburn Road right-of-way and connect with the proposed main that will be constructed in NE 275th Avenue. New sanitary sewer mains will also be constructed in NE 40th Avenue, NE 41st Avenue, Tract B, Tract C, and Tract D. Sanitary service laterals will be extended to each lot and all sanitary sewer improvements will be designed and constructed to City of Camas engineering standards. Power and communication lines will also be extended into the project within public utility easements. Natural gas is available at the site, but it has not been determined if it will be used for the project at this time.

Signature

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

Signature: _____

Name of signee: Michael Andreotti

Position and Agency/Organization: Land Use Planner / AKS Engineering & Forestry

Date Submitted: March 2026