

**COMMUNITY DEVELOPMENT DEPARTMENT**

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

Date Published: March 10, 2022

To Whom It May Concern:

Please find enclosed a Mitigated Determination of Non-Significance (MDNS) for the **Camas Heights Subdivision (SEPA21-14)** 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:

- General Application Form and Fee
- Pre-Application Notes
- Applicant's Narrative
- Site Drawings
- SEPA Checklist
- Traffic Study
- Preliminary Stormwater TIR
- Archaeological Pre-Determination
- Critical Areas Report
- Tree Survey and Report

The application materials are available for review upon request from the Community Development Department.

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

Please address all correspondence to:

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

Distribution:

Applicant
Bureau of Indian Affairs
C-Tran
Camas School District
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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 and 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
Mitigated Determination of Non-Significance

CASE NO: SEPA 21-14 Camas Heights Subdivision (SUB21-01)

APPLICANT: Lennar Northwest, Inc.
Ryan Selby
11807 NE 99th Street
Vancouver, WA 98682

REQUEST: To develop approximately 37.27-acres of a Residential R-10 zone for 121 single-family residences including critical area impacts and tree removal.

Location: 22630 NE 28th Street, Camas, WA 98607

Legal Description: The property is located in the NW ¼ of Section 21, Township 2 North, Range 3 East, of the Willamette Meridian; and described as parcel 173157000.

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

Comment Deadline: **March 24, 2022, 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:


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

Date of Publication & Comment Period:

Publication date of this MDNS is **March 10, 2022**, and is issued under WAC 197-11-350. The lead agency will not act on this proposal until the close of the 14-day comment period, which ends on **March 24, 2022**. 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

 <hr/> Robert Maul, Planning Manager and Responsible Official	<u>March 10, 2022</u> <hr/> Date of publication
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SEPA Mitigation Measure for Camas Heights Subdivision (SEPA21-14)

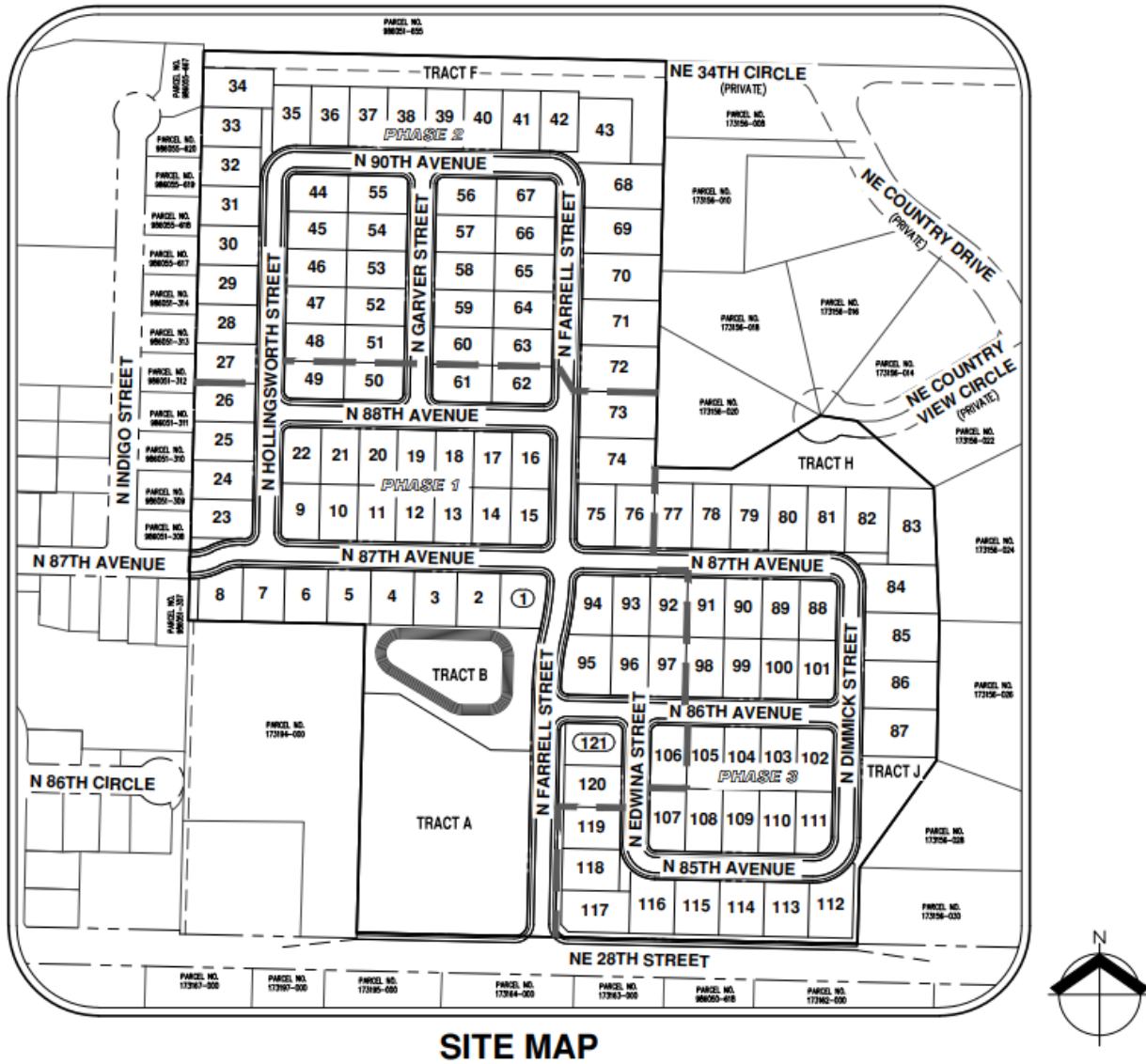
The City of Camas has identified impacts by the proposed project that requires mitigation. In addition to the requirement that the development must comply with all City of Camas zoning and development regulations, the following conditions of approval of the permit decision apply:

(B)(1) Earth: The parcel for the proposed Camas Heights subdivision consists of approximately 37.27 acres of wetlands, grassland, and a heavily forested area on the northern portion of the parcel. The proposed development will consist of the required infrastructure; e.g. streets, water, sewer, storm, etc. to serve 121 single-family lots. The proposal is to construct the development in three phases with Phase 1 consisting of 43 lots, Phase 2 consisting of 42 lots, and Phase 3 consisting of 36 lots, and the necessary roadway and utilities required for each phase.

Land-disturbing activities in excess of one acre require an NPDES Construction Stormwater Permit, issued by Ecology. A requirement of the permit is the submittal of a project specific Stormwater Pollution Prevention Plan (SWPPP), which outlines the proposed BMPs (best management practices) needed for erosion control and sediment prevention. A critical component of erosion control and sediment prevention is the clearing, grubbing, and removal of all existing vegetation, including ground cover and trees. Per BMP C162 Scheduling: "Sequencing a construction project reduces the amount and duration of soil exposed to erosion by wind, rain, runoff, and vehicle tracking", as described in Ecology's Stormwater Management Manual for Western Washington (SWMMWW), Volume II, Chapter 3, pages 328-329. The proposed project and the subsequent phasing lends itself to sequencing the construction in accordance with the Phases noted above and will allow for the project to meet the requirements of BMP C162. Construction would start with Phase 1 and as this will be a fully contained phase, construction on Phase 2, and subsequently Phase 3, will not begin until final acceptance is issued upon completion of each Phase.

Condition: The applicant shall follow a phased construction schedule, beginning with Phase 1 and followed sequentially with Phases 2 and 3, where Final Acceptance shall be received at the completion of each phase and prior to commencement of the next phase, or unless otherwise authorized by the Community Development Director.

Camas Heights Subdivision (SEPA21-14) Map



SITE MAP



5. State Environmental Policy Act

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:

Camas Heights Subdivision

2. Name of applicant:

Lennar Northwest, Inc.

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

Applicant:

**Lennar Northwest, Inc.
11807 NE 99th Street
Vancouver, WA 98682
Ryan Selby
(360) 258-7900
ryan.selby@lennar.com**

Contact:

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

4. Date checklist prepared:

September 2021

5. Agency requesting checklist:

City of Camas, Washington

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

**The proposed project is anticipated to begin once all permits are obtained in spring of 2022.
The project is to be constructed in a maximum of 3 phases as follows:**

- **Phase 1 –Construct 43 lots and development access from NE 28th Street/N 87th Avenue, and construct necessary roadways and utilities.**
- **Phase 2 – Construct 42 lots with development access from NE 28th Street/N 87th Avenue and construct necessary roadways and utilities.**
- **Phase 3 – Construct 36 lots with development access from NE 28th Street/N 87th Avenue and construct necessary roadways and utilities.**

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 plans for future additions, expansions, or further activity related to or connected with this proposal at this time

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

- **Geotechnical Site Investigation Report – prepared by GeoPacific Engineering, Inc. (GeoPacific) on March 8, 2021**
- **Traffic Impact Study – prepared by Lancaster Mobley on October 26, 2021**
- **Wetland and Habitat Report – Prepared by AKS Engineering and Forestry, LLC (AKS) dated October 2021**
- **Archeology Predetermination – prepared by Applied Archaeological Research, Inc. (AAR)**

on September 2, 2021

- Preliminary Stormwater Technical Information Report – prepared by AKS dated October 2021
- NPDES – To be prepared by AKS prior to construction
- SWPPP – To be prepared by AKS prior to construction
- JARPA – To be prepared by AKS following land use approval
- This State Environmental Policy Act (SEPA) checklist

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

The applicant is not aware of any pending governmental approvals for other proposals directly affecting the property covered by this proposal.

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

- Preliminary Subdivision (Type III) Approval
- Final Plat Approval
- City of Camas Critical Areas Permit
- Grading Permit
- Engineering Plan Approval
- Erosion Control Plan Approval
- This SEPA Determination
- JARPA Permit
- USACE Wetland Fill 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 proposes to subdivide the property into 121 single-family lots for the future construction of detached single-family homes and several tracts for critical and natural area protection, and open space.

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

The site is located north of NE 28th Street, generally between NE 232nd Avenue and N Juniper Street.

Address: 22630 NE 28th Street, Camas, WA 98607

Clark County Parcel Number: 173157-000

Abbreviated legal: #1 #52 SEC 21-2-3 AKA LOT 16 COUNTRY VIEW EST PH-2 38.23A

PLSS: NE ¼ of Section 21, Township 2 North, Range 3 East, Willamette Meridian

B. Environmental Elements

1. Earth

a. General description of the site:

The site is hilly, and increases in elevation and slope steepness from the southwest to the north, with areas of steep slopes in the north portion of the site.

(Circle one): Flat, rolling, **hilly**, steep slopes, mountainous, other ___

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

According to GeoPacific, slopes up to 25 percent are located in the northern portion of the property. Slope gradients decrease rapidly to the south, with the south half of the property being relatively level or under 5 percent grade.

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 GeoPacific, the soils on the site are:

DoB	Dollar loam, 0 to 5 percent slopes
HcB	Hesson clay loam, 0 to 8 percent slopes
HcD	Hesson clay loam, 8 to 20 percent slopes
HcE	Hesson clay loam, 20 to 30 percent slopes
HgB	Hesson gravelly clay loam, 0 to 8 percent slopes
HtA	Hockinson loam, 0 to 3 percent slopes
LgB	Lauren gravelly loam, 0 to 8 percent slopes
MIA	McBee silt loam, coarse variant, 0 to 3 percent slopes

According to Clark County Geographic Information Systems (GIS), the site contains soils that range from fair to prime agricultural soils. However, the property is zoned for residential development, indicating that the soils do not have long-term commercial significance. Some soil may be removed for grading purposes.

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

According to the GeoPacific, there are no indicators or history of unstable soils.

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.

Generally, the subdivision will require grading for roads, utilities, and leveling of lots for future residential development.

Estimated grading quantities are: Cut 185,000 cubic yards; Fill 114,000 cubic yard. Fill areas will utilize on-site materials or imported materials from approved off-site sources, if necessary.

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

Yes, erosion, mainly in the form of silt transfer and dust blow-off, may occur during construction. Stormwater and Erosion Control Plans will be prepared and implemented by the Applicant for site

improvements, which will meet or exceed the requirements imposed by the 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)?

Up to 19.24 acres of the site may be covered with impervious survey, representing ±60 percent of the project site. The final amount of impervious will be determined by the homes built for each lot. This includes homes, driveways, streets, and landscape features such as patios and walkways.

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 for proposed site improvements. Other measures include minimal disturbance of soils outside of construction area, retention of existing vegetation to the maximum extent possible, installation of sediment fencing on downhill side of construction, soil stockpiles to be covered when not in use and temporary/permanent vegetative cover to be applied as soon as possible. Other best management practices (BMPs) will be used as needed.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Construction equipment and vehicles will generate dust and particulate emissions during the construction period for proposed site improvements. Resident, visitor, delivery, mail delivery, solid waste, and recycling 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 emission are unknown.

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

The applicant is not aware of any off-site sources of emissions or odors that would adversely affect the proposed development.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

If necessary, water will be utilized for dust control as needed during construction of proposed site improvements. Emission control measures for vehicles and equipment are regulated under the CMC, ECY and U.S. Environmental Protection Agency (EPA). It is anticipated that all vehicles and equipment will be in compliance 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.

The site contains two wetlands. Wetland A is a ±1.77-acre Category IV wetland located in the

southwest portion of the property, and extends off site to the west. Wetland B is a ±0.15-acre Category IV wetland located in the southeast portion of the property.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, work will occur within 200 feet of all described waters. Residential lot construction, some roadway construction, and site grading will occur within 200 feet of Wetland A. Wetland B is proposed to be filled for residential lots and road construction.

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.

Wetland B will be filled with ±724 cubic yards of fill. The fill will affect ±0.15 acres and will be sourced from on site. Fill areas will utilize on-site materials and import materials from approved off-site sources, if necessary.

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

No, the project will not require surface water withdrawals or diversions.

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

No, the project site does not lie within a 100-year floodplain.

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

No, the proposed development does not include discharging 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.

No, this project will not involve withdrawing groundwater for drinking or other purposes. Stormwater will be collected on site and conveyed the stormwater facility (Tract B) on the southwest portion of the property prior to being released into Wetland A (Tract A). Total quantities are unknown at this time.

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.

The project does not propose discharging any waste into the ground from septic tanks or other sources.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

During construction activities, stormwater runoff will be directed to erosion control measures to control site erosion until soils can be stabilized. Post development stormwater runoff will be generated from the paved roads, driveways, and roofs. Stormwater runoff will be collected on site. All pollution generating runoff will be collected on site and conveyed to a stormwater wetpond in Tract B, located on the southwest portion of the property, for treatment and detention prior to being discharged to Wetland A at rates permitted by Camas Municipal Code.

2) Could waste materials enter ground or surface waters? If so, generally describe.
It is possible that waste materials could enter ground or surface waters in the case of an accidental spill during construction activities or on streets.

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

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
No, this project will not alter or otherwise affect drainage patterns in the vicinity of the site. Flows to Wetland A will be maintained.

d. 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's erosion standards. A stormwater management system will be installed and all surface and runoff water will be conveyed to a facility within the proposed development for treatment prior to being released into Wetland A at rates permitted by the CMC. Any spills will be immediately responded to, and appropriate remediation measures will be taken.

4. Plants

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

- deciduous tree: alder, maple, aspen, other: **Oregon white oak**
- evergreen tree: **fir**, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, **buttercup**, bullrush, skunk cabbage, other:
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: **Himalayan Blackberries**

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

Vegetation within the development area will be removed for project construction. The vegetation to be removed consists generally of grasses, Himalayan blackberry, and several trees. Vegetation within the critical areas to remain will be protected.

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

No threatened or endangered plant species are known to exist on or near the site.

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

Vegetation within the critical area and open space tracts will be protected to the greatest extent possible. Native plants will be used to mitigate impacts to the critical areas. Native plantings will be proposed in the open space tracts and stormwater tract. It is anticipated that future homeowners will install typical residential landscaping for individual home sites.

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

Himalayan blackberry.

5. Animals

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

Examples include:

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

mammals: **deer**, bear, elk, beaver, other **Rabbits, squirrels**

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

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

There are no 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 also seasonally utilize or be near the site.

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

Wetland A will be protected and will continue to provide habitat for wildlife. Landscaping will be installed in the developed area and 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/or natural gas will be used for the completed project, which will include standard residential uses such as heating and cooling, lighting, and other 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 the potential use of solar energy by adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

All construction on site will be designed to comply with the Washington State energy code and the adopted version of the International Building 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.

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.

4) Describe special emergency services that might be required.

No special emergency services are anticipated with this project. The project area is within the 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:

Contractors will be expected to comply with applicable local, state, and federal regulations relating to the construction and operation of the project. All construction is anticipated to be inspected according to industry requirements and standards.

b. Noise

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

Traffic noise from NE 28th Street on the south property border may be heard, but is not anticipated to adversely affect the proposed 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. The use of equipment and activities producing intermittent or repetitive noise commonly associated with site improvements,

or new home construction will not occur during the following times as specified by CMC 9.32.050.A.5:

- a. Before 7 a.m. or after 7 p.m. Monday through Friday;
- b. Before 7 a.m. or after 5 p.m. on Saturdays;
- c. Anytime on Sundays or the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, or Christmas Day.

Visitor, resident, 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:

The use of equipment and activities producing intermittent or repetitive noise commonly associated with site improvements, or new home construction will not occur during the following times as specified by CMC 9.32.050.A.5:

- a. Before 7 a.m. or after 7 p.m. Monday through Friday;
- b. Before 7 a.m. or after 5 p.m. on Saturdays;
- c. Anytime on Sundays or the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, or Christmas Day.

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 property is in use as a single-family residence and for agricultural hay production. Properties to the west and south are developed with large-lot single-family homes, property to the east is develop with single family homes, and property to the north is currently undeveloped but is approved for single-family development in the near future. The project is not anticipated to affect land uses on nearby or 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?

The site appears to have been used for haying since the mid-1990s. The property does not have tax-exempt status for farmland, and the residential zoning indicates that there is not long-term commercial significance.

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:

The proposal is not anticipated to affect or be affected by surrounding working farm or forest land activities.

c. Describe any structures on the site.

The site has an existing single-family dwelling with an attached garage, barn, milk house, shed, and general-purpose structure. The structures are located on the west property line approximately halfway up the property line.

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

Yes, all existing structures on the property will be demolished.

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

The property is zoned Single-Family Residential 10,000 (R-10), with an Airport Overlay - Zone C.

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

The property has a comprehensive plan designation of Urban Low Density, specifically Single-Family Medium.

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

The property is not within a shoreline master program designation.

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

Yes, the property has critical areas on site. According to the Wetland and Habitat report, ±1.92 total acres of wetland (Wetland A: ±1.77 acres, Wetland B: ±0.15 acres) are located on the southern portion of the property. According to GeoPacific, steep slopes up to a gradient of 25 percent are located in the northern portion of the property. According to Clark County GIS, the property is within a Critical Aquifer Recharge Area II (CARA 2), and according to the Camas CARA Map, the property is not within a wellhead protection area.

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

One hundred twenty-one residential lots are proposed with this application. Assuming 2.67 people per residence, approximately 323 people will reside in the completed project.

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

Assuming 2.67 people per household and one existing residential dwelling to be removed, the project is anticipated to displace 2 to 3 people.

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

The project will create 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:

Proposed measures include approval through the City of Camas Subdivision review process. The proposed development meets the minimum and maximum density requirements of the underlying zone, as well as the intent of the City of Camas Comprehensive Plan.

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

Proposed measures include approval through the City of Camas Subdivision review process.

9. Housing

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

One hundred twenty-one middle income housing units will be provided.

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

One middle income dwelling unit will be eliminated.

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

The project will provide a net gain in the number of housing units available on the project site to replace the unit that will be removed. The applicant will pay applicable impact fees.

10. Aesthetics

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

Residential structures are limited to 35 in the R-10 zone. No structure proposed will exceed the maximum height allowed in this zone.

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

Views from surrounding properties to the site would be altered by views of some of the future residences

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

The project will meet applicable design requirements of the City of Camas Code.

11. Light and Glare

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

Lighting typical of residential uses will occur from house lighting, automobile lights, and street lighting. Lighting will occur during hours of darkness.

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

The installation of illuminated materials will be done in such a way to minimize dispersion off site and to not constitute 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:

No additional measures are proposed outside of meeting the requirements from the City of Camas Code.

12. Recreation

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

The following designated and informal recreational opportunities are in the immediate vicinity:

- **Warman Lake (private waterski facility) is located ±1.0 mile to the west**
- **Camas Meadows Golf Club is located ±1.25 miles to the southwest**
- **Lacamas Lake and Heritage Park are located ±1.5 to ±3.0 miles to the south**
- **Several small neighborhood parks (Harmony Ridge, Dakota Dog Park, Pacific Community Park) are located ±2.0 to ±3.0 miles to the east and southeast**

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

The proposed project will not displace any existing recreational uses.

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

The applicant will pay 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.

An Archaeological Predetermination completed by Applied Archaeological Research, Inc., on September 2, 2021 identified the house, milk house, and shed as more than 45 years old. The structures have been assessed as not eligible for the National Register of Historic Places.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No landmarks, features, or other evidence of historic use or occupation were found.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

In completing the Archaeological Predetermination, AAR completed a site visit in July of 2021. The site was walked in a series of east to west transects spaced no more than 20 meters apart. There were also 30 shovel test pits dug for subsurface investigation. AAR also completed records research for the site and the surrounding area using files recorded with DAHP.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

No loss, change, or disturbance is proposed to any resource. The project will follow requirements from DAHP and the City of Camas.

14. Transportation

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

The site will gain access from NE 28th Street to the south and from N 87th Avenue to the west. NE 28th Street provides connections to east Vancouver and Camas.

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 site is not served by public transit. The nearest stop is Mill Plain at SE 192nd Avenue approximately three miles west of the site.

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

Two off-street parking spaces are required for each single-family dwelling unit. Each lot is anticipated to provide a minimum of four off-street parking spaces for a total of 484 parking spaces.

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

Yes, the project will include the construction of ten internal public streets, and frontage improvements to NE 28th Street. The public streets will be constructed to the Camas Local/Sprinklered road standard with a 52- foot right-of-way, 28 feet of pavement, 7-foot planter strip, and 5-foot detached sidewalk. NE 28th Street is a proposed 3 Lane Arterial which will include 37-foot half-width right-of-way, 23- foot half-width pavement, 7-foot planter, 5-foot detached sidewalk and 5-foot bicycle lane within the 40-foot half-width right-of-way. The existing N 87th Avenue stub will be extended with the construction of proposed N 87th Avenue and will serve as a second access to the site.

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

The project will not use or occur near 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 site has one existing residence; therefore, the net increase of residential dwelling units will be 120 units. The Applicant's Transportation Engineering Consultant, Lancaster Mobley, prepared Traffic Impact Analysis (TIA). The TIA determined that the up to a 124-lot subdivision would generate 1,220 average daily trips with 90 a.m. peak hour trips and 121 p.m. peak hour trips.

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

The project is not anticipated to interfere with, affect or be affected by the movement of agricultural or forest products on roads or streets in the area.

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

The traffic study completed by Lancaster Mobley recommends striping of a two-way, left turn lane on NE Goodwin Road, between NW Friberg-Strunk Street and NW Camas Meadows Drive based

on the findings of the study. The applicant will pay applicable traffic impact fees and comply with City of Camas road standards.

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, a net increase of 120 dwelling units will cause an incremental increase in the need for all public services.

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

The appropriate impact fees will be paid.

16. Utilities

a. Circle utilities currently available at the site:

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


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

Water and Sewer Service:	City of Camas
Electricity:	Clark Public Utilities
Refuse Service:	Waste Connections
Natural Gas:	Northwest Natural
Internet/Telephone:	Various providers available (Xfinity, CenturyLink)



C. Signature

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

Signature:  Name of signee Michael Andreotti

Position and Agency/Organization Land Use Planner / AKS Date Submitted: 10/29/21