# 8. SEPA Checklist

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:
Stella Ridge

### 2. Name of applicant:
Allied Development, LLC

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

Applicant:
Allied Development, LLC
Attn: Joseph Deaser
16430 N Scottsdale Road, Suite 103
Scottsdale, AZ 85254
josephd@allieddev.com
(602) 932-9590

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:
August 2025

### 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. This project is proposed to be constructed in up to two phases. The phases have been numbered in the Preliminary Plans for reference and are not for intended construction sequencing. Depending on market conditions and potential timing of required improvements, it may be necessary for the Applicant to combine phases, or construct phases out of the sequence shown on the plans.

### 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 Pre-Determination (Applied Archaeological Research, Inc. (AAR))
- Critical Areas Reports and Wetland Buffer and Oak Mitigation Plan (AKS)

### 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
- Critical Area Permit Approval
- 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 three parcels into 158 single-family residential lots. Tracts for stormwater facilities, parking, private streets, and open space for critical area and tree protection 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 4511 NW 18th Avenue, Camas, WA 98607

Tax Lots: 125193-000, 986055-381, and 125185-000 in the SE ¼, S5, T1N, R3E, NE ¼, S8, T1N, R3E, and SW ¼, S4, T1N, 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)?**

According to Clark County Geographic Information Systems (GIS), no parts of the site have slopes greater than 15 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 the Geotechnical Engineering Study, the subject site contains Powell silt loam and Odne silt loam. These are generally soils that are not suitable for agriculture and the site is not being used for agricultural purposes.

**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 ±18.66 acres with ±21,400 cubic yards of cut and ±59,000 cubic yards of fill. Fill material will come from on-site sources or approved off-site sources if necessary. Excess material needing to be hauled off-site will be taken 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)?**

Up to ±147.3 acres, ±58.6 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.**

AKS natural resources biologist prepared a Critical Areas Assessment and Preliminary Mitigation Plan for the site. The report was completed in August 2025. The report identifies three wetlands on-site, Wetlands A, B, and C. Wetland A is a Category III, seasonally saturated PEM wetland with an 80-foot high intensity land use water quality buffer, located in the eastern portion of the site. Wetland B is a Category IV, isolated seasonally saturated PEM wetland with a 50-foot high intensity land use water quality buffer, located in the western portion of the site. Wetland C is a Category III, isolated seasonally saturated PFO/PEM wetland with an 80-foot high intensity land use water quality buffer, location in the center 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.**

Yes. Work will occur over, in or adjacent to the described waters. The project will require fill in a small portion of Wetland A for road improvements, and fill in all of Wetland B for roadway improvements. There will also be minor buffer impacts for road, lot, and stormwater facility improvements. Mitigation will be provided as described in the Critical Areas Assessment and Preliminary Mitigation Plan.

**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.**

This project will ±350 cubic yards of fill win a small portion of Wetland A and all of Wetland B.

**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 two stormwater facilities for mechanical treatment and detention. The stormwater facilities will be privately owned and maintained by the homeowners' association (HOA). The stormwater improvements are designed to follow the pre-developed drainage pattern, flowing to the ultimate discharge point in the northeast corner of the site to be released via outfall and energy dissipator at approved rates. 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).

**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 within the open space tracts will be retained.

**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 on 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 one large open space tract that will retain existing native landscape and critical areas. As part of the critical areas mitigation plan, invasive species will be removed from the wetland buffer area and new native plants will be installed. The development will also include street trees and other required site landscaping. Native and naturalized plants will be used for proposed landscaping on site. 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:**

There are on-site critical areas that will be protected to the greatest extent practicable to provide habitat for wildlife. Mitigation for wetland and wetland buffer impacts are included in the Critical Areas Assessment and Preliminary Mitigation Plan. Landscaping will be installed in the development's 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 potentially natural gas will be used for the completed project, which will include standard residential uses such as heating or 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 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 used to construct the project. Other environmental hazards are limited to standard risks associated with construction and occupancy of the development.

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

There is no known contamination on 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/conditions that might affect the project.

#### 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 such as gas, diesel, oil, etc. may be stored or used on the site during the project's development.

#### 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 and light industrial developments. 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 vacant. The properties to the north are also vacant. The properties to the west of the site in use light industrial building and a Camas School District property. Properties to the south across NW 18th Avenue and NW 20th Avenue and to the west across NW Brady Road are in use as single family residences. The parcel east of the site and north of NW 18th Avenue is a City of Camas water tower. 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?**

No, the project site has not been used as working farmlands or working forest lands in recent history.

**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**.

There are no existing structures on-site.

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

There are no structures on-site; therefore, no structures will be demolished.

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

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

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

The current comprehensive plan designation for the site is MFH.

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

The site is not within a shoreline designation area.

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

AKS natural resources biologist prepared a Critical Areas Assessment and Preliminary Mitigation Plan for the site. The report was completed in August 2025. The report identifies three wetlands on-site, Wetlands A, B, and C. Wetland A is a Category III, seasonally saturated PEM wetland with an 80-foot high intensity land use water quality buffer, located in the eastern portion of the site. Wetland B is a Category IV, isolated seasonally saturated PEM wetland with a 50-foot high intensity land use water quality buffer, located in the western portion of the site. Wetland C is a Category III, isolated seasonally saturated PFO/PEM wetland with an 80-foot high intensity land use water quality buffer, location in the center of the site.

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

The Applicant proposes to subdivide three parcels into 158 single-family lots. Assuming ±2.7 people per residence, ±427 people will reside in this project once it is completed.

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

The site is currently vacant and zero people reside on-site; therefore, this project will not displace any people.

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

No displacement impacts will occur.

**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 Preliminary 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 Preliminary 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 development is for the creation of 158 single family residential lots. The proposed units will be middle-income units.

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

No housing units will be removed with this project.

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

No housing impacts will occur with this project.

## 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 buildings is unknown, however, the homes will not exceed the 50-foot maximum height allowed in the MF-18 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. The single-family homes will be visible from adjacent properties.

### 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, Preliminary and Final Engineering review, and building permit review processes.

## 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 street lights 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 off site and do 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:

Lighting for the proposed development will comply with the City of Camas lighting standards for glare reduction, light levels, and fixture types.

## 12. Recreation

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

The following designated and informal recreational opportunities

- Ash Creek Park is ±0.30 miles to the east.
- Prune Hill Sports Park is ±0.20 miles to the southeast.
- Prune Hill Slope Open Space is ±0.50 miles to the northeast.

### 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:

No impacts are proposed; however, the development will include one large open space tract for tree and critical area protection. The development will also pay the 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 11, 2025, there are no structures on-site that are over 45 years old.

**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.**

According to the Archaeological Predeterminations completed by AAR no artifacts or evidence for archaeological resources were found on-site. AAR recommends that no further archaeological work is needed.

**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**.

Per the Archaeological predetermination, AAR completed records review, including records on file with DAHP and in the AAR library, and historical map review. A field search was also completed including pedestrian transects of no more than 20 meters apart and 20 test pits were dug on-site.

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

In the event 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 served by NW 18$^{th}$ Avenue, NW 20$^{th}$ Avenue, and NW Brady Road. NW 20$^{th}$ Avenue will be extended into the site and three public roads and three private roads will also be constructed with this project with connection to NW 18$^{th}$ Avenue and NW Brady Road. 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 note served by public transit. The nearest transit stop is about ±1.40 miles west of the site near the intersection of NE 192$^{nd}$ Avenue and SE 41$^{st}$ Drive.

**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) along with 32 additional stalls located in common tracts throughout the development. No parking spaces exist on site; therefore, no parking spaces will be eliminated.

**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).**

The proposed development will construct three new public roads and three new private roads. The planned road network will provide access to the lots within the subdivision. NW 20th Avenue will be extended into the site and be improved with a 52-foot-wide right-of-way width, 28-foot-wide paved width, and 5-foot-wide sidewalk and 7-foot-wide planter strip on both sides of the road. All other public roads within the site will be constructed with a 52-foot-wide right-of-way width, 28-foot-wide paved width, and 5-foot-wide sidewalk and 7-foot-wide planter strip on both sides of the road. One of the private roads will be constructed as a 26-foot-wide tract with 26-foot-paved surface, one of the private roads will be constructed as a 20-foot-wide tract with a 20-foot paved surface, and one of the private roads will be constructed as a 42-foot-wide tract, with a 28-foot-wide paved surface, and 5-foot-wide planter strip and 5-foot-wide sidewalk on one side of the road.

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

The proposed project will not use and does not occur in the immediate 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 Transportation Impact Study (TIS). Trip generation was calculated for the 158-lot subdivision using the *ITE Trip Generation Manual 11th Edition.* The TIS states the project will generate 1,537 Average Daily Trips (ADT) with 113 a.m. peak hour trips and 153 p.m. peak hour trips. 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.**

The proposed development will not interfere, affect, or be affected by the movement of agricultural and forest products.

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

Proportionate share fees will be paid for City of Vancouver proportionate share intersections impacted by the project. Transportation impact fees will also be paid.

## 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 158 residential units will result in an increased need for public services.

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

The project will pay system development charges, impact fees, property taxes, and other municipally imposed taxes and fees.

**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

The proposed project will extend water into the site from NW 18th Avenue, NW 20th Avenue, and NW Brady Road and loop the water through the development to provide service to the lots. Sanitary sewer force mains are planned throughout the site, and each lot will have its own STEF tank with a lateral to the force main. The planned force mains will connect to the existing force mains in NW Brady Road and NW 20th Avenue. 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: September 2025