

**COMMUNITY DEVELOPMENT DEPARTMENT**

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

Date Published: August 15, 2024

To Whom It May Concern:

A revised SEPA Checklist and supporting documents were received for the proposed project on July 15, 2024. As such, staff is redistributing the SEPA review that was originally published on February 22, 2024. Please find enclosed a Determination of Non-Significance (DNS) for the **13th Street Gas Station (SEPA23-12)** 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 application:

- Application Form and Fees
- Applicant's narrative
- Archaeological Predetermination*
- Critical Areas Report
- Geotechnical Study
- Project Plans
- Public Health Review Letter
- SEPA checklist
- Stormwater Drainage Report

The following materials were submitted with the Revised SEPA Checklist:

- Response to Ecology re: Wetlands – Dated May 14, 2024
- Wetland Buffer Bank Use Plan – Dated May 16, 2024
- Response to Ecology re: Oregon white oaks – Dated May 20, 2024
- Revised Oak Mitigation Plan – Dated May 17, 2024
- Traffic Memo Dated April 9, 2024 – Westbound Left Turn Lane
- Traffic Memo Dated June 12, 2024 – Response to City Traffic Comments

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.

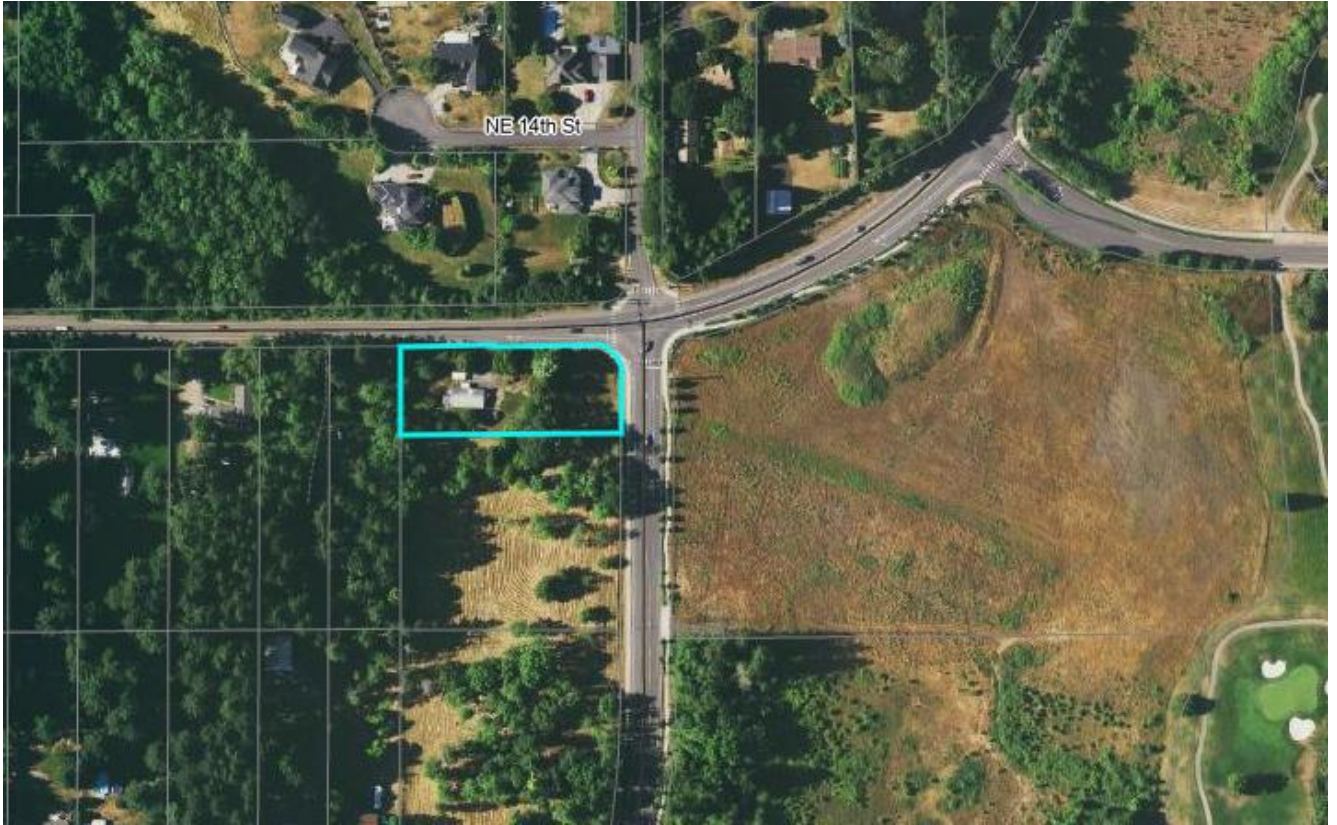
Please address all correspondence to:

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

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Clark County Natural Resources Council
Clark Public Utilities
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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*)

Preliminary Plat (SEPA23-12)





State Environmental Policy Act
Determination of Non-Significance

CASE NO: SEPA23-12 13th Street Gas Station

APPLICANT: PLS Engineering, Travis Johnson
604 W Evergreen Boulevard
Vancouver, WA 98660

REQUEST: To construct a gas station, car wash, and convenience store on the subject 0.97-acre site currently developed with a single-family residence, in the BP – Business Park Zone.

LOCATION: 20101 NE 13TH STREET, CAMAS, WA 98607
PARCEL NUMBER 176148000

LEGAL DESCRIPTION: THE PROJECT IS LOCATED IN THE CITY OF CAMAS IN THE NW ¼ OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN

SEPA DETERMINATION: DETERMINATION OF NON-SIGNIFICANCE (DNS)

COMMENT DEADLINE: **AUGUST 29, 2024, AT 5:00 P.M.**

A revised SEPA Checklist and supporting documents were received for the proposed project on July 15, 2024. As such, staff is redistributing the SEPA review that was originally published on February 22, 2024. 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:

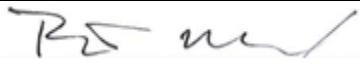
Determination of Non-Significance (DNS). The City of Camas, as lead agency for review of this proposal, has determined that, after review of the revised SEPA Checklist and supporting documents, this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact 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 **August 15, 2024**, 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 **August 29, 2024**. 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>August 15, 2024</u> Date of publication





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: [\[help\]](#)

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 [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

13th Street Site Plan

2. Name of applicant: [\[help\]](#)

Taz Khan

3. Address and phone number of applicant and contact person: [\[help\]](#)

*3993 NW Currawong Court
Camas, WA 98607*

4. Date checklist prepared: [\[help\]](#)

*August 23, 2023
Revised May 2, 2024*

5. Agency requesting checklist: [\[help\]](#)

City of Camas

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Development is expected to start at the time of final construction drawing approval, likely in early 2024. No phasing is proposed.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No, not at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

SEPA Checklist, Archaeological Predetermination, Geotechnical Report, Critical Areas Report, Oak Mitigation Plan and Wetland Buffer Mitigation Plan

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. [\[help\]](#)

No, there are no known government approvals pending related to this property.

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

- Preliminary Type II Site Plan
- Public notification and staff report publications
- Final engineering plan review and approval
- Final Site Plan Approval
- SEPA
- SWWPPP

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.) [\[help\]](#)

The applicant proposes to construct a 4,100 sf convenience store with gas pumps and a drive through car wash. The site is zoned BP, Business Park, and is 0.97 acres in size.

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. [\[help\]](#)

The site is located at 20101 NE 13th Street, Camas, WA 98607, in the NW ¼ of Section 29, Township 2 North, Range 3 East of the Willamette Meridian. The site is comprised of tax lot 176148000. See the proposed development plans for a preliminary site plan, grading plan, vicinity map and topographical data.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

(circle one) Flat, rolling, hilly, steep slopes, mountainous, other _____

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

5% per Clark County GIS data

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. [\[help\]](#)

This site has the following soils onsite per Clark County GIS data:

WrB – Wind River Gravelly Loam, 0-8% slopes

CvA – Cove Silty Loam, 0-3% slopes

It is unknown if these soils are classified as agricultural or if the site contains prime farmland.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

There are no known surface indications or history of unstable soils in the immediate area.

- 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. [\[help\]](#)

There will be grading for the construction of drive aisles, the installation of utilities, and the preparation of the site for the future convenience store, car wash and gas pumps. Surplus material may be required to be hauled from the site to an approved dump site or offsite fill may be required. Quantities and source are unknown at this time.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Standard erosion control measures will be followed during grading construction on the site. A final erosion control plan will be reviewed and approved by City of Camas.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Approximately 80%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Proposed measures to reduce and control erosion include providing an erosion control plan for review and approval prior to starting construction on the site and following the conditions of the approved grading and erosion control plan during all phases of construction.

2. Air [\[help\]](#)

- 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. [\[help\]](#)

Construction equipment emissions and dust on the short term. Long-term emissions will be produced by automobile traffic and normal commercial/retail uses as well as possible vapor from the gas tanks.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

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

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Dust from construction can be mitigated by sprinkling the site with water during construction as needed. Stage 2 vapor recovery systems will be included in the gas storage tanks and

delivery systems.

3. Water [\[help\]](#)

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. [\[help\]](#)

There is a wetland to the south of the site that has permits to be filled for the proposed Lacamas Tech Business Park. There is an offsite wetland that has been identified to the west on adjacent 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. [\[help\]](#)

Yes, work will take place within 200' of the offsite wetland to the west. No wetland impacts are proposed however a portion of the wetland buffer will be impacted. Approximately 0.16 acres of wetland buffer will be impacted by a paved parking area.

- 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. [\[help\]](#)

No fill or dredge material is proposed to be placed in or removed from the offsite wetland.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

The proposal 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. [\[help\]](#)

No, the 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. [\[help\]](#)

No, there will be no discharge of waste material 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. [\[help\]](#)

No ground water will be withdrawn with this proposal. Stormwater from pollution generating surfaces will be treated prior to being routed to an existing roadside ditch. Runoff around gas pumps will go through an oil/water separator before being discharged to the storm sewer.

- 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.

[\[help\]](#)

No waste material is proposed to be discharged into the ground.

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. [\[help\]](#)

The main source of runoff is from stormwater. There will be runoff from impervious roof area, drive aisles, parking areas, and landscaped areas. Onsite catch basins will connect to a pipe network that leads to an underground detention facility that will discharge to an existing roadside ditch. Runoff around gas pumps will go through an oil/water separator before being discharged to the storm sewer.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Yes, if waste materials were somehow released or dumped into surface runoff flows, substances associated with the source material could enter ground or other surface waters. There is no proposal to release waste material to the ground or to surface waters.

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

[\[help\]](#)

Not anticipated.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Use of approved erosion control measures during all phases of development. Runoff around gas pumps will go through an oil/water separator before being discharged to the storm sewer. Wetland buffer impacts are proposed to be mitigated offsite by purchasing 0.08 mitigation credits through the Terrace Mitigation Bank LLC. The Wetland Buffer Bank Use Plan, prepared by Ecological Land Services (ELS) and dated May 16, 2024, provides further details.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: alder, **maple**, aspen, **other: Oregon white oak, ash, cottonwood, cherry**

evergreen tree: **fir**, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

x other types of vegetation: **blackberry**

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Site vegetation will be stripped for site preparation. Trees beyond the property line are proposed to be retained.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

There is 1 priority habitat Oregon white oak onsite.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Landscaping will be provided onsite in accordance with City of Camas requirements. One Oregon white oak will be removed and mitigated offsite at the Terrace Mitigation Bank. Approximately 0.238 credits are proposed to be purchased for mitigation. The revised Oak Bank Use Plan, prepared by ELS and dated May 17, 2024, provides further details.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None known.

5. Animals [\[help\]](#)

- 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. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, **songbirds, other:** mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

Small mammals, such as mice, voles, and rabbits are located on and near the site. This site is also in an area where larger mammals, such as raccoons, opossum, and mammals indigenous to the Clark County area are sometimes located.

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

There are no known threatened or endangered species on or near the site.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

This site is part of the Pacific Flyway for migratory waterfowl.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

The site will provide landscaped buffers and street trees.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None known

6. Energy and Natural Resources [\[help\]](#)

- 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. [\[help\]](#)

The site will be served primarily by electricity.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No.

- 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: [\[help\]](#)

The convenience store and car wash will have energy efficient windows and will comply with state building codes which include conservation measures.

7. Environmental Health [\[help\]](#)

- 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. [\[help\]](#)

The gas station will store and dispense gasoline and diesel, which are flammable and could spill.

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

Utilizing the "What's in My Neighborhood" section of DOE's database shows that there are no cleanup sites or known hazards within 0.5 miles of the site.

- 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. [\[help\]](#)

There are no known existing hazardous chemicals/conditions that may affect the 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. [\[help\]](#)

The site proposes a gas station; gas and diesel will be stored and used on the site after development.

- 4) Describe special emergency services that might be required. [\[help\]](#)

No special emergency services outside those normally expected in a

commercial/business area are anticipated to be required in association with this proposal.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

Emergency shut-off switches will be located inside of the convenience store and outside at the gas pumps. Underground storage and pipes will be double-containment construction with rupture protection. Underground tanks also include monitoring of the inner walls for leaks. Overfill protection, gravity return of undispensed product, breakaway valves and stage 2 vapor recovery systems are also included in the storage tanks and delivery systems.

- b. Noise [\[help\]](#)

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

Light traffic noise from surrounding areas/roads along with typical home and business use noises. None of these will affect the proposal.

- 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. [\[help\]](#)

Short term noises would include construction noises which would occur during approved hours as mandated by City of Camas and Washington State. Long term noises could include slight increase in traffic noise and vehicle noise at the site.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction on the site will take place during normal working hours as allowed by the City.

8. Land and Shoreline Use [\[help\]](#)

- 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. [\[help\]](#)

The proposed site has an existing single-family residence and two outbuildings. To the south is a developing business park. West of the site is a single-family residence. To the east of the site across NW Friberg-Strunk Street is land owned by Camas Meadows Golf Club. To the north across NE 13th Street are single family homes.

- 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? [\[help\]](#)

It is unknown whether the site has been used as working farmlands or forest lands. There are not currently any agricultural or forest uses associated with the site.

- 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: [\[help\]](#)

No, the proposal will not be affected by, nor will it affect, any surrounding working farm or forest land business.

- c. Describe any structures on the site. [\[help\]](#)

Single family residences and two outbuildings.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

All structures will be demolished.

- e. What is the current zoning classification of the site? [\[help\]](#)

BP – Business Park

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

IND - Industrial

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

The site does not lie within the shoreline master program.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

There is one Oregon white oak on site.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

It is currently planned that approximately 2-4 people will work at this site at the time of full buildout.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

The removal of one single-family residence has the potential to displace up to 3 people.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

There are no measures proposed to avoid or reduce displacement impacts.

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

By complying with the zoning designation, the comprehensive plan, and the City of Camas Development Code, the proposal will be compatible with the existing and projected land uses.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

No impacts are expected to agricultural or forest lands, therefore no measures are proposed.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Not applicable, no homes are proposed.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

One existing residence will be eliminated. The income level housing type is unknown.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

The applicant will pay all impact fees associated with the development at the time of building permit.

10. Aesthetics [\[help\]](#)

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

All new construction will meet City of Camas building codes for commercial/business development. Exterior building materials will include composite wood siding, fiber cement panels, CMU, metal roofing and accents, and veneer stone. The tallest structure will not exceed 28'.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

The site will change from a large-lot single family residence to a commercial/retail development with a convenience store, gas station and drive-through car wash. No views will be obstructed though they will be altered as the site develops.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

The site will be landscaped as required by the City of Camas. The main roadway frontages will be landscaped with trees per the City of Camas roadway standards.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

When the site is built out external illumination will be provided for the canopy/fueling area and for perimeter lot lighting and parking areas.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No, light or glare from the finished project will not be a safety hazard or interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

There are existing off-site sources of light from adjacent homes and roads, but they will not affect the proposal.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Lights and streetlights will be shielded to reduce light and glare.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Camas Meadows Golf Club is adjacent to the east. The Harmony Sports Complex is approximately ½ mile to the west.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

There will be no recreational uses displaced with this proposal.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

No impacts are proposed, therefore no measures to reduce or control impacts on recreation are proposed.

13. Historic and cultural preservation [\[help\]](#)

- 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. [\[help\]](#)

There are no structures recommended for listing in national, state or local preservation registers per the Archaeological Predetermination.

- 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. [\[help\]](#)

Archaeological Services, LLC (ASCC) performed an onsite field investigation on August 17, 2023. No mention of landmarks, features or other evidence of Indian use or occupation are mentioned. Several artifacts were found including pink glass fragments suspected to be Depression Glass, a coin bank dated to 1926-1930, and a metal bolt. Based on these items, along with the former structures that appear on site in historic photos, ASCC is recording the debris scatter as a historic-area archaeological site and recommends a Cultural Resource Survey Report prior to any ground disturbing activity.

- 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. [\[help\]](#)

The report utilized surface surveys and excavation of test pits, as well as reviewing historical maps and records on file at the Washington State Department of Archaeology and Historic Preservation.

- 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. [\[help\]](#)

Based on the findings of the Archaeological Predetermination, a Cultural Resources Study is recommended prior to ground disturbing activity. If during the course of construction any artifacts are discovered, all work will cease, and proper notification shall be given to City of Camas and DAHP.

14. Transportation [\[help\]](#)

- 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. [\[help\]](#)

NE 13th Street and NW Friberg-Strunk Street abut the site to the north and west. A new driveway off of NE 13th Street will provide access to the site.

- 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? [\[help\]](#)

C-tran does not operate in close proximity to the site. The nearest stop is 1.6 miles SE of the site along SE 192nd Avenue at Mill Plain Blvd.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

20 parking spaces, plus 8 gas fill-up spaces, will be provided with this development. The project will eliminate approximately 2-4 parking spaces with the removal of the existing home.

- 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). [\[help\]](#)

Frontage improvements are proposed to bring NE 13th Street up to half-width roadway standards. NW Friberg-Strunk Street is currently built out to standard.

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

No

- 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? [\[help\]](#)

A Traffic Analysis Report and Traffic Memo-“Response to City Traffic Comments” have been prepared by Charbonneau Engineering, LLC for the site and are included with this application. The Traffic Analysis estimated that 2,281 new trips per day would be generated by the project. It is expected that 60 trips will occur in the AM peak hour (7:00 – 9:00 AM) and 81 trips will occur in the PM peak hour (4:00 – 6:00). Note that fueling tank trucks will be limited to filling tanks onsite during the hours of 7 pm and 7 am to avoid impacting peak hour traffic.

- 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. [\[help\]](#)

Not anticipated

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

The applicant will pay transportation impact fees. A west bound left turn lane on NE 13th Street is proposed that will improve safety at the site access.

15. Public Services [\[help\]](#)

- 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. [\[help\]](#)

Yes. The completion of this development will increase the need for public services in the area.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

This project will pay impact fees for traffic at the time of building permit.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)

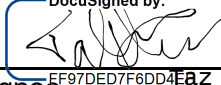
electricity, natural gas, water, refuse service, telephone, sanitary sewer

- 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. [\[help\]](#)

- *Electricity: Clark Public Utilities*
- *Water: City of Camas*
- *Telephone: Century Link, Comcast*
- *Sanitary Sewer: City of Camas*
- *Natural Gas: NW Natural*

C. Signature [\[help\]](#)

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.

DocuSigned by:

 Signature: _____
 Name of signee: EAZ Khan
 Position and Agency/Organization: Managing Member Pak USA Camas, LLC
 Date Submitted: 7/9/2024