



SEPA ENVIRONMENTAL CHECKLIST

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 [\[HELP\]](#)

1. Name of proposed project, if applicable:

Oak Tree Station

2. Name of applicant:

Oak Tree Station LLC

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

Paul Williams 6168 NE HWY 99, Vancouver WA, 98665 (360)931-3122

4. Date checklist prepared:

January 24th, 2022

5. Agency requesting checklist:

City of Camas

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

Construction would likely begin upon approval and procurements of all applicable reviews and permits

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

No plans at this time

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. This project will impact and mitigate the existing wetland in the southwest corner of the project. One large Oregon White Oak onsite which will remain.

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

10. List any government approvals or permits that will be needed for your proposal, if known. None

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.)

Oak Tree Station will supply the Camas area with a wide variety of food from around the world & drinks that are local experience. Oak Tree station will also offering amazing Tap Beer / Wine / Cider Cart that operates year round. Why limit yourself to one restaurant when you can have over 20 restaurants at your fingertips.

Oak Tree Station will be will provide indoor and outdoor eating area. The indoor eating area will be design to capture nature lighting into a large open dinner area. The focus point for the outdoor dinner area is the large existing white Oak which the patio area stretches too. The outdoor eating area will included a covered area and uncover area from the sunny warm days. Our family friendly astrosphere ensures that you and your entire family will have an enjoyable experience.

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.

B. Environmental Elements [\[HELP\]](#)

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

- a. General description of the site: The site is 14.0 in size and slopes from the middle of the side to the east and west

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

- b. What is the steepest slope on the site (approximate percent slope)? The approximate steepest slope is 5%

- 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. The native soil on site is silty loam

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No surface indication or history of undatable soils in the immediate vicinity

- 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 to construct building pads, parking, and other associated improvements.

Preliminary estimates show that the site may require more than 30,000 cubic yards of fill. Fill will be imported from an approved site.

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

Yes, erosion could occur if adequate measure were not implement. Stormwater and Erosion Control Plans will be prepared and implemented by the applicant, which will meet or exceed the requirements imposed by the City of Camas Code.

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

Approximately 70% of the site will be covered with impervious surfaces after construction.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The project will implement temporary erosion control measures during the construction to prevent silt-laden stormwater from leaving the project site. These will meet the City of Camas and DOE standards. All disturbed area will be planted with permanent vegetation to minimize long term erosion. The project will also construct a stormwater infiltration facility that will meet the City of Camas stormwater code. Refer to preliminary development plan for information regarding stormwater and erosion control.

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.

Short term exhaust emissions and dust generated from construction equipment are expected.

Long term impacts include standard vehicle emissions. Other emission sources include building emissions from heating, ventilation and air conditioning.

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

No offsite sources of emissions or odors exist that would adversely affect the proposed development

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

Water will be utilized for dust control as needed during construction as well as the implementation of all local, state and federal regulations. The construction of the building will comply with standards of the Environmental Protection Agency and all other applicable local, state and federal standards.

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

- a. Surface Water: [\[help\]](#)

- 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.

To the far east is a small seasonal stream on the adjacent parcel.

- 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.

No

- 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.

None

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

No

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

No

- 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

b. Ground Water: [\[help\]](#)

- 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 groundwater will withdraw from a well for drinking water. This project will connect to public water and sewer. The storm water plan for this project proposes the uses of storm filters to treat storm water.

- 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.

None

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.

This project proposes to use storm filter catch basin to collection, treat and depose of the storm water runoff. Calculations and information regarding the drainage facilities are included in the Preliminary Stormwater Report.

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

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. This project will maintain existing drainage patterns a flow discharge. See project stormwater technical report

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

This proposal will meet or exceed City of Camas water quality and quantity standards provided for by the City of Camas Storm water Ordinance. This project may implement Department of Ecology approved Chitosan chemical treatment of runoff during construction. At treatment levels used, any residual trace of Chitosan in the treated stormwater is negligible and results in no negative impacts for downstream fish or riparian habitats.

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

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

- ☒ deciduous tree: alder, maple, aspen, other
☒ 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
☒ other types of vegetation

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

All vegetation will be removed from areas depicted for the future buildings, parking, utilities and other on-site improvements during construction activities as shown on the Preliminary Site Plan unless otherwise shown to remain on the Preliminary Landscape Plan.

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

None to the Applicant's knowledge.

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

A landscaping plan, with the proposed use of native plants, will be prepared for the site as required by City of Camas Code.

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

None to the Applicant's knowledge

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.

Examples include:

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

Songbirds and rodents

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

None to the Applicant's knowledge

c. Is the site part of a migration route? If so, explain. No

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

Landscaping, which includes trees, shrubs and groundcovers, will be installed that will provide some habitat for wildlife.

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

None to the Applicant's knowledge

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. This project will meet Washington state energy compliance standards

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

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:

All construction on the site will be designed to comply with the state adopted codes and policies related to energy conservation.

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.

1) Describe any known or possible contamination at the site from present or past uses.
None to the Applicant's knowledge

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.
None to the Applicant's knowledge

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.
None to the Applicant's knowledge

4) Describe special emergency services that might be required.

Additional police and fire/emergency may be required. No special emergency services will be required.

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

The Applicant will comply with applicable local, state and federal regulations during construction and operation of the project. All construction will 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)?

Existing traffic noise from adjacent roadways exist, but it should not 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.

Development of the site would create short-term construction noise. Customers will create vehicle noise in the long-term.

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

Construction activities will not occur after 8:00 p.m. or before 7 a.m

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. No existing single family homes on-site.

- 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

- 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:

None to the applicant's knowledge

- c. Describe any structures on the site. No existing building on-site

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

None to the applicant's knowledge

- e. What is the current zoning classification of the site? development are zoned Community Commercial

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

g. If applicable, what is the current shoreline master program designation of the site?
None to the applicant's knowledge

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No

i. Approximately how many people would reside or work in the completed project? 50 employees

j. Approximately how many people would the completed project displace?
None

j. Proposed measures to avoid or reduce displacement impacts, if any:
None

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposed use is consistent with the comprehensive plan and existing zoning

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
None

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

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. None

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. No existing homes onsite

c. Proposed measures to reduce or control housing impacts, if any:
None

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?

It is estimated that the buildings will be 26 feet tall. The principle exterior building materials will be hardi plank and other materials.

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

Views across the site may be obstructed with the construction of the buildings

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

Landscaping and architectural elements

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

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

Typical commercial parking lot and building lighting will occur 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 will minimize dispersion on the site and will not constitute a safety hazard

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

There are some amounts of light level generated off-site but they are unlikely to affect the proposal

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

The lighting plan for the proposal will be designed to minimize off site glare

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

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

Walking trail located around the outdoor eating area

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

None

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

None

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.

None

- 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.

There are no known historic, archaeological, scientific or cultural evidence or landmarks on or next to the 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.

If any cultural artifacts are discovered during construction on the site, all development will cease and all appropriate federal, state, county and tribal agencies will be contacted.

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. This project will access NW Friberg-Strunk Street which is a public street
- 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? No public transit system in the area
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? 97 parking stalls
- 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 project will access onto NW Friberg-Strunk Street which fronts the project. Currently frontage improvements exist along NW Friberg-Strunk Street and SE 1st Street.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. None
- 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? This project will generate 1,400 daily vehicular trips. Small percent will be deliver trucks. Data used to estimate traffic generation is Institute of Transportation Engineering manual

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. No
- h. Proposed measures to reduce or control transportation impacts, if any: This project will pay City of Camas traffic impact fees

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.
The need for additional fire/emergency and police protection may be needed
- b. Proposed measures to reduce or control direct impacts on public services, if any.
Provide urban utilities, pay taxes and impact fees

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

- a. Circle utilities currently available at the site:
electricity, natural gas, **water**, **refuse service**, telephone, **sanitary sewer**, septic system, other _____
- c. 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.

Electricity –Clark Public Utilities
Sewer –City of Camas
Telephone–Qwest
Water –City of Camas
Refuse Service –Waste Connections
Natural Gas –Northwest Natural

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

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: Paul Williams _____

Name of signee Paul Williams P.E.

Position and Agency/Organization Civil Engineer, Engineering Northwest PLLC

Date Submitted: 8/22/2022 _____

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.