

**COMMUNITY DEVELOPMENT DEPARTMENT**

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

Date Published: May 26, 2022

To Whom It May Concern:

Please find enclosed a Determination of Non-Significance (DNS) for the **Hood Street Subdivision (SEPA22-08)** that was issued pursuant to the State Environmental Policy Act (SEPA) Rules, Chapter 197-11, Washington Administrative Code. The enclosed review comments reflect evaluation of the environmental checklist by the lead agency as required by WAC 197-11-330(1)(a)(i).

The following materials were submitted with the initial application:

- Narrative
- Development Plans
- Wetland Delineation and Mitigation Plan
- Circulation Plan
- Traffic Report
- Preliminary Stormwater Report
- SEPA Checklist
- Tree Survey
- Geotechnical Report
- Critical Areas Report

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

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

Please address all correspondence to:

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

Distribution:

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



State Environmental Policy Act
Determination of Non-Significance

CASE NO: SEPA22-08

APPLICANT: Olson Engineering
Attn: Gayle Gerke
222 E Evergreen Blvd
Vancouver, WA 98660

REQUEST: The applicant is proposing an 18-lot subdivision on 6.08 acres.

LOCATION: 1811 NW Hood St in Camas, WA 98607. Parcel No. 127415000 and 127440000

LEGAL DESCRIPTION: The project is located in the City of Camas in the SW ¼ of Section 10, Township 1 North, Range 3 East of the Willamette Meridian.

SEPA DETERMINATION: Determination of Non-Significance (DNS)

COMMENT DEADLINE: **June 9, 2022, at 5:00pm**

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).



State Environmental Policy Act
Determination of Non-Significance

Determination:

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

Date of Publication & Comment Period:

Publication date of this DNS is **May 26, 2022 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 **June 9, 2022**. Comments may be sent by email to communitydevelopment@cityofcamas.us.

Comments sent to the City of Camas SEPA Official
Community Development Department
616 NE Fourth Avenue
Camas, Washington 98607

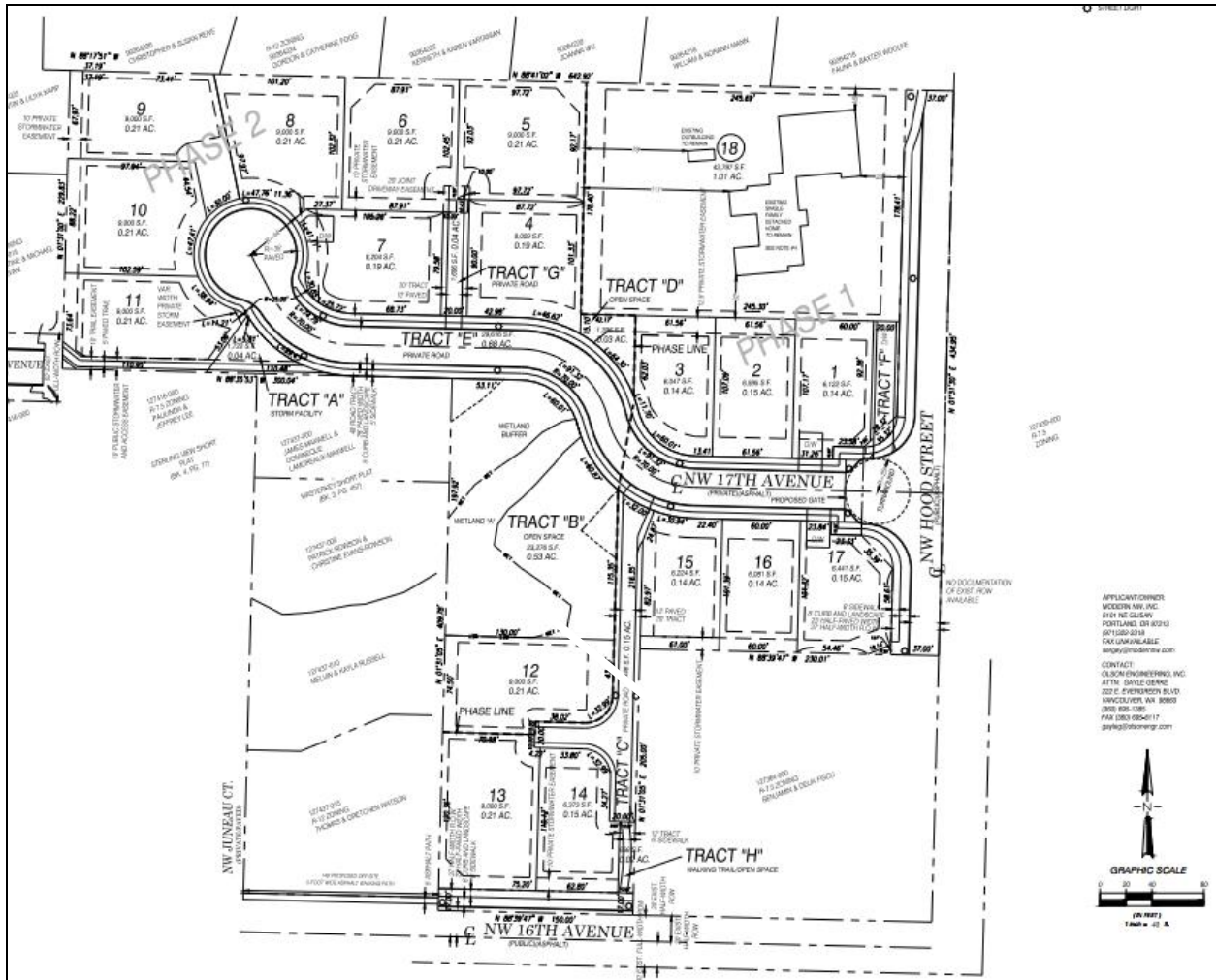
Responsible Official: Robert Maul (360) 817-1568

 Robert Maul, Planning Manager and Responsible Official	<u>May 26, 2022</u> Date of publication
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State Environmental Policy Act
Determination of Non-Significance

Preliminary Plat





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: [\[help\]](#)

Hood Street Subdivision



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

Modern Dwellings, LLC

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

Applicant: Modern Dwellings, LLC
 8101 NE Glisan St.
 Portland, OR 97213
 971-322-3318
sergey@modernnw.com

Contact: Attn: Gayle Gerke
 Olson Engineering, Inc.
 222 E. Evergreen Blvd.
 Vancouver, WA 98660
 360-695-1385
gayleg@olsonenr.com

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

January 10, 2022

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

City of Camas, Washington

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

Two phases are proposed. Construction on the first phase of the project will take place upon approval and procurement 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. [\[help\]](#)

No

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

Traffic Study – H. Lee & Associates
Stormwater Report – Olson Engineering, Inc.
Wetland Delineation Report – Olson Environmental, LLC
Wetland Mitigation Plan – Olson Environmental, LLC
Wetland Bank Use Plan – Olson Environmental, LLC
Geologic Hazards Assessment Report – Columbia West Engineering
NPDES – Olson Engineering, Inc.



SWPPP – Olson Engineering, Inc.
SEPA Checklist– Olson Engineering, Inc.
JARPA – Olson Environmental, LLC
Tree Plan and Report – Olson Environmental, LLC
Archaeological Pre-determination Report – Applied Archaeological Research

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. [\[help\]](#)

The final occupancy permit and/or additional permits related to the existing home may be pending.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Preliminary Plat Approval

Grading Plan Approval

Stormwater Plan Approval

Grading Permit

Critical Areas Wetland Permit Approval

SEPA Determination

Final Plat Approval

SWPPP

Wetland Mitigation Bank Approval

Gate Permit

Engineering Plan Approval

Erosion Control Plan Approval

Grading Plan Approval

Critical Areas Geologic Hazards Approval

NPDES Permit

Corps of Engineers Section 404 Permit

Archaeological Predetermination

Section 401 Water Quality Certification

Building Permits

Landscape Plan Approval

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, Modern Dwellings, LLC, is proposing to divide approximately 6.08 acres into 18 single-family residential detached lots in two phases in the R-7.5 zone using the density transfer provisions in the Camas Municipal Code (CMC). An existing home is proposed to remain on one of the lots as shown on the plans.

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 project site is located at 1811 NW Hood St., Camas, Washington, 98607. The property is further described as Tax Lot 76 (assessor's tax parcel 127415-000) and Tax Lot 106 (assessor's tax parcel 127440-000) located in the NE ¼ and NW ¼ of Section 09, Township 1 North, Range 3 East of the Willamette Meridian, Clark County, Washington.



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

Approximately 25%

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. [\[help\]](#)

PoB (Powell Silt Loam) 0-8 percent slopes, 15.3% of the site
PoD (Powell Silt Loam) 8-20 percent slopes, 74.1% of the site
PoE (Powell Silt Loam) 20-30 percent slopes, 10.5% of the site

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

According to Clark County GIS, the project area has mapping indicators for potential landslide hazard areas within portions of the property. The geotechnical report states that based upon the results of slope reconnaissance, subsurface exploration, and site research, slopes on the subject site do not appear to meet the definition of a landslide hazard according to Camas Municipal Code. Please refer to the Geotechnical Site Investigation Report prepared by Columbia West Engineering, Inc., dated January 4, 2021, for more information.

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. [\[help\]](#)

Site grading to construct the lots, roads, parking spaces, stormwater facilities and other associated improvements and infrastructure. Any imported fill material will be procured from an approved site. Should material need to be hauled off site, it will be taken to an approved location. The quantity of grading is estimated to be approximately 5,000 cubic yards +/-.

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

Yes, erosion could occur if adequate erosion control mitigation measures were not implemented. Stormwater and Erosion Control Plans will be prepared and implemented by the Applicant for both off and on site improvements, which will meet or exceed the



requirements imposed by Camas Municipal Code and Washington State Department of Ecology (DOE).

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

Approximately 35% to 40%

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

Stormwater and erosion control plans will be prepared and implemented in accordance with the Camas Municipal Code for both on and off site improvements. These include treating and detaining stormwater as well as silt fencing and other erosion control Best Management Practices. The project will also conform to the Stormwater Pollution Prevention Program. Refer to Preliminary Utility and Stormwater Plan and Preliminary Stormwater Report for more information regarding stormwater 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. [\[help\]](#)

Construction equipment and vehicles will generate dust and particulate emissions during the construction period of both on and off site improvements. Resident, visitor, delivery vehicles, mail delivery, school buses, solid waste and recycling vehicles will generate particulate emissions in the long term. Other emission sources include typical residential emissions from heating, ventilation and air conditioning units, as well as small power tools including, but not limited to, small gas-powered equipment used for site and landscape maintenance, such as lawn mowers, blowers, trimmers, etc. Quantities are unknown.

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

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

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

If necessary, water will be utilized for dust control as needed during construction of on and off site improvements. Emission control measures for vehicles and equipment are regulated under the Camas Municipal Code Standards, Washington State Department of Ecology (DOE) and U.S. Environmental Protection Agency (EPA). It is anticipated that all vehicles and equipment will be in compliance with these regulations.

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

- a. Surface Water:



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. [\[help\]](#)

An onsite wetland has been identified and is labeled as Wetland "A" on the plans. Wetland "A" is rated to be a Category IV slope wetland. Refer to the Wetland Delineation and Assessment, dated June 14, 2021 prepared by Olson Environmental, LLC for more information.

- 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, the proposed improvements will take place within 200 feet of the wetlands. Based on the current plans, approximately .09 acres of Wetland "A" is proposed to be filled with site development. Please refer to the Wetland Mitigation Plan by Olson Environmental, LLC dated August 31, 2021 for more information.

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

Approximately 200 cubic yards of fill material will be placed within Wetland "A." All fill material will be acquired from onsite sources. Prior to filling the wetland, unsuitable soil will be removed.

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

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

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. [\[help\]](#)

No.

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.

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. [\[help\]](#)

STEP tanks will be located in the front yards of each proposed lot. However all effluent will be discharged to the city's sewer system.

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. [\[help\]](#)

Sources of runoff include building roofs, sidewalks, roads and other impervious surfaces. In the current plans stormwater runoff from the on site pavement, sidewalks, driveways, and landscape areas will be collected in catch basins and routed to bioretention cells (Contech Stormfilter or similar) for treatment. Roof downspouts and low point crawl space drains will be routed via individual lateral connections directly to an underground detention pipe. Quantity control requirements will be met with an underground detention pipe. Release of stormwater will be at or below predeveloped rates. Discharge is to an unnamed tributary of Lacamas Lake. Calculations and information regarding the drainage facilities are included in the Preliminary Stormwater Report. Refer to the Preliminary Utility and Stormwater Plan for information regarding stormwater quality treatment and quantity control.

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

Possible spills, including fuels such as diesel or gasoline could potentially spill on the site during construction. 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.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No.

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



The proposal will meet or exceed the City of Camas' and Washington State Department of Ecology's erosion control standards. Any spills will be immediately responded to and appropriate remediation measures will be taken.

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

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

- deciduous tree: red alder, big-leaf maple, apple, aspen, Oregon White Oak, Oregon Ash, black cottonwood, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass, meadow flowers
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, water parsley, **soft**
 rush, teasel, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: **blackberry**

Refer to the Wetland Delineation and Assessment and Tree Survey by Olson Environmental, LLC for more information on existing onsite vegetation.

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

All vegetation will be removed in any areas shown as future building pads, roads and infrastructure improvements on the plans.

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

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

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

Open space tracts are proposed as shown on the plans. Landscaping, with the use of both ornamental and native plants, will be installed in residential gardens and in the public rights-of-way. Street trees are proposed as shown on the plans. Refer to the Preliminary Landscape Plan for more information on proposed landscaping.

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

Himalayan Blackberry



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

None to the Applicant's knowledge.

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

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. The Flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains. Neotropical birds, such as Robins, may also seasonally utilize or be near the site.

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

Landscaping (ornamental and native trees, shrubs and groundcovers) will be installed and will provide some habitat for wildlife in the developed areas. Additionally, open space tracts are proposed as shown on the plans.

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

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. [\[help\]](#)

Typical residential uses of electricity and natural gas will be required for the completed project.

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

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

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. [\[help\]](#)

Heavy equipment and a variety of materials will be utilized to construct the project.

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

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. [\[help\]](#)

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. [\[help\]](#)

Heavy equipment and a variety of materials will be utilized to construct the project.

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

Additional police and fire/emergency may be required because of development on a previously vacant site. No special emergency services will be required.

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

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

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



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

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. [\[help\]](#)

Development of the site will create short-term construction noise. Resident, visitor, mail delivery and solid waste and recycling vehicles will create some noise in the long-term. Other noise sources include typical residential noises from heating, ventilation and air conditioning units as well as small power tools including, but not limited to, small gas-powered equipment used for site and landscape maintenance, such as lawn mowers, blowers, trimmers, etc.

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

Per CMC 9.32.050, new home construction activities will not occur before 7 a.m. or after 7 p.m. Monday through Friday, before 7 a.m. or after 5 p.m. on Saturdays or anytime on Sundays or the following holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day or Christmas Day

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 site includes an existing house and outbuildings on acreage. Adjacent property uses are as follows: North: Single-family residential uses
 West: Single-family residential uses and NW 17th Avenue
 East: NW Hood Street and Single-family residential uses on acreage zoned R-7.5
 South: Single-family residential uses, an assisted living facility and NW 16th Avenue
 The proposal will not affect current land uses on 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? [\[help\]](#)

It is unknown if the project site was ever previously used as working farmlands or forest lands. This property is currently zoned for residential uses and is not in farm or forest tax status.



- 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

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

There is an existing home and garage and two outbuildings.

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

Yes one outbuilding is proposed to be demolished/removed.

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

Residential-7,500 (R-7.5)

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

Single Family Medium (SFM)

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

Does Not Apply

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

Yes, the City of Camas classifies steep slopes and wetlands as critical areas and both have been identified on the site. Please refer to the Geotechnical Site Investigation Report prepared by Columbia West Engineering, Inc., dated January 4, 2021, for more information on onsite slopes and soils. Refer to the Wetland Delineation and Assessment, dated June 14, 2021 prepared by Olson Environmental, LLC for more information on onsite wetlands and buffers.

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

Approximately 50 people +/- could reside in the completed project based on 18 lots/units.

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

None.

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

Does Not Apply



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

The proposed use is consistent with and implements the current zoning and comprehensive plan designations. Consistency with existing and projected land uses is contemplated during the creation of the comprehensive plan.

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

None

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

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

Approximately 18 middle to high income single-family housing units including the existing home.

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

None.

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

Pay impact fees and system development charges

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? [\[help\]](#)

The height of the proposed homes will be in compliance with Camas Code which allows homes up to 35 feet in height in this zoning district. Building plans are not finalized at this time. It is anticipated that the primary exterior building material will consist primarily of fiber cement lap siding, fiber cement panel, or wood.

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

Views across the site may be altered with full buildout and adjoining properties may be able to see some or all of the proposed buildings.

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



Landscaping, architectural elements and preservation of common open space areas.

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

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

Typical residential and street lighting will light the area in the night time hours.

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

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

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

There are existing off-site light sources, however, they are unlikely to affect the proposal.

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

Lights will be installed and shielded to minimize dispersion and control any potential offsite impacts.

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

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

The following recreational opportunities are located within approximately a mile from the site:

- Prune Hill Elementary
- Ash Creek Park
- Klickitat Park
- Dorothy Fox Park

In addition, Grass Valley Park and Lacamas Athletic Club are located less than 3 miles away.

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

No

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

The proposed project includes a trail easement for pedestrian connections to the west and proposed off-site sidewalk improvements on NW 16th Avenue as shown on the plans. This project will also pay applicable park impact fees.



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. [\[help\]](#)

Not to the applicant's knowledge.

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

Clark County GIS Data indicates that this site has a range of probabilities of containing archaeological and/or cultural findings from low to moderate. An archaeological predetermination survey was completed and no cultural materials were observed during any part of this survey and no further archaeological work is recommended at this time. If any cultural artifacts are discovered during construction on the site, all development in the immediate area will cease and all appropriate federal, state, county and tribal agencies will be contacted.

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

An archaeological predetermination was completed and no cultural materials were observed during any part of this survey and no further archaeological work is recommended at this time.

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

In the event any archaeological or historic materials are encountered during project activity, work in the immediate area must stop and the following actions taken:

1. **Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering; and**
2. **Take reasonable steps to ensure the confidentiality of the discovery site; and,**
3. **Take reasonable steps to restrict access to the site of discovery.**

If human remains are uncovered, appropriate law enforcement agencies shall be notified first, and the above steps followed. If remains are determined to be Native, consultation with the effected Tribes will take place in order to mitigate the final disposition of said remains.



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. [\[help\]](#)

Primary access to the project site will be from NW Hood Street, a public road. Refer to the Preliminary Plat for more information on proposed roads and access to the existing street system.

- 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 is not currently available at this site. C-Tran Camas Connector Dial-A-Ride service operates within the area on a first-come, first-served basis.

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

In the current plans 36 parking spaces are proposed based on the current layout with 18 lots. No parking spaces will be eliminated with this project.

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

Yes the Applicant is proposing new roads and frontage improvements with this project. Frontage improvements are proposed for NW Hood Street and NW 16th Avenue which are both public roads. New private roads (NW 17th Avenue and Tract "C") are proposed to provide internal circulation within the site. Refer to the Preliminary Plat.

- 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 study has been prepared and is submitted for review with this application. The project includes 18 proposed lots with one existing home to remain for a total of 17 net new proposed lots/units. It is estimated that the 17 net new proposed lots will generate approximately 160 new Average Daily Trips on the adjacent roadway system during a typical weekday, including 12 vehicle trips during the AM peak hour and 16 vehicle trips during the PM peak hour. Refer to the Traffic Study, provided by H. Lee and Associates, PLLC dated January 26, 2022, for more information. The traffic study indicates the property can be fully developed as proposed while



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maintaining acceptable levels of service and safety at the site access points.

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

No.

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

Pay traffic impact fees and construct frontage improvements

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, future public services will be needed for the development.

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

The Applicant will construct on site utilities, pay system development charges, property taxes and other municipally imposed taxes and fees.

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

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

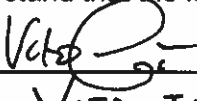
Water and sewer will be provided by the City of Camas, electricity by Clark Public Utilities. Refuse by Waste Management, telephone by Frontier, natural gas by Northwest Natural.



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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.

Signature: 
Name of signee VITO TISHENKO
Position and Agency/Organization MODERN DWELLINGS, OWNER
Date Submitted: 01/11/22