

**COMMUNITY DEVELOPMENT DEPARTMENT**

616 NE 4<sup>th</sup> Avenue  
Camas, WA 98607  
[www.ci.camass.wa.us](http://www.ci.camass.wa.us)

Date Published: June 15, 2023

To Whom It May Concern:

Please find enclosed a Determination of Non-Significance (DNS) for **Camas Meadows Hole 9 Mixed Use Development (SEPA23-03)** that was issued pursuant to the State Environmental Policy Act (SEPA) Rules, Chapter 197-11, Washington Administrative Code. The enclosed review comments reflect evaluation of the environmental checklist by the lead agency as required by WAC 197-11-330(1)(a)(i).

The following materials were submitted with the initial application:

- General application form and fee
- Applicant's narratives
- Development plans and elevations
- Traffic Report
- Tree Survey
- SEPA Checklist
- Critical Areas Report
- Preliminary Stormwater Report
- Geotechnical Report
- Easements
- Cost Estimate
- Archaeological Predetermination\*

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](mailto:communitydevelopment@cityofcamas.us)

Distribution:

Applicant  
 Bureau of Indian Affairs  
 C-Tran  
 Camas School District  
 Camas Building Official, Brian Smith  
 Camas Communications Director, Bryan Rachal  
 Camas Engineering Department Managers and Staff  
 Camas Fire Department, Randy Miller  
 Camas Finance Director, Cathy Huber Nickerson  
 Camas Community Development Director, Alan Peters  
 Camas Interim Mayor and City Council Members  
 Camas Parks and Recreation, Trang Lam  
 Camas Planning Manager and Staff  
 Camas Police Chief, Mitch Lackey  
 Camas Public Works Director, Steve Wall  
 Camas Public Library, Connie Urquhart  
 Camas-Washougal Post Record  
 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 & 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:** SEPA23-03 Camas Meadows Hole 9 Mixed-Use Development

**APPLICANT:** Romano Development, Inc.  
4660 NE 77<sup>th</sup> Avenue, Suite 200  
Vancouver, WA 98662

**REQUEST:** To construct a mixed-use development consisting of 77 detached and attached single-family homes with a 6,600 square-foot commercial building.

**LOCATION:** 4555, 4525 AND 4615 UNIT A & B NW CAMAS MEADOWS DRIVE

**LEGAL DESCRIPTION:** The Northeast ¼ Section 29, Township 2 North, Range 3 East, Willamette Meridian. Tax parcel numbers 175980000, 172973000, 172963000, 986035734, 986035733, 986026906 and 172970000.

**SEPA DETERMINATION:** DETERMINATION OF NON-SIGNIFICANCE (DNS)

**COMMENT DEADLINE:** JUNE 29, 2023, AT 5:00 P.M.

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], the City of Camas must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- DS = Determination of Significance (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS).
- MDNS = Mitigated Determination of Non-Significance (The impacts can be addressed through conditions of approval), or;
- DNS = Determination of Non-Significance (The impacts can be addressed by applying the Camas Municipal Code).

**Determination:**

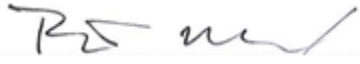
**Determination of Non-Significance (DNS).** The City of Camas, as lead agency for review of this proposal, has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(e). This 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:**

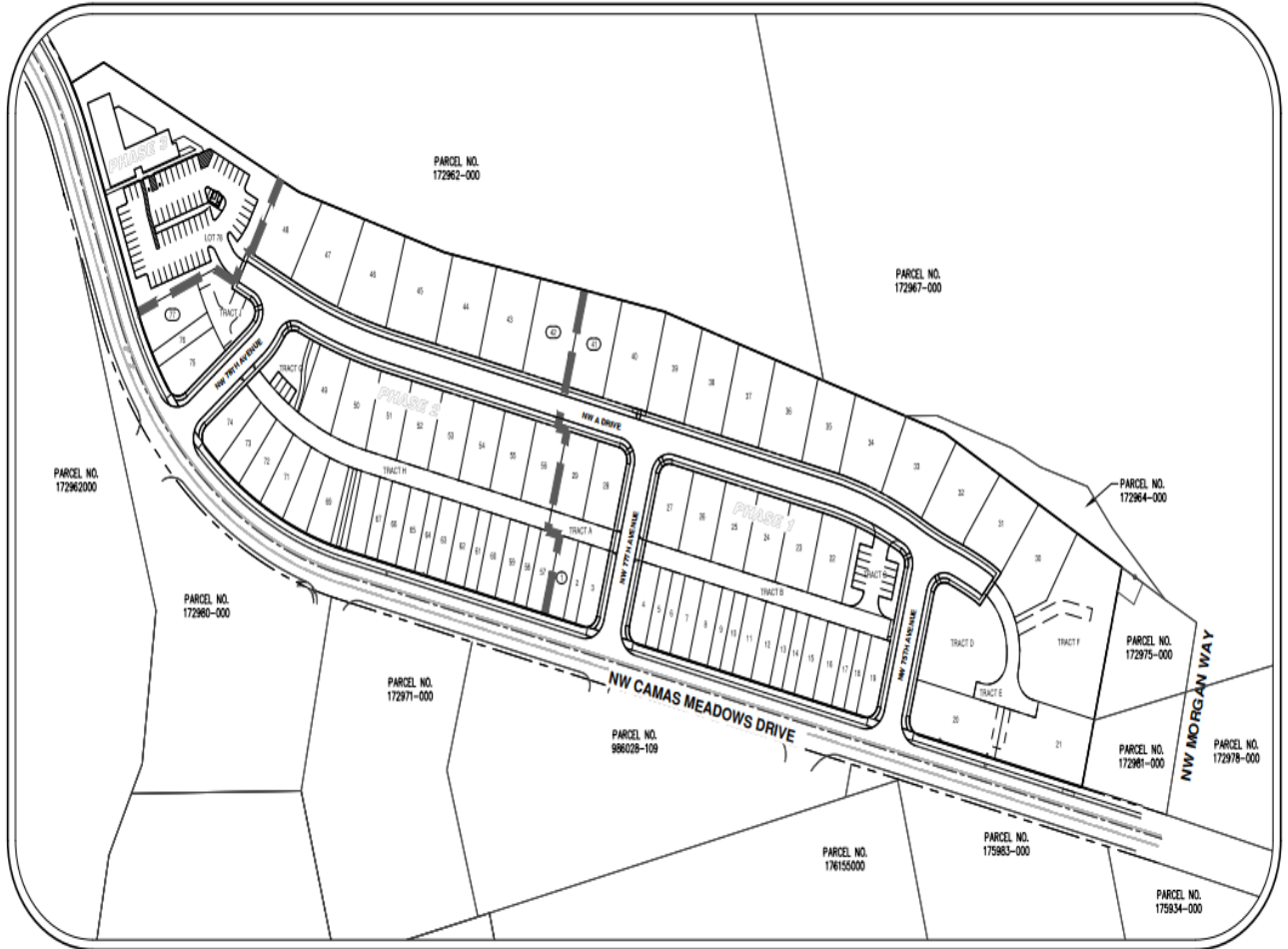
Publication date of this DNS is **June 15, 2023**, and is issued under WAC 197-11-340. The lead agency will not act on this proposal until the close of the 14-day comment period which ends on **June 29, 2023**. Comments may be sent by email to [communitydevelopment@cityofcamas.us](mailto:communitydevelopment@cityofcamas.us) or regular mail to:

City of Camas SEPA Official  
Community Development Department  
616 NE Fourth Avenue  
Camas, Washington 98607

**Responsible Official:** Robert Maul (360) 817-1568

 <hr/> <b>Robert Maul, Planning Manager and Responsible Official</b>	<hr/> <b>June 15, 2023</b> <b>Date of publication</b>
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# 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:**

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.



## A. Background

1. Name of proposed project, if applicable:

**Camas Meadows Subdivision**

2. Name of applicant:

**Romano Development, Inc.**

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

**Applicant:**

**Romano Development, Inc.  
 4600 NE 77th Avenue, Suite 200  
 Vancouver, WA 98662  
 Kess Romano  
 (360) 952-3811  
 kess@romanofinancial.com**

**Contact:**

**Landerholm  
 Steve C. Morasch  
 805 Broadway Street, Suite 1000  
 Vancouver, WA 98666  
 (360) 558-5912  
 stevem@landerholm.com**

**Consultant/SEPA Preparer:**

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

4. Date checklist prepared:

**January 2023**

5. Agency requesting checklist:

**City of Camas, Washington**

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

**The proposed project is anticipated to begin once all permits are obtained in the Summer of 2023**

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

**There are no plans for future additions, expansions, or further activity related to or connected with this proposal at this time.**

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

- **Geotechnical Site Investigation Report**
- **Phase 1 Environmental Assessment**
- **Critical Areas Assessment and Preliminary Oregon White Oak Mitigation Plan**
- **Preliminary Tree Report**
- **Archeology Predetermination**
- **Archaeological Survey**



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- Preliminary Stormwater Technical Information Report
- This State Environmental Policy Act (SEPA) checklist

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

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

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

- Preliminary Subdivision (Type III) Approval
- Preliminary Site Plan (Type II) Approval
- Conditional Use (Type III) Approval
- Final Plat Approval
- Final Site Plan Approval
- Grading Permit
- Engineering Plan Approval
- Erosion Control Plan Approval
- This SEPA Determination

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**The Applicant proposes to subdivide an ±13.81 acre site which includes seven parcels (Clark County Parcel Numbers: 175980000, 172973000, 172963000, 986035734, 986035733, 172970-000, and 986026-906) situated within the City of Camas Mixed Use (MX) zoning designation into ±77 single-family lots and one commercial lot for the future construction of attached and detached single-family homes and a 6,500 square-foot commercial building.**

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

**The site is located on the north side of NW Camas Meadows Drive, southeast of the intersection between NW Camas Meadows Drive and NE Goodwin Road.**

**Address: Unaddressed**

**Clark County Parcel Number: 175980000**

**Abbreviated legal: #64 SEC 28 T2N R3EWM .18A**

**Address: Unaddressed**

**Clark County Parcel Number: 172973000**

**Abbreviated legal: #19 EBERHART SCHUES DLC 1.82A**



**Address: 4525 NE Camas Meadows Drive, Unit B, Camas, WA 98607**  
**Clark County Parcel Number: 172963000**  
**Abbreviated legal: LOT 3B SP 4-046 1.12A**

**Address: 4525 NW Camas Meadows Drive, Unit A, Camas, WA 98607**  
**Clark County Parcel Number: 986035734**  
**Abbreviated legal: LOT 3A SP 4-046 0.88A**

**Address: 4555 NE Camas Meadows Drive, Camas, WA 98607**  
**Clark County Parcel Number: 986035733**  
**Abbreviated legal: LOT 2 SP 4-046 2.22A**

**Address: 4615 NE Camas Meadows Drive, Camas, WA 98607**  
**Clark County Parcel Number: 172970000**  
**Abbreviated legal: LOT 1 SP 4-046 2.58A**

**Address: 4711 NW Camas Meadows Drive, Camas, WA 98607**  
**Clark County Parcel Number: 986026906**  
**Abbreviated legal: #27 EBERHART SCHUES DLC 5.00A**

## B. Environmental Elements

### 1. Earth

a. General description of the site:

**The site is hilly with a steady slope from its southern property boundary (along NW Camas Meadows Drive) to the site's northern boundary (along the 9th hole of Camas Meadows Golf Course).**

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

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

**The site is hilly with a steady slope from its southern property boundary (along NW Camas Meadows Drive) to the site's northern boundary (along the 9th hole of Camas Meadows Golf Course). Slopes on site generally range between 5 percent and 15 percent, with the steepest slopes between 40 percent to 50 percent on a spoils pile and a catch slope for an existing paved area.**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

**According to the USDA Soils Map, the soils on the site are:**

<b>HcB</b>	<b>7.8% Hesson clay loam, 0 to 8 percent slopes</b>
<b>HcD</b>	<b>1.4% Hesson clay loam, 8 to 20 percent slopes</b>
<b>PoB</b>	<b>64.8% Powell silt loam, 0 to 8 percent slopes</b>
<b>PoD</b>	<b>26% Powell silt loam, 8 to 20 percent slopes</b>



**According to Clark County Geographic Information Systems (GIS), the site contains soils that range from prime agricultural soils class III to good agricultural soils. However, the property is within the Mixed Use zone, indicating that the soils do not have long-term commercial significance. Necessary site grading might result in the removal of some agricultural soils.**

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.  
**According to the Clark County GIS MapsOnline, there are no indicators or history of unstable soils. Additionally, GeoPacific did not find any indications of slope instability on site during the geotechnical investigation.**
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.  
**Generally, the subdivision will require grading for roads, utilities, and grading of lots for future residential and commercial development. Estimated grading quantities are: 40,000 cubic yards of cut and 40,000 cubic yards of fill.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
**Yes, erosion, mainly in silt transfer and dust blow-off, may occur during construction. Stormwater and Erosion Control Plans will be prepared and implemented by the Applicant for site improvements, which will meet or exceed the requirements imposed by the Camas Municipal Code (CMC) and the Washington State Department of Ecology (ECY).**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
**Up to ±8.80 acres of the site may be covered with an impervious surface, representing ±64 percent of the project site. The homes built for each lot and the final commercial building layout will determine the final amount of impervious surface. Impervious surfaces include homes, buildings, driveways, streets, parking spaces, and landscape features such as patios and walkways.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
**For proposed site improvements, stormwater and erosion control plans will be prepared and implemented per CMC. Other measures include:**
- **Minimizing disturbance of soils outside of construction area.**
  - **Retaining existing vegetation (to the maximum extent possible).**
  - **Installing sediment fencing on the downhill side of construction.**
  - **Covering soil stockpiles when not in use.**
  - **Applying temporary/permanent vegetative cover to as soon as possible.**
- Any other best management practices (BMPs) as necessary.**

## **2. Air**

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



**Construction equipment and vehicles will generate dust and particulate emissions during the construction period for proposed site improvements. Resident, visitor, delivery, mail delivery, solid waste, and recycling vehicles will generate particulate emissions in the long term. Other potential emission sources include small power tools, including, but not limited to, small gas-powered equipment used for site and landscape maintenance. The quantities of those emissions are unknown.**

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

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

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

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

### 3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

**According to the Clark County GIS MapsOnline, no mapped wetlands, streams, or ponds are on the project site. A natural resource professional with AKS Engineering & Forestry, LLC performed site investigations in March 2022 and confirmed the absence of surface water features and wetlands on the site. Clark County GIS MapsOnline indicates a pond is ±500 feet north of the subject site's northern boundary.**

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.

**As previously mentioned, public maps and a site investigation by a natural resource specialist confirms there are no surface waters within the project site or within 200 feet of the project site.**

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.

**No fill or dredge material will be placed or removed from surface water as a result of this project.**

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

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

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

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



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

**No, the project will not result in discharging waste materials to surface waters.**

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

**According to Clark County GIS MapsOnline, municipal water and stormwater lines are present within NW Camas Meadows Drive and available to the site. Therefore, there is no need for the project to withdraw groundwater for drinking water or other purposes. As shown in the preliminary plans, stormwater will be collected on-site, conveyed to stormwater facilities at the east and west ends of the site for treatment and detention, prior to being released on site at rates approved by the City of Camas. Total quantities are unknown currently.**

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

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

c. Water runoff (including stormwater):

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

**Erosion control measures will manage stormwater runoff during construction activities to control site erosion until soils can be stabilized. Post-development stormwater runoff will be from the paved roads, driveways, and roofs. Stormwater runoff will collect on site. For treatment, planned infrastructure will convey pollution-generating runoff to a stormwater treatment vault. Stormwater will then be sent to a detention pond prior to being release on site at rates approved by the City of Camas.**

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

It is possible that waste materials could enter ground or surface waters in the case of an accidental spill during construction activities or on streets.

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

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

**No, this project will not alter or otherwise affect drainage patterns in the vicinity of the site.**

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

**The project will meet or exceed the CMC and ECY's erosion standards. Development plans include a stormwater management system that will convey surface and runoff to a facility within the proposed development for treatment and detention. Spills will elicit an immediate response, accompanied by appropriate remediation measures.**



#### 4. Plants

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

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

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

**The planned development will remove most of the vegetation on site, including the existing evergreen trees, grass, shrubs, and five Oregon White Oak. AKS Engineering & Forestry has prepared a tree plan and preliminary white oak mitigation plan which demonstrates measures to provide mitigation through the removal of invasive species, planting of Oregon white oak seedlings and 2-inch caliper saplings, and planting a combination of native, fruit-bearing shrubs. The project will also result in the removal of invasive Himalayan Blackberries. The planned residential development will include landscaping consistent with the requirements in CMC.**

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

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

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

**AKS Engineering & Forestry has prepared a tree plan and preliminary white oak mitigation plan which demonstrates measures to preserve as many trees as possible on site, plant new trees with the development, and enhance the vegetation of on- and off-site critical habitat for oak habitat mitigation. The planned development will include landscaping consistent with the requirements in CMC.**

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

**Himalayan blackberry.**

#### 5. Animals

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



Examples include:

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

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

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_

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

**According to the Washington State Department of Fish and Wildlife (WDFW) Priority Habitat and Species (PHS) mapping, there are no threatened or endangered species on the site. PHS Mapping shows the southern edge of the mapped wood duck breeding area ±500 feet north of the site.**

c. Is the site part of a migration route? If so, explain.

**The site is within the Pacific Flyway. This Flyway is the general migratory route for various ducks, geese, and other migratory waterfowl. Neotropical birds, such as Robins, may also seasonally utilize or be near the site.**

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

**The proposed development will protect as many trees on site as possible. Existing wildlife habitats associated with the neighboring golf course will be undisturbed. The development will include landscaping consistent with the CMC standards. Additionally, AKS Engineering & Forestry has prepared a mitigation plan showing off-site habitat enhancement to offset impacts of the residential development.**

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

**No invasive animal species are known to be on or near the site.**

## 6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

**Electricity and/or natural gas will be used for the completed project, which will include standard residential uses such as heating and cooling, lighting, and other appliances.**

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

**It is not anticipated that the project will affect the potential use of solar energy by adjacent properties.**

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

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



## 7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

**Construction will include the use of heavy equipment and a variety of materials. Environmental hazards are limited to standard risks associated with residential construction.**

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

**There is no known contamination at the site from present or past uses.**

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

**There are no known hazardous chemicals or conditions that might affect the project development.**

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

**Construction will incorporate typical construction materials, including gas, diesel, and oil.**

4) Describe special emergency services that might be required.

**This project is unlikely to require special emergency services. The site is within the City of Camas jurisdiction. Fire, police, and EMS service is available to the project site.**

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

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

b. Noise

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

**The project site abuts NW Camas Meadows Drive to the south and Camas Meadows Golf Course to the north. Future occupants of the planned residential development will likely hear noise from traffic on the public road and nearby recreational activities. It is unlikely noise generated from these activities will have an adverse effect.**

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

**Construction on the site will create short-term construction noise. Visitor, resident, mail delivery, deliveries, and solid waste and recycling vehicles will create some noise in the long-term. Other long term noise sources include typical residential noises, such as small power tools including, but not limited to, gas-powered equipment used for site and landscape maintenance.**





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

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

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

## 8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

**The subject site is currently vacant. Surrounding properties to the north and east are occupied by the Camas Meadows Golf Course and associated facilities. The property to the west is vacant. NW Camas Meadows Drive abuts the site to the south and southwest. A business office park including four buildings and off-street parking spaces occupies the properties to the south (across NW Camas Meadows Drive).**

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?

**Historic aerial imagery indicates that there have been no changes to the site since the Camas Meadows Golf Course (circa 2000). It does not appear the site was ever a working farm or forest land. The mixed-use zoning designation indicates that there is no long-term commercial significance for agricultural or forest uses.**

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

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

c. Describe any structures on the site.

**The site has some above-ground utilities. No structures are present on the subject properties.**

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

**No structures are present on the subject properties.**

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

**The property is zoned Mixed Use (MX) with no overlay zones.**

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

**The property has a comprehensive plan designation of Commercial.**



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

**The property is not within a shoreline master program designation.**

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

**According to Clark County GIS MapsOnline, there are no critical areas on site and the property is not within Critical Aquifer Recharge Area according to the City of Camas CARA map. A site investigation identified Oregon white oak habitat on site and confirmed there are no other critical areas on site. Wetlands and habitat areas were identified ±500 feet to the north of the project site.**

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

**Seventy-seven residential lots are proposed with this application. Assuming 2.8 people per residence, ±215 people will reside in the completed project. At this time, it is unknown how many people will work at the completed commercial portion of the project.**

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

**The subject properties are vacant. The project is not anticipated to displace any people.**

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

**The project will create a net increase in the number of housing units available on the project site.**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

**Proposed measures include approval through the City of Camas Subdivision and Site Plan review processes, including a condition use and design review. The proposed development meets the minimum and maximum density requirements of the underlying zone, as well as the intent of the City of Camas Comprehensive Plan.**

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

**Proposed measures include approval through the City of Camas Subdivision and Site Plan review processes.**

## 9. Housing

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

**Seventy-seven middle income housing units will be provided.**

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

**No middle-income dwelling units will be eliminated.**

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

**The project will provide a net gain in the number of housing units available on the project site. The applicant will pay applicable impact fees.**



## 10. Aesthetics

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

**The subject properties are within the City of Camas Mixed Use (MX) zoning district. According to CMC 18.09.030, Table 1, the MX zone does not have a maximum building height. The project involves attached and detached single-family residential dwelling units. Dwellings are not anticipated to exceed 40 feet in height.**

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

**Views from surrounding properties to the site would be altered by the future of the development.**

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

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

## 11. Light and Glare

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

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

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

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

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

**There are no known existing off-site sources of light or glare that will affect the project.**

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

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

## 12. Recreation

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

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

- **Camas Meadows Golf Club is immediately adjacent to the site.**
- **Heritage Trail trailhead is located on NE Goodwin Road ±0.5 miles to the northwest.**
- **Lacamas Lake and Heritage Park are located ±3.0 miles to the east.**

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

**The proposed project will not displace any existing recreational uses.**

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

**The applicant will pay park impact fees.**



### 13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

**An Archaeological Predetermination was completed by Applied Archaeological Research, Inc., on May 11, 2022. No buildings or structures more than 45 years old were identified on the project site. According to the predetermination, the subject site is within an existing archaeological site; therefore, a formal study of the development site must occur. AAR has completed an archaeological study and submitted to the Department of Archaeological and Historic Preservation (DAHP).**

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.

**The project site was identified as being located within an archaeological site. AAR has completed two archaeological study and submitted to DAHP for review.**

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

**In completing the Archaeological Predetermination, AAR completed a site visit in April of 2022. The site was walked in a series of east to west transects spaced no more than 10 meters apart. AAR also completed records research for the site and the surrounding area using files recorded with DAHP. The predetermination was sent to local Tribes, and an archeological site study will also be completed by AAR. For the first study, AAR completed site work in September of 2022, which included shovel test pit grids, larger quarter test unit excavations, and larger test unit excavations. For the second study, AAR completed site work in January of 2023, which included shovel test pit grids, larger quarter test unit excavations, and larger test unit excavations.**

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

**No loss, change, or disturbance is proposed to any resource. An archaeological study will be completed by AAR to ensure disturbance or losses are avoided or minimized. The project will follow requirements from DAHP and the City of Camas.**

### 14. Transportation

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

**The site gains access from NW Camas Meadows Drive along the south boundary that provides connections to the greater transportation networks to the east and west.**

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

**The site is not served by public transit. The nearest stop is Mill Plain at SE 192nd Avenue ±2 miles southwest of the site.**



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

**Two off-street parking spaces are required for each single-family dwelling unit. Each lot is anticipated to provide a minimum of two off-street parking spaces, and up to four off-street parking spaces. Additionally, 15 parking spaces are provided in a common parking area. The commercial lot is proposed to have 66 parking spaces to accommodate the proposed commercial building. The development will provide a minimum of ±220 parking spaces.**

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

**The project includes the construction of three public streets, two alleys, and two private accesses. The public streets will be constructed to the applicable local/sprinkled road standards with 52 feet of right-of-way, 28 feet of pavement, 7-foot planter strips, and 5-foot detached sidewalks. The development includes three street connections to NW Camas Meadows Drive. The alleys will be private and owned by the HOA and will have 26 feet of pavement. The private accesses will be owned by the HOA and have 20 feet of pavement.**

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

**The project will not use or occur near water, rail, or air transportation.**

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

**The Applicant's Transportation Engineering Consultant, H. Lee & Associates, PLLC, prepared a Transportation Impact Study (TIS). The TIS determined that a subdivision with up to 77-lots (37 detached and 40 attached) and a commercial lot with a 6,600 square foot building would generate 955 average daily trips with 50 a.m. peak-hour trips and 107 p.m. peak-hour trips. The Institute of Traffic Engineers Trip Generation Manual 11th Edition was used for the study. The commercial use will generate small delivery truck trips. The total number of those trips is unknown, but not anticipated to create additional impact.**

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

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

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

**The applicant will pay applicable traffic impact fees and comply with City of Camas road standards.**



## 15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

**Yes, a net increase of ±77 dwelling units will cause an incremental increase in the need for all public services.**

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

**The appropriate impact fees will be paid.**

## 16. Utilities

a. Circle utilities currently available at the site:

**electricity, natural gas, water, refuse service, telephone, sanitary sewer** septic system, other \_\_\_\_\_

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

**Water and Sewer Service: City of Camas**

**Electricity: Clark Public Utilities**

**Refuse Service: Waste Connections**


**Natural Gas: Northwest Natural**

**Internet/Telephone: Various providers available (Xfinity, CenturyLink)**



**C. Signature**

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

Signature:  Name of signee: Michael Andreotti, RLA

Position and Agency/Organization: Land Use Planner, AKS Date Submitted: 03/31/2023