

**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: July 7, 2022

To Whom It May Concern:

Please find enclosed a Mitigated Determination of Non-Significance (MDNS) for **Camas Station (SEPA22-07)** 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 narrative
- Site drawings and architectural elevations
- Traffic Report
- Tree Survey
- SEPA checklist
- Preliminary Stormwater Report
- Geotechnical 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 MDNS 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  
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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 & 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  
Mitigated Determination of Non-Significance

**CASE NO:** SEPA 22-07 Camas Station

**APPLICANT:** Howard Bode  
CK Designs, LP  
2689 Red Arrow Drive  
Las Vegas, NV 89135

**REQUEST:** Construction of 7,360 square foot convenience store/car wash, a 12-pump fueling island, a 3,900 square foot coffee shop drive thru/retail building, a 2,800 square foot retail building including associated landscaping, parking, utilities, and other improvements.

**Location:** Northwest corner of the intersection of NW 16<sup>th</sup> Avenue and NW Brady Road

**Legal Description:** The property is located in the NW ¼ of Section 9, Township 1 North, Range 3 East, of the Willamette Meridian; and described as parcel 127357000

**SEPA Determination:** Mitigated Determination of Non-Significance (MDNS)

**Comment Deadline:** July 21, 2022, 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:**

**Mitigated Determination of Non-Significance (MDNS).** 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 MDNS is **July 7, 2022** and is issued under WAC 197-11-350. The lead agency will not act on this proposal until the close of the 14-day comment period, which ends on **July 21, 2022**. 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



Robert Maul, Interim Community Development  
Director and Responsible SEPA Official

**July 7, 2022**

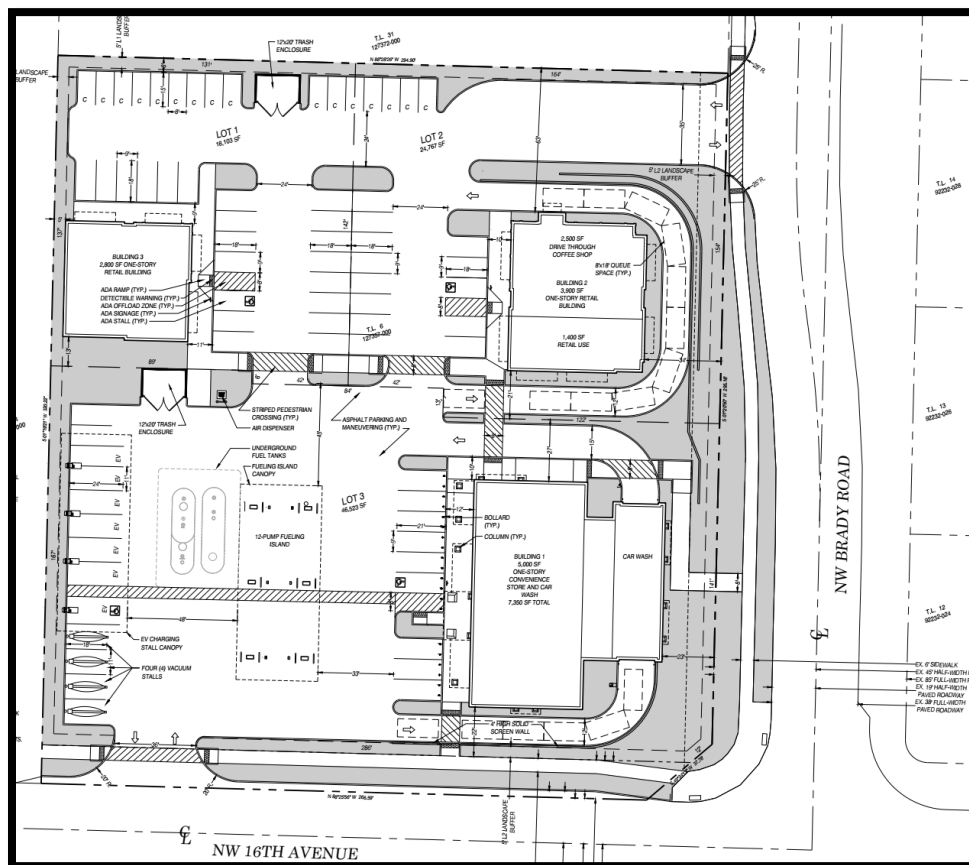
**Date of publication**

**SEPA Mitigation Measure for Camas Station (SEPA22-07)**

The City of Camas has identified impacts by the proposed project that requires mitigation. In addition to the requirement that the development must comply with all City of Camas zoning and development regulations, the following SEPA condition of approval applies:

**B) ENVIRONMENTAL ELEMENTS****2) Air**

Condition: The applicant shall secure all necessary permits for emissions from the Southwest Clean Air Agency and as required by any other local, state and federal agency.





Community Development  
616 NE Fourth Avenue • Camas, WA 98607  
(360) 817-1568  
<http://www.cityofcamas.us>

## **SEPA ENVIRONMENTAL CHECKLIST**

**UPDATED 2016**

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:*** [\[help\]](#)

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: [\[help\]](#)

**Camas Station**

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

**CK Designs, LP**

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

**Applicant:**

**CK Designs, LP  
2689 Red Arrow Drive  
Las Vegas, NV 89135  
Ph: (760) 518-8568**

**Contact:**

**Olson Engineering, Inc.  
Attn: Mike Odren  
222 E. Evergreen Blvd.  
Vancouver, WA 98660  
mikeo@olsonengr.com  
(360) 695-1385**

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

**January 2022**

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

**City of Camas, Washington**

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

- **Construction of the first phase of the project will likely occur upon approval of all applicable reviews and permits. Construction phasing shall generally follow the phasing as indicated below. Phasing may be adjusted depending on future tenant requirements, construction related issues, market conditions, etc. Even though phasing is listed as Phases 1-3, phasing shall not necessarily follow any predetermined order and some phases may be constructed simultaneously. Infrastructural improvements shall be constructed with each phase to provide for life safety which includes, but is not limited to, installation of fire hydrants, vehicular drive aisles for emergency vehicle access, parking stalls, etc. each sufficient to support each phase. Please see below a description of each phase:**
  - **Phase 1 – Building 1/5,000 square foot convenience store, car wash and fueling facility.**
  - **Phase 2 – Building 2/3,900 square foot retail building which includes a 2,500 square foot drive through coffee shop and 1,400 square foot retail space.**
  - **Phase 3 – 2,800 square foot retail building.**

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. [\[help\]](#)

**Stormwater Report – Olson Engineering, Inc.**  
**Geotechnical Site Investigation – Hart Crowser, Inc.**  
**Traffic Impact Study – Lancaster Mobley**  
**Tree Survey – Olson Environmental, LLC**  
**SEPA Environmental Checklist – Olson Engineering, Inc.**  
**Stormwater Pollution Prevention Program – Olson Engineering, Inc.**

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

**No other permits are currently pending that the Applicant is aware of.**

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

<b>Preliminary Site Plan Approval</b>	<b>Design Review Approval</b>
<b>Conditional Use Permit Approval</b>	<b>Short Plat Approval</b>
<b>NPDES Permit</b>	<b>Stormwater Pollution Prevention Program</b>
<b>Engineering Plan Approval</b>	<b>Erosion Control Plan Approval</b>
<b>Grading Plan Approval</b>	<b>Grading Permit</b>
<b>Stormwater Plan Approval</b>	<b>SEPA Determination</b>

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 seeks Site Plan, Short Plat, Conditional Use and Design Review approval to develop the following on an approximately 2.16 acre parcel:**

- **An approximately 5,000 square foot, one-story convenience store and car wash (with a total square footage of approximately 7,350 square feet) and associated 12-pump fueling island, electric vehicle charging stalls and vacuum stalls;**
- **An approximately 3,900 square foot, one-story building containing a 2,500 square foot drive through coffee shop and 1,400 square retail space;**
- **An approximately 2,800 square foot, one-story retail building;**
- **A three-lot short plat;**
- **Associated parking, utilities and other infrastructural improvements.**

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

The site is located at the northwest corner of the intersection of NW 16th Avenue and NW Brady Road, Camas, Washington, in the CC (Community Commercial) zoning district. The property is further identified as Tax Lot 6, tax assessor's serial number 127357000, located in the Northwest ¼ of Section 09, Township 1 North, Range 3 East of the Willamette Meridian, Clark County. The site is 2.16 acres (94,090 square feet) according to Clark County GIS, 2.16 acres (94,086 square feet) according to a survey by Minister & Glaeser Surveying, Inc.

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

### 1. Earth

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

**Topographic survey information provided by Minister & Glaeser Surveying, Inc. indicates the steepest slope on site is about 9%.**

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

**According to Clark County GIS data, the soils on the site consist of PoB (Powell silt loam, 0 to 8 percent slopes) 97.8% and PoD (Powell silt loam, 8 to 24 percent slopes) 2.2% of the site.**

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

**No.**

- 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 building pads, parking lot, install underground fuel tanks and utility improvements. Approximately 2,000 cubic yards of fill is anticipated. Fill will be procured from an approved site. The approximate amount of grading is approximately 6,500 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 are not implemented. Stormwater and Erosion Control Plans will be prepared and implemented by the Applicant, which will meet or exceed the requirements imposed by Camas Municipal Code and the 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 85% of the site will be covered with impervious surface following project construction. This includes the proposed buildings, parking lot, and sidewalks.**

- 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 City of Camas code for site improvements. Other measures include minimal disturbance of soils outside of construction area, install sediment fencing on downhill side of construction, soil stockpiles to be covered when not in use and temporary permanent vegetative cover shall be applied as soon as possible.**

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

**Construction equipment and vehicles will generate dust and particulate emissions during the construction period. Tenant, employee, patron, delivery trucks, mail delivery, solid waste and recycling vehicles will generate particulate emissions in the long-term. Other 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.**

**Emissions generated by the gas station will meet all local, State and Federal standards and regulations regarding the release of odors and emissions.**

- 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 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-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

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

**No.**

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

**Not applicable.**

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

**Not applicable.**

- 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 groundwater will be withdrawn from a well for drinking water or other purposes. Stormwater will be discharged into the City of Camas' stormwater system located in NE 3<sup>rd</sup> Avenue. No impacts to groundwater will occur.**

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

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

The proposed development intends to collect and treat runoff for stormwater generated from the property as well as from portions of the right-of-way along NW 16<sup>th</sup> Avenue. Runoff collected from pollution generating impervious surfaces shall receive enhanced treatment and phosphorous removal via biopod facilities prior to being detained in an underground detention facility. Existing on-site soils are poor and are not conducive to infiltration. Stormwater shall be treated, detained, and then conveyed at a reduced flow rate to an existing city stormwater network to the northeast corner of the property along NW Brady Road. The stormwater facilities will be designed to meet the requirements of the City of Camas Stormwater Ordinance and Washington State Department of Ecology standards. The stormwater facilities will be owned and maintained by the Applicant. Calculations and information regarding the drainage facilities are included in the Stormwater Report prepared by Olson Engineering, Inc.

Water used in the car wash will be recycled for reuse. Waste water from the car wash will be routed to the sanitary sewer after possible treatment through an oil/water separator.

The fueling island will be covered. However, a dead end sump with an oil/water separator will collect any stormwater that does fall onto the fueling island.

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 occur 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.

A spill plan will be developed meeting local, state and federal requirements for any fuel spills from the fueling facility.

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

No.

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

This 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: alder, maple, aspen, other Ash, Hawthorn, Holly  
☐ 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 Blackberry, English Ivy

**Refer to Tree Survey, as prepared by Olson Environmental, LLC, dated January 31, 2022, for more information regarding existing vegetation.**

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

**All existing vegetation will be removed in areas to receive construction activities.**

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

**Landscaping, with the use of both ornamental and possibly native plants, will be installed throughout the project. Additionally, the project will exceed the minimum tree unit requirement of 20 tree units per acre. Refer to the Preliminary Landscape Plan for more information.**

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

**None.**

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

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

mammals: deer, bear, elk, beaver, other:

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

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

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

- 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, which includes ornamental and native 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 known.**

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

**Typical commercial uses of electricity, and possibly natural gas, will be required for the completed project. Gasoline will be sold on site.**

- 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**

- 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.**

**There is a risk of fire and explosion and spills of gasoline inherent with a gas station. Any spills will be contained within a dead end sump with an oil/water separator. A Spill Prevention Plan will be developed meeting local, state and federal requirements. The project will also meet all local, state and federal regulations regarding safety features to reduce the risk of fire and explosions to the greatest extent possible including, but not limited to, an emergency shut off valve.**

- 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.

**None.**

- 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.

**Heavy equipment and a variety of materials will be utilized to construct the project. Gasoline will be sold at the site.**

- 4) Describe special emergency services that might be required.

**No special emergency services will be required. The project area is within the City of Camas and is currently served by fire, police and EMS providers.**

- 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. A spill control plan will be developed for the fueling facility.**

#### **b. Noise**

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

**Existing traffic noise from adjacent roadways may be heard, but it should not adversely 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. [\[help\]](#)

**Construction on the site will create short-term construction noise. Per CMC 9.32.050, 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.**

**Tenant, patron, employee, truck delivery, mail delivery, deliveries and solid waste and recycling vehicles will create some noise in the long-term. Other long term noise sources include small power tools including, but not limited to, small gas-powered equipment used for site and landscape maintenance.**

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

**Per CMC 9.32.050, 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

- 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 subject parcel is currently vacant and unused.**

**Adjacent property uses includes the following:**

- **Park use on NP zoned property to the south (across NW 16<sup>th</sup> Avenue);**
- **Commercial use on Regional Commercial zoned property to the west;**
- **Vacant Regional Commercial zoned property to the north;**
- **Single-family residential uses to the east (across NW Brady Road).**

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

**The past uses of this property are unknown by the Applicant. There is no known agricultural or forest land of long-term commercial significance proposed for conversion on-site.**

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

**No.**

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

**None.**

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

**As there are no structures on the site, this does not apply.**

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

**CC (Community Commercial)**

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

**Commercial.**

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

**Not Applicable.**

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

**No.**

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

**Up to 50 people could work in the completed project.**

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

**None.**

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

**Not applicable.**

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

**With approvals of a Preliminary Site Plan, Short Plat, Conditional Use Permit and Design Review applications, as well as engineering approval, the proposed plan will comply with the City of Camas' zoning ordinance and Comprehensive Plan, as well as applicable City of Camas infrastructure and utility standards.**

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

**There are no nearby or adjacent agricultural or forest lands of long-term commercial significance.**

## 9. Housing

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

**None.**

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

**Not applicable.**

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

**The tallest height of the buildings will be approximately 27 feet. The height of the fueling canopy will be approximately 27 feet. The principal exterior building materials will be structural brick.**

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

**Views across the site may be altered, and adjoining properties may be able to see some or all of the proposed building.**

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

**Landscaping and architectural elements.**

## 11. Light and glare

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

**Typical commercial/retail parking lot, building, sign and fueling canopy 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 will not constitute a safety hazard.**

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

**There are some amounts of light levels generated offsite but 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. Intensity of lighting will be kept at a level to assure safety on the site, but will meet all applicable City of Camas light shielding and glare reductions.**

## 12. Recreation

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

**Designated or informal recreational opportunities in the immediate vicinity include the following:**

- **Prune Hill Sports Park and Prune Hill Elementary School located to the south across NW 16<sup>th</sup> Avenue;**
- **Ash Creek Park located approximately ½ mile to the northeast;**
- **Discovery High School and Odyssey Middle School located approximately ½ mile to the west.**

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

None.

### 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 located on or near the site? If so, specifically describe. [\[help\]](#)

No.

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

Not to the Applicant's knowledge.

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

**The City of Camas consulted with the Department of Archaeology and Historic Preservation. As there are no known archaeological sites within a ¼ mile radius of the site, an archaeological predetermination was not required. An email provided from Lauren Hollenbeck, City of Camas Senior Planner, to Mike Odren with Olson Engineering, Inc., dated January 4, 2022, indicated the following response Ms. Hollenbeck received from the Department of Archaeology and Historic Preservation (DAHP) regarding whether an archaeological predetermination was required for this project:**

*“4345 NW 16<sup>th</sup> Avenue – no, a predetermination survey was conducted on parcels 127367-000, 127372-000, and 127357-000 in 2019, which includes this address. A historical period archaeological site was found, but was determined to be NOT eligible for the National Register of Historic Places, and therefore it can be removed without further archaeological oversight.”*

**Based on this response, an archaeological predetermination is not required for this project.**

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

**In the event 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

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

**The site is bordered on the east by NW Brady Road and on the south by NW 16<sup>th</sup> Avenue. The site will be accessed by a new driveway off NW 16<sup>th</sup> Avenue near the west property line and a new driveway off NW Brady Road new the north property line.**

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

**The site is is served by public transit via The Current by C-Tran. The nearest transit stop is at the Fisher's Landing Transit Center approximately 2.5 miles to the west.**

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

**The project will have approximately 81 parking stalls, which includes one stall at each of the fueling pumps. No stalls will be eliminated.**

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

**Half-width street improvements along the north side of NW 16<sup>th</sup> Avenue, including pavement widening, curb and gutter, sidewalk, landscaping and stormwatwer, will be required with this project,**

- 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 Transportation Impact Study, as prepared by Lancaster Mobley, dated February 2, 2022, was prepared for this project. It indicates the amount of traffic the proposed development will generate, impact to the surrounding transportation system and any mitigation measures required to address traffic impacts. The proposed project is estimated to generate 4,749 Average Daily Trips, 543 new a.m. peak hour trips (274 in and 269 out), and 408 net p.m. peak hour trips (203 in and 205 out).**

Estimates of average daily, a.m. peak and p.m. peak hour vehicle trips for the project were obtained from ITE Trip Generation, 11<sup>th</sup> Edition. Morning peak volumes occur from 7:45-8:45 a.m. and evening peak volumes occur from 5:00-6:00 p.m. The percentage of the volume as commercial or nonpassenger vehicles is unknown.

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

**Pay traffic impact fees, comply with City of Camas road standards for improvements along NW 16<sup>th</sup> Avenue, and meet any mitigation measures as proposed by the traffic engineer and/or as the project is conditioned.**

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

**Yes, an increase in public services may result from the development of a currently vacant parcel.**

- 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, impact fees, property taxes and other municipally imposed taxes and fees.**

## 16. Utilities

- 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 (if used) by Northwest Natural.**

### Water

**This project will require connections to the existing potable water system owned by the City of Camas. The proposal to extend the water system to the site is consistent with the adopted Water Systems Plan. The water system is designed to provide adequate flow to the site (including fire). Compliance with CMC Title 13 has been demonstrated in the preliminary utility plan provided for in the preliminary engineering that identifies how water and water service will be extended to the future**

**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 Howard Bode Howard Bode

Position and Agency/Organization General Partner

Date Submitted: 2/2/22

development areas of the site. The City has sufficient water capacity to serve this project.

The development proposes to tap three new water services with water meters to service the proposed commercial structures with two along NW 16<sup>th</sup> Avenue and one proposed along NW Brady Road. Additionally, a new water line is proposed to service a new onsite fire hydrant along NW 16<sup>th</sup> Avenue. The subject property has an existing 12-inch water main located along NW 16<sup>th</sup> Avenue and an 18-inch DIP water main along NW Brady Road.

#### **Sanitary Sewer**

The sanitary sewer will be extended to serve the site. Septic tanks will be installed to capture sewer solids and a connection will be made to the existing sewer system located either within NW Brady Road. An existing 6-inch STEP sewer lateral stub is located in the northeast portion of the site and is connected to an 10-inch STEP sewer main within NW Brady Road. A septic tank is proposed for each respective commercial structure. A grease interceptor is proposed to supplement one of the proposed convenience store/car wash structures. Effluent received from the septic tanks shall be collected and sent to the public sewer system via an onsite STEP sewer facility.