COMMUNITY DEVELOPMENT DEPARTMENT
616 NE 4th Avenue
Camas, WA 98607
www.ci.camas.wa.us

Date Published: November 6, 2025

To Whom It May Concern:

Please find enclosed a Determination of Non-Significance (DNS) for **Village at North Shore (SUB25-1008)** that was issued pursuant to the State Environmental Policy Act (SEPA) Rules, Chapter 197-11, Washington Administrative Code. The enclosed review comments reflect evaluation of the environmental checklist by the lead agency as required by WAC 197-11-330(1)(a)(i).

The following materials were submitted with the initial application:

- Narrative
- Site Plan
- Traffic Report
- Tree Survey
- SEPA Checklist
- Critical Areas Report
- Preliminary Stormwater Report
- Geotechnical Report
- Mitigation Plan
- Mailing Labels
- Title Report
- 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

Distribution:

Applicant
C-Tran
Camas School District
Camas Building Official, Brian Smith
Camas Engineering Department Managers and Staff
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Camas Finance Director, Cathy Huber Nickerson
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Cultural Resource Program, Cowlitz Indian Tribe
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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: SUB25-1008 Village at North Shore

APPLICANT: AKS Engineering & Forestry
Michael Andreotti
9600 NE 126th Ave Suite 2520
Vancouver, WA 98682

REQUEST: Develop a subdivision with 102 single-family residential lots, mixed-use buildings and apartments.

LOCATION: 313 SE Leadbetter Road and 305 SE 252nd Avenue
Camas, WA 98607

LEGAL DESCRIPTION: The project is located in the City of Camas in the NE ¼ of Section 34 Township 2 North, Range 3 East, of the Willamette Meridian; and described as parcels 177885000 and 17817500

SEPA DETERMINATION: DETERMINATION OF NON-SIGNIFICANCE (DNS)

COMMENT DEADLINE: NOVEMBER 20, 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).

Published in the Post Record on November 6, 2025 Legal Publication #1046870
Posted at Camas City Hall, Camas Library, City of Camas website at: http://www.cityofcamas.us
Mailed to property owners within 300-feet on November 5, 2025

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 **November 6, 2025**, 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 **November 20, 2025**. Comments may be sent by email to communitydevelopment@cityofcamas.us or regular mail to:

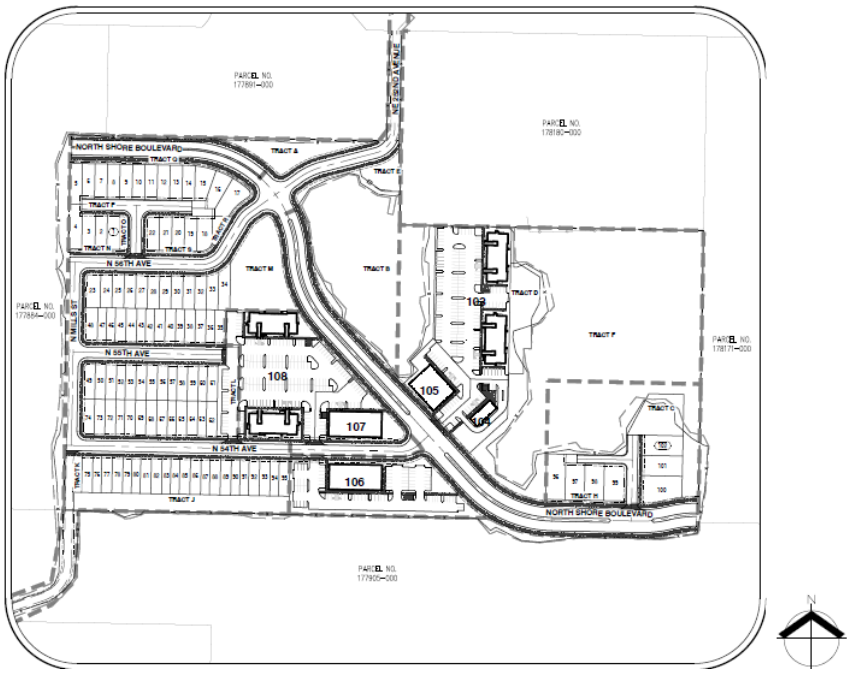
City of Camas SEPA Official
Community Development Department
616 NE Fourth Avenue
Camas, Washington 98607

Responsible Official: Robert Maul (360) 817-1568

Robert Maul, Planning Manager and Responsible Official

November 6, 2025
Date of publication

Preliminary Site Plan



VICINITY MAP

N.T.S.

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

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2016

Purpose of checklist:

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

***Instructions for applicants*:**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

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:
Village at North Shore

2. Name of applicant:
HSR DEV-MILLS, LLC

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

Applicant:	Contact:
HSR DEV-MILLS, LLC	AKS Engineering & Forestry
Attn: Andy Swanson	Attn: Michael Andreotti
19120 SE 34th Street, Suite 103	9600 NE 126th Avenue, Suite 2520
Vancouver, WA 98683	Vancouver, WA 98682
andy@hsr-capital.com	andreottim@aks-eng.com
(503) 936-8514	(360) 882-0419

4. Date checklist prepared:
July 2025

5. Agency requesting checklist:
City of Camas

6. Proposed timing or schedule (including phasing, if applicable):
The project is anticipated to begin construction as soon as all permits are obtained. This project is proposed to be constructed in up to six phases, with full site grading to occur with the first phase. The phases have been numbered in the Proposed Development Plans for reference and not for intended construction sequencing. Depending on market conditions and potential timing of required off-site improvements, it may be necessary for the Applicant to combine phases, or construct phases out of the sequence shown on the plans.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Off-site roadway improvements will occur with this project. The improvements include paving and widening where necessary NE 252nd Avenue and NE 3rd Street, both of which are existing county roads providing access to the subject site. There will also be offsite utility construction for water and sanitary sewer, including work in Leadbetter Road.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
- Geotechnical Report (Columbia West)
- Preliminary Stormwater Technical Information Report (AKS Engineering & Forestry (AKS))
- Transportation Impact Study (Kittleson & Associates)
- This SEPA Checklist (AKS Engineering & Forestry (AKS))
- Archaeological Pre-Determination (Applied Archaeological Research, Inc. (AAR))
- Critical Areas Reports and Wetland Buffer and Oak Mitigation Plan (Ecological Land Services (ELS))

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None known.

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

- Type III Preliminary Subdivision Approval
- Final Engineering Approval
- Preliminary Site Plan Approval
- Grading Permit
- Erosion Control Plan Approval
- Final Plat Approval
- SEPA Determination
- Critical Area Permit Approval
- Major Design Review Approval
- Fire Department Blasting Permit

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 two parcels into 61 single-family attached lots, 41 single-family detached lots, six mixed-use lots containing 140 multifamily apartment units and ±30,250 square feet of commercial lots. Tracts for stormwater, open space, and critical area protection will be created with this project.

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 addressed as 303 SE Leadbetter Road and 305 SE 252nd Avenue, Camas, WA 98607

Tax Lots: 177885-000 and 178175-000 in the NE and NW ¼, S35 and S34, T2N, R3E

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

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

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

According to Clark County Geographic Information Systems (GIS), there are slopes between 15 and 25 percent on parcel 177885-000 and slopes between 25 and 40 percent on parcel 178175-000.

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 Geotechnical Engineering Study, the subject site contains mostly Lauren very gravelly loam, Olympic Stoney Clay Loam, Vader Silt Loam, and a small pocket of Lauren loam along the north property boundary. These are generally soils that are not suitable for agriculture and the site is not being used for agricultural purposes.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

According to Clark County Geographic Information Systems (GIS), there are slopes between 15 and 25 percent on parcel 177885-000 and slopes between 25 and 40 percent on parcel 178175-000. The average slope across the site is less than 15 percent. A Geotechnical Engineering Study, prepared by Columbia West, dated October 17, 2023, notes that while there is a presence of steep slopes on site, the slopes do not meet the definition of a landslide hazard according to Camas Municipal Code, Section 16.59.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Site grading will occur to construct lots, roads, and utility improvements. Due to the presence of shallow bedrock, blasting will also occur with the grading. The Applicant proposes to remove all surface vegetation and stockpile topsoil within the disturbed area to perform the necessary site grading. The disturbed area totals ±27.76 acres with estimated grading quantities of ±199,000 cubic yards of cut and ±68,000 cubic yards of fill. Fill material will come from on-site sources or approved off-site sources if necessary. Excess material needing to be hauled off-site will be taken to an approved location.

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

Yes, erosion is possible during construction in the form of silt transfer and dust blowoff. Stormwater and Erosion Control Plans will be prepared and implemented by the Applicant for the site improvement, which will meet or exceed the requirements imposed by the City of 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)?

Approximately 21.03 acres of the site, ±58.3 percent, of the gross site area may be covered with impervious surfaces. This includes homes, multi-family buildings, a mixed-use buildings, driveways, streets and sidewalks, and parking areas.

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

Stormwater and Erosion Control Plans will be prepared and implemented in accordance with CMC and ECY standards.

2. Air

i. 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 and blasting will generate dust and particulate emissions during the construction period. Resident, employee, visitor, delivery, mail delivery, and waste management 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.

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

Off-site sources of emissions or odor near the project site are exhaust emissions from vehicles traveling along the adjacent streets, and the surrounding farm properties. These sources are not anticipated to impact this project. There are no other known sources or emissions or odors that will impact the site.

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

If necessary, water will be utilized for dust control as needed during the construction of the proposed site improvements. Emissions control measures for vehicles and equipment are regulated under CMC, ECY, and U.S. Environmental Protection Agency (EPA) standards. 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.

Ecological Land Services, Inc. (ELS), has prepared two Critical Areas Reports and a Wetland Buffer Modification & Mitigation for the site. Both reports were completed in May 2025, and collectively, the reports cover the entirety of the site. The reports identified multiple wetlands, Oregon white oaks, a stream, and two herbaceous balds within the project area. Those Critical Areas Reports are included in this application package. Wetland buffer modifications and critical area mitigation plans are identified in the Wetland Buffer Modification & Mitigation Plan. Refer to the Critical Areas Reports and Wetland Buffer Modification & Mitigation Plan for additional information.

Lacamas Lake and the associate shoreline exist south of the site. Utilities and a pedestrian pathway will extend from the site to SE Leadbetter road just north of the lake and with the Medium Intensity shoreline designation.

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.

The proposed development will occur within 200 feet of the described water. Work will include site grading and construction for lots, roads, and stormwater facilities, construction of homes, construction of a pedestrian path, and construction of utilities. No work will occur over or in the described waters.

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 the wetland as part of this project.

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

No surface water withdrawals or diversions are required with this project.

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

No, the project is not within a 100-year flood plain.

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, this project does not involve any discharge of 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.

There is an existing well on-site that provides water service to parcel 178180-000. That water well will be retained with this project. The quantity of water withdrawn is unknown at this time. The planned project will not withdraw water from this well and will be connect to the City public water system.

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 will decommission any existing on-site septic systems. No waste materials from septic tanks or other sources will be discharged into the ground with this project.

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.

The subject site has two drainage basins for stormwater. Stormwater runoff generated in the southwest portion of the site will be collected and conveyed to stormwater vaults for mechanical treatment. Treated stormwater will be transported to a planned stormwater main, that will be located in the off-site utility access easement tract. Treated stormwater will be discharged directly into Lacamas Lake at existing discharge points using the large water body exemption for stormwater discharge. Stormwater runoff generated by the northeast portion of the site will be collected on-site and conveyed to stormwater vaults for mechanical treatment. Treated stormwater will be transferred to detention ponds for flow control, prior to being discharged to an existing stream and natural area in the northeast corner of the site and wetland in the center of the site. All stormwaters will be discharged at rates allowed by City of Camas. The stormwater system is designed per the Washington State Department of Ecology (ECY) 2024 *Stormwater Management Manual for Western Washington* (SWMMWW). Refer to the Preliminary Stormwater Technical Information Report (TIR) and Preliminary Engineering Plans included with this application for more information.

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

No waste materials are proposed to enter ground or surface waters as part of this application. Fuels, such as diesel or gasoline, could potentially spill on the site during the construction of the project. 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.

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

The proposed project will not alter or affect the drainage patterns in the vicinity of the site.

e. 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 erosion control and stormwater standards. The stormwater generated by the proposed impervious surfaces will be collected, treated, and discharged at rates allowed per the City. Any spills will be immediately responded to, and appropriate remediation measures will be taken.

4. Plants

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

X deciduous tree: alder, maple, aspen, other
X evergreen tree: fir, cedar, pine, other
X shrubs
X grass
____ pasture
____ crop or grain
____ Orchards, vineyards or other permanent crops.
X wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
____ water plants: water lily, eelgrass, milfoil, other
____ other types of vegetation

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

All existing vegetation, including trees, shrubs, and grass, within the disturbed area will be removed. Vegetation within the critical areas and open space tracts will be retained to the greatest extent practicable.

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

According to the Washington State Department of Natural Resources Online Data Explorer, there are no known threatened or endangered plant species on the project site.

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

The proposed development will include multiple open space tracts that will retain existing native landscape and have new landscaping installed. The development will also include street trees and other required site landscaping. Native and naturalized plants will be used for proposed landscaping on site. Additionally, future homeowners will landscape their individual lots.

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

5. Himalayan Blackberry is found on and near the site. **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.

Animals that are known to be on or near the site are rabbits, squirrels, rodents, snakes, hawks, songbirds, crows, bass, and trout.

Examples include:

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.

According to the Washington State Department of Fish and Wildlife PHS, there are no mapped threatened or endangered species known to be on or near the site.

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

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. Neotropical birds, such as Robins, may seasonally utilize or be near the site.

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

There are on-site critical areas that will be protected to the greatest extent practicable to provide habitat for wildlife. Mitigation for wetland and wetland buffer impacts are included in the Critical Areas Report and Mitigation Report. Signage and demarcation will be installed and maintained along the outer perimeter of the priority buffer to denote retaining the critical area and buffer in a natural state. Landscaping will be installed in the development's developed area and will provide potential for additional habitat.

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

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

No, it is not anticipated that the project will affect adjacent properties potential use of solar energy.

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 and City of Camas Municipal 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.

Heavy equipment and a variety of materials will be used to construct the project. Blasting of bedrock will also take place during site grading. The blasting will follow all local, state, and federal regulations. Other environmental hazards are limited to standard risks associated with construction and occupancy of the development.

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

There is no known contamination on the site from present or past uses. There are existing septic systems on site that will be decommissioned during construction.

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 existing hazardous chemicals/conditions that might affect the project.

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.

Typical construction materials such as gas, diesel, oil, etc. may be stored or used on the site during the project's development. Blasting materials will be temporarily stored on-site for bedrock blasting during site grading.

4) Describe special emergency services that might be required.

Special emergency services could be required if an accident related to the proposed blasting occurs. The project area is within City of Camas jurisdiction and is currently served by fire, police, and EMS providers.

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

All contractors will be expected to comply with all applicable local, state, and federal regulations related to the project's construction and operations. It is anticipated that all construction will be inspected according to the applicable 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)?

There are existing traffic noises from local streets, as well as noise from the surrounding existing residential development. It is not anticipated that these noises will affect the 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.

Construction on the site, including blasting, will create short-term construction noise. Construction activities will not occur after 7 p.m. or before 7 a.m. as required by CMC. Visitors, employees, residents, 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, commercial, and multi-family, 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:

Construction on the site will take place during normal construction hours as allowed by CMC and contractors will follow all required mitigation practices during blasting of bedrock. Restrict construction to hours allowed by the City of Camas (CMC 9.32.050(A)),

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 current use of the site is single family residential. Properties to the north are used as farms and single-family residential. South, east, and west, of the site are parcels used as park land and single family residential. It is not anticipated that the project development will affect the current land uses or the adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No, the project site has not been used as working farmlands or working forest lands in recent history.

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, the project will not affect or be affected by surrounding working farms or forest land normal business operations.

c. Describe any structures on the site.

There are multiple existing structures on-site, including a house, two shops, and one shed.

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

All existing structures on-site will be demolished for the proposed development.

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

The project site is zoned North Shore Lower Density (LD-NS), North Shore Higher Density (HD-NS), North Shore Mixed Used (MX-NS), and North Shore Commercial (C-NS).

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

The current comprehensive plan designation is HD-NS, C-NS, MX-NS, and LD-NS.

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

The site will be served with utilities from SE Leadbetter Road, an off-site road to the south that is located in the Medium Intensity shoreline designation. A pedestrian path and existing utilities in SE Leadbetter Road will be extended north into the subject site through a utility and public access easement. The subject site location is outside any shoreline program designation.

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

Ecological Land Services, Inc. (ELS), has prepared two Critical Areas Reports and a Wetland Buffer Modification & Mitigation for the site. Both reports were completed in May 2025, and collectively, the reports cover the entirety of the site. The reports identified multiple wetlands, Oregon white oaks, a stream, and two herbaceous balds within the project area. Those Critical Areas Reports are included in this application package. Wetland buffer modifications and critical area mitigation plans are identified in the Wetland Buffer Modification & Mitigation Plan. Refer to the Critical Areas Reports and Wetland Buffer Modification & Mitigation Plan for additional information.

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

The Applicant proposes to subdivide two parcels into 61 single-family attached lots attached townhomes lots, 41 detached single-family detached lots, six mixed-use lots containing 140 multifamily apartment units and ±30,250 square feet of commercial lots. Tracts for stormwater, open space, and critical area protection will be created with this project. Assuming ±2.7 people per residence, ±653 people will reside in this project once the project is completed. The final users for the commercial use is on unknown at this time, so the number of people working in the completed project is unknown.

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

The exact number of people residing in the existing residences is unknown. Assuming 2.7 people per residence, ±3 people will be displaced by the completed project.

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

More residential units are proposed than being removed with this project.

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

The project will meet the applicable Washington State and CMC requirements. Additionally, the project will go through the City application review processes.

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 Type III Subdivision Review, Preliminary Site Plan Review, and Preliminary and Final Engineering review processes.

9. Housing

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

The proposed development includes 102 single family units and 140 multi-family units, for a total of 242 units. The proposed units will be middle-income units.

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

The project will remove one middle-income dwelling unit.

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

The proposed project will provide a net increase of 241 middle-income housing units.

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?

No buildings are proposed with this application; therefore, the height of the buildings is unknown, however, the homes will not exceed the 35-foot maximum height allowed in the LD-NS zoning district, the 50-foot maximum height allowed in the HD-NS zoning district, or the 100-foot maximum height in the MX-NS zoning district and the C-NS zoning district.

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

Views across the site will be altered with the full build-out of the project. Single-family homes, mixed-use buildings, and multi-family buildings will be visible from adjacent properties.

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

The proposed development will meet the applicable zoning and building requirements of City of Camas.

11. Light and Glare

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

Typical residential lighting (vehicle headlights and residential home lighting); commercial and multi-family lighting (building and parking lot lighting); and street lights will light the area in the nighttime hours.

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

The installation of illuminated materials for the project will be done in such a way as to minimize dispersion off site and do 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:

Lighting for the proposed development will comply with the City of Camas lighting standards for glare reduction, light levels, and fixture types.

12. Recreation

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

The following designated and informal recreational opportunities

- Camas High School (ball fields and tennis courts) is located ±0.75 miles to the southeast
- Lacamas Park is located ±1.2 miles to the south.
- Fallen Leaf Park is located ±1.1 miles to the south.
- Lacamas Lake is located ±0.3 miles southwest.
- A trail network around Lacamas Lake is located directly south of the site.

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

No existing recreational uses are being displaced with this project.

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

No impacts are proposed; however, the development will include multiple open spaces with various amenities for residents. The development will also pay the required 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.

According to the Archaeological Predeterminations completed by AAR, dated July 1, 2022, and November 15, 2024, there are structures on-site that are over 45 years old; however, these structures do not meet the requirements to be eligible for listing in a national, state, or local preservation register.

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.

Archaeological Predeterminations completed by AAR, dated July 1, 2022, and November 15, 2024 and according to AAR, no artifacts or evidence for archaeological resources were found on-site. AAR recommends that no further archaeological work is needed.

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.

Per the Archaeological predeterminations, AAR completed records review, including records on file with DAHP and in the AAR library, and historical map review. A field search was also completed including pedestrian transects of no more than 10 meters apart and 37 test pits were dug on-site.

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

The proposed development will comply with DAHP requirements and obtain all necessary permits from DAHP. In the event that archaeological materials, Indian cairns, or human remains are encountered during the development of the properties, all construction activities will stop in the vicinity of the finds. The Applicant will then immediately notify the planning official and the Washington State DAHP. Procedures outlined under Washington Administrative Code (WAC) 24-28-020 will be followed and work will not resume until mitigation measures have been agreed upon.

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 subject site is served by NE 3rd Street and NE 252nd Avenue. Four public roads and three private road tracts will be constructed with this project. North Shore Boulevard will not be constructed with this project, but the right-of-way for North Shore Boulevard will be dedicated with this project. North Shore Boulevard will run across the site, from the northwest corner of the site to the southeast corner of the site. The development will also provide local streets throughout the site. Local streets that are planned with the project include N 56th Avenue, N 55th Avenue, and N 54th Avenue. Half-width improvements to N Mills Street will also be constructed with this project. Three private street tracts are also planned to be constructed with this project.

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 nearest transit stop is about ±2.25 miles south of the site near the intersection of NE Everett Street and NE 3rd Avenue.

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

The planned project includes single-family and multi-family units. Each single-family lot will be provided with a minimum of two parking spaces (1 driveway space and 1 garage space) along with 19 additional stalls located in tracts throughout the development. The multi-family and mixed-use lots will provide 442 parking stalls for residents and visitors.

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 proposed development will construct four new roadways to provide access to the lots within the development. The right-of-way dedication for North Shore Boulevard will also occur with this project, but North Shore Boulevard will be constructed at a later date by the City of Camas. The dedicated right-of-way for North Shore Boulevard will vary between 67 feet and 88 feet. The planned right-of-way varies in width throughout the site because critical areas, and an off-site barn impacts the ability for North Shore Boulevard to be dedicated at 88-feet-wide throughout the entirety of the site. In the southeast of the site, closer to the mixed use buildings, the right-of-way for North Shore Boulevard will be dedicated to 88-feet-wide. As North Shore Boulevard travels northwestwardly, its right-of-way shrinks down to 67 feet. This reduction in size is needed to avoid wetland and Oregon white oak impacts, and to avoid an off-site barn that is approximately eight feet north of the northern property line. N 57th Avenue, N 56th Avenue, N 55th Avenue, and N 54th Avenue will be constructed with a 54-foot-wide right-of-way, a 28-foot-wide paved surface, and a 6-foot-wide planter strip and 6-foot-wide sidewalk on both sides of the road.

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

The proposed project will not use and does not occur in the immediate vicinity of 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, Kittelson & Associates, prepared a Transportation Impact Study (TIS). The TIS used an assumed subdivision with up to 41 detached single-family lots, 61 townhome lots and apartment units. Trip generation was calculated using the *ITE Trip Generation Manual 11th Edition*. The TIS states the proposed development will generate 1,831 average daily trips (ADT) with 125 a.m. peak hour trips and 157 p.m. peak hour trips.

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 proposed development will not interfere, affect, or be affected by the movement of agricultural and forest products.

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

The TIS identifies proportionate share fees and transportation impact fees to be paid to mitigate the impacts of the project.

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, the addition of 242 residential units and commercial space will result in an increased need for public services.

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

The project will 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:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

The project will decommission the existing septic systems and water wells on-site and extend electrical, water, communication, and sanitary sewer into the property to serve the development.

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 – City of Camas
Sanitary Sewer – City of Camas
Electricity – Clark Public Utilities
Refuse – Waste Connections
Communication – Comcast, Lumen
Natural Gas – Northwest Natural

The proposed project will extend water into the site from SE Leadbetter Road and loop the water through the development to provide service to the lots. A force sewer main is planned throughout the site. Each lot will have its own service lateral and grinder pump. The planned force main will connect to the existing force main in SE Leadbetter Road through the planned utility/public access easement tract, before being conveyed to the Leadbetter Pump Station to the east. The development will also have to extend three-phase power lines into the development to provided electrical service to each lot.

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

Position and Agency/Organization: Land Use Planner / AKS Engineering & Forestry

Date Submitted: 07/22/2025