

SEPA Environmental Checklist

Washington Administrative Code (WAC) 197-11-060

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply". IN ADDITION, complete the **SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (PART D)**.

For non-project actions, the references in the checklist to the words "project", "applicant", and "property or site" should be read as "proposal", "proposer", and "affected geographic area", respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:
Parklands at Camas Meadows
2. Name of applicant:
Parklands at Camas Meadows, LLC.
3. Address and telephone number of applicant and contact person:
20705 SE Evergreen Highway, Camas, WA 98607; James Kessi (360) 991-9300
4. Date checklist prepared:
January 2016
5. Agency requesting checklist:
City of Camas
6. Proposed timing or schedule (including phasing, if applicable):
Construction of the first phase to begin as soon as land use approval is obtained and weather permits, in 2016. The second and subsequent phases will be completed as soon after that as feasible based on weather and market conditions.
7. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.
Multiple phases are proposed with this project. No plans for future additions are known at this time. Any further activity would also be subject to a Master Plan and Development Agreement with the City. If any adjacent parcels may develop in the future, it would be under a separate land use applications.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
An archaeological pre-determination recommending no further action, tree survey, wetland delineation and habitat assessment, geotechnical site investigation, floodway elevation survey, have been completed for this project. An NPDES permit will be required prior to construction. Also a Phase I Environmental Site Assessment will be completed in 2015.
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 at this time
10. List any government approvals or permits that will be needed for your proposal, if known. ***1)Mixed Use Plan Development overlay zone over 15.7 acres of the site; 2)Development Agreement to include a Master Plan; 3)Subdivision preliminary and final plat with concurrent critical areas review; 4)Site Plan and Design Review of employment or mixed use portions of the project; 5)Grading permit, logging forest practices act compliance, and NPDES permit; 6) Engineering construction plan review (civil drawings) and approval; and 7)building permits.***
11. Give a 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 total combined site area is a 15.7 acre parcel zoned BP plus a 20.98 acre parcel zoned R-15 for about 36.7 total acres. In addition, there exists an adjacent existing 74 foot wide

public ROW area of about 2.4 acres for future Camas Meadows Drive, a planned City arterial street project. The project will include and be responsible for the construction of 1/2 width street improvements of NW Camas Meadows Dr connecting NW Camas Meadows Dr to the west with the existing Larkspur (1/2 width road frontage).

The proposed single-family detached residential subdivision part of the project will create up to 42 single-family detached executive residential lots of at least 15,000 sf in size, in up to three phases. The project will enter into a formalized Master Plan and Development Agreement with the City to incorporate and address site and development and standards issues and requirements.

The proposed Business Park portion area will buildout the BP portion of the project in up to 4 or more independent phases as the master plan will be approved as part of the DA, the lots created through the subdivision and may be adjusted through boundary line adjustments.

11 acres or 30% of the total site area will be preserved as open space wetland and wetland buffer. In addition up to 6000 lineal feet of a natural surface pedestrian trail system is proposed to be constructed on-site, in the buffer, and possibly an elevated boardwalk crossing the wetland. Internal private streets will be constructed with water, storm, and sanitary sewer service and all associated utilities will be provided to all lots and buildings. Stormwater runoff will be managed in a combination of public and private facilities throughout the site. Grading of the site will also be required.

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 project site is located just east of Camas Meadows Golf Course Club House and just north of Camas Meadows Drive, in Camas, Washington 98607, in the SE & SW ¼ of Sec. 28, T2N, R3E, W.M. The site is comprised of 2 parent parcels plus the existing 74 foot wide public City ROW for Camas Meadows Drive: 175948-000 & 986031-650. See attached site plan.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (underline one): Flat, rolling, hilly, steep slopes, mountainous, other
The terrain is flat, rolling and hilly with a few limited areas of steeper slopes. The site is vegetated with shrubs and mostly forested in parts.
- b. What is the steepest slope on the site (approximate percent slope)?
*Most of the site is less than 10% slope or less. The steepest natural slope in limited areas is from 25 to 30%.
According to GIS, the site slopes are
0 to 5% slope is about 56% of the site
5 to 10% slope is about 28% of the site
10 to 15% slope is about 12% of the site*

15 to 25% slope is about 3% of the site

- 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 prime farmland.
According to Clark County GIS, soils on site are Cove and Hesson clay loams, and Lauren Series (CvA, 31% HcB, 2%, HcD, 67%, HcE, 0.7%, LeB 9%).
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
The site is stable and there are no indications of unstable soils. Refer to the geotechnical site investigation report for more information.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
The preliminary estimate is for up to one hundred fifty thousand cubic yards of grading, cut, and fill for the construction of the site pads, streets, and buildable lots. Engineered, structural fill and crushed aggregate from a local rock pit or quarry will be the source imported material.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Erosion on the site can occur when the ground is disturbed and not protected. Erosion control measures, such as silt fences, and wood grinding filtration berms and inlet protection, jute matting, straw ground cover, cover crop planting, and appropriate erosion control techniques will be employed to minimize that possibility. An erosion control plan will be included in the construction plans to be submitted for the approval by the City.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **For the residential portion up to about fifty percent of the site is expected to be impervious. For the business park portion, about eighty percent of the site is expected to be impervious. 30% of the entire site will remain as permanently protected vegetated pervious open space wetland and wetland buffer area – both vegetated and planted with trees.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Tree removal, clearing, and grading will occur during extended periods of dry weather and in accordance with City standards. Erosion control measures such as silt fences, and diversion ditches, straw as ground cover, and wood grinding filtration berms along the buffers and low points will be incorporated as necessary and appropriate. The retention of as much on site vegetation as feasible will also help reduce erosion during construction. Specific erosion control responsibilities and record-keeping requirements will be assigned to the construction contractor. A site specific SWPPP (Stormwater Pollution Prevention Plan) will also be prepared for the site to help identify the most appropriate erosion control Best Management Practices (BMPs) for the site.

2. **Air**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.
Typical automobile, truck, and equipment emissions will occur during construction. Dust will occur during construction when weather is dry, but will be controlled as necessary by watering and other measures. After completion of the project, only those emissions associated with typical commercial business park building uses and residential subdivision uses will occur.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
None known.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Standard emission control for equipment. Watering as necessary to control dust during construction. Trees and shrubs will be planted on the site and within the wetland buffer and for landscaping as part of site plan construction.

3. **Water**

a. Surface:

- 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.
There are wetlands on site as noted in the Wetland Delineation Report. There two existing roads with culverts crossing the wetlands. The wetlands all eventually drain directly approximately one thousand feet to the northeast into Lacamas Lake. Lacamas Lake ultimately drains into the Washougal River which flows into the Columbia River.
- 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.
Yes, project construction will occur within 200 feet of the wetlands and possible shorelines. If the optional elevated boardwalk is installed, it will cross the wetland. See site plan.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetland, and indicate the area of the site that would be affected. Indicate the source of fill material.
No dredge fill is anticipated in a surface water or wetland, however, there may be up to one-tenth of an acre of total fill if needed as part of the proposed buffer mitigation project. In addition, one square foot concrete block pier pilings (less than one thousand square feet total) may need to be placed in the wetland if the optional elevated boardwalk is installed, it will cross the wetland.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose and approximate quantities, if known.
No withdrawals are anticipated, however, a portion of the site's stormwater flow may be diverted to the wetlands as part of the overall stormwater control facilities system plan to help keep the wetland and wetland vegetation property hydrated and for water hydrology benefits. The system will be consistent with City and DOE requirements.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
A portion of the site lies within the 100-year floodplain as noted on the site plan and consistent with FEMA Map Number 53011C0414D as a Special Flood Hazard Area subject to inundation by the 1% Annual Flood Chance (Zone AE).
- 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 waste materials to surface waters are proposed. All stormwater runoff will be collected, treated and released as required prior to release to the existing natural low areas, in accordance with City standards.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose and approximate quantities, if known.
No groundwater will be withdrawn. Stormwater runoff will be collected, treated and released prior to release to natural drainages, in accordance with City standards.

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) is expected to serve.
No septic systems are proposed. All new site construction waste will be collected and conveyed to the public municipal sanitary wastewater treatment plant

c. Water Runoff (including storm water):

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.
Stormwater runoff will be collected, treated and released prior to release to natural drainages, in accordance with City and agency standards. See 3.a.1 above for more details.

2) Could waste materials enter ground or surface waters? If so, generally describe.
All traffic bearing stormwater runoff streets will be collected, treated and released prior to release to natural drainages, in accordance with City and agency standards. It is unlikely that significant waste material related to residential and site development runoff from rooftops and yards will enter ground or surface water since it is required to receive water quality treatment.

d. Proposed measures to reduce or control surface, ground and runoff water impacts, if any:
Stormwater runoff will be collected, treated and released prior to release to natural drainages, in accordance with City standards.

4. **Plants**

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

- deciduous tree: alder, maple, ash, cottonwood, Oregon white oak, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs: Sword Fern, Himalayan Blackberry, Salmon Berry, Indian Plum, Snow Berry, Trailing Blackberry, Western Salal, ferns
- grass: common grass species
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
Vegetation will be removed from areas to be graded for streets and homes. Vegetation will

be left in place in protected open spaces and wetlands. Buffers will be mitigated, planted and enhanced with native vegetation.

- c. List threatened or endangered species known to be on or near the site. *White Oak but will not be impacted by any proposed for development.*
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Vegetation will be preserved in established open spaces. Native vegetation will be planted to enhance existing wetlands and buffers. Over 30% of the entire site will be covered by a conservation easement and will be protected as permanent open space.

5. **Animals**

- a. Underline any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: other birds common to the northwest.
mammals: deer, bear, elk, beaver, raccoon, opossum, other: other small mammals common to the northwest.
fish: bass, salmon, trout, herring, shellfish, other: None known or observed.
- b. List any threatened or endangered species known to be on or near the site.
None known.
- c. Is the site part of a migration route? If so, explain.
The site does lie within the Pacific Flyway, as does much of the western parts of Washington, Oregon and California.
- d. Proposed measures to preserve or enhance wildlife, if any:
Preservation of open space, enhancement of existing wetlands and buffers. Vegetation will be preserved in established open spaces. Native vegetation will be planted to enhance existing wetlands and buffers. Over 30% of the entire site will be covered by a conservation easement and will be protected as permanent open space.

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.
The completed project will use energy sources including electricity, natural gas to supply the normal energy needs associated with lighting, heating, office equipment, etc. for homes and businesses. Solar energy and green building materials will be an option for encouraged for use in the Business Park area and allowed for use in the subdivision HOA's.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
Not known. With the removal of some of the taller trees, potential solar use may be enhanced on adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.
The new homes will meet all current Washington State energy codes and energy efficient appliances, HVAC systems, and green building materials will be promoted to help reduce overall usage. Some low impact development standards may be implemented on portions of the 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.
None are expected.

- 1) Describe special emergency services that might be required.
No special emergency services are expected other than typical fire, ambulance, and emergency response service.
- 2) Proposed measures to reduce or control environmental health hazards, if any:
No measures are proposed, other than those normally associated with typical urban construction operations and site occupation.

- b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
No existing noise is expected to impact the project, other than existing traffic noise.

- 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.
The use of equipment and activities producing intermittent or repetitive noise commonly associated site improvements r exterior new home construction will not occur before 7am or after 7pm Monday-Friday; before 7 am or after 5pm on Saturdays; and anytime on sundays or the following holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, or Christmas Day. Typical noise associated with residential houses and commercial buildings, and associated adjacent street traffic will occur in the long term.

- 3) Proposed measures to reduce or control noise impacts, if any:
Mufflers on equipment as required. Construction will occur during normal working hours. Local noise regulations will be followed both during and after construction.

8. **Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties?
The site and the property to the south have been used as an archery club site for the past decades. Surrounding properties to the east are currently in use as R-15 zoned residential parcels, and to the south are currently in use as R1-10 and R1-7.5 zoned residential parcels, to the north are wetlands and to the west and northeast are golf course and are currently uses or are undeveloped.

- b. Has the site been used for agriculture? If so, describe.
No.

- c. Describe any structures on the site.
None.
- d. Will any structures be demolished? If so, what?
No.
- e. What is the current zoning classification of the site?
R-15 (single-family residential) and BP (Business Park) with a Planned Industrial Development Overlay and/or Master Plan-Development Agreement.
- f. What is the current comprehensive plan designation of the site?
SFL/UL (single family urban low-density residential) and BP- Business Park with a Planned Industrial Development Overlay and/or Master Plan-Development Agreement.
- g. If applicable, what is the current shoreline master program designation of the site?
N/A.
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
According to Clark County GIS, parts of the site are mapped as potential erosion hazard areas, potentially unstable slopes greater than 15%, wetlands, Riparian Habitat, Priority Species buffer areas, shorelines, floodway fringe.
- i. Approximately how many people would reside or work in the completed project?
Assuming 42 single family detached units in the subdivision area plus a potential of up to 24 attached living units in the BP area results in approximately 180 people would reside in the completed project (assume 2.7 people per unit over 66 units). Assuming up to 148,000 square feet of business park space plus a future possible potential of 40,000 square feet of additional BP, approximately 50 to 200 people could work in the completed project
- j. Approximately how many people would the completed project displace?
None, as there are no existing residences on the site.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None proposed. N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Proposal will comply with all applicable land use regulations and standards including those related to land uses and density in compliance with the local agency regulations.

9. **Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
Up to 42 middle to high income homes will be provided on single family detached lots, plus 24 attached low, middle or high income living units depending on the final uses.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
No existing residences will be eliminated.

- c. Proposed measures to reduce or control housing impacts, if any:
Attached units may be provided in the BP area and Accessory Dwelling Units will be allowed use in the subdivision HOA's to help control housing impacts.
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10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
The proposed homes will be approximately up to 35 feet in height and will be built with modern commonly used exterior siding materials such as wood, stone, stone veneer, concrete, or cement-fiber-board. There is no height limitation in for Business Park zoning.
- b. What views in the immediate vicinity would be altered or obstructed?
No views will be altered or obstructed in the residential portion; however, any multi-story business park buildings could impact views as there is no height limitation in the Business Park zoning code. The proposed building heights are lower than the existing trees heights which currently block any views.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
Drought tolerant and native landscaping and trees will be provided where possible on the site. Attractive, modern and conventional exterior siding, natural materials that comply with local regulations will be used for structure construction.
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11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Light and glare will come from typical home and commercial building exterior lighting and street lights, when it gets dark.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not expected.
- c. What existing off-site sources of light or glare may affect your proposal?
None
- d. Proposed measures to reduce or control light and glare impacts, if any:
Home and commercial building exterior lighting and street lights are to be directed downward to reduce upward light glare as required by local standards. LED and energy efficient lighting will be promoted for use or as required by local standards. Commercial and mixed use buildings will be constructed with nonglazing and non-reflective materials.
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12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
In the immediate vicinity, Lacamas Lake Trail is to the north. There is also a 10 foot wide pedestrian/bike trail currently along the north side of Camas Meadows Drive to the west of the site, that 10 foot wide will be extended along the Camas Meadows Drive along the project's site frontage as part of construction. Camas Meadows 18-hole Championship Public Golf Course is adjacent and borders the site to the west, north and northeast.

- b. Would the proposed project displace any existing recreational uses? If so, describe.
No existing recreational uses will be displaced except for the defunct archery trail.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
In addition to the proposed 10 foot wide pedestrian/bike trail that will be extended along the Camas Meadows Drive along the project's site frontage, there is a proposed natural surface trail that will loop around the site through the on-site buffer. Park Impact Fees (PIFs) will also be paid as part of this development to the local agency.

13. **Historic and Cultural Preservation**

- a. Are there any places or objects listed on, or proposed for, national, state or local preservation registers known to be on or next to the site? If so, generally describe.
None known.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site.
None known.
- c. Proposed measures to reduce or control impacts, if any:
An Archaeological pre-determination was conducted on the site and it recommended that no further investigation was necessary for the site. For future protection, all final construction plans will have the State required Archaeological Reporting & Procedural regulations put on the front of the construction plans, in the event any future historic cultural finds are encountered during construction.

14. **Transportation**

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
Access to the site is currently provided by NW Camas Meadows Drive/NW Larkspur, a public street. A 1/2 width roadway connection fronting the property between NW Camas Meadows Dr and NW Larkspur will be constructed with this project.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
None known.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
At least 168 off-street single family detached residential parking spaces will be provided (minimum two in each single family driveway and two in garage for each home), not including additional on-street parking. For the BP portion, at least 300 off-street private parking spaces will be provided. In addition, any upper level living units may utilize additional tuck under or underground parking to supplement parking spaces with an estimated one parking stall per unit. No parking spaces will be eliminated.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

The proposal will construct several new internal streets, driveways, and parking lots which will be private and at least a half-width street (within the existing public ROW) of NW Camas Meadows Drive connection, which will be public. Connection between NW Camas Meadows Drive and NW Larkspur will serve the site frontage, (also known as Road 3 on the Camas 6 year street plan.)

- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.
No

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The proposed completed development is expected to generate up to 1,895 net new daily trips (ADT), 197 net new A.M. peak hour trips, and 191 net new P.M. peak hour trips. Refer to the project traffic study for more detailed trip information and estimates.

- g. Proposed measures to reduce or control transportation impacts, if any:
The proposal will construct several new internal streets, driveways, and parking lots which will be private and at least a half-width street (within the existing public ROW) of NW Camas Meadows Drive connection and to NW Larkspur, which will be public to accommodate the proposed traffic impacts. In addition, Traffic Impact Fees (TIFs) will also be paid as part of this development to the local agency for each structure at the time of building permit.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
The proposed project will result in a slight proportional increase in the need for fire, police, emergency services, and schools, for the new houses and new businesses.

Proposed measures to reduce or control direct impacts on public services, if any:
New construction and structures will be assessed increased property taxes which are used to help fund additional public services. To help address proportional impacts to public services, Traffic Impact Fees, Park Impact and School Impact fees, water SDC connection fees, and sanitary SDC connection fees will be paid for each new residence building permit on a lot and/or commercial building permit to help offset costs with needed additional associated public services.

These fees and does not include any of the other direct project costs paid by the developer for the construction, labor, or the materials for any of the sanitary sewer, water mains, electric lines, sales taxes, streets, stormwater facilities. Once these improvements are completed by the developer and approved for acceptance by the local agency, these improvements are donated by the developer to each agency for the benefit, use, and ownership by the public.

16. **Utilities**

- a. Underline utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity, which might be needed.
Water & sewer: City of Camas
Electricity: Clark Public Utilities
Natural Gas: Northwest Natural Gas,
Telephone/Cable: Qwest, CenturyLink, Verizon, Xfinity, or whatever the current local provider is at the time of construction

C. Signature

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

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

[Handwritten Signature]
Kevin C. DeFord
Manager / Manager
January 8, 2016

D. SEPA SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment. When answering these questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal. Would these affect the item at a greater intensity or at a faster rate than if the proposal were not implemented? Respond briefly and in general terms.

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

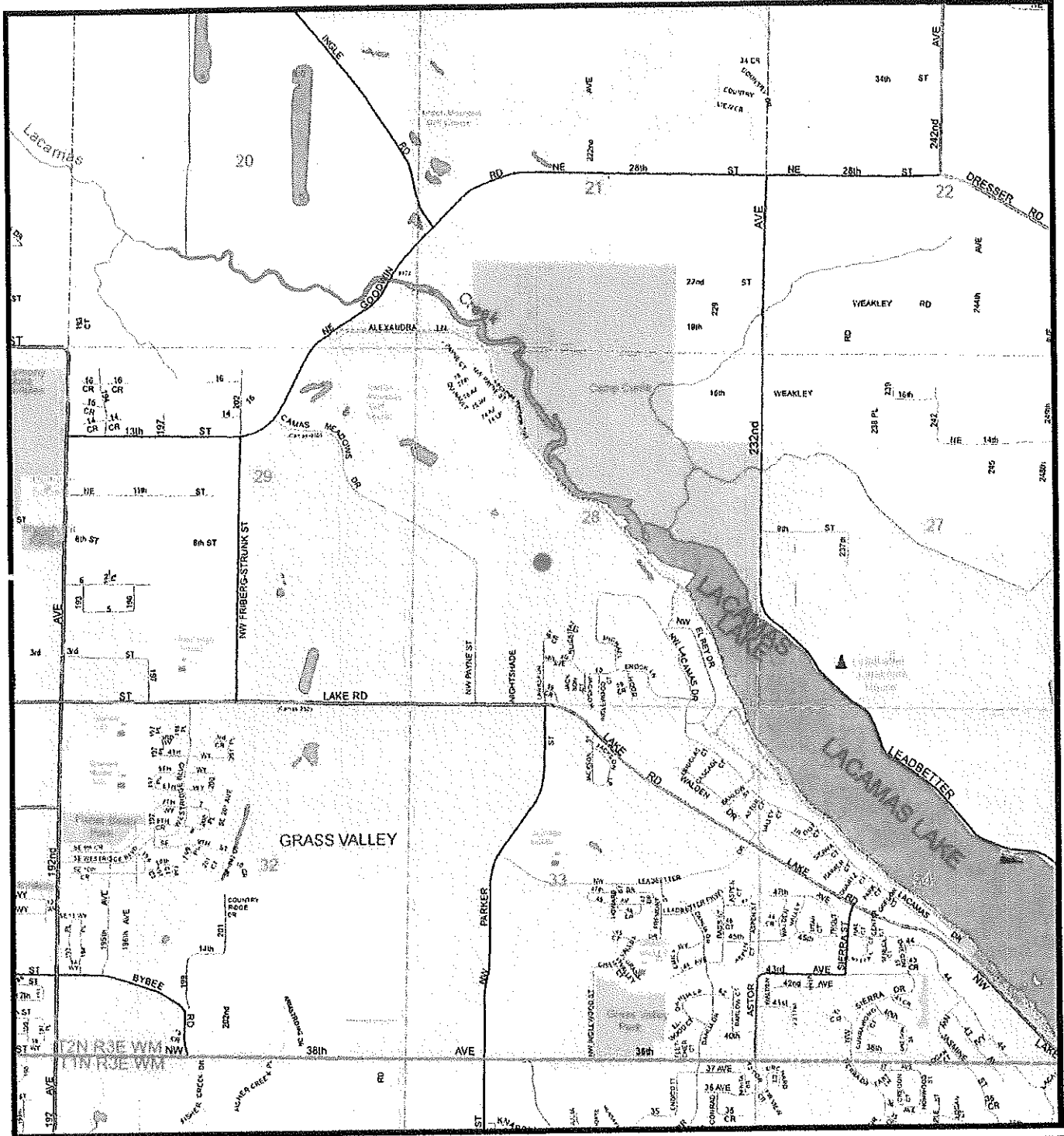
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?


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

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

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

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





CLARK COUNTY, WASHINGTON

Geographic Information System

1:24,000

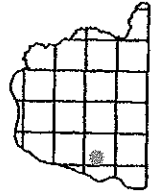
0 0.1 0.2 0.3 0.4 0.5 Miles

General Location Map

Account No: 175948000, 986031850
 Owner: CHINOOK LAND OWNERS GROUP LLC
 Address: 1400 NW 83RD ST
 CISIZ: VANCOUVER, WA 98663

Printed on: February 04, 2015

● Subject Property Location



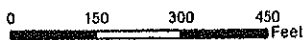
Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Developer's GIS Packet: Page 1 of 15



Geographic Information System

1:3,600



Developer's GIS Packet: Page 5 of 15

2014 Aerial Photography with Contours

Account No: 175948000, 986031650

Owner: CHINOOK LAND OWNERS GROUP LLC

Address: 1400 NW 63RD ST

C/SIZ: VANCOUVER, WA 98663

- Proposed Development Area
- Elevation Contours

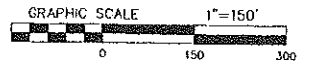
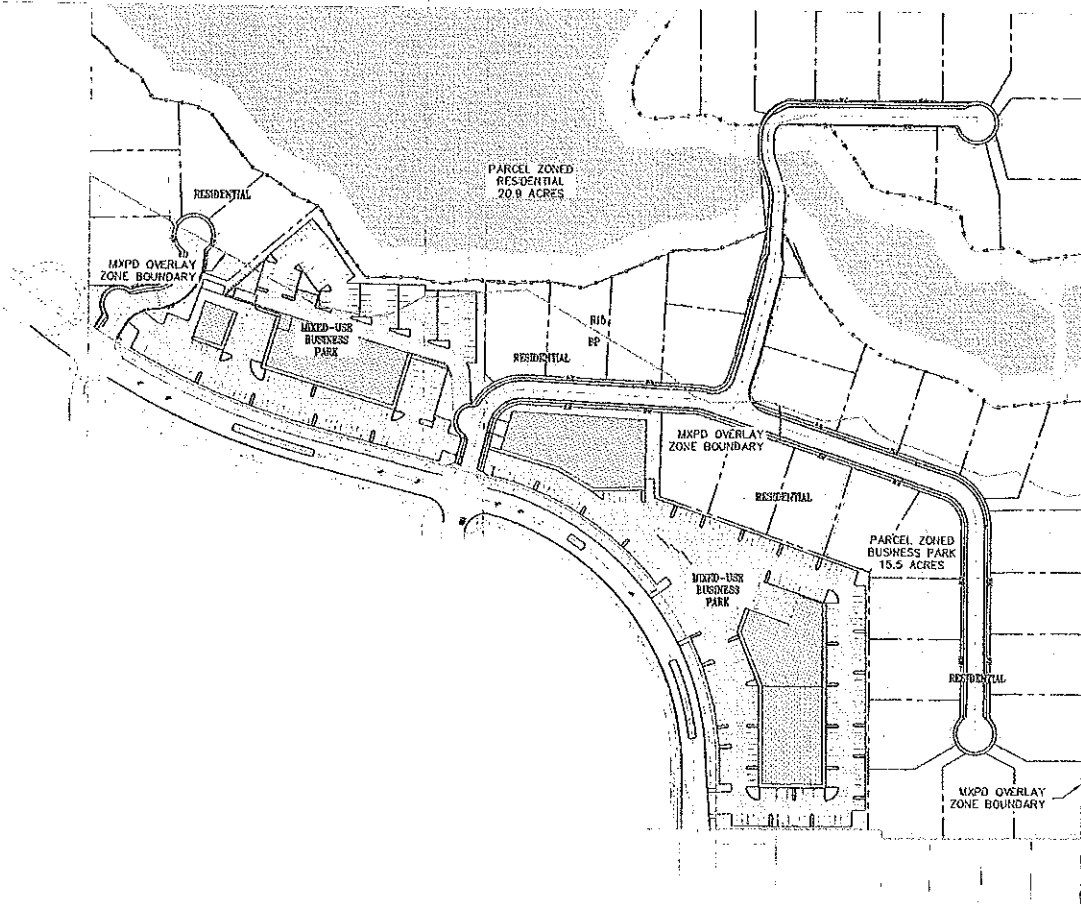
Printed on: February 04, 2015

23120	23121	23122
23125	23126	23127
23132	23133	23134

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Parklands At Camas Meadows – General Location Map





PROPOSED MXP OVERLAY MAP