EXHIBIT 15

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: [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]

Green Mountain Mixed Use PRD – Phase 2

2. Name of applicant: [help]

Green Mountain Development Services, LLC

3. Address and phone number of applicant and contact person: [help]

Applicant: **Green Mountain Development Services, LLC**
C/O Miller Nash Graham and Dunn
500 Broadway Street, Suite #400
Vancouver, WA 98660
PH. 360-619-7002
Leanne.bremer@millernash.com

Contact: **Olson Engineering, Inc.**
Attn: Stacy Hickman
222 E. Evergreen Blvd.
Vancouver, WA 98660
Ph. 360-695-1385
stacyh@olsonengr.com

4. Date checklist prepared: [help]

December, 2016

5. Agency requesting checklist: [help]

City of Camas, Washington

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

See below in Section 11

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

The proposal that is the subject matter of this SEPA checklist is Phase 2 of the larger, previously approved, Green Mountain Mixed Use PRD, hererinafter in this Checklist, (the "PRD"). Phase 2 is a subdivision of a portion of the PRD. There will be future phases of the larger project, but none are anticipated for this specific phase of the PRD. The specific land use application attendant with this Checklist, primarily an application to subdivide a portion of the previously approved PRD, is referred to interchangeably throughout this Checklist as the "proposal" or the "project".

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.
Critical Areas Report – Ecological Land Services, Inc.
Stream Buffer Plan – Ecological Land Services, Inc.
Advance Oak Mitigation Plan Addendum – Ecological Land Services, Inc.

Concurrent Oak Mitigation Plan Addendum –
Ecological Land Services, Inc.
Wetland Buffer Mitigation Plan – Ecological Land Services, Inc.
GeoTechnical Investigation – Columbia West Engineering, Inc.
Transportation Compliance Letter – Kittleson and Associates
NPDES – Olson Engineering, Inc.
SWPPP – Olson Engineering, Inc.
SEPA checklist and Threshold Determination related to that Development Agreement dated December 22nd, 2014 and recorded under auditors number 5134733 AGR, hereinafter in this Checklist, (the "Development Agreement"and its attendant Threshold Determination issued by the City of Camas acting as the Lead Agency.
All drawings, reports, testimony and other materials made a part of the City's record in adopting the above referenced Development Agreement.
That SEPA checklist and Threshold Determination related to the PRD and attenadant subdivision application and approval - all written materials and testimony made a part of the record in those land use applications and any subsequent permit applications or approvals, including but not limitied to engineering and Final PRD
The EIS that was prepared in conjunction with the adoption of both Clark County's and the City of Camas' Comprehensive Plans
All of the items in this section should be made a part of the SEPA record in this application.

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]

Engineering Plan Approval
Grading Plan Approval
Stormwater Plan Approval
NPDES Permit
Final Plat Approval
Critical Areas Oridinance Approval
Preliminary Plat Approval
Erosion Control Plan Approval
Grading Permit
SEPA Determination
SWPPP

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]

Green Mountain Land LLC, predecessor in interest to the Applicant, Green Mountain Development Services Inc., entered into a the Development Agreement with the City of Camas in 2014 which affected approximately 285 acres of property, which today is commonly referred to as the Green Mt. PRD. The DA provides for, among other things, a master plan for the development of the PRD, a parks and trails plan, transportation analysis and required mitigation measures, a tree plan and required mitigation requirements, regulation of storm water, and provision for streetscapes. Subsequent to the adoption of the Development Agreement, the property subject to the Development Agreement, received preliminary and final approval of the PRD, as well as, preliminary approval of phase 1 of the PRD. The Applicant is now proposing to subdivide phase 2 of the PRD. All approvals of property subject to the Development Agreement and the PRD

approval must be consistant with the Development Agreement and PRD, absent some amendment or deviation from the PRD approval and the Development Agreement, if, and as allowed by, the PRD approval and the Development Agreement. .

The proposal seeks to create approximately 230-lot single-family residential lots. Approximately 26 lots are located in the northern portion of Phase 2 in Pod E1 and B3 and approximately 204 lots are located in the southern portion of Phase 2 in pods D-4, D5, D6, E2 and E3. Please refer to the Preliminary Plat, Schematic Pod Study and Final Master Plan for more information.

The project consists of approximately 49.89 acres in the southern portion of Phase 2 and approximately 3.88 acres in the northern portion.

The project will be phased with approximately 8 sub-phases. Construction on the first phases of the project will likely occur upon approval of all applicable reviews and permits; expected to be summer of 2016

Existing wetlands and streams will be protected and any impacts to the streams, wetland or their associated buffers will be mitigated meeting City of Camas code and any lawfully appplicable requirements of other regulating agencies.

Access to the northern portion of Phase 2 will be via N.E. Boxwood Street, a local access street, where it intersects with N.E. Alder Street and N.E. Chestnut Street. The approved Green Mountain Phase 1 Preliminary Plat shows N.E. 'E' Loop as a looping road. However, due to the existing topography, a minor modification request has been submitted to the city requesting that the looped road be revised to provide for two cul-de-sacs, thus eliminating a very steep portion of the looping road. The access shown on the proposed Phase 2 Preliminary Plans assumes the approval of the minor modification and the revision to two cul-de-sacs but will work regardless of approval.

Access to the southern portion of the project will be via an extension of N.E. Boxwood Street from the east end of Phase 1. This extension will extend through the southern portion of Phase 2 and connect with NE Goodwin Road/NE 28th Street a minimum of 500 feet west of NE 22nd Avenue.

A regional trail as shown on the Final Master Plan will be constructed as part of the project through the open space areas and around wetlands.

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

The project site is located at 2817 NE Ingle Road, Camas, Washington. The property is further described as a portion of Tax Lot 22 (assessor's tax parcel 173178-000) and Tax Lot 16A (assessor's tax parcel 986037-308) located in the NW ¼ of Section 21, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington.

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B. ENVIRONMENTAL ELEMENTS [help]

1. Earth [help]

a. General description of the site: [help]

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

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

The steepest slopes on the site are in the Phase 2 North Project Area and include Phase 2G (Green Mountain PRD Master Plan pod B3). At the northern boundary of Phase 2G sopes range from 15 to 40 percent.

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]

DoB (Dollar Loam), 68.0%
LeB (Lauren Loam), 6.2%
MIA (McBee Silt Loam), 17.9%
OmF (Olympic stony clay loam), 7.8%

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

Clark County GIS indicated the presence of Severe Erosion Hazards and Landslide Hazard Areas within the Phase 2 North Project Area which includes Phase 2G (also known as pod B3 on the Green Mountain PRD Master Plan) and Phase 2H (also known as pod E1 on the Green Mountain PRD Master Plan). A geotechnical report, provided by Columbia West Engineering, Inc. dated September 27, 2016, references recommendations relevant to the above mentioned phases. Refer to the Preliminary Geotechnical Report for more information.

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

Site grading to construct bulding pads, parking lots, access roads, stormwater facilities and off-site utility improvements. Any imported fill materal will be procured from an approved site. Should materil need to be hauled off site, it will be take to an approved location.

Phases 2A-F:
Area of grading=39.73 AC
Cut volume=71,743 CY
Fill volume=88,155 CY

Phase 2G (Pod B3):
Area of grading=1.38 AC
Cut volume=1,777 CY

Fill volume=4,062 CY

Phase 2H (Pod E1):
Area of grading=2.58 AC
Cut volume=7,973 CY
Fill volume=12,318 CY

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

Yes, erosion could occur if adequate erosion control mitigation measures were not implemented. Stormwater and Erosion Control Plans will be prepared and implemented by the Applicant for bot on- and off-site improvements, 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]

Total percentage of impervious surface for Phase 2 of the development will be approximately 65%. The areas are detailed as follows:

Total improvement areas within Phases 2A-2F include 11.536 acres of roof, 6.257 acres of pavement, 1.780 acres of sidewalk, 1.846 acres of driveways, 13.743 acres of landscape, and 3.160 acres of stormwater ponds.

Total improvement areas within Phase 2G include 0.448 acres of roof, 0.291 acres of pavement, 0.061 acres of sidewalk, 0.119 acres of driveway, and 0.373 acres of landscape.

Total improvement areas within Phase 2H include 0.746 acres of roof, 0.205 acres of pavement, 0.065 acres of sidewalk, 0.119 acres of driveway, and 1.143 acres of landscape.

Total improvement areas associated with the extension of NE Boxwood St. between Phases 1 and 2 include 0.910 acres of pavement, 0.303 acres of sidewalk, and 0.304 acres of landscape.

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 both on- and off-site improvements. Other measures include minimal disturbance of soils outside of construction area, retain existing vegetation to the maximum extent possible, 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 [help]

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

Constuction equipment and vehicles will generate dust and particulate emissions during the construction period of both on- and off-site improvements. Resident, employee,

visitor, 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 emission are unknown.

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

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

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

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

3. **Water** [help]

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. [help]

There are three Category III wetlands within the Phase 2 South Project Area and two Category III wetland adjacent to the Phase 2 North Project Areas. There are no plans to fill any of the wetlands on-site. A Wetland Buffer Mitigation Plan was submitted with the Preliminary Plat Application. There is a type Np (non-fish perennial) stream within the Phase 2 South Project Area. Both the Phase 2 South Project Area and Phase 2 North Project Area are located within the LaCamas Creek watershed.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help]

Yes, proposed on- and off-site improvements will take place within 200 feet of wetlands, wetland buffers or streams. See the Preliminary Plat, Critical Areas Report, Wetland Buffer Mitigation Plan and Stream Buffer Mitigation Plans filed in conjuction with the Preliminary Plat Application.

A neighborhood circulator road is required to connect the under construction and future Phase 1 portion of the Green Mountain PRD to the Phase 2 portion of the project. The neighborhood circulator road is also required to intersect with NE 28th Street at the southern boundary of the Phase 2 South Project Area. To make these connections the road will cross the type Np stream.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [help]

Approximately 200 CY of fill material will be placed within the wetland for the stream crossing. All fill material to be acquired from onsite sources.

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]

Stormwater will be discharged through outfalls located within the Phase 2 South Project Area of the site. The outfall for the stormwater facility in the northwest portion of the Phase 2 South Project area will discharge into wetland G, adjacent to the facility. The outfall for the stormwater facility in the southwest portion of the Phase 2 South Project area will discharge to the Np stream. Total quantities are unknown at this time.

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]

This project does not anticipate discharging any waste in the ground from septic tanks or other sources.

c. Water runoff (including stormwater):

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

Stormwater quality treatment and quantity control will be provided via wetpond stormwater facilities located at two locations on site prior to release into wetland G and the onsite Np stream. The wetpond facilities were designed to meet the requirements of the Western Washington Stormwater Manual. The stormwater facilities will be owned and maintained by a homeowner's association. Calculations and information regarding the drainage facilities are included in the Stormwater Narrative for Green Mountain Phase 2 prepared by Olson Engineering, Inc.

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

Possible spills including fuels such as diesel or gasoline could potentially spill on the site during construction. Without adequate erosion control or stormwater mitigation, waste materials could possibly enter ground or surface waters. However, the proposed stormwater treatment and erosion control measures will minimize the potential for waste materials to eb conveyed to ground or surface waters.

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

No.

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

This proposal wil 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]

_X_deciduous tree: alder, maple, aspen, other Cherry, Cottonwood
_X_evergreen tree: fir, cedar, pine, other Hemlock
_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
_X_other types of vegetation: Blackberry

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

The potential adverse impacts of removing trees from the PRD area was analyzed by the Development Agreement and by the PRD and previous subdivision application and approval. The Development Agreement and PRD approval contain tree retention and planting standards. The Applicant's proposal to subdivide Phase 2 of the PRD,

complies with the previously approved and accepted Tree Preservation Plan provide for by the Development Agreement and PRD.

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 native plants, will be installed adjacent to the storm facilities, in the public rights-of-way, around the proposed parking areas and in the southern portion of the Central Park. Vegetation will be retaining within the stream buffer area and in the wetland and wetland buffers. If vegetation is removed from wetland buffers those areas will be offset with buffer width averaging. Refer to the Preliminary Landscape Plan, Stream Buffer Plan and Wetland Buffer Mitigation Plan for more information.

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

Himalayan Blackberry

5. **Animals** [help]

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

Examples include:

birds: hawk, heron, eagle, songbirds, 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 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 will include ornamental and native trees, shrubs and groundcovers, will be installed, will provide some habitat for wildlife in the developed areas. Additionally, open space will be set aside along the stream buffer and adjacent to the wetlands and wetland buffers and Oregon White Oak Mitigation areas are set aside to preserve or enhance wildlife.

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

None known.

6. **Energy and Natural Resources** [help]

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

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

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

No.

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

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

7. **Environmental Health** [help]

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

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

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

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. [help]

There is an existing BPA easement and PacifiCorp easement and power lines that run through the site.

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

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

4) Describe special emergency services that might be required. [help]

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

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

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

b. Noise [help]

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 on the property.

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]

Constuction on the site will create short-term construction noise. Construction activities will not occur after 7 p.m. or before 7 a.m. Visitor, resident, mail delivery, deliveries and sold 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]

Construction activities will likely not occur after 7 p.m. or before 7 a.m.

8. **Land and Shoreline Use** [help]

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

The majority of the site has previously been used as the Green Mountain Golf Course. The steeper sections in the Phase 2 North Project Area are forested, vacant and unused.

Single-family residential uses on large lots occur to the north, east, west and south of the site with open space located northeast of the Phase 2 North Project Area.

Surrounding properties adjacent to the proposed project area are zoned as follows:

Phase 2 South Project Area – Adjacent Zoning

- **West – CC**
- **East – R-10**
- **South – R-7.5 , R-12**
- **North – FR-20, MF-10**

Phase 2 North Project Area – Adjacent Zoning

- **West – MF-10**
- **East – MF-10**
- **South – MF-10**

- **North – FR-20, R-10**

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 generally unknown to the Applicant except for the existing golf course. It is likely that at some point during the past it was utilized for agricultural purposes. There is no known agriculatural 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: [help]

No.

c. Describe any structures on the site. [help]

There are no existing structures within the site area.

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

No.

e. What is the current zoning classification of the site? [help]

MF-10, R-6

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

Phase 2 South Project Area – MFL (Multi Family Low Density), SFH (Single Family High Density) and COM (Commercial).

Phase 2 North Project Area – SFM (Single Family Medium Density), MFL (Multi Family Low Density).

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]

Critical areas regulated by this chapter include wetlands (CMC Chapter 16.60), geologically hazardous areas (CMC Chapter 16.90), and fish and wildlife habitat conservation areas (CMC Chapter 16.95). The Applicant has identified all critical areas on the proposed development site,

and has addressed those critical areas with this application. Refer to the Critical Areas Report,

Stream Buffer Mitigation Plan, Wetland Buffer Mitigation Plan, dated November 11, 2016, the

Addendum Letter for Advance Oak Mitigation Plan and Addendum Letter for Concurrent Oak Mitigation Plan, dated November 11, 2016, prepared by Ecological Land Services, Inc., which have been submitted with this application and the Critical Areas Report, dated September 27, 2016, prepared by Columbia West Engineering, Inc.

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

Approximately 638 people could reside in the completed project based on 2.77 residents per household for both single-family and multi-family residences.

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 Subdivision Application the proposed plan will comply with the City of Camas' zoning ordinance and Comprehensive Plan as well as applicabale City of Camas infrastructure and utility standards.

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

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

9. **Housing** [help]

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

Approximately 230 middle-income single-family housing units.

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

None.

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

Pay traffic impact fees and provide off- and on-site transportation improvements.

10. **Aesthetics** [help]

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

The building heights for the proposed buildings are undetermined at this time. They will not exceed Camas height requirements as indicated by City of Camas Municipal Code.

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 residences and/or commercial buildings.

b. Proposed measures to reduce or control aesthetic impacts, if any: [help]

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

11. **Light and Glare** [help]

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

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

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

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

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

There are some amounts of light levels generated off site 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** [help]

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:

- **Camas Meadows Golf Course located less than 1 mile to the south;**
- **Harmony Sports Complex located approximately 1 mile to the southwest;**
- **Camp Currie located less than 1 mile to the south.**
- **Chinook Archery Club located approximately 1 mile to the south;**
- **Green Mountain Park, an undeveloped Clark County park, located adjacent to the site to the northeast.**

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

The site was historically used as the Green Mountain Golf Course but since it's closure the site has not been used for recreation.

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

Development of an on-site park(s), preservation of common open space areas and walking trails.

13. **Historic and cultural preservation** [help]

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

As part of the Green Mountain Mixed Use PRD application the Applicant prepared a full archeological report which was submitted to the Department of Archeology and Historic Preservation, as well as, local Native American Tribes. Evidence of these certified mailings was included with the initial PRD application.

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]

As part of the PRD application the Applicant prepared a full archeological report which was submitted to the Department of Archeology and Historic Preservation, as well as, local Native American Tribes. Evidence of these certified mailings was included with the initial PRD application.

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]

As part of the PRD application the Applicant prepared a full archeological report which was submitted to the Department of Archeology and Historic Preservation, as well as, local Native American Tribes. Evidence of these certified mailings was included with the initial PRD application.

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

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

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

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

14. **Transportation** [help]

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

Primary access to the Phase 2 South Project site will take place at one location along NE Goodwin Road.

Access to the northern portion of Phase 2 will be via N.E. Boxwood Street, a local access street, where it intersects with N.E. Alder Street and N.E. Chestnut Street. The approved Green Mountain Phase 1 Preliminary Plat shows N.E. 'E' Loop as a looping road. However, due to the existing topography, a minor modification request has been submitted to the City requesting the looped road be revised to provide for two cul-de-sacs, thus eliminating a very steep portion of the looping road. The access shown on the proposed Phase 2 Preliminary Plat assumes the approval of the minor modification and the revision to the two cul-de-sacs, but for SEPA purposes, both designs have been analyzed.
Access to Sub-Phase 2G (pod B3) is via a private street within a 42-foot wide tract. The Applicant proposes a private street in lieu of a public street to minimize the impact to an existing White Oak mitigation area, two wetlands and their buffers. Due to other critical areas on site, N.E. Chestnut Street will not be extended further than Sub-Phase 2G.

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

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

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

The proposed project will not eliminate parking spaces and will add approximately 506 parking spaces based on two parking spaces per residential unit plus an additional one parking space for every five single-family residential lots under 7400 square feet.

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]

N.E. 28th Street/N.E. Goodwin is identified as an arterial and has an existing full-width right-of-way of 60' and full-width paved width of approximately 24'. The widening of N.E. 28th Street/N.E. Goodwin to a three-lane roadway with a 74' full-width right-of-way and a full-width paved width of 43' has been contemplated with this application. The Applicant is proposing a half-width right-of-way of 37', half-width pavement of 23', a 6' planting strip, 6' sidewalk and 2' clear space with this application.

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]

An extensive transportation analysis was conducted by Kittelson and Associates in conjunction with the adoption of the DA. That analysis and the the standards and mitigation requirments provided for in the that analysis are implemented through the DA and subsequent development applciations relating to specific portions of the PRD are required to adhear to the requirements provided for in the DA. In compliance with those provisions, a Transportation Compliance Letter has been prepared by Kittleson and Associates and submitted with this application. Based on 230 single-family residential units the Tranportation Compliance Letter identifies the number of PM, AM and average daily trips that are projected to be generated by the project.

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

No.

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

Pay traffic impact fees, comply with City of Camas road standards and meet any mitigation measures as proposed by the traffic engineer and/or as the project is conditioned.

15. **Public Services** [help]

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

Yes, future public services will be needed for the development.

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

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

16. **Utilities** [help]

a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

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http://www.cityofcamas.us

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 CenturyLink, natural gas by Northwest Natural.

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 John O'Neil

Position and Agency/Organization Manager, Green Mountain Land, LLC (owner)

Date Submitted: 12-13-16