

Date Published: March 3, 2015

To Whom It May Concern:

Please find enclosed a Determination of Non-Significance (DNS) for the **Green Mountain Subdivision, Planned Residential Development (SEPA14-21)** that was issued pursuant to the State Environmental Policy Act (SEPA) Rules, Chapter 197-11, Washington Administrative Code. The enclosed review comments reflect evaluation of the environmental checklist by the lead agency as required by WAC 197-11-330(1)(a)(i).

The following materials were submitted with the initial application:

- * General application form and narrative
- * Developer GIS packet
- * Full plan sets
- * State Environmental Policy Act Checklist
- * Stormwater Design Report
- * Geotechnical Report
- * Wetland and Habitat Report
- * Cultural Resources Report

The application materials are available for review upon request from the Community Development Department.

Written comments may be submitted on this determination within fourteen (14) days of its issuance, after which the 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
Bureau of Indian Affairs
C-Tran
Camas School District
Camas City Administrator, Peter Capell
Camas Community Development Director, Phil Bourquin
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Chinook Indian Nation
Cultural Resource Program, Cowlitz Indian Tribe
Cultural Resource Program, Yakama Indian Nation
Cultural Resource Program, Yakama Indian Nation
Clark County Department of Environmental Services
Clark County Public Works – Development Engineering Program
Clark County Department of Transportation
Clark County Natural Resources Council
Clark Public Utilities
Clark Public Utilities, Construction Services Manager
Department of Ecology
Department of Fish and Wildlife
Department of Natural Resources, SEPA Center
Post Record Publications
Southwest Clean Air Agency
US Army Corps of Engineers
Vancouver-Clark Parks and Recreation
Washington Office of Archaeology & Historic Preservation
Washington State Department of Transportation
Washington State Parks and Recreation Commission, Environmental Program Manager
Property Owners within 300 feet



State Environmental Policy Act
Determination of Non-Significance

CASE NO: SEPA14-21

APPLICANT: Green Mountain Land, LLC
17933 NW Evergreen Parkway, Suite 300
Beaverton, OR 97006

CONTACT: Randy Printz
Landerhold Law Firm
805 Broadway, Suite 1000
PO Box 1086
Vancouver, WA 98666

REQUEST: The applicant is proposing a Planned Residential Development (PRD) on 282 acres for up to 1,300 dwelling units and including 8.8 acres of mixed use Commercial space.

LOCATION: The PRD is located on 9 lots totaling 282 approx. acres. Parcel numbers 171727-000, 172341-000, 171704-000, 172555-000, 172557-000, 172533-000, 172559-000, 172165-000 and 173178-000. The site is located at the Northeast corner of the intersection of NE Goodwin Road and NE Ingle Road.

LEGAL DESCRIPTION: SW and SE ¼'s of Section 17, the NE and SE ¼'s of Section 20, and the NW and SW ¼'s of Section 21, Township 2 North, Range 3 East of the Willamette Meridian, Clark County.

SEPA DETERMINATION: Determination of Non-Significance (DNS)

COMMENT DEADLINE: March 17th, 2015, at 5:00 p.m.

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

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

Determination:

Determination of Non-Significance (DNS). The City of Camas, as lead agency for review of this proposal, has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(e). This decision was made after review of a completed environmental checklist, and other information on file with the City of Camas.

Date of Publication & Comment Period:

Publication date of this DNS is **March 3rd, 2015**, 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 **March 17th, 2015**. Comments may be sent by email to communitydevelopment@cityofcamas.us.

SEPA Appeal Process:


An appeal of any aspect of this decision, including the SEPA determination and any required mitigation, must be filed with the Community Development Department within fourteen (14) calendar days from the date of the decision notice. The letter of appeal should contain the following information.

1. The case number designated by the City of Camas and the name of the applicant; and,
2. The name and signature of each person or group (petitioners) and a statement showing that each petitioner is entitled to file an appeal as described under Section 16.31.060 of the Camas Municipal Code. If multiple parties file a single petition for review, the petition shall designate one party as the contact representative with the City Planner. All contact with the City Planner regarding the petition, including notice, shall be with this contact person.

The appeal request and appropriate fee of **\$330** must be submitted to the Community Development Department between 8:00 a.m., and 5:00 p.m., Monday through Friday, at the address listed below:

Appeal to the 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	March 3rd, 2015 Date of publication
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GREEN MOUNTAIN

CONCEPTUAL MASTER PLAN FOR A MIXED USE PLANNED RESIDENTIAL DEVELOPMENT

CAMAS, WASHINGTON
GREEN MOUNTAIN LAND, LLC.

TOTAL SITE AREA 283.3 AC

SITE AREA TABLE

R10 ZONE	119.7 AC
R6 ZONE	54.8 AC
MF10 ZONE	93.0 AC
CC ZONE	15.8 AC

RESIDENTIAL DENSITY CALCULATION

R-10	119.7 @ 4.3 / ACRES = 515 UNITS
R-6	54.8 @ 7.2 / ACRES = 395 UNITS
MF-10	93.0 @ 10 / ACRES = 930 UNITS

TOTAL 1840 UNITS

DENSITY TABLE

POD	ACRES	APPROX. LOT SIZE RANGE	DENSITY RANGE	UNIT / LOT RANGE
A	12.2 (A1-A3)	HD	16-18	195-220
B	15.5 (B1-B5)	1000-3000	12 - 16	186-248
C	11.9 (C1-C3)	3000-5000	7-12	83-143
D	41.3 (D1-D6)	4000-7000	5 - 8	207-330
E	26.5 (E1-E4)	4500-9000	4 - 7	106-185
F	28.6 (F1-F4)	5500-11,000	3.5 - 5	100-143
G	30.0 (G1)	15,000-40,000	1.5 - 2	30-60
H	15.4 (OC)			100-150
TOTALS	181.4 AC			1007-1300 *

* TOTAL UNITS / LOTS NOT TO EXCEED 1300

--- URBAN VILLAGE AREA (H, A1, A2, A3, B5)
A COMMERCIAL, MIXED USE AND RESIDENTIAL COMMUNITY CENTER (+33.5 AC GROSS, 24.3 AC NET)

CIRCULATION COMPONENTS

ARTERIAL (1.1 AC)

COLLECTOR (.7 AC)

NEIGHBORHOOD CIRCULATOR
LOCATION SHOWN IN APPROXIMATE & SUBJECT TO ADJUSTMENT

NEIGHBORHOOD CONNECTOR
LOCATION SHOWN IN APPROXIMATE & SUBJECT TO ADJUSTMENT

COMMUNITY ENTRIES & ACCESS POINTS
LOCATION SHOWN IN APPROXIMATE & SUBJECT TO ADJUSTMENT

NOTE:

The precise location and number of units within the pods are approximate due to the preliminary nature of the design. While unit numbers per pod may change, the total number of units of the proposed Mixed Use Master Plan will not be exceeded (except as provided for in section 5 of the Development Agreement), absent express consent from the City after appropriate regulatory process.

PARK & OPEN SPACE COMPONENTS



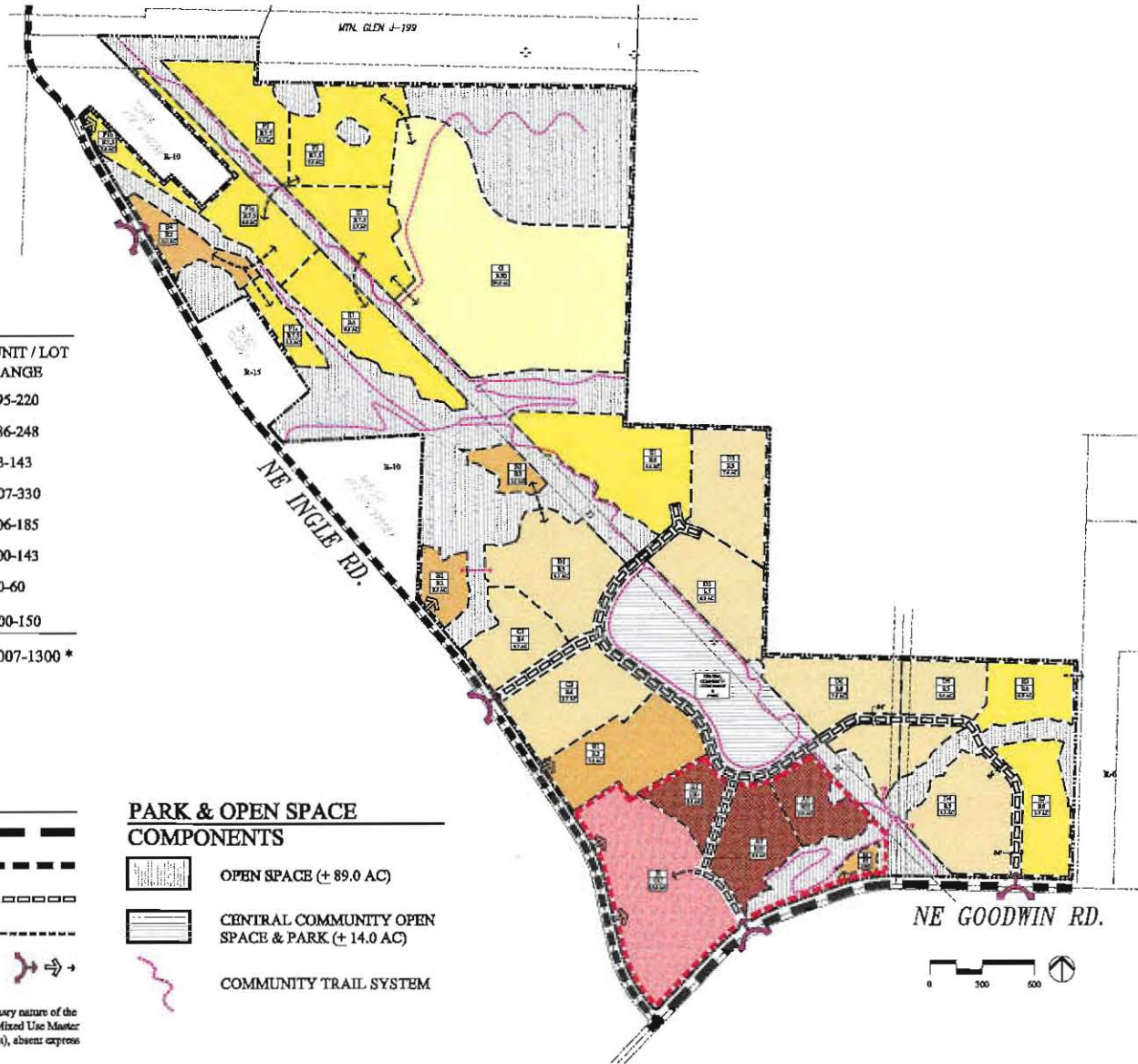
OPEN SPACE (+ 89.0 AC)



CENTRAL COMMUNITY OPEN SPACE & PARK (+ 14.0 AC)



COMMUNITY TRAIL SYSTEM



Land Planning
Landscape
Architecture

PO BOX 2468
LAKE WOSCO, OR
97038
503-294-0202

SCALE: AS NOTED

DESIGNED BY: WPA
DRAWN BY: SH
CHECKED BY: WPA

DATE: 12/30/14
REVISED:



STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

GILLIAN F. HORNBE
CERTIFICATE NO. 382

GREEN MOUNTAIN
MASTER PLAN
GREEN MOUNTAIN LAND, LLC.
CAMAS, WASHINGTON

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of
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SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

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:

Green Mountain Planned Residential Development (PRD)

2. Name of applicant:

Green Mountain Land, LLC

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

Applicant:

**Green Mountain Land, LLC
17933 NW Evergreen Parkway, Suite 300
Beaverton, OR 97006
Ph: (503) 597-7140
Fax: (503) 597-7149**

Contact:

**Randall Printz
Landerholm Law Firm
805 Broadway, Suite 1000
PO Box 1086
Vancouver, WA. 98666
Randy.printz@landerholm.com
(360) 696-3312**

4. Date checklist prepared:

December, 2014

5. Agency requesting checklist:

City of Camas, Washington

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

Some grading and development of Phase 1 will take place upon approval and procurement of all applicable reviews and permits. The remaining of portions of the site and future phases will be developed over approximately the next fifteen years. Off-site improvements including, but not limited to, transportation and stormwater improvements, sewer, water, utility routing to the site, etc. shall also take place upon approval and procurement of all applicable reviews and permits. On-site improvements will occur as development of each phase of the PRD is developed.

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

None other than the phased development of the full project as described above.

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

Stormwater Report – Olson Engineering, Inc.
Critical Areas Report – Ecological Land Services, Inc.
Archaeological Predetermination – Archaeological Services LLC
Geotechnical Investigation – GeoPacific Engineering, Inc.
Traffic Impact Study - Kittelson and Associates
Tree Survey

Previous SEPA checklist and Threshold Determination by the City of Camas in conjunction with a Development Agreement (DA) relating to this property entered into between the Applicant and the City in December of 2014. These existing environmental documents (SEPA checklist and Threshold Determination relating to the DA) are hereby incorporated into this checklist.

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

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.

Planned Residential Development Approval	Preliminary Plat Approval
Engineering Plan Approval	Erosion Control Plan Approval
Grading Plan Approval	Grading Permit
Stormwater Plan Approval	SEPA Determination
NPDES Permit	Stormwater Pollution Prevention Program
Critical Areas Ordinance Approval	Forest Practice Permit Approval
Final Plat Approval	Final Site Plan Approval
Preliminary Site Plan Approval	

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 is requesting approval of a Planned Residential Development based on a Conceptual Master Plan on approximately 283 acres at the base of Green Mountain in Camas, Washington. The development will ultimately include the construction of approximately 1,300 single- and multi-family dwelling units, common open space, park(s), commercial and retail buildings, associated parking lots, access roads, stormwater treatment and detention facilities, utilities and other related infrastructural improvements. Refer to Conceptual Master Plan for more information.

Off-site improvements include transportation improvements to widen roads and associated stormwater improvements and the extension of utilities, including sanitary sewer and water, to the site. Specific off-site improvements include the following:

- Extension of a sanitary sewer force main to Two Creeks Pump Station #2.
- Replacement of the sanitary force main to Camas Meadows Drive.
- Replacement of the Two Creeks Pump Station #2.
- Extension of a 10" sanitary force main to Camas Meadows Drive.
- Construction of a regional lift station (Basin 1 Pump Station).
- Extension of gravity sewer to Ingle Road.

- The City is also working on the potential of having sewer provided from the east. If that occurs, then it is possible that a portion of the effluent from this project could go through sewer facilities constructed to the southeast to Everett Street.

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.

Development of the PRD is located on 9 legal lots totaling approximately 282 acres. Further described as parcels: 171727-000, 172341-000, 171704-000, 172555-000, 172557-000, 172553-000, 172559-000, 172165-000 and 173178-000. The site is located north of NE Goodwin Road and east of NE Ingle Road in the southwest and southeast ¼'s of Section 17, the northeast and southeast ¼'s of Section 20, and the northwest and southwest ¼'s of Section 21, Township 2 North, Range 3 East of the Willamette Meridian, Clark County. The majority of the site is currently in use as the Green Mountain Golf Course. Off-site improvements will take place near Camas Meadows Golf Course, along Camas Meadows Drive and along and adjacent to Goodwin Road and Ingle Road.

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 GIS information, the steepest slope on the site is between 40 and 100%. Topographic survey information indicates the steepest slopes being located in the northern portion of the site on Green Mountain with approximately 35% with steeper sections at the base of Green Mountain of approximately 65%.

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 Clark County GIS data, the soils on the site consist of:

- 1) CvA 0-3% (Cove Clay Loam), 4.2% of the parcel.
- 2) DoB 0-5% (Dollar Loam), 47.4% of the parcel.
- 3) HcB 0-8% (Hesson Clay Loam), 1.0% of the parcel.
- 4) LeB 0-8% (Lauren Loam), 1.6% of the parcel.
- 5) MIA 0-3% (McBee Silt Loam), 6.6% of the parcel.
- 6) OmE 3-30% (Olympic stony clay loam), 11.5% of the parcel.
- 7) OmF 30-60% (Olympic stony clay loam), 27.8% of the parcel.

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

A geotechnical report, provided by GeoPacific Engineering, Inc. dated December 3, 2014, references regional slope stability mapping of Clark County, Washington published by the Washington Department of Natural Resources Division of Geology. Refer to GeoPacific Engineering, Inc. study for more information.

Clark County GIS indicates the presence of Severe Erosion Hazard Areas encompassing all of Green Mountain as well as the slopes along the southwest side of the base of Green Mountain. GIS also indicates the possible presence of Potentially Unstable Slopes along the southwest side of the base of Green Mountain.

- 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 to construct building pads, parking lots, access roads, stormwater facilities and off-site utility improvements. Any imported fill material will be procured from an approved site. Should material need to be hauled off site, it will be taken to an approved location. The approximate amount of grading is unknown at this point, but it may exceed 500,000 cubic yards.

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

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 both 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)?

Approximately 65% of the developed portion of the site could be covered with impervious surface following project construction and build-out of all phases. This includes single- and multi-family buildings, commercial buildings, parking lots, access roads, and sidewalks. A large portion of the site (approximately 90 acres) will be developed into park(s) and/or left as common open space.

- 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 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 hill of construction, soil stockpiles to be covered when not in use and temporary permanent vegetative cover shall be applied as soon as possible.

2. Air

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

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

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

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

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

If necessary, water will be utilized for dust control 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, Washington State Department of Ecology (DOE) and U.S. Environmental Protection Agency (EPA). It is anticipated that that all vehicles and equipment will be in compliance 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.

Green Mountain Golf Course contains several man-made ponds and ditches. Clark County GIS indicates the possible presence of hydric soils in isolated areas on-site. There are some wetlands on the site, but none located within the proposed Phase 1 preliminary plat. The site of both the PRD and off-site improvements 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.

Yes, proposed on- and off-site improvements will take place within 200 feet of wetlands, wetland buffers or the man-made ponds or streams. See preliminary plat drawings and critical area reports filed in conjunction with this application.

- 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.

Unknown at this time.

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

No.

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

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.

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.

Stormwater will be discharged through outfalls located at various points on the site. No impacts to ground water will occur. 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.

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.

Stormwater quality treatment and quantity control will be provided via wetpond stormwater facilities located at various locations on site prior to release into either a roadside ditch along Ingle Road or to existing culverts under Ingle Road. The wetpond facilities will be 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 PRD prepared by Olson Engineering.

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

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 be 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.

Some existing man-made ditches may be filled or be rerouted.

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

This proposal will meet or exceed the City of Camas's 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

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

☒ 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?

Over the course of the full build out of the project the Applicant may remove approximately 4,800 trees of the approximately 9,500 trees found on-site. Over two thousand trees will be planted as part of the development process over the course of full development. Other existing vegetation may be removed in areas to receive construction activities.

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

No threatened or endangered species are known to be on or near the site. Bradshaws Lomation has been rumored to have been previously seen on property to the west across Ingle Road. Investigation of the Applicant's site by qualified biologists did not find any Bradshaw's Lomation on the Applicant's site.

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

Landscaping, with the use of both ornamental and native plants, will be installed throughout the project with development of each phase. Additionally, approximately 90 acres will be devoted to parks and open space areas, with native vegetation being retained in a majority of the open space areas. Refer to the Tree Preservation Plan and Conceptual Park & Open Space Master Plan for more information.

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

Himalayan Blackberry.

5. Animals

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

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

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.

The site is located within what is commonly referred to as the Pacific Flyway. This Flyway is the general migratory route for various species of ducks, geese, and other migratory waterfowl. The Flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains. Neotropical birds, such as Robins, may also seasonally utilize or be near the site.

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

Landscaping, which will includes ornamental and native trees, shrubs and groundcovers, will be installed in the future that will provide some habitat for wildlife in the future developed areas. Additionally, approximately 89 acres will be devoted to park(s) and open space areas, with native vegetation being retained in a majority of the open space areas which will preserve existing wildlife habitat. Refer to the Tree Preservation Plan and Conceptual Park & Open Space Master Plan for more information.

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

None known.

6. Energy and natural resources

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

Typical commercial and 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.

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:

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

7. Environmental health

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

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.

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

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

There is an existing BPA 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.

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

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

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

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

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

b. Noise

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

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.

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

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

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

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 majority of the site is currently in use as the Green Mountain Golf Course. The steeper sections of Green Mountain are forested, vacant and unused.

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

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

- **West – CC, R-5, R-20 and AG-20**
- **East – FR-40, R-10**
- **South – R-12**
- **North – R-5, 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?

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. The archeological report referenced in this checklist and the application narrative further discuss the history of the property. There is no known agricultural or forest land of long-term commercial significance proposed for conversion on site.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal

business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

There is an existing clubhouse, maintenance building, barn, pump house and several outbuildings.

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

Yes, all structures may be demolished except for a stone spring house that may have some historical significance.

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

R-10, MF-10, R-6 and CC (Community Commercial).

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

SFM (Single Family Medium Density), MFL (Multi Family Low Density), SFH (Single Family High Density) and COM (Commercial).

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

Not Applicable.

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

Clark County GIS indicates the possible presence of hydric soils on site, as well as possible wetlands, but those may be associated with the man-made ponds on-site. GIS also indicates the possible presence of Non-riparian Habitat or Species Areas on-site as well as Potentially Unstable Slopes and Severe Erosion Hazard Areas. Refer to Preliminary Geotechnical Engineering Report, provided by GeoPacific Engineering, Inc., dated December 3, 2014, for more information regarding Potentially Unstable Slopes and Severe Erosion Hazard Areas. Refer to Wetland and Habitat Delineation and Mitigation Plan, provided by Ecological Land Services, dated December 2014, for more information regarding wetland and habitat areas.

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

Approximately 3,601 people could reside in the completed residential portion of the project based on 2.77 residents per household for both single-family and multi-family residences. Approximately 180 people could work in the commercial portion of the project based on an estimated square footage of commercial/retail/office of 90,000 square feet (based on the Traffic Impact Study by Kittelson and Associates, dated June 11, 2014) and 1 employee per 500 square feet of building area.

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

None.

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

Not applicable.

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

With approvals of a Development Agreement, Planned Residential Development and Preliminary Subdivision applications, the proposed plan will comply with the City of Camas' zoning ordinance and Comprehensive Plan as well as applicable City of Camas infrastructure and utility standards.

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

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

9. Housing

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

Approximately 1,300 middle-income single-family and multi-family housing units. Phase 1 includes 201 middle-income single-family housing units.

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

None.

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

Pay traffic, park, school and fire impact fees; SDCs for sewer and water, provide off- and on-site transportation improvements, construct all infrastructure necessary to comply with all applicable development standards, including but not limited to, landscaping, storm water and critical areas; provide parks, trails, recreation areas and open space.

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 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?

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.

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

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

11. Light and glare

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

Typical commercial, 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?

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

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

There are 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:

Lights will be installed and shielded to minimize dispersion and control any potential offsite impacts. Intensity of lighting will be kept at a level to assure safety on the site, but will meet all applicable City of Camas light shielding and glare reductions.

12. Recreation

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

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.**
- **Green Mountain Golf course.**

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

The existing recreational use of the site as the Green Mountain golf course will likely cease at some future phase of development.

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

Development of an on-site park(s), preservation of common open space areas and walking trails and the payment of 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 located on or near the site? If so, specifically describe.

The Applicant has prepared a full archeological report which has been submitted to the Department of Archeology and Historic Preservation, as well as, local Native American Tribes. Evidence of these certified mailings is included in this 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.

The Applicant has prepared a full archeological report which has been submitted to the Department of Archeology and Historic Preservation, as well as, local Native American Tribes. Evidence of these certified mailings is included in this 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. [

The Applicant has prepared a full archeological report which has been submitted to the Department of Archeology and Historic Preservation, as well as, local Native American Tribes. Evidence of these certified mailings is included in this 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.

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. The Applicant has prepared a full archeological report which has been submitted to the Department of Archeology and Historic Preservation, as well as, local Native American Tribes. Evidence of these certified mailings is included in this application.

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.

Primary access to the site will take place at two locations along Ingle Road and one location along NE Goodwin Road. Secondary access may also take place at approximately 5 locations along Ingle Road and two locations along NE Goodwin Road. Refer to the Conceptual Master Plan for more information.

- 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?

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?

The proposed project will eliminate approximately 150 parking spaces associated with Green Mountain Golf Course. The commercial portion of the project will have approximately 360 parking spaces based on 4 stalls per 1,000 square feet of commercial/retail/office space (total of 90,000 sf of commercial space per Traffic Impact Study by Kittelson and Associates, filed in conjunction with this application). The residential portion of the project will have approximately 2,600 parking spaces based on two parking spaces (primarily in driveways for single-family residences and in parking lots for multi-family residences) per residential unit.

- 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).

Frontage improvements to City of Camas standards will be required along both Ingle Road and NE Goodwin Road. Other off-site improvements will be required over the life of the project. These improvement and their construction triggers are identified in the Kittelson and Associates traffic study filed in conjunction 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.

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?

A Transportation Impact Analysis has been prepared by Kittelson and Associates. Based on 1,300 single and multi-family residential units and 90,000 square feet of Shopping Center use, the

Transportation Impact Analysis identifies the number of PM, AM and average daily trips that are projected to be generated by the proposed development.

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

No.

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

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

15. Public services

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

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

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

The Applicant will construct on site utilities, pay system development charges, 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 _____

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

Water and sewer 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

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 signer _____

Position and Agency/Organization _____

Date Submitted: _____