EXHIBIT 39
SUB17-02

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]

   Dawson's Ridge Density Transfer Subdivision

2. Name of applicant: [help]

McIntosh Ridge PRD LLC

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

Applicant:
McIntosh Ridge PRD, LLC
16420 SE McGillivray Blvd #103-197
Vancouver, WA 98683

Contact:
Melanie Poe, Manager
McIntosh Ridge PRD, LLC
16420 SE McGillivray Blvd #103-197
Vancouver, WA 98683
360-947-0347
Melanie.apc@comcast.net

4. Date checklist prepared: [help]

June 2, 2017, revised August 9, 2017

5. Agency requesting checklist: [help]

City of Camas

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

This SEPA covers impacts of a proposed residential development on the Dawson's Ridge property, including clearing, grading, and installation of all required utilities, streets, and landscaping. Anticipated site work will be performed in 2017/18.

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 applicant will be submitting a separate request to install access road and utilities to serve the existing ridge lots that are not part of this application, but will be using the same road configuration and utility lines as those proposed in this application

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

Wetland Delineation & Assessment – The Resource Company, 10/28/2016
Fish & Wildlife Habitat Conservation Areas Report – The Resource Company, 11/01/2016
Wetland/Habitat Mitigation Reports– The Resource Company, 8/2/2017
Archaeological Predetermination –Archaeological Investigations NW, 08/07/2006
Geotechnical Engineering Report – PBS, 04/07/2017
Traffic Impact Analysis – Kittelson, 3/14/2017
Grading Plan – Olson Engineering, 5/4/2017
Tree Survey and Report – AKS, 6/9/2017
Existing Conditions Plan– Olson Engineering, 5/5/2017
Preliminary Drainage Analysis – Olson Engineering, 3/29/2017

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]

The Applicant has recorded Boundary Line Adjustments to achieve the lot configurations shown in this application.

The Applicant has also submitted a Planned Residential Development application for the project site.

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

Density Transfer Subdivision Preliminary Plat and Phasing Plan Approval, or Master Plan and Preliminary Plat Approval for PRD
Grading Plan Approval
Critical Areas Permits
SEPA Determinations
Clearing & Grading Permit
Erosion Control Permit
Engineering Plan Approval
Final Plat Approval
Building Permit
NPDES/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]

The Applicant is requesting approval to develop a residential project on 21.7 acres zoned R-15. The project will consist of a Density Transfer Subdivision containing 43 single-family lots. The Applicant is proposing to provide all required infrastructure necessary to support this development.

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 adjusted existing parcels are 127175-000 and 127144-000. The site is located south of NW McIntosh Road, east of NW Brady Rd, in Sections 8 and 9, Township 1 North, Range 3 East of the Willamette Meridian, Clark County. Stormwater outfall will occur on an off-site parcel.

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]

Slopes exceeding 40% are located in the riparian area

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]

The NRCS (USDA 2012) Web Soil Survey identifies the following soil mapping units on this site:
Olympic clay loam, 20 to 30 percent slopes (OlE)
Olympic clay loam, 30 to 60 percent slopes (OlF)
Powell silt loam, 0 to 8 percent slopes (PoB)
Powell silt loam, 8 to 20 percent slopes (PoD)
Powell silt loam, 20 to 30 percent slopes (PoE)
Rock Land (Rk)

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

Refer to Geotechnical Report for descriptions of onsite and adjacent soils and slopes.

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 will occur to construct building pads, roads, storm water facility and other associated improvements. Estimated amount of cut is 16,383 cubic yards; estimated amount of fill is 35,264 cubic yards. Any fill 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.

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

Yes, erosion could occur if adequate erosion control mitigation measures are not implemented. An Erosion Control Plan will be prepared and implemented at the time of site construction. The EC plan will meet or exceed the requirements imposed by Camas Municipal Code and the Washington State Department of Ecology (DOE).

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]

Approximately 40% of the total site area will be covered with impervious surfaces after project construction.

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

Minimally disturb soils outside of construction area, adhere to recommendations of geotechnical engineer regarding buffer setback from slope, retain existing vegetation outside of identified impact boundary, install sediment fencing on downhill side of construction areas, cover soil stockpiles when not in use, and provide temporary or permanent vegetative cover within time limits required by City.

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]

Construction equipment and vehicles will generate dust and particulate emissions during the construction period. Resident, delivery trucks, mail delivery, solid waste and recycling vehicles will generate particulate emissions in the long term. Other emission sources include small power tools such as small gas-powered equipment used for site and landscape maintenance. The quantities of those emissions are unknown.

Post-construction emissions will be generated by traffic.

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 that would adversely affect the proposed project.

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

Water or other approved dust suppressants will be utilized as needed for dust control during construction. Emission control measures for vehicles and equipment are regulated under the Camas Municipal Code Standards, Washington State Department of Ecology (DOE), and U.S. Environmental Protection Agency (EPA). It is anticipated that all vehicles and equipment will be in compliance with these regulations.

3. Water [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]

Deer Creek, a perennial Type F stream that does not support anadromous fish, runs along the south side of NW McIntosh Rd, on or adjacent to the property.

There are two Category IV wetlands located offsite, to the east of the project entry at NW McIntosh Rd/NW Sacajawea. A portion of the buffers from these wetlands are located on the site where the project entry has already been constructed.

There are three seasonal, non-fish bearing Type Ns streams adjacent to the south side of Deer Creek.

There are four Category IV slope, palustrine forested wetlands adjacent to Deer Creek, and are all very similar in nature. These wetlands are located on the southside of Deer Creek and are hydrologically influenced by hillside seeps.

There are two Category III riparian, palustrine shrub/scrub wetlands adjacent to Deer Creek. These wetlands are located on the either side of Deer Creek and are hydrologically influenced by Deer Creek and small hillside slopes.

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]

Stormwater facilities, stormwater outfall, entry road expansion, trail extensions and lots will be installed within 200' of the described waters. These elements are shown on the attached project plans.

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]

No cut or fill is proposed in surface waters or wetlands. Small impacts to wetland and riparian buffers are proposed.

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

No surface water withdrawals or diversions are proposed.

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

No, the site area does not lie within a 100-year floodplain.

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, the proposal does not involve any discharges of waste materials to surface waters.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]

No impacts to groundwater are proposed.

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]

No discharge of waste material to the ground is proposed.

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 will be provided by an underground cartridge filter system, and stormwater quantity control will be provided by underground detention pipes. Stormwater will be discharged from the detention facility through an underground flow-control structure to the existing stream north of the site and, ultimately, to an unnamed tributary of the Columbia River in accordance with the City of Camas Municipal Code.

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. Proposed 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. [help]

The proposed site grading will alter some drainage patterns within the development impact area due to placement of soil; however, any changes will not affect property located outside of the site boundary. Drainage patterns and

capture will be reviewed as part of the Grading Permit application process.

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

All stormwater from the developed site is to be conveyed via pipe to underground stormwater facilities for treatment and detention. This proposal will meet or exceed the City of Camas's water quality and quantity standards. This project may implement Department of Ecology approved Chitosan chemical treatment of runoff during construction. At treatment levels used, any residual trace of Chitosan in the treated stormwater is negligible and results in no negative impacts for downstream fish or riparian habitats.

4. Plants [help]

a. Check the types of vegetation found on the site: [help]

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

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

The Applicant is proposing to remove trees, small shrubs and grass in the development impact area.

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]

The applicant proposes to grade the site and utilize hydroseeding and other erosion control measures to stabilize soils until site construction is completed. Erosion control and tree protection fencing will be placed to protect existing perimeter trees to be retained. Landscaping of common areas will occur as depicted in the landscaping plans. Open space area will be set aside to preserve riparian corridor and existing vegetation.

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

There are no known noxious weeds or invasive species on or near the site.

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 in 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.

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

The majority of available wildlife habitat is located in the forested stream corridor or slope areas on or near the site. These habitat areas connect to a larger open space network and will not be adversely impacted by the proposed site development.

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

No invasive animal species are known to be on or near the site.

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 use 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]

This site is separated from properties to the north by the forested stream corridor, so no impacts to use of solar energy by adjacent properties are foreseen.

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

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

7. Environmental Health [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]

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

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

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 are no known existing hazardous chemicals or conditions on or near 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 will be utilized to carry out site construction, so equipment fuel and fluids will be used onsite during construction. No toxic or hazardous chemical storage, use or production is anticipated during the life of 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 site work is anticipated to undergo regulatory inspection.

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, but it will not adversely affect the proposed project.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [help]

Construction on the site will create short-term construction noise. Construction activities will not occur after 7 p.m. or before 7 a.m. Resident, mail delivery, deliveries and solid waste and recycling vehicles will create some noise in the long term. 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 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 site is currently vacant or used as horse pasture. There are two existing homes adjacent to the site along the ridge. There is a residential property located to the east of the site, and an equestrian center located on the property proposed for development. Steep slope areas are located south and west of the project site. The proposal will impact the equestrian center by removing some pasture lands from use in Phase 1, and the equestrian buildings in Phase 2.

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 property is vacant and has not been designated as working resource lands. None of the property has farmland or forest land tax status.

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]

There are no known working farms or forest lands in the vicinity of the site.

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

There is a covered gazebo area located in a field.

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

The covered gazebo area will be removed during site development.

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

R-15

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

Single family low

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

There are no shoreline designations on the site.

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

The site contains a small section of Severe Erosion land that has less than 5% slope. The site also contains Category IV wetlands and Type Ns/F non fish bearing streams.

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

Approximately 120 people will live in the completed project.

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

None

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

None

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

The proposed project plan will be subjected to a review and approval process to ensure compliance with City's applicable zoning standards and plans.

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

There are no known working farms or forest lands in the vicinity of the site.

9. Housing [help]

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

Approximately 43 middle-income residential units will be provided.

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

No units will be eliminated.

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

Pay applicable school, traffic and park impact fees. Pay system development charges for sanitary sewer and water as required.

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 residential structures will not exceed 35' in height. Principal exterior materials are brick, wood, textured concrete stone veneer or architectural split-faced block, stucco, cementitious lap siding or glass.

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

Views across the site will be altered by the placement of structures.

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

Master-planned landscaping and architectural design.

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 building 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]

No, the installation of illumination will be done in such a way as 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]

None

d. Proposed measures to reduce or control light and glare impacts, if any: [help]

Lights will be installed and shielded to minimize light 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 Camas light shielding and glare reduction requirements.

12. Recreation [help]

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

Cantera Equestrian Center is located on the property, and will remain functional until the development of Phase 2. Klickitat Park is located .5 miles to the east on NW McIntosh Rd. Prune Hill Sports Park is located .75 miles to the north on NW Brady Rd.

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

Phase 2 of the project will displace the equestrian center.

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

The applicant is proposing an onsite trail along the south side of the riparian corridor. This trail will fulfill the requirement for a portion of the T-11 trail along the McIntosh frontage. Residents will be able to access surrounding recreational opportunities, and the project will contribute Park Impact Fee credits.

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]

There are no known historical sites or structures on or near the site.

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]

There are no known areas of cultural importance on or near the site. The site was studied for purposes of archaeological predetermination in 2006 by AINW– no artifacts or other evidence of archaeological resources were observed.

In 1999, AINW conducted a pedestrian survey and shovel testing on a four-acre parcel located approximately 116 m (380 ft) east of the current project area (Reese 1999). One cryptocrystalline silicate flake was found in the upper 12 centimeters of a shovel test during the survey. No other artifacts were identified.

In addition to the previous AINW study conducted nearby, seven other archaeological surveys and one reconnaissance study have been conducted within 0.5 mi of the project area. Three were

directly to the north of the project area, on the opposite side of McIntosh Road. No archaeological resources were identified during any of these studies.

AINW conducted an updated Predetermination study on the site in 2017. That work became an Archaeological Survey of the site after two isolates were discovered and recorded with DAHP. No further survey work is recommended by the archaeologist.

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]

There are no reported archaeological sites on or near the site. Archaeological reports conducted on the property have been submitted to the Washington Department of Archaeology and Historic Preservation. Notification of tribes will occur per the requirements of the City land use review process.

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 cultural artifacts are discovered during construction, all site activity in the immediate vicinity will cease and all appropriate federal, state, county and tribal agencies will be notified.

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]

Construction access and primary access to the site will be from NW McIntosh Rd at the intersection with NW Sacajawea.

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

The closest public transit stop is a C-Tran Connector reservation stop at NW 16th and Brady Rd.

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

The project will provide approximately 86 garage and driveway spaces. No spaces will be eliminated as a result of this project.

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]

The project will require a private road on site. The applicant is proposing to dedicate

right-of-way and pay fees in lieu of development for McIntosh Road frontage improvements.

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

No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]

A Traffic Impact Analysis Study has been completed by Kittelson & Associates. The proposed site development is estimated to generate up to 524 net new daily trips, 41 net new a.m. peak hour trips (10 in, 31 out) and 55 net new p.m. peak hour trips (35 in and 20 out).

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]

Install proposed road improvements to accommodate on site traffic; pay traffic impact fees as applicable; pay frontage development fees; dedicate frontage right-of-way.

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 newly proposed development.

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

Project developer to 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 _____

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, with a STEF system and onsite water lines provided by the developer. Electricity will be provided by Clark Public Utilities, waste removal by Waste Management, telephone by CenturyLink or other, cable/internet by Comcast or other, and natural gas by Northwest Natural.

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

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 _____

Position and Agency/Organization _____

Date Submitted: _____