

Date Published: November 23, 2017

To Whom It May Concern:

Please find enclosed a Determination of Non-Significance (DNS) (Non-project Action) to amend **Title 16 Chapter 16.57 Frequently Flooded Areas of the Camas Municipal Code (CMC) (SEPA17-24)** 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 proposed amendments to CMC Chapter 16.57 Frequently Flooded Areas and the SEPA Checklist are attached.

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](mailto:communitydevelopment@cityofcamas.us)

Distribution:

Bureau of Indian Affairs  
C-Tran  
Camas School District  
Camas City Administrator, Peter Capell  
Camas Building Official, Bob Cunningham  
Camas Community Development Director, Phil Bourquin  
Camas Engineering Department Managers and Staff  
Camas Fire Department, Randy Miller  
Camas Finance Director, Cathy Huber Nickerson  
Camas Hearings Examiner, Joe Turner  
Camas Mayor and City Council Members  
Camas Parks and Recreation, Jerry Acheson  
Camas Planning Commission Members  
Camas Planning Manager and Staff  
Camas Police Chief, Mitch Lackey  
Camas Public Works Director, Steve Wall  
Camas Public Library, Connie Urquhart  
Chinook Indian Nation  
Cultural Resource Program, Cowlitz Indian Tribe  
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  
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



State Environmental Policy Act  
Determination of Non-Significance

**CASE NO:** SEPA 17-24  
**Title 16 Environment of the Camas Municipal Code (CMC)**

**APPLICANT:** City of Camas

**REQUEST:** To amend **CMC Title 16 Chapter 16.57 Frequently Flooded areas** as required by the Federal Emergency Management Agency (FEMA) in order to maintain compliance with the National Flood Insurance Program (NFIP).

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**LOCATION:** Camas city limits to include the urban growth boundary

**LEGAL DESCRIPTION:** Portions of Township 2 North, Range 3 East, Sections 17, 20, 21, 27, 28, 29, 32, 33, 34, 35 and 36; Portions of Township 1 North, Range 3 East, Sections 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16; and Portions of Township 1 North Range 4 East, Section 7, and further defined as the Camas City Limits.

**SEPA DETERMINATION:** Determination of Non-Significance (DNS) (Non-project action)

**COMMENT DEADLINE:** December 7, 2017, 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 **November 23, 2017**, 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 **December 7, 2017**. Comments may be sent by email to [communitydevelopment@cityofcamas.us](mailto:communitydevelopment@cityofcamas.us).

**SEPA Appeal Process:**

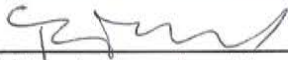
An appeal of any aspect of this decision, including the SEPA determination and any required mitigation, must be filed with the Community Development Department within fourteen (14) calendar days from the date of the decision notice. The letter of appeal should contain the following information.

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 **\$355** 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

 <b>Robert Maul, Planning Manager and Responsible Official</b>	<b><u>November 23, 2017</u></b> <b>Date of publication</b>
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DRAFT AMENDMENT TO TITLE 16 – ENVIRONMENT

Chapter 16.57 – FREQUENTLY FLOODED AREAS

Note to reader: The following proposed amendment is shown as underlined. The full content of each chapter is not included, which means that if changes are not shown in this document then they are not intended.

16.57.050 - Performance standards—General requirements.

All Elevation Certificates (FEMA Form 81-31), Floodproofing Certificates for non-residential structures (FEMA Form 81-65), documents, and records pertaining to the provisions of this ordinance shall be maintained by the City for public inspection.

- A. All Necessary Permits Shall be Obtained. Review all development permits to determine that all necessary permits have been obtained from those Federal, State, or local government agencies from which prior approval is required. A development permit shall be obtained before construction or development begins within any frequently flooded area established in Section 16.57.010. The permit shall be for all structures, including manufactured homes, as set forth in the "Definitions," and for all development, including fill and other activities, also as set forth in the "Definitions."
- B. Area of Special Flood Hazards with Base Flood Elevation. When the base flood elevation is provided, but a regulatory floodway has not been designated, new construction, substantial improvements, or other development, including fill, shall not be permitted within frequently flooded areas, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one inch at any point within the City limits.
- C. Areas Without Base Flood Elevation Data. Where base flood elevation data is not available (Zone A), and there is insufficient data then a report shall be submitted by a qualified professional that includes analysis of historical data and field surveys. The reports shall include reasonable mapping to ensure proposed buildings are safe from flooding and to demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one inch at any point within the City limits.
- D. Construction Materials and Methods.
1. Methods that Minimize Flood Damage. All new construction and substantial improvements shall be constructed using flood resistant materials and utility equipment, and with methods and practices that minimize flood damage.
  2. Buildings shall be located outside the floodplain. For sites with no buildable area out of the floodplain, buildings may be allowed provided they are placed on the highest land on the site, oriented parallel to flow rather than perpendicular, and sited as far from the watercourse and other critical areas as possible. If the City detects any evidence of active hyporheic exchange on a site, the development shall be located to minimize disruption of such exchange.
  3. Utilities Shall be Protected. Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- E. Elevation Certificate Required Following Construction. Following construction of a building within the floodplain where the base flood elevation is provided, the applicant shall obtain a "finished

**Commented [LH1]:** This flood ordinance must include this language for all other non-flood permits from local, state, federal sources.

construction" elevation certificate (FEMA Form 81-31, most current edition) from a registered professional engineer or architect that records the elevation of the lowest floor.

- F. Floodproofing (Non-Residential Only).
1. When a building is to be floodproofed, it shall be designed and constructed using methods that meet the following requirements:
    - a. Watertight Building. The building shall be watertight with walls substantially impermeable to the passage of water below one foot above the base flood level;
    - b. Hydrostatic and Hydrodynamic Resistance. Structural components shall be capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
    - c. Certified by a Registered Professional Engineer or Architect. The building shall be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications, and plans.
  2. Floodproofing Certificate Required Following Construction. Following construction of the building, the applicant shall obtain a floodproofing certificate (FEMA Form 81-65, most current edition) from a registered professional engineer or architect that records the actual (as-built) elevation to which the building was floodproofed.
- G. Anchoring. All new construction and substantial improvements within the floodplain shall be anchored to prevent flotation, collapse, or lateral movement of the building. All manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frames tied to ground anchors.
- H. Fill and Grading. Fill and grading within the floodplain shall only occur upon a determination from a registered professional engineer that the fill or grading will not block side channels, inhibit channel migration, increase flood hazards to others, or be placed within a channel migration zone, whether or not the City has delineated such zones as of the time of the application. If fill or grading is located in a floodway, CMC Section 16.57.020 applies.





## **SEPA ENVIRONMENTAL CHECKLIST**

*UPDATED 2016*

### **A. Background** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

**One amendment to Camas Municipal Code, Title 16 Environment Chapter 16.57 Frequently Flooded Areas**

2. Name of applicant: [\[help\]](#)

**City of Camas**

3. Address and phone number of applicant and contact person: [\[help\]](#)

**Lauren Hollenbeck, Senior Planner**

**616 NE 4th Avenue**

**Camas, WA 98607**

**(360) 817-7253**

4. Date checklist prepared: [\[help\]](#)

**November 16, 2017**

5. Agency requesting checklist: [\[help\]](#)

**City of Camas**

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

**Adoption of the amendment is expected to occur in January 2018.**

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

**Not applicable**

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

**The city has adopted critical area ordinances and maps based on best available science.**

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. [\[help\]](#)

**Not applicable**

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

[\[help\]](#)

**City Council must adopt the amendment by ordinance.**

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.) [\[help\]](#)

**To amend one section of the flood hazard regulations as mandated by the Federal Emergency Management Agency (FEMA) for compliance with the National Flood Insurance Program (NFIP).**

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. [\[help\]](#)

**Portions of Township 2 North, Range 3 East, Sections 17, 20, 21, 27, 28, 29, 32, 33, 34, 35 and 36;  
Portions of Township 1 North, Range 3 East, Sections 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16; and  
Portions of Township 1 North Range 4 East, Section 7, and further defined as the Camas City Limits.**

## **B. ENVIRONMENTAL ELEMENTS** [\[help\]](#)

### **1. Earth** [\[help\]](#)

a. General description of the site: [\[help\]](#)

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

**Topography in the area ranges from flat in the older core of Camas and on the west side of Prune Hill, to hilly on the flanks of Prune Hill, to steep slopes in some areas of Prune Hill and in some canyons on the south side of Prune Hill. On the northeast side of Lacamas Lake the topography ranges from flat to hilly, with some steep slopes**

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

**The steepest slope in the area is well over 40% in the southern area of Prune Hill overlooking the Columbia River.**

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 US Soil Conservation survey of Clark County shows a number of soils in the Camas area. There are areas north of Lacamas Lake that are still in agricultural use.**

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

**There are areas of potentially unstable soils within city limits.**



- 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. [\[help\]](#)

**None, non-project action**

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

**None, non-project action**

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

**None, non-project action**

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

**None, non-project action**

## **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. [\[help\]](#)

**None, non-project action**

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

**None, non-project action**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

**None, non-project action**

## **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. [\[help\]](#)

**Major water features within the City include the Columbia River, the Washougal River, Lacamas Lake, Lacamas Creek, Fallen Leaf Lake, and Round Lake.**

**The Columbia River begins in Canada, enters the United States in northeastern Washington, and travels southwest through Washington to the Pacific Ocean. The river exits the Columbia River Gorge shortly before it travels past downtown Camas.**

**The Washougal River flows southwest from the Cascade Mountains to the City of Camas, where it empties into the Columbia River.**

Upper Lacamas Creek (above Lacamas Lake) receives flow from 5 tributaries, only one of which is within the city limits (Dwyer Creek). The other tributaries (China Ditch, Matney Creek, Shanghai Creek, and Fifth Plain Creek) enter Lacamas Creek in rural Clark County.

Lacamas Lake is a 2.4 mile long lake that receives runoff from the surrounding hills and flow from Lacamas Creek. It is connected to Round Lake by a small channel that runs under State Route 500. The water level in Round Lake is controlled by a dam at the south end of the lake, which is run by Georgia Pacific Consumer Products LLC.

Lower Lacamas Creek, below Round Lake, travels down a steep slope and over waterfalls to its confluence with the Washougal River.

Numerous streams and creeks discharge from Prune Hill, including Blue Creek and Forest Home Creek on the south side, and Dwyer Creek on the north side. The Fisher Swale follows the west limits of the city as it heads to the Columbia River.

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

**None, non-project action**

- 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. [\[help\]](#)

**None, non-project action**

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

**None, non-project action**

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

**None, non-project action**

- 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. [\[help\]](#)

**None, non-project action**

**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. [\[help\]](#)

**None, non-project action**

- 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. [\[help\]](#)

**None, non-project action**

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. [\[help\]](#)

**None, non-project action**

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

**None, non-project action**

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

**None, non-project action**

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

**None, non-project action**

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  
☒X crop or grain  
☒X Orchards, vineyards or other permanent crops.  
☒X wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other  
☒X water plants: water lily, eelgrass, milfoil, other  
☒X other types of vegetation

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

**None, non-project action**

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

**Oregon White Oak and the Camas Lily habitats are protected in the city.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

**None, non-project action**



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

**None, non-project action**

**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. [\[help\]](#)

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

mammals: deer, bear, elk, beaver, other: raccoon, possum, rodents

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

**Five salmonoid species: Fall Chinook, Chum, Coho, Summer & Winter steelhead; and Bull trout are present within Lacamas Creek. Bald eagles have been known to be along the Lacamas Lake/Creek corridor.**

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

**Portions are within the Pacific Flyway.**

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

**None, non-project action**

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

**None, non-project action**

**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. [\[help\]](#)

**None, non-project action**

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe. [\[help\]](#)

**None, non-project action**

- 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: [\[help\]](#)

**None, non-project action**

**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. [\[help\]](#)

**None, non-project action**

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

[\[help\]](#)

**None, non-project action**

- 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. [\[help\]](#)

**None, non-project action**

- 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. [\[help\]](#)

**None, non-project action**

- 4) Describe special emergency services that might be required. [\[help\]](#)

**None, non-project action**

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

**None, non-project action**

b. Noise [\[help\]](#)

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

**None, non-project action**

- 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. [\[help\]](#)

**None, non-project action**

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

**None, non-project action**

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. [\[help\]](#)

**None, non-project action**

- 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? [\[help\]](#)

**Approximately 300 acres north of Lacamas Lake are still being used agriculturally, although these uses are considered as "existing non-conforming" in the city limits, given that the underlying zoning is industrial.**

- 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: [\[help\]](#)

**None, non-project action**

- c. Describe any structures on the site. [\[help\]](#)

**None, non-project action**

- d. Will any structures be demolished? If so, what? [\[help\]](#)

**None, non-project action**

- e. What is the current zoning classification of the site? [\[help\]](#)

The city has adopted the following zoning districts: Residential 15,000 (R-15); Residential 12,000 (R-12); Residential 10,000 (R-10); Residential 7,500 (R-7.5); Residential 6,000 (R-6); Multi-family 10 (MF-10); Multi-family 18 (MF-18); Multi-family Cottage (MF-C); Neighborhood Park (NP); Special Use Park (SU); Open Space (OS); Regional Commercial (RC); Community Commercial (CC); Neighborhood Commercial (NC); Downtown Commercial (DC); Mixed Use (MX); Business Park (BP); Light Industrial (LI), Heavy Industrial (HI); and Light Industrial / Business Park (LI/BP).

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The city has adopted the following comprehensive plan designations: Single-family Low; Single-family Medium; Single-family High; Multi-family Low; Multi-family High; Commercial; Park/ Open Space; and Industrial.

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

The city has adopted the following shoreline designations Aquatic, Natural, Urban Conservancy, Medium Intensity, and High Intensity.

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

[\[help\]](#)

There are areas of the city that are considered environmentally sensitive, and are generally identified on the city's critical area maps, Clark County maps, and other available information.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

The City of Camas has a current population is approximately 23,000

- j. Approximately how many people would the completed project displace? [\[help\]](#)

**None, non-project action**

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

**None, non-project action**

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

**None, non-project action**

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



**None, non-project action**

**9. Housing** [\[help\]](#)

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

**None, non-project action**

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

**None, non-project action**

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

**None, non-project action**

**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? [\[help\]](#)

**None, non-project action**

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

**None, non-project action**

- b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

**None, non-project action**

**11. Light and Glare** [\[help\]](#)

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

**None, non-project action**

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

**None, non-project action**

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

**None, non-project action**

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

**None, non-project action**

**12. Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

**None, non-project action**

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

**None, non-project action**

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

**None, non-project action**

**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 five sites on the Clark County Heritage Register, twenty-one sites on the Clark County Historical Resources Inventory, and two sites on the National Register of Historical Places.**

- 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. [\[help\]](#)

**None, non-project action**

- 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.

[\[help\]](#)

**None, non-project action**

- 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. [\[help\]](#)

**None, non-project action**

**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. [\[help\]](#)

**The basic roadway system providing circulation to and from Camas is the federal and state highway system: Interstate 5, Interstate 205, State Route 14, and State Route 500 (Everett Street within the city limits). The interstates link Camas and surrounding areas to Portland to the south, as well as Olympia and Seattle to the north. State Route 14 is the major east-west connection from Camas to I-205 and I-5. State Route 500 provides access to the northern parts of the County. There are some major arterials: Pacific Rim Boulevard, SE 1st/Lake Road, Leadbetter Road, Brady/Parker Road, and NE 3rd Avenue, to name a few, and several minor arterials that provide circulation between Camas and communities to the east and west. These arterials also provide a significant amount of circulation within the community.**

- 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? [\[help\]](#)



**Yes, C-Tran serves the Camas area.**

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

**None, non-project action**

- 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). [\[help\]](#)

**None, non-project action**

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

**None, non-project action**

- 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? [\[help\]](#)

**None, non-project action**

- 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. [\[help\]](#)

**None, non-project action**

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

**None, non-project action**

**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. [\[help\]](#)

**None, non-project action**

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

**None, non-project action**

**16. Utilities** [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

**The city provides water, sewer and refuse service. Other utilities are available by others.**

- 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. [\[help\]](#)

**None, non-project action**



### 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: Lauren Hollenbeck

Name of signee Lauren Hollenbeck

Position and Agency/Organization Senior Planner, City of Camas

Date Submitted: 11/17/17

### D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

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

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

**The proposed municipal amendment would not increase discharge to water, emissions to air; production, storage or release of toxic or hazardous substances; or produce additional noise.**

Proposed measures to avoid or reduce such increases are:

**The amendment is consistent with the city's comprehensive plan and the impact has been addressed through proper planning.**

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

**The proposed amendment will not affect plants, animals, fish or marine life.**

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

**None**

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

**The proposed amendment will not affect energy or natural resources.**

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

**None**

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

**The proposed amendment will not affect environmentally sensitive areas or modify the regulations that currently protect them.**

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

**None**

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

**The amendments are consistent with the city's comprehensive plan, shoreline master program and all other city adopted plans and programs.**

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

**None**

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

**The amendment is unlikely to increase demands on transportation or other public services.**

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

**None**

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

**The proposed amendment is consistent with local, state, and federal laws or requirements for protection of the environment.**

