



SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2016

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

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

1. Name of proposed project, if applicable: [\[help\]](#)
Green Mountain Mixed Use PRD – Phase 3

2. Name of applicant: [\[help\]](#)
Green Mountain Land, LLC

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

Applicant: **Green Mountain Land, LLC**
333 S. State St., Suite 201
Lake Oswego, OR 97034
PH. 503-597-7100
john.schmidt@metlandgroup.com

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

4. Date checklist prepared: [\[help\]](#)
September 2017

5. Agency requesting checklist: [\[help\]](#)
City of Camas, Washington

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Construction on the first phases of the project will likely occur upon approval of all applicable reviews and permits; expected to be summer of 2018

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

The proposal that is the subject matter of this SEPA checklist is Phase 3 of the larger, previously approved, Green Mountain Mixed Use PRD, hererinafter in this Checklist, (the "PRD"). Phase 3 is a subdivision of a portion of the PRD. There will be future phases of the larger project, but none are anticipated for this specific phase of the PRD. The specific land use application attendant with this Checklist, primarily an application to subdivide a portion of the previously approved PRD, is referred to interchangeably throughout this Checklist as the "proposal" or the "project".

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

Stormwater Report – Olson Engineering, Inc.
Critical Areas Report – Ecological Land Services, Inc.
Geotechnical Investigation – Columbia West Engineering
CARA Level 1 Site Investigation Report - Columbia West Engineering
NPDES – Olson Engineering, Inc.
SWPPP – Olson Engineering, Inc.
SEPA Checklist and Threshold Determination related to that Development Agreement dated December 22nd, 2014 and recorded under auditors number 5134733 AGR, hereinafter in this Checklist, (the "Development Agreement" and its attendant Threshold Determination issued by the City of Camas acting as Lead Agency). That



SEPA Checklist and the Threshold

Determination related to the PRD and attendant subdivision application and approval – all written materials and testimony made a part of the record in those land use applications and any subsequent permit application or approvals, including but not limited to engineering and Final PRD. The EIS that was prepared in conjunction with the adoption of both Clark County's and the City of Camas' Comprehensive Plans. All of the items in this section should be made a part of the SEPA record in this application.

Wetland Fill Permit – Ecological Land Services, Inc.

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

No other permits are pending at this time to the Applicant's knowledge.

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

[\[help\]](#)

Engineering Plan Approval

Grading Plan Approval

Stormwater Plan Approval

NPDES Permit

Final Plat Approval

Critical Areas Ordinance Approval

Preliminary Plat Approval

Erosion Control Plan Approval

Grading Permit

SEPA Determination

SWPPP

Wetland Fill Permit

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 project site is located near 4601 NE Ingle Road, Camas, Washington. The property is further described as a portion of Tax Lot 39 (assessor's tax parcel 171727-000), Tax Lot 16 (assessor's tax parcel 171704-000) and Tax Lot 8 (assessor's tax parcel 172341-000) located in the NE ¼ of Section 20, Township 2 North, Range 3, SW/SE ¼ of Section 17, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington.

The Applicant, Green Mountain Land, LLC, is now submitting the Phase 3 portion of the approved Green Mountain Mixed-Use PRD. It will consist of approximately 159-lot single-family residential lots and the accompanying infrastructure and utilities. Phase 3 includes 115 acres, according to Clark County GIS. The project will be constructed through seven sub-phases. There are three wetlands within the project boundary – all development around these wetlands will follow regulatory measures. Regional trails will be constructed throughout the site to comply with the City Trail Plan, Development Agreement and Green Mountain Mixed-Use PRD.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If

a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a

legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The project is located near and around 4601 NE Ingle Rd., Vancouver WA 98682, located in SW and SE Qtr of Section 17 T2N R3E WM and NE Qtr of Section 20 T2N R3E WM. Parcel numbers are 171727-000, 172341-000 and 171704-000.

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)? [\[help\]](#)
Approximately 80%-100%

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. [\[help\]](#)

**CvA (Cove Silty Clay Loam) 0-3 percent slopes
DoB (Dollar Loam) 0-5 percent slopes
OmE (Olympic Stony Clay Loam) 3-30 percent slopes
OmF (Olympic Stony Clay Loam) 30-60 percent slopes**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)
Clark County GIS indicated the presence of Severe Erosion Hazards and Landslide Hazard Areas within the Phase 3 Project Area (pods E, F and G of the Green Mountain PRD Master Plan). A geotechnical report from Columbia West, dated September 27, 2017, references recommendations relevant to the above mentioned areas. Refer to the Geotechnical Report for more information.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
Site grading to construct 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.

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

Yes, erosion could occur if adequate erosion control mitigation measures were not implemented. Stormwater and Erosion Control Plans will be prepared and implemented by the Applicant for both off and on site improvements, which will meet or exceed the requirements imposed by Camas Municipal Code and 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 25%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
Stormwater and erosion control plans will be prepared and implemented in accordance with City of Camas code for both off and on site improvements. Other measures include minimal disturbance of the soils outside of the construction area, retain existing vegetation to the extent reasonably practical with proposed project design, install sediment fencing on the downhill side of construction, soil stockpiles to be covered when not in use and temporary permanent cover shall be applied as soon as possible.

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

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)
Construction equipment and vehicles will generate dust and particulate emissions during the construction period of both on and off site improvements. Resident, visitor, delivery trucks, mail delivery, solid waste and recycling vehicles will generate particulate emissions in the long term. Other emission sources include small power tools including, but not limited to, small gas-powered equipment used for site and landscape maintenance. The quantities of those emissions is unknown.

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

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

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
If necessary, water will be utilized for dust control as needed during construction of on and off site improvements. Emission control measures for vehicles and equipment are regulated under the Camas Municipal Code Standards, 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. [\[help\]](#)
In the Critical Areas Report from Ecological Land Services (dated September 28, 2017), there are three palustrine wetlands, identified as Wetlands A (possibly isolated Category IV), B (Category III), and C (Category III).
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
Yes, the proposed improvements will take place within 200 feet of wetlands and the base wetland buffers established by the City's code. The buffers identified by ELS in the Critical Areas Report, September 28, 2017 on two of the wetlands (B and C) are proposed for adjustment under the provisions of the City's code allowing for such adjustment. The project will not impact any of the adjusted buffers. Wetland A is an approximately 1,300 square-foot Category IV wetland; wetlands of this size are exempt from City of Camas regulation. The applicant currently has a permit in review at the Department of Ecology to fill isolated Wetland A. Residential lots shall not be located closer than 50-feet from the wetland boundary. The approved Development Agreement dated December 22nd, 2014, depicts a trail that passing through Wetland B, along the existing gravel road. The applicant will build the trail to the required standard on the existing road bed.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)
Approximately 100 CY of fill material will be placed within the isolated wetland. All fill material to be acquired from onsite sources.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
No.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)
No.
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)
No.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
No.

- 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. [\[help\]](#)
The applicant plans to serve the site with the municipal sewer system and not use septic systems. The applicant does not anticipate discharging any waste into the ground from septic tanks or other sources.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)
Storm water treatment and quantity control will be provided by a wetpond stormwater facility located at the west end of the site adjacent to NE Ingle Road. A "Large" wetpond will be utilized in order to meet City of Camas phosphorus control requirements for developments within the Lacamas watershed. The wetpond facilities were designed to meet the requirements of the Western Washington Stormwater Manual and will be owned and maintained by a homeowner's association.

Additional bioretention cell facilities may also be utilized for treatment if necessary. All stormwater from the stormwater facility is to be treated, detained, and released to the existing culverts in NE Ingle Road. Stormwater is ultimately discharged through the existing culverts to the field located west of NE Ingle Road. Calculations and information regarding the drainage facilities are included in the Stormwater Narrative for Green Mountain Phase 3 prepared by Olson Engineering, Inc.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
Possible spills, including fuels such as diesel or gasoline could potentially spill on the site during construction. Without adequate erosion control or stormwater mitigation, waste materials could possibly enter ground or surface waters. However, the proposed stormwater treatment and erosion control measures will minimize the potential for waste materials to 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. [\[help\]](#)
No.

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

The proposal will meet or exceed the City of Camas' and Washington State Department of Ecology's erosion control standards. Any spills will be immediately responded to and appropriate remediation measures will be taken.

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

- a. Check the types of vegetation found on the site: [\[help\]](#)

- ☒ deciduous tree: red alder, big-leaf maple, aspen, Oregon White Oak, Oregon Ash, black cottonwood, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, water parsley, greenfruit sedge, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☒ other types of vegetation: blackberry

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

The potential adverse impacts of removing trees from the PRD area were previously analyzed by the City in conjunction with the the Development Agreement, the PRD process and previous subdivision applications and approvals. The Development Agreement and PRD approvals contain tree retention and planting standards. See the Critical Areas report by ELS, dated September 2017, the applicant's proposal to subdivide Phase 3 of the PRD complies with the previously approved and accepted Tree Preservation Plan provided for by the Development Agreement and PRD.

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

No threatened or endangered species are known to be on or near the site.

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

Approximately 74 acres of open space on the site will be preserved. Landscaping, with the use of both ornamental and native plants, will be installed adjacent to the storm facilities, in the public rights-of-way.

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

Himalayan Blackberry

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

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

Examples include:

birds: hawk, heron, eagle, songbirds, bats, other: _____
mammals: deer, bear, elk, beaver, other: _____
fish: bass, salmon, trout, herring, shellfish, other _____

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

No threatened or endangered species are known to be on or near the site.

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

The site is located within what is commonly referred to as the Pacific Flyway. This Flyway is the general migratory route for various species of ducks, geese, and other migratory waterfowl. The Flyway birds, such as robins, may also seasonally utilize or be near the site.

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

Landscaping (ornamental and native trees, shrubs and groundcovers) will be installed and will provide some habitat for wildlife in the developed areas. Additionally, approximately 70 acres of open space will be set aside adjacent to wetlands and trails along the BPA easement.

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

None known.

6. Energy and Natural Resources [\[help\]](#)

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

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

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

No.

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

All construction on site will 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. [\[help\]](#)

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

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

[\[help\]](#)

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

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

None known.

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

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

- 4) Describe special emergency services that might be required. [\[help\]](#)
No special emergency services will be required. The project area is within the City of Camas and currently served by fire, police, and Emergency Medical Services providers.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)
Contractors will be expected to comply with applicable local, state and federal regulations relating to the construction and operation of the project. All construction is anticipated to be inspected according to industry requirements and standards.

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

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

Existing traffic noise from adjacent roadways may be heard on the property.

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

Construction equipment and vehicles will generate short-term noise during the construction period. Delivery trucks, mail delivery, solid waste, recycling vehicles and residence automobiles will generate some noise in the long-term. Other noise sources may include but not limited to, small power tools including, fireplaces, gas appliances, small gas-powered equipment used for site and landscape maintenance and emissions that are typical of a residential area are anticipated.

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

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

8. Land and Shoreline Use [\[help\]](#)

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

Phase 3 is mostly undeveloped. Adjacent property uses include single-family housing on land zoned R-10 and FR-40 to the north, existing single-family housing and farm/agricultural uses exist on property zone R-15 and CC to the west (across NE Ingle

Road), undeveloped Clark County Legacy Lands, zoned FR-40, to the east and approved Phase 1 of Green Mountain Mixed Use PRD to the south. There is a Bonneville Power Administration (BPA) easement that runs in a northwest/southeast direction across the Phase 3 Green Mountain PRD site. The Green Mountain Phase 3 Preliminary Plat preserves and enhances approximately 74 acres of wetland, wetland buffers and open space.

- 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 majority of phase 3 was likely logged in the past, but is now mostly undeveloped. There is no known on site agricultural or forest land of long-term commercial significance proposed for conversion.

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

The proposal is located on the other side of a street classified as a collector and up the slope from a parcel that has farming uses on it. Although there is land zoned for forestry to the north and to the east of the site, distance and topography provide a buffer for the majority of the site. The applicant does not know of any farming or forest land uses that would affect the residents or any of the farming or forestry uses that would be affected by the project.

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

There are existing BPA towers on the site, as well as an existing CPU well and an abandoned well within Wetland A. There is also existing fencing.

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

There is an existing CPU well that will be properly decommissioned as well as an abandoned well within Wetland A, which will also be decommissioned (if it found that it hasn't been already).

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

Residential-10,000 (R-10) The project is part of the approved Green Mountain Mixed-Use PRD, which establishes the design standards.

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

Single Family Medium (SFM) The project is part of the approved Green Mountain Mixed-Use PRD, which establishes the design standards.

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

The project is not within a shoreline master program designation.

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

Critical areas regulated by the City include wetlands (CMC Chapter 16.60), geologically hazardous areas (CMC Chapter 16.90), and fish and wildlife habitat conservation areas (CMC Chapter 16.95). The Applicant has identified all critical areas on the proposed development site, and has addressed those critical areas with this application by providing the plans and procedures for responsible development, as described in the following reports. Refer to the Critical Areas Report: Wetlands and Fish & Wildlife Habitat Conservation Areas for Green Mountain PRD Phase 3, dated September 28, 2017; the Preliminary Wetland Buffer Mitigation Plan for Green Mountain PRD Phase 3, dated September 25, 2017 and the Bank Use Plan for Green Mountain PRD Phase 3, dated September 25, 2017, all prepared by Ecological Land Services, Inc. For Geologic Critical Areas, refer to the Geotechnical Critical Areas Report, dated September 28, 2017 and the Critical Aquifer Recharge Area Level 1 Site Evaluation Report, dated May 31, 2017, as prepared by Columbia West Engineering, Inc., which have been submitted with this application.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
Approximately 440 people could reside in the completed project based on 2.77 residents per single-family household.
- j. Approximately how many people would the completed project displace? [\[help\]](#)
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
Not applicable.
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)
With approval of the Preliminary Subdivision Application, 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 reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)
As the project sits at the boundary of the Camas Urban Growth Boundary, there will be other uses zoned differently than residential directly adjacent to the site. The property adjacent to the subject site for development is zoned single family residential and FR-40 to the north, FR-40 to the east, Phase 1 Green Mountain PRD to the south, and single-family housing and farm/agricultural on property zoned R-15 and CC to the west (across NE Ingle Road). The BPA easement provides greater than 140-feet of buffer between the lots in the Mountain Glen subdivision to the north. Natural distance and topography provides a buffer to the undeveloped Clark County land to the east; just two of the lots are located approximately 90-feet from the eastern boundary. Slope and natural distances also buffer the western boundary; only one lot comes within 30-feet of N.E. Ingle. On average, the distances between development and the property to the east and west range from 375-feet to over a thousand feet and up to almost 200-feet of elevation change. As those distances far exceed the PRD or City of Camas standards for buffering, no physical buffering is provided for adjacent properties.

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

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

Approximately 159 middle-income single-family housing units.

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

None.

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

Pay parks, school, utility Service Development Charges, fire impact fees.

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 heights for the proposed buildings are undetermined at this time. The building heights will not exceed 35-feet in height, as indicated by the approved PRD.

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

Views across the site may be altered, and adjoining properties may be able to see some or all of the proposed residences buildings.

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

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

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

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

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

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

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

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

There are some amounts of light levels generated off site but they are unlikely to affect the proposal.

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

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

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

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

Designated or informal recreational opportunities in the immediate vicinity include the following:

- **Camas Meadows Golf Course located less than 1 mile to the south;**
- **Harmony Sports Complex located approximately 1 mile to the southwest;**
- **Camp Currie located less than 1 mile to the south.**
- **Chinook Archery Club located approximately 1 mile to the south;**
- **Green Mountain Park, an undeveloped Clark County park, located adjacent to the site to the northeast.**
- **The Central Park being developed in Phase 1 and 2 (when constructed).**

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
Not to the applicant's knowledge.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
Preservation of common open space areas and development of walking trails.

13. Historic and cultural preservation [\[help\]](#)

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

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

One isolate find was found within the Phase 3 area during the archaeological investigation. The report finds that no further work or consultation is recommended in regard to this site. The recommendations found in the Cultural Resources Report will be followed and no sites will be disturbed prior to the receipt of an approved DAHP excavation permit.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

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

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

As part of the PRD application, the Applicant prepared an archeological report which was submitted to the Department of Archeology and Historic Preservation,

as well as, local Native American Tribes.

Evidence of these certified mailings was included with the initial PRD application.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)
In the event any archaeological or historic materials are encountered during project activity, work in the immediate area must stop and the following actions taken:
1. **Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering; and**
 2. **Take reasonable steps to ensure the confidentiality of the discovery site; and,**
 3. **Take reasonable steps to restrict access to the site of discovery.**
- If human remains are uncovered, appropriate law enforcement agencies shall be notified first, and the above steps followed. If remains are determined to be Native, consultation with the effected Tribes will take place in order to mitigate the final disposition of said remains.**

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

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)
Primary access to the Phase 3 Project site will take place at one location along NE Ingle Road.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
C-Tran is not currently available at this site. C-Tran Camas Connector Dial-A-Ride service operates within the area on a first-come, first-served basis.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
The proposed project will not eliminate parking spaces and will add approximately 343 parking spaces based on two parking spaces per residential unit plus an additional one parking space for every five single-family residential lots under 7400 square feet.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)
Adjacent to the site, N.E. Ingle Road is identified as a collector and has an existing full-width right-of-way of 60' and full-width paved width of approximately 36'. The Applicant is proposing dedicating 7' of right-of-way for an ultimate half-width right-of-way of 37', half-width pavement of 23', a 6' planting strip, a 6' sidewalk and 1' clear space with this application. On-site, there will a combination of private and public roads to serve the residents. The public roads will have a 52' right-of-way, and the private roads will vary from a 48' right-of-way to a 30' right-of-way. See preliminary plat included in this application for more information.

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

The proposed project is estimated to generate 1,514 net new daily trips, 120 net new a.m. peak hour trips (30 in and 90 out), and 160 net new p.m. peak hour trips (100 in and 60 out). Access to the proposed development will be via N.E. Ingle Road. Refer to the Transportation Impact Analysis prepared by Kittelson and Associates, Inc, dated October 5, 2017 included in this submittal.

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

No.

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

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

15. Public Services [\[help\]](#)

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

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

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

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

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

- a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

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

Water and sewer will be provided by the City of Camas, electricity by Clark Public Utilities. Refuse by Waste Management, telephone by CenturyLink, natural gas by Northwest Natural.



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

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

Signature: John F. Schmidt IV

Name of signee John F. Schmidt IV

Position and Agency/Organization Project Manager, Green Mountain Land LLC

Date Submitted: _____