

Date Published: May 10, 2018

To Whom It May Concern:

Please find enclosed a Determination of Non-Significance (DNS) for the **Grass Valley Master Plan (SEPA18-06)** that was issued pursuant to the State Environmental Policy Act (SEPA) Rules, Chapter 197-11, Washington Administrative Code. The enclosed review comments reflect evaluation of the environmental checklist by the lead agency as required by WAC 197-11-330(1)(a)(i).

The following materials were submitted with the initial application:

- Narrative
- Pre-Application Meeting Notes
- Developer's GIS Packet
- Preliminary Drawings
- Legal Descriptions
- Mailing Labels
- Existing Easements
- Traffic Report
- Preliminary Stormwater Design
- Geotechnical Report
- Wetland Delineation & Assessment Report
- Fish & Wildlife Habitat Assessment
- Wetland Mitigation Plan
- Arborist Report
- Cultural Resources Survey
- Draft Development Agreement
- Engineer's Construction Cost Estimate

The application materials are available for review upon request from the Community Development Department with the exception of the Cultural Resources Survey (RCW 42.56.300).

Written comments may be submitted on this determination within fourteen (14) days of its issuance, after which the DNS will be reconsidered in light of the comments received.

Please address all correspondence to:

City of Camas, SEPA Official
Community Development Department
616 NE Fourth Avenue
Camas, Washington 98607
communitydevelopment@cityofcamas.us

Distribution:

Applicant
Bureau of Indian Affairs
C-Tran
Camas School District
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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, Region 5
Department of Natural Resources, SEPA Center
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
Property Owners within 300 feet (*mailed the SEPA Determination & map*)



State Environmental Policy Act
Determination of Non-Significance

CASE NO: SEPA18-06 Grass Valley Master Plan

APPLICANT: Holland Partner Group
1111 Main Street #10
Vancouver, WA 98660

REQUEST: The applicant is requesting to develop a 35 acre site into a master plan mixed use project that includes 276 apartments, three office buildings totaling 251,400 square feet in floor area, and a 20,000 square foot commercial retail/market space. A four lot short plat is also proposed.

LOCATION: 5700 Block of NW 38th Avenue
Camas, WA
Parcel numbers 126043-000 and 126255-000

LEGAL DESCRIPTION: Tax lots 6 and #2/5, assessor's tax parcels 126043-000 and 126255-000, located in the northwest ¼ of Section 5, Township 1 North, Range 3 East of the Willamette Meridian, Clark County, WA

SEPA DETERMINATION: Determination of Non-Significance (DNS)

COMMENT DEADLINE: **May 24th, 2018 at 5:00 p.m.**

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

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

Determination:

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

Date of Publication & Comment Period:

Publication date of this DNS is **May 10th, 2018**, 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 **May 24th, 2018**. Comments may be sent by email to communitydevelopment@cityofcamas.us.

SEPA Appeal Process:

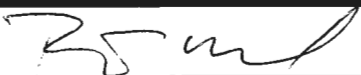
An appeal of any aspect of this decision, including the SEPA determination and any required mitigation, must be filed with the Community Development Department within fourteen (14) calendar days from the date of the decision notice. The letter of appeal should contain the following information.

1. The case number designated by the City of Camas and the name of the applicant; and,
2. The name and signature of each person or group (petitioners) and a statement showing that each petitioner is entitled to file an appeal as described under Title 16 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 must be submitted to the Community Development Department between 8:00 a.m., and 5:00 p.m., Monday through Friday, at the address listed below:

Appeal to the City of Camas SEPA Official
Community Development Department
616 NE Fourth Avenue
Camas, Washington 98607

Responsible Official: Robert Maul (360) 817-1568

 Robert Maul, Planning Manager and Responsible Official	May 10th, 2018 Date of publication
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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: [\[help\]](#)

Grass Valley Development



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

Holland Partner Group

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

**Applicant: Holland Partner Group
1111 Main Street #700
Vancouver, WA 98660
PH. 360-694-7888**

**Contact: Landerholm, P.S.
Attn: Randy Printz
805 Broadway Street, Suite 1000
P.O. Box 1086
Vancouver, WA 98666-1086
Ph. 360-816-2524
randy.printz@landerholm.com**

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

February, 2018

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

City of Camas, Washington

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

The project may be constructed in up to six (6) phases as follows:

- 1. Construction of Office Building 1 and associated parking, utility and other infrastructural improvements.**
- 2. Construction of Office Building 2 and associated parking, utility and other infrastructural improvements.**
- 3. Construction of Office Building 3 and associated parking, utility and other infrastructural improvements.**
- 4. Construction of Office Building 4 and associated parking, utility and other infrastructural improvements.**
- 5. Construction of the southern portion of the multi-family development (Multi-family buildings 4-10) and associated parking, utility and other infrastructural improvements.**
- 6. Construction of the northern portion of the multi-family development (Multi-family buildings 1-3, 11-12), clubhouse and associated parking, utility and other infrastructural improvements.**
- 7. Construction of the pathway along the west side of the multi-family development and the additional travel lanes on NW Fisher Creek Drive may be completed as stand**

alone phases or in conjunction with other, adjoining phases.

Phases may be developed/constructed simultaneously and may not follow a predetermined order. Site development will begin upon the approval and procurement of all applicable reviews and permits. Please refer to the plans included in this application for more detail regarding proposed project phasing.

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

No.

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.
Wetland Delineation and Assessment – Olson Environmental, LLC
Fish & Wildlife Habitat Conservation Areas Assessment – Olson Environmental, LLC
Wetland Mitigation Plan – Olson Environmental, LLC
Geotechnical Report – Terra Associates, Inc.
Cultural Resources Survey – Archaeological Services, LLC
Traffic Study – Kittelson and Associates
NPDES – Olson Engineering, Inc.
SWPPP – Olson Engineering, 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. [\[help\]](#)

There is currently a site plan review application under review in the City of Camas for Camas Crossing, a mixed use development. Vehicular access points between Grass Valley Development and Camas Crossing are being coordinated with the City of Camas.

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

**Engineering Plan Approval
Preliminary Short Plat Approval
Site Plan Approval
Erosion Control Plan Approval
Grading Permit
NPDES Permit
SWPPP**

**Preliminary Plat Approval
Final Short Plat Approval
Grading Plan Approval
Stormwater Plan Approval
Critical Areas Ordinance Approval
SEPA Determination
Master Plan and Development
Agreement Approval**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this



page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The Applicant, Holland Partner Group, proposes a phased Mixed-Use Master Plan development, herein referred to as the Grass Valley Development. The property is zoned Regional Commercial (RC) and is approximately thirty-five acres in size. The principal components of this campus style development include:

- **An approximately 110,000 square foot, four-story office building, with a floor plate of approximately 27,500 square feet, on an approximately 4.64 acre parcel (Office Building 1).**
- **An approximately 70,700 square foot, three-story office building, with a floor plate of approximately 23,600 square feet, on an approximately 4.03 acre parcel (Office Building 2).**
- **An approximately 70,700 square foot, three-story office building, with a floor plate of approximately 23,600 square feet, on an approximately 4.13 acre parcel (Office Building 3).**
- **An approximately 20,000 square foot, one-story retail artisan market on an approximately 2.19 acre parcel (Market Building 4).**
- **A garden-style multi-family development consisting of approximately 276 units, supported by a clubhouse and pool, passive and active open spaces and business office (Multi-Family Buildings 1-12). The gross residential area is approximately 20 acres in size. The project is avoiding any wetland fills or encroachment into protected or regulated wildlife habitats. The net developable acres of the residential component of the project is approximately 14.3 acres.**

Also proposed is a four-lot commercial short plat of the office portion of the project.

Any impacts to wetland buffers will be mitigated as required by City of Camas code.

A section of the regional trail identified on the City of Camas' Parks, Recreation and Open Space Plan will be constructed as part of the project just outside of the wetlands and their buffers.

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 along the south side of NW 38th Avenue, west of NW Fisher Creek Drive in Camas Washington. The property is further described as Tax Lots 6 and #2/5, assessor's tax parcels 126043-000 and 126255-000, located in the northwest ¼ of Section 05, Township 1 North, Range 3 East of the Willamette Meridian, Clark County, Washington.

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

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

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

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

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

The steepest slopes on the site are approximately 10% slopes with a couple of small, isolated area with slopes 15%-25%.

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 % slopes), 11.5% of the site.

CwA (Cove silty clay loam, thin solum, 0-3% slopes), 3.3% of the site.

HcB (Hesson clay loam, 0-8% slopes), 57.4% of the site.

OmE (Olympic stony clay loam, 3-30% slopes), 27.8% of the site.

There are no known soils of long-term commercial significance.

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

There are no surface indications or history of unstable soils. Please refer to the Geotechnical Report, as prepared by Terra Associates, dated February 28, 2018 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, regional trail 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 take to an approved location. The estimated amount of grading at this time is approximately 170,000 cubic yard which includes both cut and fill.

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 on- and off-site improvements, which will



meet or exceed the requirements imposed by Camas Municipal Code and the Washington State Department of Ecology (DOE).

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

Approximately 60% of the developed portion of the site could be covered with impervious surface following project construction and build-out of all phases. This includes the office buildings, market, multi-family buildings, parking lots, access roads, garages and sidewalks. The existing wetland and wetland buffer, which is approximately 6.2 acres (17% of the site) will remain undisturbed.

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

Stormwater and erosion control plans will be prepared and implemented in accordance with City of Camas code for both on- and off-site improvements. Other measures include minimal disturbance of soils outside of construction area, retain existing vegetation to the maximum extent possible, install sediment fencing on downhill side of construction, soil stockpiles to be covered when not in use and temporary permanent vegetative cover shall be applied as soon as possible.

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

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

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

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

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

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

If necessary, water will be utilized for dust control as needed during construction of on- and off-site improvements. Emission control measures for vehicles and equipment are regulated under the Camas Municipal Code Standards, 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. [\[help\]](#)

There are two Category IV wetlands located along the western portion of the site, which includes a farm pond. There is also a Type F stream (Fisher Creek) which runs generally along the site's western property line. Fisher Creek flows 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. [\[help\]](#)

Yes, work will take place within 200 feet of Fisher Creek and within 200 feet of the existing wetlands. Improvements include a parking lot, clubhouse/pool/patio, stormwater facilities and a paved regional trail.

- 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.

- 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 groundwater will be withdrawn as part of this project for any purpose. Treated stormwater will be discharged through outfalls located at various points on the site in compliance with the City of Camas' stormwater regulations. No impacts to ground water will occur. Total quantities are unknown at this time.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

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

c. Water runoff (including stormwater):

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

Stormwater quality treatment will take place via bioretention facilities located throughout the site. Quantity control will be provided via detention ponds located along the western portion of the site prior to release into the existing wetland for the majority of the site. Stormwater runoff from the southeast portion of the site will be routed to an existing detention facility located on the Fisher Creek Campus to the south in a facility previously constructed and appropriately sized to accept this runoff. Bioretention facilities and detention ponds have been designed to meet the requirements of the Western Washington Stormwater Manual. The stormwater facilities will be privately owned and maintained. Calculations and information regarding the drainage facilities are included in the stormwater report prepared by Olson Engineering, Inc.

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

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: [\[help\]](#)

This 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: alder, maple, aspen, other Oregon ash, Oregon white oak, cherry
- ☒ evergreen tree: fir, cedar, pine, other Hemlock
- ☐ shrubs
- ☒ grass
- ☒ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other reed canarygrass
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

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

Existing trees and vegetation in areas to receive construction activities will be removed. Please refer to the landscape plan for existing trees to remain. No Oregon white oak trees will be removed as part of this project.

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

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

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

Landscaping, with the use of both ornamental and native plants, will be installed throughout the project with development of each phase. Additionally, approximately 6.9 acres will be devoted to a regional trail and undisturbed wetland and wetland buffer. A grove of existing Douglas fir trees on the interior portion of the multi-family component of the project will also be retained. Refer to the landscape plan for more information.

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

Reed canarygrass.

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

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

Examples include:

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

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

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

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

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

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

Landscaping, which will include ornamental and native trees, shrubs and groundcovers, will be installed that will provide some habitat for wildlife in the developed areas. Additionally, the wetlands and wetland buffers, as well as existing Oregon white oak trees, will remain undisturbed. A grove of Douglas fir trees will also be retained. Please refer to the landscape plan for more information.

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

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

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 as applicable to this project.

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

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.

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

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

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

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

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

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

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

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

Existing traffic noise from adjacent roadways may be heard on the property. However, this noise should 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. Visitor, resident, employee, mail delivery, deliveries and sold waste and recycling vehicles will create some noise in the long-term. Other long term noise sources include small power tools including, but not limited to, small gas-powered equipment used for site and landscape maintenance.

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

Construction activities will 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 recently vacant and unused, however it has historically been used for cow grazing. There is an existing mobile home on the site.

Uses and zoning on adjacent properties as follows:

- **West (across Fisher Creek and associated wetlands) – Multi-family residential uses on R-18-zoned property.**
- **East (across NW Fisher Creek Drive) – Single-family residential uses on RC-zoned property.**
- **South – Single-family residential uses south of parcel 126043-000 and office uses on RC-zoned property south of parcel 126255-000.**
- **North (across NW 38th Avenue) – Single-family residential uses, vacant and unused parcels, and a City of Camas sanitary sewer pump station on RC-zoned property.**

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 has been inside the Urban Growth Boundary since 1994 and since that time has not been designated as agricultural or forest land of long term commercial significance. The property does not possess current use tax status for agriculture or timber. Over the past 25 years the property has periodically been used for grazing or hay production.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No.

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

There is an existing mobile home and barn on the site.

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

Yes, the barn will be demolished.

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

RC – Regional Commercial

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

COM – Commercial

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

Not applicable.

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

Clark County GIS indicates the possible presence of hydric soils and wetlands located in the western portion of the site, as well as a Riparian Habitat Conservation Area associated with Fisher Creek. Refer to the Wetland Delineation and Assessment, as prepared by Olson Environmental, LLC, dated January 26, 2018, and the Fish & Wildlife Habitat Conservation Areas Assessment, as prepared by Olson Environmental, LLC, dated January 23, 2018, for more information regarding the presence of wetlands and riparian habitat areas on site.

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

Approximately 745 people could reside in the completed project for the multi-family residences. Approximately 1,000 people could work in the completed office campus component and 30-40 people could work in the market.

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

None, as the existing mobile home is currently vacant.

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



The Mixed Use Master Plan, Site Plan and Short Plat applications identify the applicable land use permitting criteria and demonstrate how the project complies with that criteria. The project will be in compliance with all applicable regulations.

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

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

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

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

Approximately 276 middle-income multi-family housing units.

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

One middle-income mobile home.

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

Replace loss of one residential unit with the addition of 276 residential units. Park, school and traffic impact fees will provide mitigation for impacts of new development.

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 multi-family buildings will be approximately 30 feet. The height for office Building 1 will be approximately 65 feet. The height for office Buildings 2 and 3 will be approximately 55 feet.

- 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 multi-family buildings and/or office and retail buildings.

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

Landscaping and architectural elements, preservation of common open space areas and retention of an existing grove of Douglas fir trees.

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 commercial 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, such as street lighting, 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:

- **Grass Valley park located approximately 1-1/4 mile to the east;**
- **Fisher Basin Park, Shahala Middle School and Illahee Elementary School located approximately 3/4 mile to the north;**

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

No.

- 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 project will include a 10-foot wide regional trail located along the western portion of the site. The multi-family residential units will pay park impact fees. There will also be common open space areas and a tot lot/playground provided with the multi-family development along with other possible recreational opportunities at the club house, such as a pool and workout room. A large outdoor plaza will be provided on the office campus



site between the buildings. The entire project will provide pedestrian connections for a fully integrated development.

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. [\[help\]](#)

No. Refer to Cultural Resources Survey of the Eiford Property Project Area, as prepared by Archaeological Services, LLC, dated February 18, 2016, for more information.

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

No. As part of the application, the Applicant prepared a cultural resources report which was submitted to the Department of Archeology and Historic Preservation, as well as local Native American Tribes. Evidence of these certified mailings has been included with the Mixed Use Development application. Refer to Cultural Resources Survey of the Eiford Property Project Area, as prepared by Archaeological Services, LLC, dated February 18, 2016, for more information.

- 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 application, the Applicant prepared a cultural resources report which was submitted to the Department of Archeology and Historic Preservation, as well as local Native American Tribes. Evidence of these certified mailings has been included with the Mixed Use Development application. Refer to Cultural Resources Survey of the Eiford Property Project Area, as prepared by Archaeological Services, LLC, dated February 18, 2016, for more information.

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

Access to the multi-family residential portion of the project will be via a new full-access driveway along NW 38th Avenue. Access to the office campus and market will be via a right-in/right-out onto NW 38th Avenue located near the eastern portion of the site, as well as two full access driveways located off of NW Fisher Creek Drive.

- 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 service is not currently available at this site. The nearest stop is located near the intersection of NW 38th Avenue/SE 20th Street near its intersection with SE 192nd Avenue, C-Tran route 37. 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 any parking spaces. The project will add approximately 1,000 parking spaces in the office campus portion of the project and approximately 500 parking spaces to the multi-family portion of the 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 proposes to widen NW Fisher Creek Drive, a private access drive. There are no proposed new or improvements to existing public streets, pedestrian, bicycle or state transportation facilities.

- 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 Transportation Impact Analysis has been prepared by Kittleson and Associates, dated February, 28, 2018. The proposed site development is estimated to generate 5.037 net new weekday trips, 535 net new a.m. peak hour trips (388 in and 147 out), and 522 net new p.m. peak hour trips (166 in and 356 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: [\[help\]](#)

Pay traffic impact fees, comply with City of Camas road standards and meet the proposed mitigation alternatives for the intersection of SE 192nd Avenue and SE 20th Avenue as proposed by the traffic engineer in the traffic study 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 - City of Camas
Electricity - Clark Public Utilities
Solid waste - Waste Management
Telephone – CenturyLink
Natural gas - Northwest Natural**



Community Development
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<http://www.cityofcamas.us>

Water service will be provided by connecting to the existing water line within SE 38th Avenue and looping it through both the multi-family site and the office campus site to provide domestic water and fire protection.

Sanitary sewer service will be provided by connecting into the existing sanitary sewer line that runs along the south property line and along the western portion of the site.

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:

