

## Exhibit 20

### Larkspur Subdivision

#### ENVIRONMENTAL CHECKLIST

##### A. BACKGROUND

**1. Name of proposed project, if applicable:**

*Larkspur Subdivision*

**2. Name of applicant:**

*Harb Engineering, Inc.*

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

Contact: *Gus Harb, P.E.*  
*Harb Engineering, Inc.*  
Address: *701 Columbia Street, Suite 111*  
*Vancouver, WA 98660*  
Phone: *(360) 695-6520*  
Email: *guss@harbengineering.com*

**4. Date checklist prepared:**

*July 17th, 2018*

**5. Agency requesting checklist:**

*City of Camas, WA*

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

*The proposed project will be constructed in one phase. Construction will begin upon approval of the construction plans. The construction of the infrastructure is estimated to last up to 4 months or less.*

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

*No.*

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

*None.*

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.

*None.*

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

*We anticipate the following permits for implementation of this project:*

*City of Camas, WA*

*Preliminary plat approval*

*Grading Permit*

*Engineering plan approval*

*Individual Building permit(s)*

*Please advise us of any other permits necessary for project approval.*

*Archaeological review*

*Geotechnical review*

*UK*

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.

*We propose to construct a one phase residential project that will consist of subdividing +/- 2.4 acre parcel into 10 single-family detached residential lots. There was an old existing home that was removed.*

12. Location of the proposal.

*The site consists of (parcel #175951-000), located in the SW ¼ of SEC 28 T2N R3E WM.*

## B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. **General description of the site: Flat, rolling, hilly, steep slopes, mountainous, other.**

*The site is partly moderately sloped and partly steep slope.*

- b. **What is the steepest slope on the site (approximate percent slope)?**

*The steepest slope identified is approximately 18%.*

- 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 prime farmland.**

*According to the Soil Survey of Clark County the overall site consists of: Non Hydric Soil, HcB and HcD. A geotech report has been prepared and being submitted as part of the preliminary plat package. The test pits show sandy clay Type 2 and weathered sedimentary bedrock type 3.*

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

*There are no unstable slopes within the site.*

- e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

*Grading will be required for the construction of the proposed cul-de-sac and building sites. The site will be graded as necessary to provide sufficient slope for drainage. Cut or filling activities may generate up to 5,000 c.y. or more of material. The source of material will be subject to the Geotechnical engineer testing and approval before placing on the site. We will try to balance the site during the final grading design plans. Also, we avoided major grading by extending a cul-de-sac from Phase 1 of "The Village Project" Verses connecting to Larkspur which could have created major cuts and fill in addition to retaining walls.*

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

We anticipate only minor erosion due to construction activity. Any erosion that occurs will be *contained within the site with typical erosion control measures such as; construction entrance, silt fences, straw bales, bio-bag inlet protection, etc.* A final erosion control plan designed by a professional engineer licensed in the State of Washington will be prepared for the site. Erosion control measures will be designed in accordance with City of Camas Standards.

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

*Approximately 65% of the site will be covered with impervious surfaces at build out, consisting of paved road, sidewalks, driveways and rooftops.*

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

*A Final Erosion Control Plan prepared by a licensed professional engineer in the state of Washington will be submitted for review and approval by Clark County prior to any construction. The plan will propose erosion control measures designed to control erosion impacts. The plan will also call for implementing various temporary Best Management Practices (BMP), which include locating silt fences, sediment traps, construction entrances, soil stabilization techniques and protection of drainage structures.*

**2. Air**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

*The construction of this project would result in heavy equipment exhaust and small amounts of dust. The dust would be controlled by the use of a water truck during construction. After implementation, the site would generate automobile and truck exhaust from tenants.*

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

*No sources of emissions known.*

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

*The project construction would utilize a water truck when operating during dry conditions.*

**3. Water**

- a. **Surface:**

- 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.**

*There is no wetland.*

- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described water? If yes, please describe and attach available plans.**

*No*

- 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.**

*None.*

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

*No.*

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

*No, it is outside the flood area.*

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

*No waste material will discharge to surface water.*

**b. Ground Water:**

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

*No direct withdrawals of groundwater are proposed.*

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

*No waste material will be discharged into the ground. The new single-family residential homes will connect to public sewer system.*

**c. Water Runoff (including storm water):**

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

*Stormwater will be collected from impervious surfaces on the site. The runoff will be conveyed into a proposed stormwater treatment consisting of stormwater filters. The treated water will then be discharged into the existing wetland to the north of the site which ultimately flows into Lacamas Lake. The stormwater system will be designed in accordance with City of Camas standards.*

*Final drainage plans will be designed by a professional engineer licensed in the State of Washington.*

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

*No.*

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

*Surface runoff will be collected, treated and discharged in accordance with the City of Camas Standards. The preliminary storm-water plan has been designed in accordance to the City of Camas Standards.*

**4. Plants**

- a. Check or circle types of vegetation found on the site.**

*The following plant materials have been found on the site: trees, shrubs and grass ground cover.*

- b. What kind and amount of vegetation will be removed or altered?**

*Vegetation will be removed to accommodate the proposed subdivision. Proposed landscape and street trees will be planted within the right-of-way and individual lots.*

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

*None.*

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

*We are proposing to plant street trees within the public road system as required. Also one tree per lot will be planted along the frontage, in addition to some landscape buffer as required.*

**5. Animals**

- a. **Circle any birds and animals, which have been observed on or near the site or are known to be on or near the site:**

*Local birds.*

- b. **List any threatened or endangered species known to be on or near the site.**

*None known.*

- c. **Is the site part of a migration route? If so, explain.**

*No specific migration route is known.*

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

*Street trees and lot landscape/trees will be planted within the site.*

**6. Energy and Natural Resources**

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

*This project will primarily utilize electricity & gas.*

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

*No*

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

*The construction of this facility will be executed in accordance with the current energy standards required by Washington State and International Building Codes as adopted by Clark County Building Department.*



**7. Environmental Health**

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

*This project anticipates that normal use of heavy equipment within OSHA guidelines during the construction phase will result in low health hazard exposure. The proposed use of the site should not create environmental health hazards.*

- 1) Describe special emergency services that might be required.**

*Emergency services could include ambulance, fire, and police.*

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

*No specific health hazard is identified.*

**b. Noise**

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

*The primary source of noise generated off-site would be from vehicular traffic traveling on the adjacent roadway. We find these levels acceptable.*

- 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.**

*Short Term: The project would produce noise from heavy construction equipment and building construction between 7 AM and 6 PM. All work activities will comply with state noise levels.*

*Long Term: Vehicular traffic would be the primary source of external noise during the use of the subdivision.*

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

*None*

**8. Land and Shoreline Use**

**a. What is the current use of the site and adjacent properties?**

*The site is zoned R-7.5. The neighboring property to the North is zoned MF-18, the East, South and West is zoned R-7.5.*

**b. Has the site been used for agriculture? If so, describe.**

*N/A*

**c. Describe any structures on the site.**

*There was existing building on the site which was removed few years ago.*

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

*No.*

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

*R-7.5.*

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

*SFM*

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

*N/A*

**h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**

*No.*

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

*Approximately 25 people would reside at full occupancy.*

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

*None.*

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

*None.*

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

*The proposal will consist of 10 single-family residences which is compatible with the R-7.5 zoning District. This project will also be compatible with existing surrounding uses.*

**9. Housing**

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

*This proposal will provide 10 middle income housing units.*

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

*One.*

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

*Not Applicable.*

**10. Aesthetics**

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

*Building height will not exceed allowed maximum. As required there will be architectural diversity. This project will be unique in architectural design and layout.*

- b. What views in the immediate vicinity would be altered or obstructed?**

*No view impacts are anticipated.*

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

*The proposed project will consists of detached single family residences which will compliment the surrounding existing homes.*

**11. Light and Glare**

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

*None are anticipated.*

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

*None are anticipated.*

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

*The light levels generated off site are acceptable.*

- d. Proposed measures to reduce or control light and glare impacts, if any:**

*None are anticipated*

**12. Recreation**

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

*There is a Golf Course within 500' of the site as well as Lacamas Lake within a short distance from the site.*

- b. Would the proposed project displace any existing recreational uses? If so, describe.**

*No recreation displacement will occur as a result of this proposal.*

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

*None is provided.*

**13. Historic and Cultural Preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

*There are no known cultural sites on this parcel.*

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

*None.*

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

*Excavation operators will observe excavation for artifacts while in process. If artifacts are found, the discovery will be roped off and excavation will continue on the unimpacted areas of the site. The Office of Archaeology and Historic Preservation will be notified of the findings.*

**14. Transportation**

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on-site plans, if any.**

*We propose extending a street from Phase 1 "The Village" project and end it with a cul-de-sac.*

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

*There is no C-Tran route running near the site.*

- c. How many parking spaces would the completed project have? How many would the project eliminate?**

*Each lot will have a minimum 2.5 parking spaces.*

- d. Will the proposals require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

*Main access to the site will be provided by extending a local access from Phase 1 "The Village at Camas Meadows" Project. The street will end with a cul-de-sac serving the proposed 10 lots.*

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

*No.*

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

*10 avg. trips per day per lot will be created by the proposed lots with a total of 90 daily trips after deducting the trips from the prior existing house.*

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

*A proposed local public cul-de-sac will be designed to provide adequate access to future lots.*

**15. Public Services**

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

*The project currently falls within the Urban Area. Public services that are required for this project include: fire protection, police protection and health care.*

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

*Impact fees will be paid as part of the building permit submittal.*

**16. Utilities**

- a. **Circle utilities currently available at the site:**  
*Electricity, natural gas, water, refuse service, telephone, public sewer, other.*

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

*Water: City of Camas*

*Sewer: City of Camas*

*Electricity: Clark Public Utility Electricity.*

*Refuse: The site would be serviced by a private refuse carrier.*

*Gas: Northwest Natural Gas*

*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 Ghassan Harb

Position and Agency/Organization Manager / Provence, LLC

Date Submitted: 12-8-2018