

WAC 197-11-960 Environmental checklist.

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: **Green Mountain PRD Pod B1 Subdivision**

2. Name of applicant: **STERLING DESIGN, INC.**

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

2208 E. Evergreen Blvd.

Vancouver, WA 98661

contact: Joel Stirling, PE

4. Date checklist prepared: **10-29-18**

5. Agency requesting checklist: **City of Camas**

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

Construction in the Summer of 2019

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.

Environmental Studies were prepared for the Green Mountain PRD Master Plan by Ecological Land Services, Inc. No wetlands were found on the B1 Pod portion of the project and no wetland buffers from other Phases of the project impact the B1 Pod portion of the project. The Environmental Studies included providing an inventory of the existing Oregon White Oak Trees that are located within the boundaries of the Green Mountain PRD Master Plan along with a plan for preservation of trees throughout the project. The B1 Pod of the project does contain 2 Oregon White Oak Trees, both which will be removed as part of the development process as shown within the approved Tree Inventory Master Plan.

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. **No.**

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

Subdivision Approval for Plat Recording and infrastructure installation construction plans will be approved by the City of Camas for the project.

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.

The Green Mountain PRD B1 Pod Subdivision is a proposal to subdivide approximately 7.9 acres of property zoned for residential development within the City of Camas MF-18 zoning district. The proposed B1 Pod subdivision is part of a larger Master Planned Development that was submitted and approved in 2014/2015 with the understanding that each Pod (phase) of the project would be submitted for additional Land Use review and approval prior to construction to assure compliance with the approved Master Plan. The B1 Pod portion of the property will be divided into a total of 111 new single family residential building lots as follows: 2 for detached homes, 9 units will be

attached homes in a triplex configuration, 12 units will be attached homes in a duplex configuration and 88 units will be for attached homes in a four plex configuration. All required utilities and transportation infrastructure have been extended to the B1 Pod by development of other portions of the Green Mountain PRD Master Planned Project.

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.

The project will be constructed on Parcels: SN986037307 & SN173178000 and is located the NW 1/4 of Section 21, T2N., R3E. The properties currently are vacant land and do not have an address. Vicinity Map, Topographic Map and other Site Plans are included within the Land Use Application Materials.

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B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other

b. What is the steepest slope on the site (approximate percent slope)? **15%**

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.

Soil types on site are mapped as Dollar Loam (DoB) which are listed in Soil Group 3 within the Western Washington Stormwater Manual. It is unknown if the property was ever used for agriculture however it is likely given that the majority of the Clark County area was utilized for farming/ranching activities. The most recent use of the property was for a Golf Course.

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

No. A geotechnical study has been completed for the Green Mountain PRD Master Plan by GeoPacific Engineering to demonstrate that development of the B1 Pod is feasible. Additional geotechnical review and approval will be done during the Final Construction Plan review/approval processes.

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

The property will be graded as needed for roads, residential building sites, utility installation, and stormwater management facilities. It is likely that up to 50,000 cu.yds. of earth will be graded, moved, cut and filled. All grading activities will be monitored by a geotechnical engineer licensed in the State of Washington and grading activities will be certified as needed for future infrastructure/residential unit installation.

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

Yes, prior to construction a grading and erosion control plan will be approved by the City of Camas and will be implemented during the construction process to limit the potential erosion on the project.

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

80%

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

Approval of a grading and erosion control plan by the City of Camas.

a. **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.

Construction vehicles will emit exhaust during the construction phase of the project and will likely create dust during dry periods. Following residential unit construction the completed project will have typical residential emissions from all 128 residential units.

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

None known.

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

None

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 are existing streams and ponds in the vicinity of the B1 Pod but not on the property itself. There are several manmade ponds that were associated with the previous use of the property as a Golf Course that will be filled as needed. All stormwater runoff from the B1 Pod will be managed as required by City of Camas Development Standards prior to being released to the natural flow routes.

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.

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 floodplain? If so, note location on the site plan.

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.

No

b. Ground:

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

No other than natural infiltration of stormwater that will occur within the yard areas of the future home sites and limited natural infiltration of stormwater within the stormwater facilities.

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.

None

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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.

Stormwater runoff from the residential units and the new streets will be collected within a closed conduit pipe network and conveyed to stormwater management facilities for both water quality and quantity control as required by the City of Camas and the Washington State Department of Ecology. Stormwater facilities have been designed utilizing the Western Washington Hydrology Manual and discharge from the facilities will flow south and west to a large shared stormwater facility prior to release to the natural drainage routes. There is an existing stormwater conveyance system located within NE Ingle Road which will convey the controlled stormwater to discharge location where it eventually flows into the Lacamas contributing basin.

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

No. The proposed stormwater management facilities are designed to limit the potential for waste materials from the residential units and the public/private road surfaces to leave the property. Stormwater facilities will be maintained regularly as needed.

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

Stormwater management facilities will be installed with the project and maintained in perpetuity with the completed homes.

4. Plants

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

X _____ deciduous tree: alder, maple, aspen, **other**

X _____ evergreen tree: fir, cedar, pine, **other**

X _____ **shrubs**

X _____ **grass**

X _____ **pasture**

_____ crop or grain

_____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

_____ water plants: water lily, eelgrass, milfoil, other

_____ other types of vegetation

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

All existing vegetation will be removed during the grading and infrastructure installation processes.

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

None known

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

There are no plans for specific use of native plants within the project and all vegetation will be removed during the site grading and infrastructure installation process.

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:

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

mammals: **deer**, bear, elk, beaver, other:

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

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.

It is likely that birds migrate within the vicinity of the property, as they do throughout the City of Camas region, however the site is not being utilized as a destination or nesting site for migrating birds.

c. Proposed measures to preserve or enhance wildlife, if any:

None

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.

Completed residential units will utilize electricity and natural gas for the typical energy needs of residential dwellings.

- 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:

All residential units will obtain building permits from the City of Camas prior to construction and will be designed to comply with all required energy codes.

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.

No. Project is for residential development.

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

None, project will only need typical emergency services required for residential development.

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

All residential units will be connected to City of Camas water and sanitary sewer systems.

b. Noise

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

There are public roads that are adjacent to and serve the proposed project which generate traffic noises. There are other Land Use Approved Pods within the Green Mountain PRD that are not developed yet and will impact the B1 Pod in the future once they are built with traffic noise and residential uses. During construction of the residential units and road infrastructure there will be noise from construction equipment within the Green Mountain PRD Development.

- 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.

During construction of the project infrastructure and residential units there will be noise from construction. Following project build out there will be typical residential use noises which include but are not limited to traffic and residential uses.

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 currently is vacant land that was used as a Golf Course. Adjacent portions of the Green Mountain PRD Development have been built out and other portions are still vacant lands.

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

It is unknown if the property has ever been used for agriculture but it is likely that at some point it was used for agriculture or ranching since the majority of the Clark County area was used in this capacity.

c. Describe any structures on the site.

None

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

N/A

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

City of Camas zoning district MF-18

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

MFL

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

N/A

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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?

111 residential units will be constructed within the project. Based on the 2010 Census of the City of Camas the average household size was 2.91 therefore approximately 323 people will reside within the completed project.

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:

Approval through the City of Camas review and approval processes.

9. Housing

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

111 middle income residential units will be constructed within the completed project.

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

None

c. Proposed measures to reduce or control housing impacts, if any: **None**

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?

City of Camas Building Code limits structures to 35' in height. Exterior building materials will be Hardy Plank or other materials consistent with the structures that are being build within adjacent Pods of the Green Mountain PRD Development.

b. What views in the immediate vicinity would be altered or obstructed? **None**

c. Proposed measures to reduce or control aesthetic impacts, if any: **None**

11. Light and glare

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

Street lights and vehicle lights at night along with lighting typically associated with residential uses.

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

No

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

Other residential units and vehicles utilizing the adjacent street/transportation network. Existing offsite street lights will also impact the development.

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

None

12. Recreation

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

The Green Mountain PRD Master Plan has a generous network of trails and parks that are integrated with the overall development plan and will be interconnected to the sidewalks and open space trails within the B1 Pod.

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

No, the Green Mountain Golf Course was closed several years ago and is no longer operational.

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

The B1 Pod portion of the Green Mountain PRD Project will interconnect the sidewalks, trails, and openspaces to the Master Planned Trail, Parks, and Openspaces.

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.

No

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:

An archaeological pre-determination was completed at the property and a recommendation of "no further work needed" was sent to the Washington State Department of Archaeology and Historic Preservation (DAHP). DAHP concurred that no further work is needed at the property.

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.

NE Ingle Road, NE Goodwin Road, NE 28th Street, NE 192nd Avenue, and State Route 500 will all be utilized to access the property.

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

No. Over 1 mile away.

d. How many parking spaces would the completed project have? How many would the project eliminate?

Residential units will provide a minimum of 2 parking spaces per residential unit and, along with on street parking, there are an additional 23 off street parking spaces that will be provided throughout the project.

e. Will the proposal 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).

Yes, new Public/ Private Roads and Alleys will be constructed within the proposed project to provide access to the residential units. NE Ingle Road, a Public Road, will also be improved with additional pavement, curb and sidewalk along the projects western boundary.

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

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No, the proposal is for a residential development.

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

The project is expected to generate 653 new daily trips, 51 new A.M. peak hour and 58 new P.M. peak hour trips.

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

Construction of new public/private roads within the development and construction of improvements to NE Ingle Road along the project western boundary.

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.

Yes, 111 new residential households will require additional public services.

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

Impact fees are assessed to the project to help offset immediate impacts on public services and long term taxes from the future home owner's will continue to support the impacts on public services.

16. Utilities

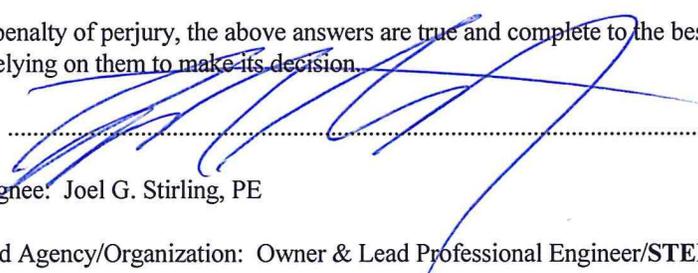
- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- c. 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.

City of Camas Public Sanitary Sewer and Water will be extended to each new residential unit for service, NW Natural Gas will provide natural gas, Clark Public Utilities will provide electricity and franchise utilities will be provided as available within the area.

C. SIGNATURE

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: Joel G. Stirling, PE

Position and Agency/Organization: Owner & Lead Professional Engineer/STERLING DESIGN, INC.

Date Submitted: 3/29/2019