

NOTICE

CONSOLIDATED DECISION FOR KOVALENKO ESTATES

STATE ENVIRONMENTAL POLICY ACT AND CRITICAL AREAS

(CITY FILES #CA18-01 AND SEPA18-04)

Decision Issued:	March 15, 2018	
Applicant:	Bogdan Popescu, BMP Design, 12214 SE Mill Plain Blvd. #203, Vancouver, WA 98684	
Owner:	Ivan Kovalenko, 28011 NE 9 th ST, Camas,	
Location:	424 and 428 Province Drive	Tax Parcels: 87240-000 and 87410-000
City of Camas Staff Contact:	Sarah Fox, Senior Planner Phone: (360) 817-1568 Email: communitydevelopment@cityofcamas.us	
Summary:	To construct a single family home on each lot	

The consolidated decision for Kovalenko Estates is **APPROVED** based on the applicant's narrative, drawings, and supporting technical reports except as otherwise clarified or modified through the conditions of approval, which are attached with the decisions.

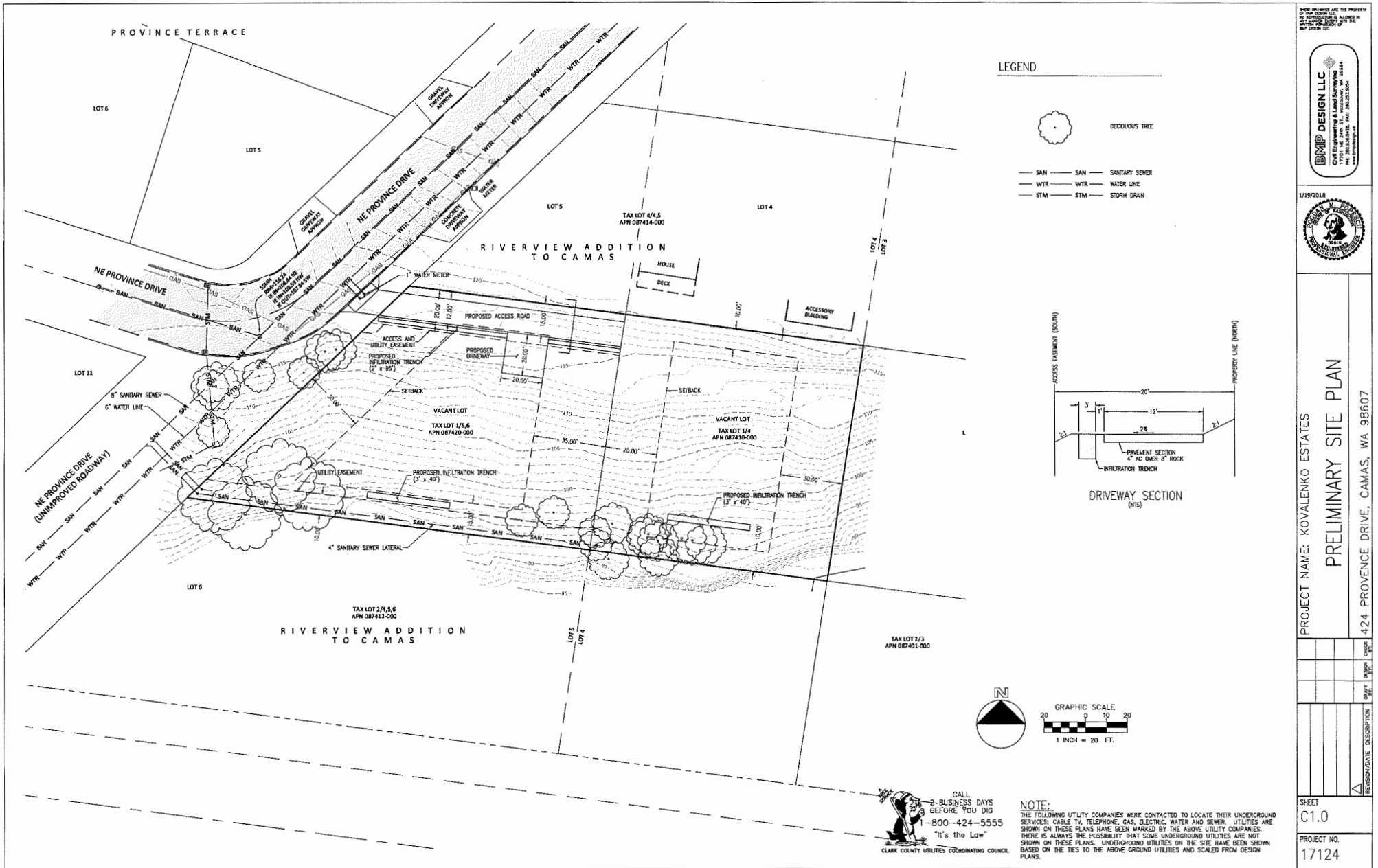
The city's State Environmental Policy Act (SEPA) Mitigated Determination of Significance and the Staff Report and Decision for the Critical Areas permit are included with this notice.

APPEALS

All appeals are initiated by filing a notice of appeal with the director within fourteen days of issuance of the decision being appealed per CMC§ 18.55.200. The consolidated decision will be final on the close of business on the 14th day after issuance, on March 29th, if no appeals are filed.

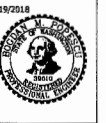
An appeal shall be accompanied by an appeal fee of \$369 and the following written information:

- (1) Appellant's name, address and phone number;
- (2) Appellant's statement describing his or other standing to appeal;
- (3) Identification of the application which is the subject of the appeal;
- (4) Appellant's statement of grounds for the appeal and the facts upon which the appeal is based;
- (5) The relief sought, including the specific nature and extent;
- (6) A statement that the appellant has read the notice of appeal and believes the content to be true, followed by the appellant's signature.



THIS PROJECT AND THE PROPERTY OR INTERESTS HEREIN ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ANY KIND BY THE ENGINEER OR ARCHITECT.

BMP DESIGN LLC
Civil Engineering & Land Surveying
17701 NE 24th St., Vancouver, WA 98684
Phone: 503-251-7100
www.bmpdesign.com



1/19/2018

PROJECT NAME: KOVALENKO ESTATES

PRELIMINARY SITE PLAN

424 PROVINCE DRIVE, CAMAS, WA 98607

REVISION/DATE	DESCRIPTION	BY	CHECK

SHEET
C1.0

PROJECT NO.
17124



Date Published: March 15, 2018

To Whom It May Concern:

Please find enclosed a Mitigated Determination of Non-Significance (MDNS) for the **Kovalenko Estates (SEPA18-04)** 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:

- Geotechnical Engineering Study, by Earth Engineering (October 2016)
- General Stormwater Model Information for East Lot, West Lot, and Access Easement, by BMP Design Civil Engineering (1/18/2018)
- Preliminary Site plan, by BMP (1/19/2018)

The preliminary site plan drawing, SEPA Checklist and Critical Area Permit are attached. All other application materials are available for review upon request from the Community Development Department.

Written comments may be submitted on this determination within fourteen (14) days of its issuance, after which the MDNS 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, Ivan Kovalenko
Bureau of Indian Affairs
C-Tran
Camas School District
Camas City Administrator, Peter Capell
Camas Building Official, Bob Cunningham
Camas Community Development Director, Phil Bourquin
Camas Engineering Department Managers & Staff
Camas Fire Department, Randy Miller
Camas Finance Director, Cathy Huber Nickerson
Camas Mayor and City Council Members
Camas Parks and Recreation, Jerry Acheson
Camas Planning Manager and Staff
Camas Police Chief, Mitch Lackey
Camas Public Works Director, Steve Wall
Camas Public Library, Connie Urquhart
Camas-Washougal Post Record
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 *(project actions are sent the SEPA Determination & map)*



State Environmental Policy Act
Mitigated Determination of Non-Significance

CASE NO: SEPA18-04 Kovalenko Estates
APPLICANT: Ivan Kovalenko, 28011 NE 9th St, Camas, WA 98607
REQUEST: To construct single family homes on each lot.

Location: 424 and 428 Province Drive, Camas, WA
Legal Description: Tax Parcels 87420-000 and 87410-000. The location is also described as the NW ¼ Section 12, Township 1 North, Range 3 East, W. M., City of Camas
SEPA Determination: Mitigated Determination of Non-Significance (MDNS)
Comment Deadline: **March 29, 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:

Mitigated Determination of Non-Significance (MDNS). 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 as conditioned. 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, Geotechnical Engineering Study; General Stormwater Model Information for East Lot, West Lot, and Access Easement; and a preliminary site plan. The submitted materials are on file with the City of Camas. Mitigation measures are attached to this notice.

Date of Publication & Comment Period:

Publication date of this MDNS is **March 15, 2018**, and is issued under WAC 197-11-350. The lead agency will not act on this proposal until the close of the 14-day comment period which ends on **March 29, 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	March 15, 2018 _____ Date of publication
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SEPA Mitigation Measures for Kovalenko Estates (SEPA18-04)

B. ENVIRONMENTAL ELEMENTS

1. Earth

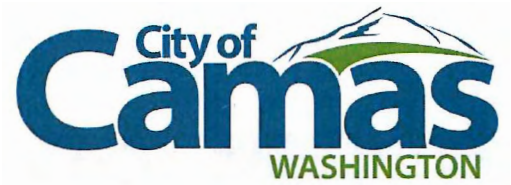
The geotechnical engineering report (Earth Engineers, 2016) identified certain construction measures to ensure that there are no adverse impacts from this development on steep slopes. The city concurs with the recommendations within the report, and for that reason the following conditions will be required:

1. Footing drains must be installed around each building with clean outs installed at several accessible locations for ease of maintenance.
2. Roof downspouts shall not be connected to the footing drains.
3. The Geotechnical Engineer of Record (Earth Engineers) must provide footing inspections and placement of structural fill to verify soil bearing capacity.
4. The Geotechnical Engineer of Record (Earth Engineers) must verify the installation of building drainage elements, and provide documentation to the city.
5. The applicant shall not place any fill on the top of the slopes or excavate steep un-retained cuts at the toe of the slopes. If such activities are proposed, a City approval of a revised geotechnical report will be required prior to site construction commencing.

15. Public Services

The new residences will be accessed from a private driveway that will be 12-foot wide with no turn arounds. For these reasons, garbage and recycling services will not be provided to the individual lots. Also, the owners should contact the US Postal Service to discuss the location of mailboxes, as it is likely that they will be required to be located at the entrance to the private road. The following condition for public services will be required:

1. Individual lot owners will need to bring their garbage and recycling containers to the entrance of their private drive at the public street, **NE Province Drive**, for pick-up on their scheduled days.
2. To ensure the clear an unobstructed passage of emergency vehicles, the applicant shall install permanent no-parking signs along the private drive and will ensure that there are provisions in place for towing. Signs will be installed prior to issuance of a certificate of occupancy.



DECISION AND STAFF REPORT FOR KOVALENKO ESTATES
(CITY FILES #CA18-01 AND SEPA18-04)
CONSOLIDATED REVIEW

Decision Issued: March 15, 2018
Staff Contact: Sarah Fox, Senior Planner
Phone: (360) 817-1568
Email: communitydevelopment@cityofcamas.us
Applicant: Bogdan Popescu, BMP Design, 12214 SE Mill Plain Blvd. #203, Vancouver, WA 98684
Owner: Ivan Kovalenko, 28011 NE 9th ST, Camas,
Location: 424 and 428 Province Drive **Zoning:** Residential 15,000 (R-15)
Tax Parcels: 87240-000 and 87410-000

APPLICABLE LAW: The application was submitted on **January 23, 2018**, and the applicable codes are those that were in effect on the date of application. Camas Municipal Code (CMC) Titles 16, 17, and 18, specifically (but not limited to): *Chapter 16.01 through Chapter 16.21 SEPA; Chapter 18.09 Density and Dimensions; and Chapter 18.55 Administrative Procedures.* **Please note: Citations for the Camas Municipal Code (CMC) (SMP) are provided in italics throughout this report.**

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SUMMARY

- The proposed development is to construct a single family home on each subject property.
- The subject properties are currently vacant and are located to the east of NE Province Drive. A paved driveway is proposed to access both lots.
- The properties are characterized by steep slopes (approx. 25% north to south) and are within a Critical Aquifer Recharge Area (CARA).

This consolidated decision is approved based on the applicant's narrative, drawings, and supporting technical reports except as otherwise clarified or modified through the conditions of approval stated herein.

APPROVAL IS BASED ON THE FOLLOWING FINDINGS OF FACT AND CONCLUSIONS OF LAW:

FINDINGS

I. LOT DEVELOPMENT STANDARDS

Zoning: The subject properties are within a single family zone (R-15) and are 15,682 square feet (west lot) and 10,019 square feet (east lot). The front of the westerly lot abuts NE Province Drive. The lot size range for new lots must be between 12,000 and 24,000 square feet. The westerly lot is in conformance with zoning, and the easterly lot is non-conforming. Given that these are existing lots, no conditions to remedy the non-conforming lot are provided.

Property setbacks are established by lot size, not zone. The zoning setbacks for the lots differ, as they fall within a different size category per Table 2, CMC§18.09.040. The western lot setbacks are 30-feet from the front, 15-feet from the side property lines, and 35-feet from the rear. The eastern lot has a front setback of 20-feet, side yard setbacks of 10 feet and a rear yard setback of 30 feet.

Access: The applicant indicates that they will gain access to both properties through a 12-foot paved access road. Given that the road will be private, an access and maintenance agreement must be provided to city prior to building permit issuance. The maintenance agreement must include provisions for prohibiting vehicles from parking along the access road, and provisions for towing, to conform with CMC§17.19.040(A)(7 and 8). These provisions are necessary in order to prevent blocking emergency responders. The SEPA MDNS included a condition to this effect. A condition in regard to providing a recorded copy of the agreement is warranted and included with this decision.

Lot Design & Improvement Standards: Per CMC§17.19.020, "(1) Every developer shall be required to grade and pave streets and alleys, install curbs and gutters, sidewalks, monuments, sanitary and storm sewers, water mains, fire hydrants, street lights and street name signs, underground transmission lines, provide and install centralized mail delivery boxes as determined by the U.S. Postal Service, together with all appurtenances in accordance with specifications and standards in the Camas Design Standards Manual, the six-year street plan, and other state and local adopted standards and plans as may be applicable. (2) Other improvements installed at the option of the developer shall conform to city requirements."

The applicant has proposed to install a concrete driveway apron and pave the joint access road. The preliminary drawings do not indicate a location for street lights, street trees, or address monuments per CMC§17.19.030. This section of the code also requires each new residential unit to provide a street tree, and requires that they are installed prior to final occupancy permits.

Findings: Staff finds that site plan drawings for each lot must be revised to reflect the recorded access easement number and the proper building setbacks. Address monuments, street trees and lighting must be installed prior to final occupancy permits.

II. CRITICAL AREAS

Critical area regulations may be applied concurrently with review conducted under the State Environmental Policy Act (SEPA), or other development review as adopted per CMC§16.51.030. This section of the report provides an analysis of both the Critical Aquifer Recharge Areas and Geological Hazard Areas.

CHAPTER 16.55 CRITICAL AQUIFER RECHARGE AREAS

Critical aquifer recharge areas (CARA) are those areas with a critical recharging effect on aquifers used for potable water as defined by WAC 365-190-030(2). CARA have prevailing geologic conditions associated with infiltration rates that create a high potential for contamination of ground water resources or contribute significantly to the replenishment of ground water.

Pursuant to CMC16.55.040, the following activities are allowed in critical aquifer recharge areas and do not require submission of a critical area report:

A. Construction of structures and improvements, including additions, resulting in less than five percent or two thousand five hundred square feet (whichever is greater) total site impervious surface area that do not result in a change of use or increase the use of a hazardous substance.

Findings: Staff finds the proposed residential development is consistent with the residential zone, and is not a change of use. No hazardous substances are proposed or anticipated as part of this development.

B. Development and improvement of parks, recreation facilities, open space, or conservation areas resulting in less than five percent total site impervious surface area and that does not increase the use of a hazardous substance.

Findings: Staff finds that this standard does not apply to the development as only single family home construction is proposed.

C. Development within CARA's shall not result in the loss of more than forty percent of the total pervious surface of the site.

Findings: The zoning would allow up to thirty percent of each lot to be covered with structures. Staff finds that the combined new impervious surfaces with the access road (1,260 sq. ft.), and individual driveways (area unknown) along with the new homes could exceed the forty percent limitation. For this reason, a condition of approval to ensure that this code requirement is met is warranted.

CHAPTER 16.59 GEOLOGICAL HAZARDOUS AREAS

The properties have slopes that average 25 percent from north to south and are within an area categorized on the city's maps as being geologically hazardous. For these reasons, a geotechnical report was submitted by Donald J. Bruno of Earth Engineers (October 2016).

The geotechnical evaluation and assessment provided a site evaluation and an assessment of geological hazards in accordance with CMC§16.59.060(C). The report provided recommendations for site drainage, utility installation, pavement and structural specifications. It concluded that if the recommendations of the report are followed and properly implemented that it is "unlikely that the building sites would be impacted by hazards associated with landslides" (page 4).

Given that the recommendations would minimize hazards associated with the construction on the individual lots, and the recommended measures exceed the city's minimum standards, these conditions are included as SEPA mitigation measures.

Findings: Staff finds that through its SEPA authority, the potential adverse impacts of the development on steep slopes can be adequately mitigated.

III. STATE ENVIRONMENTAL POLICY ACT

The City issued a State Environmental Policy Act (SEPA) Mitigated Determination of Non-significance (MDNS) based on the ability of the proposal to comply with relevant regulations within local, state and federal law. The SEPA MDNS (File #SEPA18-04) and checklist are attached to this staff report and were issued simultaneously as part of the consolidated decision.

IV. CONCLUSIONS OF LAW

The following conclusions of law are based on the findings of facts as discussed throughout this report and decision.

- As conditioned, the development can adequately protect steep slopes per CMC Chapter 16.59 Geologically Hazardous Areas.

- As conditioned, the development can meet the requirements for residential development per CMC Chapter 17.19 Design and Improvement Standards and Chapter 18.09 Density and Dimensions.

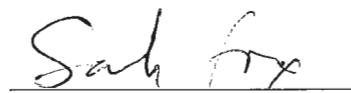
V. DECISION

APPROVAL of the Critical Area application for the Kovalenko Estates (City Files #CA18-01 and SEPA 18-04) is based on the applicant's narrative, drawings, and supporting technical reports except as otherwise clarified or modified through the following conditions of approval. Further, unless otherwise waived in writing in this decision, the development must comply with the minimum requirements of Camas Municipal Code.

CONDITIONS OF APPROVAL

- 1) Automatic sprinklers installed per NFPA 13D or 13R shall be required in all new residential structures.
- 2) The development must apply for an encroachment permit for driveway construction, water and sewer connections, and street tree planting.
- 3) The applicant shall include a site plan with setbacks per Table 2, CMC§18.09.040. The western lot setbacks (87420-000) are 30-feet from the front, 15-feet from the side property lines, and 35-feet from the rear. The eastern lot (87410-000) has a front setback of 20-feet, side yard setbacks of 10 feet and a rear yard setback of 30 feet.
- 4) In the event that any item of archaeological interest is uncovered during the course of a permitted ground disturbing action or activity, all ground disturbing activities shall immediately cease and the applicant shall notify the Community Development Department and DAHP.
- 5) Lots must have an approved monument sign with addresses at the private street entrance from the public road.
- 6) The access easement must be recorded with the Clark County auditor's office and a copy of the recorded document provided with building permit application prior to release of construction permits for either lot.
- 7) Building lot coverage for each lot shall not exceed 30%, which includes all building footprints. Impervious surfaces for each lot may not exceed 40% (includes pavement and rooftops).

DATED this 15th day of March, 2018,



Sarah Fox, Senior Planner

Staff note
on page 8.

SEPA ENVIRONMENTAL CHECKLIST

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:

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

1. Name of proposed project, if applicable:

Kovalenko Estates

2. Name of applicant:

Ivan Kovalenko

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

28011 NE 9th Street, Camas, WA 98607
(360) 907-4833

4. Date checklist prepared:

January 15, 2018

5. Agency requesting checklist:

City of Camas

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

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.

No.

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

City of Camas

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.)

The project involves the construction of two 2500 square foot residential units on the currently undeveloped parcels of land, extension of water and sewer service to both lots, construction of a new asphalt drive way to the eastern property, and construction of storm water retention trenches.

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 is located at 424 and 428 Provence Drive, Camas, WA

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

steep slopes

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

Slopes as high as 33% are represented on the two parcels.

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.

Sand

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

No.

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.

Two small areas approximately 1000 square feet each will be graded to create building pads. An additional 2500 square feet will be graded to create an access road across the western property.

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

No. Erosion control measures will be implemented during construction activity.

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

The Western property will be 27% covered by impervious surfaces. The Eastern property will be 25% covered by impervious surfaces.

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

Erosion control fences, straw bales at ditches, hydroseeding.

2. Air

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.

An unknown quantity of diesel emissions will be made associated with the earth moving activities. None after construction activities.

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

No.

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

All diesel equipment will conform the the states emission control requirements.

3. Water

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.

No.

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.

Not Applicable.

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 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.

No.

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

No septic discharges. Storm water will be disposed of in infiltration trenches on the property.

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.

Storm water from the impervious surfaces will be collected by rain gutters and disposed of in infiltration trenches. The asphalt drive approach will be graded to drain to an infiltration trench.

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

No.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

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

Storm water run-off will be collected and disposed of in infiltration basins on the subject properties.

4. Plants

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

The site is currently covered primarily in blackberry bushes and weeds

c. List threatened and 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:

Native plants will be used to landscape the properties.

e. List all noxious weeds and invasive species known to be on or near the site.

Blackberry bushes.

5. Animals

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.

Crows, songbirds.

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

None.

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

Unknown.

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

None

e. List any invasive animal species known to be on or near the site.

Unknown.

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.

Electricity used primarily for lighting and ventilation. Natural gas for heating.

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:

None.

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.

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

None.

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.

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.

None.

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

None.

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

None

b. Noise

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

None.

- 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.

Noise associated with normal construction activities. (short term)

- 3) Proposed measures to reduce or control noise impacts, if any:
Work hours will be restricted to daylight only per city of Camas.

*Staff note =
Must follow Camas
noise ordinance per
CMC 9.32.050(A)(5)*

8. Land and Shoreline Use

- 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.

The site is currently vacant. The proposed use is residential which is consistent with the use in the area.

- 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?

No.

- 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:

No.

c. Describe any structures on the site.

Currently there are no structures on the site.

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

No.

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

Residential.

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

Unknown.

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

Not Applicable.

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

Yes. Geologically hazardous.

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

Approximately 8.

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

Zero.

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

None necessary.

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

None necessary.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None necessary.

9. Housing

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

2 units, middle income.

- 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 necessary.

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?

Housing has not yet been designed for the subject parcels. The buildings will be wood framed housing using traditional materials approximately 25' high.

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

Hillside views may be obstructed.

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

None necessary.

11. Light and Glare

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

None

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

No.

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

None.

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

None necessary.

12. Recreation

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

Washougal river, trails.

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

No.

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

None necessary.

13. Historic and cultural preservation

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.

No.

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.

No. No studies have yet been conducted.

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.

Consultation with an archeologist.

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.

Construction workers will be advised to stop work and contact the state in the event that resources are found.

14. Transportation

- 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.

The project is accessed via Provence 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?

Bus stops on NE 3rd Avenue approximately 300' away.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Parking is limited to driveways and garages.

- 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). _____

No.

- e. Will the project or proposal 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 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?

Unknown.

- 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.

No.

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

None necessary.

15. Public Services

- 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.

Slight increased need for schools, police and fire protection services.

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

16. Utilities

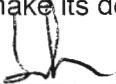
- a. Circle utilities currently available at the site:

electricity, natural gas, water, telephone, sanitary sewer.

- 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.

C. Signature

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 Bogdan Popescu, PE, PLS

Position and Agency/Organization BMP Design LLC

Date Submitted: January 22, 2018

D. supplemental sheet for nonproject actions

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

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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

Proposed measures to avoid or reduce such increases are:

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