

Date Published: November 8, 2018

To Whom It May Concern:

Please find enclosed a Mitigated Determination of Non-Significance (MDNS) for the **Noble Residence (SEPA 18-19)** 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:

- **Critical Areas Assessment, prepared by AKS Engineering & Forestry (May 14, 2018)**
- **Geotechnical Evaluation, prepared by True North Geotechnical (May 18, 2018)**
- **Vegetation Removal Report, prepared by AKS (June 2018)**

The 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:

Bureau of Indian Affairs
C-Tran
Camas School District
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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



State Environmental Policy Act
Mitigated Determination of Non-Significance

CASE NO: SEPA18-19 Noble

Associated Files: CA18-11

APPLICANT: Jenny and Ryan Noble, 19316 SE 30th Street, Camas, WA 98607

REQUEST: **To develop a single family residence and an access road on a forested parcel.**

Location: Southeast of the intersection of NW 40th Avenue and NW Sierra Drive. Access to the parcel will require recorded easement over Tax Parcel 177889-000.

Legal Description: Tax parcel 124737-000. Also described as NW 1/4, Section 3, Township 1 North, Range 3 East, W.M.

SEPA Determination: Mitigated Determination of Non-Significance (MDNS)

Comment Deadline: **November 26, 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. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(e). This decision was made after review of a completed environmental checklist, and other information on file with the City of Camas.

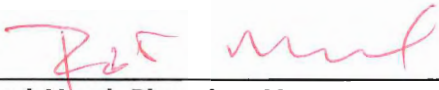
A staff report with proposed mitigation measures are included with this notice.

Date of Publication & Comment Period:

Publication date of this consolidated MDNS is **November 8, 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 **November 26, 2018**. Comments may be sent by email to communitydevelopment@cityofcamas.us.

Responsible Official: Robert Maul (360) 817-1568

Staff: Sarah Fox, Senior Planner

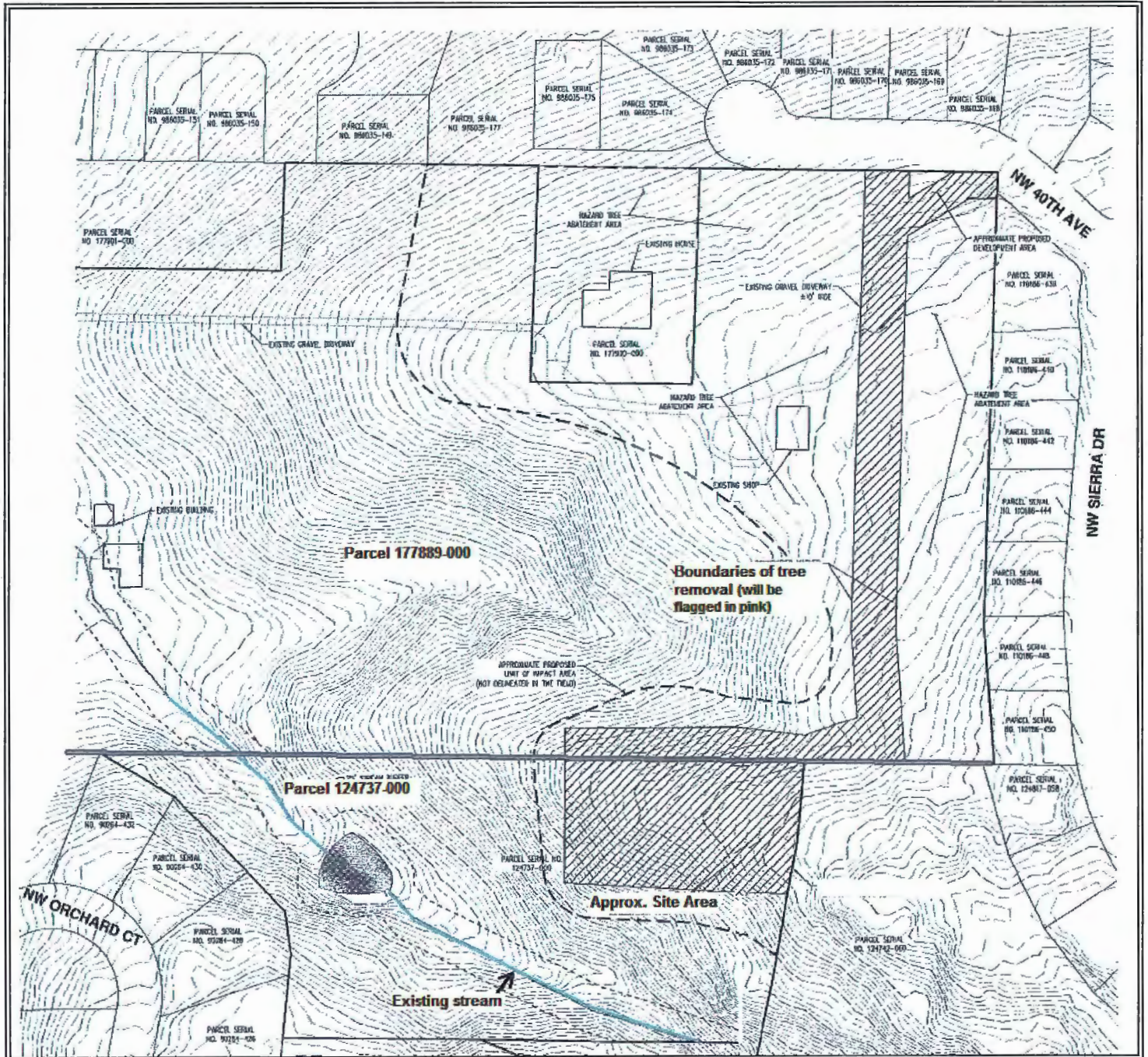


Robert Maul, Planning Manager and
Responsible Official

November 8, 2018
Date of publication

Noble Property Residential Development

(Note: Hatched area is the proposed area of development for access road and home construction.)





Staff Report
State Environmental Policy Act (SEPA)
Mitigated Determination of Non-Significance & Critical Area Review
For Noble Residence
File Numbers CA18-11 and SEPA18-19

Date: November 8, 2018
Applicant: Jenny and Ryan Noble, 19316 SE 30th St, Camas, WA 98607
Request: To develop a single family residence
Location: No site address. Parcels 124737-000 and 177889-000
Zoning: Residential 7,500 (R-7.5)

STAFF CONTACT:

Sarah Fox, Senior Planner
Planning Division, City of Camas 616 NE 4th Ave. Camas, WA 98607
Phone: (360) 817-1568
Email: communitydevelopment@cityofcamas.us

APPLICABLE LAW:

The application was submitted on July 5, 2018, and the applicable codes are those that were in effect on the date of application (through Ordinance 18-010, June 2018). Camas Municipal Code (CMC) Titles 16, 17, and 18, specifically (but not limited to): Chapter 16.01 through Chapter 16.21 SEPA; Chapter 16.51 General Provisions for Critical Areas; Chapter 16.59 Geologically Hazardous Areas; Chapter 18.09 Density and Dimensions; Chapter 18.31 Sensitive Areas and Open Space*; and Chapter 18.55 Administrative Procedures.

Note: Citations of Camas Municipal Code (CMC) are indicated in **green italic type**.

SUMMARY

- To construct a single family home on four acres that are zoned Residential 7,500 (R-7.5) on Parcel 124737-000.
- The application includes a proposal to construct an access driveway over adjacent property, Parcel #177889-000. The route of the new driveway extends south from an existing dirt road.
- The property contains areas that are considered to be "critical areas" (per CMC Title 16 Environment). Those areas include geologically hazardous areas (slopes 15-40%); and fish & wildlife habitat areas. Tree removal is also subject to the provisions of CMC Chapter 18.31 Sensitive Areas and Open Space†.
- Site development will include, clearing, grading, logging, and removal of timber on the two parcels **as narrowly described**.

The city will issue a consolidated decision (Type II) for a Critical Area Permit and final SEPA Determination **after conclusion of the SEPA comment period** has ended. The following findings,

* At the writing of this report, **Chapter 18.31 Sensitive Areas and Open Space** is no longer in effect, however it is applicable to this application as it was in effect at the time of submittal.

† See above.

conclusions of law, and proposed permit conditions are based on the applicant's narrative, drawings, and supporting technical reports except as otherwise clarified or modified through the conditions of approval stated herein.

DISCUSSION AND FINDINGS

To develop a single family residence, the area of the driveway and building site will be cleared of trees and vegetation. As noted in the summary, the property contains critical areas that are regulated within both Title 16 Environment and Chapter 18.31 (in effect at time of submittal). For those reasons, the applicant submitted the following supporting reports: Critical Areas Assessment (May 14, 2018); Geotechnical Evaluation (May 18, 2018); and Vegetation Removal Report (June 2018).

DEVELOPMENT STANDARDS

The 4.0 acre site of Parcel 124737-000 is zoned R-7.5, which would allow the site to be divided and developed with new lots. The applicant is not proposing new lots, and only plans to develop the property for a single-family residence. The applicant stated that a Boundary Line Adjustment was also requested, but was in error. The property was subject to a condition of development of the property to the south, which included a quit claim deed between the property owners in regard to a historic fence line. The quit claim deed was recorded and is on file with the city, and a BLA is not required.

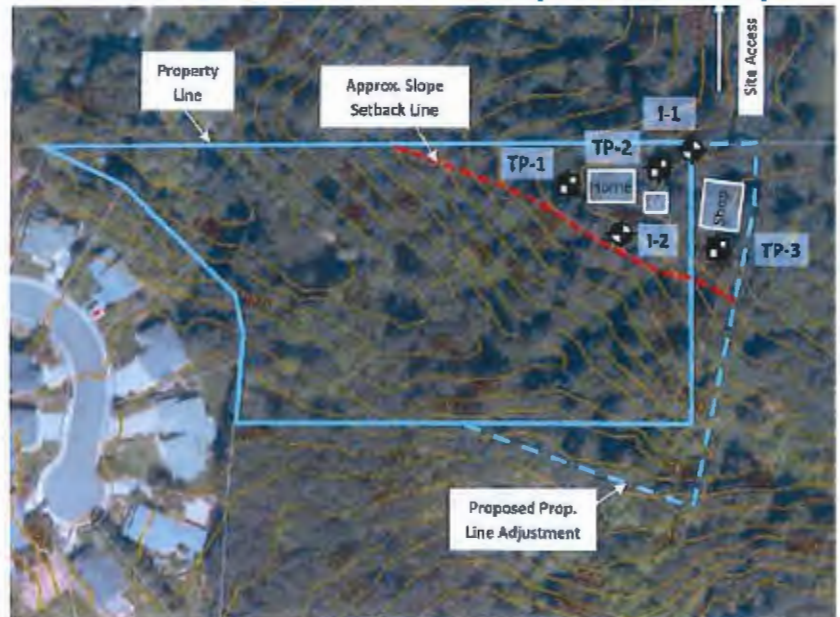
The size of the property dictates that the setbacks for new residential structures is determined by Table 2, CMC§ 18.09.040 for over 15,000 square feet (shown above to include the area within the dotted line). The front setback would be 30 feet, side setback is 15 feet and the rear setback is 35 feet.

An additional rear setback was suggested by the geotechnical engineer. The geotechnical report analyzed a triangular portion of the parcel, which staff measured to be an area of approximately 20,000 square feet. The report describes this area as being a relatively flat bench above a steep portion of the property at the (approx.) 540-foot elevation line. The property descends steeply to a stream. The geotechnical report recommended that structures be setback 20-feet from this steep portion.

For context, the R-7.5 zone allows a new lot to be as large as 12,000 square feet and as small as 6,000 square feet. Although 20,000 square feet is in excess of the zoning standard, staff can support clearing of 20,000 square feet in order to allow for a 12,000 square foot area for residential structures and allow for additional area needed for vehicular access.

Findings: Staff supports clearing an area of 20,000 square feet for residential construction on Parcel 124737-000 and additional setbacks of 20-feet from the geo-hazardous area.

1- Excerpt from Geotechnical Report



CRITICAL AREA REVIEW – GEOLOGICAL HAZARDS CMC CHAPTER 16.59

Critical area regulations are 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 the Geological Hazard Areas.

The property has slopes that range from 20 to 45 percent and are within an area categorized on the city's maps as being geologically hazardous. For these reasons, a geotechnical report was submitted by True North Geotechnical (May 2018).

The geotechnical report conducted an evaluation and test pits for a 20,000 square foot triangular area of the four acre parcel. There are no test pits beyond this 20,000 square foot area, which is considerably steeper than the area proposed for development.

Given the lack of information provided for the remainder of the four acre parcel, the city must limit development activities to that area. Limiting the area of development is consistent with CMC§ 16.59.060(E), "Where the applicant can demonstrate that the proposed project or activity has no direct impact on the identified geologically hazardous area, ..., the city... may limit the scoping of the site evaluation based on identified site specific geologic hazards." A condition in regard to the need for further evaluation is warranted and will be included with this decision.

The report provided recommendations for drainage and site preparations. The report also recommended that an engineer be on site to observe excavation, stripping, fill placement and subgrades. Staff concurs with those recommendations and a condition to that effect will be included.

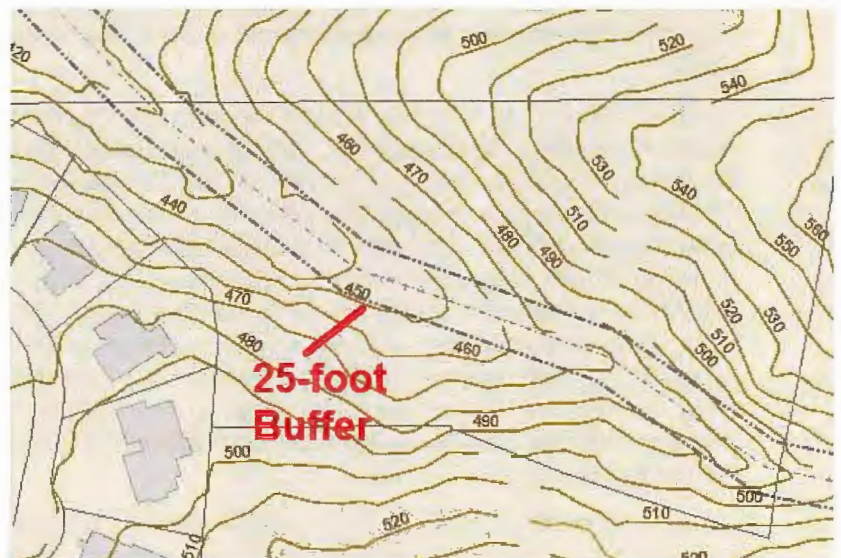
Findings: Staff finds that the potential adverse impacts of the development on steep slopes can be mitigated by limiting the development area and requiring additional geotechnical work if development is proposed outside the studied area.

CRITICAL AREA REVIEW –FISH AND WILDLIFE HABITAT AREAS CMC CHAPTER 16.61

The Critical Areas Report (May 14, 2018) provided a summary of the presence (or absence) of critical areas on two parcels (124737-000 and 177889-000). The report noted that logging has occurred on the parcels in the 1940's and 50's. Although it is a mature forested stand, the criteria for WA Department of Fish and Wildlife's definition of a mature forest priority habitat was not met.

The report also noted that no rare plant populations or endangered species were found within the subject properties.

A stream ("water 1") enters the site at the southeast corner and flows in a northwesterly direction through a pond and continues toward NW Astor Street. The report classifies the stream as a Type Ns, non-fish bearing. At page 3 of the report, the biologist notes that the pond would be considered to be a water of the state



as "it connects to and was created within the natural channel of Water 1." Stream buffers are established for habitats and aquatic systems. According to CMC§16.61.040(D), a buffer of 25-feet is required for a Type Ns stream. The city requires that structures and activities be located outside of the stream buffer area.

As proposed, the development area (residence and access road) will be greater than 150 feet from any portion of the stream habitat area. Given the distance from the stream, no impacts were proposed to the stream or buffer.

Findings: Staff found that no impacts are proposed to the stream or habitat area.

VEGETATION & TREE REMOVAL

There are overlapping regulations that protect trees in the city. Regulations within Title 16 generally applies to trees that are within or contribute to a critical area or buffer. Title 18 protects trees that are within areas categorized as "sensitive areas and open space".

The applicant provided a plan for removal of trees and vegetation in preparation for construction of a new home and access driveway, and did not inventory the entirety of all trees on the parcels. The Vegetation Removal Report (AKS, June 2018) concluded that the majority of the trees proposed to be removed for the driveway and residence are healthy. The report included exhibits of inventoried trees (EX B) and proposed tree removal (EX 2), along with a tree inventory table with notes. Page 1 of the report states that "on-site trees are in relatively good health and structure, with some trees having some defects affecting their structure." The notes within the inventory appear to only be for the exceptions that are not healthy.

Sheet EX 2 (Removal Plan) has arrows that point to areas outside of the inventoried tree survey area, with labels reading "Hazard Tree Abatement Area". The report narrative does not explain the meaning of those notes, nor does the report include an inventory of trees in those generalized areas. Per CMC§16.51.125 a hazard tree is a tree that "*pose(s) an imminent threat or danger to public health or safety, or to public or private property, or serious environmental degradation.*" The report did not provide specifics as to the distance of any hazard trees to a structure, or otherwise how the tree(s) pose a hazard to public or private property. **A condition in regard to the "hazard tree abatement" areas is warranted and will be included at the end of this report.**

On Sheet EX B trees HA1 to HA3 are located on property (Parcel 177900-000) that was not evaluated within the associated critical area reports and is not part of the proposed development of the house or driveway. The corresponding tree inventory notes that HA1 has a "cavity with fungus". It is unclear whether the intent is to remove all three trees on Parcel 177900-000 or only Tree HA1. The arborist did not provide any notes for the other two 35" and 36" Douglas firs (H2 and H3) in order to indicate a reason for removal. In sum, the city does not have adequate information on trees within Parcel 177900-000 to support removal and this parcel is not part of the development of the residence. Information to support tree removal would include at a minimum, the distance of trees to potential targets (residential structures, garages, fences, access roads, etc.) and photos, in order to concur that the trees are hazardous. **For these reasons, the city cannot support removal of trees HA1-HA3, and a condition is warranted at the end of this report.**

Only the trees that are in direct conflict with the proposed site development are the focus of the remaining section of this report. Specifically the criteria for tree removal will focus on those trees at or near Parcel 124737-000 for development of the residence, and for construction of the driveway on Parcel 177889-000.

16.51.125 - VEGETATION REMOVAL PERMIT.

The following trees are located on the applicant's four acre parcel or immediately north of the property (Refer to Sheet EX 2) and are labeled as follows: A to Z; 2A to 2Z; 3A to 3Z, 4A to 4Z; 5A to 5Z; and 8B to 8C.

Criteria of approval per CMC§ 16.51.125, requires an application to include the following information:

1. *The applicant must submit a report from a certified arborist or professional forester that documents the hazard and provides a pruning plan or replanting plan for the replacement trees and vegetation. Report must be prepared by a professional unaffiliated with the company proposing to remove the tree(s).*

Findings: The application complies with this criterion as a report was submitted.

2. *Tree pruning is preferred over felling. Pruning includes the removal of a hazardous branch; crown thinning or crown reduction. When pruning is insufficient to address the hazard, then trees should be removed as justified by a qualified professional.*

Findings: Tree removal was proposed, rather than pruning, as the development requires construction of an access road and area for construction of a single family home.

Per CMC 16.51.125-B Mitigation Required, the landowner shall replace trees that are felled with new trees at a ratio of two replacement trees for each tree felled within one year in accordance with an approved restoration plan.

1. *Tree species that are native and indigenous to the site and a minimum caliper of two inches shall be used.*

2. *If a tree to be removed provides critical habitat, such as an eagle perch, a qualified wildlife biologist shall be consulted to determine timing and methods of removal that will minimize impacts.*

Findings: The applicant did not submit a proposal for mitigation. A condition in regard to this deficiency is warranted and will be included.

18.31.080 – TREE RETENTION

This section of the report will focus on trees that are located in the area of the proposed driveway on Parcel 177889-000 (Refer to Sheet EX 2), which are not entirely within an identified critical area. On Sheet EX B, the tree are labeled as follows: 6A to 6Z; 8A; and 7A to 7Z.

Criteria of approval per CMC 18.31.080 requires:

A. *A tree survey, conducted by a qualified biologist, landscape architect, or arborist, shall be conducted for all lands proposed to be developed and listed under Section 18.31.020. A survey shall not be required for lands proposed to be retained as undeveloped open space.*

Findings: The application proposed development of a new driveway on Parcel 177889-000 and a new residential structure on Parcel 124737-000. The tree inventory focused on those areas as required, and did not focus on areas that are not proposed to be developed.

B. *To the extent practical, existing healthy significant trees shall be retained. Preservation of groups of significant trees, rather than individual trees shall be preferred. All grading*

shall take place outside the drip line of those significant trees to be retained, except that the city engineer may approve grading within the drip line if it can be demonstrated that such grading can occur without damaging the tree or trees.

Discussion: The tree survey identified 22 trees as being dead or unhealthy. It appears that two of those trees (Trees H and N) are near the area of the proposed new residence and six trees were within the driveway alignment (Trees 6A, 6C, 7I, 7K, 7M, 7N). **Staff can support the removal of those eight trees.**

In order to determine that the applicant retained healthy significant trees to the "extent practical", factors such as the minimum requirements for building envelopes and access roads are relevant.

Access Road. The site development must include access to the building as there is currently only a 10-foot wide dirt road, which does not meet engineering Design Standards or standards for emergency access. The length of the driveway to the new residence will be over 800 feet long, which typically includes requirements for a turn-around for emergency vehicle access. The application indicates that there will be a 50-foot wide corridor for a road, and has not provided a corresponding proposal for design of the roadway. Staff is unclear the roadway improvements proposed for this development.

CMC17.19.040-1 Minimum private street standards requires that private streets (driveways) that access less than four dwelling units be paved 12-feet wide with 20-feet of total clearance. If there are less than two dwelling units, the access may be established as an access easement rather than a dedicated tract. Given that there is a single dwelling unit proposed, a condition in regard to the minimum access standards is provided at the end of this report. A wider corridor is not supported with the application materials.

Building Envelopes. The city defines a reasonable sized building envelope as being a 40 foot by 40 foot area per CMC§17.19.030 (D). This standard would result in a 160 square foot building envelope, absent any area for access to the residence.

The zoning standards in the R-7.5 zone allow new lots to be within the range of 6,000 and 12,000 square feet. The proposed development area for the new residence is shown to be approximately 20,000 square feet. The criterion states, *"To the extent practical, existing healthy significant trees shall be retained. Preservation of groups of significant trees, rather than individual trees shall be preferred."* Given that the majority of the property contains healthy trees, and the application materials did not include a scaled site plan for the new residence, greater tree removal than the developable area allowed within the underlying zoning is not supported.

Typically, trees that are interior to a stand are not as windfirm as those on the edges. Meaning that the applicant may need to evaluate the new "edge" trees for suitability and safety prior to finalizing a site plan. For these reasons, staff suggests that a mitigation plan as required per CMC§16.51.125-B, be prepared after the initial clearing for the access road and 12,000 square site area.

The mitigation report should also determine if there are hazard trees within striking distance of the proposed structures or roadway and provide measures to ensure safe development of the site.

Findings: Staff finds that limiting the initial clearing of the residential site area to 12,000 square feet is consistent with the underlying zoning. Staff also supports the removal of the eight trees as noted above that are considered dead or hazardous.

STATE ENVIRONMENTAL POLICY ACT (SEPA)

The City issued a State Environmental Policy Act (SEPA) Mitigated Determination of Non-significance (DNS) based on the ability of the proposal to comply with relevant regulations within local, state and federal law as conditioned. The SEPA MDNS (File #SEPA18-19) and checklist are attached to this staff report. A final SEPA determination will be issued at the conclusion of the comment period.

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 avoid impacts to the stream per CMC Chapter 16.61 Fish and Wildlife Habitat Areas.
- As conditioned, the development can limit tree and vegetation removal consistent with CMC Chapter 18.31
- 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.

DECISION

The city **will issue** a consolidated decision for (1) SEPA and (2) Critical Areas **following the conclusion of the SEPA comment period.** The following are mitigation measures and conditions of permit approval that are being considered.

SEPA MITIGATION MEASURES

1. The development area shall be limited to a triangular clearing for residential construction on Parcel **124737-000** to approximately 12,000 square feet. Tree removal on Parcel 177889-000 is limited to the area needed for construction of a driveway. The width or corridor of the roadway shall be limited to 20-feet wide, with a focus on removal of trees that will pose a hazard to the future access road.
2. Tree removal on Parcel 177900-00 is not approved with this permit. Separate from the development proposed with this application, the owner of Parcel 177900-00 may submit a tree removal request to the city. The request must include an arborist report that details the potential hazards and distance to structures.
3. Site excavation, stripping, fill placement, subgrade, and footing/foundation placement shall be observed by a licensed geotechnical engineer.
4. A geotechnical engineer report shall be submitted for approval if property owner proposes excavation, retaining walls (4-feet or higher) or grading beyond the geohazard *setback* area (approx. 540-foot elevation). Absent additional geotechnical investigation, rear yard shall maintain natural grades.

5. No tree removal will be permitted outside the development area as described in Condition #1 unless a report from an arborist is submitted that documents a hazard. Specifically, tree removal within areas identified as "hazard tree abatement area" (Sheet Ex 2) are not approved with this permit. Removal of invasive species, such as blackberry bushes and ivy are allowed outside the defined development area without prior city approval, if work is performed with hand tools (e.g. no tractors).
6. A mitigation plan for tree removal on Parcel 124737-000 must be submitted for review and approval in accordance with CMC16.51.125-B after initial tree removal occurring on site. The mitigation plan must include a scaled site plan for new structures and be submitted and approved by the Planning Division prior to building permit issuance.
7. Tree mitigation measures must be installed prior to occupancy permit.

STANDARD PERMIT CONDITIONS

The following conditions are considered to be specific to the project proposed, and generally consistent with Camas Municipal Code, and other applicable standards and regulations.

1. This consolidated decision is valid for a period of two years from the date the decision was issued. If no building permits are issued within this timeframe, then the decision shall be void.
2. A copy of a recorded access easement over Parcel 177889-000 must be provided to the city with construction plan submittal, or prior to any earthwork occurring on said parcel, whichever comes first. Access easement must grant perpetual access to Parcel 124737-000.
3. Geotechnical engineering reports shall be required for construction of site specific residential structures.
4. Automatic sprinklers installed per NFPA 13D or 13R are required in all new residential structures.
5. Site plans for stormwater, domestic water, sanitary sewer, and pavement restoration shall be prepared in accordance with Camas Design Standards Manual. The plans will be prepared by a licensed civil engineer in Washington State and submitted to the City for review and approval.
6. Engineering Department will be responsible for plan review and construction inspection required for the following improvements:
 - Stormwater system, domestic water and sanitary service taps, trench backfill, pavement restoration, and driveway / driveway apron within the rights-of-way.
 - A 3% plan review and inspection fee will be required, for the above noted items. The fee is based on an engineer's estimate or Contractor's construction bid. The fee must be paid prior to approval site construction drawings being released by the City's Engineering Dept.
 - Stormwater detention and treatment will be required for impervious surface in excess of 5,000 square feet. Treatment and detention shall be in accordance with Ecology's latest Stormwater Management Manual for Western Washington (SWMMWW) and the City's Stormwater Design Standard Manual (SDSM).
7. The existing 10-foot wide driveway shall be paved a minimum of 20-feet south from the back edge of the existing pavement on NW 40th Avenue.

8. The proposed new driveway width shall be a minimum of 18-feet in width that includes 12-feet of paved or gravel surface with 3-feet of clearance on either side. Sections of driveway that exceed a slope of 15% shall be paved with asphalt or concrete.
9. If a new driveway access is proposed, a concrete driveway approach will be required in addition to paving a minimum of 20-feet from back of approach. A new driveway must be a minimum 12-feet wide paved surface with 4-feet of clearance on either side of the paved surface.
10. Road surface restoration, per Camas Design Standards Manual Detail G2, will be required for any trenching within the roadway.
11. For any work within the right-of-way, an encroachment permit will be required.
12. Property must have an approved monument sign with the address clearly visible located at the drive entrance from NW 40th Avenue. A separate sign permit is required, which is issued by the Building Division. Sign must meet the design requirements of CMC Section 18.15.040.
13. Applicant must design and extend the water service to the right-of-way, and install the water meter.
14. Applicant will be required to design and extend the sewer service to the right-of-way, and install the meter.
15. All taps are to be performed by a tapping contractor approved by the City's Water/Sewer Dept.
16. A 10-foot separation shall be maintained between water and sanitary sewer lines.

SEPA ENVIRONMENTAL CHECKLIST UPDATED 2016

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

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

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

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

1. Name of proposed project, if applicable: [\[help\]](#) Noble Single Residential
2. Name of applicant: [\[help\]](#) Ryan & Jenny Noble



- 3. Address and phone number of applicant and contact person: [\[help\]](#) 19316 se 30th st Camas Wa 98607
360-521-4540
- 4. Date checklist prepared: [\[help\]](#) 6/15/18
- 5. Agency requesting checklist: [\[help\]](#) City of Camas
- 6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#) Lot clearing Summer/Fall 2018
Construction of House fall 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. [\[help\]](#) No
- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#) Critical Areas Report, Geotechnical report, Stormwater management, Vegetation Removal Report
- 9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#) Vegetation removal report and Geotechnical report are being submitted with this review
- 10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#) City of Camas planning, engineering, and construction approvals and permits
Forest Practices Application, SEPA Determination
- 11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#) Single Residential House with Accessory Structure on 4 acre parcel
- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)
House and accessory structure to be located on the very North East corner of parcel # 124737-000 in Camas Wa. Adjacent land owner (#124742-000) will be quitclaiming a 70' strip of land effectively moving the structures 70' to the east. Access to be provided from the North via an easement through parcel # 177889-000 off of Nw 40th Avenue

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

- 1. **Earth** [\[help\]](#)
 - a. General description of the site: [\[help\]](#) Steep Slopes
(circle one): Flat, rolling, hilly, **steep slopes**, mountainous, other _____
 - b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
45% going east to west on the South side, 30 % to the North

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#) Per USDA, surface soils are classified as Hesson clay loam
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#) No surface indications or history of unstable soils.
Geotechnical report to discuss condition of site soils.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)
Balanced construction on-site. Grading limits of approximately 1.25 ac
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#) Erosion possible during logging and site development, mainly in the form of silt transfer .
Erosion potential will be minimized by utilizing best management practices for erosion control.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#) 3-4%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
Site development to use best management practices to minimize soil erosion.

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

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#) Construction emissions from excavators, possible dust from gravel access road
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#) No
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
Compliance of applicable code and best management practices.

3. Water [\[help\]](#)

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
Seasonal pond and stream running from the SE to the NW corner of property which will be avoided along with the buffer during construction
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)
Work will take place approximately 75 feet from the 25' stream buffer. See appendix C of vegetation preservation and removal plan

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#) None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#) No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#) No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#) No

b. Ground Water:

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

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#) Does not apply

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)
Storm water management will be designed in accordance with state and local requirements via an engineering firm. Sheet dispersion for easement and splash blocks have been discussed as possible options.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#) No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#) No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#) Silt fencing most likely to be installed for construction after vegetation removal. Storm water management design will also be implemented

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

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

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

Fir and maple trees, native shrubs and ferns within site for house, accessory structure and roadway within approximately 1.25 acres

c. List threatened and endangered species known to be on or near the site. [\[help\]](#) None known

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

Typical residential landscaping around home and accessory structure. New trees to be planted along southern border. Mature trees to remain throughout remaining acreage.

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

Some Himalayan blackberry is on site

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

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



Examples include:

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

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#) None known
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)
 The Pacific flyway that stretches from Alaska to Mexico and from the Pacific ocean to the Rockies
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)
 Remaining 4 acres to remain wooded to provide natural habitat for deer racoons etc.
 Bird houses and bat boxes.
- e. List any invasive animal species known to be on or near the site. [\[help\]](#)
 None known

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

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#) Electric and lighting for heat. Solar may be added depending on available incentives at time of construction.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)
 Removal of trees could provide solar gain for neighboring parcel
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)
 ICF construction with radiant heat or ductless minisplits. Strategic placement of windows for solar gain. Building design should help eliminate waste. Exceeding state engery codes is high priority

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#) Environmental hazards are limited to standard risks associated with construction
 - 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#) None known
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#) None

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#) Typical construction materials such as: gas, diesel, oil, etc.
 - 4) Describe special emergency services that might be required. [\[help\]](#)
Fire, Police, Ambulance
 - 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)
Public water and sewer will serve residence.
- b. Noise [\[help\]](#)
- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#) 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. [\[help\]](#)
Short term would be normal construction noise 7am-7pm. Long term - N/A
 - 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#) None
8. Land and Shoreline Use [\[help\]](#)
- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)
Site is currently vacant. To the south a new residential neighborhood under development. Vacant parcel to the north. East and west neighborhood subdivisions.
 - b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)
Approximately 1.25 acre will be converted to single-family residential. Current site is forested and unmanaged.
 - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#) No
- c. Describe any structures on the site. [\[help\]](#) None
- d. Will any structures be demolished? If so, what? [\[help\]](#) No



- e. What is the current zoning classification of the site? R-7.5
[\[help\]](#)
- f. What is the current comprehensive plan designation of the site? [\[help\]](#) Comprehensive plan designation is SFM.
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#) N/A
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
[\[help\]](#) Steep slopes, wetlands
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#) 4
- j. Approximately how many people would the completed project displace? [\[help\]](#) None
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#) N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#) Easement access will line up with standard "grid" layout of streets for any future development of parcel to the north.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#) None
- 9. Housing** [\[help\]](#)
- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#) 1 Middle
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#) 0
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
The project will result in more middle income single-family dwelling units than are being eliminated by the proposed project.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)
Two story daylight basement lcf construction home (32'). Some form of fiber cement siding for cladding
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
None
- b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
Daylight basement should provide a lower profile roof line.

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#) House lighting will occur at night. Would like to use dark sky compliant fixtures if possible
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#) No
- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#) None
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)
Aformentioned dark sky compliant exterior lights

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

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
Grass valley park to the West. Lacamas lake to the North
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#) No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
Park impact fees

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

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. [\[help\]](#) No

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#) None known
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#) Clark County GIS lists the site archaeological probability as low, low-moderate
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#) N/A

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

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)
Nw 40th ave is an existing public street which is where easement access will intersect.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)
There is no C-Tran bus stops located adjacent to the site. The nearest bus stop is at NW 6th Ave & Ivy in Camas, WA, approximately 2.5 miles to the south.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
1 driveway space, approximately 4 spaces including the accessory structure
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#) No
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#) No
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)
According to trip generator rates from the ITE Trip Generation Manual (9th Edition, 2012), 10 trips per day is expected .



g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#) No

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)
Traffic impact fees will be paid with the building process

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

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

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)
Appropriate impact fees will be paid.

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

a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____ All utilities currently located at nw 40th ave. None currently located at site.
All utilities to be accessed via easement.

b. Describe the utilities that are proposed for the project, the utility providing the service,
and the general construction activities on the site or in the immediate vicinity which might
be needed. [\[help\]](#) City sewer & water, Camas refuse (waste connections?)
County Electrical, Comcast cable, and Nw natural gas.

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

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

Signature: Ryan Noble

Name of signee Ryan Noble

Position and Agency/Organization _____

Date Submitted: 6/15/18