

Hearings Examiner Meeting Agenda Thursday, February 09, 2023, 5:00 PM Council Chambers, 616 NE 4th AVE

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CALL TO ORDER

INTRODUCTIONS AND INSTRUCTIONS

HEARING ITEM

<u>1.</u> Lacamas Counseling Center (SHOR22-02)

Presenter: Lauren Hollenbeck, Senior Planner

CLOSE OF MEETING

LAND USE DECISION



STAFF REPORT

LACAMAS COUNSELING CENTER Shoreline Substantial Development Permit and Shoreline Conditional Use (SHOR22-02)

<u>CONSOLIDATED FILES</u>: MAJOR VARIANCE (MAJVAR22-02); SITE PLAN REVIEW (SPRV22-07); MAJOR DESIGN REVIEW (DR22-07); CRITICAL AREAS REVIEW (CA22-15); ARCHAEOLOGICAL REVIEW (ARCH22-14); STATE ENVIRONMENTAL POLICY ACT (SEPA22-19)

Type III

Staff Report Date: February 3, 2023

то	Hearings Examiner	HEARING DATE	ebruary 9, 2023
PROPOSAL	To construct a 4,051 square foot counseling center and parking lot on 0.52-acres zoned Mixed Use (MX) within the Urban Conservancy shoreline area.		
LOCATION	The site is located at 3631 NE Everett Street in the NW ¼ of Section 2, Township 1 North, Range 3 East, of the Willamette Meridian; and described as tax parcel 124290- 000.		
APPLICANT	Lacamas Counseling Priscilla & Ryan Gilbert 3400 SE 196th Ave, Suite 102 Camas, WA 98607 (503) 919-0676	CONTACT	SGA Engineering Scott Taylor 2005 Broadway Vancouver, WA 98663 (360) 993-0911
APPLICATION SUBMITTED	September 7, 2022; Resubmitted October 7 and 19, 2022	APPLICATION COMPLETE	October 25, 2022
SEPA	The City issued a SEPA Determination of Non-significance (DNS) January 12, 2023, with a comment period that ends on January 26, 2023. The SEPA DNS was mailed to property owners January 11, 2023 and published in the Post Record on January 12, 2023. Legal publication #771070.		
PUBLIC NOTICES	Notice of Application was mailed to property owners within 300 feet of the site on November 2, 2022 and published in the Post Record on November 3, 2022. Legal publication #745630. Notice of Public Hearing was mailed to property owners within 300 feet of the site on January 19, 2023 and published in the Post Record January 19, 2023. Legal publication #772330.		

APPLICABLE LAW: The application was submitted on September 7, 2022 and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code (CMC) Title 16 Environment, Title 17 Land Development, and Title 18, specifically (but not limited to): Chapter 18.11 - Parking, Chapter 18.13 - Landscaping, Chapter 18.18 - Site Plan Review, Chapter 18.19 – Design Review, Chapter 18.45 – Major Variance and Chapter 18.55 Administrative Procedures; Camas Shoreline Master Program (Ord. 15-007) and the Shoreline Management Act (RCW 90-58) (WAC 173-27).

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PROJECT SUMMARY

Application has been made to the City of Camas for consolidated permit approval for a counseling center commercial building located at 3631 NE Everett Street in a Mixed Use (MX) zone with a Gateway Corridor Overly Zone. The proposal includes the construction of a 4,051 square foot commercial/office building and associated parking lot with landscaping on a 0.52-acre site.

The subject property is bordered to the south by L&L Autobody also zoned Mixed Use (MX). To the north is a single-family residence zoned Single-Family Residential (R-12). To the east is NE Everett Street (SR500), which is in the gateway corridor overlay zone, and is where access to the site is provided. Immediately to the west is City owned vacant shoreline property zoned Open Space (OS) and west of this parcel is Lacamas Lake.

The site's topography is mostly flat with gentle slopes from north to south. Vegetation is covered with brush, grass, and a few trees. Oregon White Oaks identified at the northwest corner of the project site will be retained.

Lacamas Lake, which is considered a shoreline water of the state, is located approximately 130-feet west of the property and is separated by a city owned open space parcel. Approximately 65-feet of the west portion of the subject property lies within the regulation shoreline of Lacamas Lake. The Camas Shoreline Master Program (SMP) classifies the shoreline of the property as "Urban Conservancy" shoreline environment. The proposed commercial development requires a Shoreline Substantial Development permit as the total cost of the development exceeds \$7,047.00 or as adjusted by the State Office of Financial Management per the Camas SMP Section 2.3.2.1. Although project improvements are located above the ordinary high-water mark (OHWM) of Lacamas Lake, a portion of the building and trail improvements are located within the "Urban Conservancy" shoreline environment. In the "Urban Conservancy" shoreline environment, trails are permitted outright with a 20-foot setback from the OHWM whereas the proposed commercial use is permitted subject to a Conditional Use Permit as discussed further below in this staff report.

The development is subject to review and approval of the following permits: Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, Major Variance, Site Plan Review, Major Design Review, SEPA Review and Archaeological Review. The staff report includes criteria for review for all these permit types.

FINDINGS SHORELINE MASTER PROGRAM (SHOR22-02)

SMP Standards for Evaluation

- Shoreline Substantial Development Permits must be consistent with the approved Shoreline Master Program (SMP) element goals, objectives, and general policies of the designated environment; policy statements for shoreline use activities; and with use activity regulations.
- Shoreline Conditional Use Permits. These provisions shall apply only when it can be shown that extraordinary circumstances exist and that the public interest would suffer no substantial detrimental effect. SMP Conditional Use Permits require final approval or disapproval from the Department of Ecology after final local action has been taken.

Master Program Goals and Policies

SMP Chapter 3

At page 3-1 of the SMP, the general goals of the program are to use the full potential of the shorelines in accordance with the surrounding areas, the natural resource values, and the unique aesthetic qualities; and develop an ordered and diversified physical environment that integrates water and shoreline uses while achieving a net gain of ecological function. Primarily, the commercial use supports the following shoreline goals:

SMP, Section 3.2 *Shorelines of Statewide Significance*, "Development should be focused in already predeveloped shoreline areas to reduce adverse environmental impacts and to preserve undeveloped shorelines."

SMP, Section 3.5 *Economic Development,* "The goal for economic development is to create and maintain an economic environment that is balanced with the natural and human environment."

SMP, Section 3.7 *Public Access and Recreation*, "The goal of public access and recreation is to increase the ability of the general public to enjoy the water's edge, travel on the waters of the state, and to view the water and the shoreline from adjacent locations."

SMP, Section 3.10 *Shoreline Use and Development,* "The goal for shoreline uses and development is to balance the preservation and development of shorelines in a manner that allows for mutually compatible uses. Resulting in land use patterns will be compatible with shoreline designations and sensitive to and compatible with ecological systems and other shoreline resources. To help with this balance, shoreline, and water areas with unique attributes for specific long term uses such as commercial, residential, industrial, water, wildlife, fisheries, recreational and open space shall be identified and reserved."

FINDING: Staff finds that the project is consistent with the general policies of Chapter 3, given that the proposed location of improvements is within areas that are already developed and

mitigated for in those areas that are impacted; the economic activity is balanced with a water enjoyment use; promotes public access and recreation to the shorelines and waters of the state; and designed with a landscape area that helps buffers the shoreline area as to not adversely impact shoreline ecological functions.

Urban Conservancy Shoreline Designation

SMP Chapter 4

The management policies of the Urban Conservancy Shoreline Designation at SMP Section 4.3.3.4 are as follows:

1. Uses that preserve the natural character of the area or promote preservation of open space or critical areas either directly or over the long term should be the primary allowed uses. Uses that result in restoration of ecological functions should be allowed if the use is otherwise compatible with the purpose of the Urban Conservancy shoreline designation and the setting.

FINDING: The project is consistent with the SMP designation of Urban Conservancy because most of the shoreline jurisdiction is located within the approximately 130-foot-wide city owned open space property that separates the project site from Lacamas Lake. In addition, the project proposes additional native vegetation to further protect ecological function of the shoreline.

2. Single family residential development shall ensure no net loss of shoreline ecological functions and preserve the existing character of the shoreline consistent with the purpose of this designation.

FINDING: Single-family residential development is not proposed and therefore this criterion is not applicable.

3. Low-intensity public access and public recreation objectives should be implemented whenever feasible and when significant ecological impacts can be mitigated (e.g., trails).

FINDING: The project proposes recreation improvements with the construction of a public access trail to connect to a future public access trail planned for within the adjacent city owned open space property.

4. Thinning or removal of vegetation should be limited to that necessary to (1) remove noxious vegetation and invasive species; (2) provide physical or visual access to the shoreline; or (3) maintain or enhance an existing use consistent with critical areas protection and maintenance or enhancement of shoreline ecological functions.

FINDING: Unavoidable impacts to native vegetation include the location of the commercial building and trail. Shoreline ecological function will be enhanced with the installation of additional native vegetation within the shoreline area.

5. Low intensity water-oriented commercial uses may be permitted if compatible with surrounding uses.

FINDING: The proposed commercial use includes a water enjoyment use through the construction of a public access trail. The proposed commercial use is compatible with the existing surrounding commercial and residential uses.

General Shoreline Use and Development Regulations

The following general regulations of Chapter 5 Section 5.1 (beginning on page 39) are as follows:

1. Shoreline uses and developments that are water-dependent shall be given priority.

FINDING: The proposed development is not water-dependent and is separated from Lacamas Lake by a city owned open space property.

2. Shoreline uses and developments shall not cause impacts that require remedial action or loss of shoreline functions on other properties.

FINDING: The proposed development will not affect shoreline functions on other properties or require remedial action as Best Management Practices (i.e. erosion control, etc.) will be implemented throughout project construction and conditioned as such.

3. Shoreline uses, and developments shall be located and designed in a manner such that shoreline stabilization is not necessary at the time of development and will not be necessary in the future for the subject property or other nearby shoreline properties unless it can be demonstrated that stabilization is the only alternative to protecting public safety and existing primary structures.

FINDING: The proposed development will not require shoreline stabilization at the time of the development or in the future.

4. Land shall not be cleared, graded, filled, excavated, or otherwise altered prior to issuance of the necessary permits and approvals for a proposed shoreline use or development to determine if environmental impacts have been avoided, minimized, and mitigated to result in no net loss of ecological functions.

FINDING: The applicant has applied for proper permits and has not requested to begin work prior to receiving approvals.

5. Single family residential development shall be allowed on all shorelines except the Aquatic and Natural shoreline designation, and shall be located, designed, and used in accordance with applicable policies and regulations of this Program.

FINDING: Single-family residential development is not proposed and therefore this criterion is not applicable.

6. Unless otherwise stated, no development shall be constructed, located, extended, modified, converted, or altered or land divided without full compliance with CMC Title 17 Land Development and CMC Title 18 Zoning.

FINDING: The proposed development requires compliance with the applicable regulations from CMC Title 17 Land Development and CMC Title 18 Zoning.

7. On navigable waters or their beds, all uses and developments should be located and designed to: (a) minimize interference with surface navigation; (b) consider impacts to public views; and (c) allow for the safe, unobstructed passage of fish and wildlife, particularly species dependent on migration.

FINDING: This criterion is not applicable as the proposed project is not on navigable waters or their beds.

8. Hazardous materials shall be disposed of and other steps be taken to protect the ecological integrity of the shoreline area in accordance with the other policies and regulations of this

Program as amended and all other applicable federal, state, and local statutes, codes, and ordinances.

FINDING: The application does not propose the use of hazardous materials and therefore this criterion is not applicable.

9. In-water work shall be scheduled to protect biological productivity (including but not limited to fish runs, spawning, and benthic productivity). In-water work shall not occur in areas used for commercial fishing during a fishing season unless specifically addressed and mitigated for in the permit.

FINDING: This criterion is not applicable as in-water work is not proposed.

10. The applicant shall demonstrate all reasonable efforts have been taken to avoid, and where unavoidable, minimize and mitigate impacts such that no net loss of critical area and shoreline function is achieved. Applicants must comply with the provisions of Appendix C with a particular focus on mitigation sequencing per Appendix C, Section 16.51.160 Mitigation Sequencing. Mitigation Plans must comply with the requirements of Appendix C, Section 16.51.170 Mitigation Plan Requirements, to achieve no net loss of ecological functions.

FINDING: The application includes a critical area report for the presence of fish and wildlife habitat conservation areas within shoreline jurisdiction. Further discussion is provided in Section 5.3 below.

11. The effect of proposed in-stream structures on bank margin habitat, channel migration, and floodplain processes should be evaluated during permit review.

FINDING: This criterion is not applicable as no in-stream work is proposed.

12. Within urban growth areas, Ecology may grant relief from use and development regulations in accordance with RCW 90.58.580 and requested with a shoreline permit application.

FINDING: The activity is in city limits and therefore this criterion is not applicable.

Critical Areas Review (CA22-15)	SMP Section 5.3
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The subject parcel includes the following critical areas and associated buffers located within the shoreline designation as regulated by the SMP: Fish and Wildlife Habitat Conservations Areas. Critical area regulations are located within the SMP, Appendix C.

Fish and Wildlife Conservation Areas- SMP Appendix C, Chapter 16.61

Clark County GIS mapping identifies Fish and Wildlife Habitat Conservation Areas (i.e., Lacamas Lake) and (Oregon White Oaks woodland habitat) adjacent to or within (300-feet) of the west portion of the subject property, which are identified as critical areas per SMP Appendix C Section 16.51.070. As such, the applicant submitted a *Critical Areas Report* dated January 9, 2023 prepared by Cascadia Ecological Services, Inc (Exhibit 43). Several Oregon White Oaks were surveyed on the adjacent city owned open space parcel to the west and on-site to include two 10" OWO at the northwest corner of the subject property that are proposed to be retained.

Per the Critical Areas Report, Lacamas Lake is a Type S water body that requires a 150-foot buffer setback per SMP Appendix C Section 16.61.040.D. Per the revised preliminary site plan (Exhibit 30), the proposed development is located outside of the 150-foot habitat buffer with the exception of a portion of the public access trail, approximately 160 square feet. Only the approximate 160 square feet of public access trail will require mitigation, per SMP Appendix C Section 16.61.030. As such, a mitigation

plan should be prepared per SMP Appendix C Section 16.61.030.F, which is to include the removal of any encroachments on the city owned open space shoreline property and submitted to the City for review and approval prior to engineering plan approval.

Per CMC 16.61.040.D.5.d the segment of the public access trail located within the 150-foot habitat buffer shall not be constructed of impervious surfaces. The segment of the public access trail located within shoreline jurisdiction, but outside of the 150-foot habitat buffer area, should be in compliance with SMP Appendix C Section 16.51.110.4.b and conditioned as such.

Any trees proposed for removal within the critical area buffer are required to be replaced at a mitigation ratio of 2:1 per SMP Appendix C Section 16.51.125.B and shown on the final mitigation plan to be conditioned as such.

FINDING: Impacts to critical area buffers will be mitigated with Best Management Practices for erosion control construction and native re-vegetation measures to ensure no net loss of ecological functions to the shoreline area and maintain habitat connectivity to the shoreline. Staff finds the applicant will comply with the provisions of the Critical Areas regulations as conditioned.

SMP Appendix C, Chapter 16.51 General Provisions for Critical Areas

Staff recommends a condition of approval for the installation of temporary construction fencing prior to construction that clearly marks in the field the critical area buffers and temporary construction fencing should remain throughout permitted construction activities. In addition, prior to final acceptance, permanent critical area buffer signs should be installed at the edge of the critical area buffers per SMP Appendix C section 16.51.210.B. Critical area buffer sign specifications should be submitted to the City for review and approval prior to engineering plan approval.

Prior to final acceptance, a conservation covenant and notice on title should be recorded with the County per SMP Appendix C section 16.51.220 and 16.51.230 to ensure long-term preservation of the critical areas and their associated buffer, including maintenance of any mitigation actions, per SMP Appendix C section 16.51.240 and conditioned as such. Further, a copy of the recorded conservation covenant document must be submitted to the city prior to final acceptance.

The applicant will be required to post a mitigation bond in an amount deemed acceptable by the City to ensure the mitigation is fully functional per SMP Appendix C section 16.51.250 prior to final acceptance.

FINDING: Staff finds the project to be developable based on the findings in the *Critical Areas Report* prepared by Cascadia Ecological Services dated January 9, 2023 and as conditioned above.

Site Planning and Development	SMP Section 5.7
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The regulations concerning Site Planning and Development at SMP Section 5.7 include the following applicable policies regarding the project proposal:

1. Land disturbing activities such as grading and cut/fill shall be conducted in such a way as to minimize impacts to soils and native vegetation.

FINDING: Land disturbing activities in the shoreline are limited to a portion of the proposed commercial building and trail improvements. Erosion control best management practices will be implemented. Native vegetation will be replanted within the shoreline area.

2. Impervious surfaces shall be minimized to the extent feasible so as not to jeopardize public safety.

FINDING: Impervious surfaces are minimized to the greatest extent feasible to include the commercial building, which will be mitigated via a stormwater system that will protect neighboring properties.

3. When feasible, existing transportation corridors shall be utilized.

FINDING: Access to the proposed project site will utilize the existing transportation corridor, SE Everett Street (aka SR500), at the site's frontage.

4. Vehicle and pedestrian circulation systems shall be designed to minimize clearing, grading, alteration of topography and natural features, and designed to accommodate wildlife movement.

FINDING: The vehicular circulation system, i.e., the parking lot and street frontage improvements, are located outside of the shoreline jurisdiction. A portion of the pedestrian circulation system, i.e., trail improvements, are located within the shoreline jurisdiction and designed to be the least impactful to the environment and continue to accommodate wildlife movement.

5. Parking, storage, and non-water dependent accessory structures and areas shall be located landward from the OHWM and landward of the water-oriented portions of the principle use.

FINDING: Parking is located landward from the OHWM to the greatest extent practicable as well as landward of the proposed commercial building and public access trail connection.

6. Trails and uses near the shoreline shall be landscaped or screened to provide visual and noise buffering between adjacent dissimilar uses or scenic areas, without blocking visual access to the water.

FINDING: The proposed public access trail connection is buffered from Lacamas Lake via the existing mature trees on the adjacent City owned open space parcel. Additional landscaping is provided at the most western portion of the property for buffering without blocking visual access to the water.

7. Elevated walkways shall be utilized, as appropriate, to cross sensitive areas such as wetlands.

FINDING: The proposed project does not include crossing sensitive areas such as wetlands within the shoreline and therefore this criterion is not applicable.

8. Fencing, walls, hedges, and similar features shall be designed in a manner that does not significantly interfere with wildlife movement.

FINDING: Existing fencing is located on the neighboring properties along the subject property's southern and northern properties lines. Any new fencing should be designed to not significantly interfere with wildlife movement.

9. Exterior lighting shall be designed, shielded and operated to: a) avoid illuminating nearby properties or public areas; b) prevent glare on adjacent properties, public areas or roadways; c) prevent land and water traffic hazards; and d) reduce night sky effects to avoid impacts to fish and wildlife.

FINDING: Proposed lighting within the development adjacent to the shoreline will be directed away and down lit to protect the night sky.

10. Utilities shall be located within roadway and driveway corridors and rights-of-way wherever feasible.

FINDING: Utilities are located within the roadway and parking lot, which are located outside of the shoreline jurisdiction.

11. A use locating near a legally established aquaculture enterprise, including an authorized experimental project, shall demonstrate that such use would not result in damage to destruction of the aquaculture enterprise, or compromise its monitoring or data collection.

FINDING: This criterion is not applicable as there is not aquaculture enterprise within the vicinity.

Specific Shoreline Use Regulations	SMP Chapter 6
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The specific use regulations for commercial development begins at page 61 of the SMP.

SMP Section 6.3.4 Commercial Uses

1. New commercial development that is water-dependent or water-related shall be permitted outright within the shoreline designations of Medium Intensity and High Intensity.

FINDING: The proposed commercial development and associated public trail connection is located within the Urban Conservancy shoreline designation and therefore this criterion is not applicable. However, the proposed development is considered a water-related/water-enjoyment use due to the public's ability to enjoy the physical and aesthetic qualities of the shoreline via a proposed public access trail and therefore is subject to conditional use approval per Table 6-1 of the SMP.

2. New commercial uses and development shall demonstrate that there will not be a net loss of ecological function or have significant adverse impacts to other shoreline resources or another shoreline uses.

FINDING: The proposed commercial development is physically separated from the shoreline's edge by approximately a 130-foot-wide city owned open space parcel and designed to be located outside of the 150-foot habitat buffer of Lacamas Lake. The building encroaches approximately 40-feet in the shoreline area and native vegetation will be installed waterward of the proposed building to ensure no net loss of ecological function and not significantly adversely impact other shoreline resources or uses.

3. For mixed use proposals, a nonwater-oriented commercial use may be permitted, if the majority of the use or building is devoted to a water-related or water-enjoyment use. Allowed water-enjoyment commercial uses shall be evaluated in terms of whether the use facilities a state-wide interest, including ecological restoration and public access and may include specific provisions for restoration and public access.

FINDING: A mixed use proposal is not proposed and therefore this criterion is not applicable.

- 4. Non-water oriented commercial uses are allowed as a conditional use where:
 - a. Located on a site physically separated from the shoreline by another private property in separate ownership or a public right-of-way, or steep slopes such that access for water-oriented use is precluded, provided that such conditions were lawfully established prior to the effective date of this Program.

FINDING: The project site is physically separated from the shoreline by approximately a 130-foot-wide city owned open space property and does not abut the water's edge. A public access trail is slated for future development by the city within the city owned open space property

along the shoreline. The proposed commercial development increases public access to the publicly owned area of the shoreline via the construction of a public access trail connection. The proposed commercial use is subject to conditional use approval as discussed under the conditional use criteria of this staff report.

b. Proposed on a site where navigability is severely limited.

FINDING: The project site is physically separated from Lacamas Lake by city owned open space property and therefore this criterion is not applicable.

- c. All non-water-oriented commercial uses are prohibited in shoreline jurisdiction on parcels that abut the water's edge unless the use provides significant public benefit with respect to the objectives of the Act by:
 - i. Restoration of ecological functions both in aquatic and upland environments that shall provide native vegetation buffers and in accordance with the Restoration Element of this plan.
 - ii. The balance of the water frontage not devoted to ecological restoration and associated buffers shall be provided as public access in accordance with Section 5.5.

FINDING: The project site is physically separated from Lacamas Lake by city owned open space property and does not abut the water's edge. Therefore, this criterion is not applicable.

5. Loading and service areas shall be screened from view using native plants combined with fencing or masonry walls.

FINDING: Loading and service areas are not proposed, therefore this criterion is not applicable.

6. Where water-related and water-enjoyment commercial uses are allowed as a conditional use in the Urban Conservancy shoreline environment, then the use must increase the public use, enjoyment, or access to the shoreline.

FINDING: The proposed commercial use is located within the Urban Conservancy shoreline environment and proposes a public access trail connection with the future public trail planned for the adjacent city owned shoreline property, which will increase the public use, enjoyment, and access to the shoreline.

SMP Section 6.3.11 Recreational Development

The specific use regulations for recreational development begins at page 66 of the SMP.

1. Water-oriented recreational uses and developments are preferred.

FINDING: A public access trail connection is proposed to the future public access trail along the shoreline within the adjacent city owned open space property.

Trails shall be designed and constructed in substantial compliance with the standards of the Camas Park, Recreation and Open Space Comprehensive Plan, Design & Development Guidelines (2007, Appendix A), with the constructed width varying by trail type and critical area protection.

FINDING: The proposed trail should be in general compliance with the current Parks, Recreation and Open Space Design and Development guidelines. The applicant should submit detailed construction drawings for the proposed public access trail for City review and approval prior to final engineering plan approval and will be conditioned as such.

3. Recreation areas or facilities on the shoreline shall provide physical or visual public access in accordance with Section 5.5.

FINDING: The proposed trail will provide physical access to the shoreline in accordance with the applicable criteria in SMP Section 5.5 and will be conditioned as such:

- The public access trail should be ADA and a barrier free route of travel that is not fenced or gated per SMP section 5.5.3.
- Signage indicating the public's right of access to shoreline areas should be installed and maintained in conspicuous locations per SMP section 5.5.5. Signage location should be approved by the city.
- A public access easement and any permit conditions should be recorded on the deed of title prior to final acceptance of site improvements per SMP Section 5.5.8.
- Future actions by the applicant, successors in interest, or other parties should not diminish the usefulness or value of the public access provided per SMP Section 5.5.9.

An existing fence is located on the adjacent property along the project site's southern property that will protect the adjacent property from trespass per SMP Section 5.5.4 and the public access is a trail improvement as a physical approach to public water and developed prior to final acceptance per SMP sections 5.5.6 and 5.5.7.

4. Parking areas that are accessory to recreational uses shall be located upland a minimum of the one hundred and fifty (150) feet away from the immediate shoreline, with pedestrian trails or walkways providing access to the water.

FINDING: The parking lot is located more than 150-feet away from the immediate shoreline. However, the parking lot is not proposed for the public trail access but rather for the commercial use. Therefore, this criterion is not applicable.

5. All permanent, substantial, recreational structures and facilities shall be located outside officially mapped floodways.

FINDING: The proposed trail development is not located within mapped floodways.

6. Parks and trailheads shall be provided with restrooms with hand washing facilities in accordance with public health standards and without adversely altering the natural features attractive for recreational uses.

FINDING: Parks and trailheads are not proposed and therefore this criterion is not applicable.

7. Recreational facilities shall make adequate provisions, such as densely vegetated buffer strips, screening, fences, and signs, to protect the value and enjoyment of adjacent or nearby private properties and natural areas from trespass, overflow and other possible adverse impacts.

FINDING: The proposed public access trail within the shoreline is proposed along the project site's southern property line, which connects to the future sidewalk along NE Everett Street (i.e. SR500) to the east and stubs to the western property line for a future connection with the public trail planned for in the adjacent city owned open space property.

To protect the value and enjoyment of adjacent properties and natural areas from trespass and other adverse impact, a vegetative buffer strip is required along the project site's southern property line. In addition, public access directional signage should be installed as conditioned.

8. Provisions shall be made for the proposed of water areas from drainage and surface runoff in all recreational development requiring the use of fertilizers and pesticides in areas adjacent to shorelines, such as in play fields and golf courses.

FINDING: Fertilizers and pesticides are not proposed for usage in the shoreline.

SMP Section 6.3.15 Utilities

The specific use regulations for utilities begins at page 69 of the SMP.

1. Whenever feasible, all utility facilities shall be located outside shoreline jurisdiction. Where distribution and transmission lines (except electrical transmission lines) must be located in the shoreline jurisdiction they shall be located underground.

FINDING: Utilities are located outside of shoreline jurisdiction except for approximately a 30-foot section of a stormwater line along the southern property line, which is located underground. and will be revegetated or located under the public access trail.

2. Where overhead electrical transmission lines must parallel the shoreline, they shall be no closer than one hundred (100) feet from OHWM unless topography or safety factors would make it unfeasible, then a shoreline conditional use permit shall be required.

FINDING: Overhead electrical transmission lines are not proposed and therefore this criterion is not applicable.

3. Utilities shall be designed, located and installed in such a way as to preserve the natural landscape, minimize impacts to scenic views, and minimize conflicts with present and planned land and shoreline uses.

FINDING: The 30-foot section of stormwater line within the shoreline jurisdiction will be placed underground and either within the proposed public access trail or replanted with native vegetation.

4. Transmission, distribution, and conveyance facilities shall be located in existing rights of way and corridors or shall cross shoreline jurisdictional areas by the shortest, most direct route feasible, unless such route would cause significant environmental damage.

FINDING: The proposed 30-foot section of stormwater line is placed in the most direct, shortest route and mostly located within the public access trail or mitigated with native vegetation.

5. Utility production and processing facilities, such as power plants and wastewater treatment facilities, or parts of those facilities that are nonwater-oriented shall not be allowed in the shoreline jurisdiction unless it can be demonstrated that no other feasible option is available, and will be subject to a shoreline conditional use permit.

FINDING: Utility production and processing facilities are not proposed and therefore this criterion is not applicable.

- 6. Stormwater control facilities, limited to detention, retention, treatment ponds, media filtration facilities, and lagoons or infiltration basins, within the shoreline jurisdiction shall only be permitted when the following provisions are met.
 - a. The stormwater facility is designed to mimic and resemble natural wetlands and meets the standards of CMC 14.02 Stormwater and the discharge meets state water quality standards;
 - b. Low impact development approaches have been considered and implemented to the maximum extent feasible.

FINDING: There are no stormwater control, detention, or treatment facilities located within shoreline jurisdiction. Therefore, this criterion is not applicable.

7. New and modifications to existing outfalls shall be designed and constructed to avoid impacts to existing native aquatic vegetation attached to or rooted in substrate. Diffusers or discharge points must be located offshore at a distance beyond the nearshore area to avoid impacts to those habitats.

FINDING: The proposed project will not impact existing outfalls nor construct a new outfall to Lacamas Lake. Therefore, this criterion is not applicable.

8. Water reclamation discharge facilities (e.g. injection wells) are prohibited in the shoreline jurisdiction, unless the discharge water meets State Department of Ecology Class A reclaimed water standards...(excerpt)

FINDING: This criterion is not applicable as no water reclamation facilities are proposed.

9. Where allowed under this program, construction of underwater utilities or those within the wetland perimeter shall be scheduled to avoid major fish migratory runs or use construction methods that do not cause disturbance to the habitat or migration.

FINDING: This criterion is not applicable as the construction of underwater utilities or those within the wetland perimeter are not proposed.

10. All underwater pipelines transporting liquids intrinsically harmful to aquatic life or potentially detrimental to water quality shall provide automatic shut off valves.

FINDING: This criterion is not applicable as no underwater pipelines transporting liquids are proposed.

11. Upon completion of utility installation/maintenance projects on shorelines, banks shall, at a minimum, be restored to pre-project configuration, replanted and provided with maintenance care until the newly planted vegetation is fully established. Plantings at installation shall be at least 2" minimum caliper at breast height if trees, five-gallon size if shrubs, and ground cover shall be planted from flats at 12" spacing, unless other mitigation planting is recommended by a qualified biologist and approved by the Administrator.

FINDING: This criterion is not applicable as utility installation/maintenance projects on the bank of the shoreline is not proposed. However, additional plantings are included in the shoreline area as part of the site project improvements.

Shoreline Conditional Use

SMP Appendix B Section IX

As discussed throughout this report, the proposed activity is improvements for a commercial use in the "Urban Conservancy" shoreline environment. Non-water oriented commercial uses are allowed as a conditional use where the subject property is physically separated from the shoreline by another private property in separate ownership per SMP Section 6.3.4.4.a. and are prohibited on parcels that abut the water's edge per SMP Section 6.3.4.4.c. The proposed commercial use is located on property that is separated from the water's edge by city owned open space property.

Further, water-related and water-enjoyment commercial uses are also allowed as a conditional use per Table 6-1 of the SMP. The proposed commercial use includes a public access component with the construction of a public trail connection to the future public access trail within the adjacent city owned open space property.

Underground utilities perpendicular to the shoreline are allowed as a conditional use per Table 6-1 of the SMP.

Pursuant to SMP, Appendix B, "Conditional use approval may be granted only if the applicant can demonstrate all of the following":

1. The proposed use is consistent with the general intent of the Program, and the policies of the Act (RCW 90.58.020).

FINDING: As discussed throughout this report, the proposed project improvements in the shoreline are designed to minimize ecological impact by locating the development at the most landward edge of the shoreline designation and provide additional native vegetation in the shoreline area. Further, the project will not interfere with other shoreline uses and will improve public access to the shoreline. The project is in conformance with the general intent of the SMP.

2. The proposed use will not interfere with normal public use of public shorelines;

FINDING: No interference with the public use of the shoreline will occur as the project site is physically separated from Lacamas Lake by a city owned open space parcel that abuts the water's edge. The proposed additional trail improvements will enhance public access to the shoreline.

3. The proposed use of the site and design of the development will be compatible with the surrounding authorized uses, the Program, and the comprehensive plan;

FINDING: The proposed commercial development has been designed on the most landward portion of the shoreline jurisdiction to include native vegetation restoration, is buffered from Lacamas Lake by existing city owned open space property and is compatible the existing surrounding commercial and residential uses. The proposed development will enhance the public enjoyment of the shoreline consistent with the protection of critical areas, as well as providing employment opportunities that meet economic development goals of the comprehensive plan.

4. The proposed use will cause no significant adverse effects on the shoreline environment or other uses; and

FINDING: No adverse effects are anticipated as the proposed development is physically separated from the water's edge by a 130-foot-wide city owned open space parcel and impacts to the shoreline will be mitigated to ensure no net loss of ecological functions. Underground utilities will be replanted with native vegetation if not located within the public access trail. In addition, the proposed commercial development is designed to be compatible with adjacent uses.

5. That the public interest would suffer no substantial detrimental effect;

FINDING: The public interest would suffer no substantial detrimental effect as public access enjoyment of the shoreline is provided with this proposed commercial development. Otherwise, an alternative allowed use such as a single-family residence would not provide public access or enjoyment of the shoreline.

TITLE 16 ENVIRONMENT

State Environmental Policy Act (SEPA22-19)

CMC Chapter 16.07

A SEPA checklist was submitted, and a Determination of Non-Significance (DNS) was issued January 12, 2023, as the proposed development contains critical areas per CMC 16.07.020.C. The comment period ended January 26, 2023. As of the writing of this staff report, SEPA comments were received from:

- Washington Department of Fish and Wildlife (WDFW) provided comments recommending the utilization of a 215-foot setback for assessing environmental impacts based on their updated guidance (Exhibit 49).
- Department of Ecology concerning potential impacts to the required 150-foot habitat buffer, utilizing clean fill and erosion control measures (Exhibit 50).
- Washington State Department of Transportation (WSDOT) provided SEPA comments concerning stormwater, dedication of right-of-way and WSDOT's permitting review (Exhibit 51).

FINDING: The Ecology SEPA comments concerning the 150-foot habitat buffer are addressed above under the SMP Critical Areas Review section of this staff report. Based on Ecology's comments, staff recommends a condition of approval that any encroachment of the commercial development (with the exception of the trail, see Exhibit 52) within the 150-ft. habitat buffer will require a Shoreline Variance and conditioned as such.

Regarding the WDFW SEPA comments, the City's Shoreline Master Program criteria are applicable to a 200-foot-wide shoreline jurisdiction waterward of the ordinary high-water mark, which is reviewed to ensure no net loss of ecological functions. In addition, the applicant will be required to mitigate any impacts to the regulated 150-foot buffer per the city's adopted Critical Areas Ordinance.

WSDOT SEPA comments are conditioned as follows:

- The applicant should be responsible for submitting to WSDOT for review and approval of the drainage plans and calculations prior to final engineering plan approval.
- The applicant should be responsible for submitting all required ROW warranty deed documents to WSDOT for review and approval prior to final engineering plan approval and.
- Installation of street lighting is not required by the proposed development, due to a future city project. The applicant is required to provide on-site lighting that is an appropriate wattage and shielded and/or directed such that motorists are not impacted by the glare.

Archaeological Historic Preservation (ARCH22-14)	CMC Chapter 16.31
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An archaeological predetermination report was prepared for the site in June 2021 for the proposed commercial development. Based on the report, no further archaeological work is necessary at this time. The report and findings are not subject to the open public records act and as such, the city cannot disclose the results.

FINDING: Staff finds a condition of approval is warranted that if potential artifacts are discovered during the course of construction, work must immediately cease and both State Department of Archaeological and Historic Preservation and the City shall be notified.

TITLE 18 ZONING

Site Plan Review (SPRV22-01)

CMC Chapter 18.18.060 Criteria of Approval:

A. Compatibility with the city's comprehensive plan;

The commercial proposal is consistent with the following comprehensive plan polices:

- Land Use Policy LU-1.3: Maintain compatible use and design within the surrounding built and natural environments when considering new development or redevelopments.
- Land Use Policy LU-1.5: Where compatible with surrounding uses, encourage redevelopment or infill development to support the efficient use of urban land.
- Employment Land Use Goal LU-2: Create a diversified economy and serve Camas residents and tourists by providing sufficient land throughout the City to support a variety of business types and employment opportunities.
- Employment Land Use Policy LU-2.1: Attract and encourage a balance of new commercial, light industrial, and knowledge-based business, medical, and high-tech uses, and the expansion of existing businesses to provide regional and local employment.
- Employment Land Use Policy LU-2.5: Ensure industrial development and other employment lands are compatible with adjacent neighborhoods through development and landscaping regulations and design review.
- Natural Environment Goal LU-4: Develop an interconnected network of parks, trails, and open space to support wildlife corridors and natural resources and enhance the quality of life for Camas residents and visitors.
- Neighborhood Land Use Policy LU-3.5: Where neighborhoods adjoin natural areas or trails, ensure connections through neighborhoods to enhance access to recreation amenities.
- Economic Development Policy ED-6.3: Coordinate gateway and corridor development/redevelopment with Public Works planning to leverage resources and ensure right-of-way is available for gateway/corridor improvements.

FINDING: The proposed counseling center provides local employment and compatibility in site design and architecture with the surrounding area. As such, staff finds that the proposed project is compatible with and complements the Comprehensive Plan.

B. Compliance with all applicable design and development regulations;

The applicant provided a site plan, utility plan, grading plan, landscape plan, tree survey and building elevations that are adequate for Site Plan Review.

Density and Dimensions

Per CMC 18.09.030 Table 1, the Mixed Use (MX) zone is unrestricted in lot width, lot depth and building height, but requires a minimum lot area of 1,800 square foot and a maximum lot coverage of 60% for one-story buildings. The applicable development setback standards in the MX zone are as follows: 1) maximum front yard is 10-feet, 2) minimum side yard is 10-feet and 3) minimum rear yard is 25-feet. As proposed, staff finds the applicant complies with the density and dimensional standards of the MX zone except for the maximum front yard setback requirement. The applicant is requesting a major variance to the 10-foot maximum front yard setback standard as discussed below under the Major Variance section of this staff report.

Parking

New and expanded commercial uses must provide adequate off-street parking pursuant to CMC Chapter 18.11.130 *Standards. "General office"* uses require 1 parking space per employee plus one space per 400 square feet of gross floor area.

Based on the total usable building square footage of 2,578 square feet and 11 employees anticipated on site at any given time, 17 parking stalls are required, the applicant has proposed 18 parking stalls per the revised preliminary site plan dated January 31, 2023 (Exhibit 30).

Additional requirements: Thirty (30%) percent of the required parking spaces may be compact per CMC 18.11.020.D. Per IBC, 1 accessible stall is required for every 1-25 parking stalls and is also required to be van accessible. Additionally, 10% of the accessible parking stalls provided are required to be provided with EV charging. (WAC 51-50-0429).

Per the revised preliminary site plan dated January 31, 2023 (Exhibit 30), the applicant is providing 18 parking stalls that include 1 van accessible stall, 2 EV stalls, and 4 compact stalls. The applicant has met the minimum number of total parking stalls and accessible stalls. However, access to an EV charger is required to the accessible stall.

Staff recommends a condition of approval that prior to final engineering plan approval, the applicant should work with staff on the locations and number of EV and EV accessible parking stalls.

Landscaping

The proposal must comply with the applicable landscaping standards in CMC Chapter 18.13 *Landscaping*. The applicant has focused the plantings areas at the property lines.

[Tree Survey/Tree Density]:

Per CMC 18.13.051(A) Table 1 – Required Tree Density, a minimum of 20 tree units (TUs) per net developable acre (exclusive of critical areas) is required to be incorporated into the overall landscape plan. Per the arborist report (Exhibit 14), approximately 19 trees were surveyed within the project vicinity of which only three (3) are located on the project site. One 10" and one 11" Oregon White Oak trees are located at the northwest corner of the project site and are proposed for retainage. The third tree on-site is an Ash tree, which is in poor condition and proposed for removal. Per the arborist report, another two (2) trees are located on the northern property line proposed for removal. Any trees proposed for removal on a shared property line should be coordinated with the property owner prior to tree removal and conditioned as such.

Based on the 0.50 net acreage, 10 TUs are required per CMC 18.13.051(A) Table 1. The applicant is proposing to retain 2 trees (4 TUs) on site and provide an additional 39 trees (39 TUs) throughout the site, which would exceed the 10 TU requirement post construction.

The tree survey did not include recommendations for preservation per CMC 18.13.045.B.2.d. As such, a condition of approval is requirement that prior to engineering plan approval, the applicant's arborist should provide recommendations for tree preservation (i.e. fencing protection measures, etc.).

[Landscape buffers]:

Landscape buffers are required per CMC 18.13.055(A) Table 1 for commercial uses, such as the proposed counseling center, abutting different land use zones.

<u>Northern property line:</u> A 10-foot (L3) High Screen landscape buffer is required adjacent to the residential property to the north zoned Single-Family Residential (R-12) per CMC 18.13.055.B.3 to include enough high shrubs to form a screen six feet high and ninety-five percent opaque year-round, one tree per 30 lineal feet or to provide tree canopy, and groundcover that covers the remainder of the

landscaped area. The revised preliminary landscape plan (Exhibit 34) shows a 10-ft. (L3) landscape buffer and should provide groundcover consistent with this requirement.

Staff finds a condition of approval is required that a 10-ft. (L3) High Screen landscape buffer per CMC 18.13.055.B.3.

<u>Southern property line</u>: The abutting Mixed Use zone to the south allows for both commercial and residential uses and the adjacent property includes both a commercial and residential use. Although CMC 18.13.055.A Table 1 *Landscape Buffers* does not identify landscape buffers for mixed use zones, the landscape buffer at the southern property line should incorporate a combination of both the Commercial (5-ft L1) and Residential (10-ft L3) zone landscape buffer requirements identified in CMC 18.13.055(A) Table 1 *Landscape Buffers*.

The revised preliminary landscape plan (Exhibit 34) shows a 5-ft. (L1) landscape buffer along the southern property line adjacent to the existing commercial business, which is in compliance with this requirement.

Staff finds a condition of approval is required that a 5-ft. (L3) High Screen landscape buffer or a 5-ft (L1) landscape buffer with a F2 Fully Sight-Obscuring Fence or wall should be installed along the southern property line adjacent to the existing residential use. Staff finds the landscape buffer should be provided for along the entire southern property line and conditioned as such.

<u>Eastern property line</u>: A 5-ft. (L2) low screen landscape buffer is required along the eastern property line where commercial uses adjacent to Residential and Commercial zones (i.e. Mixed Use zone) are separated by a street per CMC 18.13.055.A Table 1 *Landscape Buffers*. The revised preliminary landscape plan (Exhibit 34) shows this landscape buffer within the proposed right-of-way and should be relocated on the subject property.

Staff finds a condition of approval is required that additional landscaping, such as groundcover, is required for compliance with the L2, Low Screen landscape buffer and should be located on the project site.

<u>Western property line</u>: West of the property is a city owned open space parcel zoned Parks and Open Space. Per CMC 18.13.055.A, landscape buffers are not required adjacent to Parks and Open Space zones.

[Parking lot landscaping]:

The purpose of landscaping within parking areas is to not only minimize the visual impact of paved areas but also provide for shade and relief per CMC 18.13.060.B. Per CMC 18.13.060.C and D, one (1) tree is required per six (6) parking spaces for parking lots and conditioned as such. Per CMC 18.13.060.F, wheel stops are required adjacent to planter areas to protect landscaping from car overhangs. Additionally, wheel stops will be required adjacent to sidewalks to allow for a clear pedestrian pathway and to protect pedestrians from car overhangs and will be conditioned as such.

Staff recommends a condition of approval that prior to final engineering plan approval, the applicant submit to the city for review and approval a final landscape plan consistent with the landscaping standards in CMC Chapter 18.13, including installation of wheel stops adjacent to sidewalks. Plants utilized will need to be per the approved City's landscape list and per the Camas Design Manual planting specifications and landscape notes. For plants not on the approved City list, a characteristic card should be submitted to the City for review and approval. Irrigation and landscaping improvements should be installed or bonded for prior to final acceptance.

The revised preliminary site plans dated January 31, 2023 (Exhibit 30) show a 1-foot-wide open area between the edge of pavement that separates the ingress drive aisle and parking stalls 8-11. In order to discourage vehicles accessing parking stalls 8 thru 11 via the ingress aisle, wheel stops will be required in parking stalls 8 thru 11 and a conspicuous visual barrier will be required in this location and will be conditioned as such. The conspicuous visual barrier can be accomplished with shrubs or a minimum 42-inch-high fence.

Staff recommends a condition of approval that prior to final engineering plan approval, the applicant should work with staff to provide an acceptable, but conspicuous, visual barrier between the ingress drive aisle and parking stalls 8 thru 11. Additionally, wheel stops are to be installed in parking stalls 8 thru 11.

Signage

CMC 18.15.060.A.2 states *"If plans submitted for Design Review include construction plans in sufficient detail to determine compliance with the provisions of this chapter, then issuance of such design review may constitute approval of the placement of sign or signs (other structural/mechanical permits may be required)."* Detailed construction plans for signage were not provided.

FINDING: As identified in this staff report, the applicant's narrative, on the submitted preliminary plans and as conditioned, staff concurs that this project can or will comply with all applicable design and development standards of the code.

C. Availability and accessibility of adequate public services such as roads, sanitary and storm sewer, and water to serve the site at the time development is to occur, unless otherwise provided for by the applicable regulations;

Roads:

The proposed project is to meet the requirements of CMC 17.19.040.B Streets.

The proposed development is located on the west side of NE Everett Street (SR 500). NE Everett Street is classified as an unimproved 2-lane arterial, per the city's 2016 Transportation Comprehensive Plan map.

Per 17.19.040.B.1 Half width improvements, when determined appropriate by the City Engineer, shall be constructed to provide the minimum structural street section from the centerline to the edge of right-of-way per the Camas Design Standard Manual.

Preliminary street plans were submitted with the application on September 7, 2022, and the revised preliminary street plans (Exhibit 33) submitted on January 31, 2023, did not include any half width frontage improvements, with the exception of the driveway access off NE Everett Street and a sidewalk / pathway along the frontage. The applicant had been previously informed that there was a future city SR 500 (NE Everett Street) Corridor Improvement project that will include all the frontage improvements on both sides of SR 500 from south at the bridge crossing and heading north to NE 3rd Street.

Due to the future city SR 500 (NE Everett Street) road improvement project, the applicant's frontage improvements are limited to construction of a single 2-way ingress / egress driveway off NE Everett Street to the proposed parking lot and construction of pedestrian sidewalk/pathway, both of which will be located in the future right-of-way. The pedestrian pathway/sidewalk, while temporary, will provide for a 'safe refuge' for pedestrians on NE Everett Street who wish to access the that portion of

the future T-3 trail that will be constructed along the applicant's southern property line and connect to the city's future T-3 trail that will run south-to-north along Lacamas Lake.

Staff recommends a conditional of approval that prior to final engineering plan approval the street and site plans should be revised to provide for a minimum 6-foot-wide asphalt or concrete sidewalk, from the north property line to the south property line as a connection to the portion of the future T-3 trail that will be constructed along the future development's south property line.

[Access Spacing Standards]:

Per the Camas Design Standards Manual (CDSM), Section III, Table 3 - Access Spacing Standards for a roadway classified as an arterial is a minimum of 660-feet and a maximum 1,000-feet. The proposed development does not meet either the minimum or maximum spacing standards. NE Everett Street (SR 500) has existing cross streets to other developments, and existing driveways to single-family residents and commercial developments. *Due to existing conditions, the city engineer is in support of a deviation from the access spacing standards.*

[Off-Street Parking]:

Per CMC 17.19.040.B.12.e curb return radii shall be no less than 35-feet on an arterial and per CDSM Table 1 – Guidelines for Geometry of Private Roadway, note 2.c off-street parking, two-way drive aisles shall be a minimum of 24-feet-wide, and the drive access width is to be a minimum of 24-feet wide to allow for ingress and egress.

The preliminary site plans submitted with the application provided minimal design information in regard to the off-street parking lot, such as curb radii, access drive width, or drive aisle widths. Revised preliminary site plans (Exhibit 30) were submitted on January 31, 2023. The revised preliminary plans provided the minimum 24-foot-wide ingress / egress drive access and the 24-foot-wide two-way drive aisles throughout the site, however, the minimum curb radii of 35-feet on both sides of the drive access were not shown on the revised preliminary site plan (Exhibit 30).

Staff recommends a condition of approval that prior to final engineering plan approval the site plans should be revised and resubmitted with the following:

• A minimum curb radius of 35-feet on both sides of the ingress / egress drive access off NE Everett Street (SR 500).

Per CDSM Table 1 – Guidelines for Geometry of Private Roadway, note 2.d off-street parking, ingress aisles setback from back of sidewalk on arterials are to be a minimum of 50-feet.

The preliminary site plan submitted with the application showed show 8 parking stalls located within the 50-foot setback from the back of sidewalk. A revised site plan (Exhibit 30) was submitted on January 31, 2023, that had removed 7 of the 8 parking stalls from within the 50-foot setback. As shown, there is 1 remaining parking stall that does not meet the off-street parking, ingress aisles setback standard of 50-feet from the back of sidewalk on arterials. However, the remaining parking stall meets off-street parking, ingress aisles setback from back of sidewalk on a collector of a minimum of 40-feet.

FINDING: Based on the posted speed limit on NE Everett Street (SR 500), the city engineer would support the deviation from 50-feet to 40-feet from the back of sidewalk.

[ROW Dedications]:

Per CMC 17.19.040.B.5 dedication of additional right-of-way may be required for a development when it is necessary to meet the minimum street width standards or when lack of such dedication would cause or contribute to an unsafe road or intersection.

The future improvements to NE Everett Street (SR 500) will result in a fully improved 3-lane road with a 74-foot right-of-way width, 6-foot-wide sidewalks on both sides, planter strips on both sides, bike lanes, and no on-street parking. The existing right-of-way width along the frontage of the proposed development is 60-feet wide.

The preliminary site plans submitted with the application and the revised preliminary site plans (Exhibit 30) indicate that the applicant proposes to dedicate 7-feet of right-of-way width along the frontage of the proposed development, which will allow for the 37-foot-wide half width road improvements and the future 74-foot-wide right-of-way width.

Staff recommends a condition of approval that prior to final engineering plan approval the site and street plans should provide for the minimum 7-foot-wide right-of-way width dedication along the frontage of the proposed development.

Staff recommends a condition of approval that prior to final acceptance, the minimum 7-foot-wide right-of-way width dedication along the frontage of the proposed development is to be recorded with the County and a copy of the recorded document provided to Engineering.

FINDING: Staff finds that the development, as conditioned, can and will meet the requirements of the Camas Design Standards Manual (CDSM) for Roads.

Traffic and Transportation:

Per CMC 18.18.040.E a transportation impact analysis (TIA) may be required when a development generates 200 or greater average daily trips (ADTs).

A *Traffic Study* report (Exhibit 18) dated June 6, 2022, was prepared by Kelly Engineering. Per the report the project is expected to generate approximately 114 Average Daily Trips (ADTs) with a total of 8 AM Peak Hour trips (7 In / 1 Out) and a total of 11 PM Peak Hour trips (3 In / 8 Out). Therefore, a transportation impact analysis (TIA) was not required.

However, the applicant's traffic engineer was required to analyze site distance and left-turn pocket warrants from NE Everett Street; address vision clearance per CMC 18.17.030 onto NE Everett Street; and address potential movement conflicts with nearby intersections and private driveways.

[Sight Distance Analysis]: Per the Traffic Study (TS), the site distance was measured at the proposed drive access off NE Everett Street (SR 500). The criteria for the site distance analysis as noted in the Traffic Study was based on the "AASHTO, A Policy on Geometric Design of Highways and Streets, 2011 and the posted speed limit of 35 mph on SE Everett Street the recommended corner sight distance is 390 feet".

The site distance to the south meets the minimum 390-feet. The site distance to the north does not meet the minimum 390-feet due to existing vegetation along the frontage. The preliminary site improvement plans show removal of the existing vegetation during clearing and grading along the frontage, which will provide a minimum site distance of 400-feet. Additionally, the final landscape plans will provide for minimal planting within the right-of-way due to a future city project. *Staff concurs.*

[Turn Lane Warrants]: The Traffic Study stated that "based on the low volume of vehicles entering the site from the north or south during the AM and PM peak hours a right or left tum lane is not justified". Per Table 1, page 2, the number of trips generated are a total of 8 AM Peak Hour trips and a 11 PM Peak Hour trips. **Staff concurs.**

Traffic Study Conclusions/Recommendations:

- The Lacamas Counseling Center will have a minimal impact to the surrounding roadway system. No additional traffic control devices or off-site roadway improvements were identified to accommodate the development. *Staff concurs.*
- Adequate comer sight distance should be provided for along the site frontage of SE Everett Street for vehicles leaving the site. Obstructions by vegetation, signs or other objects should not be allowed. *Staff concurs.*

The *Traffic Study* was sent to both the City of Vancouver and Clark County for a 'Transportation Concurrency Review'. The city did not receive any comments from the Clark County. The City of Vancouver stated that they had no transportation or concurrency comments regarding this project.

FINDING: Staff finds that the development can and will meet the requirements of the Camas Design Standards Manual (CDSM) for Traffic and Transportation.

Neighborhood Traffic Management Plan

The city has a Neighborhood Traffic Management Plan (NTM). The NTM plan identifies the need for installation of acceptable traffic calming features when a proposed development will create 700 Average Daily Trips (ADT) or more.

Per the *Traffic Study* report prepared by Kelly Engineering, dated June 6, 2022, the project is expected to generate approximately 114 Average Daily Trips (ADTs)

Based on the projected number of ADTs noted in the June 8, 2022, *Traffic Study*, traffic calming features are not required.

FINDING: Staff finds that this proposed project can and will meet the requirements as noted in the City's NTM plan.

Sanitary Sewer:

The proposed project is to meet the requirements of CMC 17.19.040.C.2 sanitary sewers.

The is an existing 10-inch STEP sewer main located on the eastside of NE Everett Street. Preliminary utility plans were submitted with the application in September 2022. Revised preliminary utility plans (Exhibit 33) were submitted on January 31, 2023. The preliminary plans show the proposed location of the tap on the sanitary sewer main in order to extend a sewer lateral to the future STEP tank, which is shown to be located at the northeast corner between the proposed building and the proposed parking lot.

Per CMC 13.62.080 The riser lid to the access chamber shall be accessible at all times to insure proper and timely emergency and/or maintenance response to the system. Locations of STEP tanks within landscaped areas consisting of trees, shrubs, and other vegetation hinders maintenance, pumping, and inspections. Therefore, the STEP tank is to be located adjacent to a paved area to allow for accessibility. If located within a paved surface, the access lids are to be at a minimum H25 traffic rated lids. The applicant is responsible for sizing of the STEP tank and components for the proposed use of the building. Additionally, the onsite private sanitary sewer system from the cleanout at the right-of-way to the building, including the STEP tank, is to be owned and maintained by the owners.

Staff recommends a condition of approval that prior to final engineering plan approval, the applicant is to submit revised sanitary sewer utility plans with the following revisions to the private onsite sanitary sewer system:

- The STEP tank should be located adjacent to a paved area to allow for accessibility for maintenance, pumping, and inspections. If located with a paved surface, the access lids are to be at a minimum H25 traffic rated lids.
- The applicant is responsible for sizing of the STEP tank and components. Specifications, design, and calculations for sizing the STEP tank and components for the future building are to be submitted to the city for review and approval prior to installation.

Per CMC 13.62.B "All STEP systems commercial, industrial, and other nonresidential properties shall be owned by the owner of the subject property, except for the service box at the point where the STEP system connects to the city sanitary sewer system, which shall be owned by the city. The owner shall be responsible for ownership and maintenance of all components of the STEP system, including responsibility for pumping the STEP tank as needed and for disposing of the waste in an approved manner. The owner shall further be responsible for paying all electrical costs associated with the operation of the STEP system."

Staff recommends a condition of approval that prior to final engineering plan approval a note is to be added to the engineering plans indicating that all components of the onsite private sanitary sewer system from the cleanout at the right-of-way to the building, including the STEP tank, shall be privately owned, and maintained by the property owners, with a recorded right-of-entry granted to the city for inspection purposes.

Staff recommends a condition of approval that prior to final acceptance, a right-of-entry for inspections of the onsite STEP sewer system is to be recorded with the County and a copy of said recorded document provided to the city's engineering department.

The applicant submitted a letter from Clark County Public Health (Exhibit 17), which stated an existing onsite septic system was not identified in the Clark County Public Health records. If there is an onsite septic system, the septic system would be required to be decommissioned in accordance with State and Clark County Public Health requirements.

FINDING: Staff finds that the development, as conditioned, can and will meet the requirements of the Camas Design Standards Manual (CDSM) for Sanitary Sewer.

Stormwater:

The proposed project is to meet the requirements of CMC 14.02 Stormwater Control.

The existing parcel for the proposed development, located at 3631 NE Everett Street, is approximately 26,572 SF (0.62 acres) in size. The preliminary plans show that the site will consist of land-disturbing activities that will include clearing and grading; construction of the future building and parking lot; all required on-site utilities; and landscaping. A preliminary Technical Information Report (TIR), dated September 6, 2022, was prepared, and submitted by SGA Engineering & Design, PLLC. The TIR was prepared in accordance with CMC 14.02 Stormwater Control, the Camas Design Standards Manual for Stormwater, and Ecology's *Stormwater Management Manual for Western Washington* (2019 SWMMWW).

Ecology's Stormwater Management Manual for Western Washington (2019 SWMMWW), states that minimum requirements (MR) #1- #9 will apply for a new development project that results in 5,000 sf or greater, of new plus replaced hard surface area. Minimum requirements #1 - #9 apply to the proposed development.

• MR #1 Preparation of Stormwater Site Plans: A preliminary stormwater plan was submitted with the application in September 2022. A revised preliminary stormwater plan (Exhibit 33) was

submitted on January 31, 2023. The preliminary plans were not a complete set of stormwater plans. A final set of stormwater plans are required. Additionally, all components of the onsite stormwater system are to be owned and maintained by the property owner, with a recorded right-of-entry granted to the city for inspection purposes.

Staff recommends a condition of approval that prior to final engineering plan approval, the applicant is to submit final onsite stormwater plans for review and approval in accordance with CMC 14.02, the CDSM, and Ecology's 2019 SWMMWW. Additionally, a note is to be added to the final stormwater plans stating that "all components of the onsite stormwater system are to be owned and maintained by the property owner, with a recorded right-of-entry granted to the city for inspection purposes.

Staff recommends a condition of approval that prior to final acceptance, a right-of-entry for inspections of the onsite stormwater system is to be recorded with the County and a copy of said recorded document provided to the city's engineering department.

 MR #2 Construction Stormwater Pollution Prevention: A Stormwater Pollution Prevention Plan (SWPPP) has not been submitted. A SWPPP is a standalone document that is also a component of Ecology's NPDES General Construction Stormwater Permit (GCSWP) that is issued by the Washington State Dept. of Ecology. A GCSWP is not required as the land-disturbing activities are less than an acre. However, the SWPPP is still required prior to any land-disturbing activities.

Staff recommends a condition of approval that prior to any land-disturbing activities, including start of any construction activities, the applicant is to provide engineering with copies of the *SWPPP*.

- MR #3 Source Control of Pollution: Source control has been sufficiently addressed in Section D of the preliminary TIR.
- MR #4 Preservation of Natural Drainage Systems: The preliminary TIR references 'Section L' of the report. A 'Section L' is not included with the preliminary TIR.

Staff recommends a condition of approval that prior to final engineering plan approval, a final TIR is to be submitted that includes an applicable section discussing the existing drainage patterns and how the existing drainage will be maintained.

- MR #5 On-site Stormwater Management: The preliminary TIR has sufficiently addressed the onsite stormwater management in Section E.
- MR #6 Runoff Treatment Analysis and Design: Section F of the preliminary TIR addresses the requirement for phosphorus treatment as the proposed development is located in the Lacamas Watershed and stormwater is discharged to Lacamas Lake. Treatment is proposed via a bioretention area and an underground infiltration structure.
- MR #7 Flow Control Analysis and Design: Section G of the preliminary TIR addresses flow control via an underground infiltration structure that will allow for discharge to the bioretention area and a flow control manhole prior to discharging to the conveyance system.
- MR #8 Wetland Protection: Per the preliminary TIR there are no wetlands located onsite.
- MR #9 Operation and Maintenance: Per the preliminary TIR, operation and maintenance (O&M) of the private on-site stormwater system will be in accordance with the city's 2022 Stormwater Sewer System Operations & Maintenance Manual. Private on-site stormwater systems, in their entirety, are to be owned and maintained by the property owner with right-of-entry to the city for inspection purposes.

Staff recommends a condition of approval that prior to final engineering plan approval that a note is to be added to the stormwater plans stating that "in lieu of a site specific operation and maintenance (O&M) manual, the property owners are required to maintain the on-site stormwater system in accordance with the city's most current *2022 Stormwater Sewer System Operations & Maintenance Manual* and that the city will have right-of-entry for inspection purposes.

Ecology's (*SWMMWW*) manual requires that a designated concrete washout area (Vol. II, Chap. 3, BMP C154) be constructed on a job site that is provided for concrete trucks for wash out, prior to leaving a job site. This is to ensure that the contaminated washout water is not washed into any storm drains, whether private or public.

Staff recommends a condition of approval that prior to final engineering plan approval, the site plans should include a location for the designated concrete washout area/s during construction.

FINDING: Staff finds that the development, as conditioned, can and will meet the requirements of the Camas Design Standards Manual (CDSM) for Stormwater.

Water:

The proposed project is to meet the requirements of CMC 17.19.040.C.4 Water System.

There is an existing 14-inch steel water main located on the westside of NE Everett Street. The preliminary utility plan was submitted with the application in September 2022. Revised preliminary utility plans (Exhibit 33) were submitted on January 31, 2023, and shows the proposed location of a future 1-inch water service tap on the existing water main and extended to the edge of the future right-of-way.

Staff recommends a condition of approval that prior to final engineering plan approval of the water utility plans, the applicant is to verify that a 1-inch domestic service is sufficiently sized for serving the proposed development.

[Onsite Private Water System]:

Both domestic water meters and irrigation meters are to be located at the public right-of-way on NE Everett Street.

As the city does not provide deduct meters in order to separate irrigation usage from domestic water usage, a separate irrigation meter and backflow prevention device would be required as a means of tracking separate water usage. The preliminary water utility plans do not show an irrigation meter.

Staff recommends a condition of approval that prior to final engineering plan approval, the applicant is to submit revised onsite water plans for review and approval with the following changes:

- The irrigation meter and backflow prevention device are to be located at the public right-ofway and in the vicinity of the drive access at NE Everett Street.
- The water utility plans, and landscape plans are to include the locations and sizes of both the domestic water meter and the irrigation meter with backflow prevention devices.

Per CMC 13.32.080 Backflow prevention devices shall be inspected and tested at least annually, by an authorized representative. Inspection reports are to be submitted to the city. If a device is found to not be in satisfactory operating condition, the connection between the city water supply and the system shall be severed immediately or city water service may be discontinued without notice.

The preliminary water utility plans (Exhibit 33) do not show the fire line to the building, nor a Fire Department Connection (FDC) connection or a proposed on-site fire hydrant. The nearest fire hydrant is approximately 450-feet to the south of the proposed development on the west side of NE Everett

Street. Per the Camas Design Standards Manual (CDSM), a separate fire line is required, unless otherwise approved by the Fire Marshal.

Fire lines are to be shown on water utility plans for informational purposes, with the FDC located within 75-ft. of a fire hydrant, per fire code. Plans for fire lines are submitted to the Fire Marshall's office for the NFPA24 Fire Main Underground Permit prior to any fire line installation beyond the right-of-way. All private fire hydrants are to be ordered from the factory and painted powder coated red.

Staff recommends a condition of approval that prior to final engineering plan approval, the applicant is to submit revised water utility plans with the following revisions to the private onsite water system:

- A separate fire line with FDC and private fire hydrant, unless otherwise approved by the Fire Marshall.
- A note is to be added to the final engineering plans stating that "all components of the onsite private water system and fire line, including fire hydrants shall be privately owned and maintained by the property owners with a recorded right-of-entry granted to the city for inspection purposes."
- A note is to be added to the final engineering plans stating that "all private fire hydrants are to be ordered direct from the factory and factory painted powder coated red."
- Plans for the fire line are to be submitted to the Fire Marshall's office for the NFPA24 Fire Main Underground Permit prior to any fire line installation beyond the right-of-way.

Staff recommends a condition of approval that prior to final acceptance, a right-of-entry for inspections of the onsite water system and fire line, including hydrants is to be recorded with the County and a copy of said recorded document provided to the city's engineering department.

The applicant submitted a letter from Clark County Public Health (Exhibit 17) that verified the existence of a water well on the site. The well is to be decommissioned in accordance with State and Clark County Public Health requirements.

Staff recommends a condition of approval that prior to final engineering plan approval, written verification is to be provided to Clark County Public Health from a State licensed well driller that the existing well has been properly decommissioned.

FINDING: Staff finds that the development, as conditioned, can and will meet the requirements of the Camas Design Standards Manual (CDSM) for Water.

Erosion Control:

The proposed project is to meet the requirements of CMC 14.06 Erosion and Sediment Control. Erosion and sediment control (ESC) plans are to be prepared in accordance with adopted city standards.

The proposed development is located at 3631 NE Everett Street (SR 500) and is approximately 0.61 acres (26,572 SF) in size. All erosion and sediment control measures are to be installed prior to any land-disturbing activities. Final engineering plan approval is required prior to any land-disturbing activities.

As the proposed development is under an acre of proposed land-disturbing activities, the applicant is not required to obtain an *NPDES General Construction Stormwater Permit (GCSWP)*, which is issued by the Washington State Department of Ecology. However, land-disturbing activities greater that 5,000 SF require submittal of a *Stormwater Pollution Prevention Plan (SWPPP)*, in order to meet Minimum Requirement (MR) #2, per the latest edition (2019) of the *Stormwater Management Manual for Western Washington (SWMMWW)*.

Per CMC 17.21.050.B.3, land-disturbing activities of more than an acre require the applicant to provide an Erosion Control Bond in the amount of 200% of the cost for erosion control measures, prior to commencement of any land-disturbing activities. As the proposed land-disturbing activities are less than an acre an Erosion Control Bond is not required.

The applicant submitted revised preliminary grading and erosion control plans (Exhibit 32) on January 31, 2023. The revised preliminary plans were not a complete set of erosion and sediment control plans.

Staff recommends a condition of approval that prior to final engineering plan approval the applicant should submit a complete set of Erosion Sediment Control (ESC) plans with applicable details for review and approval.

FINDING: Staff finds that the development, as conditioned, can and will meet the requirements of the Camas Design Standards Manual (CDSM) for Erosion Control.

Finding: Staff finds that adequate provisions, as conditioned, can or will be made for public roads, sanitary sewer, stormwater, water, and erosion control improvements that will be consistent with City requirements.

D. Adequate provisions are made for other public and private services and utilities, parks and trails;

Public and Private Utilities

[Public Utilities]:

Streetlighting

Per the Camas Design Standards Manual (CDSM), LED Street lighting will be installed along all street frontages.

The city has a future SR 500 Corridor Improvement project that includes the frontage along the proposed development. Based on the city's future project, which includes streetlighting, the proposed development is not required to install street lighting along their frontage.

There are not any additional public utilities required for the proposed development.

[Private Utilities]:

The onsite water, including the potable water to the building, the irrigation system, fire line; and private hydrant; the onsite sanitary sewer system including the STEP tank; and the onsite stormwater system are owned and maintained by the property owners with a recorded right-of-entry granted to the city for inspection purposes.

The parking lot pole mounted lighting are to be owned and maintained by the property owners.

[Parks and Trails]:

There are no city requirements for parks, trails or other public improvements associated with the development of this property. However, per the preliminary site plans submitted with the application and the revised preliminary site plans (Exhibit 30) the applicant is proposing to construct a public access trail from the future sidewalk, located along the frontage of the proposed development, and continuing along the south side of the proposed parking lot, to the southwest corner of the property. The trail would include a stub to the shared property line with the city for the future connection to the city's trail.

The 2022 Parks, Recreation, and Open Space (PROS) plan identifies a future T-3 trail that runs north-tosouth at the western portion of the site, which will be located on city property. As the city's trail is located within the shoreline area the exact location of the trail is yet to be determined by the city staff, but it will connect to the proposed trail at the southwest corner. The segment of the 6-foot-wide public access trail that will be located on the applicant's parcel is to be owned and maintained by the property owners with a recorded public access easement over said trail.

Staff recommends a condition of approval that prior to final engineering plan approval, the site plans are to be revised to include the minimum 6-foot-wide public access trail, from the edge of the future sidewalk at NE Everett Street, along the south side of the parking lot, and continuing west to the southwest corner of the parcel with a stub to the city's property.

Staff recommends a condition of approval that prior to final acceptance the applicant should record a public access trail easement over said trail that is to be recorded with the County. A copy of the recorded document is to be provided to the city's engineering department.

FINDING: Staff finds that as conditioned, adequate provisions can or will made for the public and private improvements.

E. Adequate provisions are made for maintenance of public utilities;

With the exception of the public access trail along the south side of the proposed development, there are not any other public utilities required with the proposed development.

The applicant is required to record a public access trail easement prior to final acceptance_over the proposed public trail that will provide a public trail connection from the future sidewalk along NE Everett Street to the city's future T-3 trail to the west. The applicant will be responsible for ownership and maintenance of the public access trail and conditioned as such.

FINDING: Staff concurs that adequate provisions will or can be made for maintenance of public utilities.

F. All relevant statutory codes, regulations, ordinances, and compliance with the same. The review and decision of the city shall be in accordance with the provisions of CMC Chapter 18.55;

FINDING: As discussed throughout this staff report, and as conditioned, this proposal can or will meet all relevant codes, regulations, ordinances, and other requirements as identified herein.

Major Design Review (DR22-07)

Design Review Committee member attendees: Whitney Henion, Dawn Redmond, Kevin Breuner, Planning Commissioner Geoerl Niles and Council Member Greg Anderson. Casey Wycoff absent.

Design Review is required for new developments within mixed use zones per CMC 18.19.020 and therefore the proposal is subject to the applicable design review standards in CMC 18.19.050.A *Standard Principles,* B.1 *Gateways* and B.2 *Specific Principles for Commercial and Mixed Uses,* including the guidelines in the Camas Design Review Manual "DRM". As such, a Design Review Committee (DRC) public meeting was held December 8, 2022 to review the proposal for overall general compliance with the Design Review Manual. Recommended conditions of approval from the Design Review Committee are consistent with the Design Review Manual.

CMC 18.19.050.A Standard Principles:

1. Landscaping shall be done with a purpose. It shall be used as a tool to integrate the proposed development into the surrounding environment.

Landscape buffers, parking lot landscaping, and preservation of existing trees integrate the development into the surrounding environment as well mitigation plantings within the shoreline area.

CMC Chapter 18.19

The Design Review Committee recommended the following conditions of approval consistent with the Design Review Manual: 1) the vegetation for landscaping should include native, low maintenance plantings, 2) any proposed fencing should be incorporated into the landscaping as to have little or no visual impact, 3) any proposed signage incorporated into the landscaping and located on buildings should be unobtrusive, vandal resistant and front lit, 4) parking and building lighting should be directed away from surrounding properties through the use of hooding, shielding, siting and/or landscaping, and 5) any outdoor furniture samples should be consistent with the overall project design.

2. All attempts shall be made at minimizing the removal of significant natural features. Significant natural features shall be integrated into the overall site plan.

There are no significant natural features on site.

3. Buildings shall have a "finished" look. Any use of panelized materials shall be integrated into the development in a manner that achieves a seamless appearance.

The proposed building is a one-story 21-foot-tall structure displaying varying materials that achieve a seamless appearance. The building is articulated with a covered canopy front entry that protrudes from the building's front façade. Building materials include a stone veneer base and hardi plank siding in a shade of grey.

4. A proposed development shall attempt to incorporate or enhance historic/heritage elements related to the specific site or surrounding area.

The proposed development does not incorporate or enhance historic/heritage elements related to the specific site or surrounding area.

CMC 18.19.050.B Specific Principles:

- 1. Gateways
 - a. Gateways shall be devoid of freestanding signs.

Freestanding signs are not permitted within the gateway and should be conditioned as such.

b. Business signage not placed on buildings shall be integrated into the landscaping/streetscaping of the subject property.

Business signage not placed on buildings should be integrated into the landscaping/streetscaping of the subject property and conditioned as such. A building permit is required for any proposed signage.

c. Permanent signage within a gateway shall be standardized in a manner that creates a consistent look within the gateway in question.

If permanent signage is proposed, the signage should be standardized to create a consistent look in terms of size, color, and materials and conditioned as such.

d. The surface of pedestrian walkways within intersections shall be accentuated with a unique character.

Pedestrian walkways within intersections are not proposed and therefore this criterion is not applicable.

e. A consistent streetscape lighting scheme shall be used.

Street frontage improvements are not required from the applicant as discussed under Criterion D of the Site Plan Review section of this staff report and therefore this criterion is not applicable.

2. Commercial and Mixed Uses

a. On-site parking areas shall be placed to the interior of the development unless site development proves prohibitive. All on-site parking areas along adjacent roadways shall be screened with landscaping. Downtown commercial and mixed-use areas shall not be required to provide on-site parking.

Although on-site parking is not required in a mixed-use area per this criterion, parking is necessary for the proposed commercial use. Due to site constraints and the size of the parcel, on-site parking to the interior of the development in not feasible. The on-site parking adjacent NE Everett Street is screened with landscaping.

The Design Review Committee recommended a condition of approval that if landscape lighting is proposed, it should be incorporated into the landscape and illuminates the quality of the natural environment.

b. Buildings shall be used to define the streetscape unless site conditions prove prohibitive.

Due to the smaller lot size, the required amount of parking and environmental constraints, the placement of a commercial size building close to the street was not feasible. Although the building is not placed close to the street and separated by parking and screened with landscaping, the proposed building design helps define the streetscape with an articulated building entrance to include multiple windows, glass doors, a canopy and walkway that connects the building entrance to the nearby future sidewalk.

The Design Review Committee recommended a condition of approval that bicycle parking should be provided near the building for clients or employees.

c. Structures abutting, located in, or located near less intensive uses or zoned areas (such as commercial development next to residential areas) shall be designed to mitigate size and scale differences.

The project site abuts property zoned residential to the north. The proposed commercial building is designed with a building height and materials/colors compatible with that of residential structures. In addition, the proposed use is screened with landscape buffers.

d. Developments containing a multiple of uses/activities shall integrate each use/activity in a manner that achieves a seamless appearance or creates a cohesive development.

Only one commercial use (i.e. a counseling center) is proposed and therefore this criterion is not applicable.

e. Mixed-use development that place uses throughout the site (horizontal development) shall organize elements in a manner that minimizes their impact on adjacent lower intensity uses.

Not applicable as the proposal is not a mixed-use development.

f. Walls shall be broken up to avoid a blank look and a provided a sense of scale.

The buildings provide visual interest and variety using different materials and design elements that produce articulation via front entry canopy cover, materials and large windows that break up the building façade.

g. Outdoor lighting shall not be directed off-site.

Outdoor lighting should not be directed off-site and will be conditioned as such.

FINDING: The Design Review Committee and staff found the proposed Lacamas Counseling Center generally in compliance with the Design Review Manual, the applicable design principles and guidelines of CMC Chapter 18.19 as conditioned.

Major Variance (MAJVAR22-02)

CMC Chapter 18.45

The applicant is seeking a major variance to the maximum 10-foot front yard setback requirement in the Mixed Use (MX) zone per CMC 18.09.030 – Table 1 as the proposal includes an approximately 76-foot front yard setback. The proposal results in a modification of a numerical development standard by more than ten percent per CMC 18.45.020.B, which requires a major variance.

CMC 18.45.040.B - Criteria of approval

1. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the subject property is located;

The subject property and the surrounding properties are zoned Mixed Use (MX), except for the property immediately to the north is zoned Single-Family Residential (R-12). The properties within this area are also located within the city Gateway Corridor overlay zone.

None of the homes or businesses adjacent to the project site meet the 10-foot maximum front yard setback. The buildings on the properties to the south are setback closer to the rear of the property towards Lacamas Lake like the proposed use. Also, many of the nearby homes and business with the MX zone are setback from the street to accommodate parking closer to the road. Therefore, staff finds no special privileges are being granted with this variance request.

2. That such variance is necessary, because of special circumstances or conditions relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use, rights, and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located;

In addition to the project site being located within proximity to Lacamas Lake and its associated buffer, it is a relatively smaller lot size in a Mixed-Use (MX) zone for a commercial development and its required parking. Based on the development character of the adjacent Mixed Use (MX) zone commercial properties to the south, the variance request will allow this project to enjoy the use, rights and privileges enjoyed by the nearby buildings that are setback closer to Lacamas Lake with parking in the front. In addition, the proposed commercial development is in compliance with the rear yard setback opposed to some of the existing adjacent buildings within the vicinity.

3. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and in the zone in which the subject property is located.

Granting this variance will not be materially detrimental to the public welfare or injurious to property or improvements in the vicinity and in the Mixed Use (MX) zone as the property will be adequately screened with landscaping and the project offers a public access trail component from NE Everett to the shoreline of Lacamas Lake for public enjoyment.

FINDING: Staff finds the proposed variance does not grant a special privilege not shared by other properties within the vicinity and will not be materially detrimental to the public welfare.

PUBLIC COMMENTS

As of the writing of this staff report, city staff has not received any public comments.

CONCLUSION

Based on the above findings and discussion provided in this staff report, staff concludes that the Lacamas Counseling Center (SHOR22-02) should be approved, because it does comply with the applicable standards if all the conditions of approval are met.

RECOMMENDATION

Staff recommends APPROVAL of the consolidated permits for the Lacamas Counseling Center (SHOR22-02, MAJVAR22-02, SPRV22-07, DR22-07, CA22-15, ARCH22-14, SEPA22-19).

CONDITIONS OF APPROVAL

Standard Conditions:

- 1. Engineering site improvement plans shall be prepared in accordance with the City of Camas Design Standards Manual (CDSM) and CMC 17.19.040.
- 2. The engineering site plans shall be prepared by a licensed civil engineer in Washington State and submitted to the City's Community Development (CDEV) Engineering Department for review and approval. Submittal requirements for first review are as follows:
 - a. Submit four (4) full size sets and one (1) half size set of plans.
 - b. Submit one (1) <u>electronic version</u> of the final (TIR) stormwater report. <u>Do not</u> submit any hard copies of the Final TIR.
 - c. Submit a stamped preliminary engineer's estimate.
- 3. Community Development (CDEV) Engineering shall collect a total 3% plan review and construction inspection (PR&CI) fee for the proposed development.
 - a. A preliminary construction estimate shall be submitted to the CDEV Engineering Dept prior to or with submittal of plans for first review.
 - b. Payment of the 1% plan review (PR) fee shall be due prior to the start of the plan review process. The PR fees will be provided by the engineering staff.
 - c. Payment of the 2% construction inspection (CI) fee shall be due prior to construction plan approval and release of approved plans to the applicant's consultant. The CI fees due will be provided by the engineering staff.
 - d. Under no circumstances will the applicant be allowed to begin construction prior to construction plan approval.
- 4. Installation of public improvements shall be in accordance with CMC 17.21 Procedures for Public Improvements.
- 5. Any existing water wells and/or septic systems, including septic tanks and drain fields shall be properly decommissioned in accordance with State and County Public Health guidelines. Written verification of decommissioned wells and/or septic systems is to be provided to Clark County Public Health prior to final engineering plan approval.
- 6. In the event 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 City and the Department of Archaeology and Historic Preservation (DAHP).

- 7. Any entrance structures or signs proposed or required for this project will be reviewed and approved by the city. All designs will be in accordance with applicable City codes. The maintenance of the entrance structure will be the responsibility of the homeowners.
- 8. The applicant will be responsible for ensuring that private utilities; underground power, telephone, gas, CATV, streetlights, and associated appurtenances are installed.
- 9. A 6-foot private utility easement (PUE) shall be located outside of the right-of-way on public streets.
- 10. The applicant will be responsible for ownership and maintenance of all on-site private improvements, including but not limited to: the private water services from the water meter to the buildings and separate irrigation system and meter for landscaping; fire line systems; the private sanitary sewer system from the main to the buildings, including STEP tanks; the parking lot area; the public access trail from NE Everett Street to the western property line; the retaining wall and fencing; and landscaping.
- 11. A draft lighting plan shall be submitted for review prior to final plan submittal to Clark Public Utility.
- 12. The applicant will be required to purchase all permanent traffic control signs, street name signs, street lighting and traffic control markings and barriers for the improved subdivision.
- 13. Final as-built construction drawing submittals shall meet the requirements of the Camas Design Standards Manual (CDSM). Approved as-builts are to be submitted electronically in a PDF format on either a thumb drive, CD, or via a drop box. Additional submittal of as-builts in AutoCad or Carlson format is required.
- 14. The applicant shall remove all temporary erosion prevention and sediment control measures from the site at the end of the two-year warranty period, unless otherwise directed by the Public Works Director.
- 15. The applicant shall take appropriate measures to ensure landscaping success for a minimum of three (3) years after issuance of Certificate of Occupancy. If plantings fail to survive, the property owner shall promptly replace them.
- 16. Automatic fire sprinklers installed per NFPA 13D or 13R shall be required in all new residential structures.
- 17. Building permits shall not be issued prior to completion of site improvements and issuance of final acceptance from the CDEV Engineering Department.
- 18. At the time of building permit issuance, the applicant shall pay the appropriate impact fees in accordance with the provisions of CMC 3.88.

Special Conditions:

Planning

- 19. Any encroachment of the commercial development (with the exception of the trail) in the 150ft. habitat buffer will require a Shoreline Variance under the city's Shoreline Master Program.
- 20. Best Management Practices (i.e., erosion control measures) shall be implemented throughout project construction.

- 21. Upon construction completion, areas of temporary disturbance shall be revegetated with native vegetation to pre-disturbance conditions.
- 22. Temporary construction fencing shall be installed prior to construction that clearly marks in the field the critical area buffers and remain in place throughout permitted construction activities.
- 23. Any trees proposed for removal on a shared property line should be coordinated with the property owner prior to tree removal.
- 24. Proposed lighting within the development adjacent to the shoreline shall be directed away and down lit to protect the night sky.
- 25. Parking and building lighting shall be directed away from surrounding properties through the use of hooding, shielding, siting and/or landscaping.
- 26. Freestanding signs are not permitted within the city gateway overlay zone.
- 27. A building permit is required for any proposed signage. Signage incorporated into the landscaping/streetscaping and located on buildings shall be unobtrusive, vandal resistant and front lit. Signage shall be standardized to create a consistent look in terms of size, color, and materials.

Prior to Final Engineering plan approval:

Planning

- 28. Prior to final engineering plan approval, the applicant shall submit to the City for review and approval a final mitigation plan per SMP Appendix C Section 16.61.030.F for impacts to the critical area buffer that also addresses the following:
 - a. Any trees proposed for removal within a critical area buffer shall be replaced at a mitigation ratio of 2:1.
 - b. Any existing encroachments on the adjacent city owned open space property located within the critical area buffer shall be removed.
 - c. Per CMC 16.61.040.D.5 the segment of the public access trail located within the 150foot habitat buffer shall not be constructed of impervious surfaces.
- 29. The segment of the public access trail located within shoreline jurisdiction, but outside of the 150-foot habitat buffer area, shall be in compliance with SMP Appendix C Section 16.51.110.4.b.
- 30. Specifications for the critical area buffer signage shall be submitted to the city for review and approval.
- 31. The arborist report shall be revised to include recommendations for tree preservation (i.e. fencing protection measures, etc.).
- 32. Any fencing incorporated into the landscaping shall have little or no visual impact and designed to not significantly impact wildlife movement.
- 33. The applicant shall be required to work with staff on the locations and number of EV and EV accessible parking stalls.
- 34. Prior to engineering plan approval, a final landscape, tree, and vegetation plan consistent with the landscaping standards in CMC 18.13 shall be submitted to the City for review and approval to include the following but not limited to:

- a. A 10-ft. (L3) High Screen landscape buffer per CMC 18.13.055.B.3 shall be provided along the entire length of the northern property line with the following exceptions:
- b. A 5-ft. landscape buffer shall be provided along the entire length of the southern property line to include the following:
 - i. A (L3) High Screen landscape buffer per CMC 18.13.055.B.3 or a (L1) landscape buffer CMC 18.13.055.B.1 with a (F2) Fully Sight-Obscuring Fence/Wall shall be provided along the southern property line adjacent to the existing residential use.
 - ii. A (L1) landscape buffer per CMC 18.13.055.B.1 shall be provided along the southern property line adjacent to the existing commercial use.
- c. Additional landscaping, such groundcover, shall be provided for in compliance with the 5-ft. (L2) Low Screen landscape buffer per CMC 18.13.055.B.2 along the western property line. This buffer shall be located on the project site, not within city right of way.
- d. One tree is required per six (6) parking spaces for parking lots per CMC 18.13.060.C and D.
- e. Wheel stops are required adjacent to planter areas to protect landscaping from car overhang.
- f. Wheel stops are required adjacent to sidewalks to allow for a clear pedestrian pathway and to protect pedestrians from car overhangs.
- g. Plants utilized shall be per the approved City's Tree list in the Camas Design Manual. Plants not on the approved City list, characteristic cards shall be submitted to the City for review and approval.
- h. The planting specifications and landscape notes in the Camas Design Manual shall be included on the final landscape plan.
- i. Irrigation shall be noted on the final landscape plan.
- j. Vegetation for landscaping shall include native, low maintenance plantings.
- k. Landscape lighting, if proposed, shall be incorporated into the landscape and illuminate the quality of the natural environment.
- 35. The applicant shall be required to work with staff to provide an acceptable, but conspicuous, visual barrier between the ingress drive aisle and parking stalls 8 thru 11. Additionally, wheel stops are to be installed in parking stalls 8 thru 11.
- 36. Bicycle parking shall be provided near the building for clients or employees and shown on the revised site plans.
- 37. If proposed, outdoor furniture samples shall be consistent with the overall project design and shown on the revised site plans.

Engineering

[Roads]

38. The street and site plans shall be revised to provide for a minimum 6-foot-wide asphalt or concrete sidewalk, from the north property line to the south property line and connecting to the portion of the future T-3 trail that will be constructed along the future development's south property line.
- 39. The site plans shall be resubmitted with the following revisions:
 - a. A minimum curb radius of 35-feet on both sides of the ingress / egress drive access off NE Everett Street (SR 500).
- 40. The site and street plans shall provide for the minimum 7-foot-wide right-of-way width dedication along the frontage of the proposed development.
- 41. The applicant shall be responsible for submitting all required ROW warranty deed documents to WSDOT for review and approval prior to final engineering plan approval.

[Transportation]

Staff concurred with findings & recommendations. No conditions.

[Sanitary Sewage]

- 42. The applicant is required to submit sanitary sewer utility plans with the following revisions to the private onsite sanitary sewer system:
 - a. The STEP tank should be located adjacent to a paved area to allow for accessibility for maintenance, pumping, and inspections. If located with a paved surface, the access lids are to be at a minimum H25 traffic rated lids.
 - b. The applicant is responsible for sizing of the STEP tank. Specifications, design, and calculations for sizing the STEP tank for the future building, are to be submitted for to the city review and approval prior to installation.
- 43. A note is to be added to the engineering plans indicating that all components of the onsite private sanitary sewer system from the cleanout at the right-of-way to the building, including the STEP tank, shall be privately owned, and maintained by the property owners, with a recorded right-of-entry granted to the city for inspection purposes.

[Stormwater]

- 44. The applicant shall be responsible for submitting to WSDOT for review and approval of the drainage plans and calculations prior to final engineering plan approval.
- 45. The applicant is required to submit final onsite stormwater plans for review and approval in accordance with CMC 14.02, the CDSM, and Ecology's 2019 SWMMWW. Additionally, a note is to be added to the final stormwater plans stating that "all components of the onsite stormwater system are to be owned and maintained by the property owner, with a recorded right-of-entry granted to the city for inspection purposes.
- 46. The final TIR is to be submitted that includes an applicable section discussing the existing drainage patterns and how the existing drainage will be maintained.
- 47. The final TIR is to be submitted that includes an applicable section discussing the existing drainage patterns and how the existing drainage will be maintained.
- 48. A note is to be added to the stormwater plans stating that "in lieu of a site-specific operation and maintenance (O&M) manual, the property owners are required to maintain the on-site stormwater system in accordance with the city's most current 2022 Stormwater Sewer System Operations & Maintenance Manual and that the city will have right-of-entry for inspection purposes.
- 49. The site plans shall include a location for the designated concrete washout area/s during construction.

[Water]

- 50. The applicant is to verify that a 1-inch domestic service is sufficiently sized to serve the proposed development.
- 51. The applicant is required to submit revised onsite water plans for review and approval with the following changes:
 - a. The irrigation meter and backflow prevention device are to be located at the public right-of-way and in the vicinity of the drive access at NE Everett Street.
 - b. The water utility plans, and landscape plans are to include the locations and sizes of both the domestic water meter and the irrigation meter with backflow prevention devices.
- 52. The applicant shall submit revised water utility plans with the following revisions to the private onsite water system:
 - a. A separate fire line with FDC and private fire hydrant, unless otherwise approved by the Fire Marshall.
 - b. A note is to be added to the final engineering plans stating that "all components of the onsite private water system and fire line, including fire hydrants shall be privately owned and maintained by the property owners with a recorded right-of-entry granted to the city for inspection purposes."
 - c. A note is to be added to the final engineering plans stating that "all private fire hydrants are to be ordered direct from the factory and factory painted powder coated red."
 - d. Plans for the fire line are to be submitted to the Fire Marshall's office for the NFPA24 Fire Main Underground Permit prior to any fire line installation beyond the right-of-way.
- 53. Written verification is to be provided to Clark County Public Health from a State licensed well driller that the existing well has been properly decommissioned.

[Erosion Control]

54. The applicant shall submit a complete set of Erosion Sediment Control (ESC) plans with applicable details for review and approval.

[Private Utilities]

- 55. Installation of street lighting is not required by the proposed development, due to a future city project. The applicant is required to provide on-site lighting that is an appropriate wattage and shielded and/or directed such that motorists are not impacted by the glare.
- 56. The onsite water, including the potable water to the building, the irrigation system, fire line; and private hydrant; the onsite sanitary sewer system including the STEP tank; and the onsite stormwater system are owned and maintained by the property owners with a recorded right-of-entry granted to the city for inspection purposes.

[Trails]

- 57. The site plans shall be revised to address the public access trail as follows:
 - a. A minimum 6-foot-wide pedestrian access trail shall be provided, from the edge of the temporary north to south sidewalk within the future right-of-way, along the south side of the parking lot, and continuing west to the southwest corner of the parcel with a stub to the city's property.
 - b. The public access trail shall be ADA and a barrier free route of travel that is not fenced or gated.

c. Directional trail signage locations should be shown on the revised site plans and approved by the city. Signage specifications will be provided by the city.

Prior to Land-Disturbing Activities:

58. The applicant is required to provide engineering with copies of the *SWPPP* prior to any landdisturbing activities, including start of construction activities.

Prior to Final Acceptance:

- 59. Permanent signs shall be installed at the edge of the critical area buffers per SMP Appendix C section 16.51.210.B.
- 60. A conservation covenant and notice on title shall be recorded with the County to ensure long-term preservation of the critical area and its associated buffer per SMP Appendix C section 16.51.220 and 16.52.230, including maintenance of any mitigation actions per SMP Appendix C section 16.51.240, as well as trees to retained on-site. A copy of the recorded conservation covenant document shall be submitted to the City prior to final acceptance.
- 61. A mitigation bond shall be posted in an amount deemed acceptable by the City to ensure the mitigation is fully functional per CMC 16.51.240.
- 62. Landscaping and irrigation shall be installed or bonded for as approved on the final landscape plans prior to final acceptance.
- 63. Trail improvements shall be constructed prior to final acceptance.
- 64. A public access easement shall be recorded with the County over the proposed public trail that will provide a public trail connection from the future sidewalk along NE Everett Street to the city's future T-3 trail to the west. A copy of the recorded document is to be provided to the city engineering's department. The recorded document shall also include the following conditions:
 - a. The applicant shall be responsible for ownership and maintenance of the public access trail and the trail directional signage.
 - b. Future actions by the applicant, successors in interest, or other parties shall not diminish the usefulness of value of the public access.
- 65. The minimum 7-foot-wide right-of-way width dedication along the frontage of the proposed development shall be recorded with the County and a copy of the recorded document provided to Engineering.
- 66. A right-of-entry for inspections of the onsite STEP sewer system shall be recorded with the County and a copy of said recorded document provided to the city's engineering department.
- 67. A right-of-entry for inspections of the onsite stormwater system shall be recorded with the County and a copy of said recorded document provided to the city's engineering department.
- 68. A right-of-entry for inspections of the onsite water system and fire line, including hydrants shall be recorded with the County and a copy of said recorded document shall be provided to the city's engineering department.

Prior to Final Occupancy:

- 69. The applicant shall provide acceptable back flow device(s) (BFD) and yearly backflow testing for any private HOA irrigation service(s) proposed.
- 70. Unless construction of site improvements commences within two (2) years of issuance of this decision, this permit will expire.



Community Development Department | Planning 616 NE Fourth Avenue | Camas, WA 98607 (360) 817-1568 communitydevelopment@cityofcamas.us

General Application Form

Case Number: SHOR 22-02

		Applicant Information		Q.
App:	Lacamas Counseling, E	Priscilla & Ryan G	ilbert :	360-975-0512 503-919-0675
Applicant/Contact::	Contact: Scott Taylor	r (SGA Engineering	Phone: (360) 993-0911
Address'	2005 Prooduct	arte tuz	priscille	Telacamascounseling.com
Address.	Street Address		staylores	gaengineering.com
	Camas		WA	98607
	Vancouver Citv		WA State	
	<i>y</i>		State	
		Property Information		
Property Address:	3631 NE Everett Stre	et	124290000	
	Street Address Camas		County Assess WA	or # / Parcel # 98607
	City		State	ZIP Code
Zoning District	Mixed Use (MX)	Site Size	0.52 acres	3
		Description of Project		
Brief description: Co Sh cr	unseling center,a type oreline, SEPA, Archaec itical area review.	II site plan wit ological, Design R	h 4,051 sf eview, Majo	building and parking lot. r Variance, Fire &
			YES	NO
Are you requesting a	consolidated review per CMC	18.55.020(B)?	X	
Permits Requested:	Туре I	Type II 🛛 Typ	be III	Type IV, BOA, Other
	Property	Owner or Contract Pur	chaser	
Owner's Name:	Priscilla & Rvan Gil	bert	Dhanay (503-919-0675
Owner's Name.	last	First	Phone:	
	31514 NE 3rd St.	not	N/A	
	Street Address		Apartment/Unit	#
E mail Address:	Washougal		WA	98671
van@insiteseo.c	City		State	Zip
		Cignoture	n sen lana dalam kan kan bara dara kan kan kan kan kan kan kan kan kan ka	
		Signature		
I authorize the appli	cant to make this application.	Further, I grant permiss	ion for city stai	ff to conduct site inspections of
the property.				
Signature:	VIIII			Date: (ali/22
Note: If multiple property a property owner signatu	owners are party to the application, a	an additional application form	must be signed by	each owner. If it is impractical to obtain
r	re, then a letter of authorization from	the owner is required.		
	re, then a letter of authorization from	ine owner is required.		
Date Submitted: 9	Pre-Appl Pre-Appl PA21-39	ication Date:		\$10,163.47
Date Submitted: 9	Pre-Appl PA21-39 Nerly 22-14	ication Date: DR 22-07 SEPA 22-19	Electronic	\$10,163.47
Date Submitted: 9	Pre-Appl PA21-39 PECH 22-14 Pelated Cases # CA 22-15	ication Date: DR 22-07 SEPA 22-19 SPRV 22-07	Electronic Copy	\$10,163.47 \$10,163.47 \$705978
Date Submitted: 9	Pre-Appl PA21-39 PRCH $22-14$ Related Cases # $(A 22-15)$	ication Date: DR22-67 SEPA 22-19 SPRV 22-07	Electronic Copy Submitte	$ \begin{array}{c} \# 10, 163.47 \\ \# 105978 \\ \# 105978 \\ \# 105978 \\ \hline \text{Validation of Fees} \end{array} $

PA21-39 Lacamas Counseling Center

Application Checklist and Fees [updated on January 1, 2022]

Annexation	\$863 - 10% petition; \$3,669 - 60% p	petition	001-00-345-890-00		\$	
Appeal Fee			001-00-345-810-00	\$399.00	\$ 127	00 000122.111
Archaeological Review			001-00-345-810-00	\$137.00	\$ 137.	UU AKCHad-19
Binding Site Plan	\$1,879 + \$24 per unit		001-00-345-810-00		\$	
Boundary Line Adjustment			001-00-345-810-00	\$103.00	\$	
Comprehensive Plan Amen	dment		001-00-345-810-00	\$5,826.00	\$	
Conditional Use Permit						
Residential	\$3,417 + \$105 per unit		001-00-345-810-00		\$	
Non-Residential			001-00-345-810-00	\$4,328.00	\$	
Continuance of Public Hear	ina		001-00-345-810-00	\$524.00	\$	00 00-15
Critical or Sensitive Areas (fe	e per type)		001-00-345-810-00	\$775.00	\$ / 15.	JO CHAdans
(wetlands, steep slopes or p	potentially unstable soils, streams and waterco	ourses, vegeto	ation removal wildlife habit	Cill		
Minor			001-00-345-810-00	\$433.00	\$	67
Committee			001-00-345-810-00	\$2,375.00	\$ 2.37	5.00 DR 22-0 1
	\$877 first begring: \$530 eg. add'l hearing/co	ontinuance	001-00-345-810-00		\$	
Engineering Department Re	view - Fees Collected at Time of Engineer	ering Plan Ap	proval			
		(3% of ap	proved estimated constru	ction costs)		
	red Construction Plan Peview	(Fee sho	own for information only)	\$420.00		
Modification to Appro-		(Fac the	own for information only)	\$208.00		
Single Family Residenc	e (SFR) - Stormwater Pian Review	(ree sho	own for information only)	\$1.041.00		
Gates/Barrier on Privat	e Street Plan Review	(ree sho	own for information only)	\$1,041.00		
Fire Department Review				#00400	¢	
Short Plat or other Dev	elopment Construction Plan Review &	lnsp.	115-09-345-830-10	\$284.00	ф ф	
Subdivision or PRD Cor	struction Plan Review & Inspection		115-09-345-830-10	\$354.00	****	
Commercial Construct	ion Plan Review & Inspection		115-09-345-830-10	\$424.00	\$424.0	10
Home Occupation						
Minor - Notification (No	o fee)			\$0.00		
Major			001-00-321-900-00	\$69.00	\$	
LI/BP Development	\$4,328 + \$41.00 per 1000 sf of GFA	A	001-00-345-810-00		\$	
Minor Modifications to app	roved development		001-00-345-810-00	\$346.00	\$	
Planned Residential Develo	pment \$35 per unit + subdivis	sion fees	001-00-345-810-00		\$	
Plat. Preliminary						
Short Plat	4 lots or less: \$1,936 per lot		001-00-345-810-00		\$	
Short Plat	5 lots or more: \$7,1755 + \$250 per	r lot	001-00-345-810-00		\$	
Subdivision	\$7,175 + \$250 per lot		001-00-345-810-00		\$	
Plat Eingl:	<i>ψ//// ψ</i>					
FIGI, FINDI.			001-00-345-810-00	\$200.00	\$	
Short Fidi			001-00-345-810-00	\$2,375.00	\$	
Subdivision			001-00-345-810-00	\$1,196.00	\$	
Plat Modification/Alteration	(Pormita)					
Pre-Application (Type III of I	<u>v Peiriiis</u>					
No fee for Type I or II			001-00-345-810-00	\$354.00	\$	
General	N / N		001-00-345-810-00	\$911.00	\$	
Subdivision (Type III or	(V)		001-00-345-890-00	\$810.00	\$ 810	00 SEPA 22-19
SEPA			001-00-345-890-00	\$1 196 00	\$ 1 10	6005400 22-02
Shoreline Permit			001-00-343-870-00	φ1,170.00	* 1,13	0.005110120
Sign Permit			001 00 000 100 00	£ 41 00	¢	
General Sign Permit	(Exempt if building permit is requi	ired)	001.00.322.400.00	\$41.00	ф Ф	
Master Sign Permit			001.00.322.400.00	\$126.00	ф	
Site Plan Review						
Residential	\$1,151 + \$34 per unit		001-00-345-810-00	OF4 OF	\$ 45	17500/22-07
Non-Residential	\$2,876 + \$68 per 1000 sf of GFA		001-00-345-810-00 (4	,051 GFA	1\$3,13	1.41 STN 00 01
Mixed Residential/Nor	Residential (see below)		001-00-345-810-00		\$	
	\$4,055 + \$34 per res unit + \$68 pe	er 1000 sf of	GFA			2
Temporary Use Permit			001-00-321-990-00	\$80.00	\$	
Variance (Minor)			001-00-345-810-00	\$695.00	\$	
Variance (Major)			001-00-345-810-00	\$1,295.00	\$ 1,29	5.00 MAJVAR 22-0
			001-00-345-810-00	\$3,345.00	\$	
Zone Change (single tract)			001 00 0 10 0 10 0			

Revised by RES20-014 DEC 2020

Fees reviewed & approved by Planner:

9-7-22 Date

For office use only

Total Fees Due: \$ 10,163.47

Initial

C:\Users\abaldwin\Desktop\DAILY PERMITS\Planning Fee Schedule 2022



PRE-APPLICATION MEETING NOTES

Lacamas Counseling Center PA21-39

Thursday, July 22, 2021 3:30pm, Zoom meeting

Applicant:	Peter Gecho
City of Camas:	Lauren Hollenbeck, Senior Planner Anita Ashton, Engineer Planning Manager Ahmed Yanka, Engineer I Ron Schumacher, Fire Dept. Bob Cunningham, Building Official Trang Lam, Parks Director
Location:	3631 NE Everett Street
Zoning: Description:	Mixed Use (MX) Counseling Center and parking lot

NOTICE: Notwithstanding any representation by City staff at a pre-application conference, staff is not authorized to waive any requirement of the City Code. Any omission or failure by staff to recite to an applicant all relevant applicable code requirements shall not constitute a waiver by the City of any standard or requirement. [CMC 18.55.060 (C)] This pre-application conference shall be valid for a period of 180 days from the date it is held. If no application is filed within 180 days of the conference or meeting, the applicant must schedule and attend another conference before the City will accept a permit application. [CMC 18.55.060 (D)] Any changes to the code or other applicable laws, which take effect between the pre-application conference and submittal of an application, shall be applicable. [CMC 18.55.060 (D)]. A link to the Camas Municipal Code (CMC) can be found on the City of Camas website, http://www.cityofcamas.us/ on the main page under "City Codes".

PLANNING DIVISION

LAUREN HOLLENBECK (360) 817-7253

Applicable codes for development include Title 16 Environment, Title 17 Land Development and Title 18 Zoning of the Camas Municipal Code (CMC), which can be found on the city website. Please note it remains the **applicant's responsibility** to review the CMC and address all applicable provisions. The following pre-application notes are based on application materials and site plan submitted to the City on June 29, 2021:

Application Requirements

Your proposal will need to comply with the general application requirements per **CMC Section 18.55.110** as follows:

A. A completed city application form and required fee(s);

Fees will be based on the adopted fees at the time of land use application submittal. The current fees include the following:			
1. Site Plan Review	\$2,876.00 + \$68.00 per 1000 sf of GFA		
2. Minor Variance (if required)	\$695.00		
3. Major Variance (if required)	\$1,295.00		
Major Design Review	\$2,375.00		
5. Shoreline Permit	\$1,196.00		
6. Critical Areas Review	\$775.00 (per type)		
7. SEPA	\$810.00		
8. Archaeological Review	\$137.00		
9. Fire Department Review	\$424.00		
10. Building Permit and Plan Review based on the valuation of the project			

- B. A complete list of the permit approvals sought by the applicant;
- C. A current (within thirty days prior to application) mailing list and mailing labels of owners of real property within three hundred feet of the subject parcel, certified as based on the records of Clark County assessor;
- D. A complete and detailed narrative description that describes the proposed development, existing site conditions, existing buildings, public facilities and services, and other natural features. The narrative shall also explain how the criteria are or can be met, and address any other information indicated by staff at the preapplication conference as being required;
- E. Necessary drawings- three sets and an electronic copy (send as a PDF by email or on a disc). Each report must be a separate pdf.
- F. Copy of the preapplication meeting notes (Type II and Type III);

Site Plan Review

The site development approval process will be considered under a Type II site plan, which is an administrative process. The application for Site Plan Review shall contain information outlined in CMC 18.18.040(A-J). The application shall address in a narrative the criteria for approval CMC 18.18.060 (A-F). Building height, setback and lot coverage can be found in CMC 18.09.030 Table 1.

Major Design Review

Design Review is required for all new development within mixed use zones and gateway areas per CMC 18.19.020. The standards applicable to this property for Design Review are found in the Design Review Manual to include the *Standard Principles & Guidelines* in addition to the *Specific Principles & Guidelines for Commercial and Mixed Uses* as well as *Gateways*.

A submittal for Design Review should include a site plan drawing, a detailed landscape plan, exterior building materials and colors, elevation views and lighting specifications and plan. A final design review decision may be consolidated and issued with the Site Plan Review decision.

Variance

In the MX zone, the maximum setback at the front building line is ten feet per CMC Section 18.09.030. In other words, the building shall not be set back any further than 10-feet from the front property line. If the building is setback further than 10-feet, a variance will be required per CMC Chapter 18.45.

Landscaping Regulations

Per CMC 18.13.020, landscaping standards shall apply to all new commercial uses, including a parking lot for four or more parking spaces. As such, a landscape plan must be submitted pursuant the landscaping standards in Chapter 18.13.

Per CMC 18.13.055 Table 1, a 5-ft. L1 landscape buffer is required at the north and south property line abutting a commercial zone (per CMC Chapter 18.24.020.C, landscaping requirements shall be the same as landscaping in community commercial zones). A 5-ft. L2 landscape buffer is required at the east property line adjacent to SR500.

Tree Survey

If trees are proposed for removal, a Tree Survey is required per CMC 18.13.040.B and must be prepared by a certified arborist or professional forester pursuant to the requirements outlined in CMC 18.13.045. A minimum 20-unit tree density per net acre is required and needs to be incorporated in the overall landscape plan per CMC 18.13.051.A.

Parking Regulations

The proposed use will need to meet the automobile parking requirement pursuant to CMC Chapter 18.11. The number of off-street parking spaces is calculated based on the table at CMC 18.11.130. General office uses require 1 space per employee plus one space per 400 square feet of gross floor area. Parking areas shall be landscaped pursuant to CMC 18.13.060.

Shoreline Substantial Development Permit (SDP)

The proposed development is located within the "Urban Conservancy" (UC) shoreline environment designation. A commercial use is an allowed use per the City of Camas Shoreline Master Program (SMP) Table 6-1. A Shoreline Substantial Development permit is required as the development's fair market value exceeds \$7,047.00 or as adjusted per SMP 2.3.2.1. The shoreline application submittal requirements for a complete application can be found in SMP, Appendix B Section VI.B and VII.B *Sign*.

- Existing vegetation within shoreline jurisdiction should be retained, and any removal minimized. Tree topping is prohibited. If vegetation clearing is proposed with development, then a vegetation removal permit is required per SMP Appendix C Section 16.51.125 prior to any clearing activities to occur.
- The existing dock on the property's shoreline has a non-transferable lease and shall be removed. There are no requirements of the Shoreline Master Program to remove the dock. <u>Contact</u> <u>Washington Department of Fish and Wildlife to verify if a HPA Permit is required for the dock</u> <u>removal.</u>

Critical Area Review (SMP Section 5.3 and Appendix C)

The regulations for all critical areas within the shoreline management area on site are controlled by the SMP, Appendix C. The subject property is located within a Fish and Wildlife Habitat Conservation area (i.e. Lacamas Lake), which is designated as a critical area per SMP Appendix C 16.51.070. Per SMP Appendix C Section 16.51.130, a critical area report prepared by a qualified professional biologist is required if a proposed development is within, adjacent to, or likely impact a critical area. The general requirements for a critical areas report are found in SMP Appendix C Section 16.51.140. The City's SMP Appendix C contains additional requirements for each type of critical area as follows:

• Fish and Wildlife Habitat Conservation areas are addressed in SMP Appendix C Section 16.61.020. Clark Co. GIS mapping identified a Fish and Wildlife Habitat conservation area on the parcel. Impacts or proposed reductions or averaging to buffer areas must be addressed in accordance with SMP, Appendix C 16.51.180 *Mitigation*.

SEPA

Your proposal is not categorically exempt from the requirements of the State Environmental Policy Act (SEPA) per CMC Section 16.07.020.C as the proposal contains critical areas. A SEPA checklist shall be submitted.

Archaeological Review

The site is located within a moderate-high probability for the presence of historical artifacts. In these areas, the applicant must provide a predetermination report consistent with the requirements of CMC 16.31.080, and include proof that reports were sent to the tribes per CMC 16.31.160.

ENGINEERING DIVISION ANITA ASHTON aashton@cityofcamas.us (360) 817-7231 AHMED YANKA ayanka@cityofcamas.us

Engineering General Requirements for Application:

1. <u>Preliminary utility and civil site improvement plans are to be submitted with land-use application.</u>

- 2. Preliminary utility and civil site improvement plans shall be prepared by a licensed Washington State Engineer in accordance with the *Camas Design Standards Manual (CDSM)* and CMC 17.19.040.
- 3. The 3% engineering fee is NOT part of application submittal process.

Engineering General Requirements After Land-use Decision:

- 1. <u>Final engineering site improvement plans are not to be submitted until after Planning issues the</u> <u>land-use decision.</u>
- 2. Final civil site improvement plans shall be prepared by a licensed Washington State Engineer in accordance with the *Camas Design Standards Manual (CDSM)* and CMC 17.19.040.
- 3. The Community Development (CDEV) Engineering Dept. is responsible for plan review (PR) and construction inspection (CI).
 - a. First review submittal requires hard copies: 4 full-size sets and 1 half-size set.
 - b. A 3% PR&CI fee is collected by CDEV for civil site improvements.
 - c. The 3% PR&CI fee is based on an engineer's estimate.
 - d. The engineer's estimate is to include all site improvements outside of any proposed buildings.
 - e. Payment of the 1% plan review (PR) portion is required <u>prior to first review of the site</u> <u>improvement plans</u>.
 - f. Payment of the 2% construction inspection (CI) portion shall be paid <u>prior to release of</u> <u>approved site improvement/construction drawings</u>.
- 4. Work within the city right-of-way requires an encroachment permit and Traffic control plans (TCP), which are submitted for review and approval by the CDEV Engineering Dept. prior to any work taking place in the right-of-way.
- 5. Regulations for installation of public improvements, improvement agreements, bonding, final platting, and final acceptance can be found at CMC 17.21.
- 6. The applicant will be responsible for ensuring that private utilities; underground power, telephone, gas, CATV, and associated appurtenances are installed.
- 7. <u>Building permit applications are not to be submitted after Final Acceptance (FA) has been issued by</u> <u>the CDev Engineering department for infrastructure improvements unless otherwise approved by the</u> <u>Building Official.</u>

Traffic/Transportation:

- 1. The Applicant <u>will</u> be required to have a traffic engineer analyze the following:
 - a. Site distance at the applicant's proposed access onto NE Everett Street.
 - b. Vision clearance area is to be addressed, per CMC 18.17.030.

- c. Analyze left-turn pocket warrants.
- d. A traffic circulation plan showing ingress and egress, per CMC 17.19.040 (B.10.a).
- e. Address movement conflicts with nearby intersections and private driveways.
- f. Provide AM and PM Peak trip distribution to and from the site.
- 2. A traffic analysis (TIA) <u>may be</u> required if the development generates 199 average daily trips (ADTs) or more. If required, the TIA shall be prepared in accordance with the City's adopted *Traffic Impact Study Guidelines*.
 - a. Contact City for in-process traffic, trip distribution confirmation, and to verify use assumptions for the commercial lots.
 - b. Intersection analysis will be based on trip distribution

Streets:

- 1. NE Everett Street is an existing unimproved 2-lane arterial, without sidewalks, along the proposed development.
- 2. <u>NE Everett Street is a State Route (SR500), therefore WSDOT will have an opportunity to review the application and provide comments. See WSDOT comments provided with pre-app notes.</u>
- 3. Per CMC 17.19.040.B.1 half-width street improvements are required in accordance with CDSM.
- 4. Per CMC 17.19.040.B.5 dedication of additional right-of-way may be required to meet the minimum street width requirements. The existing right-of-way is 60-feet. The transportation plan identifies NE Everett Street as a 3-lane roadway which would require a total right-of-way width of 74-feet.
 - a. The applicant will be required to dedicate, sufficient right-of-way (ROW) for the proposed 74-foot road improvement width. This will require a minimum 7-feet of ROW dedication.
- 5. Per CDSM Table 3, *Access Spacing Standards*, the minimum access spacing on an arterial is 600-feet with a maximum of 1000-feet. The locations of the proposed driveway accesses, as shown, do not meet the Access Spacing Standards, per CDSM.
 - a. As this is a limited access corridor, only one access driveway will be permitted.
 - b. The location for the one driveway access is to be submitted for review and approval. A deviation from the spacing standard for one driveway access would be supported by the City Engineer.
 - c. The driveway access is to be a minimum 24-feet wide with 25-foot curve radii to allow for ingress and egress.
- 6. Per CDSM Table 1 Guidelines for Geometry of Private Roadway:
 - a. Note 2. Off-street parking, d. ingress aisles setback from back of sidewalk on an arterial is to be a minimum of 50-feet.
 - b. It is recommended that the applicant work with the city on this requirement. A deviation request to the City engineer from the standard would be required.

Stormwater:

- 1. The proposed development parcel is 26,572 sf (0.61 acre) in size.
- 2. Stormwater treatment and/or detention shall be designed in accordance with the latest edition of Ecology's *Stormwater Management Manual for Western Washington (SWMMWW)*. Current edition is the 2019 manual.
- 3. Refer to Ecology's Figure I-3.2 Flow Chart for Determining Requirements for New Development (Vol. *I, Chapter 3*) and the Camas Stormwater Design Standards.
 - a. All new development projects shall comply with Minimum Requirement (MR) #2 Submittal of a Stormwater Pollution Prevent Plan (SWPPP).
 - b. An Abbreviated Construction SWPPP Form is available from Building Dept. or CDEV.

- c. If the project results in 2,000 sf, or more, of new plus replaced hard surface area or if the land disturbing activity totals 7,000 sf of greater then Minimum Requirements (MR) #1- #5 will apply.
- d. Impervious/hard surfaces include footprints for all proposed structures, driveways regardless paved or gravel surfacing, and any other proposed hard surfacing.
- 4. Provisions are to be made for roof downspout controls. Stormwater from downspouts is not to be directed onto adjoining parcels, per CMC 14.02 and CMC 17.19.040.C.3. Reference Ecology's latest edition of the *SWMMWW* for roof downspout controls.
- 5. A designated concrete washout area (BMP C154, Vol. II, Chap. 3, pgs. 320-326), is to be shown on the SFR site plan. This area is to be used during construction.
 - a. The concrete washout area is to be removed prior to issuance of final occupancy.

Erosion Control

- 1. The parcel is 26,572 sf (0.61 acre) in size. As the proposed improvements are not in excess of an acre, an NPDES Construction Stormwater permit will not be required. As such an Erosion Control Bond will not be required.
- 2. The applicant is responsible for erosion prevention and sediment control during construction.
- 3. Mud tracking onto the road surface is discouraged and any mud tracking is to be cleaned up immediately.

Water:

- 1. There is an existing 14-inch steel main located on the west side NE Everett Street.
- 2. Applicant will be required to provide a water service to the proposed development, per CDSM Water Detail W2.
- 3. Water taps on the water main are to be performed by a City approved tapping contractor. Approved contractor list provided below.
- 4. Utility trenching in the NE Everett Street (SR 500) will be per CDSM Detail G2 and will require surface restoration per CDSM Detail G2A.
- 5. There is to be a 10-foot horizontal separation between the water service and sewer lateral located within the right-of-way.

Sanitary Sewer:

- 1. There is an existing 10-inch STEP sewer main running down the center of NE Everett St.
- 2. Applicant will be required to tap into the existing sewer main, run the lateral to proposed residence per CDSM Detail SP2, and install a STEP tank.
- 3. Applicant is responsible for the cost for the purchase and installation of the STEP tank, STEP tanks shall be per CDSM for STEP & STEF Tank Details.
- 4. Sewer taps on the sanitary sewer main are to be performed by a city approved tapping contractor. Approved contractor list provided below.
- 5. Utility trenching within the NE Everett St. will be per CDSM Detail G2 and will require surface restoration per CDSM Detail G2A.
- 6. There is to be a 10-foot horizontal separation between the water service and sewer lateral while located within the right-of-way.

City Approved Tapping Contractors:

- A&A Drilling Services, Inc (water & pressure sewer): 16734 SE Kens Ct. #B, Milwaukie, OR 97267, 800-548-3827, <u>http://www.aadrilling.com</u>
- 2. Ferguson Waterworks (water only):

14103 NW 3rd Court, Vancouver, WA 98685, 360-896-8708, https://www.ferguson.com/branch/nw-3rd-ct-vancouver-wa-waterworks

Garbage and Recycling:

1. The Applicant is responsible for moving garbage and recycling cans to the right-of-way for pickup along NE Everett Street, unless an on-site location is approved by the garbage and recycling providers.

Parks/Trails:

1. Not applicable.

Impact Fees & System Development Charges (SDCs):

- 1. <u>The proposed development is in the North District for TIF fees only.</u>
- 2. Impact Fees and SDCs are collected at time of building permit issuance
- 3. Impact fees and SDCs are adjusted on January 1st of each year.
- 4. Impact fees and SDCs <u>do not</u> include the costs for tapping the water and sewer mains; extending the water service and sewer lateral to the property line; trenching, trench backfill, or surface restoration.

Impact Fees for 2021:

- 1. Traffic Impact Fees (TIF) \$9,341.00 per PM Peak Hour Trip
 - a. Contact Engineering for estimated fees which are based on usage and number of PM Peak Hour trips.
- 2. School Impact Fees (SIF) Not applicable
- 3. Park/Open Space (PIF) Not applicable
- 4. Fire (FIF) \$0.40 psf

System Development Charges (SDCs) for 2021:

- 1. Water
 - a. 1" meter \$12,329.00 + \$445.00 connection fee
 - b. 1.5" meter \$24,657.00 + \$851.00 connection fee
 - c. 2" meter \$39,415.00 + \$2,075.00 connection fee
- 2. Sewer Commercial
 - a. 1" meter \$6,234.00
 - b. 1.5" meter \$12,467.00
 - c. 2" meter \$19,948.00
 - i. + \$177.00 STEP/STEF Inspection Fee
 - ii. + \$80.00 STEP/STEF Re-Inspection Fee

BUILDING DIVISION

BOB CUNNINGHAM (360) 817-7243 bcunningham@cityofcamas.us

- 1. The structures will be reviewed under the most current building codes as adopted by The State of Washington.
- 2. A code analysis and plans shall be prepared by an architect licensed by the State of Washington. The code analysis shall address types of occupancy, type of construction, building height, allowable area, fire separation distance, Fire Life Safety elements and the ADA requirements.
- 3. The structural drawings and calculations shall be prepared and stamped by a Professional Engineer licensed by the State of Washington.
- 4. The new structure shall comply with the Washington Energy Code for building insulation, mechanical equipment, lighting, etc... All commercial energy forms shall be prepared by a licensed professional in accordance with section C103 of The Washington Energy Code.

- 5. Plumbing and mechanical construction documents shall be prepared by a design professional licensed by the State of Washington
- 6. A set of detailed plans for commercial kitchen equipment, ventilation equipment, the type 1 hood and suppression systems shall be prepared by a design professional licensed by the State of Washington
- 7. If applicable a properly sized grease interceptor is required.
- 8. Review and approval from the Clark County Health Department
- 9. Any fire suppression and or fire alarm systems shall be in accordance with IBC and other applicable code standards, all fire suppression and or fire alarm systems shall be reviewed & permitted through the Camas Fire Marshal's office.
- 10. For Businesses located back off the street a monument sign for addresses may be required.
- 11. Impact fees may, with the consent of the city, be prepaid. Prepaid impact fees, including the amounts of any developer credits under subsection 3.88.140(A) shall be deducted from impact fees at the time such fees are collected pursuant to subsection 3.88.040(C).

Section 427—Electric vehicle charging infrastructure.

427.1 Scope. The provisions of this section shall apply to the construction of new buildings serving Group B, Group R-1 hotel and motel only, and Group R-2 occupancies.

427.2 Required electric vehicle charging infrastructure. Where parking is provided, five percent of parking spaces shall be provided with electric vehicle charging infrastructure in compliance with Sections 427.3, 427.4 and 427.5. When the calculation of percent served results in a fractional parking space, the applicant shall round up to the next whole number.

EXCEPTION: Group R and Group B occupancies served by less than 20 on-site parking spaces.

FIRE DEPARTMENT RON SCHUMACHER (360) 834-6191 rschumacher@cityofcamas.us

No building or structure regulated by the building and/or fire code shall be erected, constructed, enlarged, altered, repaired, moved, converted or demolished unless a separate permit for each building or structure has been obtained from the fire marshal's office. Camas Municipal Code 15.04.030.D.12.a

General overview of potential permits required with the Fire Marshal's Office. These are separate from any permits required with the building department for this project. ALL FMO Permits require two sets of drawings, project explanatory page, spec sheets and any other information required to facilitate the FMO plan review. The Fire Marshal's office is located at 605 NE 3rd. For Submittal questions contact the FMO at 360-834-6191. FMO@cityofcamas.us please contact Sherri our admin specialist.

- 1) IFC/IBC Site plan required. Submitted to & distributed through the planning department.
- 2) New Building Construction permit with the Fire Marshal's Office located at 605 NE 3rd. Contact the FMO at 360-834-6191 OR FMO@cityofcamas.us for submittal information. These plans are submitted simultaneously to the FMO and the Building Department
- 3) The parking lot and driveways as submitted meet the standard for Fire Department access. Planning and other departments will have to okay the drawings as well.
- 4) If the building does not have a fire sprinkler system installed the furthest most portion of the building has to be within 400' of a fire hydrant. The distance to a hydrant may increase to 600' if the building has a fire sprinkler system installed. If a hydrant is located on the east side of Everett that is within the 400' requirement the hydrant may be utilized if there is less than 30,000 vehicles per day.

- 5) To request permit inspections, contact the Fire Marshal's Office via *Camas Connect*. Otherwise, call our inspection line at 360-834-6191 x1.
- 6) Do not contact the building department with questions regarding Fire Marshal Pre-App Review or Permit/Review notes. The Fire Marshal's Office contact information is noted above.
- 7) Please do not hesitate to contact the FMO at any time if you have any questions or concerns.

WA STATE DEPT OF TRANSPORTATION LOGAN CULLUMS (360) 949-6871 culluml@wsdot.wa.gov

The submitted site plan shows two proposed access connections from the site to SR 500. While we acknowledge that the jurisdiction over access connections to State highways resides with the City within incorporated city limits, we request the City of Camas restrict access to SR 500 from this site to a single access connection. Chapter 47.50.030(3) states "Cities and towns shall, no later than July 1, 1993, adopt standards for access permitting on streets designated as state highways which meet or exceed the department's standards, provided that such standards may not be inconsistent with standards adopted by the department."

The Access Management Law (Chapter 468-52 WAC) has classified this portion of SR 503 as a Class 3 highway. For a Class 3 highway, the law states: "No more than one access shall be provided to an individual parcel or to contiguous parcels under the same ownership unless it can be shown that additional access points would not adversely affect the desired function of the state highway in accordance with the assigned access classification, and would not adversely affect the safety or operation of the state highway."

Filling and grading work will change the drainage characteristics of the site. WSDOT's drainage policy states that there will *be no net gain* in the stormwater runoff transported to the WSDOT right of way from adjacent property. If the applicant is proposing changes to stormwater runoff that will either increase or decrease the amount of runoff to the State's right of way, then WSDOT will require the following:

- -The applicant shall contact WSDOT directly, or through the permitting agency, to obtain WSDOT approval of the proposed changes.
- -Hydraulic calculations and plans must be submitted for WSDOT review and approval. The drainage plans and calculations will need to meet the requirements set forth in the WSDOT Hydraulics Manual (Engineer Publication M23-03) and the Highway Runoff Manual (Engineer Publication M31-16).
- -Documentation that WSDOT's drainage requirements have been satisfied should be provided to the permitting agency, by the applicant, prior to granting final approval of this project.

Due to the proximity of this proposal to SR 500, WSDOT will require that lighting installed by the applicant is of an appropriate wattage and is shielded and/or directed according to RCW 47.36.180 to avoid any glare to motorists.

If utility relocation is necessary, a permit from WSDOT may be required. For questions about utilities within the WSDOT right of way, please contact Dennis Noyes at <u>NOYESD@wsdot.wa.gov</u>.



Phone (360)993-0911 Fax (360)993-0912 2005 Broadway Vancouver, WA 98663

LACAMAS COUNSELING CENTER

Preliminary Shoreline Substantial Development Permit Narrative

Project summary - uses proposed for the site

This site contains one parent parcel: #124290-000. The site is approximately 0.52 acres or 22,525 square feet in size. The site is currently vacant. The site address is 3631 NE Everett Street. The project proposes to develop I new building and necessary infrastructure to support this in one phase within the MX zone. The MX mixed use zone allows for a minimum lot size of 1,800 square feet. The net site area for the project after removing public right-of-way and the BLA with the neighbor to the south is 0.50 acre.

Access will come from the existing NE Everett Street along the east edge of the site. Right-of-way widths and the necessary dedications were confirmed by boundary survey by MGS following the preapp. Seven feet of public right-of-way will be dedicated along NE Everett Street. Frontage improvements will be completed on NE Everett Street. A private parking lot is proposed on-site. The site is located in the Gateway Corridor zoning overlay. The MX (Mixed Use) zoning is under Commercial uses in the Comprehensive Plan.

The project is tentatively scheduled to be constructed in early 2023.

Background

Lacamas Counseling & Psychiatry is a mental health practice that was formed in 2016 with the strategic goal of improving the mental health, wellbeing, and relationships of the residents of Camas and the surrounding areas. The name Lacamas Counseling & Psychiatry was strategically chosen as a geographical reference for the residents of Camas, WA. Lacamas Counseling & Psychiatry was identified and awarded in 2016 by the Vancouver Business Journal as the Healthiest Company for Small Business. Lacamas Counseling & Psychiatry specifically strives to improve the well-being of everyone within and around the business.

In 2021 Lacamas Counseling & Psychiatry began pursuing the continued development of this goal of improved well-being by purchasing the property on 3631 Everett St. in Camas, WA with the dream of incorporating the positive benefits of a natural setting that uses green spaces and blue spaces (water, lakes, rivers, oceans, etc.) on mental health. Weir, K. (2020) in the American Psychological Association states "exposure to nature has been linked to a host of benefits, including improved attention, lower stress, better mood, reduced risk of psychiatric disorders and even upticks in empathy and cooperation"; and "researchers are now also beginning to study the benefits of blue spaces, places with river and ocean views." The lot was strategically chosen as the ideal place for fostering and supporting improved mental health as clients will enter a place of nature and beauty that will automatically breathe life, freshness, and restoration into the troubled and distressed bodies of each individual who is carrying significant burdens, stress, and challenging emotions. The setting is strategically chosen as a place that is outside the busy bustle of society and actively invites people to a calmness and centeredness that provokes clarity.

Weir continued to highlight other notable benefits of exposure to green spaces and blue spaces as places that "promote self-control behaviors... and improves working memory, cognitive flexibility and attentional control, while exposure to urban environments is linked to attention deficits." Nature is also a place that acts as a buffer to the impact of social isolation and loneliness. In a study on Denmark resident:

They found that children who lived in neighborhoods with more green space had a reduced risk of many psychiatric disorders later in life, including depression, mood disorders, schizophrenia, eating disorders and substance use disorder. For those with the lowest levels of green space exposure during childhood, the risk of developing mental illness was 55% higher than for those who grew up with abundant green space.

Research is beginning to highlight a term called "high environmental quality" which specifically identifies increased vitality, mood, and health in areas with increased biodiversity that includes a variety of environmental factors of diverse flora and fauna, water features, and land topography. Livini, E. (2018) "This deep biological connection has been shown to trigger an immediate response in our brains when we're near water. In fact, the mere sight and sound of water can induce a flood of neurochemicals that promote wellness, increase blood flow to the brain and heart and induce relaxation."

In light of the diverse research on the benefits of green spaces and blue spaces on mental health, Lacamas Counseling & Psychiatry is pursuing creation of office space that is surrounded by high environmental quality and biodiversity for the well-rounded efforts in supporting improved well-being for the residents of Camas, WA. Lacamas Counseling & Psychiatry envisions providers being able to access nature as part of the mental health plan and counseling sessions whether through the transition moments of coming to and from sessions or modeling to clients the active incorporation of nature into mental health through walking sessions around the eventual T-3 or sitting sessions on outdoor benches overlooking Lacamas Lake. Providers within Lacamas Counseling & Psychiatry have already trailblazed new forms of therapy called "Walk & Talk Therapy" as a way to increase access to care for clients who may be averse to traditional forms of therapy, Lacamas Counseling & Psychiatry (2022). Lacamas Counseling & Psychiatry's efforts and goals continue to incorporate research in their efforts to increase mental health balance and care.

Citations:

Weir, K. (2020, April 1). Nurtured by Nature. American Psychological Association. https://www.apa.org/monitor/2020/04/nurtured-

nature#:~:text=From%20a%20stroll%20through%20a,upticks%20in%20empathy%20and%20cooperation.

Livni, E. (2018, August 5). Blue Mind science proves the health benefits of being by water. Quartz. https://qz.com/1347904/blue-mind-science-proves-the-health-benefits-of-being-by-

water/#:~:text=%E2%80%9CThis%20deep%20biological%20connection%20has,and%20heart%20and%2 0induce%20relaxation.

Lacamas Counseling & Psychiatry. (n.d.). Walk & Talk Therapy. Retrieved June 29, 2022 from https://lacamascounseling.com/counseling-services/walk-talk-therapy/

Uses

The project is a commercial use. Office space, bathrooms, hallways and closets along with a waiting room are proposed for the new building. An accessory parking lot is also proposed on-site. Table 6-1 in the SMA list accessory parking as a conditional use in the Urban Conservancy area of the shoreline. The table also lists commercial buildings as a conditional use when they are Water-related, or Water-enjoyment, which this project qualifies as. As described above in the business background, Lacamas Counseling & Psychiatry depends on the presence of nature for their therapy, specifically water bodies like Lacamas Lake.

Hours of operation

The development will typically function 8am – 8pm M-F. Some site use will take place on the weekends on an as needed basis. Site construction will be short term and will likely take place Monday-Saturday 7am to 7pm and abide by the noise ordinance.

THE APPLICANT'S RESPONSES TO THE APPLICABLE SECTIONS OF THE SHORELINE MASTER PROGRAM (SMP) ARE BELOW IN BOLD CAPITAL TEXT. NON-APPLICABLE SECTIONS OF CODE HAVE BEEN OMITTED WITH N/A AFTER THE SECTION HEADING(S).



Camas Shoreline Master Program

Adopted by Ordinance No. 21-003

February 16, 2021

Camas Shoreline Master Program

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SOME PAGES HAVE CHANGED NUMBERS FOR THIS NARRATIVE. NON-APPLICABLE SECTIONS OF THIS CODE HAVE BEEN OMITTED FROM THIS NARRATIVE TO HELP REDUCE THE SIZE OF THE DOCUMENT.

CHAPTER 1 INTRODUCTION

1.1 Title

This document shall be known and may be cited as the Camas (City) Shoreline Master Program (referred to in this document as Program or SMP).

1.2 Adoption Authority

This Program is adopted under the authority granted by the Shoreline Management Act (SMA, or the Act) of 1971 (Revised Code of Washington (RCW) 90.58) and Chapter 173-26 of the Washington Administrative Code (WAC) as amended.

1.3 Background

The first Shoreline Master Program (SMP) for the City was published on October 24, 1977. This document provided the initial criteria for management of shorelines within the city in compliance with the SMA of 1971.

The State of Washington requires periodic updates to all shoreline master programs, which is the genesis for an update in 1997. In 1997, the City embarked on an update to their 1977 program by engaging citizens and collaborating with other municipalities. The SMP adopted by Ordinance #2191, on January 11, 1999, was entitled "Camas Shoreline Master Program, December 14, 1998". This SMP was created through the work of two committees: the Clark County Citizen Advisory Committee, which consisted of representatives from Washougal, Vancouver, La Center, and unincorporated Clark County; and the City's Citizen Advisory Committee. There was a limited amendment to the Program adopted on October 1, 2009, which was namely to allow for carefully constructed trails within Natural Shoreline Designations.

The 2003 Washington State Legislature enacted a law (Substitute Senate Bill 6012) for Washington cities and counties to amend their SMP's by December 2011 and offered grants to assist communities in meeting this deadline. In order to obtain the best value for limited state grant funds, the cities of Camas, Battleground, Vancouver, Washougal, Ridgefield, La Center, Town of Yacolt, and Clark County agreed to form a coalition by means of an interlocal agreement (Record #4570316 IA). The Clark County Coalition was established in 2009, to update the shoreline inventory, and to encourage public participation on the mandated SMP amendments. The resulting SMP was adopted by Council with Ordinance #2643 and went into effect after final approval by Ecology on September 12, 2012. Amendments to update critical area regulations were adopted by Ordinance #15-007 that were in effect on July 27, 2015 until superseded by this version.

In 2019 Ecology offered grant funds to jurisdictions with periodic reviews due in 2020 and 2021. Camas was awarded a grant to assist with the mandated update and to conduct a more robust public outreach effort. The city convened an ad hoc committee of volunteers with expertise in shoreline development, held a series of public workshops, and sent information to residents via mail and online.

Camas Shoreline Master Program

1.4 Acknowledgements

Although, it is difficult to thank everyone who contributed countless hours to the development and review of this document, the City would like to acknowledge and thank the following individuals:

City Council

Mayor, Barry McDonnell Melissa Smith Steve Hogan Greg Anderson Don Chaney Bonnie Carter Ellen Burton Shannon Roberts

Planning Commission

Mahsa Eshghi	Troy Hull
Shawn High	Geoerl Niles
Timothy Hein	Jim Short
Warren Montgomery	

Ad Hoc Shoreline Technical Advisory Committee

Ellen Burton, City Councilmember Cassi Marshall, Camas Parks Commissioner & Camas-Washougal Port Commissioner Jack Loranger, Consultant Kent Snyder, PHD Jeff Dambrun, PE Geoerl Niles, Planning Commissioner

Contributing Staff

Phil Bourquin, Community Development Director Robert Maul, Planning Manager Sarah Fox, Senior Planner Lauren Hollenbeck, Senior Planner Madeline Sutherland, Assistant Planner

1.5 Purpose and Intent

The purpose of this Program is:

- 1. To guide the future development of shorelines in the City in a positive, effective, and equitable manner consistent with the Act;
- 2. To promote the public health, safety, and general welfare of the community by providing long range, comprehensive policies and effective, reasonable regulations for development and use of the City's shorelines; and
- 3. To ensure, at minimum, no net loss of shoreline ecological functions and processes and to plan for restoring shorelines that have been impaired or degraded by adopting and fostering the following policy contained in RCW 90.58.020, Legislative Findings for shorelines of the state:

"It is the policy of the state to provide for the management of the shorelines of the state by planning for and fostering all reasonable and appropriate uses. This policy is designed to insure the development of these shorelines in a manner, which, while allowing for limited reduction of rights of the public in the navigable waters, will promote and enhance the public interest. This policy contemplates protecting against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the State and their aquatic life, while protecting generally public rights of navigation and corollary rights incidental thereto...

In the implementation of this policy the public's opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the State shall be preserved to the greatest extent feasible consistent with the overall best interest of the State and the people generally. To this end uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment or are unique to or dependent upon use of the State's shoreline. Alterations of the natural condition of the shorelines of the State, in those limited instances when authorized, shall be given priority for single family residences, ports, shoreline recreational uses including but not limited to parks, marinas, piers, and other improvements facilitating public access to shorelines of the State, industrial and commercial developments which are particularly dependent on their location on or use of the shorelines of the State, and other development that will provide an opportunity for substantial numbers of the people to enjoy the shorelines of the State.

Permitted uses in the shorelines of the State shall be designed and conducted in a manner to minimize, insofar as practical, any resultant damage to the ecology and environment of the shoreline area and any interference with the public's use of the water." THIS PROJECT WILL NOT INTERFERE WITH THE PUBLIC'S USE OF THE SHORELINE. THE PROJECT SITE DOES NOT PHYSICALLY TOUCH SHORELINE/WATER FOR LACAMAS LAKE. THIS PROJECT WILL PROVIDE A TRAIL CONNECTION FROM THE LACAMAS COUNSELING PARKING LOT TO THE FUTURE CITY TRAIL ON THE WEST SIDE OF THE PROJECT. THIS PROJECT WILL ONLY ENHNACE THE PROPERTY AND OPPORTUNITY FOR A NEW BUSINESS AND RESIDENCE TO ENJOY THE AREA. THERE WILL BE NO NET LOSS OF FUNCTIONS FOR THE LACAMAS LAKE SHORELINE. THE PURPOSE AND INTENT OF THE SMP WILL BE ACHIEVED WITH THIS PROJECT. SEE THE SITE PLAN/DESIGN REVIEW NARRATIVE ALONG WITH THIS NARRATIVE FOR THE DETAILS AS TO HOW THE PURPOSE, INTENT AND GOALS OF THE SMP HAVE BEEN ACHIEVED.

1.6 Governing Principles

- 4. The goals, policies, and regulations of this Program are intended to be consistent with the State shoreline guidelines in Chapter 173-26 of the WAC. The goals, policies and regulations are informed by the Governing Principles in WAC 173-26-186, and the policy statements of RCW 90.58.020.
- 5. Any inconsistencies between this Program and the Act must be resolved in accordance with the Act.
- 6. Regulatory or administrative actions contained herein as Appendix 'B' <u>AdministrationandEnforcement</u>, must not unconstitutionally infringe on private property rights or result in an unconstitutional taking of private property.
- 7. The regulatory provisions of this Program are limited to shorelines of the state, whereas the planning functions of this Program extend beyond the designated shoreline boundaries, given that activities outside the shoreline jurisdiction may affect shorelines of the state.
- The policies and regulations established by this Program must be integrated and coordinated with those policies and rules of the Camas Comprehensive Plan and development regulations adopted under the Growth Management Act (RCW 36.70A) and RCW 34.05.328, Significant Legislative Rules.
- 9. Appendices A (Camas Shoreline Designations Map), B (Administration and Enforcement), C (Critical Area Regulations and Maps), and D (Restoration Plan) are governing documents and considered integral to this Program.
- 10. Protecting the shoreline environment is an essential statewide policy goal, consistent with other policy goals. This Program protects shoreline ecosystems from such impairments in the following ways:
 - a. By using a process that identifies, inventories, and ensures meaningful understanding of current and potential ecological functions provided by shorelines;

Camas Shoreline Master Program

- b. By including policies and regulations that require mitigation of adverse impacts in a manner that ensures no net loss of shoreline ecological functions. The required mitigation shall include avoidance, minimization, and compensation of impacts in accordance with the policies and regulations for mitigation sequencing in WAC 173-26-201(2)(e)(i), Comprehensive Process to Prepare or Amend Shoreline Master Programs.
- c. By including policies and regulations to address cumulative impacts, to include ensuring that the cumulative effect of exempt development will not cause a net loss of shoreline ecological functions, and by fairly allocating the burden of addressing such impacts among development opportunities.
- d. By including regulations and regulatory incentives designed to protect shoreline ecological functions and restore impaired ecological functions where such functions have been identified.

1.7 Liberal Construction

As provided for in RCW 90.58.900, Liberal Construction, the Act is exempted from the rule of strict construction; the Act and this Program shall therefore be liberally construed to give full effect to the purposes, goals, objectives, and policies for which the Act and this Program were enacted and adopted.

1.8 Severability

Should any section, subsection, paragraph, sentence, clause or phrase of this Program or its application to any person or situation be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance or its application to any other person or situation. The City Council of the City of Camas hereby declares that it would have adopted this ordinance and each section, subsection sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, clauses, phrases or portions be declared invalid or unconstitutional.

1.9 Relationship to Other Plans and Regulations

- 1. Proponents of shoreline use, or development shall comply with all applicable laws prior to commencing any shoreline use, development, or activity.
- 2. Where this Program refers to any RCW, WAC, or other state, or federal law or regulation the most recent amendment or current edition shall apply.
- 3. Uses, developments and activities regulated by this Program may also be subject to the provisions of the following: the City of Camas Comprehensive Plan; the 2007 Parks, Recreation and Open Space Comprehensive Plan (for the city); the Washington State Environmental Policy Act ("SEPA," RCW Chapter 43.21C and WAC Chapter 197-11); other provisions of Camas Municipal Code (CMC), specifically CMC Title 18 Zoning Code; and various other provisions of local, state and federal law, as may be amended.
- 4. In the event this Program conflicts with other applicable City policies or regulations, they must be interpreted and construed so that all the language used is given effect, with no portion rendered meaningless or superfluous, and unless otherwise stated, the provisions that provide the most protection to shoreline

ecological processes and functions shall prevail.

5. Projects in the shoreline jurisdiction that have been previously approved through local and state reviews are vested. Major changes that were not included in the originally approved permit will be subject to the policies and regulations of this Program.

THIS PROJECT IS NEW CONSTRUCTION AND THE SMP IS APPLICABLE. THERE ARE NO GRANDFATHERED USES OR STRUCTURES ON THIS SITE. THIS PROJECT HAS SUBMITTED A SEPA, SITE PLAN REVIEW, DESIGN REVIEW AND CRITICAL AREAS PERMIT. CAMAS COMMUNITY DEVELOPMENT WILL REVIEW THOSE APPLICATIONS AND SEEK FEEDBACK FROM ECOLOGY, WDFW, THE PUBLIC AND A HEARINGS EXAMINER.

1.10 Effective Date

This Program and all amendments thereto shall take effect fourteen (14) days after written notice of approval from the Department of Ecology (Ecology) and shall apply to new applications submitted on or after that date and to applications that have not been determined to be fully complete by that date.

This program was adopted by City Council with Ordinance # 21-003 (February 16, 2021) and went into effect after final approval by Ecology on June 11, 2021.

CHAPTER 2 APPLICABILITY, SHORELINE PERMITS AND EXEMPTIONS

To be authorized, all uses and development activities in shorelines shall be carried out in a manner consistent with this Program and the policy of the Act as required by RCW 90.58.140(1), regardless of whether a shoreline permit, statement of exemption, shoreline variance, or shoreline conditional use is required.

2.1 Applicability

1. This Program shall apply to all of the shorelands and waters within the City of Camas that fall under the jurisdiction of RCW 90.58. Such shorelands shall include those lands extending two hundred (200) feet in all directions as measured on a horizontal plane from the ordinary high water mark (OHWM), floodways and contiguous floodplain areas landward two hundred feet from such floodways, associated wetlands, critical areas with associated buffer areas, river deltas associated with the streams, and lakes and tidal waters that are subject to the provisions of this program, as may be amended; the same to be designated as to location by Ecology, as defined by RCW 90.58.

Within the City of Camas the following waters are considered "shorelines" and are subject to the provisions of this Program: Lacamas Creek; Fallen Leaf Lake; Lacamas Lake; and Round Lake. The Columbia and Washougal Rivers are further identified as shorelines of statewide significance. A copy of the Camas Shoreline Designations Map and its UGA is shown in Appendix A.

The City is pre-designating shorelines within its adopted UGA. Until annexation occurs, all development in these areas will continue to be regulated by the Clark County Shoreline Master Program. The City's SMP will apply concurrent with annexation and no additional procedures are required by Ecology at the time of annexation (WAC 173-26-150) unless a re-designation is occurring as specified per Table 4-1 of this Program.

THIS PROJECT IS LOCATED IN THE URBAN CONSERVANCY PORTON OF THE SHORELINE. THE SITE IS LOCATED ON A PARCEL WHICH DOES NOT TOUCH THE WATER OF LACAMAS LAKE. THE CITY OF CAMAS OWNS A 100 FOOT WIDE PARCEL WHICH IS LOCATED ADJACNET TO THE LAKE ON THE WEST SIDE OF THIS PROJECT. THS PROJECT PROPOSES A NEW BUILDING, PARKING LOT AND LANDSCAPING WHICH FALLS WITHIN 135-200 FEET OF THE OHWM OF LACAMAS LAKE. A SUBSTANTIAL DEVELOPMENT PERMIT AND CONDITIONAL USE ARE REQUIRED FOR THIS PROPOSAL TO MEET THE CITY CODES AND THE SMP.

2. Maps indicating the extent of shoreline jurisdiction and shoreline designations are for guidance only. They are to be used in conjunction with best available science, field investigations and on-site surveys to accurately establish the location and extent of shoreline jurisdiction when a project is proposed. All areas meeting the

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definition of a shoreline or a shoreline of statewide significance, whether mapped or not, are subject to the provisions of this Program.

THIS PROJECT IS LOCATED IN THE URBAN CONSERVANCY PORTON OF THE SHORELINE.

3. This Program shall apply to every person, individual, firm, partnership, association, organization, corporation, local or state governmental agency, public or municipal corporation, or other non-federal entity that develops, owns, leases, or administers lands, wetlands, or waters that fall under the jurisdiction of the Act; and within the external boundaries of federally owned lands (including but not limited to, private in-holdings in national wildlife refuges).

THIS PROGRAM APPLYS TO THIS PROJECT.

4. Non-federal agency actions undertaken on federal lands must comply with this Program and the Act.

N/A

5. Native American Tribes' actions on tribal lands and federal agencies' actions on federal lands are not required, but are encouraged, to comply with the provisions of this Program and the Act. Nothing in this chapter shall affect any rights established by treaty to which the United States is a party.

N/A

6. Hazardous Substance remedial actions pursuant to a consent decree, order, or agreed order issued under RCW Chapter 70.105(D) are exempt from all procedural requirements of this Program.

N/A

7. Applicants that are responding to an emergency water withdrawals and facilities shall be provided an expedited permit decision from the Administrator, no longer than 15 days in accordance with RCW 90.58.370.

N/A

8. Certain forest practices that are not regulated by the Act and are regulated under RCW Chapter 76.09 are not subject to additional requirements of this Program.

N/A

9. The administrative regulations of this Program are superseded in authority by the terms and provisions of an environmental excellence program or agreement, entered into under RCW 43.21(K) Environmental Excellence Program. The environmental excellence agreement must meet the substantive requirements of this Program. An environmental excellence program agreement must achieve more effective or efficient environmental results than the results that would be otherwise achieved.

N/A

10. Shoreline development occurring in or over navigable waters may require a shoreline permit in addition to other approvals required from state and federal agencies.

N/A

11. This Program shall apply whether the proposed development or activity is exempt from a shoreline permit or not.

THIS PROGRAM APPLIES TO THIS PROJECT.

2.2 Shoreline Substantial Development Permit Required

1. Substantial development as defined by this program and RCW 90.58.030 requires a substantial development permit approval from the Shoreline Administrator (herein after referred to as "Administrator"), unless the use or development is specifically identified as exempt from a substantial development permit.

THIS PROJECT IS SUBJECT TO A SUBSTANTIAL DEVELOPMENT PERMIT.

The Administrator may issue a substantial development permit only when the development proposed is consistent with the policies and procedures of RCW 90.58; the provisions of WAC 173-27; Appendix B - Administration and Enforcement; and this Program.

THIS PROJECT WILL HAVE A STAFF REPORT AND DECISOIN FROM THE CITY ADMINISTRATOR. THE HEARINGS EXAMINER WILL ALSO RULE ON THE PERMIT AND PROVIDE CONDITIONS OF APPROVAL.

3. Within an urban growth area a shoreline substantial development permit is not required on land that is brought under shoreline jurisdiction due to a shoreline restoration project creating a landward shift in the OHWM.

N/A

2.3 Exemptions from a Shoreline Substantial Development Permit

THIS PROJECT IS NOT EXEMPT FROM A SHORELINE SUBSTANTIAL DEVELOPMENT PERMITS.

2.4 Prohibited Uses

The following modifications and uses are prohibited in all shoreline designations and are not eligible for review as a shoreline conditional use or shoreline variance.

- 1. Uses not otherwise allowed in the underlying zoning district;
- 2. Discharge of solid wastes, liquid wastes, untreated effluents, other potentially harmful materials;
- 3. Solid waste or hazardous waste landfills;
- 4. Speculative fill;
- 5. Dredging or dredge material disposal in wetlands; and
- 6. Dredging or dredge material disposal to construct land canals or small basins for boat moorage or launching, water ski landings, swimming holes or other recreational activities.
- 7. Commercial timber harvest.

THIS PROJECT DOES NOT PROPOSE ANY OF THE PROHIBITED USES IN THIS SECTION.

2.5 Nonconforming Development

THIS PROJECT IS A CONFORMING DEVELOPMENT. THIS SECTION IS NOT APPLICABLE.

2.6 Shoreline Variance

THIS PROJECT IS NOT PROPOSING ANY VARIANCES TO THE SMP.

2.7 Shoreline Conditional Use Permit

- 1. The purpose of the conditional use permit is to provide greater flexibility in varying the application of the use regulations of this Program in a manner that will be consistent with the policies of the Act and this Program, particularly where denial of the application would thwart the policies of the Act.
- 2. When a conditional use is requested, the hearings examiner shall be the final authority for the City, whose recommendation is then forwarded to Ecology. Shoreline conditional uses must have approval from Ecology, which shall have final approval authority under WAC 173-27-200.
- 3. A shoreline conditional use permit is processed in accordance with the administrative provisions of Appendix B of this Program.

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- 4. Other uses not specifically identified in this Program are considered shoreline "unclassified uses" and may be authorized through a conditional use permit if the applicant can demonstrate consistency with WAC 173-27-160.
- 5. Uses specifically prohibited by this Program may not be authorized.
- 6. The burden of proving that a proposed shoreline conditional use meets the criteria of this Program and WAC 173-27-160 shall be on the applicant. Absence of such proof shall be grounds for denial of the application.

TABLE 6-1 IN THE SMA LIST ACCESSORY PARKING AS A CONDITIONAL USE IN THE URBAN CONSERVANCY AREA OF THE SHORELINE. THE TABLE ALSO LISTS COMMERCIAL BUILDINGS AS A CONDITIONAL USE WHEN THEY ARE WATER-RELATED, OR WATER-ENJOYMENT, WHICH THIS PROJECT QUALIFIES AS. AS DESCRIBED ABOVE IN THE BUSINESS BACKGROUND, LACAMAS COUNSELING & PSYCHIATRY DEPENDS ON THE PRESENCE OF NATURE FOR THEIR THERAPY, SPECIFICALLY WATER BODIES LIKE LACAMAS LAKE.

CHAPTER 3 SHORELINE MASTER PROGRAM GOALS AND POLICIES

This chapter describes overall Program goals and policies. The general regulations in Chapter 5 and the specific use regulations in Chapter 6 are the means by which these goals and policies are implemented.

3.1 General Shoreline Goals

The general goals of this Program are to:

- Use the full potential of shorelines in accordance with the opportunities presented by their relationship to the surrounding area, their natural resource values, and their unique aesthetic qualities offered by water, topography, and views; and
- Develop a physical environment that is both ordered and diversified, and which integrates water and shoreline uses while achieving a net gain of ecological function.

3.2 Shorelines of Statewide Significance

Within the City of Camas, the Columbia River and the Washougal River are designated shorelines of statewide significance (SSWS). Shorelines of statewide significance are of value to the entire state. In accordance with RCW 90.58.020, SSWS will be managed as follows:

- 1. Preference shall be given to the uses that are consistent with the statewide interest in such shorelines. These are uses that:
 - a. Recognize and protect the statewide interest over local interest;
 - b. Preserve the natural character of the shoreline;
 - c. Result in long term over short term benefit;

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- d. Protect the resources and ecological function of the shoreline;
- e. Increase public access to publicly-owned areas of the shorelines;
- f. Increase recreational opportunities for the public in the shoreline; and
- g. Provide for any other element as defined in RCW 90.58.100 deemed appropriate or necessary.
- 2. Uses that are not consistent with these policies should not be permitted on SSWS.
- 2. Those limited shorelines containing unique, scarce and/or sensitive resources should be protected.

N/A. THERE ARE NO UNIQUE, SCARCE OR SENSITIVE RESOUCES ON THIS SITE. THE OREGON WHITE OAK TREES IN THE NW AND SW CORNERS OF THE SITE ARE BEING PROTECTED.

4. Development should be focused in already developed shoreline areas to reduce adverse environmental impacts and to preserve undeveloped shoreline areas. In general, SSWS should be preserved for future generations by 1) restricting or prohibiting development that would irretrievably damage shoreline resources, and 2) evaluating the short-term economic gain or convenience of developments relative to the long-term and potentially costly impairments to the natural shoreline.

THIS PROJECT MEETS THE OVERALL GOALS AND POLICIES OF THE SMP. THIS PROJECT IS LOCATED IN AN ALREADY DEVELOPED AREA OF THE SHORELINE. EXISTING HOMES AND BUSINESSES ARE LOCATED TO THE NORTH, SOUTH AND EAST OF THIS PROPERTY.

BECAUSE THE PROJECT SITE DOES NOT PHYSICALLY TOUCH LACAMAS LAKE MANY OF THE SPECIFIC GOALS ARE NOT APPLICABLE. ALSO, BECAUSE THE PROJECT SITE DOES NOT TOUCH THE LAKE AND THERE IS A 100 FOOT CITY OWNED PIECE OF PROPERTY INBETWEEN THE PROJECT AND THE LAKE MANY OF THE GOALS OF THE SMP ARE EASILY MET AND SUPPORTED. SOME GOALS AND ACHEIVEMENTS OF THIS PROJECT ARE LISTED BELOW.

- RETAIN AND MAINTAIN THE EXISTING OREGON WHITE OAK TREES ON-SITE AND ADJACENT TO THE SITE. THIS SUPPORTS 1.b. & d. ABOVE.
- PROVIDE PUBLIC TRAIL CONNECTION THROUGH THE SITE TO THE FUTURE CITY TRAIL ALONG THE LAKE. THIS SUPPORTS 1. e. & f. ABOVE.

3.3 Archaeological, Historic, and Cultural Resources

THIS PROJECT COMPLETED A SITE ARCHAEOLOGICAL STUDY AND REPORT. APPLIED ARCHAEOLOGICAL RESEARCH COMPLETED THE STUDY AND REPORT. THERE WERE NO FINDING OF HISTORICAL SIGNIFICANCE ON-SITE AND NOT ADDITOINAL WORK IS NECESSARY. AN INADVERTENT DISCOVERY PLAN AND PROTECTION LANGUAGE WILL BE PROVIDED WITH THE SITE CONSTRUCTION PLANS TO HELP PROTECT ANY RESOURCES IF DISCOVERED DURING CONSTRUCTION.

3.4 Conservation

3.4.1 Goal

The goal of conservation is to protect shoreline resources, vegetation, important shoreline features, shoreline ecological functions and the processes that sustain them to the maximum extent practicable.

3.4.2 Policies

- 1. Shorelines that support high value habitat or high-quality associated wetlands should be considered for the highest level of protection to remain in an unaltered condition.
- 2. Impacts to critical areas should first be avoided, and where unavoidable, minimized and mitigated to result in no net loss of watershed processes and shorelines functions.
- 3. Management practices for natural resources (including agriculture, timber and mining) in shoreline areas should be developed and implemented to ensure the preservation of non-renewable resources, including unique, scenic and ecologically sensitive features, wetlands, and wildlife habitat.
- 4. Priority should be given to proposals to create, restore or enhance habitat for priority species.
- 5. Emphasize policies and standards to protect and conserve critical areas as larger blocks, corridors or interconnected areas rather than in isolated parcels.
- 6. Encourage the retention of existing vegetation along shorelines and where removal is unavoidable for physical or visual access to the shoreline, limit alteration such that habitat connectivity is maintained, degraded areas are restored, and the health of remaining vegetation is not compromised.

THIS PROJECT DOES NOT HAVE ANY WETLANDS ON-SITE. THERE ARE ALSO NO HABITAT FEATURES SUCH AS CREEKS OR SPRINGS LOCATED ON-SITE. THERE ARE HABITAT BUFFERS WHICH EXTEND ONTO THE SITE. THE 165 FOOT SHORELINE VEGETATION BUFFER IS SHOWN ON THE SITE PLANS AND IS NOT BEING IMPACTED WITH THIS PROPOSAL. NO MATURE TREES OR VEGETATION IS BEING REMOVED FROM THE 165 FOOT VEGETATION BUFFER. THE SMALL OREGON WHITE OAK TREES IN THE NW CORNER OF THE SITE ARE BEING RETAINED AND PROTECTED FROM THIS DEVELOPMENT. THERE ARE LARGE OREGON WHITE OAK TREES LOCATED TO THE NORTH AND WEST OF THE SITE. WHITE OAKS ARE PROTECTED HABITAT IN CAMAS AND SOUTHWEST WASHINGTON. THIS PROJECT MEETS AND SUPPORTS ALL THE REQURIED HABITAT BUFFERS.

3.5 Economic Development

3.5.1 Goal

The goal for economic development is to create and maintain an economic environment that is balanced with the natural and human environment.

3.5.2 Policies

- 1. Current economic activity that is consistent with the policies of this SMP should continue to be supported.
- 2. Healthy economic growth is allowed and encouraged through those economic activities that will be an asset to the local economy and which will result in the least possible adverse effect on the quality of the shoreline and downstream environments.
- 3. New water-oriented industrial, commercial, and resource-based activities that will not harm the quality of the site's environment, adjacent shorelands, or water quality are encouraged along the shoreline. Limit or discourage uses that are nonwater-oriented and are not accessory to a water-oriented use.
- 4. As an economic asset, the recreation industry should be encouraged along shorelines in a manner that will enhance the public enjoyment of shorelines, consistent with protection of critical areas and cultural resources.
- 5. Existing non-water-oriented commercial, industrial, and resource-based activities located in the shoreline jurisdiction are encouraged to protect watershed processes and shoreline functions.

THIS PROJECT IS A COMMERCIAL USE LOCATED IN THE MX (MIXED USE) ZONE. THIS BUSINESS IS A WATER RELATED AND WATER ENJOYMENT USE.

3.6 Flood Prevention and Flood Damage Minimization

THIS PROJECT IS NOT LOCATED IN THE FLOOD ZONE. THIS SECTION IS NOT APPLICABLE. WORK ON THIS PROJECT WILL NOT AFFECT ANY ADJACENT PROPERTIES. THIS PROJECT IS LOCATED 14 FEET ABOVE THE OHWM OF LACAMAS LAKE.

3.7 Public Access and Recreation

3.7.1 Goal

The goal of public access and recreation is to increase the ability of the general public to enjoy the water's edge, travel on the waters of the state, and to view the water and the shoreline from adjacent locations.

3.7.2 Policies

1. Provide, protect, and enhance a public access system that is both physical and visual; utilizes both private and public lands; increases the amount and diversity of public access to the State's shorelines and adjacent areas; and is consistent with the shoreline character and functions, private rights, and public safety.

- 2. Increase and diversify recreational opportunities by promoting the continued public acquisition of appropriate shoreline areas for public use and develop recreation facilities so that they are distributed throughout the community to foster convenient access.
- 3. Locate public access and recreational facilities in a manner that encourages variety, accessibility, and connectivity in a manner that will preserve the natural characteristics and functions of the shoreline. Public access includes both active and passive recreational activities (e.g. trails, picnic areas, viewpoints)
- 4. Coordinate public access provisions consistent with adopted city trail system.
- 5. Encourage public access as part of each development project by a public entity and for all private development unless such access is shown to be incompatible due to reasons of safety, security, or impact to the shoreline environment.
- 6. Discourage shoreline uses that curtail or reduce public access unless such restriction is in the interest of the environment, public health, and safety, or is necessary to a proposed beneficial use.

THIS PROJECT WILL PROVIDE A NEW PUBLIC TRAIL CONNECTION FROM NE EVERETT STREET TO THE FUTURE CITY TRAIL. THE PROJECT SITE DOES NOT TOUCH THE WATER OF LACAMAS LAKE. ACCESS TO THE WATER WILL BE PROVIDED BY THE CITY TRAIL ON THE CITY PROPERTY. THERE ARE MULTIPLE PUBLIC ACCESS AND RECREATIONAL OPPORTUNITIES LOCATED JUST SOUTH AND WEST FROM THIS SITE. DEVELOPMENT OF THE PROPOSED PROJECT WILL NOT LIMIT ACCESS OR RECREATIONAL OPPORTUNITIES FOR THE PUBLIC.

3.8 Restoration

THIS PROJECT IS NOT A RESTORATION EFFORT. THE PROJECT SITE IS UNDEVELOPED OPEN FIELD WITH SOME MATURE TREES ALONG THE WESTERN SIDE. THE PROJECT SITE IS SEPARATED FROM THE EDGE OF LACAMAS LAKE BY OVER 100 FEET HORIZONTIALLY AND 14 FEET VERTICALLY. THIS SECTION OF THE SMP IS NOT APPLICABLE TO THE PROJECT.

3.9 Shoreline Modification and Stabilization

AS EXPLAINED ABOVE THIS SECTION OF THE SMP IS NOT APPLICABLE. THIS PROJECT DOES NOT TOUCH THE SHORELINE OR OHWM OF LACAMAS LAKE.

3.10 Shoreline Use and Development

3.10.1 Goal

The goal for shoreline use and development is to balance the preservation and development of shorelines in a manner that allows for mutually compatible uses. Resulting land use patterns will be compatible with shoreline designations and sensitive to and compatible with ecological systems and other shoreline resources. To help with this balance, shoreline and water areas with unique attributes for specific long term uses such as commercial, residential, industrial, water, wildlife, fisheries, recreational and open space shall be identified and reserved.

3.10.2 Policies

- 1. Uses in shorelines and water areas in priority order are (1) water-dependent, (2) water-related, and (3) water-enjoyment.
- THIS PROJECT IS A WATER-RELATED AND WATER-ENJOYMENT USE. THE LANDSCAPE OF THE LAKE AND MATURE FOREST SHORELINE ARE CRITICAL FOR THE SUCCESS OF THE BUSINESS. AS DESCRIBED IN THE INTRO TO THIS NARRATIVE, LACAMAS COUNSELING AND PSYCHIATRY DEPENDS ON THE PRESENCE OF NATURE FOR THEIR THERAPY, SPECIFICALLY WATER BODIES LIKE LACAMAS LAKE.
- 2. Uses, activities, and facilities should be located on shorelines in such a manner as to:
 - a. Retain or improve the quality of shoreline function;
 - b. Respect the property rights of others;
 - c. Ensure that proposed shoreline uses do not create risk or harm to neighboring or downstream properties; and
 - d. Preserve or restore, to the maximum reasonable extent, the shoreline's natural features and functions in conjunction with any redevelopment or revitalization project.

THIS PROJECT HAS WORKED EXTENSIVELY WITH THE NEIGHBORING PROPERTIES TO DESIGN THE BUILDING AND SITE IMPROVEMENTS. PROPERTY RIGHTS HAVE BEEN RESPECTED AND MAINTAINED. MATURE TREES AND THEIR CANOPIES HAVE BEEN EVALUATED BY A LOCAL ARBORIST AND NECESSARY MAINTENANCE/PRUNING IS PLANNED WITH THIS PROJECT TO IMPROVE SAFETY AND TREE HEALTH. THE PROPOSED PROJECT WILL NOT AFFECT THE USE OR QUALITY OF THE EXISTING SHORELINE.

- 3. The following are encouraged in shoreline areas:
 - a. Uses that enhance their specific areas or employ innovative features for purposes consistent with this program;
 - b. The redevelopment of any area not suitable for preservation of natural features, based on its shoreline designation;
 - c. Shared uses and joint use facilities in shoreline developments; and
 - d. Uses that allow for restoration of shoreline areas that are degraded as a result of past activities or events.
- THE PROJECT AND APPLICANTS SUPPORT THIS POLICY. THE SITE AND NEW PARKING LOT COULD BE USED BY THE CITY FOR ACTIVITES DURING HOURS THE BUSINESS IS CLOSED, SUCH AS A TRAIL RUN EVENT. THIS WOULD SUPPORT POLICY 3.C. THIS SITE IS NOT A DEGRADED AREA AND DOES NOT REQUIRE RESTORATION. THIS SITE IS NOT A UNIQUE OR SPECIAL NATURAL AREA THAT WOULD BENEFIT FROM PRESERVATION IN A NATURAL STATE. EXISTING HOMES AND BUSINESSES ARE LOCATED ADJACENT TO THE SITE. DEVELOPMENT OF THIS SITE INTO A LOCAL BUSINESS THAT SUPPORTS MENTAL HEALTH WILL PROVIDE

SHORELINE.

4. The impact of uses proposed on lands adjacent to but outside of immediate shoreline jurisdiction should be considered whether they are consistent with the intent of this SMP.

THIS POLICY IS NOT APPLICABLE FOR THIS SITE.

5. A Medium Intensity shoreline designation is provided in the northeast portion of Lacamas Lake to provide a center for mixed use development that will include water dependent and water oriented uses that increase the public's ability to enjoy public waters and may include residential use in mixed use proposal. To mitigate impacts of development, Leadbetter Road should be relocated further from the shoreline and a continuous buffer of native vegetation provided, if feasible. Public access should be provided throughout the shoreline area.

THIS POLICY IS NOT APPLICABLE FOR THIS SITE.

3.11 Transportation, Utilities, and Essential Public Facilities

THIS POLICY IS NOT APPLICABLE FOR THIS SITE.

3.12 Views and Aesthetics

THIS POLICY IS NOT APPLICABLE FOR THIS SITE. THE PROJECT SITE IS NOT VISIBLE FROM THE LAKE OR ACROSS THE LAKE TO THE WEST. NO VIEWS WILL BE ALTERED WITH THIS PROJECT. THE PROJECT CANNOT CURRENTLY SEE THE LAKE. WHEN THE CITY BUILDS THE TRAIL ON THEIR 100 FOOT WIDE PIECE OF PROPERTY THEY MAY TRIM UP SOME OF THE OAK AND MAPLE TREES WHICH MAY ALLOW FOR A LIMITED VIEW OF THE WATER FROM THE SITE. THE PUBLIC MAY USE THE FUTURE CITY TRAIL TO WALK ALONG THE LAKE AND HAVE VIEWS OF THE LAKE DEPENDING ON THE TRAIL LOCATION.

3.13 Water Quality and Quantity

3.13.1 Goal

The goal for water quality and quantity is to protect and enhance the quality and quantity of the region's water resources to ensure there is safe, clean water for the public's needs and enjoyment; and protect wildlife habitat.

3.13.2 Policies

- 1. Encourage the location, construction, operation, and maintenance of shoreline uses, developments, and activities to be focused on maintaining or improving the quality and quantity of surface and ground water over the long term.
- 2. Minimize, through effective education, site planning, and best management practices, the inadvertent release of chemicals, activities that cause erosion, stormwater runoff, and faulty on-site sewage systems that could contaminate or cause adverse effects on water quality.
- 3. Encourage the maintenance and restoration of appropriate vegetative buffers
along surface waters to improve water temperature and reduces the adverse effects of erosion and runoff. THIS PROJECT IS NOT LOCATED ADJACENT TO THE LAKE. A 165 FOOT VEGETATED BUFFER OF MATURE FOREST WILL BE RETAINED BETWEEN THIS PROJECT AND LACAMAS LAKE. THERE IS NO HYDROLOGICAL CONNECTON FROM THIS SITE TO THE LAKE. ALL STORMWATER FROM THIS SITE WILL BE TREATED AND INFILTRATED INTO THE GROUND. NO HAZARDOUS CHEMICALS OR RUNOFF WILL OCCUR WITH THE PROPOSED COUNSELING CENTER USE. SANITARY SEWER FOR THE NEW BATHROOMS WILL BE CONNECTED TO THE PUBLIC CITY SYSTEM IN NE EVERETT STREET. NO SEPTIC SYSTEMS WILL BE USED FOR THE PROJECT. AN EXISTING WATER WELL ON-SITE WILL BE PROPERLY DECOMMISSIONED BY A LICENSED CONTRACTOR AND NECESSARY REPORTS WILL BE PROVIDED TO CLARK COUNTY PUBLIC HEALTH.

CHAPTER 4 SHORELINE DESIGNATIONS

4.1 Introduction

The intent of assigning shoreline designations to specific geographies is to encourage development that will enhance the present or desired character of the shoreline. To accomplish this, segments of shoreline are given a shoreline designation based on existing development patterns, natural capabilities and limitations, and the vision of the City of Camas. The shoreline designations are intended to work in conjunction with the comprehensive plan and zoning.

Management policies are an integral part of the shoreline designations and are used for determining uses and activities that can be permitted in each shoreline designation. Chapters 5 and 6 contain development regulations to specify how and where permitted development can take place within each shoreline designation and govern height and setback.

4.2 Authority

- Local governments are required under the State Shoreline Management Act of 1971 (RCW 90.58) and the Shoreline Master Program Guidelines (WAC 173-26) to develop and assign a land use categorization system known as "shoreline environment designations" for shoreline areas as a basis for effective shoreline master programs. For purposes of this Program "shoreline designation" is used in place of the term "shoreline environment designation" referred to in WAC 173-26.
- The method for local government to account for different shoreline conditions is to assign a shoreline designation to each distinct shoreline section in its jurisdiction. The shoreline designation assignments provide the framework for implementing shoreline policies and regulatory measures for environmental protection, use provisions, and other regulatory measures specific to each shoreline designation.

4.3 Shoreline Designations

The City classification system consists of shoreline designations that are consistent with and implement the Act (RCW 90.58), the Shoreline Master Program Guidelines (WAC 173-26) and the City of Camas Comprehensive Plan. These designations have been assigned consistent with the corresponding criteria provided for each shoreline designation. In delineating shoreline designations, the City aims to ensure that existing shoreline ecological functions are protected with the proposed pattern and intensity of development. Such designations should be consistent with the policies for restoration of degraded shorelines. The five shoreline designations are:

- Aquatic;
- Natural;

Urban Conservancy;

Medium Intensity; and

High Intensity.

THIS PROJECT IS LOCATED IN AN URBAN CONSERVANCY DESIGNATION. OTHER DESIGNATIONS BELOW HAVE BEEN OMITTED BECAUSE THEY ARE NOT APPLICABLE.

4.3.3 Urban Conservancy Shoreline Designation

4.3.3.1 Purpose

The purpose of the "Urban Conservancy" shoreline designation is to protect and restore ecological functions of open space, floodplains, and other sensitive lands, where they exist in urban and developed settings, while allowing a variety of compatible uses.

4.3.3.2 Designation Criteria

The following criteria are used to consider an Urban Conservancy shoreline designation:

- The shoreline has moderate to high ecological function with moderate to high opportunity for preservation and low to moderate opportunity for restoration. Or the shoreline has low to moderate ecological function with moderate to high opportunity for restoration (Graphic 4-2);
- The shoreline has open space or critical areas that should not be more intensively developed (e.g. steep slopes or floodprone);



- 3) The shoreline is not highly developed and is likely in recreational use. The shoreline High has the potential for development that is compatible with ecological restoration. The shoreline is planned for a park, or as open space; and
- 4) The shoreline has a potential for water-oriented recreational use where ecological functions can be maintained or restored.

4.3.3.3 Areas Designated

The Urban Conservancy shoreline designation applies to areas as shown on a copy of the Camas Shoreline Designations Map in Appendix A.

4.3.3.4 Management Policies

In addition to the other applicable policies and regulations of this Program the following management policies shall apply:

1) Uses that preserve the natural character of the area or promote preservation of open

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space or critical areas either directly or over the long term should be the primary allowed uses. Uses that result in restoration of ecological functions should be allowed if the use is otherwise compatible with the purpose of the Urban Conservancy shoreline designation and the setting.

- 2) Single family residential development shall ensure no net loss of shoreline ecological functions and preserve the existing character of the shoreline consistent with the purpose of this designation.
- 3) Low-intensity public access and public recreation objectives should be implemented whenever feasible and when significant ecological impacts can be mitigated (e.g. trails).
- 4) Thinning or removal of vegetation should be limited to that necessary to (1) remove noxious vegetation and invasive species; (2) provide physical or visual access to the shoreline; or (3) maintain or enhance an existing use consistent with critical areas protection and maintenance or enhancement of shoreline ecological functions.
- 5) Low intensity water-oriented commercial uses may be permitted if compatible with surrounding uses.

THIS PROJECT IS A LOW INTENSITY WATER-RELATED AND WATER-ENJOYMENT USE THAT DOES NOT HAVE ANY DIRECT CONNECTION WITH LACAMAS LAKE. THE MAJORITY OF THE URBAN CONSERVANCY DESIGNATION CRITERIA AND MANAGEMENT POLICIES DO NOT APPLY TO THIS PROJECT. THE PROPOSED PROJECT WILL NOT AFFECT THE HABITAT FUNCTIONS OR SHORELINE CHARACTER OF LACAMAS LAKE. THE PROPOSED SITE USE WILL PRESERVE THE NATURAL CHARACTER OF THE SITE WHERE IT ABUTS THE CITY OWNED PROPERTY WHICH IS A MATURE FOREST OF MAPLE AND OAK TREES. NO THINNING OR REMOVAL OF VEGETATION IS PROPOSED FOR THIS PROJECT.

4.4 Official Shoreline Map

- THIS SECTION IS NOT APPLICABLE FOR THIS PROJECT. THE SITE IS MAPPED AS URBAN CONSERVANCY AND THE APPLICANT DOES NOT DISPUTE THIS MAPPING.
- 4.4.5 Shoreline Designation Changes and Urban Growth Boundary Revisions

THIS SECTION IS NOT APPLICABLE FOR THIS PROJECT.

CHAPTER 5 GENERAL SHORELINE USE AND DEVELOPMENT REGULATIONS

All uses and development activities in shorelines shall be subject to the following general regulations in addition to the applicable use-specific regulations in Chapter 6.

5.1 General Shoreline Use and Development Regulations

1. Shoreline uses and developments that are water-dependent shall be given priority. THIS REGULATION IS NOT APPLICABLE. THE PROJECT SITE DOES NOT PHYSICALLY TOUCH LACAMAS LAKE. A WATER DEPENDENT USE COULD NOT BE DEVELOPED ON THIS SITE DUE TO THE LACK OF PHYSICAL CONNECTION TO THE LAKE.

2. Shoreline uses and developments shall not cause impacts that require remedial action or loss of shoreline functions on other properties.

N/A

3. Shoreline uses and developments shall be located and designed in a manner such that shoreline stabilization is not necessary at the time of development and will not be necessary in the future for the subject property or other nearby shoreline properties unless it can be demonstrated that stabilization is the only alternative to protecting public safety and existing primary structures.

N/A

3. 4. NOT. 3. Land shall not be cleared, graded, filled, excavated or otherwise altered prior to issuance of the necessary permits and approvals for a proposed shoreline use or development to determine if environmental impacts have been avoided, minimized and mitigated to result in no net loss of ecological functions.

NO CLEARING OF THE SITE HAS TAKEN PLACE. THERE ARE NO MATURE TREES OR SHRUBS ON THE MAJORITY OF THE SITE. THE EXISTING WHITE OAK TREES IN THE NW CORNER OF THE SITE WILL BE PRESERVED AND PROTECTED. THE SITE DESIGN HAS MINIMIZED AND AVOIDED ANY ENVIRONMENTAL IMPACTS AND NOT CREATED ANY LOSS OF ECOLOGICAL FUNCTIONS.

5. Single family residential development shall be allowed on all shorelines except the Aquatic and Natural shoreline designation, and shall be located, designed and used in accordance with applicable policies and regulations of this Program.

N/A

6. Unless otherwise stated, no development shall be constructed, located, extended, modified, converted, or altered or land divided without full compliance with CMC Title 17 Land Development and CMC Title 18 Zoning.

N/A THIS IS A SITE PLAN AND NO LAND DIVISIONS ARE PROPOSED.

7. On navigable waters or their beds, all uses and developments should be located and designed to: (a) minimize interference with surface navigation; (b) consider impacts to public views; and (c) allow for the safe, unobstructed passage of fish and wildlife, particularly species dependent on migration.

N/A

8. Hazardous materials shall be disposed of and other steps be taken to protect the ecological integrity of the shoreline area in accordance with the other policies and regulations of this Program as amended and all other applicable federal, state, and local statutes, codes, and ordinances.

9. In-water work shall be scheduled to protect biological productivity (including but not limited to fish runs, spawning, and benthic productivity). In-water work shall not occur in areas used for commercial fishing during a fishing season unless specifically addressed and mitigated for in the permit.

N/A

N/A

10. The applicant shall demonstrate all reasonable efforts have been taken to avoid, and where unavoidable, minimize and mitigate impacts such that no net loss of critical area and shoreline function is achieved. Applicants must comply with the provisions of Appendix C with a focus on mitigation sequencing per Appendix C, Section 16.51.160 *Mitigation Sequencing*. Mitigation Plans must comply with the requirements of Appendix C, Section 16.51.170 *Mitigation Plan Requirements*, to achieve no net loss of ecological functions.

THIS PROJECT HAS AVOIDED ALL IMPACTS TO THE SHORELINE AND CRITICAL AREAS.

11. The effect of proposed in-stream structures on bank margin habitat, channel migration, and floodplain processes should be evaluated during permit review.

N/A

12. Within urban growth areas, Ecology may grant relief from use and development regulations in accordance with RCW 90.58.580, and requested with a shoreline permit application.

THIS PROJECT HAS WORKED TO MEET ALL THE APPLICABLE SMP STANDARDS ALONG WITH ALL APPLICABLE CITY CODES. NO VARIANCES OR RELIEF FROM SMP CODE IS REQUESTED FROM ECOLOGY.

5.2 Archaeological, Cultural and Historic Resources

When a shoreline use or development is in an area known or likely to contain archaeological artifacts as indicated on the *City of Camas Archaeological Probability* map, or as recorded at the state or county historical offices, then the applicant shall provide for a site inspection and evaluation by a professional archaeologist. Development permits may not be issued until the inspection and evaluation have been completed and the city has issued approval.

If an item of possible archeological interest is discovered on site, all work shall immediately cease and notification of such a find will be sent to the City, the Office of Archaeology and Historic Preservation and affected Native American tribes. Activities on site may resume only upon receipt of the City's approval.

THIS PROJECT COMPLETED A SITE ARCHAEOLOGICAL STUDY AND REPORT. APPLIED ARCHAEOLOGICAL RESEARCH COMPLETED THE STUDY AND REPORT. THERE WERE NO FINDING OF HISTORICAL SIGNIFICANCE ON-SITE AND NOT ADDITOINAL WORK IS NECESSARY. AN INADVERTENT DISCOVERY PLAN AND PROTECTION LANGUAGE WILL BE PROVIDED WITH THE SITE CONSTRUCTION PLANS TO HELP PROTECT ANY RESOURCES IF DISCOVERED DURING CONSTRUCTION.

5.3 Critical Areas Protection

Critical Areas Regulations are found in Appendix C of this program and are specifically at Chapters 16.51 through 16.61. Provisions of the Critical Areas Regulations that are not consistent with the Shoreline Management Act, RCW Chapter 90.58, and supporting Washington Administrative Code chapters shall not apply in shoreline jurisdiction. These

regulations are integral and applicable to this Program, except that:

- 1. Non-conforming uses and development within the shoreline jurisdiction shall be subject to both this Program and Appendix C, and where there is a conflict, the most protective of environmental functions shall apply;
- 2. The Fish and Wildlife Habitat Conservation Area buffers for Stream Type S in Appendix C, Section 16.61.040 are modified as follows for the following areas:
 - a. Columbia River, SR-14 to SE Third Avenue² at twenty-feet (20').
 - b. Washougal River, lots fronting on First Avenue between SE Garfield Street and NE Third Street, twenty-feet (20') from the top of slopes exceeding forty- percent (40%).
 - c. Lacamas Lake buffers from OHWM shall not extend landward of NE Leadbetter Road.
 - d. Columbia River, lots fronting on SE 12th Avenue and SE 11th Avenue between SE Polk Street and SE Front Street, shall be twenty-percent (20%) of lot depth as measured from the OHWM.

3. CMC Chapter 16.57 Frequently Flooded Areas applies within shoreline jurisdiction but is not incorporated as specific regulations of this SMP.

THIS PROJECT IS NOT LOCATED IN THE AREAS LISTED ABOVE. HABITAT BUFFERS HAVE BEEN SHOWN AND PROTECTED ON THE SITE PLANS.

5.3.1 Applicable Critical Areas

For purposes of this Program, the following critical areas, as defined in Appendix C will be protected under this Program: Wetlands; Critical Aquifer Recharge Areas; Frequently Flooded Areas; Geologically Hazardous Areas; and Fish and Wildlife Habitat Conservation Areas.

5.3.2 General Provisions

- 1. Shoreline uses, activities, developments and their associated structures and equipment shall be located, designed and operated to protect the ecological processes and functions of critical areas.
- 2. Provisions of the Critical Areas Regulations that are not consistent with the Shoreline Management Act Chapter, 90.85 RCW, and supporting Washington Administrative Code chapters shall not apply in shoreline jurisdiction.
- 3. Where appropriate, new or redevelopment proposals shall integrate protection of wetlands, fish and wildlife habitat, and flood hazard reduction with other stream management provisions, such as retention of channel migration zones, to the extent they are within the shoreline jurisdictional area to ensure no net loss of ecological functions.
- 4. Critical areas within the shoreline jurisdiction shall be regulated for any use, development or activity, as provided in accordance with this Program, and Appendix C, whether a permit or written statement of exemption is required.

 $^{^2}$ This describes land that is zoned Heavy Industrial (HI) and at the adoption of this Program was occupied by the Georgia Pacific Mill.

- 5. If provisions of Appendix C and other parts of this Program conflict, the provisions most protective of ecological and historic resources shall apply.
- 6. Unless otherwise stated, critical area buffers shall be protected and/or enhanced in accordance with this Program and Appendix C. These provisions do not extend the shoreline jurisdiction beyond the limits specified in this Program as defined in Section 2.1 Applicability.
- 7. In addition to compensatory mitigation, unavoidable adverse impacts may be addressed through restoration efforts.

HABITAT BUFFERS HAVE BEEN SHOWN AND PROTECTED ON THE SITE PLANS. NO OTHER CRITICAL AREAS LISTED ABOVE EXIST ON THIS PROJECT SITE.

5.4 Flood Prevention and Flood Damage Minimization

THIS SECTION IS NOT APPLICABLE TO THE PROJECT.

5.5 Public Access

- 1. Provisions for adequate public access shall be incorporated into all shoreline development proposals that involve public funding unless the proponent demonstrates public access is not feasible due to one or more of the provisions of Section 5.5 Regulation 2.a-e.
- 2. Provisions for adequate public access shall be incorporated into all land divisions and other shoreline development proposals, unless this requirement is clearly inappropriate to the total proposal. The nexus, proportionality, need and support for such a connection shall be based on the policies of this Program. Public access will not be required where the proponent demonstrates one or more of the following:
 - a. Unavoidable health or safety hazards to the public exist that cannot be prevented by any practical means;
 - b. Inherent security requirements of the use cannot be satisfied through the application of alternative design features or other solutions;
 - c. The cost of providing the access, easement, alternative amenity, or mitigating the impacts of public access are unreasonably disproportionate to the total proposed development;
 - d. Significant environmental impacts that cannot be mitigated will result from the public access; or
 - e. Significant undue and unavoidable conflict between public access requirements and the proposed use and/or adjacent uses would occur, provided that the applicant has first demonstrated and the City determines that all reasonable alternatives have been evaluated and found infeasible, including but not limited to: Regulating access by such means as maintaining a gate and/or limiting hours of use; Designing separation of uses and activities (including but not limited to, fences, terracing, landscaping); and Provisions for access at a site geographically separated from the proposal such as a street end, vista or trail system.

- 3. Public access sites shall be connected to a barrier free route of travel and shall include facilities based on criteria within the Americans with Disabilities Act Accessibility Guidelines.
- 4. Public access shall include provisions for protecting adjacent properties from trespass and other possible adverse impacts to neighboring properties.
- 5. A sign indicating the public's right of access to shoreline areas shall be installed and maintained in conspicuous locations.
- 6. Required public access shall be developed at the time of occupancy of the use or activity.
- 7. Public access shall consist of a dedication of land or a physical improvement in the form of a walkway, trail, bikeway, corridor, viewpoint, park, deck, observation tower, pier, boat launching ramp, dock or pier area, or other area serving as a means of view and/or physical approach to public waters and may include interpretive centers and displays.
- 8. Public access easements and permit conditions shall be recorded on the deed of title and/or on the face of a plat or short plat as a condition running contemporaneous with the authorized land use, as a minimum. Said recording with the County Auditor's Office shall occur at the time of permit approval.
- 9. Future actions by the applicant, successors in interest, or other parties shall not diminish the usefulness or value of the public access provided.
- 10. Maintenance of the public access facility shall be the responsibility of the owner unless otherwise accepted by a public or non-profit agency through a formal agreement approved by the Shoreline Administrator and recorded with the County Auditor's Office.

THIS PROJECT HAS PROVIDED A PUBLIC TRAIL CONNECTION THROUGH THE SITE TO THE FUTURE CITY TRAIL ALONG THE WEST SIDE OF THE SITE. THERE ARE NO OTHER OPPORTUNITIES FOR PUBLIC ACCESS WITH THIS PROJECT.

5.6 Restoration

N/A

5.7 Site Planning and Development

5.7.1 General

1. Land disturbing activities such as grading and cut/fill shall be conducted in such a way as to minimize impacts to soils and native vegetation.

THIS PROJECT MEETS THIS REQUIREMENT AS DESCRIBED THROUGHOUT THIS NARRATIVE AND IN THE SITE PLAN AND DESIGN REVIEW NARRATIVES.

2. Impervious surfaces shall be minimized to the extent feasible so as not to jeopardize public safety.

THIS PROJECT HAS PROVIDED THE MINIMUM SIZE PARKING LOT ALLOWED BY CITY CODE. PUBLIC SAFET WILL NOT BE JEOPARDIZED WITH THIS PROJECT.

3. When feasible, existing transportation corridors shall be utilized.

THIS PROJECT IS UTILIZING THE EXISTING TRANSPORTATION CORRIDOR KNOWN AS NE EVERETT STREET OR SR-500.

4. Vehicle and pedestrian circulation systems shall be designed to minimize clearing, grading, alteration of topography and natural features, and designed to accommodate wildlife movement.

THIS PROJECT MEETS THIS REQUIREMENT AS DESCRIBED THROUGHOUT THIS NARRATIVE AND IN THE SITE PLAN AND DESIGN REVIEW NARRATIVES.

5. Parking, storage, and non-water dependent accessory structures and areas shall be located landward from the OHWM and landward of the water-oriented portions of the principle use.

THIS PROJECT MEETS THIS REQUIREMENT AS DESCRIBED THROUGHOUT THIS NARRATIVE AND SHOWN ON THE SITE PLAN. THE PARKIGN LOT IS LOCATED LANDWARD OF THE BUILDING AND LACAMAS LAKE. THE BUILDING IS THE WATER-ORIENTED PORTON OF THE PRINCIPAL USE.

6. Trails and uses near the shoreline shall be landscaped or screened to provide visual and noise buffering between adjacent dissimilar uses or scenic areas, without blocking visual access to the water.

THIS PROJECT IS NOT NEAR THE SHORELINE AND NO VISUAL BUFFERING IS NECESSARY. AN EXISTING 100 FOOT WIDE CITY PARCEL SERVES AS A BUFFER WITH MATURE MAPLE AND OAK TREES.

7. Elevated walkways shall be utilized, as appropriate, to cross sensitive areas such as wetlands.

N/A

8. Fencing, walls, hedges, and similar features shall be designed in a manner that does not significantly interfere with wildlife movement.

THIS PROJECT DOES NOT INTERFERE WITH WILDLIFE MOVEMENT. THE CITY OWNED PROPERTY ALONG LACAMAS LAKE ALLOWS FOR UNIMPEDED WILDLIFE MOVEMENT.

9. Exterior lighting shall be designed, shielded and operated to: a) avoid illuminating nearby properties or public areas; b) prevent glare on adjacent properties, public areas or roadways; c) prevent land and water traffic hazards; and d) reduce night sky effects to avoid impacts to fish and wildlife.

THIS PROJECT WILL SHIELD IT'S LIGHTING FROM THE BUILDING AND PARKING LOT.

10. Utilities shall be located within roadway and driveway corridors and rights-of-way wherever feasible.

THIS PROJECT MEETS THIS CRITERIA.

11. A use locating near a legally established aquaculture enterprise, including an authorized experimental project, shall demonstrate that such use would not result in damage to or destruction of the aquaculture enterprise, or compromise its monitoring or data collection.

THIS SECTION IS NOT APPLICABLE.

5.7.2 Clearing, Grading, Fill and Excavation

THIS SECTION IS NOT APPLICABLE. NO CLEARING OR GRADING IS PROPOSED WITHIN 150 FEET OF THE OHWM OF LACAMAS LAKE.

5.7.3 Building Design

- 1. Structures shall be designed to conform to natural contours and minimize disturbance to soils and native vegetation
- 2. Non-single family structures shall incorporate architectural features that provide compatibility with adjacent properties, enhance views of the landscape from the water, and reduce scale to the extent possible.
- 3. Building surfaces on or adjacent to the water shall employ materials that minimize reflected light.
- 4. Façade treatments, mechanical equipment and windows in structures taller than two (2) stories, shall be designed and arranged to prevent bird collisions using the best available technology. Single-family residential structures shall be exempt from this provision.

THIS PROJECT IS NOT VISIBLE FROM OR ADJACENT TO LACAMAS LAKE. THESE BUILDING DESIGN PRINCIPALS DO NOT APPLY TO THIS PROJECT. 100 FEET OF MATURE FOREST IS LOCATED BETWEEN THIS SITE AND THE OHWM OF LACAMAS LAKE.

5.8 Vegetation Conservation

- 1. Removal of native vegetation shall be avoided. Where removal of native vegetation cannot be avoided, it shall be minimized to protect ecological functions.
- 2. If native vegetation removal cannot be avoided it shall be minimized and mitigated as recommended by a qualified biologist within a Critical Area Report and shall result in no net loss of shoreline functions. Lost functions may be replaced by enhancing other functions provided that no net loss in overall functions is demonstrated and habitat connectivity is maintained. Mitigation shall be provided consistent with an approved mitigation plan per Appendix C.
- 3. Clearing by hand-held equipment of invasive or non-native shoreline vegetation or plants listed on the State Noxious Weed List is permitted in shoreline locations if native vegetation is promptly re-established in the disturbed area.
- 4. If non-native vegetation is to be removed, then it shall be replaced with native vegetation within the shoreline jurisdiction.
- 5. Pruning of trees is allowed in compliance with the National Arborist Association pruning standards. Pruning must meet the following criteria:
- a. Removal of no more than twenty (20) percent of the limbs of any single tree may be removed; and
- b. No more than twenty (20) percent of canopy in a single stand of trees may be removed in a given five (5) year period without a shoreline permit.
- 6. Topping trees is prohibited.

- 7. If the city determines that a tree is hazardous as verified by an arborist report, then only the hazardous portion shall be removed. Complete removal should be avoided to the extent possible. The remainder of the tree shall remain to provide habitat functions and slope stability. Mitigation may be required to compensate for reduced tree surface area coverage.
- 8. Natural features such as snags, stumps, logs or uprooted trees, which do not intrude on the navigational channel or threaten or public safety, and existing structures and facilities, shall be left undisturbed.
- 9. Natural in-stream features such as snags, uprooted trees, or stumps should be left in place unless it can be demonstrated that they are not enhancing shoreline function or are a threat to public safety.
- 10. Aquatic weed control shall only occur to protect native plant communities and associated habitats or where an existing water-dependent use is restricted by the presence of weeds. Aquatic weed control shall occur in compliance with all other applicable laws and standards and shall be done by a qualified professional.
- THIS PROJECT DOES NOT PROPOSE ANY VEGETATION REMOVAL WITHIN 165 FEET OF THE OHWM OF LACAMAS LAKE. ONLY 2-3 LIMBS OF THE MATURE OAK TREES ARE PROPOSED FOR TRIMMING TO HELP IMPROVE SAFETY AND TREE HEALTH ON-SITE AND FOR THE ADJACENT PROPERTY OWNERS. THIS PROJECT MEETS THE CRITERIA LISTED ABOVE FOR VEGETATION CONSERVATION. NATIVE PLANTS ARE PROPOSED FOR THE ON-SITE LANDSCAPING WITHIN THE 200 FOOT SHORELINE MANAGEMENT ZONE.

5.9 Visual Access

Visual access shall be maintained, enhanced, and preserved as appropriate on shoreline street-ends, public utility rights-of-way above and below the ordinary high water mark. Any new or expanded building or structure over thirty-five (35) feet in height above average grade level that obstructs the shoreline view of a substantial number of residences that are adjoining shorelines shall not be allowed in accordance with RCW 90.58.320.

THIS SECTION IS NOT APPLICABLE TO THIS PROJECT.

5.10 Water Quality and Quantity

- 1. The location, design, construction, and management of all shoreline uses and activities shall protect the quality and quantity of surface and ground water adjacent to the site.
- 2. All shoreline development shall comply with the applicable requirements of CMC Chapter 14.02 Stormwater Control.
- 3. Best management practices (BMPs) for control of erosion and sedimentation shall be implemented for all shoreline development in substantial compliance with CMC Chapter 14.06 Erosion and Sediment Control.
- 4. Potentially harmful materials, including but not limited to oil, chemicals, tires, or hazardous materials, shall not be allowed to enter any body of water or wetland, or to be discharged onto the land except in accordance with CMC Chapter 14.04 Illicit

Discharges, dumping and Illicit Connections. Potentially harmful materials shall be maintained in a safe and leak-proof condition

- 5. Herbicides, fungicides, fertilizers, and pesticides shall not be applied within twentyfive (25) feet of a waterbody, except by a qualified professional in accordance with state and federal laws. Further, pesticides subject to the <u>finalruling</u> in *Washington Toxics Coalition, et al., v. EPA* shall not be applied within sixty (60) feet for ground applications or within three hundred (300) feet for aerial applications of the subject water bodies and shall be applied by a qualified professional in accordance with state and federal law.
- 6. Any structure or feature in the Aquatic shoreline designation shall be constructed and/or maintained with materials that will not adversely affect water quality or aquatic plants or animals. Materials used for decking or other structural components shall be approved by applicable state agencies for contact with water to avoid discharge of pollutants.
- 7. Conveyance of any substance not composed entirely of surface and stormwater directly to water resources shall be in accordance with CMC Chapter 14.02.
- 8. Septic systems should be located as far landward of the shoreline and floodway as possible. Where permitted, new on-site septic systems shall be located, designed, operated, and maintained to meet all applicable water quality, utility, and health standards.

THIS PROJECT IS NOT LOCATED ADJACENT TO THE LAKE. A 165 FOOT VEGETATED BUFFER OF MATURE FOREST WILL BE RETAINED BETWEEN THIS PROJECT AND LACAMAS LAKE. THERE IS NO HYDROLOGICAL CONNECTON FROM THIS SITE TO THE LAKE. ALL STORMWATER FROM THIS SITE WILL BE TREATED AND INFILTRATED INTO THE GROUND. NO HAZARDOUS CHEMICALS OR RUNOFF WILL OCCUR WITH THE PROPOSED COUNSELING CENTER USE. SANITARY SEWER FOR THE NEW BATHROOMS WILL BE CONNECTED TO THE PUBLIC CITY SYSTEM IN NE EVERETT STREET. NO SEPTIC SYSTEMS WILL BE USED FOR THE PROJECT. AN EXISTING WATER WELL ON-SITE WILL BE PROPERLY DECOMMISSIONED BY A LICENSED CONTRACTOR AND NECESSARY REPORTS WILL BE PROVIDED TO CLARK COUNTY PUBLIC HEALTH.

CHAPTER 6 SPECIFIC SHORELINE USE REGULATIONS

6.1 General Provisions

- 1. This chapter contains the regulations that apply to specific uses, developments, and activities in the shoreline jurisdiction.
- 2. These regulations are intended to work in concert with all sections of this Program and in particular the Goals and Policies (Chapter 3) and General Use and Development Regulations (Chapter 5).

6.2 Shoreline Use, Modification, and Standards Tables

1. Each shoreline designation shall be managed in accordance with its designated purpose as described in this Program (see Chapter 4). Table 6-1 identifies those uses that are prohibited, may be permitted or permitted with a conditional use approval in each shoreline designation. In the event conflicts exist between the Table 6-1 and the text in this chapter, the text shall apply.

- 2. Table 6-1 also summarizes general setbacks and building heights for uses within each shoreline designation. These setbacks apply in conjunction with the requirements of the critical areas' requirements established in Chapter 5 and provided in Appendix C. Where heights of structures are allowed over thirty-five feet (35'), then a visual impact study may be required in accordance with Section 5.9 *Visual Access* of this Program. In the event a conflict exists between Table 6-1 and the requirements of Chapter 5, the most protective of shoreline functions shall apply.
- 3. In Table 6-1, setbacks are measured landward from the ordinary high water mark (OHWM) in the NT, UC, MI and HI Shoreline Designations. For transportation facilities and utilities, the setback from OHWM pertains to the right of way and not just the structure or pipeline. In the AQ Shoreline Designation, the setback is waterward of the OHWM.

THIS PROJECT MEETS THE SETBACKS IN TABLE 6-1. THE PARKING LOT IS LOCATED OVER 150 FEET FROM THE OHWM OF LACAMAS LAKE. THE BUILDING IS LOCATED OVER 50 FEET FROM THE OHWM OF LACAMAS LAKE. THE MIDPOINT OF THE SINGLE STORY BUILDING ROOF IS 15 FEET TALL AND MEETS THE REQUIRMENTS OF THE URBAN CONSERVANCY ZONE FOR WATER-RELATED AND WATER-ENJOYMENT USES.

Abbreviations: X = Prohibited P = Permitted N/A = Not Applicable C = Conditional Use X	AQ	NT	UC	МІ	н
Shoreline Designation	Aquatic	Natural	Urban Conservancy	Medium Intensity	High Intensity
Shoreline Uses					
Agriculture					
Agriculture	X	Х	X	Х	Х
 Building Setback 	N/A	N/A	N/A	N/A	N/A
 Building Height 	N/A	N/A	N/A	N/A	N/A
Aquaculture					
Aquaculture, General	Р	Х	С	С	С
 Building setback 	0' ¹	N/A	50' ¹	0' ¹	0' ¹
Boating Uses				•	•
Motorized Boat Launches	Р	Х	С	С	Р
Non-motorized Boat Launches	Р	С	Р	Р	Р
Marinas	Р	Х	X	С	С
Structure Setback	0'	N/A	N/A	0' ¹	0' ¹
Structure Height					
- 0-100' from OHWM	N/A	N/A	N/A	25'	35'
- >100 from OHWM	N/A	N/A	N/A	35'	45'
Docks, Piers, Mooring Buoys ³	P ³	Х	P ³	P ³	Р
Houseboat or Live-aboard Vessel	X	Х	X	X	Х
Commercial Uses			-		_
Water-dependent	P	X	C	P	Р
Building Setback	0' ¹	N/A	50' ²	0' ¹	0' ¹
Building Height	15'	N/A	15'	45'	60'
Water-related, Water-enjoyment	X	Х	C	Р	Р
Building Setback	N/A	N/A	<mark>50' ²</mark>	50²	25' ²
Building Height			<mark>15'</mark>	45'	60'
Non-water-oriented	X	Х	X	С	С
 Building Setback 	N/A	N/A	N/A	100' ²	100' ²
Building Height	N/A	N/A	N/A	45'	60'
Forestry					
Log Storage	С	Х	X	Х	Х
Timber Harvest	X	X	X	X	X
Industrial Uses					_
Water-dependent	P	<u>X</u>	X	C	P
Building Setback	0'1	N/A	N/A	0'1	0'1
Building Height					
- 0-100' from OHWM	45'	N/A	N/A	45'	60'
- >100 from OHWM	45'	N/A	N/A	45'	60'
Water-related	X	<u>X</u>	X	C	P
Building Setback	N/A	N/A	N/A	100' 2	50' 2
Building Height	N/A	N/A	N/A	45'	45'
Non-water-oriented	X	<u>X</u>	X	X	P
Building Setback	N/A	N/A	N/A	N/A	50' ²
Building Height	N/A	N/A	N/A	N/A	45'
Institutional Uses					
vvater-dependent	P	<u>X</u>	X	۲ ۱	۲ ۱
Building Setback	0'''	N/A	N/A	0'1	0'1
Building Height				a =-	a :
- 0-100' from OHWM	15'	N/A	N/A	25'	35'
- >100 trom OHWM	15'	N/A	N/A	35	45'
vvater-related	X	<u>X</u>	X	C	P
 Building Setback 	N/A	N/A	N/A	100' 2	25' ²

Table 6-1 Shoreline Use, Modification and Development Standards

Abbreviations: X = Prohibited P = Permitted N/A = Not Applicable C = Conditional Use Via = Not Applicable	AQ	NT	UC	МІ	н
Shoreline Designation	Aquatic	Natural	Urban Conservancy	Medium Intensity	High Intensity
Building Height	N/A	N/A	N/A	35'	45'
Non-water-oriented	Х	Х	Х	С	С
 Building Setback 	N/A	N/A	N/A	100' ²	100' ²
Building Height	N/A	N/A	N/A	35'	35'
Mining			I.		
Gravel Mining	C⁵	Х	Х	Х	С
Activity Setback	N/A	N/A	N/A	N/A	200'
Hard Rock Mining	Х	Х	Х	Х	Х
Parking					
Primary Use	Х	Х	X	Х	С
Setback	N/A	N/A	N/A	N/A	100' ²
Accessory Use	Х	Х	C	P	Р
Setback	N/A	N/A	<mark>150'</mark>	50' ²	50' ²
Recreational Uses	_	1	_	_	_
Water-dependent	Р	C 4	Р	P	Р
 Setback 	0'	0' (buildings 100')	0' ¹	0' ¹	0' ¹
Building Height	15'	15'	15'	35'	45'
Water-related/enjoyment (trails, accessory buildings)	С	P ⁴	Р	Р	Р
Setback	0'	20' (Buildings 100' ²)	20' (Buildings 100' ²)	50'²	50' ²
- Buildina Heiaht	15'	15'	15'	45'	60'
Non-water-oriented (golf	Х	Х	Х	С	С
Setback	N/A	N/A	N/A	100' ²	100' ²
Building Height	N/A	N/A	N/A	45'	60'
Residential Uses	14/1	14/7		10	00
Primary structure/house	Х	Х	Р	Р	С
Building Setback	N/A	N/A	100' ²	35' ²	35' ²
Building Height	N/A	N/A	35'	35'	45'
Density	In accordance with the underlying zoning.				
Accessory Structures	Х	N/A	P	Ρ	Р
Building Setback	N/A	N/A	100' ²	35' ²	35' ²
Building Height	N/A	N/A	15'	25'	25'
Density	In accordance with the underlying zoning.				
Signs					
Interpretive/Educational or similar	Р	Р	Р	Р	Р
Commercial/industrial-related	С	Х	X	С	Р
Transportation Uses					
Highways, Arterials, Railroads	C	X	С	Р	Р
Right-of-Way Setback	0'	N/A	200'	100'	100'
Secondary/Public Access Roads	X	X	С	P	Р
Right-of-Way Setback	NA	N/A	100'	50'	50'
Bridges (perpendicular to shoreline)	С	X	С	Р	Р
Utility Uses					
Above-ground Utilities (parallel to shoreline)	Х	x	С	С	Р
Right-of-Wav Setback	N/A	N/A	200'	50'	50'
Structure Height	N/A	N/A	15'	35'	60'
Distribution Pole Heiaht	N/A	N/A	45'	45'	45'
Electrical Transmission Lines	С	С	С	С	С

Abbreviations:X = ProhibitedP = PermittedN/A = Not ApplicableC = Conditional Use	AQ	NT	UC	МІ	н
Shoreline Designation	Aquatic	Natural	Urban Conservancy	Medium Intensity	High Intensity
Underground Utilities (parallel to shoreline)	С	Х	С	С	С
Right-of-Way Setback	0'	N/A	100'	50'	50'
Underground and Above-ground Utilities (perpendicular to shoreline)	с	С	с	с	с
Right-of-Way Setback	0'	0'	0'	0'	0'
Unclassified Uses				•	
Unclassified Uses	С	С	<u>_C</u>	_C	_C
 Setback for water-oriented use 	0'	150'	75 2	50 2	50 2
Structure or Activity Setback for non-water- oriented use	0'	150'	100'	100'	100'
Structure Height	15'	15'	35'	35'	35'
Dredging and Dredge Material Disposal					
Non-maintenance Dredging	С	N/A	N/A	N/A	N/A
Maintenance Dredging	Р	N/A	N/A	N/A	N/A
Dredge Material Disposal	C ⁵	Х	Х	C⁵	C⁵
Dredging & Disposal as part of Ecological Restoration/ Enhancement	Р	С	Р	Р	Р
Flood Control Works and In-stream Structures					
Dams, Dikes, & Levees	C	Х	C	С	Р
Instream structures	C	N/A	N/A	N/A	N/A
Shoreline Restoration				1	1
Ecological Restoration / Enhancement / Mitigation	Р	Р	Р	Р	Р
Shoreline Stabilization					
Bioengineered/Non-Structural	C	С	С	P	P
Structural	C	X	C C	C	C

Notes for Table:

 Only water dependent facilities may be located waterward of Critical Area buffers and building setbacks and shall minimize disturbance at the water's edge. All other facilities not requiring a location at the water's edge shall meet buffer and setback requirements.
 Uses may be set back less than the Critical Areas Type S buffer of 150-feet only as provided within Section 5.3 (2) for specific reaches or as provided in Appendix C Section 16.61.040(D)(2) Stream Buffer Area Reduction and Averaging.

^{3.} Docks are prohibited on the Washougal River. New docks must be shared/joint-use only on Lacamas Lake.

^{4.} Low intensity recreational development or uses only. Appropriately designed trails are allowed when developed consistent with the design and development standards of the *Camas Park, Recreation and Open Space Comprehensive Plan,* which include (among others) that the setback between the OHWM and the use is fully vegetated. For additional design and regulation standards refer to Section 6.3.11 Recreational Development of this Program.
^{5.} Permitted outside of channel migration zones.

6.3 Use-specific Development Regulations

6.3.1 Agriculture

N/A

6.3.2 Aquaculture

N/A

6.3.3 Boating Uses

N/A

6.3.4 Commercial Uses

- 1. New commercial development that is water-dependent or water-related shall be permitted outright within the shoreline designations of Medium Intensity and High Intensity.
- 2. New commercial uses and development shall demonstrate that there will not be a net loss of ecological function or have significant adverse impacts to other shoreline resources or another shoreline uses.
- 3. For mixed use proposals, a nonwater-oriented commercial use may be permitted, if the majority of the use or building is devoted to a water-related or water-enjoyment use. Allowed water-enjoyment commercial uses shall be evaluated in terms of whether the use facilitates a state-wide interest, including ecological restoration and public access and may include apacific provisions for meta-related or whether the use facilitates a state-wide interest.

may include specific provisions for restoration and public access. THE PROPOSED SITE USE IS A COMMERCIAL BUSINESS IN THE MIXED USE ZONE. THE LACAMAS COUNSELING AND PSYCHIATRY BUSINESS IS A WATER-RELATED AND WATER-ENJOYMENT USE AS DESCRIBED IN THE INTO AND BACKGROUND PORTION OF THIS NARRATIVE.

- 4. Non-water-oriented commercial uses are allowed as a conditional use where:
 - a. Located on a site physically separated from the shoreline by another private property in separate ownership or a public right-of-way, or steep slopes such that access for water-oriented use is precluded, provided that such conditions were lawfully established prior to the effective date of this Program.
 - b. Proposed on a site where navigability is severely limited.
 - c. All non-water-oriented commercial uses are prohibited in shoreline jurisdiction on parcels that abut the water's edge unless the use provides significant public benefit with respect to the objectives of the Act by:

- i. Restoration of ecological functions both in aquatic and upland environments that shall provide native vegetation buffers and in accordance with the Restoration Element of this plan.
- ii. The balance of the water frontage not devoted to ecological restoration and associated buffers shall be provided as public access in accordance with Section 5.5.

N/A

5. Loading and service areas shall be screened from view using native plants combined with fencing or masonry walls.

N/A THERE ARE NO LOADING OR SERVICE AREAS ASSOCIATED WITH THIS PROJECT.

6. Where water-related and water-enjoyment commercial uses are allowed as a conditional use in the Urban Conservancy shoreline environment, then the use must increase the public use, enjoyment, or access to the shoreline.

THIS PROJECT WILL INCREASE THE PUBLIC ACCESS TO THE FUTURE CITY TRAIL ALONG THE SHORELINE. FUTURE PUBLIC USE AND ENJOYMENT WILL BE INCREASED WITH THIS PROJECT.

6.3.5 Forest Practices

N/A

- 6.3.6 Industrial Uses
- N/A
 - 6.3.7 Log Storage
- N/A
- 6.3.8 Institutional Uses

N/A

6.3.9 Mining

N/A

6.3.10 Parking

- 1. Parking as a primary use is prohibited.
- 2. Parking as an accessory use may serve uses that are not physically within shoreline jurisdiction but are located on the same parcel.
- 3. Parking facilities shall be designed and landscaped to minimize adverse environmental and aesthetic impacts. Parking shall be located landward of the use it is serving, only if it is not located along the primary street frontage. The city prefers buildings entrances (not a parking lot) to benefit from the city's extensive sidewalk and trail network.
- 4. Parking areas shall be landscaped along the perimeter. Landscaping shall consist of native vegetation, which is planted prior to final inspection of project, and will provide

5. Parking facilities shall be designed to prevent surface water runoff from contaminating water bodies. Permit shall include evidence of financial surety for ongoing maintenance

program that will assure proper functioning of facilities over time. THIS PROJECT MEETS THE PARKING REQUIREMENTS AS A SECONDARY USE FOR THIS PROJECT. THE PARKING LOT HAS PROPOSED LANDSCAPING TO HELP SCREEN IT. THE PARKING LOT IS LANDWARD FROM THE LAKE AND PROPOSED BUILDING. RUNOFF FROM THE PARKING LOT WILL BE COLLECTED AND TREATED USING A BIORETENTION FACILITY LANDSCAPED WITH NATIVE PLANTS. ALL RUNOFF WILL BE INFILTRATED INTO THE GROUND.

6.3.11 Recreational Development

N/A

6.3.12 Residential Development

N/A

6.3.13 Signs

NO SIGNS ARE PROPOSED WITHIN THE 200 FOOT SHORELINE MANAGEMENT ZONE.

6.3.14 Transportation Uses

N/A

6.3.15 Utilities Uses

N/A

6.4 Shoreline Modification Regulations

N/A THERE ARE NO MODIFICATIONS PROPOSED TO THE SHORELINE OF LACAMAS LAKE WITH THIS PROJECT.

CHAPTER 7 DEFINITIONS

REMOVED FROM THIS NARRATIVE TO SAVE PAPER. CHAPTER 7 CAN BE SEEN IN THE FULL SMP IF NECESSARY.

Appendix B

APPENDIX B – ADMINISTRATION AND ENFORCEMENT

I. Applicability

A. All uses and developments within the jurisdiction of the Shoreline Management Act shall be planned and carried out in a manner that is consistent with this Program and the policy of the Act as required by RCW 90.58.140(1), regardless of whether a shoreline permit, statement of exemption, shoreline variance, or shoreline conditional use permit is required. The reviewing official shall assure compliance with the provisions of this

Program for all permits and approvals processed by the city. All regulations applied within the shoreline shall be liberally construed to give full effect to the objectives and purposes for which they have been enacted.

- B. Exemptions to the requirement for substantial development permits are listed in Chapter 2 of this Program and shall be construed narrowly. Only those developments that meet the precise provisions of the listed exemptions may be granted an exemption from the substantial development permit process. An exemption from the substantial development permit process is not an exemption from compliance with this Program or the Act, or from any other regulatory requirements.
- C. The burden of proving that the proposed development is consistent with these criteria in all cases shall be on the applicant.
- D. The city shall not issue any permit for development within shoreline jurisdiction until approval has been granted pursuant to this Program.
- E. A development or use that does not comply with the bulk, dimensional or performance standards of this Program shall require a shoreline variance even if the development or use does not require a substantial development permit.
- F. A development or use that is listed as a conditional use pursuant to this Program, or is an unlisted use, must obtain a conditional use permit even if the development or use does not require a substantial development permit.

THIS PROJECT IS REQUIRED A CONDITOINAL USE PERMIT FOR THE COMMERCIAL BUSINESS/BUILDING AND THE ASSOCIATED PARKING LOT.

II. Administrative Authority and Responsibility

- A. Shoreline Administrator. The community development director is appointed the city's shoreline administrator (herein after shall be called the "Administrator") of the provisions of this Program and shall have the authority to act upon the following matters:
 - 1. Interpretation, enforcement, and administration of this Program;
 - 2. Issuance of shoreline substantial development permits when not consolidated with conditional use or variance requests;
 - 3. Modifications or revisions to approved shoreline permits as provided in this Program; and
 - 4. Requests for statements of exemption.

- B. The Administrator shall document all project review actions in shoreline areas in order to periodically evaluate the cumulative effects of authorized development on shoreline conditions per WAC 173-26-191(2)(a)(iii)-Documentation.
- C. The Administrator shall consult with Ecology to ensure that any formal written interpretations are consistent with the purpose and intent of Chapter 90.58 RCW and the applicable guidelines.

III. Review and decision process

- A. The Administrator, or designee shall consider the governing principles of this Program (SMP Section 1.6), supporting data submitted by the applicant and written public comments submitted in response to the notice. Based upon this and other relevant information, the Administrator shall evaluate the nature and scope of the project in its relationship with the overall public interest, shall determine the significance of the proposed action and bonding requirements for improvements, and take one of the following actions:
 - a. The Administrator may approve or deny issuance of a Shoreline Substantial Development permit. The final decision is forwarded to Ecology and the Attorney General for filing consistent with the provisions in XI below.
 - b. If the proposal requires approval of a Shoreline Variance or Shoreline Conditional Use permit then it will be subject to a public hearing before the hearings examiner. A decision on the recommendation is then forwarded to Ecology and the Attorney General for final permit approval.

IV. Hearings examiner decision process

- A. Report. The Administrator or designee shall prepare a report on all aspects of the proposed development to include relevant SMP regulations, and what conditions, if any, should be imposed.
- B. Public Hearing. . At the public hearing, the hearings examiner shall receive testimony from staff, from the applicant, and from the public.
- C. Local Decision. The hearings examiner may decide either: (1) to approve the application; (2) to deny the application; or (3) to approve the application only if certain specific conditions are met. For conditional use and variance permits, the hearings examiner decision is the local decision, which is forwarded to Ecology and the Attorney General for a final decision. The hearings examiner issues the final decision of appeals to substantial development permits when issued by the Administrator.

V. Conditions imposition

In granting a permit, the decision maker may attach thereto such conditions regarding the location, character, and other features of the proposed structure or use, or regarding their effect upon the shorelines, as it deems necessary to carry out the spirit and purposes of this Program, and the Act, and to be in the public interest. The decision maker, as a condition to granting any permit, may require that the applicant post with the city, as a prerequisite to permit approval, a bond or other security approved as to form by the Administrator.

VI. Application

A. Applications for shoreline substantial development permits, conditional use permits or variance permits shall be made to the community development department. The application shall be made by the property owner; lessee, contract purchaser, or other

person entitled to possession of the property, or by an authorized agent, and shall be accompanied by a filing fee in such amount as may be set from time to time by resolution of the city council.

- B. The following items are required, in quantities specified by the Administrator, for a complete shoreline substantial development, conditional use, or variance permit application. Items may be waived if, in the judgment of the Administrator, they are not applicable to the proposal.
 - 1. Completed general application form with the applicable application fee.
 - 2. A current (within thirty days prior to application) mailing list and mailing labels of owners of real property within three hundred (300) feet of the subject parcel, certified and created by the Clark County assessor.
 - 3. A completed copy of the Joint Aquatics Resource Application (JARPA), if other state and federal permits are required.
 - 4. A completed State Environmental Policy Act (SEPA) checklist.
 - 5. A complete and detailed narrative that describes the proposed development, existing site conditions, existing buildings, public facilities and services, and other natural features. The narrative shall respond to the applicable Program policies that will be affected by the proposed development or action and how the proposal complies with the regulations of the Program.
 - 6. Vicinity map showing location of the site and water bodies within 300-feet.
 - 7. Site and development plans which provide the following information:
 - a. The location of the ordinary high water mark (OHWM);

b. The names of owners of adjacent land and the names of any adjacent subdivisions; c. Names, locations, widths and dimensions of existing and proposed public street

rights-of-way, public and private access easements, parks and other open spaces, reservations, and utilities;

d. Location, footprint and setbacks of all existing structures on the site with a lineal distance from OHWM;

e. Location of sidewalks, street lighting, and street trees;

f. Location of proposed building envelopes and accessory structures and the lineal distance from OHWM;

g. Location, dimensions and purpose of existing and proposed easements. Provide recorded documents that identify the nature and extent of existing easements;

h. Location of any proposed dedications;

i. Existing and proposed topography at two-foot contour intervals, extending to five feet beyond the project boundaries;

j. Location of any critical areas and critical area buffers, to indicate compliance with all applicable provisions of the critical areas legislation, as required SMP Appendix C;

k. Preliminary stormwater plan and report;

l. Description, location and size of existing and proposed utilities, storm drainage facilities, and roads; and

m. A survey of existing significant trees.

n. For properties with slopes of ten percent or greater a preliminary grading plan will be required with the development application that shows:

i. Two-foot contours;

- ii. The proposed development and existing topography;
- iii. The proposed development with proposed topography; and
- iv. Total quantities of cut and fill.

VII. Notice of application

Generally, within fourteen (14) days of the Administrator finding that the application is complete, the city shall notify the public of the proposal.

A. Content. Mailed notices and posted signage shall include the following information:

- 1. The date of application and the date of completeness.
- 2. A description of the proposed project action, a list of project permits included in the application, and, if applicable, a list of any studies requested;
- 3. The identification of other permits not included in the application, to the extent known by the city;
- 4. The identification of existing environmental documents that evaluate the proposed project, and, if not otherwise stated on the document providing notice of application, the location where the application and any studies can be reviewed;
- 5. A statement of the limits of the public comment period, which shall be thirty (30) days following the date of notice of application, and statements of the right of any person to comment on the application, receive notice of and participate in meetings, request a copy of the decision once made, and any appeal rights;
- 6. The date, time, and place of the public meeting, if applicable and known;
- 7. Any other information determined appropriate by the city.
- B. Sign. For a technically complete application, the applicant shall install a sign on the subject parcel within view of the public-right-of-way. The content of the sign must match that of the required notices.
 - 1. The sign must measure four-foot by eight-foot and attached to the ground with a minimum of two four-inch by four-inch posts or better.
 - 2. The sign shall be installed remain posted and in reasonable condition until expiration of the public comment period.
 - 3. The applicant shall provide to the city an affidavit of posting on site.
- C. Mailed. The city will mail a notice of application to all owners of record of the subject property, all owners of real property located within three hundred (300) feet of the subject property based on Clark County GIS records, and to all agencies with jurisdiction per RCW 43.21. The city shall affirm by affidavit that the notices were mailed at least thirty days prior to the public hearing (when applicable) or issuance of the decision if no public hearing is required..
- D. Publishing in local paper. If the application requires a public hearing, notice of the hearing will be published in the local newspaper..
- E. Response/Comment/Parties of Interest. All persons who submit their views or notify the Administrator of interest in the project shall be entitled to receive a copy of the action taken upon the application.

VIII. Variances

NO VARIANCES ARE PROPOSED WITH THIS PROJECT.

IX. Conditional use

A. For any use activity which may not be compatible with the shoreline environment in which it is proposed, as defined in the Program, a conditional use permit shall be required. The

hearings examiner may recommend performance standards to make the use more compatible with other desirable uses within that area. Conditional use approval may be approved only if the applicant can demonstrate all of the following:

1. The proposed use is consistent with the Program, and the policies of the Act (RCW 90.58.020).

THIS PROJECT IS CONSISTENT WITH THE SMP. THIS NARRATIVE DESCRIBES HOW THE PROJECT PRESERVES THE SHORELINE AND DOES NOT NEGATIVELY IMPACT THE SURROUNDING AREA.

2. The proposed use will not interfere with normal public use of public shorelines; THIS PROJECT WILL NOT INTERFERE WITH THE NORMAL PUBLIC USE OF THE PUBLIC SHORELINES. THE CITY OWNS THE PROPERTY BETWEEN THIS SITE AND LACAMAS LAKE. A FUTURE PUBLIC TRAIL WILL PROVIDE INCREASED PUBLIC USE OF THE SHORELINES. THIS PROJECT WILL PROVIDE A PUBLIC TRAIL CONNECTION THROUGH THE SITE TO THE FUTURE CITY TRAIL.

3. The proposed use of the site and the design of the development will be compatible with the surrounding authorized uses, the Program, and the comprehensive plan;

THIS PROJECT PROMOTES AND ACHIEVES THE CITY'S GOALS OF THE COMPREHENSIVE PLAN. NEW JOB OPPORTUNITIES WILL BE PROVIDED BY THIS BUSINESS. THESE ARE LIVING WAGE FULL TIME JOBS AND PROVIDE A MUCH NEEDED SERVICE FOR THE RESIDENCE AND FAMILIES OF CAMAS AND THE SURROUNDING AREA. THE OWNERS OF THE BUSINESS ARE LOCAL AND WILL BE GREAT STEWARDS OF THE LAND. BOTH RESPONSIBLE AND SUSTAINABLE DEVELOPMENT OF THE SITE ARE PROPOSED.

4. The proposed use will cause no significant adverse effects on the shoreline environment or other uses; and

THIS PROJECT WILL HAVE ZERO ADVERSE EFFECTS ON THE SHORELINE ENVIRONMENT. THERE IS NO PHYSICAL CONNECTION BETWEEN THIS SITE AND THE OHWM OF LACAMAS LAKE.

5. That the public interest would suffer no substantial detrimental effect; THE PUBLIC INTEREST OF THE SHORELINE WILL SUFFER NO DETRIMENTAL EFFECT FROM THIS PROJECT. ADDITIONAL ACCESS TO THE SHORELINE AREA AND THE FUTURE CITY TRAIL WILL BE PROVIDED WITH THIS PROJECT. IF THIS SITE WAS TO BE DEVELOPED WITH A SINGLE-FAMILY RESIDENCE THEN ZERO PUBLIC ACCESS OR ENJOYMENT OF THIS SHORELINE AREA WOULD BE PROVIDED. THE PROPOSED COMMERCIAL PROJECT WILL NOT ONLY PRESERVE BUT ENHANCE THE OUTTER EDGES OF THE SHORELINE MANAGEMENT ZONE.

B. If the proposed use is found to be compatible, then the hearings examiner shall also include findings in regard to the cumulative impact of additional requests for like actions in the vicinity of the proposed use.

THERE ARE NO CUMULATIVE IMPACTS OR ADDITIONAL REQUESTS WITH THIS PROJECT.

C. Uses that are specifically prohibited by this Program may not be authorized as a conditional use. However, if other uses which are not classified or set forth in this Program can demonstrate consistency with the requirements of this Program and this section, then they may be ultimately approved by Ecology.

THIS SECTION IS NOT APPLICABLE TO THE PROJECT.

D. Final approval of conditional use permits is the authority of Ecology. The city shall send its decision to Ecology pursuant to Appendix B, XI (B and C) of this Program, for Ecology to render Final Approval. *THE APPLICANT UNDERSTANDS THIS.*

X. Exemptions

An exemption from a substantial development permit is not an exemption from compliance with this Program, nor any other regulatory requirements. To be authorized, all uses and developments must be consistent with the policies and provisions of this Program. The burden of proof that the proposed shoreline development is exempt is on the applicant, owner, or lessee of the subject parcel.

- A. If exempt from a substantial development permit, the Administrator shall issue a letter to this effect only if the project requires state or federal permits, or if proposal requires critical area review and approval. In accordance with WAC173-27-050 the letter of exemption will be addressed to the applicant and to the Department of Ecology (Ecology).
- B. No written statement of exemption is required for emergency development.
- C. For any other project within shoreline jurisdiction that does not require other state or federal permits a letter of exemption from the Administrator will not be issued, however the development will be tracked with all other development activities to allow the Administrator to evaluate the cumulative effects of authorized development (See Section II).

NO EXEMPTIONS ARE PROPOSED.

XI. Filing permits with the Department of Ecology

A. Notification of final action.

After final local action, the Administrator shall notify the applicant and all persons of record. Construction shall not begin and no building permits shall be issued until conclusion of Ecology's review period as provided for in this Program. A local action can be appealed within 14 days (a.k.a. "local appeal period").

B. Notification to the Department of Ecology.

Any action on an application under authority of this Program, whether it is an approval or denial, shall be mailed by the Administrator soon after the conclusion of the local appeal period to Ecology and the attorney general, as required by WAC 173-27-130 and RCW 90.58.140(6). When a Substantial Development Permit and either a Conditional Use or Variance Permit are required for a development, the issuance of the permits shall be made concurrently.

C. The Administrator shall send the following by certified US Post with return receipt to Ecology and the Attorney General:

- 1. The final decision of the City;
- 2. The permit data sheet per WAC 173-27-190(Appendix A);
- 3. A copy of the complete application per WAC 173-27-180;
- 4. Findings and conclusions as provided in the staff report; and
- 5. If applicable, the State Environmental Policy Act (SEPA) checklist.

XII. Permit validity and expiration

A. For a substantial development permit, construction permits (e.g.: building, grading, preliminary site work, or other construction permits) may be issued by the city and authorized to begin after twenty-one (21) days from the date the decision was "filed" with Ecology, and after all review proceedings are terminated. "Date of filing" means the date of actual receipt by the Ecology by evidence of the date on the return receipt, pursuant to RCW 90.58.140(6).

B. For a conditional use permit or variance, development may commence 21 days after the date that the decision of Ecology is transmitted to the city or the applicant, pursuant to RCW

90.58.140(6). The timeframe for commencing construction accommodates the appeal period to Ecology's decision.

- C. Construction may be commenced no sooner than thirty (30) days after the date of the appeal of the State Shorelines Hearings Board (SHB).
- D. Expiration.
 - 1. For approved substantial development permits, construction activities must be commenced, or where no construction activities are involved, the use or activity must be commenced within two years of the effective date of the permit.
 - 2. Authorization to conduct construction activities shall terminate five years after the effective date of a substantial development permit.
 - 3. The Administrator may authorize a single extension for a period not to exceed one year based on reasonable factors, if a request for extension has been filed before the expiration date. Notice of the proposed extension shall be mailed to Ecology and parties of record.

XIII. Permit revision

- A. Where an applicant seeks to revise a substantial development, conditional use or variance permit previously granted, they shall submit to the Administrator detailed plans and a narrative describing the proposed changes, in accordance with the application procedures of this Program. The Administrator will request comments within twenty-one (21) days of mailing to parties of record of the original permit. Copies of the proposed revisions will also be sent to Ecology, the attorney general, and the latest recorded real property owners within three hundred (300) feet of the boundary of the subject property. Generally, within thirty (30) days after mailing of the application materials, the Administrator shall consider the proposed revisions and written comments and determine if a new substantial development permit, conditional use or variance permit is warranted.
- B. If the Administrator determines that the proposed changes are within the scope and intent of the original permit, then the Administrator may approve the application for a revision. In accordance with WAC173-27-100, the revised substantial development permit is effective immediately upon the issuance of the decision, or if a conditional use permit or variance permit then upon the decision of Ecology.
- C. If the Administrator determines that the proposed changes are not within the scope and intent of the original permit, the Administrator shall deny the revision, and the applicant must apply for a new permit.
- D. "Within the scope and intent of the original permit" means all of the following:
 - (1) No additional over-water construction is involved except that pier, dock, or float construction may be increased by five hundred square feet or ten percent from the provisions of the original permit, whichever is less; (2) Ground area coverage and height of each structure may be increased a maximum of ten percent from the provisions of the original permit; (3) The revised permit does not authorize development to exceed height, lot coverage, setback or any other applicable requirements of the Program or CMC except as authorized under a variance granted as the original permit or part thereof; (4) Additional landscaping is consistent with conditions (if any) attached to the original permit and currently adopted Program; (5) The use authorized pursuant to the original permit is not changed; and (6) No adverse environmental impact will be caused by the project revision.
- E. The revised permit shall be issued generally within fourteen (14) days of the date of the decision, and the Administrator shall follow the permit issuance procedures of this Program, which includes notification to Ecology, the attorney general consistent with Appendix B, XI.

and property owners within three-hundred (300) feet of subject development.

XIV. Permit rescission

Any substantial development permit may be rescinded by the hearings examiner at a public hearing with adequate notice to the permit holder. The hearings examiner must issue findings, based upon a Staff report that a permittee has not complied with conditions of the permit, and no further development shall be allowed after such rescission, and/or action may be taken against the financial surety if posted as a condition of the permit.

XV. Permit appeal

- A. Any person aggrieved by a decision of the Administrator may have such decision reviewed by the hearings examiner by filing an appeal within fourteen (14) working days of the date of the decision.
- B. Any person aggrieved by a decision of the hearings examiner under this Program may seek review from the State Shorelines Hearings Board (SHB) by filing a request for the same with Ecology and the attorney general within twenty-one (21) days of the date of filing of the hearings examiner's decision, as provided for in RCW 90.58.180(1). Copies of the appeal shall likewise be filed with the city attorney and with the Administrator.
- C. The burden of proof shall in all cases be upon the person seeking such review.
- D. Form of Appeal. An appeal shall take the form of a written statement of the alleged reason(s) the decision was in error or specifying the grounds for appeal. The failure to set forth specific errors or grounds for appeal shall result in summary dismissal of the appeal. The following information, accompanied by an appeal fee, shall be submitted to the City Clerk's Office:
 - 1. An indication of facts that establish the appellant's right to appeal.
 - 2. An identification of explicit exceptions and objections to the decision being appealed, or an identification of specific errors in fact or conclusion.
 - 3. The requested relief from the decision being appealed.
 - 4. Any other information reasonably necessary to decide on the appeal.

XVI. Civil enforcement

A. Cease and Desist Order. The city shall have the authority to serve upon any person a cease and desist order if an activity is being undertaken on the shorelines of the city in violation of this Program. The cease and desist order shall set forth and contain:

1. A description of the specific nature, location, extent and time of violation and the damage or potential damage; and

2. A notice that the violation or the potential violation cease and desist or, in appropriate cases, the specific corrective action to be taken within a given time. A civil penalty under this section may be issued with the order and same shall specify a date certain or schedule by which payment will be complete.

3. The cease and desist order issued under this subsection shall become effective immediately upon receipt by the person to whom the order is directed.

4. Failure to comply with the terms of a cease and desist order can result in enforcement actions including, but not limited to, the issuance of a civil penalty.

B. Injunctive Relief. The city attorney shall bring such injunctive, declaratory, or other actions as are necessary to ensure that no uses are made of the shorelines of the state in conflict with the provisions of the act and this Program, and to otherwise enforce the provisions of the act and the Program.

C. Civil Penalty.

1. Violation. Any person who fails to conform to the terms of a permit issued under this

Program, or who undertakes a development or use on the shorelines of the state without first obtaining any permit required under the Program, or who fails to comply with a cease and desist order issued under regulations shall also be subject to a civil penalty not to exceed one thousand dollars for each violation. Each day of violation shall constitute a separate violation.

2. Aiding and Abetting. Any person who, through an act of commission or omission proceeds, aids, or abets in the violation shall be considered to have committed a violation for the purposes of the civil penalty.

3. Notice of Penalty. The penalty provided for in this section shall be imposed by a notice in writing, either by certified mail with return receipt requested, or by personal service, to the person incurring the same from the city. The notice shall include the content of order specified in subsection A of this section.

4. Remission and Joint Order. Within thirty days after the notice is received, the person incurring the penalty may apply in writing to the city for remission or mitigation of such penalty. Upon receipt of the application, the city may remit or mitigate the penalty only upon a demonstration of extraordinary circumstances, such as the presence of information or factors not considered in setting the original penalty. Any penalty imposed pursuant to this section by the city shall be subject to review by the city council. In accordance with RCW 90.58.050 and 90.58.210(4), any penalty jointly imposed by the city and the department of ecology shall be appealed to the shorelines hearings board. When a penalty is imposed jointly by the city and the department of ecology, it may be remitted or mitigated only upon such terms as both the city and the department agrees.

- D. Property Lien. Any person who fails to pay the prescribed penalty as authorized in this section shall be subject to a lien upon the affected property until such time as the penalty is paid in full. The city attorney shall file such lien against the affected property in the office of the county auditor. In addition to filing the lien with the auditor of the county, a copy of the lien shall be served upon the person indebted by certified mail, return receipt requested. Any such lien may be foreclosed in the manner provided for the foreclosure of mortgages.
- E. Mandatory Civil Penalties. Issuance of civil penalties is mandatory in the following instances:
 - 1. The violator has ignored the issuance of an order or notice of violation;

2. The violation causes or contributes to significant environmental damage to shorelines of the state as determined by the city;

3. A person causes, aids or abets in a violation within two years after issuance of a similar regulatory order, notice of violation, or penalty by the city or the department against such person.

F. Minimum Penalties.

1. Regarding all violations that are mandatory penalties, the minimum penalty is two hundred fifty dollars.

2. For all other penalties, the minimum penalty is one hundred dollars.

3. Permits obtained following, rather than prior to, the establishment of a development or use shall be three (3) times the normal amount. This provision is in addition to the enforcement measures contained in this Program.

XVII. General criminal penalty

In addition to any civil liability, any person found to have willfully engaged in activities on the shorelines of the state in violation of the provisions of the act or the Program shall be guilty of a gross misdemeanor and shall be punished by a fine of not less than one hundred dollars nor more

than one thousand dollars, or by imprisonment in the county jail for not more than ninety days for each separate offense, or by both such fine and imprisonment; provided, that the fine for each separate offense for the third and all subsequent violations in any five-year period shall be not less than five hundred dollars nor more than ten thousand dollars.

XVIII. Prohibition on issuance of permits

No building permit, septic tank permit, or other development permit shall be issued for any parcel of land developed or divided in violation of the Program. All purchasers or transferees of property shall comply with provisions of the act and the Program, and each purchaser or transferee may recover damages from any person, firm, corporation, or agent selling, transferring, or leasing land in violation of the act or the Program, including any amount reasonably spent as a result of inability to obtain any development permit, and spent to conform to the requirements of the act or the Program, as well as cost of investigation, suit, and reasonable attorney's fees occasioned thereby. Such purchaser, transferee, or lessor may, as an alternative to modifying the subject property to these requirements, rescind the sale, transfer, or lease and recover cost of investigation and reasonable attorney's fees occasioned thereby from the violator.

XIX. Severability

If any provision of this Program or its application to any person or circumstance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Program.

APPENDIX C

CAMAS CRITICAL AREA REGULATIONS

APPENDIX C - CRITICAL AREAS

CHAPTER 16.51 - GENERAL PROVISIONS OF CRITICAL AREAS

All uses and development activities located within shoreline jurisdiction shall be subject to the following critical areas regulations. These are in addition to the applicable regulations in Chapters 5 and 6 of the Camas Shoreline Master *Program* (hereinafter referred to as the "Program").

THERE ARE NO WETLANDS OR RIPARIAN HABITAT ON THIS PROPERTY. THERE ARE OREGON WHITE OAKS ON THIS SITE AND ADJACENT TO THIS SITE. SHORELINE AND HABITAT BUFFERS EXTEND ONTO THIS PROPERTY FROM LACAMAS LAKE TO THE WEST. THE OHWM OF LACAMAS LAKE IS APPROXIMATELY 130 FEET TO THE WEST OF THE SITE AND PARALLELS THE WESTERN PROPERTY LINE. THE LAKE LEVEL IS APPROXIMATELY 13-20 FEET LOWER THAN THE EXISTING GRADES OF THIS SITE AND SEPARATED FROM THIS SITE BY A 100 FOOT WIDE PARCEL OWNED BY THE CITY OF CAMAS. THE ONLY CRITICAL AREAS REPORT REQUIRED FOR THIS PROJECT, BESIDES THE GEOTECHNICAL REPORT, IS THE ARBORIST TREE SURVEY AND RECOMMENDATIONS REPORT. THIS IS DISCUSSED LATER IN THIS NARRATIVE UNDER SECTION, TREE RETENTION (CMC 18.31.080). A GEOTECHNICAL REPORT WAS COMPLETED BY EARTH ENGINEERING AND IS INCLUDED WITH THIS APPLICATION. THEY REVIEWED THE EXISTING CONDITIONS OF THE SITE AND THE PROPOSED DEVELOPMENT. THEY ANALYZED THE SOILS FOR SUITABILITY WITH THE USE OF PAVERS OR PERVIOUS PAVEMENT AND FOUND IT TO BE FEASIBLE IF THE PROJECT WEN THAT DIRECTION. PERVIOUS PAVEMENTS AND/OR PAVERS ARE NOT PROPOSED AT THIS TIME BUT HAVE BEEN RESERVED AS A BACKUP PLAN IF NECESSARY. A PRELIMINARY GRADING PLAN HAS BEEN PROVIDED WITH THE PRELIMINARY APPLICATION PACKET. THERE ARE NO GEOHAZARD AREAS ON THIS PROJECT SITE.

CHAPTER 16.53 - WETLANDS N/A THERE ARE NO WETLANDS ON THIS SITE.

CHAPTER 16.55 - CRITICAL AQUIFER RECHARGE AREAS N/A THERE ARE NO CRITICAL AQUIFER RECHARGE AREAS LOCATED ON-SITE.

CHAPTER 16.59 - GEOLOGICALLY HAZARDOUS AREAS N/A THERE ARE NO GEOLOGICALLY HAZARDOUS AREAS ON-SITE.

CHAPTER 16.61 - FISH AND WILDLIFE HABITAT CONSERVATION AREAS

16.61.010 - DESIGNATION OF FISH AND WILDLIFE HABITAT CONSERVATION AREAS

A. Fish and wildlife habitat conservation areas include:

1. Areas with Which State or Federally Designated Endangered, Threatened, and Sensitive Species Have a Primary Association. The presence or absence of such species shall be determined by the field studies required by this section. Lists, categories and definitions of species promulgated by National Marine Fisheries Service (NMFS) and Washington Department of Fish and Wildlife (WDFW) are provided to the City to be used for guidance only.

2. State Priority Habitats and Areas Associated with State Priority Species. Priority habitats and species are considered to be priorities for conservation and management. Priority species require protective measures for their perpetuation due to their population status, sensitivity to habitat alteration, and/or recreational, commercial, or tribal importance. Priority habitats are those habitat types or elements with unique or significant value to a diverse assemblage of species. A priority habitat may consist of a unique vegetation type or dominant plant species, a described successional stage, or a specific structural element. Priority habitats and species are identified by the state Department of Fish and Wildlife.

 Habitats of local importance as identified by the City's Park, Recreation and Open Space Comprehensive Plan as natural open space, or as listed below:
 a. Oregon White Oaks.

i. Individual Oregon White Oak trees with a twenty-inch diameter at breast height (twenty inches dbh).

ii. Stands of Oregon White Oak trees greater than one acre, when they are found to be valuable to fish and wildlife (i.e., may include trees

with cavities, large diameter breast height (twelve inches dbh), are used by priority species, or have a large canopy.

iii. All Oregon White Oak snags unless determined by an arborist

to be a hazard.

AN ARBORIST REPORT WITH RECOMMENDATIONS HAS BEEN PREPARED FOR THE PROJECT.

b. Camas Lily. To the extent practicable, Camas lily fields of a significant concentration (one-fourth acre) shall be preserved. If impacts or removal of significant concentrations of Camas lily are proposed, the proposal must include an evidence that the exploration of development options has included:

i. Maintaining Camas lily concentrations as they currently exist on site; and

ii. The option of transplanting Camas lily concentrations to other portions of the property. The proposal may be approved as proposed provided a finding is made based upon evidence that subsection (A)(3)(b)(i) and this subsection have been explored, that it is not possible to maintain significant concentrations of Camas lily on-site.

THERE ARE NO CAMAS LILY'S ON THE SITE.

4. Naturally Occurring Ponds Under Twenty Acres. Naturally occurring ponds are those ponds under twenty acres and their submerged aquatic beds that provide fish or wildlife habitat, including those artificial ponds intentionally created from dry areas in order to mitigate impacts to ponds. Naturally occurring ponds do not include ponds deliberately designed and created from dry sites, such as canals, detention facilities, wastewater treatment facilities, farm ponds, temporary construction ponds, and landscape amenities, unless such artificial ponds were intentionally created for mitigation.

5. Waters of the State. Waters of the state includes lakes, rivers, ponds, streams, inland waters, underground waters, salt waters, and all other surface waters and watercourses within the jurisdiction of the state of Washington, as classified in WAC 222-16-031, or its successor. This does not include man-made ditches or bio-swales that have been created from areas not meeting the definition of waters of the state. Furthermore, wetlands designation and protection are regulated under Appendix C - Chapter 16.53

6. Bodies of water planted with game fish by a governmental or tribal entity.7. State Natural Area Preserves and Natural Resource Conservation Areas.Natural area preserves and natural resource conservation areas are defined, established, and managed by the State Department of Natural Resources.All areas within the City of Camas meeting one or more of these criteria, regardless of any formal identification, are hereby designated critical areas and are subject to the provisions of this title.

B. Mapping. The approximate location and extent of habitat conservation areas are shown on the critical area maps adopted by the City of Camas, as most recently updated. Existing and updated Washington Department of Fish and Wildlife (WDFW) and Department of Natural Resources (DNR) mapping of priority habitat, water types, shore zones, salmonoid distribution, and State Natural Resources Preserves is hereby adopted 120

by reference. WDFW and DNR mapping is to be used for guidance purposes only. In addition, the mapping included within the Camas parks and open space plan identifies areas of potential natural open spaces.

These maps are to be used as a guide for the City of Camas, project applicants, and/or property owners, and should be continuously updated as new critical areas are identified. They are a reference and do not provide a final critical area designation.

16.61.020 - CRITICAL AREA REPORT—REQUIREMENTS FOR HABITAT CONSERVATION AREAS

A REPORT HAS BEEN PREPARED BY A LICENSED ARBORIST FOR THE OREGON WHITE OAK TREES LOCATED ON-SITE AND THOSE WHICH HANG OVER THE SITE.



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LACAMAS COUNSELING CENTER

Preliminary Site Plan, Variance and Design Review Narrative

Project summary - uses proposed for the site

This site contains one parent parcel: #124290-000. The site is approximately 0.52 acres or 22,525 square feet in size. The site is currently vacant. The site address is 3631 NE Everett Street. The project proposes to develop I new building and necessary infrastructure to support this in one phase within the MX zone. The MX mixed use zone allows for a minimum lot size of 1,800 square feet. The net site area for the project after removing public right-of-way and the BLA with the neighbor to the south is 0.50 acre.

Access will come from the existing NE Everett Street along the east edge of the site. Right-of-way widths and the necessary dedications were confirmed by boundary survey by MGS following the pre-app. Seven feet of public right-of-way will be dedicated along NE Everett Street. Frontage improvements will be completed on NE Everett Street. A private parking lot is proposed on-site.

The site is located in the Gateway Corridor zoning overlay. The MX (Mixed Use) zoning is under Commercial uses in the Comprehensive Plan.

The project is tentatively scheduled to be constructed in early 2023.

Background

Lacamas Counseling & Psychiatry is a mental health practice that was formed in 2016 with the strategic goal of improving the mental health, wellbeing, and relationships of the residents of Camas and the surrounding areas. The name Lacamas Counseling & Psychiatry was strategically chosen as a geographical reference for the residents of Camas, WA. Lacamas Counseling & Psychiatry was identified and awarded in 2016 by the Vancouver Business Journal as the Healthiest Company for Small Business. Lacamas Counseling & Psychiatry specifically strives to improve the well-being of everyone within and around the business.

In 2021 Lacamas Counseling & Psychiatry began pursuing the continued development of this goal of improved well-being by purchasing the property on 3631 Everett St. in Camas, WA with the dream of incorporating the positive benefits of a natural setting that uses green spaces and blue spaces (water, lakes, rivers, oceans, etc.) on mental health. Weir, K. (2020) in the American Psychological Association states "exposure to nature has been linked to a host of benefits, including improved attention, lower stress, better mood, reduced risk of psychiatric disorders and even upticks in empathy and cooperation"; and "researchers are now also beginning to study the benefits of blue spaces, places with river and ocean views." The lot was strategically chosen as the ideal place for fostering and supporting improved mental health as clients will enter a place of nature and beauty that will automatically breathe life, freshness, and restoration into the troubled and distressed bodies of each individual who is carrying significant burdens, stress, and challenging emotions. The setting is strategically chosen as a place that is outside the busy bustle of society and actively invites people to a calmness and centeredness that provokes clarity.

Weir continued to highlight other notable benefits of exposure to green spaces and blue spaces as places that "promote self-control behaviors... and improves working memory, cognitive flexibility and attentional control,

while exposure to urban environments is linked to attention deficits." Nature is also a place that acts as a buffer to the impact of social isolation and loneliness. In a study on Denmark resident:

They found that children who lived in neighborhoods with more green space had a reduced risk of many psychiatric disorders later in life, including depression, mood disorders, schizophrenia, eating disorders and substance use disorder. For those with the lowest levels of green space exposure during childhood, the risk of developing mental illness was 55% higher than for those who grew up with abundant green space.

Research is beginning to highlight a term called "high environmental quality" which specifically identifies increased vitality, mood, and health in areas with increased biodiversity that includes a variety of environmental factors of diverse flora and fauna, water features, and land topography.

Livini, E. (2018) "This deep biological connection has been shown to trigger an immediate response in our brains when we're near water. In fact, the mere sight and sound of water can induce a flood of neurochemicals that promote wellness, increase blood flow to the brain and heart and induce relaxation."

In light of the diverse research on the benefits of green spaces and blue spaces on mental health, Lacamas Counseling & Psychiatry is pursuing creation of office space that is surrounded by high environmental quality and biodiversity for the well-rounded efforts in supporting improved well-being for the residents of Camas, WA. Lacamas Counseling & Psychiatry envisions providers being able to access nature as part of the mental health plan and counseling sessions whether through the transition moments of coming to and from sessions or modeling to clients the active incorporation of nature into mental health through walking sessions around the eventual T-3 or sitting sessions on outdoor benches overlooking Lacamas Lake. Providers within Lacamas Counseling & Psychiatry have already trailblazed new forms of therapy called "Walk & Talk Therapy" as a way to increase access to care for clients who may be averse to traditional forms of therapy, Lacamas Counseling & Psychiatry (2022). Lacamas Counseling & Psychiatry's efforts and goals continue to incorporate research in their efforts to increase mental health balance and care.

Citations:

Weir, K. (2020, April 1). *Nurtured by Nature*. American Psychological Association. https://www.apa.org/monitor/2020/04/nurtured-

nature#:~:text=From%20a%20stroll%20through%20a,upticks%20in%20empathy%20and%20cooperat ion.

Livni, E. (2018, August 5). *Blue Mind science proves the health benefits of being by water*. Quartz. https://qz.com/1347904/blue-mind-science-proves-the-health-benefits-of-being-bywater/#:~:text=%E2%80%9CThis%20deep%20biological%20connection%20has,and%20heart%20an d%20induce%20relaxation.

Lacamas Counseling & Psychiatry. (n.d.). *Walk & Talk Therapy*. Retrieved June 29, 2022 from <u>https://lacamascounseling.com/counseling-services/walk-talk-therapy/</u>

Uses

The project is a commercial use. Office space, bathrooms, hallways and closets along with a waiting room are proposed for the new building. An accessory parking lot is also proposed on-site. Table 6-1 in the SMA list accessory parking as a conditional use in the Urban Conservancy area of the shoreline. The table also lists commercial buildings as a conditional use when they are Water-related, or Water-enjoyment, which this project qualifies as. As described above in the business background, Lacamas Counseling & Psychiatry depends on the presence of nature for their therapy, specifically water bodies like Lacamas Lake.

Hours of operation

The development will typically function 8am – 8pm M-F. Some site use will take place on the weekends on an as needed basis. Site construction will be short term and will likely take place Monday-Saturday 7am to 7pm and abide by the noise ordinance.

Standard	Requirement	Proposed
Minimum Lot Size	I,800 sf	21,894 sf net area
Maximum Lot Size	None	None
Average Lot Size	None	None
Maximum Lot Coverage	60% @ I story	18.69% I story
Minimum Lot Width	None	122'
Minimum Lot Depth	None	151'
Minimum Front Yard Setback	0 feet- 10 feet maximum	76 feet
Minimum Rear Yard Setback	25 feet	25 feet
Minimum Side Yard Setback	10 feet	10 feet
Minimum Street Side Setback	10 feet	N/A
Maximum Building Height	None	15-21 feet
Minimum Landscaped Area	10%	35.84% of the site

Development Standards (18.09.030) MX Zone

Parking Regulations (CMC 18.11)

Per table 18.11.130 General office requires I parking space per employee plus one space per 400 square feet of gross floor area. Staff confirmed at the pre-application conference that hallways and closets do not count towards this calculation. The proposed office will have 3,042 square feet of gross floor area. 7.61 stalls are required for the office use and 11 employees will work on the site max at any given time. This means 19 parking stalls are required at a minimum for the project. 25 stalls are provided, two of which are van ADA stalls. 30% max of the stalls may be compact. This project proposes 8 compact stalls which are 8 feet wide and 15 feet deep which meets the city standards for size.

Archaeological Resource Protection (CMC 16.31.070.A)

An archaeological predetermination is required. Applied Archaeological Research has performed an Archaeological Predetermination Report and it is being submitted with this application. No further archaeological work is necessary at this time. There were no findings on the project site.

SEPA (CMC 16.07.020.A.1))

A SEPA checklist is required and is being submitted with this application.

<u>Critical Areas, Wetlands and Geological Hazard Areas (CMC 16.51.130, 16.53.030, CMC 16.59.060 and 16.59.070)</u>

There are no wetlands or riparian habitat on this property. There are Oregon White Oaks on this site and adjacent to this site. Shoreline and habitat buffers extend onto this property from Lacamas Lake to the west. The OHWM of Lacamas Lake is approximately 130 feet to the west of the site and parallels the western property line. The lake level is approximately 13-20 feet lower than the existing grades of this site and separated from this site by a 100 foot wide parcel owned by the city of Camas. The only critical areas report required for this project, besides the geotechnical report, is the arborist tree survey and recommendations report. This is discussed later in this narrative under section, Tree Retention (CMC 18.31.080). A geotechnical report was completed by Earth Engineering and is included with this application. They reviewed the existing conditions of the site and the proposed development. They analyzed the soils for suitability with the use of pavers or pervious pavement and found it to be feasible if the project wen that direction. Pervious pavements and/or pavers are not proposed at this time but have been reserved as a backup plan if necessary. A preliminary grading plan has been provided with the preliminary application packet. There are no geohazard areas on this project site.

Page 3 of 12
<u>Traffic</u>

A traffic study was not required with this application. Daily traffic to and from the site will be less than 199 vehicle per day. A trip generation memo was submitted with the short plat application which calculates 86 average daily trips from this project.

Transportation (CMC 17.19.040)

NE Everett Street (aka SR-500 for WSDOT)

NE Everett Street is designated as a 2-Lane Arterial which requires a minimum 74 foot full width right of way and future 3 lanes of travel. Seven feet of right-of-way is being dedicated to meet the minimum half width or 37 feet. See the preliminary street, utility and landscape plans for all the street improvement details. A detached sidewalk has been proposed along the project frontage.

Sight Distance and Vision Clearance (18.17.030)

Sight distance has been demonstrated on the preliminary plans. All sight distance on-site can be met for the new driveway entering NE Everett Street. Vision clearance areas will remain open and not blocked by new landscaping, signs or infrastructure.

Street Lighting

Street lights are not proposed at this time. If WSDOT or City of Camas require a new street light then exact locations will be determined during civil plan review per the direction of Engineering staff. There are currently no street lights on NE Everett Street to the north or south of the site.

Fire Protection (CMC 17.19.040 & IFC)

Fire Apparatus Access

The proposed access has been designed to provide adequate room to accommodate the required fire apparatus and emergency vehicles. Access has been provided to within 150 feet of any point of the exterior wall of the first story of the exterior of the future building.

Fire Hydrants

A fire hydrant exists just to the north on NE Everett Street. No new fire hydrants are proposed with this project. The existing fire hydrant is within 400 feet of the proposed building.

Fire Sprinklers

Fire sprinklers are not proposed at this time.

Water and Sewer Service

There is an existing 14 inch ductile iron water main in NE Everett Street. A 1" meter will be installed at the site frontage to serve the proposed building. A separate water valve and back flow device will be used for the site landscaping. The water meter will be located in the planter strip.

There is an existing 10" STEP sewer main located in NE Everett Street. A STEP sewer system is proposed to serve the new building along with a STEP tank.

Erosion Prevention and Sediment Control (CMC 14.06)

Erosion control measures are addressed in the civil plans. Please refer to the civil submittal for additional information.

Stormwater Control (CMC 17.19.030 (F6) & CMC 17.19.040 (C3a))

The proposed stormwater plan includes wet ponds for treatment and detention to release at or below predeveloped rates. Please refer to the preliminary stormwater report and the preliminary utility plan for additional information and design details. A final stormwater plan and report will be prepared for the project following the preliminary short plat approval. Maintenance of the stormwater facilities will be the responsibility of the Homeowners Association per CMC 17.19.040 (C3).

Street Tree Planting and Landscaping (CMC 17.19.030 (F))

Street tree planting is required. Street trees will be provided with the project. See the preliminary landscape plan for additional information.

Signs (CMC 18.15)

No signs are proposed at this time.

Design Review (CMC 18.19)

The applicant has responded to the Design Review code sections that are applicable to the project below. Applicant responses are below in **bold italics.**

• 18.19.010 - Purpose.

This chapter is intended to provide for orderly and quality development consistent with the design principles of the "Camas Design Review Manual: Gateways, Commercial, Mixed-Use and Multifamily Uses," hereafter referred to as the Design Review Manual (DRM) and the "Downtown design manual."

The design review process is not intended to determine the appropriateness of a given use on a given parcel. The design review process is intended to produce a meaningful integration of building, landscaping and natural environment. This will protect the general health, safety, and welfare of the community by making efficient use of the land, which is consistent with the visual character and heritage of the community.

(Ord. 2518 § 1 (Exh. A (part)), 2008) (Ord. No. 2691, § I(Exh. A), 1-21-2014)

The applicant has responded to the code below and satisfied the purpose of the design review narrative. The meeting and discussions will help to complete the process. This project "will protect the general health, safety, and welfare of the community by making efficient use of the land, which is consistent with the visual character and heritage of the community." as explained throughout this site plan and design review narrative. This project is also going through a shoreline permit and conditional use permit review which will be a thorough process and provide the best possible design of the project.

• <u>18.19.020 - Scope.</u>

Design review is required for all new developments within commercial, mixed-use, business park, or multifamily zones, redevelopment (including change in use, e.g., residential to commercial), or major rehabilitation (exterior changes requiring a building permit or other development permit). Commercial uses in the context of design review include both traditional uses listed as commercial under the zoning code as well as recreational, religious, cultural, educational, and governmental buildings and associated properties. Additionally, design review is applicable to all new developments or redevelopments within a gateway area as defined in the design review manual. (Ord. 2518 § 1 (Exh. A (part)), 2008) (Ord. No. 2691, § I(Exh. A), 1-21-2014)

This project is in the MX zone and a commercial use. Design Review is required for this project.

• 18.19.025 - Scope of the downtown design manual (DDM).

The provisions of this manual shall be applied to public and private parcels located within the downtown commercial zone. The standards within the DDM supersede the general requirements of the DRM for parcels located within the downtown commercial zone. (Ord. 2518 § 1 (Exh. A (part)), 2008) *This code section is not applicable to the project.*

• 18.19.030 - Design review manual adopted.

The city's design standards are primarily contained in the design review manual, which was adopted by the

city. (Ord. 2518 § 1 (Exh. A (part)), 2008) This is understood by the applicant.

• 18.19.035 - Downtown design manual adopted.

The city's design standards for the downtown commercial zone are contained in the manual, which is adopted by the city. (Ord. 2518 § 1 (Exh. A (part)), 2008) **N/A**

• 18.19.040 - Design review committee.

A. The city council shall establish a seven-person design review committee (DRC) for the purposes of reviewing specific proposals, and recommending conditions and/or other actions necessary for consistency with the principles of the DRM. The DRC members serve at the pleasure of the city council. The DRC shall consist of six members appointed by the city council, including two from the development community, one council member, one planning commissioner, and two citizens at large. A seventh member shall be a neighborhood representative of the surrounding neighborhood to a specific proposal, or a United Camas Association of Neighborhoods member.

B. The DRC will hold a public meeting to consider a design review application when:

1. The city planner determines that the issues related to a specific proposal are complex enough to warrant a review by the DRC; *This project is in the gateway district and requires design review.*

2. The proposal varies from the guidelines of the DRM; or

3. When an administrative decision on a design review application is appealed with no prior review by the DRC.

C. The DRC shall not issue a decision, but shall prepare a written recommendation, together with findings to support the recommendation, to the approval authority within ten days of a public meeting held for that purpose (RCW 36.70.020(5)). (Ord. 2518 § 1 (Exh. A (part)), 2008)

• 18.19.050 - Design principles.

The principles as provided in the DDM or DRM are mandatory and must be demonstrated to have been satisfied in overall intent in order for approval of a design review application to be granted. Standard principles shall apply to all commercial, mixed use, or multifamily uses. Specific principles are used in addition to the standard principles for gateways and corridors, commercial, mixed uses, and multifamily (e.g. apartments, townhouses, duplexes).

A. Standard Principles.

1. Landscaping shall be done with a purpose. It shall be used as a tool to integrate the proposed development into the surrounding environment.

This project has been integrated into the existing landscape. Mature Oregon White Oak trees are being retained on-site and just off-site that hang over the site. An arborist has worked with the neighbors and confirmed the health and safety of the trees. The project owners specifically chose this property for the existing landscape and location by the lake. The on-site landscaping is only using native trees, shrubs, grasses and ground covers.

2. All attempts shall be made at minimizing the removal of significant natural features. Significant natural features shall be integrated into the overall site plan.

3. Buildings shall have a "finished" look. Any use of panelized materials shall be integrated into the development in a manner that achieves a seamless appearance.

4. A proposed development shall attempt to incorporate or enhance historic/heritage elements related to the

specific site or surrounding area.

• **B. Specific Principles.**

1. Gateways.

a. Gateways shall be devoid of freestanding signs. Preexisting freestanding signs will be subject to removal at the time of any new development, redevelopment, or major rehabilitation on the site. Exemptions include approved directional or community information signage as approved by the city.

This project has not proposed a freestanding sign. A future sign permit will be applied for if necessary. The sign for the business will be attached to the perimeter fence or building.

b. Business signage not placed on buildings shall be integrated into the landscaping/streetscaping of the subject property.

This can be achieved with the future sign permit.

c. Permanent signage within a gateway shall be standardized in a manner that creates a consistent look within the gateway in question.

This criteria will be reviewed and discussed with staff during review of the sign permit.

d. The surface of pedestrian walkways within intersections shall be accentuated with a unique character. *This can be achieved with concrete stamping or coloring. The pedestrian walkway across the new driveway will be in concrete and have truncated domes to warn sight impaired pedestrians. The road and parking lot are asphalt. Textured or colored concrete can be a condition of approval for the pedestrian walkway/sidewalk at the new driveway intersection.*

e. A consistent streetscape lighting scheme shall be used.

The applicant is in support of this. Currently there are no street lights along NE Everett Street. If WSDOT and Camas staff want to transition NE Everett Street to a lit roadway the applicant will comply. One new street light could be added to the wood pole. Due to overhead power on the south side of the road, street lights, if added to NE Everett Street could go on the north side of the road to avoid conflicts.

2. Commercial and Mixed Uses.

a. On-site parking areas shall be placed to the interior of the development unless site development proves prohibitive. All on-site parking areas along adjacent roadways shall be screened with landscaping. Downtown commercial and mixed-use areas shall not be required to provide on-site parking.

This project is in the mixed use area and per this code is not required to provide on-site parking. Because this business provides counseling services for families and individuals they need to have a parking lot. Due to the adjacency of Lacamas Lake the project needs to have the building located closest to the views of the lake without a parking lot in between. The parking lot will be screened with landscaping. Two layers of street and buffer trees have been proposed. A short 3-4 foot tall fence could be added to increase the screening if the design review committee think that will help. Placing a parking lot on the interior of the development does not work well for this site given the location of the lake, a future public trail and the needs of the business. This is a smaller parcel and there are not multiple buildings or enough area on the site to have a parking lot located on the "interior" of the development.

b. Buildings shall be used to define the streetscape unless site conditions prove prohibitive.

The proposed building does this very well. The surrounding properties and this gateway portion of town have numerous residential buildings along with some small businesses. The design of the building had a very residential feel and scale. The rooflines and exterior finishes mimic that of the surrounding homes. This project has not proposed some large, modern, out of place structures. The proposed building and

landscaping match the existing streetscape of this neighborhood. We feel the proposed building is a perfect fit for this site and defines the streetscape very well.

c. Structures abutting, located in, or located near less intensive uses or zoned areas (such as commercial developments next to residential areas) shall be designed to mitigate size and scale differences. *As described above on the previous question, The proposed structure has been designed to blend in with the adjacent homes and small businesses. The proposed building is nearly identical in size to most of the custom homes directly to the north. The height of the proposed building is similar to the existing home and business to the south and homes across the street to the east. The proposed 4,000 sf building matches the character and size of the adjacent homes and businesses.*

d. Developments containing a multiple of uses/activities shall integrate each use/activity in a manner that achieves a seamless appearance, or creates a cohesive development. *This development only proposes one use, family counseling. This criteria is not applicable.*

e. Mixed-use developments that place uses throughout the site (horizontal development) shall organize elements in a manner that minimizes their impact on adjacent lower intensity uses. *This development only proposes one use, family counseling. This criteria is not applicable.*

f. Walls shall be broken up to avoid a blank look and to provide a sense of scale. This has been accomplished with the proposed building and wall articulation. A variety of windows and nonstructural rock veneer will also break up walls and enhance the sense of scale.

g. Outdoor lighting shall not be directed off-site.

This is understood. Lighting will be shielded and/or directed to not leave the site. This can be a condition of approval if staff wants.

3. Multifamily.

This section of code does not apply to this project. No multi-family is proposed with this project. (Ord. 2518 § 1 (Exh. A (part)), 2008) (Ord. No. 16-006, § I, 5-2-2016)

• 18.19.060 - Guidelines.

A. The guidelines include five major categories:

- 1. Landscaping and screening;
- 2. Architecture;
- 3. Massing and setbacks;
- 4. Historic and heritage preservation; and
- 5. Circulation and connections.

B. Each of the major guidelines include subcategories. Compliance with the guideline categories and subcategories demonstrate compliance with the principles. However, not every guideline may be deemed applicable, and therefore required, by the approval authority. Additionally, the approval authority may approve a variance from one or more guidelines, provided the overall intent of the principles is satisfied. (Ord. 2518 § 1 (Exh. A (part)), 2008)

(Ord. No. 2691, § I(Exh. A), 1-21-2014)

• 18.19.070 - Application requirements.

Application for design review shall be submitted on the most current forms provided by, and in a manner set forth by the community development director or designee. The application shall include such drawings,

sketches, and narrative as to allow the approval authority review of the specific project on the merits of the city's design review manual and other applicable city codes. An application shall not be deemed complete unless all information requested is provided.

The applicant and their team have prepared all the necessary drawings, applications and documents required for design review. This project is also going through site plan review, conditional use review, shoreline permitting and a SEPA review.

(Ord. 2518 § 1 (Exh. A (part)), 2008) (Ord. No. 2612, § I(Exh. A), 2-7-2011)

• 18.19.090 - Deviations to design review guidelines.

A design review application that includes a deviation from any of the five major guidelines of the DRM shall be subject to review and recommendations from the design review committee. The DRC shall base its recommendation upon findings setting forth and showing that all of the following circumstances exist:

A. Special conditions or circumstances exist which render a specific requirement of the DRM unreasonable, given the location and intended use of the proposed development; *This project has worked hard to design a building and site plan that meet all the code requirements. Due to the size and adjacent site factors this project cannot meet the requirements of 18.19.050 B.2.a (parking located on the interior of the development). This deviation is explained above in the associated code section.*

B. The special conditions and circumstances are characteristic of the proposed general use of the site, and not of a specific tenant; *This is true for this site and proposed business. The details are explained above and throughout this narrative.*

C. The specific conditions and circumstances are not representative of typical development which may be allowed within the zoning district; *The proposed business is an allowed use in this zoning district. The typical development seen in this neighborhood is residential homes. Residential homes would not typically have parking on the interior of the development. There are two existing businesses to the south of this site. Both businesses have parking in front and on the side of their buildings, not behind or on the interior of their site. All homes and businesses in this neighborhood are placed closest to the lake and parking is located closer to the streets.*

D. The requested deviation is based upon functional consideration rather than economic hardship, personal convenience or personal design preferences; *The requested deviation is 100% based upon functional considerations. The proposed business needs the parking area adjacent to the entrance and street. The quality of the counseling services provided depends on the views and adjacency of the building to the lake.*

E. Variation from a guideline(s) has sufficiently been compensated by other site amenities; and The project has proposed significant amounts of landscaping and screening. A trail connection for the public has been stubbed for future connectivity when the Camas parks department build the new trail to the west. Based on the business proposed there are no other site amenities that are warranted.

F. The requested deviation will not result in a project that is inconsistent with the intent and general scope of the DRM principles. *This project has worked to meet the intent and scope of the DRM principals. The intent of the site design is described throughout this narrative and demonstrated on the site plan and building plans.*

(Ord. 2518 § 1 (Exh. A (part)), 2008)

• <u>18.19.100 - Enforcement.</u>

Failure to comply with the requirements of this chapter, or a decision resulting from this chapter are enforceable under Article VIII of CMC Chapter 18.55 Administration and Procedures.

This is understood by the applicant.

(Ord. 2518 § 1 (Exh. A (part)), 2008) (Ord. No. 2612, § I(Exh. A), 2-7-2011)

CMC18.18.060 - Criteria for Site Plan Approval.

The city shall consider approval of the site plans with specific attention to the following: (Camas code below with applicant's responses in **bold italic** text.)

A. Compatibility with the city's comprehensive plan;

This project promotes and achieves the city's goals of the comprehensive plan. New job opportunities will be provided by this business. These are living wage full time jobs and provide a much needed service for the residence and families of Camas and the surrounding area. The owners of the business are local and will be great stewards of the land. Both responsible and sustainable development of the site are proposed.

B. Compliance with all applicable design and development standards contained in this title and other applicable regulations; *The compliance with all applicable standards is described throughout this narrative and demonstrated on the site plan and building plans.*

C. Availability and accessibility of adequate public services such as roads, sanitary and storm sewer, and water to serve the site at the time development is to occur, unless otherwise provided for by the applicable regulations; *All public services are available to serve the site. Other sections of this narrative detail out the roads, sewer, water, stormwater and dry utilities.*

D. Adequate provisions are made for other public and private services and utilities, parks and trails (e.g., provide copies of private covenant documents); *The proposed site plan has met this requirement. A trail connection/stub has been provided on the west edge of the site. In the future when the parks department build the new public trail this site can be connected to it. A public sidewalk has been provided along NE Everett Street and connects through the site to the business entrance and to the future trail to the west. No other needs for public provisions are necessary for this site. The parking lot is private and for the use of the business. Public parking areas are located just to the south and west at the city parks.*

E. Adequate provisions are made for maintenance of public utilities; and

This project will design and install all the necessary public utilities. Inspection ports, clean out structures and any other required maintenance features will be provided. These features will be specified and reviewed through the final engineering/ construction plan review with city staff. Conditions of approval for this project can be created to ensure that this code section is met.

F. All relevant statutory codes, regulations, ordinances and compliance with the same. The review and decision of the city shall be in accordance with the provisions of CMC Chapter 18.55 Administration and Procedures. *The applicant understands this and has provided responses to all applicable code sections throughout this narrative. Other regulations and code compliance is demonstrated on the proposed site plan and building plans provided with this preliminary application.*

(Ord. 2515 § 1 (Exh. A (part)), 2008: Ord. 2481 (Exh. A (part)), 2007: Ord. 2443 § 3 (Exh. A (part)), 2006) (Ord. No. 2612, § I(Exh. A), 2-7-2011)

Tree Retention (CMC 18.31.080)

If trees are proposed for removal, a Tree Survey is required per CMC 18.13.040.B and must be prepared by a certified arborist or professional forester pursuant to the requirements outlined in CMC 18.13.045. A minimum 20-unit tree density per net acre is required and needs to be incorporated in the overall landscape plan per CMC 18.13.051.A.

This project exceeds the required 20 tree units per acre. Based on 0.50 acres of net developable area there are 10 tree units required. The project proposes to retain 2 trees on-site worth 4 tree units. The project is also planting 41 new trees across the site and along the NE Everett Street frontage.

Chapter 18.43 - Conditional Use Permits

A conditional use permit is required through the shoreline master program for the propose building and associated parking lot. The conditional use code in the SMP is utilized for this project. See the SMP narrative for the necessary conditional use code and justification.

CMC18.45 Variance

The project is requesting a variance to the required 10 foot maximum front setback. Per CMC 18.09.030 the maximum setback in the MX zone is 10 feet. Because this project is not a retail/ window shopping type of business the 10 foot maximum setback does not work with the desired site use. The applicant has elected to place the building on the west side of the site and the parking lot on the east side of the site. No other businesses or residences along NE Everett Street meet this 10 foot max setback requirement.

18.45.040 - Major variance.

A. The board of adjustment (or hearing examiner, or planning commission, in accordance with <u>Section</u> <u>18.45.020</u>(B)) shall consider all requests for major variances from the zoning code.

This variance will be reviewed by staff and recommendations made to the hearings examiner. The examiner will provide the final approval and any necessary conditions for the variance.

B. Approval of a major variance must demonstrate with findings of compliance with all of the following criteria:

1. The variance shall not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the subject property is located;

The requested variance is necessary for this project to match the adjacent properties. None of the homes or businesses next to this site meet the 10 foot maximum setback. All adjacent homes and businesses are set back in a more traditional fashion with parking closer to the road and the buildings set back closer to the lake. There are no special privileges being granted with this variance request.

2. That such variance is necessary, because of special circumstances or conditions relating to the size, shape, topography, location, or surroundings of the subject property, to provide it with use, rights, and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located; This variance is necessary as described above and throughout this narrative. This variance request will allow this project to match the character of the surrounding properties and enjoy the privileges permitted to the other adjacent properties which are also set back with their buildings closer to Lacamas Lake. This is a smaller piece of MX zoned property that cannot have multiple commercial buildings and/or place the parking lot on the center of the property. The location of this property combined with it's size and zoning create a design challenge for the proposed business. There are no other properties in Camas, with this same zoning, close to the lake and available for commercial development at this time. This variance is the minimum necessary for this proposed local business to be able to relocate and provide the best possible family counseling services they can.

3. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and in the zone in which the subject property is located. Granting this variance will not have any negative impact on the public or the property. Residence and guest enjoying the lake will not be looking at a parking lot from the lake, instead they will be looking at an architecturally pleasing building with native landscaping. Travelers driving or cycling along NE Everett Street will not be window shopping and wanting to look in the windows of this business which is what the 10 foot maximum building setback was designed for. This business seeks to improve the

area with a mental health business that is available for all residents of Camas. Granting this variance will not be materially detrimental to anyone.

(<u>Ord. No. 2691, § I(Exh. A), 1-21-2014</u>)

A separate narrative has also been provided for the shoreline permit associated with this project. See the second narrative for all the information required for the shoreline permit and applicable codes.

Thank you for your time and assistance with this application review. Please contact Scott Taylor at SGA Engineering for any additional information or with any questions. 360-993-0911



APPLICANT: LACAMAS COUNSELING CAMAS, WA 98607 PH: 360-975-0512

CONTACT PERSON: SGA ENGINEERING, PLLC ATTN: SCOTT TAYLOR 2005 BROADWAY STREET VANCOUVER, WA 98663 PH: 360.993.0911 FX: 360.993.0912 EXISTING SITE INFORMATION EXISTING PARCEL NUMBER

CURRENT USE ZONING DESIGNATION

GROSS SITE AREA TRANSIT ROUTES

EXISTING WATER AND SEWER

ENVIRONMENTAL CONDITIONS

PROPOSED SITE INFORMATION

PROPOSED USE MINIMUM LOT AREA

MINIMUM LOT WIDTH MINIMUM LOT DEPTH

UTILITY PROVIDERS

SEWER WATER

ELECTRICAL

TREATMENT

DISPOSAL

GROSS SITE AREA R/W) AVERAGE LOT AREA

SHEET	DES
PRE1.0	СО
PRE2.0	EXI
PRE3.0	PR
PRE4.0	PR
PRE5.0	PR

Exhibit 5 SHOR22-02





LACAMAS COUNSELING CENTER ENGINEERING BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 02, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON & DESIGN PRELIMINARY APPLICATION AUGUST 2022 APPLICANT: PROPERTY OWNER: CIVIL ENGINEERING ~ LAND PLANNING LACAMAS COUNSELING PRISCILLA & RYAN GILBERT ATTN: PRISCILLA & RYAN GILBERT DEVELOPMENT SERVICES 3400 SE 196TH AVE. SUITE 102 31514 NE 3RD STREET LANDSCAPE ARCHITECTURE CAMAS, WA 98607 WASHOUGAL, WA 98671 ryan@insiteseo.com PH: 360-975-0512 *2005 BROADWAY* EM: priscilla@lacamascounseling.com VANCOUVER, WA 98663 PHONE (360)993-0911 124290-000 PARCEL # & PROPERTY ADDRESS: 3631 NE EVERETT ST. CAMAS, WA 98607 FAX (360)993-0912 CONTACT PERSON: SGA ENGINEERING, PLLC ATTN: SCOTT TAYLOR 2005 BROADWAY STREET VANCOUVER, WA 98663 PH: 360.993.0911 FX: 360.993.0912 EM: STAYLOR@SGAENGINEERING.COM EXISTING SITE INFORMATION EXISTING PARCEL NUMBER 124290-000 CURRENT USE VACANT LAND ZONING DESIGNATION MX GROSS SITE AREA 0.52 ACRES 22,525 S.F. NO KNOWN C-TRAN ROUTES WITHIN 1 MILE OF THE TRANSIT ROUTES SITE. SEWER SERVICE WILL BE PROVIDED BY CITY OF CAMAS, PUBLIC WATER SERVICE WILL BE PROVIDED BY CITY OF EXISTING WATER AND SEWER CAMAS. NO SEPTIC SYSTEMS ARE KNOWN TO EXIST ON SITE. ONE WELL EXISTS ON-SITE. ENVIRONMENTAL CONDITIONS THE SITE CONTAINS SOME OF THE SIGNIFICANT ENVIRONMENTAL CONDITIONS LISTED IN THE APPLICATION CHECKLIST. THE SITE IS LOCATED IN THE LACAMAS CREEK WATERSHED. THE SITE IS MAPPED AS HAVING A HIGH PROBABILITY FOR ARCHAEOLOGICAL. EXISTING CONDITIONS DISCLAIMER THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY MGS SURVEYING AND PUBLIC SOURCES. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION. PROPOSED SITE INFORMATION PROPOSED USE 4,051 SF COUNSELING CENTER & PARKING LOT DEVELOPMENT STANDARDS 1,800 SF MIN. ALLOWED MINIMUM LOT AREA SITE MINIMUM LOT WIDTH NONE MINIMUM LOT DEPTH NONE FRONT YARD SETBACK 10' VARY STREET SIDE YARD SETBACK 15' INTERIOR SIDE YARD SETBACK 10' REAR YARD SETBACK 25' MAXIMUM LOT COVERAGE 1-STORY 60%, 2-STORY OR MORE 50% MAXIMUM BUILDING HEIGHT NONE UTILITY PROVIDERS SEWER CITY OF CAMAS WATER CITY OF CAMAS ELECTRICAL CLARK PUBLIC UTILITIES CITY OF CAMAS STANDARDS STORMWATER MANAGEMENT TREATMENT STORMWATER IS PROPOSED TO BE TREATED USING BIO-RETENTION FACILITIES OR OTHER APPROVED BMP'S STORMWATER WILL BE INFILTRATED INTO THE GROUND WHERE FEASIBLE OR DETAINED AND RELEASED AT OR DISPOSAL BELOW PRE-DEVELOPED RATES. PROPOSED SITE AREA SUMMARY ACRES S.F. GROSS SITE AREA 22525 0.52 NET SITE AREA (GROSS AREA— 0.50 21669 R/W) AVERAGE LOT AREA 0.50 21669 PUBLIC RIGHT-OF-WAY DEDICATED 0.02 856 PRELIMINARY **CR** REVISIONS Camas HS CAM DESIGNED BY: SAT,SEM SITE ALE DRAWN BY: SAT,SEM CHECKED BY: KRS SCALE: 1" = 20' VICINITY MAP JOB NUMBER SHEET 5023 PRE5.Q NTS

Exhibit 6 SHOR22-02



Exhibit 7 SHOR22-02



Exhibit 8 SHOR22-02







🔇 🔎 QUERCUS GARRYAN WHITE OAK or App ACER CIRCINATUM VINE MAPLE or App $:: \rangle$ PICEA ENGELMANNI ENGELMANN SPRUC - CHAMACYPARIS NOC Alaskan Cedar or CORNUS NUTTALLII PACIFIC DOGWOOD ACER GRISEUM PAPERBARK MAPLE CORNUS KOUSA x H PRUNUS LAUROC OTTO LUYKEN LAU CAMELLIA JAPONIL JAPANESE CAMEL RIBES SANGUINE \bigcirc RED FLOWERING JEAN MARIE RHOL 💥 NEPHROLEPIS EXA SWORD FERN or MAHONIA AQUIFOL TALL OREGON GRA \oplus HEUCHERA spp. * PENISETUM SETAC Purple Fountain 🗇 CAREX MORROWII JAPANESE SEDGE 🔗 CORNUS SERICEA 'ISAI REDTWIG DOGWOOD GROUND COVER Must be on WSD RIVER ROCK or LANDSCAPE NOTES

APPROXIMATE LOCATIONS FOR TREES ARE SHOWN ON THE PLAN. EXACT LOCATIONS TO BE DETERMINED BY DEVELOPER OR BUILDER AFTER CONSTRUCTION OF DRIVEWAYS, SIDEWALKS AND BUILDINGS.



Exhibit 10 SHOR22-02

	CIVIL ENGINEERING & D CIVIL ENGINEERING DEVELOPMENT LANDSCAPE AR 2005 BRC VANCOUVER, PHONE (360) FAX (360)99	A LAND PLANNING T SERVICES CHITECTURE DADWAY WA 98663 0993-0911 93-0912
	TACAMAS COUNSERING LACAMAS COUNSELLING	CEVTER CITY OF CAMAS
ľ	PRELIM	INARY
	REVISI	ONS
F _ - SF _ -		
	DESIGNED BY: DRAWN BY: CHECKED BY: SCALE: JOB NI IMBEP	SAT,SEM SAT,SEM KRS 1" = 20'

5023

PRE6.Q

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<u>Planing legend</u>	<u>SIZE</u>	<u>SPACING</u>	<u>QUANTITY</u>
ERCUS GARRYANA ITE OAK or Approved Equal	5–10' TALL	AS SHOWN	3
ER CIRCINATUM IE MAPLE or Approved Equal	5–6' TALL	AS SHOWN	7
EA ENGELMANNII GELMANN SPRUCE or Approved Equal	5–6' TALL	AS SHOWN	7
AMACYPARIS NOOTKATENSIS skan Cedar or Approved Equal	6–8' TALL	AS SHOWN	8
RNUS NUTTALLII XIFIC DOGWOOD or approved equal.	2" CAL.	AS SHOWN	4
ER GRISEUM PERBARK MAPLE or approved equal.	2" CAL.	27' O.C. OR AS SHOWN	10
RNUS KOUSA x FLORIDA 'PINK DOGWOOD' PUBLIC R/W must be on approved list.	2" CAL.	30' O.C. OR AS SHOWN	4
UNUS LAUROCERASUS 'OTTO LUYKEN' TO LUYKEN LAUREL or approved equal.	2–5 GALLON	4' O.C.	23
MELLIA JAPONICA VAR. PANESE CAMELLIA or approved equal	5 GALLON	AS SHOWN	6
PES SANGUINEUM D FLOWERING CURRANT or approved eq	2 GALLON ual	AS SHOWN	9
DDODENDRON GRIFFITHIANUM N MARIE RHODODENDRON or approved	2–5 GALLON equal	AS SHOWN	14
PHROLEPIS EXALTATA DRD FERN or approved equal	1 GALLON	AS SHOWN	45
HONIA AQUIFOLIUM L OREGON GRAPE or approved equal	1 GALLON	AS SHOWN	32
JCHERA spp.	4" MIN.	AS SHOWN	125
NISETUM SETACEUM 'RUBRUM' ple Fountain Grass or Black Mondo Gr	4" MIN. ass	AS SHOWN	59
REX MORROWII PANESE SEDGE or approved equal	4" MIN.	AS SHOWN	84
JS SERICEA 'ISANTI' TWIG DOGWOOD or approved equal	1 GALLON	AS SHOWN	21
OUND COVER – NATIVE PLANTS st be on WSDOT & Camas approved li	T.B.D. st.	AS SHOWN	986 Si
ER ROCK or approved equal	2-6"	AS SHOWN	1502 .
NOTES			

LANDSCAPING SHALL BE WATERED WITH AN IRRIGATION SYSTEM CAPABLE OF SUSTAINING THE PLANTINGS IN A HEALTHY CONDITION YEAR AROUND.

TREES AND OTHER PLANTINGS SHALL BE PRUNED, WATERED, FERTILIZED AND MAINTAINED IN A HEALTHY CONDITION.



ENGINEERING & DESIGN SET TOP OF POTTING SOIL 1" ABOVE CIVIL ENGINEERING ~ LAND PLANNING FINISHED GRADE. DEVELOPMENT SERVICES REMOVE CONTAINER FROM ROOT LANDSCAPE ARCHITECTURE BALL, GENTLY MASSAGE ROOT BALL TO LOOSEN ROOTS. FINISH GRADE 2005 BROADWAY VANCOUVER, WA 98663 PHONE (360)993-0911 FAX (360)993-0912 MULCH DEPTH AS SPECIFIED ON PLANS PREPARED PLANTING MIX (SEE NOTES) - NATIVE OR COMPACTED SOIL AND SCAPE ARCHITECT PLANT GROUND COVER AND PERENNIALS LEVEL AND AT GRADE SCOTT A. TAYLOR SOIL TO BE WELL CULTIVATED TO A MINIMUM DEPTH OF 6". IN CLAY LICENSE NO. 1247 SOILS WORK IN TOPSOIL AND ORGANIC COMPOST. SEE SPECIFICATIONS FOR RATIO AND EXPIRES ON QUANTITY. IN SAND/LOAM SOILS WORK IN TOPSOIL, ORGANIC COMPOST AND AGED MANURE. SEE SPECIFICATIONS FOR RATIO AND QUANTITY NOT TO SCALE DETAIL NO. LS5 REVISION: 2 DATE: 5/17/2019 PRELIMINARY EXISTING TREE -REVISIONS - FINISH GRADE SAT,SEM DESIGNED BY: DRAWN BY: SAT,SEM CHECKED BY: KRS SCALE: ######## NOT TO SCALE | DETAIL NO LS6 JOB NUMBER SHEET REVISION: 2 DATE: 5/17/2019 5023 PRE6.1_

Exhibit 11 SHOR22-02











FRONT-LEFT VIEW





Exhibit 13 SHOR22-02





REAR PATIO VIEM







Exhibit 13 SHOR22-02

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LEFT ELEVATION







RIGHT ELEVATION

Project No. 21043 A3

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Exhibit 14 SHOR22-02



Jerry Hofer

ISA Certified Arborist®

PN 7901A

Phone: 360-521-7944 E-mail: JerryHofer2@gmail.com

Date: April 11, 2022

Following are my Certified Arborist recommendations for the trees involved in the Lacamas Counseling Center Development. The field work was done between March 22 and April 8, 2022. The trees on and adjacent to the project are included in the following table.

					LACAMAS COUNSELING TREE MEASUREMENTS	
					UPDATED: 4/10/2022	
Tree	Species	DBH	Height	Condition	Other Information	
1	White Oak	34"	75'	Excellent	27' North of Property, 25' from road, Neighbor's property	Retain
2	White Oak	34"	80'	Excellent	27' North of Property, 25' from road, Neighbor's property	Retain
3	Blk Locust	21"	80	Invasive	4' North of Property, 25' from road, Neighbor's property, tree forked	Leave/ Remove??? ?
4	Blk Locust	23"	80'	Invasive	On N property line, 30' from road	Remove
5	Blk Locust	21"	70'	Invasive	On N property line, 30' from road	Remove
6	Ash??	12"	35'	Poor	4' from N property line, 0 80' from road	Remove
7	White Oak	31"	80'	Excellent	SW corner, 10' behind silt fence large limb toward E, Everett	Prune limbs overhangin g
8	White Oak	27"	75'	Excellent	10' from North line, near back or development; Neighbors property	Prune at fenceline
9	White Oak	32	90	Excellent	16' from North line, near back or development; Off property	Prune at fenceline

					LACAMAS COUNSELING TREE MEASUREMENTS	
					UPDATED: 4/10/2022	
Tree	Species	DBH	Height	Condition	Other Information	
10	Maple	8"	15'	Dead	Tree dead, very rotten	Remove
11	Maple	8"	20"	Dead	Tree dead, top broken out	Remove
12	White Oak	18"	40'	Good	SW Corner, 30' behind silt fence	Retain
13	White Oak	15"	35'	Good	SW Corner, 28' behind silt fence	Retain
14	White Oak	11"	35'	Fair-Good	North West Corner	Retain
15	White Oak	10"	35'	Fair-Good	North West Corner	Retain
16	White Oak	26"	80'	Excellent	North West Corner; Neighbors property	Retain
17	White Oak	24"	75'	Excellent	North West Corner; Neighbors property	Retain
18	White Oak	11"	45'	Good	SW corner behind silt fence	Retain
19	White Oak	21"	75'	Excellent	SW corner behind silt fence	Retain

Trees #1 & #2 are on the neighbors property and are both large 34" dbh Oregon white oak trees that have grown together at the base. These trees are very healthy and only the top smaller branches overhang the parking lot. Therefore these trees will not be pruned or affected by any other activities on this project.

The trees on the development property most impacted are #4 & #5, a 23" and a 21" black locust tree. Black locust trees are classified as an invasive tree and are not on the County or Cities list of approved trees to plant on developments. The trees are immediately adjacent to the property line and the roots would be exposed by the excavation for the parking area (see picture #2). Also the branches of the crowns would hang over the parking lot and cars 10'-15'. Therefore, these trees will be removed.

Tree #3 is also a 21" black locust tree on the neighbors property (see picture #1). It could be removed if the neighbors wanted it to be. If the locust was removed, the 2 large Oregon white oaks 22' away have large crowns and would continue to provide substantial shade to the front yard and house. If they did not want to have the tree removed, limbs hanging over the property line should be pruned.

Tree #6 is a 12" hardwood tree, probably ash, 4' from the property line and 80' from the road. The tree is in poor condition and should be removed.

Tree #7 is a 31" Oregon white oak near the SW corner of the development. It has one large limb growing toward the SE and some smaller limbs above it that will hang over the corner of the building. These should be pruned. The tree is healthy and this pruning will have no adverse effect on it.

Tree #8, is a 27" and tree #9 is a 32" Oregon white oak. They are located 10' and 16' from the property line on the neighbors property. Both trees appear healthy and have large crowns. Both trees have limbs that hang over the development property and will hang over the building. I recommend pruning the lower limbs back to the property line (see photo # 4). This will have no adverse impact on these trees.

Trees #10 & #11 are 8" maple trees behind the silt fence on the SW side of the developing property. The trees are dead or have the top broken out and will be removed.

Trees #12, #13, #18, & #19 are Oregon white oak trees ranging from 11" to 21" diameter on the SW corner of the development. The trees are in good to excellent health and are behind the silt fence for the development. They will all be retained, and no pruning is needed.

Trees #14, #15, are 11" Oregon white oak trees near the NE corner of the development. The trees are in fair-good condition and will be retained.

Trees #16, & #17 are 26" & 24" Oregon white oak trees located on the neighbors property near the NE corner of the development property. The trees are in excellent condition and will be retained with no pruning needed for the development. Attached are pictures of some of the trees from Lacamas Counseling Center Project.







If the site plan changes relative to the trees assessed or if additional information is needed please contact me.

/s/ Jerry L. Hofer Certified Arborist Consultations 4414 NE 115th St Vancouver, WA 98686







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Earth Engineering, Inc.

Geotechnical & Environmental Consultants

Priscilla & Ryan Gilbert c/o Gecho Construction & SGA Engineering 3400 SE 196th Ave. Suite 102 Camas, WA 98607 February 25th 2022 G10-0122

Subject: Geotechnical Engineering Study 3631 NE Everett Street Camas, Washington

Hello,

We are pleased to submit our engineering report for the subject site located in Camas, Washington. This report presents the results of our field exploration, selective laboratory tests, field-testing and engineering analyses.

Based on the results of this study, it is our opinion that construction of the proposed residential subdivision is feasible from a geotechnical standpoint, provided recommendations presented in this report are included in the project design.

Earth Engineering Inc. is available to provide construction monitoring and testing services to comply with City of Camas requirements. We appreciate the opportunity to have been of service to you and look forward to working with you in the future. Should you have any questions about the content of this report, or if we can be of further assistance, please call.

Respectfully Submitted, Earth Engineering, Inc.,

Donald J. Bruno, CEG Engineering Geologist

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Appendix A	Field Exploration
Plate A1	Unified Soil Classification - Legend
Plates A2-A4	Log of Exploratory Test Pits

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INTRODUCTION

General

This report presents the results of the geotechnical engineering study completed by Earth Engineering, Inc. (EEI) for the proposed counseling center located in Camas, Washington. The general location of the site is shown on the *Vicinity Map, Figure 1*. At the time our study was performed, the site and our exploratory locations were approximately as shown on the *Site Plan, Figure 2*.

The purpose of this study was to explore subsurface conditions at the site and based on the conditions encountered, provide geotechnical recommendations for the proposed construction. In addition this report includes infiltration testing for stormwater design, as well as a seismic hazard evaluation.

Project Description

Based on the information that was provided to us by the project civil engineer (SGA) it is our understanding the project will consist of developing the site with a one level building that will provide approximately four thousand (4000) square feet of floor space. The proposed building will most likely be constructed with a wood frame and a suspended floor. Site improvements will include stormwater control, subsurface utilities and an asphalt paved parking area.

Although no specific grading plan was available during the time of our study. The proposed building and parking area will most likely be constructed close to present grade. We anticipate earthwork cuts and fills of one foot or less to achieve the desired design grade.

Structural design loads were not available at the time this report was written. However, based on our experience with similar projects, we anticipate that wall and column loads will be approximately seven hundred and fifty (750) to one thousand five hundred (1500) pounds per lineal foot (maximum dead plus live loads).

If any of the above information is incorrect or changes, we should be consulted to review the recommendations contained in this report. In any case, it is recommended that EEI be provided with civil engineering and structural building plans to perform a general review of the final design for the proposed construction.

SITE CONDITIONS

Surface

The subject site encompasses approximately one-half acre and slopes gently downward from the northeast to the southwest with about a three percent (3%) gradient. Site elevations range from approximately 203 feet (north-northeast) to 194 feet (southwest) above mean sea level.

The site is bordered to the north by an existing residence, to the south by a commercial business, to the east by NE Everett Street and to the west by woodlands, with Lacamas Lake beyond. The property is covered predominantly with pasture grass. Some deciduous trees were observed along the western property line. A gravel driveway extends from Everett Street westward to the central area of the site.

G10-0122 Page 2

Subsurface

For this study the site was explored by excavating three test pits at the approximate locations shown on the *Site Plan, Figure 2*. Infiltration testing was conducted at the southwest area (lowest elevation) of the site.

In our test pits we encountered approximately four to six inches of topsoil underlain by two and onehalf to six feet of firm to hard elastic Silt (MH) and Silt (ML) with gravel and some cobbles. Below the upper layer of silt we encountered medium dense to dense silty Gravel (GM) with cobbles and a trace of boulders to the maximum exploration depth of eight feet below the existing ground surface.

All soil was classified following the Unified Soil Classification System (USCS). A USCS Legend is included as Plate A1. A description of the field exploration methods is included in Appendix A. Please refer to the test pit logs, Plates A2 thru A4, for a more detailed description of the conditions encountered.

Groundwater

Groundwater seepage was encountered in test pit I-1 (elevation 194), at the southwest area of the site, at four feet below the existing ground surface. Groundwater was not encountered at test pits TP-1 (elevation 196) or TP-2 (elevation 197), which were excavated to five and one-half and eight feet, respectively, below the existing ground surface.

Groundwater conditions are not static; fluctuations may be expected in the level and seepage flow depending on the season, amount of rainfall, surface water runoff, and other factors. Generally, the groundwater level is higher and seepage rate is greater in the winter and early spring months (typically October through May).

Infiltration Testing

During February of 2022, infiltration testing was performed at one location at a depth of two feet below the existing ground surface. The approximate location of the infiltration test, I-1 is shown on the *Site Plan, Figure 2*. Soil and groundwater conditions encountered at this location is detailed on the attached infiltration test pit log that is included in Appendix A.

Infiltration testing was conducted in general accordance with the Southwest Washington Storm Water Manual. The Encased Falling Head Test consists of driving a fifteen (15) inch long, six-inch diameter pipe six inches into the exposed ground surface at the bottom of the test pit.

The pipe is filled with water as the soil around the bottom and below the pipe is saturated for several hours. The pipe is filled again and the amount of time required for the water to fall, per inch, for six inches, is recorded. This step is performed a minimum of three times. The test results are averaged and calculated in inches per hour.

It is important to note that this provides a relative indication of the average rate of groundwater infiltration at the site. The rate is dependent on the percentage of fines in the soil (i.e., silt and clay), the degree of soil saturation and the relative density of the in-situ soil. Infiltration rates can vary across the site depending on conditions encountered.

The following table provides the infiltration test results, the soil coefficient of permeability, soil classification and a summary of laboratory test results for soil encountered at the depth of proposed infiltration:

LOCATION	*USCS SOIL TYPE	AASHTO SOIL TYPE	DEPTH (FT.)	MOISTURE CONTENT %	FIELD INFILTRATION RATE	COEFFICIENT OF PERMEABILITY
I-1	MH/ML w/cobbles	A-5 to A-6	2.0	29	> 100 inches per hour	50

* Unified Soil Classification System ** American Association of State Hwy. & Transportation Officials

General Regional Geology

General information about geologic conditions and soil in the vicinity of the site was obtained by reviewing the Geologic Map of Washington-Southwest Quadrant, Washington Division of Geology and Earth Resources, (Geologic Map GM-34, 1987). This map provides general information about geologic units in the Camas, Washington area.

Our review of existing geological information indicates that soils in the vicinity of the subject site were formed from alluvial deposits during the Quaternary Period. Outburst flood deposits from glacial Lake Missoula deposited these sedimentary soils. The material encountered in our test pits consists predominantly of Silt with gravel and cobbles as well as silty Gravel with cobbles and a trace of boulders.

LABORATORY TESTING

Laboratory tests were conducted on representative soil samples to verify or modify the field soil classification of the units encountered, and to evaluate the general physical properties as well as the engineering characteristics of the soils encountered. The following provides information about the testing procedures performed on representative soil samples and the general condition of subsurface soil conditions encountered:

Moisture Content (ASTM-D2216-92) tests were performed on representative samples. The native Silt has a moisture content ranging from twenty-five to twenty-nine percent (25-29%).

Laboratory tests confirm that the upper layer of supportive soil consists of firm to hard Silt with gravel. These soils encountered are sensitive to changes in moisture content. Moisture sensitive soils are discussed in more detail in the Site Preparation and Grading section of this report.

The results of laboratory tests performed on specific samples are provided at the appropriate sample depth on the individual test pit logs. However, it is important to note that some variation of subsurface conditions may exist. Our geotechnical recommendations are based on our interpretation of these test results.

SEISMIC HAZARD EVALUATION

The following provides a seismic hazard evaluation for the subject site. Our evaluation is based on subsurface conditions encountered at the site during the time of our geotechnical study and a review of applicable geologic maps (Washington State Department of Natural Resources, Geologic Map of Washington-Southwest Quadrant, 1987) and the International Building Code (IBC-2015) guidelines.

In general, supportive soil at the subject site consists of firm to hard Silt with some gravel. The geologic map indicates that several fault lines are located across and near the subject site. Soils encountered at the site are classified as a type "D" soil in accordance with "Seismic Design Categories" (IBC 2015, Section 1803.5.12). For more detail regarding soil conditions refer to the test pit logs in Appendix A of this report.

Liquefaction:

Structures are subject to damage from earthquakes due to direct and indirect action. Shaking represents direct action. Indirect action is represented by foundation failures and is typified by liquefaction. Liquefaction occurs when soil loses all shear strength for short periods of time during an earthquake.

Ground shaking of sufficient duration results in the loss of grain to grain contact as well as a rapid increase in pore water pressure. This causes the soil to assume physical properties of a fluid. To have potential for liquefaction a soil must be loose, cohesion-less (generally sands and silts), below the groundwater table (or saturated conditions) and must be subjected to sufficient magnitude and duration of ground shaking. The effects of liquefaction may be large total settlement and/or large differential settlement for structures with foundations in or above the liquefied soil.

Based on the predominance of stiff to hard soil conditions and the absence of a near surface groundwater table at the building area, it is not likely that soil liquefaction would occur at the subject site during a seismic event.

However, as previously discussed, two fault lines are located across and near the subject site. Property located at or near fault lines are more susceptible to seismic activity. The magnitude, duration and depth to the epicenter of an earthquake determine the degree of potential damage to a structure during a seismic event. Recommendations for decreasing the potential for structural damage are discussed in the following sections of this report.

DISCUSSION AND RECOMMENDATIONS

General

Based on the results of our study, it is our opinion the Lacamas Counseling Center building and associated improvements can be developed as planned provided the geotechnical recommendations contained in this report are incorporated into the final design.

Lacamas Counseling Center 3631 NE Everett St., Camas, WA G10-0122 Page 5

The proposed building can be supported on conventional shallow spread footings bearing on compacted structural fill. Supporting the proposed building on homogeneous material will significantly decrease the potential for differential settlement across the foundation area as well as potential damage during a seismic event. Additional support recommendations are provided in the *Foundations & Soil Bearing Capacity* section of this report.

This report has been prepared for specific application to this project only and in a manner consistent with that level of care and skill ordinarily exercised by other members of the profession currently practicing under similar conditions in this area for the exclusive use of Gilbert-Gecho and their representatives. This report, in its entirety, should be included in the project documents for information to the contractor. No warranty, expressed or implied, is made.

Site Preparation and Grading

The site shall be stripped and cleared of all vegetation, organic matter and any other deleterious material. Stripped material should not be mixed with any soils to be used as fill. Stripped soil could potentially be used for topsoil at landscape areas after removing vegetation and screening out organic matter.

Building & Parking-Entry Areas:

After clearing and grading, the building and pavement areas should be compacted to a dense nonyielding condition with suitable vibratory compaction equipment. This phase of earthwork compaction shall be performed prior to the placement of any structural fill, at the bottom of all foundation excavations and parking-entry areas, before the placement of base rock.

Structural Fill:

Structural fill is defined as any soil placed under a building or any other load bearing-areas. Structural fill placed under footings should be placed in thin horizontal lifts not exceeding eight inches and compacted to a minimum ninety-five percent (95%) of its maximum dry density (Standard Proctor ASTM D698). The fill material should be placed within two to three percent of the optimum moisture content.

Fill under pavements should also be placed in lifts approximately eight inches in thickness, and compacted to a minimum of ninety-two percent (92%) of its maximum dry density (Standard Proctor ASTM D698), except for the top twelve (12) inches which should be compacted to ninety-five percent (95%) of the maximum dry density.

We recommend that any structural fill planned for onsite use, be submitted for approval prior to import. The placement and compaction of structural fill should be observed by a representative from our office to verify that fill has been placed and compacted in accordance with the approved project plans and specifications.

It should be noted that the depth of excavation to competent soil at foundation footings and parking areas could be greater or less than anticipated depending on conditions encountered. Our test pits provide general information about subsurface soil and groundwater conditions.

Wet Weather Construction & Moisture Sensitive Soils:

Field observations and laboratory testing indicates that on site soil encountered in the upper two to six feet consists of moisture sensitive Silt with gravel and some cobbles. As such, in an exposed condition moisture sensitive soil can become disturbed during normal construction activity, especially when in a wet or saturated condition. Once disturbed, in a wet condition, these soils will be unsuitable for support of foundations and pavements.

Therefore, where soil is exposed and will support new construction, care must be taken not to disturb their condition. If disturbed soil conditions develop, the affected soil must be removed and replaced with structural fill. The depth of removal will be dependent on the depth of disturbance developed during construction.

Covering the excavated area with plastic and refraining from excavation activities during rainfall will minimize the disturbance and decrease the potential degradation of supportive soils.

Earthwork grading and foundation construction can be difficult during the wet winter and spring seasons due to the silt content of onsite soil. Based on this condition we suggest that grading and foundation construction be completed during the drier summer and fall seasons.

Foundations & Soil Bearing Capacity

Based on the encountered subsurface soil conditions, preliminary building design criteria, and assuming compliance with the preceding *Site Preparation and Grading* section, the proposed building may be supported on conventional shallow spread footings bearing entirely on compacted structural fill.

We recommend a minimum of eight inches of crushed rock be placed and compacted below all foundation footings. The structural fill should extend at least six inches laterally beyond the sides of the foundations. In addition, we recommend that a structural engineer or seismic engineering firm provide a design for increasing the rigidity of the proposed structure. This typically includes additional reinforcement bars in the concrete foundations and a variety of methods to mitigate structural damage during a seismic event (i.e., metal brackets, strapping, sheathing & additional plate anchors).

Individual spread footings or continuous wall footings providing support for the proposed building may be designed for a maximum allowable bearing value of one thousand five-hundred (1500) pounds per square foot (psf).

Footings for a one level structure should be at least twelve (12) inches in width and should extend to a depth of at least eighteen (18) inches below the lowest adjacent finished sub grade.

These basic allowable bearing values are for dead plus live loads and may be increased one-third for combined dead, live, wind, and seismic forces. It is estimated that total and differential footing settlements for the relatively light building will be approximately one-half and one-quarter inches, respectively.

Lateral loads can be resisted by friction between the foundation and the supporting sub grade or by passive earth pressure acting on the buried portions of the foundation. For the latter, the foundations must be poured "neat" against the existing soil or back filled with a compacted fill meeting the requirements of structural fill.

- Passive Pressure = 300 pcf equivalent fluid weight
- Coefficient of Friction = 0.40

We recommend that all footing excavations be observed by a representative of EEI prior to placing forms or rebar, to verify that sub grade support conditions are as anticipated in this report, and/or provide modifications in the design as required.

Site Drainage

The site should be graded so that surface water is directed off the site. Water should not be allowed to stand in any area where the building or slabs are to be constructed. Loose surfaces should be sealed at the end of each workday by compacting the surface to reduce the potential for moisture infiltration into the soils.

Final site grades should allow for drainage away from the building foundation. The ground should be sloped at a gradient of three percent for a distance of at least ten feet away from the buildings. We recommend that a footing drain be installed around the perimeter of the buildings just below the invert of the footing with a gradient sufficient to initiate flow.

Under no circumstances should the roof down spouts be connected to the footing drain system. We suggest that clean outs be installed at several accessible locations to allow for the periodic maintenance of the footing drain system. Details for the footing drain have been included on *Figure 3, Typical Footing Drain Detail.*

Temporary Excavations

The following information is provided solely as a service to our client. Under no circumstances should this information be interpreted to mean that EEI is assuming responsibility for construction site safety or the contractor's activities; such responsibility is not being implied and should not be inferred. In no case should excavation slopes be greater than the limits specified in local, state and federal safety regulations.

Based on the information obtained from our field exploration and laboratory testing, the site soils expected to be encountered in excavations, firm to hard Silt and dense silty Gravel with potential groundwater seepage, would be classified as a Type "C" soil by OSHA guidelines.

Therefore, temporary excavations and cuts greater than four feet in height, should be sloped at an inclination no steeper than 1-1/2H:1V (horizontal:vertical) for type "C" soils. If slopes of this inclination, or flatter, cannot be constructed or if excavations greater than ten feet in depth are required, temporary shoring will be necessary.
Utility Support and Back Fill

Based on the conditions encountered, the soil to be exposed by utility trenches should provide adequate support for utilities. As previously discussed, groundwater was encountered during our site study at a depth of approximately four feet below the surface at the southwest area of the site. Depending on the depth and location of subsurface utilities, groundwater may be encountered during utility construction.

Dewatering and shoring methods during trench excavation procedures may be required if groundwater is encountered. EEI can provide dewatering recommendations and shoring design after we are provided with the final approved civil engineering plans.

Utility trench backfill is a concern in reducing the potential for settlement along utility alignments, particularly in pavement areas. It is also important that each section of utility line be adequately supported in the bedding material. The back fill material should be hand tamped to ensure support is provided around the pipe haunches.

Fill should be carefully placed and hand tamped to about twelve inches above the crown of the pipe before any compaction equipment is used. The remainder of the trench back fill should be placed in lifts having a loose thickness of eight inches and compacted to a dense non yielding condition.

A typical trench backfill section and compaction requirements for load supporting and non-load supporting areas is presented on *Figure 4*, *Utility Trench Backfill Detail*. Trench back fill may consist of imported granular fill provided the material is approved, placed and compacted near the optimum moisture content.

Imported granular material to be used as backfill should be submitted to our laboratory at least one week prior to construction so that we can provide a laboratory proctor for field density testing.

Pavements

The durability of pavements is related in part to the condition of the underlying sub grade. To provide a properly prepared sub grade for pavements, we recommend the sub grade be treated and prepared as described in the *Site Preparation and Grading* section of this report.

It is possible that some localized areas of soft, wet or unstable sub grade may still exist after this process. Before placement of any base rock, the sub grade should be compacted with suitable compaction equipment. Yielding areas that are identified should be excavated to firm material and replaced with compacted one and one quarter inch-minus clean-crushed rock. The following pavement sections are recommended for the proposed pavement areas:

- Three inches of Asphalt Concrete (AC) over eight inches of compacted Crushed Rock Base (CRB) material or,
- Three inches of Asphalt Concrete (AC) over six inches of compacted Crushed Rock Base (CRB) material, underlain by a geo-grid consisting of Tensar Triax or equivalent.

Earth Engineering, Inc. PO Box 1512, Ridgefield, WA 98642 (360) 600-6518 The geo-grid should be placed directly on the sub grade surface of the roadway prior to placement of base rock. Appropriate geo-textiles have been designed to increase the strength of the sub grade and extend pavement life.

Asphaltic Cement (AC) and Crushed Rock Base (CRB) materials should conform to WSDOT specifications. All base rock should be compacted to at least ninety five percent (95%) of the ASTM D698 laboratory test standard.

Additional Services & Earthwork Monitoring

EEI will be available to provide consultation services related to review of the final design to verify that the recommendations within our purview have been properly interpreted and implemented in the approved construction plans and specifications. A representative from our office will be available to attend a pre-construction meeting to discuss and/or clarify all geotechnical issues related to the proposed project.

In addition, it is suggested that our office be retained to provide geotechnical services during construction to observe compliance with the design concepts and project specifications and to allow design changes in the event subsurface conditions differ from those anticipated. Our construction services would include monitoring and documenting the following:

- Verify that site has been adequately stripped of organic materials.
- Laboratory proctor tests for structural fill materials.
- Observe compaction and provide density testing of structural fill, if needed.
- Observe compaction and provide density testing of utility trench.
- Observe compaction and provide density testing of parking & entry area base rock.
- Observe the condition of exposed bearing soils at the building area.
- Provide footing inspection at building to verify soil bearing capacity.
- Verify the installation of all building and site drainage elements.

LIMITATIONS

Our recommendations and conclusions are based on the site materials observed, selective laboratory testing, engineering analyses, the design information provided to Earth Engineering, Inc. and our experience as well as engineering judgment. The conclusions and recommendations are professional opinions derived in a manner consistent with that level of care and skill ordinarily exercised by other members of the profession currently practicing under similar conditions in this area. No warranty is expressed or implied.

The recommendations submitted in this report are based upon the data obtained from the test pit excavations. Soil and groundwater conditions may vary from those encountered. The nature and extent of variations may not become evident until construction. If variations do appear, Earth Engineering Inc. should be requested to reevaluate the recommendations contained in this report and to modify or verify them in writing prior to proceeding with the proposed construction.

Earth Engineering, Inc. PO Box 1512, Ridgefield, WA 98642 (360) 600-6518

Exhibit 15 SHOR22-02

VICINITY MAP





CLIENT:GILBERT-GECHO CONSTRUCTION, INCDRAWN:CCKPROJECT:LACAMAS COUNSELING CENTER
3631 NE EVERETT ST
CAMAS, WADATE:2/2022FIGURE:1PRO. #:G10-0122

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APPENDIX A

(FIELD EXPLORATION)

UNIFIED SOIL CLASSIFICATION SYSTEM LEGEND

MAJOR DIVISIONS		GRAPH SYMBOL	LETTER SYMBOL	TYPICAL DESCRIPTION	
	Gravel and	Clean Gravels (little or no fines)		GW gw	Well-Graded Gravels, Gravel-Sand Mixtures Little or no Fines
Coarse Grained Soils	Gravelly Soils More Than			GP gp	Poorly-Graded Gravels, Gravel-Sand Mixtures, Little or no Fines
	50% Coarse Fraction Retained on	Gravels with Fines (appreciable amount of fines)		GM gm	Silty Gravels, Gravel-Sand-Silt Mixtures
	No 4 Sieve			GC gc	Clayey Gravels, Gravel-Sand-Clay Mixtures
-	Sand and	Clean Sand		SW SW	Well-graded Sands, Gravelly Sands Little or no Fines
More Than 50% Material Larger Than	Sandy Soils More Than	(little or no fines)		SP sp	Poorly-Graded Sands, Gravelly Sands Little or no Fines
No 200 Sieve Size	50% Coarse Fraction Passing No 4 Sieve	50% Coarse Fraction Sands with Fines Passing (appreciable amount No 4 Sieve of fines)		SM sm	Silty Sands, Sand-Silt Mixtures
				SC SC	Clayey Sands, Sand-Clay Mixtures
Fine	Silto	Liquid Limit Less than 50		ML ml	Inorganic Silts and Very Fine Sands, Rock Flour, Silty-Clayey Fine Sands; Clayey Silts w/ slight Plasticity
Fine Grained Soils	and Clays			CL cl	Inorganic Clays of Low to Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean
				OL ol	Organic Silts and Organic Silty Clays of Low Plasticity
More Than 50% Material Smaller Than No 200 Sieve Size	Silts and Clavs	Liquid Limit Greater than 50		MH mh	Inorganic Silts, Micaceous or Diatomaceous Fine Sand or Silty Soils
				CH ch	Inorganic Clays of High Plasticity, Fat Clays
				OH oh	Organic Clays of Medium to High Plasticity, Organic Silts
Highly Organic Soils			PT pt	Peat, Humus, Swamp Soils with High Organic Contents	

Topsoil	Humus and Duff Layer	
Fill	Highly Variable Constituents	

	CLIENT: GILBERT - GECHO	DRAWN: DB
Earth Engineering Inc	PROJECT:	DATE: 02/2022
Lucin Engineering me.	3631 NE EVERETT STREET	PLATE: A1
GEOTECHNICAL & ENVIRONMENTAL SERVICES	CAMAS, WA	PRO. #: G10-0122

FIELD EXPLORATION

Our field exploration was performed on February 3rd 2022. Subsurface conditions at the site were explored by excavating three test pits. The test pits were excavated to a maximum depth of eight feet below the existing ground surface. The test pits were excavated using a track-hoe.

The test pits were located by pacing from property features. The locations are shown on the Site Plan, Figure 2. Field exploration was monitored by an Earth Engineering, Inc. representative, who classified the soils that we encountered and maintained a log of each test pit, obtained representative samples, and observed pertinent site features. Representative soil samples were placed in closed containers and returned to the laboratory for further examination and testing.

All samples were identified using the Standard Classification of Soils for Engineering Purposes (ASTM D2487-93) in accordance with the Unified Soil Classification System (USCS), which is presented on Plate A1. The test pit logs are presented in Appendix A. The final log represents our interpretations of the field logs and the results of the laboratory tests on field samples.







GEOTECHNICAL & ENVIRONMENTAL SERVICES

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PRO. #: G10-0122

CAMAS, WA

DISTRIBUTION

{G10-0122}

1 Copy

Priscilla & Ryan Gilbert 3400 SE 196th Avenue Camas, Washington 98607

1 Copy

Gecho Construction Inc. 3316 NW 104th Circle Vancouver, WA 98685

Attention: Pete Gecho

1 Copy

SGA Engineering & Design 2005 Broadway Street Vancouver, WA 98663

Attention: Scott Taylor

Earth Engineering Inc.

Geotechnical & Environmental Consultants

Scott Taylor SGA Engineering 2005 Broadway Vancouver, WA 98663 April 25, 2022 G10-0122

Subject: Soil Suitability Analysis - Stormwater Infiltration Proposed Lacamas Counseling Center 3631 NE Everett Street, Camas, Washington (Tax ID No. 124290-000)

Hello Scott,

At your request, Earth Engineering, Inc. has collected a soil sample and provided laboratory testing to determine if on-site soil is suitable for shallow stormwater infiltration using permeable pavers for the proposed development.

On February 23, 2022, a soil sample was collected at a depth of approximately eight to ten inches below the existing ground surface at the south-central area of the site. The sample was collected at the southwestern area of the proposed parking lot. The sample was then delivered to A&L Western Agricultural Laboratories in Portland, Oregon.

In accordance with the criteria established for determining if the near surface soils are suitable for the proposed infiltration the sample was tested for Cation Exchange Capacity (CEC) (USEPA Method 0981) and Organic Content (ASTMD 2947) as requested. We have attached a copy of the laboratory test results.

The CEC test result was 11.7 milliequivalents (meq) per 100 grams of soil, which is well above the requirement of \geq 5meq/100grams of soil. The Organic Content test result was 11.9%, which is above the required criteria of a minimum of one percent (1%).

Laboratory testing indicates that the soil sample collected in the vicinity of the proposed infiltration system (permeable pavers) meets the requirements for being considered suitable for stormwater infiltration. Please refer to the attached test results.

If you have any questions or require additional information, please call Don Bruno at (360) 600-6518.

Respectfully Submitted, Earth Engineering Inc.,

Don Bruno, EG Engineering Geologist



PO Box 1512, Ridgefield, WA 98642 (360) 600-6518



CLARK COUNTY WASHINGTON

PUBLIC HEALTH

clark.wa.gov

1601 E Fourth Plain Blvd, Bldg 17 PO Box 9825 Vancouver, WA 98666-8825 360.397.8000

April 1, 2022

Scott Taylor SGA Engineering 2005 Broadway Street Vancouver, WA 98663

RE: Conditional Development Review Evaluation for "Lacamas Counseling Center" located at 3631 NE Everett St., Camas, WA (SR51827; Tax Parcel 124290000; PA21-39) ****CCPH Final Approval required**

The Development Review Evaluation of the site described above has been completed by Clark County Public Health (CCPH). This evaluation is limited to the area of the proposed development.

Septic Systems (CCC 24.17, WAC 246-272A, CCC 40.370, RCW 58.17);

Public sewer service is proposed and required for this project. No existing on-site sewage system (OSS) was indicated on the application and no existing OSS was identified in the Clark County Public Health record.

OSS components may exist at the site. Any OSS tanks or drywells discovered during development must be properly abandoned per CCC24.17.210.

The proposed development must be served by public sewer. A copy of the final acceptance letter (or equivalent) from the purveyor shall be submitted along with the final site plan.

Water Systems (WAC 173-160. WAC 246-290. CCC 40.370. RCW 58.17):

Public water service is proposed for this development. One existing water well (WP0013228) was identified on the application and verified by CCPH staff in the field.

This well and any other water wells located during development must be properly decommissioned by a Washington State licensed well driller with written verification provided to Public Health and the location marked on the final site plan.

The proposed development shall connect to an approved public water system. A copy of the final acceptance letter (or equivalent) from the purveyor shall be submitted along with the final site plan.

If you have any questions concerning this letter, please contact me at (564) 397-7273.

Sincerely,

Miles Lawson Digitally signed by Miles Lawson Date: 2022.04.01 14:27:11-07'00'

Miles Lawson Environmental Health Specialist

Page 1 of 1

KELLY ENGINEERING

1805 NE 94th St. No. 19 Vancouver, WA 98665 Phone: 360-433-7530 e-mail: Kellyengineer@comcast.net

June 6, 2022

Scott Taylor, L.A. SGA Engineering & Design 2005 Broadway St. Vancouver, WA 98663

Subject: Traffic Report, Lacamas Counseling Center City of Camas Case File PA21-39

Scott:

This is a traffic report for the Lacamas Counseling Center. A traffic impact analysis (TIA) was not conducted for the site given the low volume of daily traffic being generated by the proposal.

The Lacamas Counseling Center will have up to 11 counselors on-site at any time providing meetings throughout the day for youth and families. This is a lower volume health services business. There will be two offices and approximately 8 meeting rooms along with restrooms and a waiting room. The site is located at 3631 NE Everett Street (parcel 124290-000) in the City of Camas.

The zoning designation for the 0.52 acre parcel is MX, Mixed Use. The site is vacant. Land uses within the vicinity of the site consist of single family homes. An unoccupied body shop is to the south. Lacamas Lake is to the west. A vicinity map, aerial photograph and preliminary site plan are shown in Figures 1, 2 and 3.

Streets and Intersections

The site will have access onto SE Everett Street (SR-500) through a single driveway. Southeast Everett Street is a two lane paved roadway with intermittent gravel/grass shoulders. Double yellow striping is along the center of the roadway indicating that passing is prohibited. The posted speed limit is 35 mph. NE Everett Street is a state route requiring a total right-of-way of 74 feet.

A roundabout was recently constructed south of the site at the SE Everett Street/NW Lake Road intersection. North of the site is a fully actuated traffic signal at the SE Everett Street/NE 43rd Avenue intersection. The remaining intersections within the area are controlled by stop signs on the minor street approaches. The lane configurations at several intersections within the vicinity of the site are shown in Figure 4.

Site Traffic Generation/Distribution/Assignment

The ITE <u>Trip Generation Manual</u>, 11th edition does not include a specific land use for a counseling center. Therefore, a clinic was used as the most appropriate use. The land use of clinic was based on correspondence with staff from the City of Camas. Based on the clinic land use and data in the <u>Trip Generation Manual</u> the site would generate 114 trips during a weekday. Eight trips would occur during the AM peak hour and 11 trips would occur during the PM peak hour. The trip generation rates are shown in Table 1.

					Trips/	Trips/
	ITE			Trips/	AM	PM
Land Use	code	Trip Generation	GFA	Day	Peak	Peak
		37.6 trips/1,000 Sq. Ft. GFA - Daily			8	11
Clinic	630	2.75 trips/1,000 Sq. Ft. GFA - AM Peak Hour	3,042	114	(in-7,	(in-3,
		3.69 trips/1,000 Sq. Ft. GFA - PM Peak Hour			out-1)	out-8)

Table 1Site Traffic Generation

The directional distribution of traffic projected to travel to and from the development was based on a survey conducted in the area during the weekday AM and PM peak hours. Based on the survey approximately 30% of the site traffic will travel to and from the north on SE Everett Street and 70% will travel to and from the south. The site traffic distribution and assignment diagram is shown in Figure 5.

Sight Distance

Sight distance was measured at the future access onto SE Everett Street. Based on the criteria in AASHTO, <u>A Policy on Geometric Design of Highways and Streets</u>, 2011 and the posted speed limit of 35 mph on SE Everett Street the recommended corner sight distance is 390 feet. This distance is met when looking towards the south. The sight distance when looking towards the north is slightly restricted by vegetation along the site frontage. The removal of the vegetation would provide for a corner sight distance that would extend over 400 feet to the north. This will occur with build out of the development to improve the sight lines and meet the requirements in AASHTO.

Pedestrian/Bicycle/Transit Considerations

No pedestrian or bicycles were observed along the site frontage of SE Everett Street during field observations. The site is not served by public transit service.

Turn Lanes

A right or left turn lane improves safety and increases the capacity of the roadway by reducing the speed differential between the through and right or left turning vehicles. Based on the low volume of vehicles entering the site from the north or south during the AM and PM peak hours a right or left turn lane is not justified.

Turning Movement Conflicts

Given the low volume of vehicles entering or leaving the site turning movement conflicts will not occur at the site driveway. There are also no nearby intersections or driveways with any significant volumes.

Traffic Circulation Plan

A cross circulation plan with block lengths is not applicable for the site given existing structures to the north, south and west. Lacamas Lake is to the west.

Conclusions/Recommendations

The Lacamas Counseling Center will have a minimal impact to the surrounding roadway system. No additional traffic control devices or off-site roadway improvements were identified to accommodate the development.

Adequate corner sight distance should be provided for along the site frontage of SE Everett Street for vehicles leaving the site. Obstructions by vegetation, signs or other objects should not be allowed.

Please contact me if you have any questions regarding this report. I can be reached at 360-433-7530 or e-mail to Kellyengineer@comcast.net.

Sincerely,

Dail (lelly

David Kelly, P.E. Transportation Engineer





FIGURE 1

https://gis.clark.wa.gov/Geocortex/Essentials/REST/TempFiles/11...







1 of 1







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

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 <u>all parts of your proposal</u>, 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 <u>SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D)</u>. 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] LACAMAS COUNSELING CENTER
- 2. Name of applicant: [help]

Lacamas Counseling Attn: Ryan and Priscilla Gilbert

3. Address and phone number of applicant and

contact person: [help]

Applicant: 3400 SE 196th Ave. Camas WA 98607 ph: 360-975-0512 Contact: Scott Taylor, 2005 Broadway Vancouver, WA 98663 Ph: 360-993-0911

- 4. Date checklist prepared: [help] June 22, 2022
- 5. Agency requesting checklist: [help] City of Camas
- 6. Proposed timing or schedule (including phasing, if applicable): [help] Build project in 2022-2023.

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]

Tree Survey, Geotechnical Report and Shoreline permit has been prepared.

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] NPDES permit for stormwater and shoreline permit with Ecology, DAHP review of the Archaeological pre-determination report.

10. List any government approvals or permits that will be needed for your proposal, if known. [help] Clark County will approve the well removal. City of Camas will approve Planning and Engineering.

Ecology will review the stormwater and shoreline permits.

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] Site plan for 4,051 sf Counseling Center on 0.52 Acre site. Retain existing oaks on-site. Frontage improvements will be completed along with parking lot improvements.

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] Access will come from the existing NE Everett Street at the east edge

of the property. The site address is 3631 NE Everett Street in Camas, WA. NW 1/4 of Section 2, T1N R3E WM Parcel #124290-000

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth [help]

a. General description of the site: [help]

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____Flat with some slope from N. to S.

b. What is the steepest slope on the site (approximate percent slope)? [help] Approx. 5%

SEPA Environmental checklist (WAC 197-11-960)

- 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] Hesson Clay Loams, HcB & Washougal Gravelly Loam, WgB
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]

No surface indications of unstable 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] Site grading will occur for new streets, utility infrastructure and homes. Approx. 5,000 cubic yards of grading will occur.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]

Yes, so erosion control methods are used like, straw, seeding, sediment ponds, waddles and silt fence.

- g. About what percent of the site will be covered with impervious surfaces after project
 - construction (for example, asphalt or buildings)? [help] Approx. 60%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help] Erosion control methods such as: straw, seeding, sediment ponds, waddles and silt fence may be used. Site watering may occur if the site becomes too dry or dusty.
- 2. Air [help]
- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]

Construction equipment will emit exhaust and air may get dusty during construction. This is a short term issue on-site.

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] Erosion control measures will help control the dust.

3. Water [help]

- a. Surface Water:
 - 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] Yes. The closest water body is Lacamas Lake approx. 130 feet to the west. This property does not touch the lake. The city owns a 100 foot wide parcel which is in between this parcel and the lake.
 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help]

Yes. The proposed building is approximately 160 feet from the OWHM of Lacamas Lake. A shoreline permit has been applied for with the project. This project meets the commercial use setback of 150 feet.

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. No impacts to Lacamas Lake are proposed or could occur from this project.

- 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. The Counseling center will not have any waste material. Sanitary sewer will be connected to the public sewer system and go to the city treatment plant.

b. Ground Water:

- 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. Public water will be provided by Camas. The existing well on-site will be decommissioned.
- 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] None. The sewer system will connect to the city public system. No chemicals are used with the proposed Counseling Center.

c. Water runoff (including stormwater):

- 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] Treated stormwater, from rainfall, will be detained on-site and infiltrated 100%. No runoff should leave the site or flow into other waters.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. [help] No.
- Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help]

No. existing drainage patterns will remain the same across this site and on adjacent sites.

d. Proposed measures to reduce or control surface,

ground, and runoff water, and drainage pattern

impacts, if any: [help]

The stormwater system will be designed to collect, convey, treat, detain and infiltrate runoff from the site in a controlled manor.

4. Plants [help]

- a. Check the types of vegetation found on the site: [help]
 - x____deciduous tree: alder, maple, aspen, other
 - x_evergreen tree: fir, cedar, pine, other
 - <u>×</u>shrubs
 - <u>x</u>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]

Approx. 0.50 acres of the site will have the vegetation removed and soils graded. Existing grasses, trees and shrubs will be removed. No oak trees will be removed.

- c. List threatened and endangered species known to be on or near the site. [help] None Known. There are Oregon White Oak trees on the site which will be retained.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help] Native plants will be used on-site wherever possible. Existing white oak trees will be retained in the NW corner of the project.
- e. List all noxious weeds and invasive species known to be on or near the site. [help] Himalayan Black Berry is the primary noxious weed on-site.

5. Animals [help]

a. <u>List</u> any birds and <u>other</u> 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: All of these birds could use the site. mammals: deer, bear, elk, beaver, other: No large mammals have been seen on-site. fish: bass, salmon, trout, herring, shellfish, other _____ No fish on this site.

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

SEPA Environmental checklist (WAC 197-11-960)

- c. Is the site part of a migration route? If so, explain.
- [help] This site is located in what is referred to as the Pacific Flyway. The flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains.
- d. Proposed measures to preserve or enhance wildlife, if any: [help] Landscape plantings and some tree retention on the perimeter of the project will provide food and cover for small birds, insects, small mammals and soil organisms.
- 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]
 Electricity or natural gas will be used to heat the homes and electricity will be used for lighting.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]
 - No.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help]
 Comply with state building codes. Utilize efficient building designs to maximize building materials and minimize waste.

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]
 - No.
 - 1) Describe any known or possible contamination at the site from present or past uses.
 - [help]

None Known.

- 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 known.
- 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]

None known. Contractors may fuel up equipment on-site with truck mounted fuel tanks. Any spillage would be small and cleaned up immediately by the contractor.

- 4) Describe special emergency services that might be required. [help] Fire, Police or Ambulance.
- Proposed measures to reduce or control environmental health hazards, if any: <u>[help]</u> None are necessary.

- b. Noise [help]
 - What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help] Mild vehicular traffic can be heard on-site. Road construction is currently occurring to the east and temporary.

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] 7 am - 7pm construction noise may come from the site.

3) Proposed measures to reduce or control noise impacts, if any: [help] Contractors will abide by city noise rules and future business owners as well.

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. <u>[help]</u>
 The site currently is vacant. Adjacent lots to the North. Sout and East have single-family homes.

The project will not affect land uses on adjacent properties. City open space land is located to the West. 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]

No.

- 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? [help] MX, Mixed use
- f. What is the current comprehensive plan designation of the site? [help] Commercial
- g. If applicable, what is the current shoreline master program designation of the site? [help] Urban Conservancy (UC)
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]

Shoreline Area is 200 feet from OHWM which extends onto this site by 60-70 feet. Oregon white oaks exist on the site and adjacent which are being protected and retained with this project.

 Approximately how many people would reside or work in the completed project? [help]

Up to 11 people may work on site at any given time. No people would live on site.

- j. Approximately how many people would the completed project displace? [help] None.
- k. Proposed measures to avoid or reduce displacement impacts, if any: [help] None proposed or necessary.
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]

Design of the project to meet city codes and standards for the MX zone and the Gateway District. The Shoreline Master Program is being met with the project and is discussed in the project narrative.

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

- 9. Housing [help]
- Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help] None. This is a commercial project.
- Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help] None.
- c. Proposed measures to reduce or control housing impacts, if any: [help] None. This is a commercial 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]
 15 to 21' 6". Wood or concrete based siding will be used along with non-structural rock/stone veneers.
- b. What views in the immediate vicinity would be altered or obstructed? [help] Only adjacent homes/neighbors will have a view of this project. Public driving by on NE Everett Street will see the project briefly.
- Proposed measures to reduce or control aesthetic impacts, if any: [help]
 Construction of visually appealing building. Retention of perimeter trees to screen site from neighboring homes.

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]

Only building and parking lot lighting will occur on site. Street lights may be used per city standards and will be on at night over the public roadway.

Retain all existing Oregon White Oak trees on-site and not impacting the mature Oaks and Maple trees off-site to the west where an existing forest is located.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [help] No. Proper shielding and orientation should eliminate any glare or safety hazards.
- c. What existing off-site sources of light or glare may affect your proposal? [help] None. Only adjacent homes and street lights will be visible from this project.
- d. Proposed measures to reduce or control light and glare impacts, if any: [help] Proper shielding and orientation of the lights will reduce glare and off-site issues.

12. Recreation [help]

- a. What designated and informal recreational opportunities are in the immediate vicinity? [help] Lacamas Lake is 130 feet west of the site. Future trails will be built by the city adjacent to this site. This project will connect to the city trail. There are multiple parks to the south and west within 1/4 mile of the site.
- 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] None. Public sidewalks will be built. On-site pathways will connect through to the city trail systems.

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]

None known.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help] No.
- 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]

A site pre-determination survey was completed by AAR and sent to the state Archaeological group, DAHP. No artifacts or historic items were found on the site surface or in the test pits they dug.

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] An inadvertent discovery plan and language is placed on the construction plans in the event the contractor finds any historic artifacts or remains.

14. Transportation [help]

 a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]

NE Everett Street is a public road on the east side of the project which will provide access to the site.

- 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]
 Public transportation is provided by C-Trans and operates approx. 1 mile to the south with route #92.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help] The project will not eliminate any parking spaces. The total parking spaces proposed on-site is 25.
- 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] Yes, NE Everett Street will be improved along the site frontage to City & WSDOT standards.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. <u>[help]</u> 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]

Approx. 114 average daily trips would occur to and from this site. The ITE 11th Edition was used for the rate. AM peak is usually around 8 and PM around 5. There would be 8 AM peak trips and 11 PM peak trips.

- 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] Build NE Everett Street to city standards for the new business and the public to use.

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, the project will require all public services. Emergency services like fire, police and ambulance, other services include trash & recycling, delivery services and utilities.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help] Build project per city standards. Pay impact fees for traffic and parks. Future employees and the owners will pay taxes to the city and county for use in public services.

16. Utilities [help]

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

Electricity, Natural Gas, Water, Telephone, Sanitary Sewer and Refuse services.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]
 Water & Sewer: City of Camas, Telephone: Comcast or Qwest Electricity: Clark Public Utilities, Gas: 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.

- (Rung (

Signature:	MA/2		
Name of signee	Scott Taylor		
Desition and Age	nov/Organization	Land Use Planner	

Date Submitted: 07-15-2022

1 *09/06/22*

LACAMAS COUNSELING CENTER

PRELIMINARY TECHNICAL INFORMATION REPORT

Prepared for: LACAMAS COUNSELING ATTN: PRISCILLA & RYAN GILBERT 3400 SE 196TH AVE SUITE 102 CAMAS WA, 98607 PHONE (360) 975-0512 E-MAIL: PRISCILLA@LACAMASCOUNSELING.COM

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DATE:	09/06/22
JOB #:	5023

2 *09/06/22*

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SECTION A - Project Overview

The project proposes to develop parcel 124290-000, approximately 0.52 acres total, into a counseling center. The site is located at 3631 NE Everett Street, Camas, WA 98607. There are currently no structures on this property.

The existing vegetation on site consists of mostly grass throughout the site with slopes typically between 0-10%. The existing runoff from the site flows west. This project will consist of site grading, constructing a parking lot, and utilities necessary to develop the site. Only a sidewalk is proposed along the NE Everett Street frontage to match the adjacent frontages. Stormwater control will conform to the requirements of the City of Camas Design Standards Manual and the 2019 Stormwater Management Manual for Western Washington. Stormwater will be managed on the site using a bioretention area and an infiltration gallery. There are currently no stormwater facilities on site.

<u>SECTION B – Minimum Requirements</u>

According to Table A below and Figure 1.2 from Chapter 1 of the Camas Stormwater Design Standards Manual, all Minimum Requirements (1-9) apply.

Existing Impervious Surface	0.01 Acres
New Impervious Surface	0.35 Acres
Replaced Impervious Surface	0.00 Acres
Native Vegetation Converted to Lawn or Landscaping	0.19Acres
Native Vegetation Converted to Pasture	0.00 Acres
Total Land-disturbing Activity	0.55 Acres

Table A. – Surface Area Breakdown Onsite

1. Table B shows the effective impervious area on site and the increase in 100-year flood frequency from pre-developed to developed conditions.

Table B. – TDA Summary

TDA	Impervious Area	Increase in 100-yr flow
POC 1	0.36Acres	-0.1778 cfs

- 2. All TDAs must meet *Minimum Requirement #6: Runoff Treatment*.
- 3. All TDAs must meet *Minimum Requirement* #7: *Flow Control*,
- 4. All TDAs must meet Minimum Requirement #8: Wetland Protection.

4 *09/06/22*

Minimum Requirement 1. – Preparation of Stormwater Site Plans:

The final stormwater plan and final engineering plans with layouts and construction details will be prepared after the project receives preliminary approval.

Minimum Requirement 2. – Construction Stormwater Pollution Prevention:

A Construction Stormwater Pollution Prevention Plan (SWPPP) is required and will be prepared. The contractor will comply with construction SWPPP requirements including elements 1-13.

Minimum Requirement 3. – Source Control of Pollution:

All development activities shall consult Camas Design Standard Manual. The BMPs that may apply to land disturbance could be BMPs for Dust Control at Disturbed Land Areas and Unpaved Roadways and Parking Lots, BMPs for Landscaping and Lawn/Vegetation Management, BMPs for Maintenance of Stormwater Drainage and Treatment Systems, BMPs for Urban Streets. Refer to Section D of this report.

Minimum Requirement 4. – Preservation of Natural Drainage Systems and Outfalls:

The proposed improvements associated with this parcel will preserve the existing conveyance. Existing drainage patterns shall be maintained, and discharges from the project site shall occur as is, to the maximum extent practicable. The manner by which runoff is discharged from the project site will not cause a significant adverse impact to downstream receiving waters and downgradient properties. Refer to Section L of this report.

Minimum Requirement 5. – Onsite Stormwater Management:

The BMPs that may apply to Onsite Stormwater Management for this project could include T5.13 - Post-Construction Soil Quality and Depth and T5.21 - Better Site Design. Onsite Stormwater Management is a means to implement inexpensive practices on individual properties to reduce the amount of disruption of the natural hydrology. Refer to Section E of this Report.

Minimum Requirement #6. – Runoff Treatment:

Since the thresholds for impervious area added exceeds the limits, runoff treatment is required. Basic treatment and phosphorus treatment is proposed in the form a bioretention area that will be 100% infiltrated to meet or exceed the required treatment parameters. Other approved LID or traditional BMP's may be used to treat stormwater for this development. Refer to Section F of this report.

Minimum Requirement #7. – Runoff Flow Control:

The stormwater runoff from the site after treatment will be collected and conveyed to an infiltration gallery on site. The infiltration gallery was designed in accordance with Volume III-3.2.1 of the SWMMWW. The gallery is designed to infiltrate all stormwater runoff onsite. An emergency overflow will also be provided with this design. Refer to Section G of this report.

Minimum Requirement #8. – Wetlands Protection:

No wetlands exist onsite or around the site.

Minimum Requirement #9. – Operation and Maintenance:

The storm systems will be privately owned and maintained. See latest version of City of Camas *Storm Sewer Systems Operation & Maintenance Manual.*

<u>SECTION C – Soils Evaluation</u>

A geotechnical investigation has been performed by Earth Engineering Inc. In a report dated February 15, 2022, a coefficient of permeability of 50 in/hr was recorded onsite.

The Soil Survey of Clark County, Washington, November 1972 identifies the onsite soils as, Hesson Clam Loam (HcB). The hydrologic soil group for these soils is "C" and WWHM3 Soil Groups (SG) 3.

<u>SECTION D – Source Control</u>

All development activities shall consult City of Camas Design Standard Manual and Camas Stormwater Design Standards Manual. The BMPs that may apply to land disturbance could be 'BMPs for Dust Control at Disturbed Land Areas and Unpaved Roadways and Parking Lots', 'BMPs for Landscaping and Lawn/Vegetation Management', 'BMPs for Maintenance of Stormwater Drainage and Treatment Systems' and 'BMPs for Urban Streets'.

SECTION E - Onsite Stormwater Management BMPs

1. The following are a list of onsite stormwater management BMPs:

T5.13 – Post-Construction Soil Quality and Depth

2. Refer to Section C above for geotechnical information

3./4. T5.13 – Post-Construction Soil Quality and Depth (Volume V, SMMWW)

Since the majority of the site has been or will be stripped of topsoil and/or organic material for grading purposes, the remaining open spaces, yards and landscaping areas shall be restored with the appropriate soil quality and depths.

T5.21 – Better Site Design (Volume V, SMMWW)

An attempt to provide better site design has been considered to the extent practical. Sensitive areas with wetlands and significant trees have been left out of the development.

5./6./7. A bioretention area and an infiltration gallery are proposed on this project. They are shown on the Stormwater plan.

- 8. N/A; no pervious pavement is proposed.
- 9. N/A; no reversed slope sidewalks are proposed.

SECTION F - Runoff Treatment Analysis and Design

- 1. Based on the proposed site conditions and use, Basic and Phosphorous treatment is required.
- 2. Since the thresholds for impervious area added exceeds the limits, runoff treatment is required. The bioretention area will meet or exceed the required treatment parameters as described in the Washington State Department of Ecology Stormwater Management Manual for Western Washington (SWMM), Appendix III-C.
- 3. See Section C for Geotechnical information.
- 4. The following are the BMPs used in the design.

Bioretention Area

5. In accordance with the Camas Stormwater Design Standards Manual and Volume V of the SMMWW, the water quality treatment system designs comply with these sections and provide basic treatment and phosphorus (see plans and details).

6.

Table C. – Pollution generating areas Summary

 TDA
 PGIS(Acres)
 PGPS (Acres)

 POC 1
 0.24
 0.19

SECTION G - Flow Control Analysis and Design

Refer to discussion above, Section C of this report for soils information.

The site was analyzed as 1 TDA with on-site predeveloped basin. All basins flow to the south west corner of the site.

The developed basin is directed to the Infiltration gallery for flow control. The gallery was designed in accordance with Volume III-3.2.1 of the SWMMWW. The gallery was designed to infiltrate all runoff.

The site was evaluated using the continuous model using the WWHM2012 software. Electronic copies of the WWHM files will be submitted upon request.

<u>SECTION H – Wetlands Protection</u>

There are no wetlands in or around the site.

References

United States Department of Agriculture, Soil Conservation Service. "Soil Survey of Clark County Washington," Washington, D.C., 1972.

United States Department of Agriculture, Soil Conservation Service, Engineering Division, "Technical Release 55: Urban Hydrology for Small Watersheds, 2nd Ed.," Washington, D.C., 1986.

United States Department of Transportation, Federal Highway Administration, "Hydraulic Engineering Circular No. 12: Drainage of Highway Pavements," Springfield, VA, 1984.

United States Department of Transportation, Federal Highway Administration, "Hydraulic Engineering Circular No. 15: Design of Roadside Channels with Flexible Linings," Springfield, VA, 1984.

Washington State Department of Ecology, "Stormwater Management Manual for Western Washington, Volume I-V," Olympia, WA, February 2005.

Washington State Department of Transportation, "Hydraulic Manual," Olympia, WA, 1989.

City of Camas, "Camas Stormwater Design Standards Manual," Camas, WA, 2016

Clark County Department of Assessment and GIS, "2000 Clark County Road Atlas," Vancouver, WA, 2000.

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Appendix A

General Location Map	A1
Elevation Contours Map	A2
Soil Types Map	A3
Pre-Developed Basin Map	A4
Developed Basin Map	A5















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Design Criteria Appendix B

WWHM Soil Groups

Memorandum

otak	To:	Rod Swanson, Clark County Environmental Services
	From:	Tim Kraft
700 Washington Street Suite 401.	Copies:	File
Phone (360) 737-9613	Date:	December 21, 2010
Гах (260) /3/-9631	Subject:	Clark County WWHM Soil Groupings

The Clark County version of the Western Washington Hydrology Model (WWHM) includes five soils groups to represent the many soil types found within the county limits. Although there are over 110 different soil types throughout Clark County, similarities between the soils allows them to be grouped into categories for modeling purposes.

Clark County soils are grouped into five categories largely based on their permeability and runoff potential. These categories include:

- Soil Group (SG) 1 Excessively drained soils (hydrologic soil groups A & B)
- Soil Group (SG) 2 Well drained soils (mostly hydrologic soil group B)
- Soil Group (SG) 3 Moderately drained soils (hydrologic soil groups B & C)
- Soil Group (SG) 4 Poorly drained soils (slowly infiltrating C soils, as well as D soils)
- Soil Group (SG) 5 Wetland soils (mucks).

Soil Groups 1 and 2 are those most suitable for traditional infiltration facilities such as trenches and drywells, while Soil Group 3 may only be suitable for slower infiltrating facilities such as rain gardens and other Low Impact Development (LID) measures. Soil Groups 4 and 5 are those which are typically not suitable for infiltration.

For additional information on the classification of soils for use in the Clark County WWHM model, please see the report titled "Development of the Clark County Version of the Western Washington Hydrology Model", which can be found on the county's community development web site.

The following table lists the WWHM soil group for each NCRS soil type in Clark County.

Rod Swanson; Clark County Environmental Services Clark County WWHM Soil Groups

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Map Symbol	Soil Name	HSG
	Soils Group (SG) 1	
LeB	LAUREN	В
LgB	LAUREN	В
LgD	LAUREN	В
LgF	LAUREN	В
LIB	LAUREN	В
Ro	ROUGH BROKEN LAND	А
SvA	SIFTON	В
WnB	WIND RIVER VARIANT	В
WnD	WIND RIVER VARIANT	В
WnG	WIND RIVER VARIANT	В
WrB	WIND RIVER VARIANT	В
WrF	WIND RIVER VARIANT	В
	PITS	А
	BONNEVILLE STONY SAND LOAM	А

ВрВ	BEAR PRARIE	В
ВрС	BEAR PRARIE	В
CnB	CINEBAR	В
CnD	CINEBAR	В
CnE	CINEBAR	В
CnG	CINEBAR	В
CrE	CINEBAR	В
CrG	CINEBAR	В
CsF	CISPUS	В
CtA	CLOQUATO	В
HlA	HILLSBORO	В
HlB	HILLSBORO	В
HIC	HILLSBORO	В
HID	HILLSBORO	В
HIE	HILLSBORO	В

Rod Swanson; Clark County Environmental Services

Clark County WWHM Soil Groups

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Map Symbol	Soil Name	HSG
HIF	HILLSBORO	В
	Soils Group (SG) 2 (continued)	
KeC	KINNEY	В
KeE	KINNEY	В
KeF	KINNEY	В
KnF	KINNEY	В
LaE	LARCHMOUNT	В
LaG	LARCHMOUNT	В
LcG	LARCHMOUNT	В
MsB	MOSSYROCK	В
NbA	NEWBERG	В
NbB	NEWBERG	В
PhB	PILCHUCK	С
PuA	PUYALLUP	В
SaC	SALKUM	В
VaB	VADER	В
VaC	VADER	В
WaA	WASHOUGAL	В
WgB	WASHOUGAL	В
WgE	WASHOUGAL	В
WhF	WASHOUGAL	В
YaA	YACOLT	В
YaC	YACOLT	В
YcB	YACOLT	В

DoB	DOLLAR	С
HcB	HESSON	C
HcD	HESSON	С
HcE	HESSON	С
HcF	HESSON	С
HgB	HESSON	С
HgD	HESSON	С
HhE	HESSON	С
НоА	HILLSBORO	В

Rod Swanson; Clark County Environmental Services

Clark County WWHM Soil Groups

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Map Symbol	Soil Name	HSG
HoB	HILLSBORO	В
	Soils Group (SG) 3 (continued)	
HoC	HILLSBORO	В
HoD	HILLSBORO	В
HoE	HILLSBORO	В
HoG	HILLSBORO	В
HsB	HILLSBORO	В
McB	McBEE	С
MeA	McBEE	С
MIA	McBEE	С
OeD	OLEQUA	В
OeE	OLEQUA	В
OeF	OLEQUA	В
OlB	OLYMPIC	В
OID	OLYMPIC	В
OlE	OLYMPIC	В
OIF	OLYMPIC	В
OmE	OLYMPIC	В
OmF	OLYMPIC	В
OpC	OLYMPIC VARIANT	С
OpE	OLYMPIC VARIANT	С
OpG	OLYMPIC VARIANT	С
OrC	OLYMPIC VARIANT	С
РоВ	POWELL	С
PoD	POWELL	С
РоЕ	POWELL	С
SmA	SAUVIE	В
SmB	SAUVIE	В
SnA	SAUVIE	D
SpB	SAUVIE	В

CvA	COVE	D
CwA	COVE	D
GeB	GEE	С

Rod Swanson; Clark County Environmental Services

Clark County WWHM Soil Groups

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Map Symbol	Soil Name	HSG
GeD	GEE	С
	Soils Group (SG) 4 (continued)	
GeE	GEE	С
GeF	GEE	С
GuB	GUMBOOT	D
HtA	HOCKINSON	D
HuB	HOCKINSON	D
HvA	HOCKINSON	D
LrC	LAUREN	С
LrF	LAUREN	С
MnA	MINNIECE	D
MnD	MINNIECE	D
MoA	MINNIECE VARIANT	D
OdB	ODNE	D
OhD	OLEQUA VARIANT	С
OhF	OLEQUA VARIANT	С
SIB	SARA	D
SID	SARA	D
SIF	SARA	D

Sr	SEMIAHMOO	С
Su	SEMIAHMOO VARIANT	D
ThA	TISCH	D

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Hydraulic Calculations Appendix C

Water Quality Design

Developed Hydrologic Calculations

Western Washington Hydrology Model (WWHM) Project Report

09/06/2022



*For irregular areas, Length, Width and Slope are the dimensions required to achieve the same top and bottom areas as the irregular area that has been designed.

**Taken from the WWHM Water Quality Analysis. Note:Grey cells are the input values.

Designed By: KRS

File: W:\DWG\5023-Lacamas Counseling Center\Stormwater\Prelim\[5023 - WWHM DATA.xlsx]BIO-RETENTION

WWHM2012

PROJECT REPORT

General Model Information

Project Name:	5034 WWHM
Site Name:	
Site Address:	
City:	
Report Date:	9/6/2022
Gage:	Lacamas
Data Start:	1948/10/01
Data End:	2008/09/30
Timestep:	15 Minute
Precip Scale:	1.300
Version Date:	2021/08/18
Version:	4.2.18

POC Thresholds

Low Flow Threshold for POC1:	50 Percent of the 2 Year
High Flow Threshold for POC1:	50 Year

Landuse Basin Data Predeveloped Land Use

Basin A

Bypass:	No
GroundWater:	No
Pervious Land Use SG3, Forest, Mod	acre 0.54
Pervious Total	0.54
Impervious Land Use ROADS FLAT	acre 0.01
Impervious Total	0.01
Basin Total	0.55
Element Flows To: Surface	Interflow

Groundwater

Mitigated Land Use

BASIN A1

Bypass:	No
GroundWater:	No
Pervious Land Use SG3, Field, Flat	acre 0.06
Pervious Total	0.06
Impervious Land Use ROADS FLAT	acre 0.24
Impervious Total	0.24
Basin Total	0.3

Element Flows To: Surface Interflow Groundwater Surface ORETENTIONSURFACE ORETENTION 1

BASIN A2

Bypass:	Yes
GroundWater:	No
Pervious Land Use SG3, Field, Flat	acre 0.13
Pervious Total	0.13
Impervious Land Use ROOF TOPS FLAT	acre 0.12
Impervious Total	0.12
Basin Total	0.25

Element Flows To: Surface Interflow Groundwater INFILTRATION TRENON TRENCH 1

Routing Elements Predeveloped Routing

Mitigated Routing

BIORETENTION 1

Bottom Length:		11.00 ft.
Bottom Width:		8.00 ft.
Material thickness of first la	aver:	1.5
Material type for first layer:	,	SMMWW 12 in/hr
Material thickness of secor	nd laver:	1.5
Material type for second la	ver:	GRAVEL
Material thickness of third I	aver:	0
Material type for third laver		GRAVEL
Infiltration On		
Infiltration rate:		50
Infiltration safety factor:		0.25
Total Volume Infiltrated (ac	;-ft.):	49.952
Total Volume Through Rise	er (ac-ft.):	3.199
Total Volume Through Fac	ility (ac-ft.):	53.151
Percent Infiltrated:		93.98
Total Precip Applied to Fac	cility:	3.65
Total Evap From Facility:	•	0.984
Underdrain not used		
Discharge Structure		
Riser Height:	1 ft.	
Riser Diameter:	10 in.	
Element Flows To:		
Outlet 1 Outl	et 2	
INFILTRATION TRENCH '	1	

Bioretention Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.0173	0.0000	0.0000	0.0000
0.0495	0.0171	0.0000	0.0000	0.0000
0.0989	0.0167	0.0001	0.0000	0.0000
0.1484	0.0163	0.0002	0.0000	0.0000
0.1978	0.0160	0.0002	0.0000	0.0000
0.2473	0.0156	0.0003	0.0000	0.0001
0.2967	0.0153	0.0003	0.0000	0.0001
0.3462	0.0149	0.0004	0.0000	0.0001
0.3956	0.0146	0.0005	0.0000	0.0001
0.4451	0.0142	0.0005	0.0000	0.0002
0.4945	0.0139	0.0006	0.0000	0.0003
0.5440	0.0135	0.0007	0.0000	0.0003
0.5934	0.0132	0.0008	0.0000	0.0004
0.6429	0.0129	0.0009	0.0000	0.0004
0.6923	0.0126	0.0010	0.0000	0.0005
0.7418	0.0122	0.0011	0.0000	0.0007
0.7912	0.0119	0.0012	0.0000	0.0008
0.8407	0.0116	0.0013	0.0000	0.0009
0.8901	0.0113	0.0014	0.0000	0.0010
0.9396	0.0110	0.0015	0.0000	0.0011
0.9890	0.0107	0.0016	0.0000	0.0013
1.0385	0.0104	0.0017	0.0000	0.0015
1.0879	0.0101	0.0019	0.0000	0.0017
1.1374	0.0099	0.0020	0.0000	0.0019
1.1868	0.0096	0.0022	0.0000	0.0020
1.2363	0.0093	0.0023	0.0000	0.0022

1.2857	0.0090	0.0024	0.0000	0.0025	
1.3352	0.0088	0.0026	0.0000	0.0028	
1.3846	0.0085	0.0028	0.0000	0.0031	
1.4341	0.0082	0.0029	0.0000	0.0032	
1.4835	0.0080	0.0031	0.0000	0.0035	
1.5330	0.0077	0.0033	0.0000	0.0038	
1.5824	0.0075	0.0034	0.0000	0.0042	
1.6319	0.0072	0.0036	0.0000	0.0046	
1.6813	0.0070	0.0038	0.0000	0.0050	
1.7308	0.0068	0.0040	0.0000	0.0051	
1.7802	0.0065	0.0041	0.0000	0.0055	
1.8297	0.0063	0.0043	0.0000	0.0060	
1.8/91	0.0061	0.0045	0.0000	0.0102	
1.9286	0.0058	0.0047	0.0000	0.0102	
1.9780	0.0056	0.0050	0.0000	0.0102	
2.0275	0.0054	0.0052	0.0000	0.0102	
2.0769	0.0052	0.0054	0.0000	0.0102	
2.1264	0.0050	0.0056	0.0000	0.0102	
2.1758	0.0048	0.0059	0.0000	0.0102	
2.2253	0.0046	0.0061	0.0000	0.0102	
2.2/4/	0.0044	0.0063	0.0000	0.0102	
2.3242	0.0042	0.0066	0.0000	0.0102	
2.3736	0.0040	0.0069	0.0000	0.0102	
2.4231	0.0039	0.0071	0.0000	0.0102	
2.4725	0.0037	0.0074	0.0000	0.0102	
2.5220	0.0035	0.0077	0.0000	0.0102	
2.5/14	0.0033	0.0080	0.0000	0.0102	
2.6209	0.0032	0.0083	0.0000	0.0102	
2.6/03	0.0030	0.0086	0.0000	0.0102	
2.7198	0.0029	0.0089	0.0000	0.0102	
2.7692	0.0027	0.0092	0.0000	0.0102	
2.8187	0.0026	0.0095	0.0000	0.0102	
2.8681	0.0024	0.0099	0.0000	0.0102	
2.9176	0.0023	0.0102	0.0000	0.0102	
2.9670	0.0022	0.0105	0.0000	0.0102	
3.0000	U.UUZU Discretention		0.0000	0.0102	
	Dioretention Hydrau				
Stage(fe	Stage(feet)Area(ac.)Volume(ac-ft.)Discharge(cfs)To Amended(cfs)Infi				

Stage(fee	et)Area(ac.)Volume(ac-	ft.)Discharge	(cfs)To Amended	d(cfs)Infilt(cfs)
3.0000	0.0173090.010776	0.0000	0.0061	0.0000
3.0495	0.0176860.011642	0.0000	0.0061	0.0000
3.0989	0.0180670.012526	0.0000	0.0065	0.0000
3.1484	0.0184520.013429	0.0000	0.0067	0.0000
3.1978	0.0188400.014351	0.0000	0.0069	0.0000
3.2473	0.0192330.015292	0.0000	0.0071	0.0000
3.2967	0.0196300.016253	0.0000	0.0073	0.0000
3.3462	0.0200310.017234	0.0000	0.0075	0.0000
3.3956	0.0204360.018234	0.0000	0.0077	0.0000
3.4451	0.0208450.019255	0.0000	0.0079	0.0000
3.4945	0.0212580.020296	0.0000	0.0081	0.0000
3.5440	0.0216750.021357	0.0000	0.0083	0.0000
3.5934	0.0220960.022440	0.0000	0.0085	0.0000
3.6429	0.0225210.023543	0.0000	0.0087	0.0000
3.6923	0.0229500.024667	0.0000	0.0089	0.0000
3.7418	0.0233840.025813	0.0000	0.0091	0.0000
3.7912	0.0238210.026980	0.0000	0.0093	0.0000
3.8407	0.0242620.028169	0.0000	0.0095	0.0000
3.8901	0.0247080.029379	0.0000	0.0097	0.0000

3.9396 3.9890 4.0385 4.0879 4.1374 4.1868 4.2363 4.2857 4.3352 4.3846 4.4341	0.0251570.030612 0.0256100.031868 0.0260680.033145 0.0265290.034446 0.0269950.035769 0.0274650.037116 0.0279380.038486 0.0284160.039879 0.0288980.041296 0.0293830.042737 0.0298730.044202	0.0000 0.00666 0.2289 0.4390 0.6708 0.8982 1.0962 1.2472 1.3487 1.4410 4.5200	0.0099 0.0101 0.0102 0.0102 0.0102 0.0102 0.0102 0.0102 0.0102 0.0102 0.0102 0.0102	$\begin{array}{c} 0.0000\\ 0.000\\ 0.$
4.4341 4.4835 4.5000	0.0298730.044202 0.0303670.045692 0.0305330.046194	1.4410 1.5209 1.5968	0.0102 0.0102 0.0102	0.0000 0.0000 0.0000

Surface ORETENTION 1

Element Flows To: Outlet 1 Outlet 2 INFILTRATION TREN**GHORETENTION 1**

INFILTRATION TRENCH 1

Bottom Length: Bottom Width: Trench bottom slope Trench Left side slope	1: • 0:	32.00 ft. 30.00 ft. 0 To 1 0 To 1
Trench right side slope	e 2:	0 To 1
Material thickness of f	irst layer:	2
Pour Space of materia	al for first layer:	0.333
Material thickness of s	second layer:	0
Material thickness of t	hird laver:	0
Pour Space of materia	al for third laver	0
Infiltration On		U
Infiltration rate: Infiltration safety facto	r:	50 0.25
Total Volume Infiltrate	d (ac-ft.):	32.654
Total Volume Through	n Riser (ac-ft.):	0
Total Volume Through	n Facility (ac-ft.):	32.654
Percent Infiltrated:		100
Total Precip Applied to		0
Total Evap From Facil	ity:	0
Pisor Hoight:	2 ft	
Riser Diameter	2 II. 10 in	
Flement Flows To	10 11.	
Outlet 1	Outlet 2	

Gravel Trench Bed Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	Infilt(cfs)
0.0000	0.022	0.000	0.000	0.000
0.0333	0.022	0.000	0.000	0.277
0.0667	0.022	0.000	0.000	0.277
0.1000	0.022	0.000	0.000	0.277
0.1333	0.022	0.001	0.000	0.277
0.1667	0.022	0.001	0.000	0.277
0.2000	0.022	0.001	0.000	0.277
0.2333	0.022	0.001	0.000	0.277
0.2667	0.022	0.002	0.000	0.277
0.3000	0.022	0.002	0.000	0.277
0.3333	0.022	0.002	0.000	0.277
0.3667	0.022	0.002	0.000	0.277
0.4000	0.022	0.002	0.000	0.277
0.4333	0.022	0.003	0.000	0.277
0.4667	0.022	0.003	0.000	0.277
0.5000	0.022	0.003	0.000	0.277
0.5333	0.022	0.003	0.000	0.277
0.5667	0.022	0.004	0.000	0.277
0.6000	0.022	0.004	0.000	0.277
0.6333	0.022	0.004	0.000	0.277
0.6667	0.022	0.004	0.000	0.277
0.7000	0.022	0.005	0.000	0.277
0.7333	0.022	0.005	0.000	0.277
0.7667	0.022	0.005	0.000	0.277
0.8000	0.022	0.005	0.000	0.277
0.8333	0.022	0.006	0.000	0.277

0.8667 0.9000 0.9333 0.9667 1.0000 1.0333 1.0667 1.1000 1.1333 1.1667 1.2000 1.2333 1.2667 1.3000 1.3333 1.3667 1.4000 1.4333 1.4667 1.5000 1.5333	0.022 0.022	0.006 0.006 0.007 0.007 0.007 0.007 0.008 0.008 0.008 0.008 0.009 0.009 0.009 0.009 0.009 0.009 0.009 0.009 0.009 0.009 0.0010 0.010 0.011 0.011	0.000 0	0.277 0.277
1.5333 1.5667 1.6000 1.6333 1.6667 1.7000 1.7333 1.7667 1.8000 1.8333 1.8667 1.9000 1.9333 1.9667 2.0000 2.0333 2.0667 2.1000 2.1333 2.1667 2.2000 2.2333	0.022 0.022	0.011 0.011 0.012 0.012 0.012 0.012 0.013 0.013 0.013 0.013 0.013 0.013 0.013 0.014 0.014 0.015 0.015 0.015 0.015 0.015 0.016 0.017 0.018 0.019 0.020	0.000 0.053 0.151 0.575 0.733 0.885	0.277 0.277
2.2667 2.3000 2.3333 2.3667 2.4000 2.4333 2.4667 2.5000 2.5333 2.5667 2.6000 2.6333 2.6667 2.7000 2.7333 2.7667	0.022 0.022 0.022 0.022 0.022 0.022 0.022 0.022 0.022 0.022 0.022 0.022 0.022 0.022 0.022 0.022 0.022 0.022 0.022	0.021 0.021 0.022 0.023 0.024 0.024 0.025 0.026 0.026 0.026 0.027 0.028 0.029 0.029 0.029 0.029 0.029 0.030 0.031 0.032	1.024 1.145 1.242 1.316 1.372 1.439 1.494 1.546 1.597 1.646 1.694 1.740 1.785 1.830 1.873 1.915	0.277 0.277 0.277 0.277 0.277 0.277 0.277 0.277 0.277 0.277 0.277 0.277 0.277 0.277 0.277 0.277 0.277

2.8000	0.022	0.032	1.956	0.277
2.8333	0.022	0.033	1.996	0.277
2.8667	0.022	0.034	2.036	0.277
2.9000	0.022	0.035	2.075	0.277
2.9333	0.022	0.035	2.113	0.277
2.9667	0.022	0.036	2.150	0.277
3.0000	0.022	0.037	2.187	0.277

Analysis Results POC 1



+ Predeveloped x Mitigated

Predeveloped Landuse	Totals for	POC #1
Total Pervious Area:	0.54	
Total Impervious Area:	0.01	

Mitigated Landuse Totals for POC #1 Total Pervious Area: 0.19 Total Impervious Area: 0.36

Flow Frequency Method: Log Pearson Type III 17B

 Flow Frequency Return Periods for Predeveloped. POC #1

 Return Period
 Flow(cfs)

 2 year
 0.026499

 5 year
 0.051888

 10 year
 0.074279

 25 year
 0.109515

 50 year
 0.141175

 100 year
 0.177777

Flow Frequency Return Periods for Mitigated. POC #1 Return Period Flow(cfs)

Return Period	Flow(cl
2 year	0
5 year	0
10 year	0
25 year	0
50 year	0
100 year	0
-	

Annual Peaks

Annual Peaks for Predeveloped and Mitigated. POC #1 Year Predeveloped Mitigated

Year	Predeveloped	wiitigate
1949	0.025	0.000
1950	0.024	0.000
1951	0.061	0.000
1952	0.019	0.000
1953	0.033	0.000
1954	0.070	0.000
1955	0.026	0.000
1956	0.071	0.000
1957	0.043	0.000
1958	0.028	0.000

1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975	0.018 0.015 0.037 0.021 0.026 0.037 0.032 0.029 0.032 0.041 0.296 0.014 0.030 0.012 0.053 0.022	0.000 0.000
1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995	0.053 0.078 0.012 0.023 0.061 0.042 0.098 0.018 0.016 0.014 0.059 0.011 0.059 0.011 0.012 0.026 0.029 0.018 0.023 0.015	0.000 0
1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008	0.097 0.078 0.028 0.033 0.030 0.005 0.071 0.052 0.007 0.007 0.036 0.017 0.016	0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000 0.000

Ranked Annual Peaks

Ranked Annual Peaks for Predeveloped and Mitigated.POC #1RankPredevelopedMitigated10.29600.0000 0.0982 0.0000 2 3 4 0.0973 0.0783 0.0000 0.0000

5 6 7 8 9 10 11 12 13 14 15 16 17 18 9 20 21 22 23 24 25 26 27 28 9 30 31 32 33	0.0780 0.0712 0.0709 0.0700 0.0614 0.0609 0.0593 0.0529 0.0527 0.0519 0.0432 0.0422 0.0405 0.0373 0.0367 0.0360 0.0326 0.0320 0.0326 0.0320 0.0317 0.0301 0.0295 0.0288 0.0285 0.0285 0.0285 0.0256 0.0256	$ \begin{array}{c} 0.0000\\ 0.000\\$
40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55	0.0195 0.0182 0.0180 0.0176 0.0168 0.0162 0.0157 0.0152 0.0149 0.0148 0.0142 0.0142 0.0137 0.0117 0.0117 0.0116	0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000 0.0000
55 56 57 58 59 60	0.0109 0.0106 0.0071 0.0071 0.0048 0.0033	$\begin{array}{c} 0.0000\\ 0.0000\\ 0.0000\\ 0.0000\\ 0.0000\\ 0.0000\\ 0.0000\end{array}$
Exhibit 20 SHOR22-02

Duration Flows

The Facility PASSED

Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.0132	6989	0	0	Pass
0.0145	5260	0	0	Pass
0.0158	4102	0	0	Pass
0.0171	3234	0	0	Pass
0.0184	2636	0	0	Pass
0.0197	2152	0	0	Pass
0.0210	1795	0	0	Pass
0.0223	1472	0	0	Pass
0.0236	1220	0	0	Pass
0.0249	1059	0	0	Pass
0.0262	877	0	0	Pass
0.0275	732	0	0	Pass
0.0288	628	0	0	Pass
0.0300	536	0	0	Pass
0.0313	433	0	0	Pass
0.0326	330	0	0	Pass
0.0339	275	0	0	Pass
0.0352	229	0	0	Pass
0.0365	183	0	0	Pass
0.0378	144	0	0	Pass
0.0391	110	0	0	Pass
0.0404	93	0	0	Pass
0.0417	11	0	0	Pass
0.0430	66	0	0	Pass
0.0443	59	0	0	Pass
0.0450	57	0	0	Pass
0.0400		0	0	Pass
0.0401	40 42	0	0	Pass
0.0494	43	0	0	Pass Dass
0.0507	36	0	0	Pass Dass
0.0520	30	0	0	Pass
0.0546	29	0	0	Pass
0.0559	24	0	0	Pass
0.0572	24	0	0	Pass
0.0585	22	Õ	Õ	Pass
0.0598	21	Õ	Õ	Pass
0.0611	20	Ō	Ō	Pass
0.0624	17	0	0	Pass
0.0636	17	0	0	Pass
0.0649	17	0	0	Pass
0.0662	15	0	0	Pass
0.0675	13	0	0	Pass
0.0688	13	0	0	Pass
0.0701	11	0	0	Pass
0.0714	9	0	0	Pass
0.0727	9	0	0	Pass
0.0740	9	0	0	Pass
0.0753	9	0	0	Pass
0.0766	9	0	0	Pass
0.0779	9	0	0	Pass
0.0792	7	0	0	Pass
0.0804	7	0	0	Pass

7	0	0	Pass
7	0	0	Pass
7	0	0	Pass
7	0	0	Pass
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7	0	0	Pass
7	0	0	Pass
7	0	0	Pass
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7	0	0	Pass
5	0	0	Pass
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5	0	0	Pass
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5	0	0	Pass
5	0	0	Pass
4	0	0	Pass
4	0	0	Pass
4	0	0	Pass
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Water Quality

Water QualityWater Quality BMP Flow and Volume for POC #1On-line facility volume:0 acre-feetOn-line facility target flow:0 cfs.Adjusted for 15 min:0 cfs.Off-line facility target flow:0 cfs.Adjusted for 15 min:0 cfs.O cfs.0 cfs.

LID Report

LID Technique	Used for Treatment ?	Total Volume Needs Treatment (ac-ft)	Volume Through Facility (ac-ft)	Infiltration Volume (ac-ft)	Cumulative Volume Infiltration Credit	Percent Volume Infiltrated	Water Quality	Percent Water Quality Treated	Comment
INFILTRATION TRENCH 1		29.72				100.00			
ORETENTION 1		48.37	53. 1 5	49.95		93.98	49.95	93.98	Treat. Credit
Total Volume Infiltrated		78.08	53.15	49.95		96.27	49.95	50 / 53 = 94%	Treat. Credit = 94%
Compliance with LID Standard 8% of 2-yr to 50% of 2-yr									Duration Analysis Result = Passed

Model Default Modifications

Total of 0 changes have been made.

PERLND Changes

No PERLND changes have been made.

IMPLND Changes

No IMPLND changes have been made.

Appendix Predeveloped Schematic

	Basin 0.55ac	A			

Mitigated Schematic



Predeveloped UCI File

RUN

GLOBAL WWHM4 model simulation END 3 0 START 1948 10 01 2008 09 30 RUN INTERP OUTPUT LEVEL RESUME 0 RUN 1 UNIT SYSTEM 1 END GLOBAL FILES <File> <Un#> <-----File Name---->*** * * * <-ID-> WDM 26 5034 WWHM.wdm Pre5034 WWHM.MES MESSU 25 27 Pre5034 WWHM.L61 28 Pre5034 WWHM.L62 POC5034 WWHM1.dat 30 END FILES OPN SEOUENCE INGRP INDELT 00:15 20 PERLND 1 IMPLND COPY 501 DISPLY 1 END INGRP END OPN SEQUENCE DISPLY DISPLY-INFO1 # - #<-----Title---->***TRAN PIVL DIG1 FIL1 PYR DIG2 FIL2 YRND 1 Basin A MAX 1 2 30 9 END DISPLY-INFO1 END DISPLY COPY TIMESERIES # - # NPT NMN *** 1 1 501 1 1 1 1 END TIMESERIES END COPY GENER OPCODE # # OPCD *** END OPCODE PARM K *** # # END PARM END GENER PERLND GEN-INFO <PLS ><-----Name----->NBLKS Unit-systems Printer *** User t-series Engl Metr *** # - # in out 1 1 * * * 1 1 20 SG3, Forest, Mod 27 0 END GEN-INFO *** Section PWATER*** ACTIVITY # -# ATMP SNOW PWATSEDPSTPWGPQALMSTLPESTNITRPHOSTRAC***2000100000000 END ACTIVITY PRINT-INFO # - # ATMP SNOW PWAT SED PST PWG PQAL MSTL PEST NITR PHOS TRAC ********* 20 0 0 4 0 0 0 0 0 0 0 0 0 1 9 END PRINT-INFO

PWAT-PARM1 <PLS > PWATER variable monthly parameter value flags ***
- # CSNO RTOP UZFG VCS VUZ VNN VIFW VIRC VLE INFC HWT ***
20 0 0 0 0 0 0 0 0 0 0 0 0 0 END PWAT-PARM1 PWAT-PARM2 <PLS > PWATER input info: Part 2 ***
- # ***FOREST LZSN INFILT LSUR SLSUR KVARY AGWRC
20 0 9 0.08 400 0.1 0 0.96 <PLS > 20 END PWAT-PARM2 PWAT-PARM3 <PLS > PWATER input info: Part 3 ***
 # - # ***PETMAX
 PETMIN
 INFEXP

 20
 0
 0
 2.5
 INFILD DEEPFR BASETP AGWETP 2 0 0 0 20 END PWAT-PARM3 END FWAT FINELPWAT-PARM4<PLS ># - #CEPSCUZSNNSURINTFWIRCLZETP***200.210.3540.40.7 PWAT-STATE1 <PLS > *** Initial conditions at start of simulation ran from 1990 to end of 1992 (pat 1-11-95) RUN 21 *** # *** CEPS SURS UZS IFWS LZS AGWS 0 0 0 0 3 1 GWVS 20 0 0 END PWAT-STATE1 END PERLND IMPLND GEN-INFO <PLS ><-----Name----> Unit-systems Printer *** User t-series Engl Metr *** # - # in out 1 1 1 27 0 * * * 1 ROADS/FLAT END GEN-INFO *** Section IWATER*** ACTIVITY # - # ATMP SNOW IWAT SLD IWG IQAL *** 1 0 0 1 0 0 0 END ACTIVITY PRINT-INFO <ILS > ******* Print-flags ******* PIVL PYR # - # ATMP SNOW IWAT SLD IWG IQAL ******** 1 0 0 4 0 0 1 9 END PRINT-INFO IWAT-PARM1 <PLS > IWATER variable monthly parameter value flags *** # - # CSNO RTOP VRS VNN RTLI *** 1 0 0 0 0 0 END IWAT-PARM1 IWAT-PARM2 IWATER input info: Part 2 *** <PLS >
 # - # ***
 LSUR
 SLSUR
 NSUR
 RETSC

 1
 400
 0.01
 0.1
 0.1
 END IWAT-PARM2 IWAT-PARM3 <PLS > IWATER input info: Part 3 * * * # - # ***PETMAX PETMIN 0 0

END IWAT-PARM3 IWAT-STATE1 <PLS > *** Initial conditions at start of simulation # - # *** RETS SURS 0 1 0 END IWAT-STATE1 END IMPLND SCHEMATIC <--Area--> <-Target-> MBLK <-factor-> <Name> # Tbl# * * * <-Source-> * * * <Name> # Basin A*** COPY 501 COPY 501 12 13 15 PERLND 20 0.54 501 0.54 perlnd 20 0.01 IMPLND 1 COPY 501 *****Routing***** END SCHEMATIC NETWORK <-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member-> *** <Name> # <Name> # #<-factor->strg <Name> # # <Name> # # *** COPY 501 OUTPUT MEAN 1 1 48.4 DISPLY 1 INPUT TIMSER 1 <-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member-> *** <Name> # <Name> # #<-factor->strg <Name> # # <Name> # # *** END NETWORK RCHRES GEN-INFO RCHRES Name Nexits Unit Systems Printer * * * # - #<----- User T-series Engl Metr LKFG * * * * * * in out END GEN-INFO *** Section RCHRES*** ACTIVITY # - # HYFG ADFG CNFG HTFG SDFG GQFG OXFG NUFG PKFG PHFG *** END ACTIVITY PRINT-INFO # - # HYDR ADCA CONS HEAT SED GQL OXRX NUTR PLNK PHCB PIVL PYR ******* END PRINT-INFO HYDR-PARM1 RCHRES Flags for each HYDR Section * * * END HYDR-PARM1 HYDR-PARM2 * * * # - # FTABNO LEN DELTH STCOR KS DB50 <----><----><----><----> * * * END HYDR-PARM2 HYDR-INIT * * * RCHRES Initial conditions for each HYDR section END HYDR-INIT END RCHRES

SPEC-ACTIONS

END SPEC-ACTIONS FTABLES END FTABLES

EXT SOURCES <-Volume-> <Member> SsysSgap<--Mult->Tran <-Target vols> <-Grp> <-Member-> *** <Name> # # *** <Name> # <Name> # tem strg<-factor->strg <Name> # # WDM2 PRECENGL1.3PERLND1 999EXTNLPRECWDM2 PRECENGL1.3IMPLND1 999EXTNLPRECWDM1 EVAPENGL0.8PERLND1 999EXTNLPETINWDM1 EVAPENGL0.8IMPLND1 999EXTNLPETIN IMPLND 1 999 EXTNL PREC PERLND 1 999 EXTNL PETINP IMPLND 1 999 EXTNL PETINP 1 EVAP END EXT SOURCES EXT TARGETS <-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Volume-> <Member> Tsys Tgap Amd *** <Name> # <Name> # #<-factor->strg <Name> # <Name> tem strg strg*** COPY 501 OUTPUT MEAN 1 1 48.4 WDM 501 FLOW ENGL REPL END EXT TARGETS MASS-LINK <Volume> <-Grp> <-Member-><--Mult--> <Target> <Name> # #<-factor-> <Name> <-Grp> <-Member->*** MASS-LINK <Name> # #*** 12 PERLND PWATER SURO INPUT MEAN 0.083333 COPY END MASS-LINK 12 13 MASS-LINK PERLND PWATER IFWO 0.083333 COPY INPUT MEAN END MASS-LINK 13 MASS-LINK 15 IMPLND IWATER SURO 0.083333 COPY INPUT MEAN END MASS-LINK 15

END MASS-LINK

END RUN

Mitigated UCI File

RUN

GLOBAL WWHM4 model simulation END 3 0 START 1948 10 01 2008 09 30 RUN INTERP OUTPUT LEVEL RESUME 0 RUN 1 UNIT SYSTEM 1 END GLOBAL FILES <File> <Un#> <-----File Name---->*** * * * <-ID-> WDM 26 5034 WWHM.wdm MESSU 25 Mit5034 WWHM.MES 27 Mit5034 WWHM.L61 28 Mit5034 WWHM.L62 POC5034 WWHM1.dat 30 END FILES OPN SEOUENCE INGRP INDELT 00:15 22 PERLND 1 IMPLND IMPLND 4 RCHRES 1 RCHRES 2 RCHRES 3 1 COPY COPY 501 COPY 601 DISPLY 1 END INGRP END OPN SEQUENCE DISPLY DISPLY-INFO1 # - #<-----Title---->***TRAN PIVL DIG1 FIL1 PYR DIG2 FIL2 YRND MAX INFILTRATION TRENCH 1 1 1 2 30 9 END DISPLY-INFO1 END DISPLY COPY TIMESERIES # - # NPT NMN *** 1 1 1 501 1 1 601 1 1 END TIMESERIES END COPY GENER OPCODE # # OPCD *** END OPCODE PARM # K *** # END PARM END GENER PERLND GEN-INFO <PLS ><-----Name---->NBLKS Unit-systems Printer *** User t-series Engl Metr *** # - # * * * in out 22 SG3, Field, Flat 1 1 1 1 27 0 END GEN-INFO *** Section PWATER*** ACTIVITY # - # ATMP SNOW PWAT SED PST PWG PQAL MSTL PEST NITR PHOS TRAC *** 22 0 0 1 0 0 0 0 0 0 0 0 0

END ACTIVITY PRINT-INFO # - # ATMP SNOW PWAT SED PST PWG PQAL MSTL PEST NITR PHOS TRAC ******** 22 0 0 4 0 0 0 0 0 0 0 0 1 9 END PRINT-INFO PWAT-PARM1 <PLS > PWATER variable monthly parameter value flags ***
 # - # CSNO RTOP UZFG
 VCS
 VUZ
 VNN VIFW
 VIRC
 VLE
 INFC
 HWT

 22
 0
 0
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 0
 0</t 22 END PWAT-PARM1 PWAT-PARM2 WAT-PARM2 <PLS > PWATER input info: Part 2 *** # - # ***FOREST LZSN INFILT LSUR SLSUR KVARY 22 0 9 0.06 400 0.05 0 AGWRC 0.96 END PWAT-PARM2 PWAT-PARM3 <PLS > PWATER input info: Part 3 # - # ***PETMAX PETMIN INFEXP INFILD DEEPFR BASETP AGWETP 0 22 0 2.5 2 0 0 0 END PWAT-PARM3 PWAT-PARM4 <PLS > PWATER input info: Part 4 * * * INTFW 4
 # #
 CEPSC
 UZSN
 NSUR

 22
 0.15
 1
 0.3
 LZETP *** IRC 0.4 0.4 END PWAT-PARM4 PWAT-STATE1 <PLS > *** Initial conditions at start of simulation ran from 1990 to end of 1992 (pat 1-11-95) RUN 21 *** # *** CEPS SURS UZS IFWS LZS AGWS 0 0 0 0 3 1 GWVS 0 22 0 END PWAT-STATE1 END PERLND TMPLND GEN-INFO <PLS ><-----Name----> Unit-systems Printer *** User t-series Engl Metr *** # - # in out *** 0 1 ROADS/FLAT 27 0 ROOF TOPS/FLAT 27 4 END GEN-INFO *** Section IWATER*** ACTIVITY # - # ATMP SNOW IWAT SLD IWG IQAL * * * END ACTIVITY PRINT-INFO <ILS > ******* Print-flags ******* PIVL PYR

 # # ATMP SNOW IWAT SLD
 IWG IQAL

 1
 0
 0
 4
 0
 0
 1
 9

 4
 0
 0
 4
 0
 0
 1
 9

 END PRINT-INFO IWAT-PARM1 <PLS > IWATER variable monthly parameter value flags ***
 # # CSNO RTOP
 VRS
 VNN RTL1

 1
 0
 0
 0
 0

 4
 0
 0
 0
 0
 * * *

END IWAT-PARM1

IWAT-PARM2
 <PLS >
 IWATER input info: Part 2
 *

 # - # *** LSUR
 SLSUR
 NSUR
 RETSC

 1
 400
 0.01
 0.1
 0.1
 4 400 0.01 0.1 0.1 END IWAT-PARM2 IWAT-PARM3 IWATER input info: Part 3 * * * <PLS > # - # ***PETMAX PETMIN 0 0 1 4 0 0 END IWAT-PARM3 IWAT-STATE1 <PLS > *** Initial conditions at start of simulation # - # *** RETS SURS 0 1 0 0 4 0 END IWAT-STATE1 END IMPLND SCHEMATIC <--Area--> <-Target-> MBLK * * * <-Source-> <Name> # <-factor-> <Name> # Tbl# * * * BASIN A1*** PERLND 22 2 0.06 RCHRES 1 PERLND 22 0.06 RCHRES 3 1 IMPLND 1 RCHRES 1 5 0.24 BASIN A2*** PERLND 22 0.13 RCHRES 3 2 RCHRES 3 RCHRES 3 PERLND 22 0.13 3 IMPLND 4 0.12 5 *****Routing***** 0.13 COPY 1 12 0.12 COPY 1 15 0.13 COPY 1 13 PERLND 22 IMPLND 4 PERLND 22 RCHRES 3 RCHRES 2 1 7 17 RCHRES 2 COPY 1 RCHRES 3 7 17 RCHRES 1 1 1 COPY RCHRES 1 1 RCHRES 2 RCHRES 1 8 COPY 501 RCHRES 3 1 17 END SCHEMATIC NETWORK <-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member-> *** <Name> # <Name> # #<-factor->strg <Name> # # <Name> # # *** 501 OUTPUT MEAN 1 1 48.4 DISPLY 1 INPUT TIMSER 1 COPY <-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member-> *** <Name> # <Name> # #<-factor->strg <Name> # # <Name> # # *** END NETWORK RCHRES GEN-INFO RCHRES Name Nexits Unit Systems Printer * * * * * * # - #<----> User T-series Engl Metr LKFG * * * in out 0 0 0 Surface ORETENTI-00721128BIORETENTION 121128INFILTRATION TRE-00821128 1 1 2 1 3 1 END GEN-INFO *** Section RCHRES***

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92 5 Depth	Area	Volume	Outflow1	Outflow2	Velocity	Travel Time***
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END MASS-LINK

END RUN

Predeveloped HSPF Message File

Mitigated HSPF Message File

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Clear Creek Solutions, Inc. 6200 Capitol Blvd. Ste F Olympia, WA. 98501 Toll Free 1(866)943-0304 Local (360)943-0304

www.clearcreeksolutions.com

LACAMAS COUNSELING CENTER Job # 1970 11 *09/06/22*

Geotechnical Report Appendix D

Refer to Section G of the application packet





300 Foot Radius Search Certification

Parcel: 124290000

Clark County Title certifies that the property information provided in the attached list is a true and accurate representation of the neighboring properties of the above mentioned parcel as compiled from the records of the Clark County Assessor's Office.

06/30/2022

Brian Olin: Customer Service

Date

State of Washington County of Clark

I certify that I know or have satisfactory evidence that Brian Olin is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be free and voluntary act for the uses and purposes mentioned in the instrument.



Notary Public in and for the State of Washington, residing in Vancouver 115 Exp. Date: 11 9 Today's Date: OLe/30

City Of Camas 616 NE 4th Ave Camas WA 98607

Randy Bjur 640 NE Garfield St Camas WA 98607

Karen Pickering 25909 NE 52nd Way Vancouver WA 98682

Burton Place 26503 SE 8th St Camas WA 98607

Dana Moulton 3606 SE Everett St Camas WA 98607

Zachry Frazee 3524 NE Everett St Camas WA 98607

Curtis Fleischman 3542 NE Everett Street Camas WA 98607

Jarred Yacob 211 NE 37th Cir Camas WA 98607

Chad Burton 222 NE 37th Cir Camas WA 98607

Matthew Miller 3705 NE Everett St Camas WA 98607 Tyler Robinson PO Box 822366 Vancouver WA 98682

Anna C Winters 3718 NE Everett St Camas WA 98607

David Burger 3530 NE Everett St Camas WA 98607

Gail Martling 363 SE James St Camas WA 98607

Blue Luna Holdings LLC 7721 NE Halsey St Portland OR 97213

Eric Fritz 3547 NE Everett St Camas WA 98607

Blue Luna Holdings LLC 7721 NE Halsey St Portland OR 97213

Brad Clifton 3711 NE 265th Ct Camas WA 98607

Bryan Berry 6504 NE 17th Ave Vancouver WA 98665

Richard T Geenty 2847 NW Lacamas Dr Camas WA 98607 Clark County Parks 4700 NE 78th St Vancouver WA 98665

Eric Garcia 3736 NE Everett St Camas WA 98607

Lacamas Monster LLC 3615 NE Everett St Camas WA 98607

Charles Stoltz II 3533 NE Everett St Camas WA 98607

Joshua Busch 416 NE 38th Ave Camas WA 98607

Brian Wright 3552 NE Everett Street Camas WA 98607

Christopher Brown 225 NE 37th Cr Camas WA 98607

Bryan Berry 6504 NE 17th Ave Vancouver WA 98665

City Of Camas 616 NE 4th Ave Camas WA 98607

City Of Camas 616 NE 4th Ave Camas WA 98607

Exhibit 22 SHOR22-02

Ruth MacGregor PO Box 656 Camas WA 98607 Ruth MacGregor PO Box 656 Camas WA 98607



Notice of Proposed Devleopment "Lacamas Counseling Center"

An application for approval of a Shoreline Substantial Development Permit was submitted to theCity of Camas ______ and deemed technically complete ______. The proposal includes one new building 4,051 sf total, a parking to with necessary stormwater and landscaping. Al oak trees are being retained and no impacts are proposed to the applicable shoreline buffers.

Case #s: PA21-39

Application permits applied for with City:

Shoreline Substantial Development permit, Shroeline Conditional Use permit, Critical Area Review, SEPA checklist, Site Plan Review, Design Review & Major Variance. Application materials are available for review at the Community Development Department (616 4th Avenue).



Comment Deadline: Written comments for Shoreline permit or other city reviews of this project must be received by the City in the next 30 days by _____ 2022, before 5:00pm. Mail to the Community Development Department, c/o Shoreline Administration, 616 NE 4th Avenue, Camas, WA 98607 or email comments to: communitydevelopment@cityofcamas.us. A public hearing is required and will be held remotely and at City Hall (616 NE 4th Ave) on _____.

For information regarding this project contact:

Applicant contact: Scott Taylor, 360-993-0911. City Contact: Lauren Hollenbeck, Senior Planner, 360-817-7253 or Ihollenbeck@cityofcamas.us




Exhibit 24 SHOR22-02



Exhibit 25 SHOR22-02





300 Foot Radius Search Certification

Parcel: 124290000

Clark County Title certifies that the property information provided in the attached list is a true and accurate representation of the neighboring properties of the above mentioned parcel as compiled from the records of the Clark County Assessor's Office.

10/04/2022

Brian Olin: Customer Service

Date

State of Washington County of Clark

I certify that I know or have satisfactory evidence that Brian Olin is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be free and voluntary act for the uses and purposes mentioned in the instrument.



Notary Public in and for the State of Washington, residing in Van Could Exp. Date: (1-15-Today's Date: <u>10 - 4 - 2022</u>



616 NE 4th Avenue Camas, WA 98607 www.ci.camas.wa.us

October 4, 2022

Scott Taylor SGA Engineering 2005 Broadway Vancouver, WA 98663 Sent via email <u>staylor@sqaengineering.com</u>

RE: Lacamas Counseling Center (SHOR22-02)

Dear Mr. Taylor,

Thank you for your application submittal for the Lacamas Counseling Center. There are items that remain to be addressed with your application. The purpose of this letter is to inform you that the above application submitted on September 7, 2022 has been deemed incomplete in accordance with Camas Municipal Code (CMC) Section 18.55.130. You have 180 days from the date of application to submit the missing information pursuant to CMC 18.55.130.C. If the below requested information is submitted, staff will again verify whether the application is complete.

Items necessary for completeness:

- 1. Per the pre-application notes, provide a complete list of permit approvals sought by the applicant per CMC 18.55.110.B.
 - a. For example, it appears a Boundary Line Adjustment is being proposed? If so, application requirements for Boundary Line Adjustments are found in CMC 17.07.030. A narrative is required addressing the approval criteria in CMC 17.07.040, the \$103.00 fee shall be paid, and the application form needs to be signed by both property owners.
- Per the pre-application notes, a current (within thirty days prior to application) mailing list and mailing labels of owners of real property within three hundred feet of the subject parcel, certified as based on the records of Clark County assessor. The mailing labels submitted have a certified date of 6/30/22, and therefore not within 30 days of the application submittal date of 9/7/22.
 Site Plan Review:
 - Per CMC 18.18.040.A, identify the total amount of square footage to be covered by impervious surfaces.

Critical Areas Review:

4. Per the pre-application notes, a critical areas report prepared by a qualified professional biologist is required if a proposed development is within, adjacent to, or likely impact a critical area per SMP Appendix C Section 16.51.130. Critical areas applicable include fish and wildlife habitat conservation areas (i.e. Lacamas Lake and Oregon White Oaks) and should be addressed in a critical areas report per SMP Appendix C Section 16.61.020.

Shoreline Review:

- 5. Per SMP Appendix B Section VI.B.7 the following shall be shown on the site and development plans
 - a. The location of the OHWM; (label on site plan)
 - b. The names of owners of adjacent lands;
 - j. Location of any critical areas (clearly show the location of Lacamas Lake- label on site plan).

Archaeological Review:

6. Per CMC 16.31.160.A.3, provide proof of mailing or emailing the archaeological predetermination report to the tribes.

Other preliminary project issues noted by staff to be addressed but are not completeness review items:

Tree Survey:

1. Provide a tree survey/plan with the trees labeled with the tree identification numbers provided in the arborist report.

Sign:

2. Work with city staff to fill out the remaining information on the posted sign.

Once the application is deemed complete, the City will begin its review of the project application and provide subsequent comments/questions. If you have any questions, please contact me at Ihollenbeck@cityofcamas.us.

Respectfully,

Kaurer Hollenbeck

Lauren Hollenbeck Senior Planner



October 4, 2022

*COMMENTS BY SGA IN BLUE CAPITAL TEXT. 10-7-22

Scott Taylor SGA Engineering 2005 Broadway Vancouver, WA 98663 Sent via email <u>staylor@sqaengineering.com</u>

RE: Lacamas Counseling Center (SHOR22-02)

Dear Mr. Taylor,

Thank you for your application submittal for the Lacamas Counseling Center. There are items that remain to be addressed with your application. The purpose of this letter is to inform you that the above application submitted on September 7, 2022 has been deemed incomplete in accordance with Camas Municipal Code (CMC) Section 18.55.130. You have 180 days from the date of application to submit the missing information pursuant to CMC 18.55.130.C. If the below requested information is submitted, staff will again verify whether the application is complete.

Items necessary for completeness:

- 1. Per the pre-application notes, provide a complete list of permit approvals sought by the applicant per CMC 18.55.110.B. BOUNDARY LINE ADJUSTMENT IS NO LONGER PROPOSED.
 - a. For example, it appears a Boundary Line Adjustment is being proposed? If so, application requirements for Boundary Line Adjustments are found in CMC 17.07.030. A narrative is required addressing the approval criteria in CMC 17.07.040, the \$103.00 fee shall be paid, and the application form needs to be signed by both property owners.
- Per the pre-application notes, a current (within thirty days prior to application) mailing list and mailing labels of owners of real property within three hundred feet of the subject parcel, certified as based on the records of Clark County assessor. The mailing labels submitted have a certified date of 6/30/22, and therefore not within 30 days of the application submittal date of 9/7/22.
 Plan Review TITLE COMPANY CONFIRMED 300' LABELS HAVE NOT CHANGED. NEW CERTIFICATION UPLOADED.

Site Plan Review:

3. Per CMC 18.18.040.A, identify the total amount of square footage to be covered by impervious surfaces. ^{13,267} SF. THIS IS NOW SHOWN ON THE SITE PLAN AS WELL.

Critical Areas Review:

 Per the pre-application notes, a critical areas report prepared by a qualified professional biologist is required if a proposed development is within, adjacent to, or likely impact a critical area per SMP Appendix C Section 16.51.130. Critical areas applicable include fish and wildlife habitat conservation areas (i.e. Lacamas Lake and Oregon White Oaks) and should be addressed in a critical areas report per SMP Appendix C Section 16.61.020. ONLY OAK TREES ARE ON THE SITE. AN ARBORIST REPORT SHOULD BE SUFFICIENT. REQUEST TO WAIVE BIOLOGIST

Shoreline Review:

- 5. Per SMP Appendix B Section VI.B.7 the following shall be shown on the site and development plans
 - a. The location of the OHWM; (label on site plan) SHOWN ON SITE PLAN AND EXISTING CONDITIONS PLAN.
 - b. The names of owners of adjacent lands; SHOWN ON SITE PLAN AND EXISTING CONDITIONS PLAN.
 - j. Location of any critical areas (clearly show the location of Lacamas Lake- label on site plan). SHOWN ON SITE PLAN AND EXISTING CONDITIONS PLAN.
Archaeological Review:

6. Per CMC 16.31.160.A.3, provide proof of mailing or emailing the archaeological predetermination report to the tribes. AN EMAIL FROM AAR HAS BEEN PROVIDED CONFIRMING PROOF OF EMAILING TO TRIBES.

Other preliminary project issues noted by staff to be addressed but are not completeness review items:

Tree Survev:

- 1. Provide a tree survey/plan with the trees labeled with the tree identification numbers provided in
 - the arborist report. EXISTING CONDITIONS PLAN HAS BEEN UPDATED TO MATCH ARBORIST REPORT AND NUMBERING. LANDSCAPE PLAN SHOWS ALL TREES BEING RETAINED WITH OAK DRIP LINES.
- Sign:
 - 2. Work with city staff to fill out the remaining information on the posted sign. SGA CAN WRITE IN THE DATES ONCE PROVIDED BY STAFF ON THE SIGN WITH A WEATHERPROOF PERMENANT MARKER.

Once the application is deemed complete, the City will begin its review of the project application and provide subsequent comments/questions. If you have any questions, please contact me at lhollenbeck@cityofcamas.us.

Respectfully,

Kaures Hollenbeck

Lauren Hollenbeck Senior Planner



APPLICANT: LACAMAS COUNSELING CAMAS, WA 98607 PH: 360-975-0512

CONTACT PERSON: SGA ENGINEERING, PLLC ATTN: SCOTT TAYLOR 2005 BROADWAY STREET VANCOUVER, WA 98663 PH: 360.993.0911 FX: 360.993.0912 EXISTING SITE INFORMATION EXISTING PARCEL NUMBER

CURRENT USE ZONING DESIGNATION

GROSS SITE AREA

ENVIRONMENTAL CONDITIONS

PROPOSED SITE INFORMATION

PROPOSED USE MINIMUM LOT AREA

MINIMUM LOT WIDTH MINIMUM LOT DEPTH FRONT YARD SETBACK REAR YARD SETBACK

UTILITY PROVIDERS SEWER

WATER ELECTRICAL

TREATMENT

DISPOSAL

GROSS SITE AREA R/W) AVERAGE LOT AREA

SHEET	DES
PRE1.0) <i>CO</i>
PRE2.0) EXI
PRE3.0) PR
PRE4.0) PR
PRE5.0) PR

Exhibit 29 SHOR22-02





Exhibit 30 SHOR22-02 LACAMAS COUNSELING CENTER ENGINEERING & DESIGN PRELIMINARY APPLICATION AUGUST 2022 PROPERTY OWNER: CIVIL ENGINEERING ~ LAND PLANNING PRISCILLA & RYAN GILBERT DEVELOPMENT SERVICES 31514 NE 3RD STREET LANDSCAPE ARCHITECTURE WASHOUGAL, WA 98671 ryan@insiteseo.com 2005 BROADWAY VANCOUVER, WA 98663 PHONE (360)993-0911 124290-000 3631 NE EVERETT ST. CAMAS, WA 98607 FAX (360)993-0912 124290-000 VACANT LAND MX 22,525 0.52 ACRES S.F. NO KNOWN C-TRAN ROUTES WITHIN 1 MILE OF THE SITE. SEWER SERVICE WILL BE PROVIDED BY CITY OF CAMAS, PUBLIC WATER SERVICE WILL BE PROVIDED BY CITY OF CAMAS. NO SEPTIC SYSTEMS ARE KNOWN TO EXIST ON SITE. ONE WELL EXISTS ON-SITE. 1,800 SF MIN. ALLOWED SITE NONE NONE 10' NRΥ 15' 10' 25' 1-STORY 60%, 2-STORY OR MORE 50% NONE CITY OF CAMAS CITY OF CAMAS CLARK PUBLIC UTILITIES CITY OF CAMAS STANDARDS STORMWATER IS PROPOSED TO BE TREATED USING BIO-RETENTION FACILITIES OR OTHER APPROVED BMP'S STORMWATER WILL BE INFILTRATED INTO THE GROUND WHERE FEASIBLE OR DETAINED AND RELEASED AT OR BELOW PRE-DEVELOPED RATES.

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 02, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON APPLICANT: LACAMAS COUNSELING ATTN: PRISCILLA & RYAN GILBERT 3400 SE 196TH AVE. SUITE 102 CAMAS, WA 98607 PH: 360-975-0512 EM: priscilla@lacamascounseling.com PARCEL # & PROPERTY ADDRESS: CONTACT PERSON: SGA ENGINEERING, PLLC ATTN: SCOTT TAYLOR 2005 BROADWAY STREET VANCOUVER, WA 98663 PH: 360.993.0911 FX: 360.993.0912 EM: STAYLOR@SGAENGINEERING.COM EXISTING SITE INFORMATION EXISTING PARCEL NUMBER CURRENT USE ZONING DESIGNATION GROSS SITE AREA TRANSIT ROUTES EXISTING WATER AND SEWER ENVIRONMENTAL CONDITIONS THE SITE CONTAINS SOME OF THE SIGNIFICANT ENVIRONMENTAL CONDITIONS LISTED IN THE APPLICATION CHECKLIST. THE SITE IS LOCATED IN THE LACAMAS CREEK WATERSHED. THE SITE IS MAPPED AS HAVING A HIGH PROBABILITY FOR ARCHAEOLOGICAL. EXISTING CONDITIONS DISCLAIMER THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY MGS SURVEYING AND PUBLIC SOURCES. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION. PROPOSED SITE INFORMATION PROPOSED USE 4,051 SF COUNSELING CENTER & PARKING LOT DEVELOPMENT STANDARDS MINIMUM LOT AREA MINIMUM LOT WIDTH MINIMUM LOT DEPTH FRONT YARD SETBACK STREET SIDE YARD SETBACK INTERIOR SIDE YARD SETBACK REAR YARD SETBACK MAXIMUM LOT COVERAGE MAXIMUM BUILDING HEIGHT UTILITY PROVIDERS SEWER WATER ELECTRICAL STORMWATER MANAGEMENT TREATMENT DISPOSAL

& 0.2

GROS

NET 3 R/W) AVERA PUBLI



PROPOSED SITE AREA SUMMARY GROSS SITE AREA	ACRES 0.52	S.F. 22525
NET SITE AREA (GROSS AREA-	0.50	21669
AVERAGE LOT AREA	0.50	21669
PUBLIC RIGHT-OF-WAY DEDICATED	0.02	856



JOB NUMBER

5023

SHEET

PRE5.Q











18.69% BUILDING COVERAGE

QUERCUS GARRYA WHITE OAK or Ap ACER CIRCINATUM VINE MAPLE or A PICEA ENGELMANN ENGELMANN SPRU CHAMACYPARIS NO Alaskan Cedar or CORNUS NUTTALLI PACIFIC DOGWOOD ACER GRISEUM PAPERBARK MAP CORNUS KOUSA x IN PUBLIC R/W n PRUNUS LAUROO OTTO LUYKEN L CAMELLIA JAPON \bigcirc JAPANESE CAME RIBES SANGUINE \bigcirc RED FLOWERING © RHODODENDRON JEAN MARIE RHO 🔆 NEPHROLEPIS EX SWORD FERN or MAHONIA AQUIFO TALL OREGON GI \oplus HEUCHERA spp. PENISETUM SETA Purple Fountain

☆ CAREX MORROWI JAPANESE SEDGI 🔗 CORNUS SERICEA 'IS, REDTWIG DOGWOOD

Must be on WSI RIVER ROCK or LANDSCAPE NOTES

TREES AND OTHER PLANTINGS SHALL BE PRUNED, WATERED, FERTILIZED AND MAINTAINED IN A HEALTHY CONDITION.

APPROXIMATE LOCATIONS FOR TREES ARE SHOWN ON THE PLAN. EXACT LOCATIONS TO BE DETERMINED BY DEVELOPER OR BUILDER AFTER CONSTRUCTION OF DRIVEWAYS, SIDEWALKS AND BUILDINGS.



PLANTING LEGEND

<u>Planing legend</u>	<u>SIZE</u>	<u>SPACING</u>	<u>QUANTITY</u>
S WHITE OAK or Approved Equal	5–10' TALL	AS SHOWN	3
, ACER CIRCINATUM VINE MAPLE or Approved Equal	5–6' TALL	AS SHOWN	7
PICEA ENGELMANNII ENGELMANN SPRUCE or Approved Equal	5–6' TALL	AS SHOWN	7
. CHAMACYPARIS NOOTKATENSIS Alaskan Cedar or Approved Equal	6–8' TALL	AS SHOWN	8
CORNUS NUTTALLII PACIFIC DOGWOOD or approved equal.	2" CAL.	AS SHOWN	4
ACER GRISEUM PAPERBARK MAPLE or approved equal.	2" CAL.	27' O.C. OR AS SHOWN	10
CORNUS KOUSA x FLORIDA 'PINK DOGWOOD' IN PUBLIC R/W must be on approved list.	2" CAL.	30' O.C. OR AS SHOWN	4
PRUNUS LAUROCERASUS 'OTTO LUYKEN' OTTO LUYKEN LAUREL or approved equal.	2–5 GALLON	4' O.C.	92
CAMELLIA JAPONICA VAR. JAPANESE CAMELLIA or approved equal	5 GALLON	AS SHOWN	6
RIBES SANGUINEUM RED FLOWERING CURRANT or approved ea	2 GALLON qual	AS SHOWN	9
RHODODENDRON GRIFFITHIANUM JEAN MARIE RHODODENDRON or approved	2–5 GALLON ' equal	AS SHOWN	12
NEPHROLEPIS EXALTATA SWORD FERN or approved equal	1 GALLON	AS SHOWN	45
MAHONIA AQUIFOLIUM TALL OREGON GRAPE or approved equal	1 GALLON	AS SHOWN	32
HEUCHERA spp.	4" MIN.	AS SHOWN	125
PENISETUM SETACEUM 'RUBRUM' Purple Fountain Grass or Black Mondo G	4" MIN. Grass	AS SHOWN	59
CAREX MORROWII JAPANESE SEDGE or approved equal	4" MIN.	AS SHOWN	84
CORNUS SERICEA 'ISANTI' REDTWIG DOGWOOD or approved equal	1 GALLON	AS SHOWN	21
GROUND COVER – NATIVE PLANTS Must be on WSDOT & Camas approved i	T.B.D. list.	AS SHOWN	773 SI
RIVER ROCK or approved equal	2-6"	AS SHOWN	1502 3

LANDSCAPING SHALL BE WATERED WITH AN IRRIGATION SYSTEM CAPABLE OF SUSTAINING THE PLANTINGS IN A HEALTHY CONDITION YEAR AROUND.

Exhibit 34 SHOR22-02



5023

259



Exhibit 35 SHOR22-02 ENGINEERING & DESIGN

SAT,SEM

SAT,SEM

KRS

########

SHEET

PRE6.1_

www.ci.camas.wa.us



October 10, 2022

Scott Taylor SGA Engineering 2005 Broadway Vancouver, WA 98663 Sent via email <u>staylor@sqaengineering.com</u>

RE: Lacamas Counseling Center (SHOR22-02) 2nd application completeness review

Dear Mr. Taylor,

Thank you for your application submittal for the Lacamas Counseling Center. The majority of the resubmittal items are completed except as listed below. The purpose of this letter is to inform you that the above application submitted on September 7, 2022, resubmitted October 7, 2022, has been deemed incomplete in accordance with Camas Municipal Code (CMC) Section 18.55.130. You have 180 days from the date of application to submit the missing information pursuant to CMC 18.55.130.C. If the below requested information is submitted, staff will again verify whether the application is complete.

Items necessary for completeness:

Critical Areas Review:

 Per the pre-application notes, a critical areas report prepared by a qualified professional biologist is required if a proposed development is within, adjacent to, or likely impact a critical area per SMP Appendix C Section 16.51.130. Critical areas applicable include fish and wildlife habitat conservation areas (i.e. Lacamas Lake and Oregon White Oaks) and should be addressed in a critical areas report per SMP Appendix C Section 16.61.020.

In addition to Section 16.51.130 as referenced above, Section 16.61.020.B.3 states the following, "*All shoreline areas, water features, floodplains, and other critical areas, and related buffers within three hundred feet of the project area of the subject parcel or parcels*" shall be addressed in a critical area report for habitat conservation areas. Lacamas Lake is located within 300-feet and its required 150-foot buffer encroaches onto the subject property. As such, Lacamas Lake, including the Oregon White Oaks, need to be addressed in a critical area report for this project. If there are no impacts to the critical areas, a mitigation plan is not required.

Once the application is deemed complete, the City will begin its review of the project application and provide subsequent comments/questions. If you have any questions, please contact me at lhollenbeck@cityofcamas.us.

Respectfully,

Kaures Hollenbeck

Lauren Hollenbeck Senior Planner

CRITICAL AREAS REPORT

Lacamas Counseling Center Tax Parcel 124290000 3631 NE Everett Street Camas, WA 98607



Prepared by:

Jim Barnes Cascadia Ecological Services, Inc. 14205 NW 56th Avenue Vancouver, WA 98685 jim@cascadia-inc.com (360) 601-8631

Applicant:

Lacamas Counseling & Psychiatry Attn: Priscilla Gilbert 3400 SE 196th Avenue, Ste. 102 Camas, WA 98607 (360) 954-8463 priscilla@lacamascounseling.com

October 18, 2022



Executive Summary

This site contains one parent parcel identified by the Clark County GIS as #124290-000. The site is approximately 0.52 acres or 22,525 square feet in size. The site is currently vacant. The site address is 3631 NE Everett Street. The project proposes to develop 1 new building and necessary infrastructure to support one phase within the MX zone. The MX mixed use zone allows for a minimum lot size of 1,800 square feet. The net site area for the project after removing public right-of-way and the BLA with the neighbor to the south is 0.50 acre.

Access will come from the existing NE Everett Street along the east edge of the site. Right-ofway widths and the necessary dedications were confirmed by boundary survey by MGS following the pre-app. Seven feet of public right-of-way will be dedicated along NE Everett Street. Frontage improvements will be completed on NE Everett Street. A private parking lot is proposed on-site.

The site is located in the Gateway Corridor zoning overlay. The MX (Mixed Use) zoning is under Commercial uses in the Comprehensive Plan (SGA Engineering & Design, 2022).

This report addresses critical areas observed on-site during a field visit conducted on October 17, 2022. It was determined that the west part of the property contains regulated Oregon white oak woodlands associated with the Lacamas Lake Shoreline Open Space area and a 200-foot shoreline buffer setback from Lacamas Lake. No wetlands were observed on the study area.

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The project, as designed, will result in no net loss to habitat functions on the study area or within the shoreline buffer of Lacamas Lake.

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Appendices

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Appendix A — Methods and Tools Appendix B — Figures Appendix C — Site Photos Appendix D — Site Plan

Acronyms and Abbreviations

Applicant	Lacamas Counseling & Psychiatry
CES	Cascadia Ecological Services, Inc.
CMC	Camas Municipal Code
DNR	Washington Department of Natural Resources
HCZ	Habitat Conservation Zone
NRCS	Natural Resources Conservation Service
OHWM	Ordinary High Water Mark
USDA	US Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
WDFW	Washington State Department of Fish and Wildlife

Statement of Qualifications

Cascadia Ecological Services, Inc. (CES) is a multi-disciplined environmental consulting company based in Vancouver, Washington. CES was established in 2001 and specializes in wetland delineation, habitat plan, permitting, and mitigation. This report was completed by James Barnes, president and owner of CES. The information contained in this report documents the investigation, best professional judgment, and conclusions of CES. All assumptions made and relied upon are complete and accurate.

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ଏames S. Barnes President Cascadia Ecological Services, Inc.

Chapter 1. Introduction

The Applicant contracted with CES to complete a critical areas report for Tax Parcel 124290000. The purpose of the report is to identify and describe regulated critical areas within the confines, or adjacent to, the study area.

This plan facilitates the applicant's efforts to:

- 1. Avoid or minimize impacts to critical areas during the development design process.
- 2. Document critical area determinations for review by the City of Camas.
- 3. Provide base documentation for a future mitigation plan if development impacts require encroachments into critical area buffers.

This plan may support a critical areas permit locally through City of Camas (16.61 – Fish and Wildlife Habitat Conservation Areas).

Chapter 2. Proposed Project Information

2.1 Location

Project Location: 3631 NE Everett Street, Camas, Washington (Figure 1 of 7) Study Area: 0.52 acres Tax Parcel: 124290000 Jurisdiction: Camas County: Clark Section, Township and Range: NW 1/4, S02, T1N, R3E of the Willamette Meridian Latitude/Longitude: 45.6062/-122.4071

2.2 Purpose and Description

The project proposes to develop 1 new building and necessary infrastructure to support one phase within the MX zone. The project will be a counseling center. All oak trees on-site are to be retained and no work is proposed within the shoreline buffer.

Chapter 3. Methods

3.1 Critical Areas Assessment

This chapter summarizes the methods used to comply with local guidance (City of Camas, 2022). The presence of critical areas was assessed by traversing the property on foot on October 17, 2022. Observation of vegetation, hydrology, and soils in conjunction with data from the National Wetland Inventory maps of the U.S. Fish and Wildlife Service (USFWS, 2022), the USDA NRCS Web Soil Survey (USDA, 2022), and aerial photos were used to determine the

1

presence of wetlands. The presence or non-presence of wetlands were determined by using the methodology of the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (USACE, 2010). Priority habitats and species data were obtained from the Clark County GIS and WDFW PHS on the Web website (WDFW, 2022).

According to Section 16.51.070 of the CMC, a critical areas report is required for all areas within the city meeting the definition of one or more critical areas, platted natural open space areas, and conservation covenant areas, regardless of any formal identification. Regulated critical areas include wetlands (CMC Chapter 16.53), critical aquifer recharge areas (CMC Chapter 16.55), frequently flooded areas (CMC Chapter 16.57), geologically hazardous areas (CMC Chapter 16.59), and fish and wildlife habitat conservation areas (CMC Chapter 16.61).

Section 16.51.140 (A-C) of the CMC states the following requirements for the critical areas report:

A. Incorporating Best Available Science. The critical area report shall use scientifically valid methods and studies in the analysis of critical area data and field reconnaissance and reference the source of science used. The critical area report shall evaluate the proposal and the likelihood of all probable adverse impacts to critical areas in accordance with these provisions.

B. Minimum Report Contents. At a minimum, the report shall contain the following:

1. The name and contact information of the applicant, a description of the proposal, and identification of the permit requested;

2. A copy of the site plan for the development proposal showing identified critical areas, management zones, property lines, limits of any areas to be cleared, and a description of the proposed stormwater management plan for the development and consideration of impacts to drainage alterations;

3. The dates, names, and qualifications of the persons preparing the report, and documentation of any fieldwork performed on the site;

4. Identification and characterization of critical areas, wetlands, water bodies, and management zones within the proposed project area;

5. A description of reasonable efforts made to avoid, minimize, and mitigate impacts to critical areas;

6. A proposal for financial guarantees to ensure compliance; and

7. Any additional information required for the critical area, as specified in the corresponding chapter.

C. Unless otherwise provided, a critical area report may be supplemented by or composed, in whole or in part, of any reports or studies required by other laws and regulations, or previously prepared for and applicable to the development proposal site, as approved by the director.

Chapter 4. Existing Conditions and Background Information

4.1 Landscape Setting

The study area is within the urban growth boundary of the City of Camas and is mostly cleared except for the west approximately 0.15 acres which is forested. The property is located west of NE Everett Street and developed adjacent properties. A city owned forested strip of land to the west of the site is designated as Lacamas Lake Shoreline Open Space. The shoreline of Lacamas Lake is approximately 128 feet west of the west study area boundary.

Because the property is within an urban area, most of the surrounding land uses to the north, south and east are in residential or commercial use. However, there is a significant block of green space and high quality habitat to the west of the study area which encompasses Lacamas Lake and adjacent parklands.

4.2 Mapped GIS Soils and Wetlands Inventory Information

A review of the Clark County GIS does not show the presence of mapped wetlands on the property (Figure 4 of 7).

The property is mapped with the following non-hydric soil series:

- Hesson clay loam, 0 to 8 percent slopes (HcB)
- Washougal gravelly loam, 0 to 8 percent slopes (WgB)

According to the USDA NRCS Web Soil Survey (USDA, 2022), the mapped soils on-site are described as follows.

The Hesson series consists of very deep, well drained soils that formed in old, mixed alluvium. Hesson soils are on high terraces and terrace escarpments, and have slopes of 0 to 55 percent

The Washougal series consists of very deep, somewhat excessively drained soils that formed in alluvium from volcanic ash, basalt and andesite. Washougal soils are on river terraces and terrace escarpments and have slopes of 0 to 60 percent.

Chapter 5. Critical Areas

5.1 Uplands

In general, the site is mostly cleared with areas dominated by grasses and herbs, bare soil, or imported gravel and rock (see site photos in Appendix C). The west part of the property is forested and dominated by big-leaf maple (*Acer macrophyllum*) and Oregon white oak (*Quercus garryana*) trees. The understory is mostly cleared with some area of common snowberry (*Symphoricarpos albus*).

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A detailed list of dominant observed plants on the site is given in Appendix B. No wetlands were observed on or directly adjacent to the study area.

5.2 Shoreline Master Program

The City of Camas Shoreline Master Program (City of Camas, 2021) defines shorelands as those lands extending two hundred (200) feet in all directions as measured on a horizontal plane from the ordinary high water mark (OHWM), floodways and contiguous floodplain areas landward two hundred feet from such floodways, associated wetlands, critical areas with associated buffer areas, river deltas associated with the streams, and lakes and tidal waters that are subject to the provisions of this program, as may be amended; the same to be designated as to location by Ecology, as defined by RCW 90.58.

Lacamas Lake is considered a shoreline water of the state. This designation includes lakes, rivers, ponds, streams, inland waters, underground waters, salt waters, and all other surface waters and watercourses within the jurisdiction of the state of Washington, as classified in WAC 222-16-031, or its successor.

The OHWM of Lacamas Lake is located 128 to the west of the west study area boundary. The mostly forested land in between the study area and the lake is city owned and designated as Lacamas Lake Shoreline Open Space. The 200-foot shoreline buffer extends into the west portion of the study area by approximately 72 feet as shown on Figure 7 of 7.

The west portion of the site is mapped with the shoreline conservancy designation of urban conservancy. The City of Camas Shoreline Master Program states that non-water-oriented commercial uses are allowed as a conditional use where:

a. Located on a site physically separated from the shoreline by another private property in separate ownership or a public right-of-way, or steep slopes such that access for water-oriented use is precluded, provided that such conditions were lawfully established prior to the effective date of the program.

5.3 Priority Habitat and Species (PHS)

The Clark County GIS website identifies the presence of riparian habitat on the study area (Figure 5 of 7). This mapping is associated with the presence of a Lacamas Lake and also mapped Oregon white oak (*Quercus garryana*) woodlands. Mature oak trees were observed in the west portion of the site extending into the Lacamas Lake Shoreline Open Space along the east side of the lake and its associated 200-foot shoreline buffer.

Oregon white oaks are regulated by the City of Camas as habitats of local importance under Chapter 16 (Critical Areas) of the municipal code. Oaks are regulated and protected under the code as follows: i. Individual Oregon White Oak trees with a twenty-inch diameter at breast height (twenty inches dbh).

ii. Stands of Oregon White Oak trees greater than one acre, when they are found to be valuable to fish and wildlife (i.e., may include trees with cavities, large diameter breast height (twelve inches dbh), are used by priority species, or have a large canopy.

iii. All Oregon White Oak snags unless determined by an arborist to be a hazard.

Removal of oak trees requires consultation with the City and Washington Department of Fish and Wildlife.

Chapter 6. Conclusion

Based on observations taken during the field visit and review of the supporting documentation listed in this plan, the study area contains no wetlands but does contain areas of regulated Oregon white oak woodlands and riparian habitat associated with Lacamas Lake. These areas are regulated under Title 16 (Environment) of the City of Camas Municipal Code and also the Shoreline Master Program.

The City of Camas Critical Areas Ordinance requires that applicants proposing activities subject to regulation shall demonstrate that the activity substantially maintains the level of habitat functions and values as characterized and documented using best available science; and minimizes habitat disruption or alteration beyond the extent required to undertake the proposal. If it is determined that habitat designated under the Critical Areas Ordinance will incur a net loss in functions and values, all losses shall be mitigated on-site as a first priority, and off-site thereafter.

Because all oak trees on-site are to be retained and no work is proposed within the shoreline buffers, the project will result in no net loss to habitat functions on or adjacent to the study area.

This report documents the investigation, best professional judgment, and conclusions of CES. It should be used at your own risk unless it has been reviewed and approved in writing by the City of Camas under their jurisdictional standards.

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Chapter 7. References

City of Camas. (2021). Camas Shoreline Master Program. Camas: City of Camas.

- City of Camas. (2022, October 17). *City of Camas, Washington Code of Ordinances*. Retrieved from Critical Areas: https://library.municode.com/wa/camas/codes/code_of_ordinances?nodeId=TIT16EN_ CRAR
- Clark County. (2022, October 17). *Maps Online*. Retrieved from Maps Online: https://gis.clark.wa.gov/mapsonline/
- Hruby, T. (2014). Washington State Wetland Rating System for Western Washington: 2014 Update. Olympia, WA: Washington Department of Ecology.
- NRCS. (2008). Hydrogeomorphic Wetland Classification System: An Overview and Modification to Better Meet the Needs of the Natural Resources Conservation Service. Washington, DC: United States Department of Agriculture Natural Resources Conservation Service.
- SGA Engineering & Design. (2022). Lacamas Counseling Center Preliminary Site Plan, Variance, and Design Review Narrative. Vancouver: SGA Engineering.
- USACE. (2010). Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0). Vicksburg, MS: U.S. Army Corps of Engineers Engineer Research and Development Center.
- USDA. (2022, October 17). Web Site for Official Soil Series Descriptions and Series Classification. Retrieved from https://soilseries.sc.egov.usda.gov/
- USFWS. (2022, October 17). *National Wetlands Inventory*. Retrieved from U.S. Fish and Wildlife Service National Wetlands Inventory: https://www.fws.gov/wetlands/data/mapper.html

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WDFW. (2022, October 17). *PHS on the Web*. Retrieved from PHS on the Web: http://apps.wdfw.wa.gov/phsontheweb/

Appendix A — Methods and Tools

Table A-1. Methods and tools used to prepare the plan.

Parameter	Method or Tool	Website	Reference
Wetland Plan	Regional Supplement to the Corps of Engineers Wetland Delineation Manual:	http://www.usace.army.mil/Portal s/2/docs/civilworks/regulatory/reg _supp/west_mt_finalsupp2.pdf	Website
	Western Mountains, Valleys, and Coast Region (Version 2.0)		
	USFWS / Cowardin Classification System	https://www.fws.gov/wetlands/da ta/wetland-codes.html	Website
	National Wetlands Inventory – Wetlands Mapper V2	<u>https://www.fws.gov/wetlands/da</u> <u>ta/mapper.HTML</u>	Website
Wetland Classification & Critical Areas	Washington State Wetland Rating System – 2014 Update	Western Washington: https://fortress.wa.gov/ecy/public ations/documents/1406029.pdf	Hruby. 2014. Washington State wetland rating system for western Washington –Revised. Publication # 14-06- 029.
	City of Camas Municipal Code	https://library.municode.com/wa/ camas/codes/code of ordinances ?nodeId=TIT16EN CRAR CH16.53 WE/	Chapter 16.53 – Wetlands
	City of Camas Municipal Code	https://library.municode.com/wa/ camas/codes/code of ordinances ?nodeld=TIT16EN CRAR CH16.61 FIWIHACOAR /	Chapter 16.51 – Fish and Wildlife Habitat Conservation Areas
Wetland Rating and Stream Classifications	Department of Natural Resources (DNR) Water Typing System	Forest Practices Water Typing: http://www.dnr.wa.gov/forest- practices-water-typing WAC 222-16-030: http://apps.leg.wa.gov/WAC/defa ult.aspx?cite=222-16-030	Washington Administrative Code (WAC) 222-16-030. DNR Water typing system.
		Water Type Mapping: http://www.dnr.wa.gov/programs -and-services/forest- practices/forest-practices- application-review-system-fpars	
	City of Camas Municipal Code	http://www.codepublishing.com/ WA/ClarkCounty/	Chapter 16.51 – Fish and Wildlife Habitat Conservation Areas
Soils Data	Clark County GIS	http://gis.clark.wa.gov/mapsonlin e/	Website
Priority Habitats and Species	Washington Priority Habitats and Species	http://apps.wdfw.wa.gov/phsonth eweb/	Website accessed on 10/17/22. The study area contains mapped areas of PHS per the Washington Department of Fish and Wildlife (WDFW).
Threatened and Endangered Species	USFWS species lists by County	Western Washington: https://ecos.fws.gov/ecp0/plans/s pecies-by-current-range- county?fips=53011	Website

Appendix B — Figures

Figure 1 of 7 – Vicinity Map

Figure 2 of 7 – Site Topographic Contours

Figure 3 of 7 – Soils Inventory

Figure 4 of 7 – Wetlands Inventory

Figure 5 of 7 – Priority Habitats and Species Group

Figures 6 of 7 – Shoreline Designations

Figures 7 to 7 – Identified Critical Areas















Photo Source: Clark County GIS



Figure 7 of 7 - Identified Critical Areas Critical Areas Report

Project: Lacamas Counseling Center Tax Parcel 124290000 Location: 3631 NE Everett St., Camas, WA 98607 Legal: NW 1/4, S02, T1N, R3E of the Willamette Meridian 45.6063 N. lat. / -122.4071 W long. County: Clark Applicant: Lacamas Counseling & Psychiatry Attn: Priscilla Gilbert 3400 SE 196th Ave, Ste. 102 Camas, WA 98607 Phone: (360) 954-8463 priscilla@lacamascounseling.com

Feet

280

Cascadia Ecological Services, Inc. 14205 NW 56th Avenue, Vancouver, WA 98685 (360) 601-8631 www.cascadia-inc.com

10/18/22

Appendix B1 - Existing Plant Species on Study area

Scientific Name	Common Name	WIS*
Acer macrophyllum	Big-leaf maple	FACU
Quercus garryana	Oregon white oak	FACU
Polystichum munitum	Swordfern	FACU
Symphoricarpos albus	Common snowberry	FACU
Festuca arundinacea	Tall fescue	FAC
Cirsium arvense	Canada thistle	FAC
Plantago lanceolata	Lanceleaf plantain	FACU
Taraxacum officinale	Common dandelion	FACU
Daucus carota	Queen Anne's lace	FACU

Appendix B1 Table 1. Dominant plant species occurring in uplands on the study area.

* Wetland Indicator Status (WIS):

OBL	=	occurs in wetlands > 99% of time

FACW = occurs in wetlands 67-99% of time

- FAC = occurs in wetlands 34-66% of time
- FACU = occurs in wetlands 1-33% of time
- UPL = occurs in uplands > 99% of time
- NI = indicator status not known in this region
- ~ = unsure as to FAC or FACU

Appendix C — Site Photos



Photo 2. East side of the study area at NE Everett Street facing west.



Photo 2. East side of the study area at NE Everett Street facing northwest.

Site Photos (cont.)



Photo 3. Southeast side of the study area at NE Everett Street facing offsite to the southwest.



Photo 4. West portion of the study area facing west towards the Lacamas Lake Shoreline Open Space area.

Appendix D — Site Plan



APPLICANT:

CAMAS, WA 98607

PH: 360.993.0911 FX: 360.993.0912

CURRENT USE

TRANSIT ROUTES

& 0.2

WATER

DISPOSAL



NTS



PRE5.Q

5023



COMMUNITY DEVELOPMENT DEPARTMENT

616 NE 4th Avenue Camas, WA 98607 www.ci.camas.wa.us

October 25, 2022

Scott Taylor SGA Engineering 2005 Broadway Vancouver, WA 98663 Sent via email <u>staylor@sgaengineering.com</u>

RE: Lacamas Counseling Center (SHOR22-02) technically complete

Dear Mr. Taylor,

The purpose of this letter is to inform you that the above application submitted on September 7, 2022 and resubmitted October 7 and 19, 2022 has been **deemed complete** in accordance with the Camas Municipal Code (CMC) Section 18.55.130. Staff will begin reviewing the application and contact you if/when we have review comments and/or questions.

Do not hesitate to reach out should you have any questions.

Respectfully,

Kaures Hollenbeck

Lauren Hollenbeck, Senior Planner

Notice of Design Review Committee Meeting Thursday, December 8, 2022



A public meeting of the Design Review Committee will be held on <u>Thursday, December 8, 2022, beginning at 4:00 p.m.</u>, via Zoom. All citizens are entitled to have equal access to the services, benefits and programs of the City of Camas. Please contact the City Clerk at (360) 817-1591 for special accommodations if needed. The City will provide translators for non-English speaking persons who request assistance at least three working days prior to a public meeting.

The following application is included on the agenda:

Project	Lacamas Counseling Center
File No.	DR22-07
Location	3631 NE Everett Street Camas, WA 98607
Zone	Mixed Use (MX)
Applicant	Ryan and Priscilla Gilbert Lacamas Counseling
Description	To construct a counseling center with 4,051 square foot building and parking lot.



MORE INFORMATION

The meeting agenda and supporting documents will be available for review on the city's website at the "Public Meeting" portal or follow this link: www.cityofcamas.us/meetings. Also, Planning Division staff can respond to questions and comments in regard to the public meeting or the projects under review. **Contact staff at** (360) 817-1568 or by email at:

communitydevelopment@cityofcamas.us.



OPPORTUNITY FOR COMMENT

You are invited to offer comments regarding important design issues, which you believe, should be addressed in the decision for these projects. Procedures for a public meeting will be followed in accordance with RCW 42.30, which differs from a public hearing. Comments may be submitted by regular mail to the Planning Division, City of Camas, 616 Northeast Fourth Avenue, Camas, WA 98607; or by email to:

communitydevelopment@cityofcamas.us.

DESIGN REVIEW COMMITTEE ("DRC")

The DRC conducts a public meeting for the purpose of reviewing specific proposals, and recommending conditions and/or other actions necessary for consistency with the principles of the Design Review Manual. The DRC does not issue a decision, but issues a written recommendation, together with findings to support the recommendation.

In re: Lacamas Counseling Center) NO. SPRV22-07) AFFIDAVIT OF MAILING)) Respondent.)

STATE OF WASHINGTON)) ss. COUNTY OF CLARK)

Carey Certo, on oath says:

I, <u>Carey Certo</u>, on <u>November 2</u>, 2022, I directed a true and correct copy of the <u>Notice of Application</u>, to be served upon the parties herein, in the above-entitled action, by depositing with the U.S. Post Office, Camas, Washington, a postage-prepaid envelope containing same addressed as follows: See attached list.



SUBSCRIBED AND SWORN to before me this 2th day of November 022.

Notary Public in and for the State of Washington, residing at - Car My appointment expires: 10 01 2024

Page 1 - Affidavit of Mailing


Randy Bjur 640 NE Garfield St Camas WA 98607

Karen Pickering 25909 NE 52nd Way Vancouver WA 98682

Burton Place 26503 SE 8th St Camas WA 98607

Dana Moulton 3606 SE Everett St Camas WA 98607

Zachry Frazee 3524 NE Everett St Camas WA 98607

Curtis Fleischman 3542 NE Everett Street Camas WA 98607

Jarred Yacob 211 NE 37th Cir Camas WA 98607

Chad Burton 222 NE 37th Cir Camas WA 98607

Matthew Miller 3705 NE Everett St Camas WA 98607 Tyler Robinson PO Box 822366 Vancouver WA 98682

Anna C Winters 3718 NE Everett St Camas WA 98607

David Burger 3530 NE Everett St Camas WA 98607

Gail Martling 363 SE James St Camas WA 98607

Blue Luna Holdings LLC 7721 NE Halsey St Portland OR 97213

Eric Fritz 3547 NE Everett St Camas WA 98607

Blue Luna Holdings LLC 7721 NE Halsey St Portland OR 97213

Brad Clifton 3711 NE 265th Ct Camas WA 98607

Bryan Berry 6504 NE 17th Ave Vancouver WA 98665

Richard T Geenty 2847 NW Lacamas Dr Camas WA 98607 Clark County Parks 4700 NE 78th St Vancouver WA 98665

Eric Garcia 3736 NE Everett St Camas WA 98607

Lacamas Monster LLC 3615 NE Everett St Camas WA 98607

Charles Stoltz II 3533 NE Everett St Camas WA 98607

Joshua Busch 416 NE 38th Ave Camas WA 98607

Brian Wright 3552 NE Everett Street Camas WA 98607

Christopher Brown 225 NE 37th Cr Camas WA 98607

Bryan Berry 6504 NE 17th Ave Vancouver WA 98665





Ruth MacGregor PO Box 656 Camas WA 98607





NOTICE OF APPLICATION FOR LACAMAS COUNSELING CENTER Site Plan Review (File No. SPRV22-07)

[Consolidated files: Shoreline Substantial Development Permit and Shoreline Conditional Use Permit (File No. SHOR22-02), Major Variance (MajVar22-02), Major Design Review (DR22-07), Critical Areas Review (CA22-15), State Environmental Policy Act (SEPA22-19), Archaeological Review* (ARCH22-14)]

NOTICE IS HEREBY GIVEN that an application for the "Lacamas Counseling Center" requesting permit approval for the construction of a counseling center was filed with the City of Camas on September 7, 2022, resubmitted October 7 and 19, 2022, and deemed technically complete on October 25, 2022. A portion of the project is located within the shoreline designation of "Urban Conservancy".

Location: The 0.52-acre site is zoned Mixed Use (MX) in the City of Camas. The site is located adjacent to 3631 NE Everett Street in NW ¼ of Section 2, Township 1 North, Range 3 East of the Willamette Meridian in Camas, Washington. Parcel Number 124290-000.

<u>Application Materials</u>: The application included the following documents, which are available for review from the Community Development Department (*616 NE 4th Avenue*): Project narratives, SEPA checklist, tree survey, preliminary site plans and building elevations, traffic study, preliminary stormwater report, geotechnical report, critical areas memo and archaeological predetermination*. Application materials are available for review from the Community Development Department during regular business hours Monday-Friday 8am-5pm.

<u>Comment Deadline:</u> Written public comments must be received in the next 30 days, by **December 5th**, before 5:00 p.m. Mailed public comments may be directed to the Community Development Department, c/o Shoreline Administrator, 616 NE Fourth Avenue, Camas, WA 98607, or emailed to <u>communitydevelopment@cityofcamas.us</u>.

<u>A public hearing is required for the development proposal and will be scheduled at a later date.</u> A separate public notice for the public hearing will be mailed to all property owners within 300feet of the subject development, posted on the city website and published in the Post Record.

For questions related to this application, please contact Lauren Hollenbeck, Senior Planner, at (360) 817-7253 or <u>lhollenbeck@cityofcamas.us</u>.

VICINITY MAP

*consistent with RCW 42.56.300, Archaeological information is exempt from public disclosure.



VICINITY MAP





STAFF REPORT

Lacamas Counseling Center Major Design Review (DR22-07) Related File: SHOR22-02

<u>TO</u>	Design Review Committee
FROM	Lauren Hollenbeck, Senior Planner
<u>LOCATION</u>	3631 NE Everett Street Parcel Number 124290-000
<u>APPLICANT</u>	Scott Taylor SGA Engineering

APPLICABLE LAW: This land use application submitted September 7, 2022, is vested to the land use regulations and development standards in effect on the effective date of the Camas Municipal Code (CMC) Title 16 Environment, Title 17 Land Development and Title 18, specifically (but not limited to): Chapter 18.11 - Parking, Chapter 18.13 - Landscaping, Chapter 18.18 - Site Plan Review, Chapter 18.19 Design Review, and Chapter 18.45 Major Variance, including the Shoreline Master Program.

Summary

The applicant is currently seeking design review approval for the construction of a 4,051 square foot counseling center and parking lot including landscaping. The site fronts NE Everett Street (SR500) on its west side and Lacamas Lake is located west of the property. Access to the site is provided from NE Everett Street (SR500).

The subject property is currently vacant and zoned Mixed Use (MX). The adjoining property to the south is L&L Autobody commercial use including a single-family residence also zoned Mixed Use (MX), to the north is a single-family residence zoned Single-Family Residential (R-12), and to the west is city owned vacant shoreline property zoned Open Space (OS).

The site's topography is relatively flat with a gentle slope from north to south. The site is currently undeveloped and covered with trees, shrubs and grass.

Purpose

Design Review is required under CMC Chapter 18.19. Design review is not intended to determine the appropriate use on a parcel but rather review a proposed development for compliance with City codes and plans related to landscaping, architectural elevations, and other elements relative to required improvements. The recommendations from the Design Review Committee (DRC) must

consider the design review standards from the Design Review Manual and Camas Municipal Code (CMC). An enclosed checklist is to help guide you in your review but refer to the manual for specific details regarding the standards.

Standard and Specific Gateway and Commercial & Mixed Use Design Principles and Guidelines

The standard and specific gateway and commercial & mixed uses principles and guidelines are required and must be demonstrated to have been satisfied in overall intent for design review approval. The standard design guidelines are developed to assist a project in meeting the established principles and each guideline should be adequately addressed. If the proposal cannot meet a specific guideline, then an explanation should be provided by the applicant as to why and how it will be mitigated to satisfy the intent of the design principles. The development guidelines include five major categories: 1) Landscaping and Screening, 2) Architecture, 3) Massing and Setbacks, 4) Historic & Heritage Preservation, and 5) Circulation and Connections. **The Design Review Checklist is enclosed to help guide the DRC in reviewing the standard applicable specific design review principles and guidelines.**

Recommendation

That the Design Review Committee reviews the submitted materials, deliberates, and forwards a recommendation to staff for a final decision.



Community Development Department 616 NE Fourth Avenue Camas, WA 98607

Design Review Checklist- DR22-07 Lacamas Counseling Center (Design Review Committee comments)

The purpose of this sheet is to provide a simplified and expedited review of the design review principles and guidelines using objective review standards. The standards are intended as tool for the decision-maker in making findings that the proposal either achieves compliance with the intent of the principles or reasonably mitigates any conflict. When reviewing the check sheet, the proposal should as a whole "comply" with the standards and thus be generally consistent with the overriding principles. [Yes = In Compliance; No = Not In Compliance; NA = Not Applicable]

Standard Principles and Guidelines

ITECI	UKE		
No	NA	Principles and Guidelines	Comments
		Corrugated materials, standing seam, T-1 11, or similar siding materials	
		are avoided unless it produces a high visual (or aesthetic) quality.	
		Buildings walls or fences visible from roadways are articulated in order	
		to avoid a blank look.	
		The use of bold colors has been avoided unless used as minor accents.	
		Higher density/larger structures abutting lower density residential	
		structures have been designed to mitigate size and scale differences.	
SCAPI	ING AN	ND SCREENING	
No	NA	Principles and Guidelines	Comments
		Vegetation for landscaping includes native, low maintenance plantings.	COA
		Significant trees are retained if feasible.	
		Trees planted along streetscapes with overhead power lines include	COA
		only those trees identified on the City's Tree list.	
		Landscaping, including trees, shrubs, and vegetative groundcover, is	
		provided to visually screen and buffer the use from adjoining less	
		intense uses including parking.	
		Proposed fencing is incorporated into the landscaping so as to have	COA
		little or no visual impact.	
		Signs located on buildings or incorporated into the landscaping are	COA
		unobtrusive and vandal resistant. If illuminated they are front lit.	
	х	Landscape lighting - low voltage, non-glare, indirect lighting is directed,	
		hooded or shielded away from neighboring properties.	
	SCAPI	NO NA SCAPING AN NO NA X	No NA Principles and Guidelines Corrugated materials, standing seam, T-1 11, or similar siding materials are avoided unless it produces a high visual (or aesthetic) quality. Buildings walls or fences visible from roadways are articulated in order to avoid a blank look. The use of bold colors has been avoided unless used as minor accents. Higher density/larger structures abutting lower density residential structures have been designed to mitigate size and scale differences. SCAPING AND SCREENING No NA Principles and Guidelines Vegetation for landscaping includes native, low maintenance plantings. Significant trees are retained if feasible. Trees planted along streetscapes with overhead power lines include only those trees identified on the City's Tree list. Landscaping, including trees, shrubs, and vegetative groundcover, is provided to visually screen and buffer the use from adjoining less intense uses including parking. Proposed fencing is incorporated into the landscaping so as to have little or no visual impact. Signs located on buildings or incorporated into the landscaping are unobtrusive and vandal resistant. If illuminated they are front lit. x Landscape lighting - low voltage, non-glare, indirect lighting is directed, hooded or shielded away from neighboring properties.

DESIGN REVIEW CHECKLIST

		х	Street lighting (poles, lamps) is substantially similar or architecturally		
			more significant than other street lighting existing on the same street		
			and do not conflict with any City approved street lighting plans for the		
			street.		
			Parking and building lighting is directed away from surrounding	COA	
			properties through the use of hooding, shielding, siting and/or		
			landscaping.		
			Outdoor furniture samples are consistent with the overall project	COA	
			design.		
х			Existing trees over 6" dbh that are not required to be removed to		
			accommodate the proposed development are retained and		
			incorporated into the landscape plan.		
		х	Rock outcropping's, forested areas and water bodies are retained.		
HISTO	HISTORIC AND HERITAGE PRESERVATION				
Yes	No	NA	Principles and Guidelines	Comments	
		х	The use of Historic Markers, information kiosks, project names,		
			architectural features, or other elements of the project promote the		
			historic heritage of the site or surrounding area.		

Specific Principles and Guidelines

			GATEWAYS AND CORRIDORS			
SIGN	SIGNAGE					
Yes	No	NA	Principles and Guidelines	Comments		
		x	Gateways are devoid of free-standing signs. Preexisting freestanding signs are proposed for removal at the time of development, redevelopment, or major rehabilitation on the site.			
			Permanent signage within a gateway are standardized to create a consistent look in terms of size, color, and materials.	СОА		
STRE	ETSCA	PE				
Yes	No	NA	Principles and Guidelines	Comments		
х			The main public entrance is oriented toward the public right-of- way.			
x			Pedestrian walkways connect each building's front entry with the sidewalk.			
		x	Bike lanes are provided and link public areas with neighborhoods and other local and regional bicycle corridors.			

DESIGN REVIEW CHECKLIST

х			Alternative transportation, such as attractive bus stop shelters, bicycle	COA- provide bicycle parking for client or future employees.
			parking, etc. are provided.	Bus shelters – N/A
х			Trees, planting strips or bioswales are used for separating vehicles and	
			pedestrian movements.	
		х	Street trees no less than two inches in diameter are planted within	
			planter strips or tree wells at a spacing that creates the appearance of a	
			continuous canopy at tree maturation.	
		х	The surface of pedestrian walkways within intersections are accentuated	
			with a unique character (i.e. pattern stone, exposed aggregate, stamped	
			concrete, etc.)	
	х		Buildings are placed as close to streets and roads as the zoning code	
			allows.	
	х		On-site parking is located to the rear or the side of the building.	
		х	A consistent iconic streetscape lighting scheme is used that portrays the	
			primary development period, architecture characteristics, or	
			predetermined theme as identified in a concept plan, sub-area plan, or	
			master plan recognized by the City.	
ΙΛΝΓ		PING		
	JUAF			
Yes	No	NA	Principles and Guidelines	Comments
Yes	No	NA	Principles and GuidelinesLandscaping adjacent to the public right of way provides multiple layers	Comments
Yes	No	NA	Principles and GuidelinesLandscaping adjacent to the public right of way provides multiple layersof plantings, including canopy trees, understory trees, shrubs and	Comments
Yes	No	NA	Principles and Guidelines Landscaping adjacent to the public right of way provides multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover.	Comments
Yes	No	NA x	Principles and GuidelinesLandscaping adjacent to the public right of way provides multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover.Hanging baskets provided along building frontages add visual interest	Comments
Yes	No	NA X	Principles and GuidelinesLandscaping adjacent to the public right of way provides multiple layersof plantings, including canopy trees, understory trees, shrubs andgroundcover.Hanging baskets provided along building frontages add visual interestand the bottom of the basket is a minimum of 80 inches above the finished	Comments
Yes	No	NA x	Principles and GuidelinesLandscaping adjacent to the public right of way provides multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover.Hanging baskets provided along building frontages add visual interest and the bottom of the basket is a minimum of 80 inches above the finished grade of the sidewalk.	Comments
Yes	No	× x	Principles and GuidelinesLandscaping adjacent to the public right of way provides multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover.Hanging baskets provided along building frontages add visual interest and the bottom of the basket is a minimum of 80 inches above the finished 	Comments
Yes x	No	x x	Principles and GuidelinesLandscaping adjacent to the public right of way provides multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover.Hanging baskets provided along building frontages add visual interest and the bottom of the basket is a minimum of 80 inches above the finished grade of the sidewalk.Median planting design/plant selection create a unique and cohesive streetscape design.	Comments
Yes X	No	NA X	Principles and GuidelinesLandscaping adjacent to the public right of way provides multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover.Hanging baskets provided along building frontages add visual interest and the bottom of the basket is a minimum of 80 inches above the finished 	Comments
Yes X	ITECT	NA X X URE	Principles and Guidelines Landscaping adjacent to the public right of way provides multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover. Hanging baskets provided along building frontages add visual interest and the bottom of the basket is a minimum of 80 inches above the finished grade of the sidewalk. Median planting design/plant selection create a unique and cohesive streetscape design. COMMERCIAL & MIXED USES	Comments
Yes X ARCH Yes	ITECT	NA X X URE NA	Principles and Guidelines Landscaping adjacent to the public right of way provides multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover. Hanging baskets provided along building frontages add visual interest and the bottom of the basket is a minimum of 80 inches above the finished grade of the sidewalk. Median planting design/plant selection create a unique and cohesive streetscape design. COMMERCIAL & MIXED USES Principles and Guidelines	Comments
ARCH	ITECT	NA X X URE NA	Principles and Guidelines Landscaping adjacent to the public right of way provides multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover. Hanging baskets provided along building frontages add visual interest and the bottom of the basket is a minimum of 80 inches above the finished grade of the sidewalk. Median planting design/plant selection create a unique and cohesive streetscape design. COMMERCIAL & MIXED USES Principles and Guidelines Office and retail buildings provide a minimum solid to void ratio of	Comments Comments COA
ARCH Yes	ITECT	X X V V R N A	Principles and Guidelines Landscaping adjacent to the public right of way provides multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover. Hanging baskets provided along building frontages add visual interest and the bottom of the basket is a minimum of 80 inches above the finished grade of the sidewalk. Median planting design/plant selection create a unique and cohesive streetscape design. Principles and Guidelines Office and retail buildings provide a minimum solid to void ratio of 60%/40%	Comments Comments COA
ARCH Yes ARCH		NA X X URE NA	Principles and Guidelines Landscaping adjacent to the public right of way provides multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover. Hanging baskets provided along building frontages add visual interest and the bottom of the basket is a minimum of 80 inches above the finished grade of the sidewalk. Median planting design/plant selection create a unique and cohesive streetscape design. Principles and Guidelines Office and retail buildings provide a minimum solid to void ratio of 60%/40% The development is built with a residential feel (i.e. size, scale, and	Comments Comments COA
ARCH Yes X		NA X X URE NA	Principles and Guidelines Landscaping adjacent to the public right of way provides multiple layers of plantings, including canopy trees, understory trees, shrubs and groundcover. Hanging baskets provided along building frontages add visual interest and the bottom of the basket is a minimum of 80 inches above the finished grade of the sidewalk. Median planting design/plant selection create a unique and cohesive streetscape design. Principles and Guidelines Office and retail buildings provide a minimum solid to void ratio of 60%/40% The development is built with a residential feel (i.e. size, scale, and materials compatible with neighboring buildings) if surrounded by	Comments Comments COA

DESIGN REVIEW CHECKLIST

		x	Buildings over two stories have the third story and above offset from the first two stories, if surrounding developments are less than three stories or land use designations on adjacent zones do not allow more than three story development	
	<u>ς αρι</u>	NG &	SCREENING	
Yes	No	NA	Principles and Guidelines	Comments
		x	Intersections are illuminated, but not dominated by lighting. Lighting is incorporated into the landscape and illuminates the quality of the natural	COA- if landscape lighting is proposed, should be incorporated into the landscape and illuminates the
			environment. Street light poles and lamps are compatible with other	quality of the natural environment.
	x		Parking spaces are clustered in small groupings and separated by landscaping to create a pedestrian friendly, park like environment.	
STREE	TSCA	PE		
Yes	No	NA	Principles and Guidelines	Comments
x			On-site parking areas are located to the interior of the development unless site development proved prohibitive.	
х			Parking areas are screened with landscaping.	
x			Buildings are placed close to streets and roads unless site constraints made it impossible, or characteristics of the surrounding properties already developed made it incompatible. Otherwise, retail frontage setbacks do not exceed 25 feet from back of curb.	
x			Window and door placement provides a high degree of transparency at the lower levels of the building and maximize visibility of pedestrian active uses.	
		x	Each use/activity in a development containing multiple uses/activities is integrated in a manner that achieves a seamless appearance or creates a cohesive development.	
			Watering system will maintain proposed landscaping for a period to ensure that plants are well established.	СОА
		x	New streets intersecting commercial properties are designed to create a safe environment. "Coving" techniques and "round-a-bouts" were considered for traffic calming when appropriate.	

CRITICAL AREAS REPORT

Lacamas Counseling Center Tax Parcel 124290000 3631 NE Everett Street Camas, WA 98607



Prepared by:

Jim Barnes Cascadia Ecological Services, Inc. 14205 NW 56th Avenue Vancouver, WA 98685 jim@cascadia-inc.com (360) 601-8631

Applicant:

Lacamas Counseling & Psychiatry Attn: Priscilla Gilbert 3400 SE 196th Avenue, Ste. 102 Camas, WA 98607 (360) 954-8463 priscilla@lacamascounseling.com

Revised Date: January 9, 2023



Executive Summary

This site contains one parent parcel identified by the Clark County GIS as #124290-000. The site is approximately 0.52 acres or 22,525 square feet in size. The site is currently vacant. The site address is 3631 NE Everett Street. The project proposes to develop 1 new building and necessary infrastructure to support one phase within the MX zone. The MX mixed use zone allows for a minimum lot size of 1,800 square feet. The net site area for the project after removing public right-of-way and the BLA with the neighbor to the south is 0.50 acre.

Access will come from the existing NE Everett Street along the east edge of the site. Right-ofway widths and the necessary dedications were confirmed by boundary survey by MGS following the pre-app. Seven feet of public right-of-way will be dedicated along NE Everett Street. Frontage improvements will be completed on NE Everett Street. A private parking lot is proposed on-site.

The site is located in the Gateway Corridor zoning overlay. The MX (Mixed Use) zoning is under Commercial uses in the Comprehensive Plan (SGA Engineering & Design, 2022).

This report addresses critical areas observed on-site during a field visit conducted on October 17, 2022. It was determined that the west part of the property contains regulated Oregon white oak woodlands associated with the Lacamas Lake Shoreline Open Space area and a 150-foot Type S buffer setback from Lacamas Lake. No wetlands were observed on the study area.

The project, as designed, will result in no net loss to habitat functions on the study area or within the shoreline buffer of Lacamas Lake.

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Chapter 7. References

Appendices

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Appendix A — Methods and Tools Appendix B — Figures Appendix C — Site Photos Appendix D — Site Plan

Acronyms and Abbreviations

Applicant	Lacamas Counseling & Psychiatry
CES	Cascadia Ecological Services, Inc.
СМС	Camas Municipal Code
DNR	Washington Department of Natural Resources
HCZ	Habitat Conservation Zone
NRCS	Natural Resources Conservation Service
OHWM	Ordinary High Water Mark
USDA	US Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
WDFW	Washington State Department of Fish and Wildlife

Statement of Qualifications

Cascadia Ecological Services, Inc. (CES) is a multi-disciplined environmental consulting company based in Vancouver, Washington. CES was established in 2001 and specializes in wetland delineation, habitat plan, permitting, and mitigation. This report was completed by James Barnes, president and owner of CES. The information contained in this report documents the investigation, best professional judgment, and conclusions of CES. All assumptions made and relied upon are complete and accurate.

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ଏames S. Barnes President Cascadia Ecological Services, Inc.

Chapter 1. Introduction

The Applicant contracted with CES to complete a critical areas report for Tax Parcel 124290000. The purpose of the report is to identify and describe regulated critical areas within the confines, or adjacent to, the study area.

This plan facilitates the applicant's efforts to:

- 1. Avoid or minimize impacts to critical areas during the development design process.
- 2. Document critical area determinations for review by the City of Camas.
- 3. Provide base documentation for a future mitigation plan if development impacts require encroachments into critical area buffers.

This plan may support a critical areas permit locally through City of Camas (16.61 – Fish and Wildlife Habitat Conservation Areas).

Chapter 2. Proposed Project Information

2.1 Location

Project Location: 3631 NE Everett Street, Camas, Washington (Figure 1 of 7) Study Area: 0.52 acres Tax Parcel: 124290000 Jurisdiction: Camas County: Clark Section, Township and Range: NW 1/4, S02, T1N, R3E of the Willamette Meridian Latitude/Longitude: 45.6062/-122.4071

2.2 Purpose and Description

The project proposes to develop 1 new building and necessary infrastructure to support one phase within the MX zone. The project will be a counseling center. All oak trees on-site are to be retained and no work is proposed within the shoreline buffer.

Chapter 3. Methods

3.1 Critical Areas Assessment

This chapter summarizes the methods used to comply with local guidance (City of Camas, 2022). The presence of critical areas was assessed by traversing the property on foot on October 17, 2022. Observation of vegetation, hydrology, and soils in conjunction with data from the National Wetland Inventory maps of the U.S. Fish and Wildlife Service (USFWS, 2022), the USDA NRCS Web Soil Survey (USDA, 2022), and aerial photos were used to determine the

presence of wetlands. The presence or non-presence of wetlands were determined by using the methodology of the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (USACE, 2010). Priority habitats and species data were obtained from the Clark County GIS and WDFW PHS on the Web website (WDFW, 2022).

According to Section 16.51.070 of the CMC, a critical areas report is required for all areas within the city meeting the definition of one or more critical areas, platted natural open space areas, and conservation covenant areas, regardless of any formal identification. Regulated critical areas include wetlands (CMC Chapter 16.53), critical aquifer recharge areas (CMC Chapter 16.55), frequently flooded areas (CMC Chapter 16.57), geologically hazardous areas (CMC Chapter 16.59), and fish and wildlife habitat conservation areas (CMC Chapter 16.61).

Section 16.51.140 (A-C) of the CMC states the following requirements for the critical areas report:

A. Incorporating Best Available Science. The critical area report shall use scientifically valid methods and studies in the analysis of critical area data and field reconnaissance and reference the source of science used. The critical area report shall evaluate the proposal and the likelihood of all probable adverse impacts to critical areas in accordance with these provisions.

B. Minimum Report Contents. At a minimum, the report shall contain the following:

1. The name and contact information of the applicant, a description of the proposal, and identification of the permit requested;

2. A copy of the site plan for the development proposal showing identified critical areas, management zones, property lines, limits of any areas to be cleared, and a description of the proposed stormwater management plan for the development and consideration of impacts to drainage alterations;

3. The dates, names, and qualifications of the persons preparing the report, and documentation of any fieldwork performed on the site;

4. Identification and characterization of critical areas, wetlands, water bodies, and management zones within the proposed project area;

5. A description of reasonable efforts made to avoid, minimize, and mitigate impacts to critical areas;

6. A proposal for financial guarantees to ensure compliance; and

7. Any additional information required for the critical area, as specified in the corresponding chapter.

C. Unless otherwise provided, a critical area report may be supplemented by or composed, in whole or in part, of any reports or studies required by other laws and regulations, or previously prepared for and applicable to the development proposal site, as approved by the director.

Chapter 4. Existing Conditions and Background Information

4.1 Landscape Setting

The study area is within the urban growth boundary of the City of Camas and is mostly cleared except for the west approximately 0.15 acres which is forested. The property is located west of NE Everett Street and developed adjacent properties. A city owned forested strip of land to the west of the site is designated as Lacamas Lake Shoreline Open Space. The shoreline of Lacamas Lake is approximately 128 feet west of the west study area boundary.

Because the property is within an urban area, most of the surrounding land uses to the north, south and east are in residential or commercial use. However, there is a significant block of green space and high quality habitat to the west of the study area which encompasses Lacamas Lake and adjacent parklands.

4.2 Mapped GIS Soils and Wetlands Inventory Information

A review of the Clark County GIS does not show the presence of mapped wetlands on the property (Figure 4 of 7).

The property is mapped with the following non-hydric soil series:

- Hesson clay loam, 0 to 8 percent slopes (HcB)
- Washougal gravelly loam, 0 to 8 percent slopes (WgB)

According to the USDA NRCS Web Soil Survey (USDA, 2022), the mapped soils on-site are described as follows.

The Hesson series consists of very deep, well drained soils that formed in old, mixed alluvium. Hesson soils are on high terraces and terrace escarpments, and have slopes of 0 to 55 percent

The Washougal series consists of very deep, somewhat excessively drained soils that formed in alluvium from volcanic ash, basalt and andesite. Washougal soils are on river terraces and terrace escarpments and have slopes of 0 to 60 percent.

Chapter 5. Critical Areas

5.1 Uplands

In general, the site is mostly cleared with areas dominated by grasses and herbs, bare soil, or imported gravel and rock (see site photos in Appendix C). The west part of the property is forested and dominated by big-leaf maple (*Acer macrophyllum*) and Oregon white oak (*Quercus garryana*) trees. The understory is mostly cleared with some area of common snowberry (*Symphoricarpos albus*).

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A detailed list of dominant observed plants on the site is given in Appendix B. No wetlands were observed on or directly adjacent to the study area.

5.2 Shoreline Master Program

The City of Camas Shoreline Master Program (City of Camas, 2021) defines shorelands as those lands extending two hundred (200) feet in all directions as measured on a horizontal plane from the ordinary high water mark (OHWM), floodways and contiguous floodplain areas landward two hundred feet from such floodways, associated wetlands, critical areas with associated buffer areas, river deltas associated with the streams, and lakes and tidal waters that are subject to the provisions of this program, as may be amended; the same to be designated as to location by Ecology, as defined by RCW 90.58.

Lacamas Lake is considered a shoreline water of the state. This designation includes lakes, rivers, ponds, streams, inland waters, underground waters, salt waters, and all other surface waters and watercourses within the jurisdiction of the state of Washington, as classified in WAC 222-16-031, or its successor.

The OHWM of Lacamas Lake is located 128 to the west of the west study area boundary. The mostly forested land in between the study area and the lake is city owned and designated as Lacamas Lake Shoreline Open Space. The 200-foot shoreline buffer extends into the west portion of the study area by approximately 72 feet as shown on Figure 7 of 7.

The west portion of the site is mapped with the shoreline conservancy designation of urban conservancy. The City of Camas Shoreline Master Program states that non-water-oriented commercial uses are allowed as a conditional use where:

a. Located on a site physically separated from the shoreline by another private property in separate ownership or a public right-of-way, or steep slopes such that access for water-oriented use is precluded, provided that such conditions were lawfully established prior to the effective date of the program.

5.3 Fish and Wildlife Habitat Conservation Areas (CMC 16.61.010)

The Clark County GIS website identifies the presence of riparian habitat on the study area (Figure 5 of 7). This mapping is associated with the presence of a Lacamas Lake and also mapped Oregon white oak (*Quercus garryana*) woodlands. Mature oak trees were observed in the west portion of the site extending into the Lacamas Lake Shoreline Open Space along the east side of the lake.

Oregon white oaks are regulated by the City of Camas as habitats of local importance under Chapter 16 (Critical Areas) of the municipal code. Oaks are regulated and protected under the code as follows: i. Individual Oregon White Oak trees with a twenty-inch diameter at breast height (twenty inches dbh).

ii. Stands of Oregon White Oak trees greater than one acre, when they are found to be valuable to fish and wildlife (i.e., may include trees with cavities, large diameter breast height (twelve inches dbh), are used by priority species, or have a large canopy.

iii. All Oregon White Oak snags unless determined by an arborist to be a hazard.

Removal of oak trees requires consultation with the City and Washington Department of Fish and Wildlife.

Lacamas Lake is designated as a Washington DNR Type S water type. CMC 16.61.040.D lists a base stream buffer width requirement for Type S waters of 150 feet measured outward, on the horizontal plane, from the ordinary high water mark, or from the top of bank.

Chapter 6. Conclusion

Based on observations taken during the field visit and review of the supporting documentation listed in this plan, the study area contains no wetlands but does contain areas of regulated Oregon white oak woodlands and riparian habitat associated with Lacamas Lake. These areas are regulated under Title 16 (Environment) of the City of Camas Municipal Code and also the Shoreline Master Program.

The City of Camas Critical Areas Ordinance requires that applicants proposing activities subject to regulation shall demonstrate that the activity substantially maintains the level of habitat functions and values as characterized and documented using best available science; and minimizes habitat disruption or alteration beyond the extent required to undertake the proposal. If it is determined that habitat designated under the Critical Areas Ordinance will incur a net loss in functions and values, all losses shall be mitigated on-site as a first priority, and off-site thereafter.

Because all oak trees on-site are to be retained and no work is proposed within the shoreline buffers, the project will result in no net loss to habitat functions on or adjacent to the study area.

This report documents the investigation, best professional judgment, and conclusions of CES. It should be used at your own risk unless it has been reviewed and approved in writing by the City of Camas under their jurisdictional standards.

Chapter 7. References

City of Camas. (2021). Camas Shoreline Master Program. Camas: City of Camas.

- City of Camas. (2022, October 17). *City of Camas, Washington Code of Ordinances*. Retrieved from Critical Areas: https://library.municode.com/wa/camas/codes/code_of_ordinances?nodeId=TIT16EN_ CRAR
- Clark County. (2022, October 17). *Maps Online*. Retrieved from Maps Online: https://gis.clark.wa.gov/mapsonline/
- Hruby, T. (2014). Washington State Wetland Rating System for Western Washington: 2014 Update. Olympia, WA: Washington Department of Ecology.
- NRCS. (2008). Hydrogeomorphic Wetland Classification System: An Overview and Modification to Better Meet the Needs of the Natural Resources Conservation Service. Washington, DC: United States Department of Agriculture Natural Resources Conservation Service.
- SGA Engineering & Design. (2022). Lacamas Counseling Center Preliminary Site Plan, Variance, and Design Review Narrative. Vancouver: SGA Engineering.
- USACE. (2010). Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0). Vicksburg, MS: U.S. Army Corps of Engineers Engineer Research and Development Center.
- USDA. (2022, October 17). Web Site for Official Soil Series Descriptions and Series Classification. Retrieved from https://soilseries.sc.egov.usda.gov/
- USFWS. (2022, October 17). *National Wetlands Inventory*. Retrieved from U.S. Fish and Wildlife Service National Wetlands Inventory: https://www.fws.gov/wetlands/data/mapper.html

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WDFW. (2022, October 17). *PHS on the Web*. Retrieved from PHS on the Web: http://apps.wdfw.wa.gov/phsontheweb/

Appendix A — Methods and Tools

Table A-1. Methods and tools used to prepare the plan.

Parameter	Method or Tool	Website	Reference
Wetland Plan	Regional Supplement to the Corps of Engineers Wetland Delineation Manual:	http://www.usace.army.mil/Portal s/2/docs/civilworks/regulatory/reg _supp/west_mt_finalsupp2.pdf	Website
	Western Mountains, Valleys, and Coast Region (Version 2.0)		
	USFWS / Cowardin Classification System	https://www.fws.gov/wetlands/da ta/wetland-codes.html	Website
	National Wetlands Inventory – Wetlands Mapper V2	https://www.fws.gov/wetlands/da ta/mapper.HTML	Website
Wetland Classification & Critical Areas	Washington State Wetland Rating System – 2014 Update	Western Washington: https://fortress.wa.gov/ecy/public ations/documents/1406029.pdf	Hruby. 2014. Washington State wetland rating system for western Washington –Revised. Publication # 14-06- 029.
	City of Camas Municipal Code	https://library.municode.com/wa/ camas/codes/code of ordinances ?nodeId=TIT16EN CRAR CH16.53 WE /	Chapter 16.53 – Wetlands
	City of Camas Municipal Code	https://library.municode.com/wa/ camas/codes/code of ordinances ?nodeld=TIT16EN CRAR CH16.61 FIWIHACOAR /	Chapter 16.51 – Fish and Wildlife Habitat Conservation Areas
Wetland Rating and Stream Classifications	Department of Natural Resources (DNR) Water Typing System	Forest Practices Water Typing: http://www.dnr.wa.gov/forest- practices-water-typing WAC 222-16-030: http://apps.leg.wa.gov/WAC/defa ult.aspx?cite=222-16-030	Washington Administrative Code (WAC) 222-16-030. DNR Water typing system.
		Water Type Mapping: http://www.dnr.wa.gov/programs -and-services/forest- practices/forest-practices- application-review-system-fpars	
	City of Camas Municipal Code	http://www.codepublishing.com/ WA/ClarkCounty/	Chapter 16.51 – Fish and Wildlife Habitat Conservation Areas
Soils Data	Clark County GIS	http://gis.clark.wa.gov/mapsonlin e/	Website
Priority Habitats and Species	Washington Priority Habitats and Species	http://apps.wdfw.wa.gov/phsonth eweb/	Website accessed on 10/17/22. The study area contains mapped areas of PHS per the Washington Department of Fish and Wildlife (WDFW).
Threatened and Endangered Species	USFWS species lists by County	Western Washington: https://ecos.fws.gov/ecp0/plans/s pecies-by-current-range- county?fips=53011	Website

Appendix B — Figures

Figure 1 of 7 – Vicinity Map

Figure 2 of 7 – Site Topographic Contours

Figure 3 of 7 – Soils Inventory

Figure 4 of 7 – Wetlands Inventory

Figure 5 of 7 – Priority Habitats and Species Group

Figures 6 of 7 – Shoreline Designations

Figures 7 to 7 – Identified Critical Areas















Photo Source: Clark County GIS



Figure 7 of 7 - Identified Critical Areas Critical Areas Report

Project: Lacamas Counseling Center Tax Parcel 124290000 Location: 3631 NE Everett St., Camas, WA 98607 Legal: NW 1/4, S02, T1N, R3E of the Willamette Meridian 45.6063 N. lat. / -122.4071 W long. County: Clark Applicant: Lacamas Counseling & Psychiatry Attn: Priscilla Gilbert 3400 SE 196th Ave, Ste. 102 Camas, WA 98607 Phone: (360) 954-8463 priscilla@lacamascounseling.com

Feet

Cascadia Ecological Services, Inc. 14205 NW 56th Avenue, Vancouver, WA 98685 (360) 601-8631 www.cascadia-inc.com

1/9/23

Appendix B1 - Existing Plant Species on Study area

Scientific Name	Common Name	WIS*
Acer macrophyllum	Big-leaf maple	FACU
Quercus garryana	Oregon white oak	FACU
Polystichum munitum	Swordfern	FACU
Symphoricarpos albus	Common snowberry	FACU
Festuca arundinacea	Tall fescue	FAC
Cirsium arvense	Canada thistle	FAC
Plantago lanceolata	Lanceleaf plantain	FACU
Taraxacum officinale	Common dandelion	FACU
Daucus carota	Queen Anne's lace	FACU

Appendix B1 Table 1. Dominant plant species occurring in uplands on the study area.

* Wetland Indicator Status (WIS):

OBL	=	occurs in wetlands > 99% of time

FACW = occurs in wetlands 67-99% of time

- FAC = occurs in wetlands 34-66% of time
- FACU = occurs in wetlands 1-33% of time
- UPL = occurs in uplands > 99% of time
- NI = indicator status not known in this region
- ~ = unsure as to FAC or FACU

Appendix C — Site Photos



Photo 2. East side of the study area at NE Everett Street facing west.



Photo 2. East side of the study area at NE Everett Street facing northwest.

Site Photos (cont.)



Photo 3. Southeast side of the study area at NE Everett Street facing offsite to the southwest.



Photo 4. West portion of the study area facing west towards the Lacamas Lake Shoreline Open Space area.

Appendix D — Site Plan





LACAMAS COUNSELING CENTER ENGINEERING & DESIGN PRELIMINARY APPLICATION AUGUST 2022 PROPERTY OWNER: CIVIL ENGINEERING ~ LAND PLANNING PRISCILLA & RYAN GILBERT DEVELOPMENT SERVICES 31514 NE 3RD STREET LANDSCAPE ARCHITECTURE WASHOUGAL, WA 98671 ryan@insiteseo.com 2005 BROADWAY VANCOUVER, WA 98663 PHONE (360)993-0911 124290-000 3631 NE EVERETT ST. CAMAS, WA 98607 FAX (360)993-0912 124290-000 VACANT LAND MX 22,525 0.52 ACRES S.F. NO KNOWN C-TRAN ROUTES WITHIN 1 MILE OF THE SITE. SEWER SERVICE WILL BE PROVIDED BY CITY OF CAMAS, PUBLIC WATER SERVICE WILL BE PROVIDED BY CITY OF CAMAS. NO SEPTIC SYSTEMS ARE KNOWN TO EXIST ON SITE. ONE WELL EXISTS ON-SITE. 1,800 SF MIN. ALLOWED SITE NONE NONE 10' IRΥ 15' 10' 25' 1-STORY 60%, 2-STORY OR MORE 50% NONE CITY OF CAMAS CITY OF CAMAS CLARK PUBLIC UTILITIES CITY OF CAMAS STANDARDS STORMWATER IS PROPOSED TO BE TREATED USING BIO-RETENTION FACILITIES OR OTHER APPROVED BMP'S STORMWATER WILL BE INFILTRATED INTO THE GROUND WHERE FEASIBLE OR DETAINED AND RELEASED AT OR BELOW PRE-DEVELOPED RATES. ACRES S.F. 0.52 22525 0.50 21669 0.50 21669 856 PRELIMINARY REVISIONS Camas HS CAM DESIGNED BY: SAT,SEM SAT,SEM DRAWN BY: CHECKED BY: KRS SCALE: 1" = 20'

APPLICANT: LACAMAS COUNSELING ATTN: PRISCILLA & RYAN GILBERT 3400 SE 196TH AVE. SUITE 102 CAMAS, WA 98607 PH: 360-975-0512 EM: priscilla@lacamascounseling.com PARCEL # & PROPERTY ADDRESS: CONTACT PERSON: SGA ENGINEERING, PLLC ATTN: SCOTT TAYLOR 2005 BROADWAY STREET VANCOUVER, WA 98663 PH: 360.993.0911 FX: 360.993.0912 CURRENT USE ZONING DESIGNATION GROSS SITE AREA TRANSIT ROUTES EXISTING WATER AND SEWER ENVIRONMENTAL CONDITIONS SITE IS MAPPED AS HAVING A HIGH PROBABILITY FOR ARCHAEOLOGICAL. EXISTING CONDITIONS DISCLAIMER THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY MGS SURVEYING AND PUBLIC SOURCES. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION. PROPOSED USE 4,051 SF COUNSELING CENTER & PARKING LOT DEVELOPMENT STANDARDS MINIMUM LOT AREA MINIMUM LOT WIDTH MINIMUM LOT DEPTH FRONT YARD SETBACK STREET SIDE YARD SETBACK INTERIOR SIDE YARD SETBACK REAR YARD SETBACK MAXIMUM LOT COVERAGE MAXIMUM BUILDING HEIGHT UTILITY PROVIDERS SEWER WATER ELECTRICAL STORMWATER MANAGEMENT TREATMENT DISPOSAL PROPOSED SITE AREA SUMMARY GROSS SITE AREA NET SITE AREA (GROSS AREA— R/W) AVERAGE LOT AREA PUBLIC RIGHT-OF-WAY DEDICATED 0.02 AVE

_FOUND 1/2" IR W/ Y.P.C. / CAP ILLEGIBLE

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 02, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON EM: STAYLOR@SGAENGINEERING.COM EXISTING SITE INFORMATION EXISTING PARCEL NUMBER THE SITE CONTAINS SOME OF THE SIGNIFICANT ENVIRONMENTAL CONDITIONS LISTED IN THE APPLICATION CHECKLIST. THE SITE IS LOCATED IN THE LACAMAS CREEK WATERSHED. THE PROPOSED SITE INFORMATION

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VICINITY MAP NTS

5023

JOB NUMBER

Exhibit 44 SHOR22-02

PRE5.Q_

SHEET


State Environmental Policy Act Determination of Non-Significance

CASE NO:SEPA 22-19 Lacamas Counseling CenterAPPLICANT:Scott Taylor
SGA Engineering
2005 Broadway
Vancouver, WA 98663REQUEST:Construction of a 4,051 square foot counseling ce

REQUEST: Construction of a 4,051 square foot counseling center building and parking lot and associated landscaping.

COMMENT DEADLINE:	January 26, 2023 at 5:00pm
SEPA DETERMINATION:	Determination of Non-Significance (DNS)
LEGAL DESCRIPTION:	The project is located in the City of Camas in the Northwest ¼ of Section 2, Township 1 North, Range 3 East, of the Willamette Meridian; and described as parcel number 124290-000.
LOCATION:	3631 NE Everett Street Camas, WA 98607

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

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

Determination:

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

Date of Publication & Comment Period:

Publication date of this DNS is <u>January 12, 2023</u> and is issued under WAC 197-11-340. The lead agency will not act on this proposal until the close of the 14-day comment period, which ends on <u>January 26, 2023</u>. Comments may be sent by email to <u>communitydevelopment@cityofcamas.us</u> or regular mail to:

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

Responsible Official:

Robert Maul (360) 817-1568

ne

Robert Maul, Planning Manager and SEPA official January 12, 2023 Date of publication

Vicinity map and Site plan







616 NE 4th Avenue Camas, WA 98607 www.ci.camas.wa.us

Date Published: January 12, 2023

To Whom It May Concern:

Please find enclosed a Determination of Non-Significance (DNS) for the **Lacamas Counseling Center (SEPA22-19)** 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:

- General application form and fee
- Applicant's narrative
- Site drawings and architectural elevations
- Traffic Study
- Tree Survey
- SEPA checklist
- Preliminary Stormwater Report
- Geotechnical Report
- Critical Areas Report
- Archaeological Predetermination*

All application materials are available for review upon request from the Community Development Department. *Archaeological information is exempt from public disclosure, consistent with RCW 42.56.300.

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

Please address all correspondence to:

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

Distribution:

Applicant Bureau of Indian Affairs C-Tran Camas School District Camas Building Official, Brian Smith Camas Communications Director, Bryan Rachal Camas Engineering Department Managers and Staff Camas Fire Department, Randy Miller Camas Finance Director, Cathy Huber Nickerson Camas Community Development Director, Alan Peters Camas Interim Mayor and City Council Members Camas Parks and Recreation, Trang Lam Camas Planning Manager and Staff Camas Police Chief, Mitch Lackey Camas Public Works Director, Steve Wall Camas Public Library, Connie Urguhart 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 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 & Recreation Washington Office of Archaeology & Historic Preservation Washington State Department of Transportation Washington State Parks and Recreation Commission, Environmental Program Property Owners within 300 feet (mailed the SEPA Determination & map)



State Environmental Policy Act Determination of Non-Significance

CASE NO: SEPA 22-19 Lacamas Counseling Center

- APPLICANT: Scott Taylor SGA Engineering 2005 Broadway Vancouver, WA 98663
- **REQUEST:** Construction of a 4,051 square foot counseling center building and parking lot and associated landscaping.

COMMENT DEADLINE:	January 26, 2023 at 5:00pm
SEPA DETERMINATION:	Determination of Non-Significance (DNS)
LEGAL DESCRIPTION:	The project is located in the City of Camas in the Northwest ¼ of Section 2, Township 1 North, Range 3 East, of the Willamette Meridian; and described as parcel number 124290-000.
LOCATION:	3631 NE Everett Street Camas, WA 98607

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).
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Determination:

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Date of Publication & Comment Period:

Publication date of this DNS is <u>January 12, 2023</u> and is issued under WAC 197-11-340. The lead agency will not act on this proposal until the close of the 14-day comment period, which ends on <u>January 26, 2023</u>. Comments may be sent by email to <u>communitydevelopment@cityofcamas.us</u> or regular mail to:

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

Responsible Official:

Robert Maul (360) 817-1568

n

Robert Maul, Planning Manager and SEPA official January 12, 2023 Date of publication

Vicinity map and Site plan







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

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 <u>all parts of your proposal</u>, 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 <u>SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D)</u>. 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] LACAMAS COUNSELING CENTER
- 2. Name of applicant: [help]

Lacamas Counseling Attn: Ryan and Priscilla Gilbert

3. Address and phone number of applicant and

contact person: [help]

Applicant: 3400 SE 196th Ave. Camas WA 98607 ph: 360-975-0512 Contact: Scott Taylor, 2005 Broadway Vancouver, WA 98663 Ph: 360-993-0911

- 4. Date checklist prepared: [help] June 22, 2022
- 5. Agency requesting checklist: [help] City of Camas
- 6. Proposed timing or schedule (including phasing, if applicable): [help] Build project in 2022-2023.

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]

Tree Survey, Geotechnical Report and Shoreline permit has been prepared.

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] NPDES permit for stormwater and shoreline permit with Ecology, DAHP review of the Archaeological pre-determination report.

10. List any government approvals or permits that will be needed for your proposal, if known. [help] Clark County will approve the well removal. City of Camas will approve Planning and Engineering.

Ecology will review the stormwater and shoreline permits.

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] Site plan for 4,051 sf Counseling Center on 0.52 Acre site. Retain existing oaks on-site. Frontage improvements will be completed along with parking lot improvements.

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] Access will come from the existing NE Everett Street at the east edge

of the property. The site address is 3631 NE Everett Street in Camas, WA. NW 1/4 of Section 2, T1N R3E WM Parcel #124290-000

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth [help]

a. General description of the site: [help]

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____Flat with some slope from N. to S.

b. What is the steepest slope on the site (approximate percent slope)? [help] Approx. 5%

SEPA Environmental checklist (WAC 197-11-960)

- 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] Hesson Clay Loams, HcB & Washougal Gravelly Loam, WgB
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]

No surface indications of unstable 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] Site grading will occur for new streets, utility infrastructure and homes. Approx. 5,000 cubic yards of grading will occur.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]

Yes, so erosion control methods are used like, straw, seeding, sediment ponds, waddles and silt fence.

- g. About what percent of the site will be covered with impervious surfaces after project
 - construction (for example, asphalt or buildings)? [help] Approx. 60%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help] Erosion control methods such as: straw, seeding, sediment ponds, waddles and silt fence may be used. Site watering may occur if the site becomes too dry or dusty.
- 2. Air [help]
- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]

Construction equipment will emit exhaust and air may get dusty during construction. This is a short term issue on-site.

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] Erosion control measures will help control the dust.

3. Water [help]

- a. Surface Water:
 - 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] Yes. The closest water body is Lacamas Lake approx. 130 feet to the west. This property does not touch the lake. The city owns a 100 foot wide parcel which is in between this parcel and the lake.
 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help]

Yes. The proposed building is approximately 160 feet from the OWHM of Lacamas Lake. A shoreline permit has been applied for with the project. This project meets the commercial use setback of 150 feet.

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. No impacts to Lacamas Lake are proposed or could occur from this project.

- 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. The Counseling center will not have any waste material. Sanitary sewer will be connected to the public sewer system and go to the city treatment plant.

b. Ground Water:

- 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. Public water will be provided by Camas. The existing well on-site will be decommissioned.
- 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] None. The sewer system will connect to the city public system. No chemicals are used with the proposed Counseling Center.

c. Water runoff (including stormwater):

- 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] Treated stormwater, from rainfall, will be detained on-site and infiltrated 100%. No runoff should leave the site or flow into other waters.
- 2) Could waste materials enter ground or surface waters? If so, generally describe. [help] No.
- Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help]

No. existing drainage patterns will remain the same across this site and on adjacent sites.

d. Proposed measures to reduce or control surface,

ground, and runoff water, and drainage pattern

impacts, if any: [help]

The stormwater system will be designed to collect, convey, treat, detain and infiltrate runoff from the site in a controlled manor.

4. Plants [help]

- a. Check the types of vegetation found on the site: [help]
 - x____deciduous tree: alder, maple, aspen, other
 - x_evergreen tree: fir, cedar, pine, other
 - <u>×</u>shrubs
 - <u>x</u>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]

Approx. 0.50 acres of the site will have the vegetation removed and soils graded. Existing grasses, trees and shrubs will be removed. No oak trees will be removed.

- c. List threatened and endangered species known to be on or near the site. [help] None Known. There are Oregon White Oak trees on the site which will be retained.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help] Native plants will be used on-site wherever possible. Existing white oak trees will be retained in the NW corner of the project.
- e. List all noxious weeds and invasive species known to be on or near the site. [help] Himalayan Black Berry is the primary noxious weed on-site.

5. Animals [help]

a. <u>List</u> any birds and <u>other</u> animals which have been observed on or near the site or are known to be on or near the site. <u>[help]</u>

Examples include:

birds: hawk, heron, eagle, songbirds, other: All of these birds could use the site. mammals: deer, bear, elk, beaver, other: No large mammals have been seen on-site. fish: bass, salmon, trout, herring, shellfish, other ______ No fish on this site.

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

SEPA Environmental checklist (WAC 197-11-960)

- c. Is the site part of a migration route? If so, explain.
- [help] This site is located in what is referred to as the Pacific Flyway. The flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains.
- d. Proposed measures to preserve or enhance wildlife, if any: [help] Landscape plantings and some tree retention on the perimeter of the project will provide food and cover for small birds, insects, small mammals and soil organisms.
- 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]
 Electricity or natural gas will be used to heat the homes and electricity will be used for lighting.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]
 - No.
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help]
 Comply with state building codes. Utilize efficient building designs to maximize building materials and minimize waste.

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]
 - No.
 - 1) Describe any known or possible contamination at the site from present or past uses.
 - [help]

None Known.

- 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 known.
- 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]

None known. Contractors may fuel up equipment on-site with truck mounted fuel tanks. Any spillage would be small and cleaned up immediately by the contractor.

- 4) Describe special emergency services that might be required. [help] Fire, Police or Ambulance.
- 5) Proposed measures to reduce or control environmental health hazards, if any: [help] None are necessary.

- b. Noise [help]
 - What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help] Mild vehicular traffic can be heard on-site. Road construction is currently occurring to the east and temporary.

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] 7 am - 7pm construction noise may come from the site.

3) Proposed measures to reduce or control noise impacts, if any: [help] Contractors will abide by city noise rules and future business owners as well.

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. <u>[help]</u>
 The site currently is vacant. Adjacent lots to the North. Sout and East have single-family homes.

The project will not affect land uses on adjacent properties. City open space land is located to the West. 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]

No.

- 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? [help] MX, Mixed use
- f. What is the current comprehensive plan designation of the site? [help] Commercial
- g. If applicable, what is the current shoreline master program designation of the site? [help] Urban Conservancy (UC)
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]

Shoreline Area is 200 feet from OHWM which extends onto this site by 60-70 feet. Oregon white oaks exist on the site and adjacent which are being protected and retained with this project.

- Approximately how many people would reside or work in the completed project? [help]
 - Up to 11 people may work on site at any given time. No people would live on site.
- j. Approximately how many people would the completed project displace? [help] None.
- k. Proposed measures to avoid or reduce displacement impacts, if any: [help] None proposed or necessary.
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]

Design of the project to meet city codes and standards for the MX zone and the Gateway District. The Shoreline Master Program is being met with the project and is discussed in the project narrative.

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

- 9. Housing [help]
- Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help] None. This is a commercial project.
- Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help] None.
- c. Proposed measures to reduce or control housing impacts, if any: [help] None. This is a commercial 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]
 15 to 21' 6". Wood or concrete based siding will be used along with non-structural rock/stone veneers.
- b. What views in the immediate vicinity would be altered or obstructed? [help] Only adjacent homes/neighbors will have a view of this project. Public driving by on NE Everett Street will see the project briefly.
- Proposed measures to reduce or control aesthetic impacts, if any: [help]
 Construction of visually appealing building. Retention of perimeter trees to screen site from neighboring homes.

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]

Only building and parking lot lighting will occur on site. Street lights may be used per city standards and will be on at night over the public roadway.

Retain all existing Oregon White Oak trees on-site and not impacting the mature Oaks and Maple trees off-site to the west where an existing forest is located.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [help] No. Proper shielding and orientation should eliminate any glare or safety hazards.
- c. What existing off-site sources of light or glare may affect your proposal? [help] None. Only adjacent homes and street lights will be visible from this project.
- d. Proposed measures to reduce or control light and glare impacts, if any: [help] Proper shielding and orientation of the lights will reduce glare and off-site issues.

12. Recreation [help]

- a. What designated and informal recreational opportunities are in the immediate vicinity? [help] Lacamas Lake is 130 feet west of the site. Future trails will be built by the city adjacent to this site. This project will connect to the city trail. There are multiple parks to the south and west within 1/4 mile of the site.
- 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] None. Public sidewalks will be built. On-site pathways will connect through to the city trail systems.

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]

None known.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help] No.
- 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]

A site pre-determination survey was completed by AAR and sent to the state Archaeological group, DAHP. No artifacts or historic items were found on the site surface or in the test pits they dug.

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] An inadvertent discovery plan and language is placed on the construction plans in the event the contractor finds any historic artifacts or remains.

14. Transportation [help]

 a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]

NE Everett Street is a public road on the east side of the project which will provide access to the site.

- 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]
 Public transportation is provided by C-Trans and operates approx. 1 mile to the south with route #92.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help] The project will not eliminate any parking spaces. The total parking spaces proposed on-site is 25.
- 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] Yes, NE Everett Street will be improved along the site frontage to City & WSDOT standards.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. <u>[help]</u> 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]

Approx. 114 average daily trips would occur to and from this site. The ITE 11th Edition was used for the rate. AM peak is usually around 8 and PM around 5. There would be 8 AM peak trips and 11 PM peak trips.

- 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] Build NE Everett Street to city standards for the new business and the public to use.

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, the project will require all public services. Emergency services like fire, police and ambulance, other services include trash & recycling, delivery services and utilities.

b. Proposed measures to reduce or control direct impacts on public services, if any. [help] Build project per city standards. Pay impact fees for traffic and parks. Future employees and the owners will pay taxes to the city and county for use in public services.

16. Utilities [help]

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

Electricity, Natural Gas, Water, Telephone, Sanitary Sewer and Refuse services.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]
 Water & Sewer: City of Camas, Telephone: Comcast or Qwest Electricity: Clark Public Utilities, Gas: 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.

S. 35

Signature:	MA/	W	
Name of signee	Scott Taylor		
		Land Lico Plannor	

Position and Agency/Organization _____Land Use Planner

Date Submitted: _07-15-2022

Carey Certo

From:	
Sent:	
To:	
Subject:	

Jerry BigEagle <jbigeagle@cowlitz.org> Friday, January 13, 2023 10:12 AM Community Development Email RE: SEPA22-19 Lacamas Counseling Center

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Hello,

I concur with this project.

Thank you, náx^włq^wul'as (thank you)

Jerry BigEagle

Tribal Historic Preservation Officer, Cowlitz Indian Tribe Physical: 4217 NW 319th St Ridgefield, WA 98642

Mailing: PO Box 2547 Longview, WA 98632

O - 360-353-9924 C - 360-916-1582 F - 360-577-6207

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www.cowlitz.org

From: Community Development Email <communitydevelopment@cityofcamas.us>

Sent: Thursday, January 12, 2023 1:25 PM

To: staylor@sgaengineering.com; Bureau of Indian Affairs <brian.haug@bia.gov>; Camas School District, Laura Nowland <laura.nowland@camas.wednet.edu>; Camas School District, Sherman Davis <sherman.davis@camas.wednet.edu>; Camas Washougal Post Record <kelly.moyer@camaspostrecord.com>; Chinook Indian Nation <Office@chinooknation.org>; Clark County Concurrency Engineer <David.Jardin@clark.wa.gov>; Clark County Natural Resources, John S. Karpinski <karpjd@comcast.net>; Clark County, Environmental Services, Kevin Tyler <kevin.tyler@clark.wa.gov>; Clark PUD, Construction Design Manager, David Tetz <dtetz@clarkpud.com>; Clark PUD, Senior ROW Agent, Vera Anderson <vanderson@clarkpud.com>; PermitReview <permitreview@cowlitz.org>; NRDpermit <nrdpermit@cowlitz.org>; C-Tran Analyst <devrev@c-tran.org>; Dept of Fish & Wildlife <R5Planning@dfw.wa.gov>; Dept. of Archeological & Historic Preservation <sepa@dahp.wa.gov>; Dept. of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Lorie Clark, Lower Columbia Fish Recovery Board <lclark@lcfrb.gen.wa.us>; Southwest Clean Air Agency, Duane Johnson <Duane@swcleanair.org>; US Army Corps of

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Cc: Alan Peters <APeters@cityofcamas.us>; Allen Westersund <AWestersund@cityofcamas.us>; Anita Ashton <AAshton@cityofcamas.us>; Bonnie Carter <BCarter@cityofcamas.us>; Brian Smith <BSmith@cityofcamas.us>; permits <permits@cityofcamas.us>; Cathy Huber Nickerson <chuber@cityofcamas.us>; Community Development Email <communitydevelopment@cityofcamas.us>; Connie Urquhart <CUrquhart@cityofcamas.us>; Curleigh (Jim) Carothers <jcarothers@cityofcamas.us>; Don Chaney <dchaney@cityofcamas.us>; Doug Quinn <DQuinn@cityofcamas.us>; Jim Hodges <JHodges@cityofcamas.us>; John Nohr <JNohr@cityofcamas.us>; Lauren Hollenbeck <LHollenbeck@cityofcamas.us>; Leslie Lewallen <LLewallen@cityofcamas.us>; Madeline Sutherland <MSutherland@cityofcamas.us>; Marilyn Boerke <MBoerke@cityofcamas.us>; Mitch Lackey <MLackey@cityofcamas.us>; Steve Wall <SWall@cityofcamas.us>; Steven Durspek <SDurspek@cityofcamas.us>; Tim Hein <THein@cityofcamas.us>; Trang Lam <TLam@cityofcamas.us>; Yvette Sennewald <YSennewald@cityofcamas.us>

Subject: SEPA22-19 Lacamas Counseling Center

WARNING: This email originated outside of the Cowlitz Indian Tribe. Please verify sender before replying, opening attachments or clicking on links.

Subject: SEPA22-19 Lacamas Counseling Center

Attached is a SEPA Determination of Non-Significance (DNS) for the Lacamas Counseling Center for your review and comment.

Request: Construction of a 4,051 square foot counseling center building and parking lot and associated landscaping.

Publication: The publication date for this DNS is Thursday, January 12, 2023. The SEPA comment period ends on Thursday, January 26, 2023, at 5:00 p.m.

Comments: Send comments to **communitydevelopment@cityofcamas.us** or by standard mail to the City of Camas SEPA Official, Community Development Department at 616 NE Fourth Avenue, Camas, WA 98607.

Carey Certo Administrative Support Assistant Community Development Office: 360-817-1568 www.cityofcamas.us

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In re: Lacamas Counseling Center

NO. SHOR22-02) AFFIDAVIT OF MAILING Respondent.

STATE OF WASHINGTON)) ss. CLARK COUNTY)

I, Carey Certo, on oath says:

I, Carey Certo, on January 19, 2023, I directed a true and correct copy of the Notice of Public Hearing to be served upon the parties herein, in the above-entitled action, by depositing with the U.S. Post Office, Camas, Washington, a postage-prepaid envelope containing same addressed as follows: See attached list.

SUBSCRIBED and SWORN to before me this <u>19</u> day of <u>January</u>, 2023.

Page 1 – Affidavit of Mailing

Acreana Baldun Notary Public in and for the State of

Washington, residing at Clark County My appointment expires: 10/01/2024



Randy Bjur 640 NE Garfield St Camas WA 98607

Karen Pickering 25909 NE 52nd Way Vancouver WA 98682

Burton Place 26503 SE 8th St Camas WA 98607

Dana Moulton 3606 SE Everett St Camas WA 98607

Zachry Frazee 3524 NE Everett St Camas WA 98607

Curtis Fleischman 3542 NE Everett Street Camas WA 98607

Jarred Yacob 211 NE 37th Cir Camas WA 98607

Chad Burton 222 NE 37th Cir Camas WA 98607

Matthew Miller 3705 NE Everett St Camas WA 98607 Tyler Robinson PO Box 822366 Vancouver WA 98682

Anna C Winters 3718 NE Everett St Camas WA 98607

David Burger 3530 NE Everett St Camas WA 98607

Gail Martling 363 SE James St Camas WA 98607

Blue Luna Holdings LLC 7721 NE Halsey St Portland OR 97213

Eric Fritz 3547 NE Everett St Camas WA 98607

Blue Luna Holdings LLC 7721 NE Halsey St Portland OR 97213

Brad Clifton 3711 NE 265th Ct Camas WA 98607



Richard T Geenty 2847 NW Lacamas Dr Camas WA 98607 Clark County Parks 4700 NE 78th St Vancouver WA 98665

Eric Garcia 3736 NE Everett St Camas WA 98607

Lacamas Monster LLC 3615 NE Everett St Camas WA 98607

Charles Stoltz II 3533 NE Everett St Camas WA 98607

Joshua Busch 416 NE 38th Ave Camas WA 98607

Brian Wright 3552 NE Everett Street Camas WA 98607

Christopher Brown 225 NE 37th Cr Camas WA 98607

Bryan Berry 6504 NE 17th Ave Vancouver WA 98665

City Of Camas 616 NE 4th Ave Camas WA 98607



Exhibit 48 SHOR22-02

Ruth MacGregor PO Box 656 Camas WA 98607







NOTICE OF PUBLIC HEARING

Lacamas Counseling Center

Shoreline Substantial Development Permit and Shoreline Conditional Use Permit (File #SHOR22-02) and Major Variance (File #MajVar22-02) (consolidated files: Site Plan Review (SPRV22-07), Major Design Review (DR22-07), Critical Areas Review (CA22-15) and State Environmental Policy Act (SEPA 22-19)

A public hearing for the "Lacamas Counseling Center" will be held remotely via Zoom and in-person at City Hall, 616 NE 4th Avenue, Camas, WA, 98607, on **Thursday, February 9, 2022, at 5:00 p.m**. The Lacamas Counseling Center application was submitted by SGA Engineering on September 7, 2022 and resubmitted October 7 and 19, 2022, and deemed technically complete on October 25, 2022. The applicant requests approval to construct a 4,051 square foot commercial building and parking lot at 3631 NE Everett Street, Camas, 98607, (*Tax Parcel 1242090-000*). The project area is within the shoreline designation of "Urban Conservancy".

<u>Questions/Comments</u>: The public hearing will follow the quasi-judicial process described within Camas Municipal Code §18.55.180. Public comments and questions are encouraged, and there are several opportunities available to interested citizens Comments related to this proposal may be submitted as follows: (1) In person by testifying at the public hearing held remotely via Zoom or at City Hall; (2) by regular mail to Planning Division staff, Lauren Hollenbeck, Senior Planner, at the Camas City Hall, 616 NE 4th Avenue, Camas, WA 98607; (3) by phone (360) 817-7253 or by email to: <u>communitydevelopment@cityofcamas.us</u>.

It is preferable that written comments be received at least five (5) working days prior to the public hearing, to be available with the online agenda and materials. After the agenda has been posted online, all other written comments must be received no later than noon (12:00pm) the day of the hearing to be included in deliberations. During the hearing, oral comments may also be submitted as well as written comments via email to <u>communitydevelopment@cityofcamas.us</u>.

Application Materials: The Lacamas Counseling Center development application included the following: Project Narrative; Preliminary Site Plan and Elevations; Pre-Application meeting notes; SEPA checklist, environmental reports, and other submittal documents. These documents are the available upon request to City by phone (360)817-7253 or by email communitydevelopment@cityofcamas.us.

<u>Participate</u>: The public hearing will be held in-person and remotely via Zoom. All citizens are entitled to have equal access to the services, benefits and programs of the City of Camas. Please contact the City Clerk at (360) 817-1591 for special accommodations if needed. The City will provide translators for non-English speaking persons who request assistance at least three working days prior to a public meeting or hearing.

<u>More Information</u>: The public hearing agenda and supporting documents will be available for review on the City's website at the Public Meeting Portal "Agenda, Minutes & Videos" link within the dropdown menu that is labeled "Community" or follow this link: <u>www.cityofcamas.us/meetings</u>

VICINITY MAP







State of Washington DEPARTMENT OF FISH AND WILDLIFE Southwest Region 5 • 5525 South 11th St Ridgefield, WA 98642 Telephone: (360) 696-6211 • Fax: (360) 906-6776

January 23, 2023

City of Camas, SEPA Official Community Development Department 616 NE Fourth Avenue Camas, WA 98607

To Whom It May Concern,

Thank you for the opportunity to comment on the Lacamas Counseling Center project. The Washington Department of Fish and Wildlife (WDFW) has reviewed the proposal and offers the following comments for your consideration.

WDFW appreciates how the development setback aligns with the Critical Area Ordinance for the City of Camas. However, WDFW recommends using Site Potential Tree Height of 200 years (SPTH200) for assessing environmental impacts which would implement a setback of 215 feet versus 150 feet. Furthermore, WDFW appreciates that impacts to the Oregon white oaks are avoided in this proposal.

WDFW recently released new riparian management recommendations, *Riparian Ecosystems, Volume 1:* Science Synthesis and Management Implications (Quinn et al. 2020) and Riparian Ecosystems, Volume 2: Management Recommendations (Rentz et al. 2020). In the new riparian management recommendations, WDFW no longer has a set buffer width for fish and non-fish bearing streams and instead bases it on the Site Potential Tree Height of 200 years (SPTH200) to ensure the riparian ecosystem has the greatest functionality. These ecological functions outlined in *Riparian Ecosystems, Volume 1: Science Synthesis and Management Implications* (Quinn et al. 2020) include, but are not limited to: stream morphology, erosion and sedimentation process, fish and wildlife habitat availability, wood recruitment, stream temperature, shading, pollutant removal, and nutrient cycling.

While this development follows the current shoreline setback of 150 feet, WDFW recommends assessing all impacts within 215ft to determine if there are impacts to the riparian area and ecological functions. Furthermore, WDFW recognizes that there are no proposed impacts to the Oregon white oak woodlands on site and appreciates that efforts were made to avoid impacts to this priority habitat.

Thank you for allowing WDFW to comment and I hope that you will consider all riparian impacts within 215 feet to be mitigated for in order to achieve no net loss of ecological function.

Thank you,

amaia Smith

Amaia Smith Habitat Biologist Washington Dept of Fish and Wildlife 5525 South 11th St. Ridgefield, WA

Cc: Maddie Nolan, Acting Regional Habitat Program Manager



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Southwest Region Office PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

January 26, 2023

Robert Maul, Planning Manager City of Camas Community Development Department 616 Northeast 4th Avenue Camas, WA 98607

Dear Robert Maul:

Thank you for the opportunity to comment on the determination of nonsignificance for the Lacamas Counseling Center Project (SEPA22-19) located at 3631 Northeast Everett Street as proposed by Scott Taylor for SGA Engineering. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SHORELANDS & ENVIRONMENTAL ASSISTANCE: Meghan Tait (360)-210-2783

Thank you for providing Ecology the opportunity to review the proposed Lacamas Counseling Center. The project will require a Conditional Use Permit (CUP) per City of Camas SMP Section 6.3.4(4)(a). All proposed development, including structures, decks and patios, should be located outside of the 150 foot Habitat Buffer, if possible, per the required mitigation sequencing. Any development proposed within the buffer will require a Variance Permit. The proposed trail must meet City of Camas SMP Section 16.51.110(C)(4) for Public and Private Pedestrian Trails. Please contact Shoreline Specialist, Meghan Tait, at <u>meghan.tait@ecy.wa.gov</u> or 360-210-2783 for questions or technical assistance.

SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department or Department of Ecology for proper management of these materials.

TOXICS CLEANUP: Sam Meng (360) 999-9587

No confirmed or suspected cleanup sites within a quarter of mile from the project area. No comment. For questions contact Sam Meng with the Toxics Cleanup Program at the Southwest Regional Office at (360) 999-9587.

Robert Maul January 26, 2023 Page 2

WATER QUALITY/WATERSHED RESOURCES UNIT: Brian Johnson (360) 624-5741

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

Construction Stormwater General Permit:

The following construction activities require coverage under the Construction Stormwater General Permit:

- 1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
- 2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
- 3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted. For additional information on contaminated construction sites, please contact Evan Wood at <u>evan.wood@ecy.wa.gov</u>, or by phone at (360) 706-4599.

Additionally, sites that discharge to segments of waterbodies listed as impaired by the State of Washington under Section 303(d) of the Clean Water Act for turbidity, fine sediment, high pH, or phosphorous, or to waterbodies covered by a TMDL may need to meet additional sampling and record keeping requirements. See condition S8 of the Construction Stormwater General Permit for a description of these requirements. To see if your site discharges to a TMDL or 303(d)-listed waterbody, use Ecology's Water Quality Atlas at: https://fortress.wa.gov/ecy/waterqualityatlas/StartPage.aspx.

The applicant may apply online or obtain an application from Ecology's website at: <u>http://www.ecy.wa.gov/programs/wq/stormwater/construction/ - Application</u>. Construction

Robert Maul January 26, 2023 Page 3

site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology Southwest Regional Office

(GMP:202300175)

cc: Meghan Tait, SEA Derek Rockett, SWM Sam Meng, TCP Brian Johnson, WQ



Southwest Region 11018 Northeast 51st Circle Vancouver, WA 98668-1709 360-905-2000 / Fax 360-905-2222 TTY: 1-800-833-6388 www.wsdot.wa.gov

January 26, 2023

Robert Maul Planning Manager and SEPA Official City of Camas Community Development Dept. 616 NE Fourth Ave Camas, WA 98607

Re: Lacamas Counseling Center—SEPA DNS (File No. SEPA 22-19) SR 500 MP 17.64

Dear Mr. Maul:

Washington State Department of Transportation (WSDOT) staff have reviewed the application materials submitted for the proposed Lacamas Counseling Center development. Approval of subsequent permits will result in the construction of an approx. 4,000 square foot office for counseling services, off-street parking, and associated frontage improvements and utilities. WSDOT would like to address our concerns and offer the following comments.

All stormwater from new impervious surfaces created within WSDOT right of way must be treated for quality and quantity within WSDOT right of way. If sufficient right of way is not available for these facilities the applicant may need to donate additional right of way to WSDOT for them. Hydraulic calculations and plans must be submitted for WSDOT review and approval. The drainage plans and calculations will need to meet the requirements set forth in the WSDOT Hydraulics Manual (Engineer Publication M23-03) and the Highway Runoff Manual (Engineer Publication M31-16). The applicant, prior to being granting final approval for this project, should provide documentation that WSDOT's drainage requirements have been satisfied to the permitting agency.

WSDOT only accepts and recognizes donations by means of a Warranty Deed along a State highway, even if property will eventually vest with a local jurisdiction. The right of way donation process could take several months to complete and should be started as early as possible to avoid potential delays to the project.

Please be advised that WSDOT is required to be reimbursed by agreement for our actual direct and related expenses associated with this project. All work performed within the WSDOT right of way will require our technical review, permits, inspection and approval by WSDOT prior to construction. This reimbursable agreement must be in place prior to WSDOT reviewing any plans submitted for approval.

WSDOT will require the following for all work within WSDOT right of way:

Lacamas Counseling Center—SEPA DNS (File No. SEPA 22-19) SR 500 MP 17.64 Page 2 of 2

- Proposed changes to State facilities must be designed to current WSDOT standards and specifications.
- Plans must be reviewed and accepted by WSDOT prior to beginning work.
- Engineering calculations, plans and reports submitted for review and approval must bear the seal and original signature of a professional engineer licensed in the State of Washington.
- Copies of all environmental documentation required of this project by any local, State, or Federal jurisdiction. Failure to provide this documentation may result in a substantial delay of approval by WSDOT.
- Construction must be done in accordance with the current WSDOT Standard Specifications for Road, Bridge, and Municipal Construction manual.
- Construction inspection will be performed by WSDOT at the developer's expense.

Due to the proximity of this proposal to SR 500, WSDOT will require that lighting installed by the applicant be of an appropriate wattage and be shielded and/or directed according to RCW 47.36.180 to avoid any glare to the motorists on the highway.

These comments are based on a preliminary review of your project. As this project progresses, there may be need for additional information by this department for further review. There may be other issues and requirements by this department that are not stated here. *This review does not constitute final approval by WSDOT.*

Thank you for the opportunity to comment on the above referenced project. If you have any questions or need additional information, please contact me at <u>BassD@wsdot.wa.gov</u> or at 360-831-5829.

Sincerely,

ylan M. Ba

Dylan Bass Development Review Planner WSDOT Southwest Region

Carey Certo

From:
Sent:
To:
Subject:

Lauren Hollenbeck Thursday, February 2, 2023 12:38 PM Carey Certo FW: Trails in Habitat Buffers

From: Tait, Meghan (ECY) <<u>mtai461@ECY.WA.GOV</u>>
Sent: Thursday, February 2, 2023 10:38 AM
To: Lauren Hollenbeck <<u>LHollenbeck@cityofcamas.us</u>>
Subject: Trails in Habitat Buffers

WARNING: This message originated outside the City of Camas Mail system. DO NOT CLICK on links or open attachments unless you recognize the sender and are expecting the content. If you recognize the sender as a city employee and you see this message this email is a phishing email. If you are unsure, click the Phish Alert button to redirect the email for ITD review.

Hi Lauren,

Thank you for the call today to clarify my SEPA comment. I wanted to follow up about the trail within the habitat buffer associated with Lacamas Counseling Center. Public and private pedestrian trails are an allowed activity per Critical Areas Chapter 16.51.110(C)(4) incorporated into the Camas SMP. Therefore, a variance is not required for trails that follow the provisions of that chapter and the SMP.

Have a great day,

Meghan Tait

Wetland/Shoreland Specialist Shorelands & Environmental Assistance Program WA Department of Ecology | Vancouver Field Office (360) 210-2783 | meghan.tait@ecy.wa.gov



This communication is public record and may be subject to disclosure as per the Washington State Public Records Act, RCW 42.56.

staylor@sgaengineering.com

From:	Michelle Lynch <michelle@aar-crm.com></michelle@aar-crm.com>
Sent:	Friday, October 7, 2022 2:43 PM
То:	Office@ChinookNation.org; kate_valdez@yakama.com; thpo@grandronde.org;
	tearafarrowferman@ctuir.org; culturalresources@ctuir.org; THPO@ctwsbnr.org;
	robert.brunoe@ctwsbnr.org; 2moon@nezperce.org; nakiaw@nezperce.org;
	lpfleeger@shoalwaterbay-nsn.gov; srussell@cowlitz.org
Cc:	lhollenbeck@cityofcamas.us; 'Scott Taylor'; Bill Roulette
Subject:	City of Camas predetermination survey report
Attachments:	21-2472 SGA Camas Report.pdf

All,

Pursuant to Camas municipal code 16.31.160, please find attached to this email a copy of AAR's city of Camas predetermination survey report for parcel 127400-000.

The recipients of this email are being sent a copy of the report to comply with Camas municipal code.

If you have any comments, please send them to:

Lauren Hollenbeck Senior Planner City of Camas 616 NE 4th Ave. Camas, WA 98607 360-817-1568 ext. 4253 Ihollenbeck@cityofcamas.us



By code, comments must be received by the city within 14 days of the date that this notification is sent.

Best, Michelle

Michelle Lynch | Project Archaeologist Applied Archaeological Research, Inc. 4001 NE Halsey Street, Suite #3 | Portland OR 97232 (503) 281-9451 | michelle@aar-crm.com

Lacamas Counseling Center (SHOR22-02) Index of Exhibits

Exhibit No.	Title/Description	Date Submitted
1	Application Form and Fee Sheet	9/7/22
2	Pre-Application Meeting Notes	7/22/21
3	Preliminary Shoreline Substantial Development Permit	9/7/22
	Narrative	
4	Preliminary Site Plan & Design Review Narrative	9/7/22
5	Preliminary Plan Set Cover Sheet	9/6/22
6	Preliminary Site Plan	9/6/22
7	Preliminary Existing Conditions	9/6/22
8	Preliminary Grading & Erosion Control	9/6/22
9	Preliminary Street, Stormwater & Utility Plan	9/6/22
10	Preliminary Landscape & Tree Plan	9/6/22
11	Preliminary Landscape Details	9/6/22
12	Floor Plan	8/11/22
13	Renderings and Elevations	8/11/22
14	Tree Survey and Recommendations Report	4/11/22
15	Geotechnical Report	2/25/22
16	Geotechnical Letter for Paver Feasibility	4/25/22
17	Health Department Review Letter	4/1/22
18	Traffic Study	6/6/22
19	SEPA Checklist	7/15/22
20	Preliminary Stormwater Report	9/6/22
21	Mailing Map & Certification 300 ft	6/30/22
22	Mailing Labels	9/7/22
23	Development Sign	9/7/22
24	Zoning Map	
25	Vicinity map	
26	Mailing Certification 300 ft_2 nd Submittal	10/4/22
27	Incomplete Application Review Letter_1 st	10/4/22
28	SGA Comments on Incomplete Review Letter	10/7/22
29	Revised Preliminary Plan Set Cover Sheet	1/31/23
30	Revised Preliminary Site Plan	1/31/23
31	Revised Preliminary Existing Conditions	1/31/23
32	Revised Preliminary Grading & Erosion Control	1/31/23
33	Revised Preliminary Street, Stormwater & Utility Plan	1/31/23
34	Revised Preliminary Landscape & Tree Plan	1/31/23
35	Revised Preliminary Landscape Details	10/7/22
36	Incomplete Application Review Letter_2nd	10/10/22
37	Critical Areas Report	10/18/22
Lacamas Counseling Center (SHOR22-02) Index of Exhibits

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38	Technically Complete Letter	10/25/22
39	Notice of Application	11/3/22
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42	Design Review Checklist	12/8/22
43	Revised Critical Areas Report	1/9/23
44	Updated Habitat Buffer Preliminary Site Plan	1/9/23
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