

Shoreline Management Review Committee Meeting Agenda Tuesday, March 02, 2021, 4:00 PM REMOTE PARTICIPATION

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CALL TO ORDER

INTRODUCTIONS / ROLL CALL

MEETING ITEM

1. Haley Short Plat (SHOR19-02)

Presenter: Lauren Hollenbeck, Senior Planner

ADJOURNMENT



STAFF REPORT HALEY SHORT PLAT (SHOR19-02) Shoreline Substantial Development Permit, Short Plat, Critical Areas Review, SEPA, Archaeological Review

Consolidated File Nos. SP19-01, CA19-01, ARCH19-03 Related File no. SEPA 19-12

PUBLIC MEETING DATE: MARCH 2, 2021

То:	Shoreline Management Review Committee	Applicant: Planning Solutions Chris Baumann PO Box 61406 Vancouver, WA 98666		
Proposal:	To subdivide 1.46-acres into 2 lots for single-family residences			
Location:	The project site is located at 4550 SW 5 th Avenue in Camas, Washington. Parcel # 127155-000 within the SE ¼ of Section 8, Township 1 North, Range 3 East of the Willamette Meridian.			
Public Notices:	The city mailed notices of application to neighboring properties within 300-feet of the subject site on July 4, 2019. The city issued a SEPA Determination of Non-significance (file# SEPA 19-12) on June 26, 2019, and the comment period ended on July 11, 2019. No SEPA appeals were submitted.			

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Applicable Law

The application was deemed complete on June 3, 2019, and the applicable codes are those codes that were in effect on the date of the application, to include Camas Municipal Code (CMC) Titles 16, 17 and 18; the Camas Shoreline Master Program (Ord. 15-007) consolidated with Critical Area Review within Appendix C (SMP); and the Shoreline Management Act (RCW 90-58) (WAC 173-27). Note: Camas Shoreline Master Program (SMP) and the Camas Municipal Code (CMC) citations are in italics throughout this report.

History

The subject property was short platted in 1998 when the property was located in Clark County jurisdiction. Prior to the 1998 short plat, a Concomitant Rezone Agreement and Covenant Running with the Land was recorded in 1993 with a required condition that a note is placed on the final plat that "no further divisions of these lots shall be proposed" (See Exhibit 24). Following the 1998 short plat, land covenants were recorded on the property including 1) an Agreement and Covenant Running With The Land, recorded in 2009 (See Exhibit 23), concerning the uses in the existing residence at 4420 SW 5th Avenue and 2) a Conservation Covenant, recorded in 2010 (See Exhibit 22), for the required habitat mitigation associated with the 1998 short plat. Subsequently, the property was annexed into the City of Camas jurisdiction in 2016 and the property boundary lines between 4550 & 4420 SW 5th Avenue were adjusted and recorded in 2019 (See Exhibit 15).

Proposal summary

Application has been made to the City of Camas for preliminary plat approval for a 2-lot short plat located off of SW 5th Avenue in the R-15 single-family residential zone. The preliminary short plat approval would create one new lot that will be short platted from the existing 1.46-acre parcel located off of SW 5th Avenue in the R-15 single-family residential zone. The existing property contains a single-family residence that is proposed to remain on one lot (proposed Lot 2) and the vacant lot is planned for a single-family residential structure (proposed Lot 1). The future home will be accessed off of SW 5th Avenue, a private road, to the north.

Single-family residential homes also zoned R-15 are located east and west of the site. SW 5th Avenue abuts the site to the north while the Columbia River abuts the site to the south. The site's topography generally slopes from the north to the south, while the middle portion of the site is a relatively flat bench. Vegetation on site includes mostly grass with some trees close to the river.

The project site also lies within the regulated shoreline of the Columbia River. The Camas Shoreline Master Program (SMP) classifies the shorelines of the property as "Aquatic" and "Medium Intensity". The subdivision of land requires a Shoreline Substantial Development permit as the total cost of the development exceeds \$6,416.00 or as adjusted by the State Office of Financial Management per SMP section 2.3.2.1. Residential uses are permitted within the "Medium Intensity" shoreline environment and require a 35-foot setback from the OHWM. The proposed residence is located outside of this

required setback approximately 75-feet from the OHWM of the Columbia River. The accessory utilities that will serve the proposed residence are considered part of the primary use. No work is proposed within the "Aquatic" shoreline environment designation.

The development is subject to review and approval of the following permits: Shoreline Substantial Development Permit, Critical Area permits, SEPA review, Archaeological review and Preliminary Short Plat review. The staff report includes the criteria for review for all of these permit types.

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.

Master Program Goals and Policies (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 short plat supports the following shoreline goals:

SMP, Section 3.10 Shoreline Use and Development "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 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."

SMP, Section 3.13 Water Quality and Quantity "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 a safe, clean water for the public's needs and enjoyment; and protect wildlife habitat."

FINDING: Staff finds that the project is consistent with the general policies of Chapter 3, given that the short plat provides an ecological benefit to the shoreline through water quality protection and is designed to not adversely impact shoreline ecological functions.

Medium Intensity Shoreline Designation (Chapter 4)

The management policies of the Medium Intensity Shoreline Designation at SMP Section 4.3.4.4 are as follows:

1) The scale and intensity of new uses and development should be compatible with sustaining shoreline ecological functions and processes, and the existing residential character of the area.

FINDING: The short plat is consistent with the density and dimensional standards for subdividing land in the R-15 single-family residential zone. The construction of a new residential structure is compatible with the existing residential character of the area and the vegetation enhancement areas will improve ecological functions and processes of the shoreline.

2) Public access and joint use (rather than individual) of recreational facilities should be promoted.

FINDING: Recreational facilities are not proposed within this shoreline designation and therefore this criterion is not applicable.

 Access, utilities, and public services to serve the proposed development within shoreline should be constructed outside shorelines to the extent feasible, and the minimum necessary to adequately serve existing needs and planned future development.

FINDING: The entire subject property is located within shoreline jurisdiction and therefore any development is the minimum necessary to adequately serve the needs of the residential structure.

4) Public or private outdoor recreation facilities should be provided with proposals for subdivision development and encouraged with all shoreline development if compatible with the character of the area. Priority should be given first to water-dependent and then to water-enjoyment recreation facilities.

FINDING: Public and private recreational facilities are not proposed with this short plat and therefore this criterion is not applicable.

5) Commercial development should be limited to water-oriented uses. Non-water-oriented commercial uses should only be allowed as part of mixed-use developments where the primary use is residential and where there is a substantial public benefit with respect to the goals and policies of the Program such as providing public access or restoring degraded shorelines.

FINDING: Commercial development is not proposed within this shoreline designation and therefore this criterion is not applicable.

General Shoreline Use and Development Regulations (Chapter 5)

The following general regulations of Chapter 5 Section 5.1 (beginning on page 5-1) are as follows: 1. Shoreline uses and developments that are water-dependent shall be given priority.

FINDING: The development is not water-dependent and is located approximately 75-feet from the Columbia River, which will not interfere with other water-dependent uses.

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.

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: The proposed single-family residential structure is to be located within the Medium Intensity shoreline designation and approximately 75-feet from the OHWM.

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.

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 critical area reports for fish and wildlife habitat conservation areas and geologically hazardous areas with discussions of avoidance and minimization efforts. The applicant's narrative includes a discussion of frequently flooded areas. 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.

Archaeological, Cultural and Historic Resources (Section 5.2)

The application included an archaeological predetermination survey report that was sent to the Department of Archaeology and Historic Preservation and Tribal Representatives for review and comment. The report concluded that no further archaeological work is necessary.

FINDING: If an item of possible archaeological interest is discovered on site, work will immediately cease and notification of the findings will be sent to the appropriate parties.

Critical Areas Protection (Section 5.3)

The subject parcel includes the following critical areas as regulated by the SMP: Frequently Flooded Areas; Geologically Hazardous Areas; and Fish and Wildlife Habitat Conservation Areas.

Frequently Flooded Areas- SMP Appendix C, Chapter 16.57

The subject property is currently located within Frequently Flooded Areas per FEMA mapping. The short plat includes the creation of one new additional lot to be located outside of the flood hazard area consistent with SMP Appendix C Section 16.57.020.D that requires no additional lots to be created in frequently flooded areas. Building envelopes will be required to be located outside of the frequently flooded areas and conditioned as such.

Geologically Hazardous Areas- SMP Appendix C, Chapter 16.59

Clark County GIS mapping identified steep slopes at the northern and southern portions of the property and landslide hazard areas. As such, the applicant submitted a Geotechnical Report dated July 24, 2019 prepared by Earth Engineering, Inc. The proposed location of the new residential structure is at the middle of the site, which is mostly flat. The geotechnical report did not identify any signs of erosion or unstable slopes and concluded the building site would not likely be impacted by hazards associated with landslides. The geotechnical report did recommend the proposed residential structure be setback a minimum of 20-feet from the bottom of the slope at the north side of the site (See Exhibit 8). A supplemental memo submitted by Earth Engineering, Inc. dated January 8, 2020 clearly identified the location of the slope setback line (See Exhibit 9). The preliminary grading and erosion plan shows the proposed building foundation approximately 30-feet from the slope setback line. Staff recommends a conditions of approval that the building foundation is setback 20-feet from the bottom of the slope consistent with the geotechnical report recommendation.

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

Clark County GIS mapping identifies the Columbia River along the southern boundary of the project site. As such, the applicant submitted a Fish & Wildlife Habitat Conservation Areas Critical Areas Report dated October 24, 2019 prepared by Olson Environmental, LLC (See Exhibit 10). According to the report, the Columbia River is a Type S stream and therefore is subject to a 150-foot stream buffer setback per SMP Appendix C Section 16.61.040.D. Further, stream buffers may be reduced up to 25% pursuant to SMP Appendix C Section 16.61.040.D.2.b. The proposed residential structure is located approximately 75-feet north of the Columbia River OHWM and thereby encroaches into the required 150-foot stream buffer more than 25%.

At page 3 of the applicant's Critical Areas Report, the applicant is proposing to reduce the buffer as allowed under SMP Appendix C 16.61.040.D.4 Alternative Mitigation for Stream Buffers which states, "The requirements set forth in this section may be modified at the City of Camas' discretion if the applicant demonstrates greater habitat functions of a per function basis, can be obtained in the affected drainage basin as a result of alternative mitigation measures." The applicant's Critical Areas Report indicates that limited habitat function is present in the buffer reduction area due to the presence of impervious surfaces and lack of vegetation, which will be compensated with a habitat buffer enhancement area to include native tree and shrub plantings and a monitoring, maintenance and adaptive management plan, as described in the applicant's Critical Areas Report.

The City requested WSP, a third party, to review Olson Environmental LLC's Fish & Wildlife Habitat Conservation Area Critical Areas Report with the requirements of the applicable City of Camas Shoreline Master Program Appendix C Chapter 16.51 *General Provisions of Critical Areas* and Chapter 16.61 *Fish and Wildlife Habitat Conservation Areas* regulations (See Exhibit 11). WSP's memo dated December 20, 2019 found that the applicant's Critical Areas Report dated October 24, 2019 substantially meets the requirements of Section 16.51 and 16.61 with the exception of identifying goals and objectives of the compensation proposed and analyzing the likelihood of the mitigation project's success in the Critical Areas Report pursuant to 16.51.170.A, which will be conditioned to be addressed in the Final Mitigation Plan. WSP's memo concluded that *"Based on the proposed mitigation measures, the applicant will provide greater habitat functions, on a per function basis, upon completion of the proposed mitigation measures and associated maintenance and monitoring."* As such, staff finds the applicant may reduce the buffer as allowed under SMP Appendix C 16.61.040.D.4. A final mitigation plan is required per SMP Appendix C Section 16.61.030.F.1 and conditioned as such.

Staff recommends that a conditional of approval is necessary for the installation of temporary construction fencing prior to construction to clearly mark in the field the critical area buffer and fencing should remain throughout permitted construction activities. In addition, prior to final short plat approval, permanent fencing should be installed at the edge of the habitat conservation area per SMP Appendix C Section 16.51.200.C. Fencing specifications should be submitted to the City for review and approval prior to installation.

A permanent protective mechanism to ensure long-term preservation and maintenance of the mitigation actions within the entire buffer enhancement area will be required per SMP Appendix C Section 16.61.040.D.2.e and conditioned as such. Further, a copy of the recorded conservation covenant document must be submitted to the City prior to final short plat approval.

Prior to final short plat approval, the applicant will be required to post a mitigation bond in an amount deemed acceptable by the City to ensure mitigation is fully functional per SMP Appendix C Section 16.51.230 and conditioned as such.

FINDING: Permanent impacts to the stream buffer will be mitigated with best management practices for erosion control during construction and native 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.

Specific Shoreline Use Regulations (Chapter 6)

The specific use regulations for residential development begins at page 6-21 of the SMP. The applicant addresses the criteria of this section at page 10 of the narrative.

SMP Section 6.3.12 Residential Development

1. Residential development shall include provisions to ensure preservation of native vegetation and control erosion during construction.

FINDING: No native vegetation is proposed for removal. Erosion control measures and best management practices will be implemented to minimize erosion impacts as shown on the preliminary grading and erosion control plan.

2. New residential construction shall be located so as not to require shoreline stabilization measures.

FINDING: The proposed single-family residential structure is to be located approximately 75-feet from the OHWM and therefore will not require shoreline stabilization.

3. New residential development shall be prohibited in, over, or floating on the water.

FINDING: This criterion is not applicable as residential development is not proposed in, over, or floating on the water.

4. New residential development shall be located and designed that the bulk and density of structures minimizes view obstructions to and from the shoreline.

FINDING: The existing railroad right-of-way located immediately north of the property is on an elevated levee like earthen structure, which currently blocks views of the shoreline from properties to the north. As such, the proposed residential structure will not block shoreline views.

5. Clustering of residential units shall be allowed where appropriate to minimize physical and visual impacts on shorelines.

FINDING: The western lot of the proposed 2-lot short plat contains an existing single-family residence and the eastern lot will include the construction a new single-family residential structure. Clustering of residential units is not proposed and therefore this criterion is not applicable.

6. In those areas where only onsite sewage systems are available, density shall be limited to that which can demonstrably accommodate protection of surface and groundwater quality.

FINDING: Public sanitary sewer is not available to this site. The current residence is connected to an existing septic system and a new septic system is proposed for the new residential structure. Approval from Clark County Health Department will be required prior to installation of the new septic system.

7. New residential development, including sewage disposal systems, shall be prohibited in floodways and channel migration zones.

FINDING: The new septic system is proposed on the north side of the new residential structure, which are both located outside of floodways and channel migration zone areas.

8. Appurtenances, accessory uses, and facilities serving a residential structure shall be located outside setbacks and critical areas and buffers unless otherwise allowed under this Program to promote community access and recreational opportunities.

FINDING: Appurtenances, accessory uses, and facilities are not proposed and therefore this criterion is not applicable.

9. New residential units or lots created through land division in the shoreline shall be sized and configured in accordance with the city's zoning ordinance and shall only be permitted when the following standards are met:

- a. Flood hazard reduction measures are not required and will not be necessary during the life of the development or use in accordance with Appendix C, Chapter 16.55 Frequently Flooded Areas.
- b. Shoreline stabilization measures are not required.

FINDING: The new residential structure will be located outside of flood hazard areas and 75-feet from the OHWM. Therefore, flood hazard reduction measures and shoreline stabilization measures will not be necessary.

Short Plat Review (CMC 17.09)

Criteria for Preliminary Short Plat Approval. The community development director or designee shall base their decision on an application for preliminary plat approval on the following criteria:

1. The proposed short plat is in conformance with the Camas comprehensive plan, neighborhood traffic management plan, Camas parks and open space comprehensive plan, and any other city adopted plans;

City of Camas Comprehensive Plan:

The subject property is designated as Single-Family Low in the city's Comprehensive Plan, which includes the Single-Family Residential (R-15) zone designation. Single-family dwellings are an allowed use in the Single-Family Residential zone under CMC 18.07.040 Table 2. The applicant is proposing lots required to meet the R-15 development design criteria, which is further discussed under approval criteria 6 within this staff report. The proposed short plat will help accommodate the projected growth through well-planned utilization of existing land and is compatible with the adjacent residential uses. The proposed house, when built, will provide housing opportunities to meet the needs of the community in accordance with the Housing element of the Comprehensive Plan.

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 (ADTs) or more. The proposed short plat development consists of the addition of one new lot, which does not meet the threshold for installation of traffic calming measures.

Parks and Open Space Plan:

The 2014 Parks, Recreation and Open Space Comprehensive Plan does not identify a required trail or parking improvements adjacent to the subject parcel. Therefore, this plan is not applicable to this project.

FINDING: Staff finds the proposed project can or will be compatible with the applicable aforementioned city plans.

2. Provisions have been made for water, storm drainage, erosion control and sanitary sewage disposal for the short plat which are consistent with current standards and plans as adopted in the Camas Design Standard Manual;

<u>Water:</u> City water is not available to the proposed development. The existing residence on proposed Lot 2 (4550 SW 5th Ave.) receives water from an existing well located on the parcel to the east at 4420 SW 5th Avenue and will continue to share the existing well. A 10-foot wide private water service easement for the benefit of proposed Lot 2 (4550 SW 5th Ave.) is required. The easement will cross the north east portion of proposed Lot 1 in order to continue to provide water service from 4420 SW the Avenue to proposed Lot 2 (4550 SW 5th Ave.).

Staff recommends a condition of approval requiring that prior to final plat approval, the applicant should be required to provide a private water service easement across proposed Lot 1 for the benefit of proposed Lot 2. The private water service easement is to be recorded and a copy of the recorded easement is to be submitted to the City.

As City water is not available to the proposed development, a new well is planned for proposed Lot 1. The new well is proposed to be located in the south eastern portion of proposed Lot 1.

Staff recommends a condition of approval that prior to drilling the new well, the applicant should submit to the Building Department documentation from Clark County Health Department approving the drilling of the new well.

Storm Drainage: A preliminary stormwater report (TIR), prepared by Hale Development Services and dated February 20, 2019, was submitted by the applicant. The report states that any land-disturbing activities will be specific only to proposed Lot 1 in order to construct the driveway access from SW 5th Avenue and for the construction of the single-family residence. The proposed improvements are estimated to be approximately 8,500 square feet of impervious pollution generating surfaces (IPGS), which includes 3,300 square feet of driveway and 5,200 square feet for the SFR footprint. As the IPGS is greater than 5,000-square feet, the project triggers Minimum Requirements (MR) #1-#9 for 'New Development Project Thresholds' per Ecology's Stormwater Management Manual for Western Washington (SWMMWW). A MR #6 'Runoff Treatment' is required, as the project exceeds 5,000 square feet of IPGS. However, MR #7 'Flow Control' will not be required. Stormwater flows to the Columbia River, which is a flow control exempt waterbody.

Staff recommends a condition of approval that prior to final engineering plan approval, the applicant should submit a final stormwater report addressing the latest SWMMWW (effective July 2019).

<u>Erosion Control:</u> Adequate erosion control measures can or will be provided at the time that site improvements are submitted for this short plat in accordance with adopted city standards. Site improvements will be limited to proposed Lot 1 during the construction of the driveway access and single family residence. An Erosion Sediment Control (ESC) plan will be submitted to the City for review and approval prior to any land disturbing activities. Staff finds that development will not be required to provide an Erosion Control Bond, per CMC 17.21.050.B.3, as the improvements are less than one acre.

The development of proposed Lot 1 will not require to a NPDES General Construction Stormwater Permit (GCSWP) as land-disturbing activities will be less than one acre. However, the applicant will be required to comply with Ecology's SWMMWW Minimum Requirements (MR) #1-#9, including MR#2 submittal of a Stormwater Pollution Prevention Plan (SWPPP).

Sanitary Sewage Disposal: A City sanitary sewer main is not available to the proposed development. The existing residence located on proposed Lot 2 (4550 SW 5th Ave.) is connected to its own existing septic system, which includes a septic tank and drain field. The existing residence (4550 SW 5th Ave.) will remain connected to a septic system. However, the existing residence located on proposed Lot 2 (4550) is proposing to decommission the existing septic tank and install a new septic tank.

Staff recommends a condition of approval that prior to building permit approval, the applicant provide documentation to the Building Department that the existing septic tank on proposed Lot 2 (4550 SW 5th Ave.), has been is decommissioned in accordance with state and county guidelines.

The applicant is proposing to install a new septic system for proposed Lot 1, which includes a septic tanks and drain field. The new septic system will be located in the north eastern portion of Lot 1. Staff recommends a condition of approval that the applicant provide to the Building Department documentation of approval to install a new septic system from the Clark County Health Department, prior to installation of the new septic system for proposed Lot 1.

FINDING: Staff finds that as conditioned adequate provisions can or will be made for water, stormwater, sanitary sewer, and erosion control improvements that will be acceptable to the city and consistent with city requirements.

3. Provisions have been made for roads, utilities, street lighting, street trees, and other improvements that are consistent with the six-year street plan, the Camas Design Standard Manual and other state adopted standards and plans;

<u>Public Roads</u>: The proposed short plat is located on the south side of the BNSF railroad tracks and is not accessible via a public road.

<u>Private Roads/Lot Access</u>: The proposed short plat and SW 5th Avenue are accessible via a railroad crossing located approximately 585-feet west of the proposed development. SW 5th Avenue, which is an existing paved private road, provides access to twelve existing single-family residences. Additionally, SW 5th Avenue is located on the river side of the railroad tracks, within a 100-foot right-of-way owned by Burlington Northern - Santa Fe (BNSF) Railroad.

Per CMC 17.19.040.B Table 1 – Minimum Private Street Standards, private roads with access to five or more dwelling units greater than 300-feet in length should have a tract width of 48-feet, with 28-feet of paved surface, sidewalks, planter strips, and no parking on one side. The existing roadway is a 12-foot wide paved surface, which does not include sidewalks, planter strips, or parking on either side, which does not meet the city's minimum standards for a private road.

Per CMC 17.19.040.B.10.f, which states "When, on the basis of topography, projected traffic usage or other relevant facts, it is unfeasible to comply with the foregoing right-of-way, tract and street width standards, the approval authority, upon recommendation from the City Engineer, may permit a deviation from the standards of Table 17.19.040-1 and Table 17.19.040-2."

As this is an existing private roadway located within a BNSF right-of-way and constrained by railroad tracks on its north side and the Columbia River on its south side, a deviation request from the minimum private road standards is recommended by the City Engineer.

Additionally, staff requested the applicant verify with BNSF that the addition of a new driveway within BNSF right-of-way was acceptable. The applicant's consultant provided an email, dated February 5, 2020, from BNSF's property management company (See exhibit 26). The email states:

"agreements aren't specific to the property but rather the user utilizing the crossing to access the property....the current agreement has no term and therefore utilization of the crossing is allowed to access any property owned by the permit holder across the crossing. If the lot is sold, ownership would change and the new owners would then need to gain an agreement for utilization of the crossing."

Therefore, per the February 5, 2020 email, upon the sale of proposed Lot 1, the new owner will need to contact BNSF to obtain an agreement for utilization of the crossing to access the lot. Staff recommends a condition of approval that prior to final plat approval, a plat note should be added stating that future owners of Lot 1 and Lot 2 will be required to obtain a "Utilization of Crossing" agreement from BNSF.

<u>Street lighting:</u> SW 5th Avenue is an existing private street located between the BNSF Railroad tracks and the Columbia River. Currently, there is not any existing street lighting along the roadway. Any existing lighting is confined to the individual single family residences located on the south side of SW 5th Avenue. A deviation from the requirement for street lighting would be supported by the City Engineer.

<u>Street trees and Landscaping</u>: CMC 17.19.030.F.1 requires each dwelling unit to be landscaped with at least one two-inch diameter tree in the planter strip of the right-of-way, or similar location in the front yard of each dwelling unit. Because street frontage improvements are not required along SW 5th Avenue as discussed above, a two-inch diameter tree should be planted in the front yard and conditioned as such. Staff recommends a condition of approval that prior to final engineering plan approval, that the

applicant submit to the city for review and approval a final landscape plan consistent with the landscaping standards in CMC Chapter 18.13. Street trees should be installed or bonded for prior to final occupancy.

FINDING: Staff finds that the applicant can or will make adequate provisions as conditioned for roads, utilities, street lighting, street trees, and other improvement that are consistent with the six-year plan, the Camas Design Standard Manual or other state adopted standards and plans.

4. Provisions have been made for dedications, easements and reservations;

The applicant will be required, prior to final short plat approval, to provide a copy of the water service easement across proposed Lot 1 for the benefit of Lot 2 (4550 SW 5th Ave.).

FINDING: Staff finds adequate provisions for dedications, easements, and reservations can or will be made by the applicant at the time of site plan approval as conditioned.

5. Appropriate provisions are made to address all impacts identified by the transportation impact study;

A traffic impact analysis is required when the projected number of trips are in excess of 199 VPD (vehicles per day). The proposed short plat development will not generate an excess of 199 VPD. Therefore, a traffic impact analysis is not required for the purpose of short platting.

FINDING: Staff finds the applicant was not required to include a transportation impact study due to the anticipated low traffic volumes that will be generated with the addition of one lot. Staff finds that this provision does not apply to this particular development.

6. The design, shape and orientation of the proposed lots are appropriate to the proposed use for which the lots are intended;

As shown on the preliminary short plat, the proposed lots will have access onto a private street and a minimum 40 x 40 square foot building envelope per CMC 17.19.030.D.1-3. The building envelope on proposed Lot 1 should not include the existing water easement including any identified critical areas and will be conditioned as such.

Proposed Lot 1 is the oversized lot and is exempt from the lot size requirements per CMC 18.09.040 Table 1 Footnote 3, *"For parcels with an existing dwelling, a one-time exception may be allowed to partition from the parent parcel a lot that exceeds the maximum lot size permitted in the underlying zone. Any further portioning of the parent parcel or the oversized lot must comply with the lot size requirements of the underlying zone."* Therefore, Lot 2, which contains the existing house must comply with the maximum lot size requirement of 24,000 square feet of the R-15 zone and meets this requirement with a proposed 19,679 square foot lot size.

Both lots comply with the required 30-foot front yard setback, 15-foot side yard setback and 35-foot rear yard setback. As previously discussed under the critical areas section of this staff report, the building envelope for Lot 1 will be setback a minimum of twenty (20) feet from the bottom of the slope as shown on the preliminary short plat and conditioned as such.

The maximum building lot coverage is 35% per CMC 18.09.040 Table 1. Lot coverage, setbacks and building envelopes should be shown on the final short plat and conditioned as such.

FINDING: Staff finds that the lots proposed can or will meet the city requirements for residential lots as conditioned.

7. Provisions are made for the maintenance of commonly owned private facilities;

The proposed development does not intend to construct any commonly owned private facilities. Stormwater facilities will be sized and located on the individual lots with maintenance the responsibility of the individual lot owner.

FINDING: Staff finds this provision does not apply to this particular development.

8. The short plat complies with the relevant requirements of the Camas land development and zoning codes, and all other relevant local regulations; and

As discussed under criterion 6 above, the short plat complies with density and dimensional standards of CMC Section 18.09.040 Tables 1 and 2.

<u>Tree Density</u>: At page 10 of the Applicant's narrative, no existing trees are proposed for removal and as such a tree survey is not required per CMC 18.13.040.B. Per CMC 18.13.051.A Table 1 – Required Tree Density, a minimum of 20 tree units (TU) per net (developable) acre is required to be incorporated into the overall landscape plan. Tree density may consist of existing trees, replacement trees or a combination thereof. Based on the 1.46 – net acres, 29 (TU) is required. Based on the applicant's narrative at page 9, the existing (TU) on site is 57 which exceeds this requirement. To protect the existing trees and to ensure the minimum (TU) is met, temporary construction fencing should be installed and maintained during construction and placed in a conservation covenant or protective easement.

As discussed under the Critical Areas Review section of this staff report, the short plat can or will comply with the critical areas regulations in the SMP as conditioned.

FINDING: Staff finds the preliminary short plat as conditioned can and will meet the relevant requirements of Title 17 Land Development and Title 18 Zoning, as discussed throughout this report. Staff also finds the proposed development can and will meet all other relevant requirements for stormwater and erosion control per CMC Title 14.

9. That the plat meets the requirements of Chapter 58.17 RCW and other applicable state and local laws which were in effect at the time of preliminary plat approval.

FINDING: Staff finds the proposed preliminary short plat can or will meet the requirements of RCW 58.17 and other applicable state and local laws that are in effect at the time of final platting. The final short plat will be processed in accordance with the requirements of CMC 17.21.060.

SEPA Comments

A SEPA checklist was submitted with a Determination of Non Significance (DNS) was issued June 27, 2019 for the proposed development due to the presence of environmentally sensitive areas on the property. Two SEPA comments were received; one from the Department of Ecology on July 11, 2019 (Exhibit 16) concerning implementing erosion control measures and one from Southwest Clean Air Agency on July 2, 2019 (Exhibit 17) concerning construction dust measures. The comment period ended July 11, 2019 and no appeals were submitted.

Public Comments

On August 5, 2019 the City received a joint public comment letter signed by several property owners concerning the Haley Short Plat (See Exhibit 18). The primary issues in the letter addressed maintenance of the existing private road, the conservation area, current septic tank and impact on assessed property value. On October 9, 2019 the City received a second joint public comment letter (Exhibit 19) signed by the same property owners in the August 5, 2019 letter concerning the 1993 Concomitant Rezone Agreement and Covenant Running With the Land, particularly in regards to the plat note "no further divisions of these lots shall be proposed" and the required turnouts for emergency vehicles. With these public comment letters, documents were attached and are referenced above under the 'History' section of this staff report.

Staff received a letter from the applicant's attorney dated November 1, 2019 in response to the above referenced public comment letters (See Exhibit 25).

Staff response to public comments:

Maintenance of the private road: The City cannot require the applicant to maintain an existing private road outside the boundaries of the short plat. Further, as discussed in this staff report under criterion 3, roadway frontage improvements are not required.

Conservation area: Habitat mitigation is required and proposed with the Haley Short Plat as discussed in this staff report. A condition of approval is the recording of a habitat conservation covenant per City code. The existing conservation covenant was a County requirement when the property was under the County's jurisdiction.

Septic Tank: The proposed preliminary stormwater plan illustrates that the applicant is proposing to decommission and install a new septic tank for the existing residence on proposed Lot 2 and the property to the east. The applicant is also proposing to install a septic tank for the new residence on proposed Lot 1 as discussed in this staff report under criterion 3.

Assessed value: Assessed value is not a zoning or land development criteria and therefore is not applicable.

Concomitant Rezone Agreement and Covenant Running with the Land: "No further subdivisions of these lots shall be proposed" is a plat note on the 1998 short plat when the property was under County jurisdiction. Since the property is now under Camas jurisdiction, the applicant requests to terminate the Concomitant agreement based on item 4 in that agreement. The current development shall now comply with City development codes.

On January 21, 2021 the applicant submitted to the City a signed letter by the neighbors that submitted the joint public comment letters dated August 5 and October 9, 2019 as described above. According to the signed letter, the neighbors no longer oppose the Haley Short Plat proposal per a settlement agreement with the applicant (Exhibit 27).

Conclusions

- 1. Based upon the submitted plans and reports, staff finds that "short plat and the single-family residential construction" is an allowed use activity within the medium intensity shoreline designation in accordance with SMP Table 6-1, and may be approved.
- 2. As proposed, staff finds that the project is consistent with the general goals and policies of the SMP pursuant to SMP Chapter 3 Goals and Policies and Chapter 5 General Use & Development

Regulations including the Specific Shoreline Use Regulations of SMP Chapter 6 at Section 6.3.12 for Residential Development.

- 3. The development can comply with the critical area regulations of the SMP, Appendix C
- 4. As conditioned, the applicant can comply with the provisions of CMC Title 17 Land Development and Title 18 Zoning.

Recommendation

Per SMP Appendix C Section IV, the SMRC shall, by majority vote, take one of the following actions:

- 1) If the proposal is determined to be of minor significance, it may approve or deny issuance of a permit prior to conclusion of the meeting. A recommendation is then forwarded to Ecology for their review or,
- If the significance of the project is such that it is likely to involve public concern over the proposed use of the shoreline, it shall refer the application in a written decision to the Hearings Examiner for a public hearing

Staff recommends **APPROVAL** of the Haley Short Plat (File #SHOR19-02) Shoreline Substantial Development consolidated permit as conditioned below:

Proposed Conditions of approval:

- 1. Site improvement plans shall be prepared in accordance with the City of Camas Design Standards Manual (CDSM) and CMC 17.19.040.
- 2. The plans shall be prepared by a licensed civil engineer in Washington State and submitted to the City's Engineering Department for review and approval.
- **3.** A 3% engineering construction plan review and construction inspection fee shall be required for this development. The fee will be based on an engineer's estimate. The estimate shall be submitted to the Engineering Department for review and approval. The fee shall be paid prior to release of the approved construction plans to the applicant. Under no circumstances will the applicant be allowed to begin construction prior to approval of the construction plans.
- Any existing wells, septic tanks, and septic drain fields, to be decommissioned, shall be decommissioned in accordance with state and county guide lines regardless of lots or properties served by such utility, per CMC 17.19.020.
- 5. In the event that any item of archaeological interest is uncovered during the course of a permitted ground disturbing action or activity, all ground disturbing activities shall immediately cease and the applicant shall notify the Community Development Department and DAHP.
- **6.** The applicant shall remove all temporary erosion prevention and sediment control measures from the site at completion of all site improvements, which includes stabilization of all disturbed soil.
- 7. Final as-built construction drawing submittals shall meet the requirements of the CDSM.
- 8. The applicant shall comply with the SEPA agency comments from Ecology and SWCAA.
- **9.** The applicant shall comply with the geotechnical report recommendations to minimize any potential hazards associated with construction, which includes placing the proposed building foundation a minimum 20-feet from the bottom of the slope at the north end of the site.
- **10.** Irrigation or other measures shall be in place to ensure successful establishment of vegetative cover for a period of three years.

- **11.** The applicant shall install temporary construction fencing to clearly mark in the field the habitat conservation area prior to permitted construction activities and should remain throughout construction.
- **12.** Fencing specifications for the habitat conservation area shall be submitted to the City for review and approval prior to installation.
- **13.** Best Management Practices (i.e. erosion control measures) shall be implemented throughout project construction.
- **14.** Prior to drilling the well, the applicant shall submit to the Building Department documentation from Clark County Health Department approving the drilling of the new well.
- **15.** Prior to installation of the new septic system for proposed Lot 1, the applicant shall submit to the City Building Department documentation from Clark County Health Department approving the installation of a new septic system.
- **16.** To protect the existing trees and to ensure the minimum required (TU) is met, temporary construction fencing shall be installed and maintained during construction.

Prior to Engineering Plan Approval:

- 17. A final mitigation plan, consistent with the SMP Appendix C Section 16.61.030.F, shall be submitted to the City for review and approval. Further, the plan shall include identifying the goals and objectives of the compensation proposed and analyzing the likelihood of the mitigation project's success pursuant to CMC 16.51.170.A.
- **18.** The applicant shall submit a final stormwater report addressing the latest SWMMWW (effective July 2019).
- **19.** The applicant shall submit to the City for review and approval a final landscape plan consistent with the landscaping standards in CMC Chapter 18.13.

Prior to Final Short Plat Approval:

- **20.** Permanent fencing shall be installed along the edge of the habitat conservation area per SMP Appendix C Section 16.51.200.C.
- **21.** A habitat conservation covenant pursuant to SMP Appendix C Section 16.61.040.D.2.e shall be recorded with the County and a copy of the recorded covenant document shall be submitted to the City.
- **22.** The applicant shall post a mitigation bond in an amount deemed acceptable by the City per SMP Appendix C Section 16.51.230.
- **23.** The applicant shall record the private water service easement across proposed Lot 1 for the benefit of proposed Lot 2 and submit a copy of the recorded private water easement to the City.
- **24.** A plat note shall be added stating the future owners of Lot 1 and Lot 2 will be required to obtain a "Utilization of Crossing" agreement from BNSF.
- 25. Lot coverage, setbacks and building envelopes shall be shown on the final short plat.
- **26.** The building envelope on proposed Lot 1 shall not include the existing water easement or any identified critical areas and their associated buffers.
- **27.** A tree conservation covenant or protective easement shall be recorded and submitted to the City.

Prior to Final Acceptance:

28. Habitat mitigation plantings shall be installed.

Prior to Final Occupancy:

- **29.** Street trees shall be installed or bonded for and located within the front yard setback with a minimum two-inch diameter breast height. Specified trees shall be maintained in good health, and damaged or dying trees shall be promptly replaced (within six months) by the homeowner.
- **30.** The applicant shall provide documentation to the City Building Department that the existing septic tank located on proposed Lot 2 (4550 SW 5th Ave.) has been decommissioned in accordance with state and county guidelines.

Plat Notes:

- A 10-foot wide private water service easement shall be provided across Lot 1 for the benefit of Lot
 2.
- 2. Future owners of Lot 1 and Lot 2 shall obtain a 'Utilization of Crossing' agreement from BNSF.
- 3. No further short platting or subdividing will be permitted once the final short plat has been recorded.
- 4. A building permit will not be issued by the Building Department until all site improvements are completed and final acceptance is issued by the City.
- 5. The lots in this short plat are subject to traffic impact fees, school impact fees, and park/open space impact fees. New dwellings are subject to the payment of appropriate impact fees at the time of building permit issuance.
- 6. New automatic fire sprinkler systems designed and installed in accordance with NFPA 13D or 13R are required in all new residences.
- 7. The following minimum setbacks shall apply: Front yard 30-feet, Side yard 15-feet and Rear yard 35-feet. Building envelope for Lot 1 shall be setback 20-feet from the bottom of the steep slope at the north end of the site.
- 8. Maximum lot coverage is 35%.

Appeal

Appeal information is found within the Camas SMP, Appendix B (page B-7).



Planning Solutions Inc.

Architecture Interior Architecture Landscape Architecture Land Use Planning Graphic Arts Development Consulting Environmental Planning Public Involvement

Christopher A. Baumann, LA Principal, Director of LA WA 635, OR 354

Mark D. DiLoreto, AIA Director of Architecture WA 8809, OR 3086, ID AR2657

P.O. Box 61406 Vancouver, Washington 98666 Phone: 360-750-9000 psi@planningsolutionsinc.com www.planningsolutionsinc.com EXHIBIT 1 SHOR 19-02 Item 1. Narrative Page 1 of 14

October 23, 2019

Lauren Hollenbeck, Senior Planner City of Camas Development Review Services 616 NE Fourth Avenue Camas, Washington 98607

Regarding: Haley Short Plat Short Subdivision Submittal

Ms. Hollenbeck,

For the proposed Haley Short Plat project, please find all required plans, documents, and fees included for the following applications:

- Short Subdivision Review
- SEPA
- Shoreline Permit
- Critical Areas Review
- Archaeological Predetermination
- Tree survey

This application proposes to subdivide a $1.46\pm$ acre parent parcel into two lots pursuant to Short Subdivisions (CMC 17.09). The proposed Short Plat will create one new single-family residential lot and utilize an existing private road for access.

The project site is located (Tax Lot 127155-000) is located at 4550 SE 5th Avenue, Camas, WA, in the SE ¹/₄ of Section 8, Township 1N, Range 3E of the Willamette Meridian. The lot is zoned Single-Family Residential (R-15), with a Comprehensive Plan designation of Single Family Low (SFL).

Submittal Requirements Checklist

Per the general application requirements of CMC 18.55.110 and requirements for a Preliminary Short Plat CMC section 17.09.030. All copies have been submitted at the time of application.

- Completed **Application** and fees.
- List of permits included in this narrative.
- **Certified Mailing List** showing the properties within a 300' radius of the project parcels. Mailing Labels are attached separately.
- A Narrative follows this section.
- **Preliminary Proposed Plat plans** included in this submittal:
 - Existing Conditions Plan
 - Preliminary Plat
- Preliminary Stormwater Plans & Report
- Tree Survey
- Reduced **site development plans** (& vicinity map) are included in the Proposed Plat plan set. Full-size plans attached separately.
- A copy of the **Preapplication meeting notes**.
- SEPA Checklist.
- An Archaeological Predetermination and Survey is included.
- A Fish & Wildlife Habitat Conservation Areas Critical Areas Report is attached.
- A Slope Stability Assessment is attached
- Three (3) hard copies submitted at the permit counter and in electronic format.

We ask for the assistance of Staff in processing this application within the minimum time line. The Applicant and Consultants are committed to facilitating the efforts of Staff by providing their services as needed. Please contact **Chris Baumann**, Planning Solutions, Inc., **360/750-9000**, with any request for assistance.

NARRATIVE:

The following responses, as well as the entire submittal, are intended to demonstrate compliance with the corresponding section of code.

Existing Use

The project site is located (Tax Lot 127155-000) is located at 4550 SE 5th Avenue, Camas, WA. One single family residence currently exists on the site.

Site Description

The site currently consists of one tax lot located in the SE $\frac{1}{4}$ of Section 8, Township 1N, Range 3E of the Willamette Meridian with approximately $1.46\pm$ acres of land. The site is located within the City Limits of Camas, Washington and is zoned Single-family Residential (R-15) under CMC 18.05 with a Comprehensive Plan Zone Designation of (SFL).

The project site is bordered by S.W. 5th Avenue and the S.P & S. Railroad Right-of-Way to the north. The abutting properties to the east and west are both zoned R-15 with single family uses. The Columbia River borders the site to the south.

Vegetation on the site consists of lawn areas, several black cottonwoods on the southern portion of the property and two Douglas-fir trees within the northern portion of the site. Blackberry occurs along the shoreline of the Columbia River.

The site slopes from north to south at $\pm 20\%$ along the northerly 1/3 of the site and is mostly flat ($\pm 2\%$) within the middle portion, and then slopes down $\pm 25\%$ to the top bank of the Columbia river.

The site's soils appear to contain Non-Hydric, Newberg Silt Loam (NbB) soils.

There are no mapping indicators for wetlands on the site.

The 100-year flood plain boundary of the Columbia River exists along the southern edge of the property.

Proposed Project

This application proposes a two-lot short plat. The new lot is proposed to be short platted from the existing $1.46\pm$ acre single-family lot. Access for both lots is from the existing private road, SW 5th Avenue. The existing single-family residence on the site will remain on lot 2 of the short plat and a new home with associated infrastructure will be constructed on lot 1.

Preliminary Plat Approval Criteria - CMC 17.09.030D: (Camas code verbiage in *italics*)

Criteria for Preliminary Short Plat Approval. The community development director or designee shall base their decision on an application for preliminary plat approval on the following criteria:

1. The proposed short plat is in conformance with the Camas comprehensive plan, neighborhood traffic management plan, Camas parks and open space comprehensive plan, and any other city adopted plans;

The project site is zoned R-15 which is in conformance with the site's comprehensive plan designation of SFL. Adopted City plans are not applicable to this site.

2. Provisions have been made for water, storm drainage, erosion control and sanitary sewage disposal for the short plat which are consistent with current standards and plans as adopted in the Camas Design Standard Manual;

Water

Public water is not available to this site and will not be available in the foreseeable future. The existing residence on the project site is connected to a shared well located on the neighboring property to the east. Lot 2 of the proposed short plat will contain the existing residence, which is to remain, and will continue to be connected to the existing well on the neighboring property to the east. A new well is proposed for lot 1 of the proposed short plat. The new well is proposed within the south-eastern portion of proposed lot 1. Clark County Health Department approval will be obtained prior to drilling the new well.

Storm Drainage

The project's storm drainage measures have been designed, in conformance to CMC 14.02 Stormwater Control, by the project civil engineer, Steve Hale of Hale Development Services. A preliminary stormwater plan and preliminary stormwater report have been included with this application.

The southerly $\pm 35^{\circ}$ of the parcel is within the 100-year floodplain and the entire site presently drains to the Columbia River. The Columbia River is a flow control exempt waterbody as Referenced in SWMMWW, Flow Control Exempt Surface Waters, Appendix I-E (page 133).

Preliminary stormwater plan (sheet 5) shows the contributing basin boundary for the proposed driveway for lot 1. A bioretention planter is proposed for treatment of the runoff from the proposed driveway. A roof drain lateral is to be supplied as shown on the

Haley Short Plat Narrative Page 5 of 14

stormwater plan, with an outfall rip rap pad and flow spreader to be installed approximately 6 feet from top bank of the river.

The land disturbing activities are to include installation of a driveway and a residential home on lot 1. There are no improvements proposed for lot 2. The lot 1 preliminary proposal estimates that the new lot could generate as much as 8,500 square feet (sf) of total impervious pollution generating surfaces, 5,200 sf of possible residential building area and 3,300 sf of driveway (impervious). The estimated total impervious area for lot 1 is greater than 5,000 sf, triggering the water quality requirements. The stormwater requirements for water quantity (detention) are not triggered because this project drains into a flow control exempt waterbody, the Columbia River. The proposed project is to meet the runoff treatment (water quality) by utilizing a bioretention planter to treat the runoff from the driveway and a portion of the paved existing private access road. The project will create more than 5,000 square feet of impervious surfaces and must comply with Minimum Requirements #1 through #9 for the new hard surfaces and the converted vegetated areas.

Erosion Control

The project's storm drainage and erosion control measures have been designed, in conformance to CMC 14.06 Erosion and Sediment Control, by the project civil engineer, Steve Hale of Hale Development Services. A preliminary grading & erosion control plan has been included with this application.

Sanitary Sewage Disposal

Public sanitary sewer is not available to this site and will not be available in the foreseeable future. The existing residence on the project site is connected to an existing septic system. Lot 2 of the proposed short plat will contain the existing residence, which is to remain, and will continue to be connected to its existing septic system. A new septic system is proposed for lot 1 of the proposed short plat. The new septic system is proposed within the northern portion of lot 1. Clark County Health Department approval will be obtained prior to installation of the new septic system.

3. Provisions have been made for roads, utilities, street lighting, street trees, and other improvements that are consistent with the six-year street plan, the Camas Design Standard Manual and other state adopted standards and plans;

The project site is accessed via an existing private road, SW 5th Avenue. Water & sanitary sewer utilities are described above and electric services is available to the site. Street lighting, street trees and other improvements per the six-year street plan & Camas Design Standard Manual are not applicable to this site.

4. Provisions have been made for dedications, easements and reservations;

No dedication or reservations are required for this project site. Any required easements will be recorded with the final plat.

5. Appropriate provisions are made to address all impacts identified by the transportation impact study;

Traffic trips generated by the project site are less than 199 vehicles per day thus a traffic study is not required.

6. The design, shape and orientation of the proposed lots are appropriate to the proposed use for which the lots are intended;

The proposed lots have been designed per the R-15 zoning standards. Proposed lot 2 will contain the existing residence on the site while a new residence will be constructed on lot 1.

7. Provisions are made for the maintenance of commonly owned private facilities;

A maintenance agreement exists for the existing shared well serving the existing residence on the site and the neighboring property to the east.

8. The short plat complies with the relevant requirements of the Camas land development and zoning codes, and all other relevant local regulations; and

CMC Title 16 – Environment

SEPA

A State Environmental Policy Act (SEPA) form is included with this submittal. A determination of non-significance is expected.

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Archaeological

An Archaeological Predetermination Survey has been prepared for this project and has been included with this submittal. No historic or prehistoric archaeological materials were observed, and no further work is recommended.

Critical Areas

An Environmental Constraints Assessment, Critical Areas Report and a Slope Stability Assessment have been included with this submittal.

Frequently Flooded Areas: Per SMP Appendix C Section 16.57.020.D no new lots (or construction) are proposed within the frequently flooded areas.

Geological Hazard Areas: Slopes in excess of 15% (approximately 20%) existing along the northern boundary of the site and along the southern boundary at the bank of the Columbia River. The slope along the northern boundary contains existing SE 5th Avenue, existing driveways and existing septic drainfields. No new building construction is proposed in this area. The southern slope is the bank of the Columbia River and no new construction is proposed within this slope area. A Slope Stability Assessment has been included with this submittal.

Fish & Wild Habitat Conservation Areas: The Columbia River is located immediately south of the project site. The Applicant is proposing to reduce the 150-foot riparian buffer adjacent to the Columbia River to 75 feet as allowed under SMP 16.61.040(D)(4) Alternative Mitigation for Stream Buffers which states: *The requirements set forth in this section may be modified at the City of Camas' discretion if the applicant demonstrates the greater habitat functions of a per function basis, can be obtained in the affected drainage basin as a result of alternative mitigation measures.*

The project has avoided all direct impacts to the Columbia River. However, the project is proposing to reduce the riparian habitat buffer to provide for the existing Lot 2 residence and the building area for Lot 1 as allowed under SMP. These habitat impacts will be compensated though enhancement of riparian habitat on-site along the shoreline of the Columbia River. The project is proposing to reduce the 150-foot riparian zone of the Columbia River to allow for the construction of a house on Lot 1 and to maintain the house and landscaped area on Lot 1. According to SMP Table 6-1 the residential building setback in the medium intensity designated shoreline is 35 feet. The Applicant is proposing to reduce the riparian buffer to 75 feet as allowed under SMP 16.61.040(D)(3)(4). Currently a manufactured home, car port, and compacted gravel occur within the 150-foot riparian buffer. Due to presence of impervious surfaces and lack of any vegetation in this area it provides a fragmented riparian habitat function and is

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considered functionally isolated. This 4,860 ft² area is therefore not included in the buffer reduction calculations.

According to WDFW (Riparian Ecosystems 2018) typical riparian system functions include stream temperature modification, water purification, floodwater storage, stream channel stabilization, woody debris recruitment, and provided areas for fish and wildlife movement. Currently the buffer reduction area consists of a house and gravel driveway and parking area in the northwest portion of the reduction area $(4,860 \text{ ft}^2)$. The remainder of the riparian buffer reduction area (15,078 ft²) is maintained lawn. One black cottonwood tree is within the buffer reduction area and this tree will not be removed as a result of the short plat. Based on these existing conditions, the reduction area provides minimal riparian habitat function for any of the above described functions. To compensate for this buffer reduction, the Applicant is proposing to plant the 20,080 ft² area between the OHWM and the 75-foot reduced riparian buffer. This area is maintained lawn with several black cottonwood trees. No shrub layer exists in this area. This planting will consist of a native tree and shrub planting that will provide a diverse plant community, increased structure and an overall lift in habitat functions over the existing parklike setting. The enhanced buffer is adjacent to the Columbia River which will provide a corridor for wildlife to move freely through this area to access the river and other habitats that may occur on adjacent properties. In addition to the planting, the Applicant will remove and maintain existing nonnative aggressive plant species from the enhancement area and along the shoreline. The proposed planting plan details are specified within the submitted Critical areas report.

CMC Title 17 - Land Development

This project has been designed in accordance of the provisions of CMC Title 17. The applicable sections are discussed below.

Chapter 17.01.040 Dedications

No dedications, public streets, tracts or public trails are proposed by this short plat.

Chapter 17.01.050 Survey Content

The submitted preliminary plat and existing conditions plans have been developed in accordance with these standards.

Chapter 17.09 Short Subdivisions

CMC Sections 17.09.030(B) and 17.09.030(D) are addressed earlier in this narrative and by the entire contents of this submittal.

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Item 1.

Chapter 17.19 Design & Improvement Standards

This short plat has been designed in accordance with these standards as does not propose any deviations.

Chapter 17.21 Procedures for Public Improvements

The applicant understands these procedures for permitting and final approval and does not propose any deviations.

CMC Title 18 - Zoning

Chapter 18.05.040 Residential and Multifamily zones.

The project site is zoned R-15 and per CMC 18.05.040 single family dwellings will be proposed on the project lots. This two-lot short plat has been designed to meet the minimum density of 2 to 3 dwelling units per acre.

Chapter 18.09 Density and Dimensions

The project site is zoned R-15 and as noted below meets the R-15 single family density and dimensional standards as well as the setback standards noted in CMC 18.09.040.

Project Summary Table – R-15 Zoning Requirements			
Site Area		1.46± AC	
	Standard*	Proposed	
Minimum Lot Size	12,000 SF	19,679 SF	
Maximum Lot Size	24,000 SF	44,153 SF*	
Minimum Lot Width	100 FT	101 FT	
Minimum Lot Depth	100 FT	138 FT	
Maximum Building Lot Coverage	30%	30% max	
Maximum Building Height	35 FT	35 FT max**	
Minimum Setbacks			
Front	30 FT	30 FT	
Side	15 FT	15 FT	
Street Side	30 FT	n/a	
Rear	35 FT	35 FT	

*Per CMC 18.09.040 Table 1, footnote 3 an exception to the maximum lot size is allowed due to the existence of a single-family residence on the project site that is being retained.

** to roof peak per Shorelines

Chapter 18.31.040 Procedures for Landscape, Tree & Vegetation Plans

No existing trees are proposed to be removed as part of this project. Per CMC 18.13.040.B a tree survey is not required.

Chapter 18.13.51 Minimum Tree Density Requirement

Per CMC 18.13.051 20 tree units per acre are required. This proposed short plat requires 29 tree units and provides 57 tree units via on site existing trees as noted below.

Site Area	Tree Units Req / Acre	Tree Units Required
1.46 AC	20 units / acre	29
Tree Species	Dia @ Breast Height (dbh)	Tree Units per CMC 18.13.051 Table 2
Douglas Fir (north part of lot - (Pseudotsuga menziesii)	12"	2
Douglas Fir (north part of lot - (Pseudotsuga menziesii)	12"	2
Black Cottonwood (south part of lot – Populus balsamifera)	36"	14
Black Cottonwood (south part of lot – Populus balsamifera)	30"	11
Black Cottonwood (south part of lot – Populus balsamifera)	24"	8
Black Cottonwood (south part of lot – Populus balsamifera)	24"	8
Black Cottonwood (south part of lot – Populus balsamifera)	20"	6
Black Cottonwood (south part of lot – Populus balsamifera)	20"	6
	Total Tree Units	57

9. That the plat meets the requirements of Chapter 58.17 RCW and other applicable state and local laws which were in effect at the time of preliminary plat approval.

RCW 58.17.110 Approval or disapproval of subdivision and dedication -- Factors to be considered --Conditions for approval -- Finding -- Release from damages.

Haley Short Plat Narrative Page 11 of 14

(1) The city, town, or county legislative body shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. It shall determine: (a) If appropriate provisions are made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) whether the public interest will be served by the subdivision and dedication.

The project site is accessed via an existing private road, SW 5th Avenue.

City of Camas water service is not available to the site. The western lot will utilized its existing shared well and a new well is proposed for the eastern lot.

City of Camas sewer service is not available to the site. The western lot will utilized its existing septic system and a new septic system is proposed for the eastern lot.

A Stormwater Report, stormwater plans and erosion control plans have been prepared by the project civil engineer Steve Hale that address the City of Camas's requirements. This report and plans has been included as part of the preliminary review package.

(2)A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of such subdivision and dedication. If it finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served, then the legislative body shall approve the proposed subdivision and dedication. Dedication of land to any public body, provision of public improvements to serve the subdivision, and/or impact fees imposed under RCW 82.02.050 through 82.02.090 may be required as a condition of subdivision approval. Dedications shall be clearly shown on the final plat. No dedication, provision of public improvements, or impact fees imposed under RCW 82.02.050 through 82.02.090 shall be allowed that constitutes an unconstitutional taking of private property. The legislative body shall not as a condition to the approval of any subdivision require a release from damages to be procured from other property owners.

No dedication are required, the project site is accessed via an existing private road, SW 5th Avenue.

Camas Shoreline Master Program: (Camas code verbiage in *italics*)

The project site is located within the Medium Density shoreline designation where residential development is an allowed use.

Chapter 6.3.12 – Residential Development is addressed below.

1. Residential developments shall include provisions to ensure preservation of native vegetation and control erosion during construction.

No native vegetation is proposed to be removed as part of this 2-lot short plat. The project's storm drainage and erosion control measures have been designed, in conformance to CMC 14.06 Erosion and Sediment Control, by the project civil engineer, Steve Hale of Hale Development Services. A preliminary grading & erosion control plan has been included with this application.

2. New residential construction shall be located so as not to require shoreline stabilization measures.

No shoreline stabilization is proposed as part of this 2-lot short plat. In addition shoreline stabilization will not be required by the future residential construction as the existing residence is located 125' from the ordinary high water mark, and the second new residence will be constructed at least 75' from the ordinary high water mark.

3. New residential development shall be prohibited in, over, or floating on the water.

No residential development is proposed in, over, or floating on the water.

4. New residential development shall be located and designed that the bulk and density of structures minimizes view obstructions to and from the shoreline.

The future residence will not obstruct the view to the shoreline as the railroad right-of-way is located on the north side of the property on a levee like earthen structure; this right-of-way effectively blocks views of the shoreline from properties to the north. No view exist from the shoreline landward.

5. Clustering of residential units shall be allowed where appropriate to minimize physical and visual impacts on shorelines.

N/A. The western lot of this 2-lot short plat will contain an existing residence and the eastern lot will contain a new residence.

6. In those areas where only onsite sewage systems are available, density shall be limited to that which can demonstrably accommodate protection of surface and groundwater quality.

This 2-lot short plat has been designed in conformance with the City of Camas' R-15 zoning district. The new onsite sewage system proposed will be reviewed and approved by the Clark County Health Department prior to construction.

7. New residential development, including sewage disposal systems, shall be prohibited in floodways and channel migration zones.

This project does not propose residential development or sewage disposal systems within floodways or channel migration zones.

8. Appurtenances, accessory uses, and facilities serving a residential structure shall be located outside setbacks and critical areas and buffers unless otherwise allowed under this Program to promote community access and recreational opportunities.

No appurtenances, accessory uses, or facilities are proposed as part of this project.

9. New residential units or lots created through land division in the shoreline shall be sized and configured in accordance with the city's zoning ordinance and shall only be permitted when the following standards are met:

This 2-lot short plat has been designed in conformance with the City of Camas' R-15 zoning district.

a. Flood hazard reduction measures are not required and will not be necessary during the life of the development or use in accordance with Appendix C, Chapter 16.55 Frequently Flooded Areas.

The future new residence on the new lot will be located and designed so as to not require flood hazard reduction measures.

b. Shoreline stabilization measures are not required.

Shoreline stabilization will not be required by the future residential construction as the existing residence is located 125' from the ordinary high-water mark, and the second new residence will be constructed at least 75' from the ordinary high water mark.

Summary

We believe the establishment of this project is in the best interest of the public as a whole. This project will fulfill goals identified within the Comprehensive Plan, such as providing low density residential lots. The development goals for the site will be fulfilled resulting in a broader tax base that will help furnish funding for projects enjoyed by the public as a whole.

We ask that Staff utilize this narrative to supplement the entire submittal in order to reach findings that will support a recommendation of Approval. Please give me a call with any question that you might have.

Please forward a copy of all correspondence to Planning Solutions, Inc. c/o **Chris Baumann**, PO Box 61406, Vancouver, WA 98666; Phone: 750-9000; email: chrisb@planningsolutionsinc.com

Sincerely,

Chris Baumann, LA Planning Solutions, Inc.

attachments: Subdivision Submittal Plans & Documents

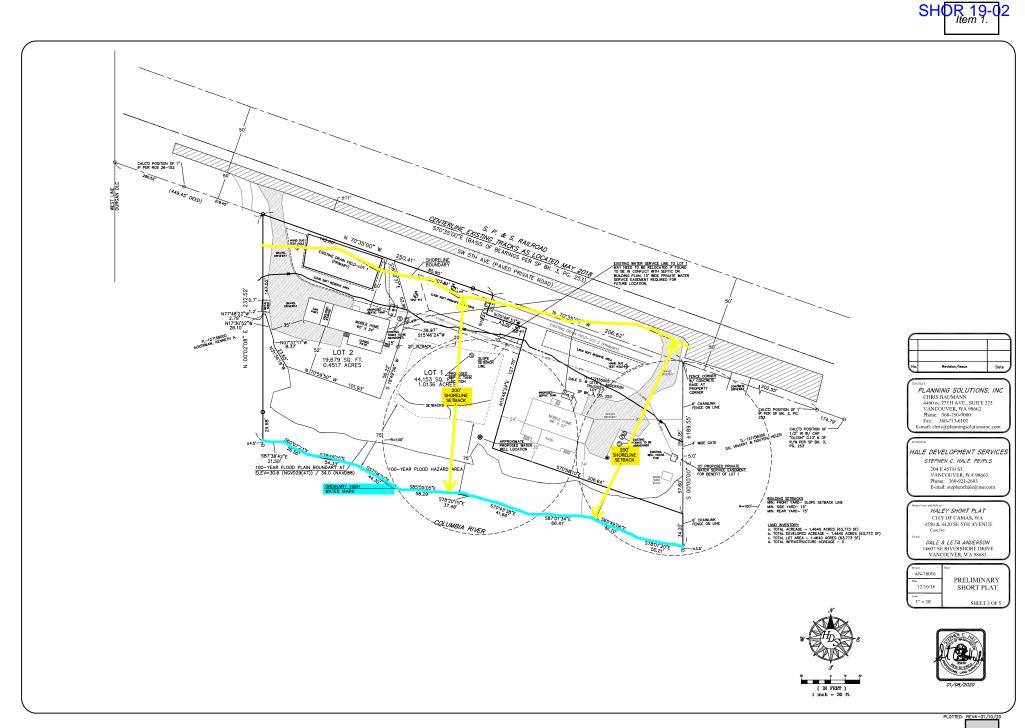
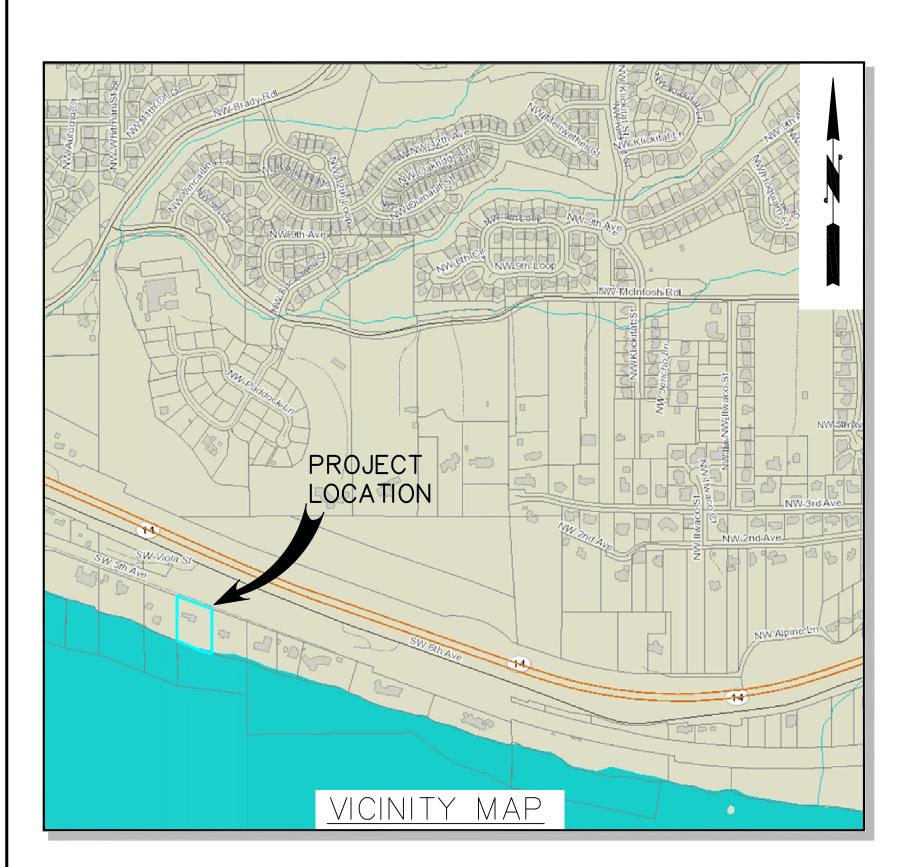
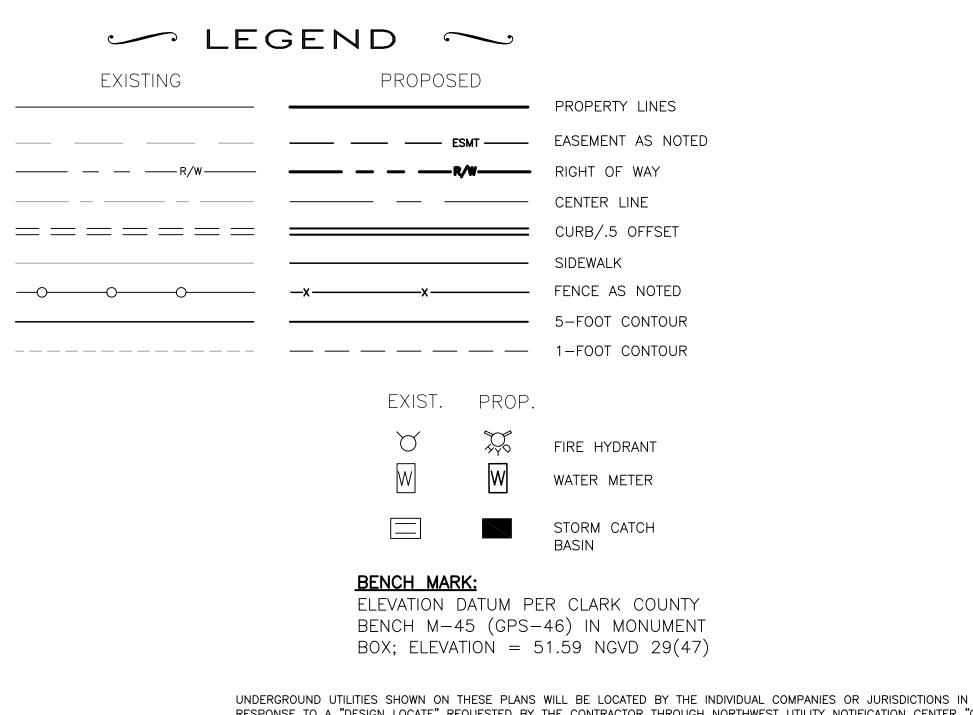


EXHIBIT 2





RESPONSE TO A "DESIGN LOCATE" REQUESTED BY THE CONTRACTOR THROUGH NORTHWEST UTILITY NOTIFICATION CENTER "ONE CALL" SERVICES 1-800-424-5555.

IN ACCORDANCE WITH ROW 19.122 "UNDERGROUND UTILITIES". THE CONTRACTOR, PRIOR TO COMMENCING ANY EXCAVATION, SHALL PROVIDE NOTICE OF THE SCHEDULED EXCAVATION TO ALL OWNERS OF UNDERGROUND FACILITIES BY CALLING THE CLARK COUNTY UTILITY COORDINATING COUNCIL'S "ONE CALL" NUMBER (360) 696-4848. THE NOTICE SHALL BE GIVEN TO THE OWNERS OF THE FACILITIES NOT LESS THAN TWO BUSINESS DAYS OF MORE THAN 10 BUSINESS DAYS BEFORE EXCAVATION.

GRADING NOTES:

MANUAL.

2. THE LIMITS OF CLEARING SHALL BE FLAGGED PRIOR TO CLEARING AND GRUBBING OF THE SITE.

COMPACTION.

180 COMPACTION.

7. FILLS SHALL BE INSTALLED IN VERTICAL LIFTS NOT EX CEEDING 8 INCHES IN THICKNESS AND SHALL BE COMPACTED AS PREVIOUSLY NOTED.

8. FILLS PLACED ON SLOPES EXCEEDING 5H: IV SHALL BE KEYED AND BENCHED, GEOTECHNICAL APPROVAL REQUIRED PRIOR TO ANY FILL PLACEMENT.

9. ALL SURFACES SHALL BE GRADED SMOOTH AND BE FREE OF IRREGULARITIES THAT MIGHT ACCUMULATE SURFACE WAT ER.

SLOPES.

11. ANY EXCESS MATERIAL NOT REQUIRED TO MEET THE GRADES SHOWN ON THE PLANS SHALL BE HAULED FROM THE SITE TO A CONTRACTOR PROVIDED WASTE SITE. IF WASTE SITE IS WITHIN CITY LIMITS, A GRADING PERMIT MAY BE REQ UIRED.

12. ALL EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED BY SUITABLE APPLICATION OF EROSION CONTROL BMP'S.

13. ALL SURFACES REQUIRING VEGETATION SHALL BE ROUGHENED PRIOR TO SEEDING (I.E. WHEEL TRACKED PERPENDICULAR TO SURFACE FLOW TO REDUCE EROSION AND HELP VEGETATION).

14. FINAL GEOTECHNICAL SUMMARY REPORT, INCLUDING ALL COMPACTION TESTING RESULTS, SHALL BE SUBMITTED UPON COMPLETION OF SITE GRADING WORK.

PRELIMINARY PLANS FOR PROPOSED HALEY SHORT PLAT 4550 SE 5TH AVE. PARCEL NUMBER 127150-000

SE 1/4 OF THE SE 1/4 OF SECTION 8, T1N, R3E, W.M.

CITY OF CAMAS, WASHINTON - FEBRUARY 2019

. ALL GRADING SHALL CONFORM TO THE MOST RECENTLY ADOPTED EDITION OF THE W.S. D. O. T. STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION AND THE CITY OF CAMAS DESIGN STANDARDS

3. . ANY EXISTING TREES TO REMAIN WITHIN THE CLEARING LIMITS SHALL BE MARKED AND PROTECTED FROM DAMAGE.

4. PRIOR TO ANY FILL PLACEMENT, ALL AREAS WHICH WILL RECEIVE STRUCTURAL FILL SHALL BE EXCAVATED TO FIRM, NON-ORGANIC, UNDISTURBED NATIVE GROUND. THE STRIPPED AREAS SHALL BE OBSERVED AND ACCEPTED BY THE GEOTECHNICAL ENGINEER AND THE CITY OF CAMAS INSPECTOR

5. ALL LOT FILLS SHALL MEET 95% OF AASHTO T- 99

6. ALL RIGHT-OF-WAY FILLS SHALL MEET 95% OF AASHTO T-

10. ALL CUT AND FILL SLOPES SHALL NOT EXCEED 2: 1

EROSION/SEDIMENT CONTROL NOTES:

1. THE EROSION/SEDIMENT CONTROL (ESC) PLAN AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS TO BE UTILIZED AS A GUIDE TO CONTROL THE TRANSPORT OF LOOSE SOILS TO THE PROPERTY OUTSIDE OF THE CONSTRUCTION AREA AND AROUND THE CONSTRUCTION SITE. THE ESC MEASURES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DOES NOT LEAVE THE SITE.

2. THE IMPLEMENTATION OF THE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THE ESC MEASURES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND PERMANENT VEGETATION/LANDSCAPING IS ESTAB LISHED.

3. . IF THE CITY INSPECTOR OR ENGINEER(S) HAS EVIDENCE OF POOR CONSTRUCTION PRACTICES OR EROSION CONTROL TECHNIQUES, A " STOP WOR K" ORDER SHALL BE ISSUED UNTIL PROPER MEASURES HAVE BEEN TAKEN AND APPROVED BY THE CITY ENGINEERING STAFF.

4. THE CONTRACTORS SHALL BE RESPONSIBLE TO FAMILIARIZE THEMSELVES WI TH THE MOST RECENTLY ADOPTED EDITION OF THE STORM WATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON, VOL. II AND THE CITY OF CAMAS MUNICIPAL CODE 14.06 (2011).

5. ALL EROSION/SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND IN WORKING CONDITION PRIOR TO DISTURBING AND EXPOSING ANY SOIL SURFACES (I.E. CONSTRUCTION EN TRANCES , FILTER FABRIC SEDIMENT BARR IERS, AND SEDIMENTATION TRAPS) AND MAINTAINED FOR THE DURATION OF THE PROJECT. TRAPPED SÉDIMENT IN EXCESS OF 1 FOOT SHALL BE REMOVED OR STABILIZED ON-SITE. DISTURBED SOIL AREAS RESULTING FROM VEGETATION REMOVAL SHALL BE PERMANENTLY STABILIZ ED. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

6. TO MINIMIZE EROSION AND SEDIMENTATION TRANSPORTATION, EARTHWORK SHALL NOT BE PERFORMED WHILE SOILS ARE IN AN UNSTABLE STA TE DUE TO PRECIPITATION.

7. THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE CLEARING LIMITS AND/OR ANY EASEMENTS, SENSITIVE OR CRITICAL AREAS, AND THEIR BUFFERS, TREES, AND DRAINAGE COURSES FLAGGED PRIOR TO CONS TRUCT ION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITT ED. FLAGGING LIMITS ARE TO BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONS TRUCT ION.

8. NO TREES ARE TO BE REMOVED.

9. ALL EXISTING AND NEWLY CONSTRUCTED ROAD CATCH BASINS AND CURB INLETS AFFECTED BY CONSTRUCTION SHALL BE PROTECTED AGAINST SEDIMENT DEPOSITS. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.

10. ALL POLLUTANTS THAT OCCUR ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER SYSTEM.

11. ALL DISTURBED SOIL SURFACES ARE TO BE STABILIZED BY A SUITABLE APPLICATION OF "BEST MANAGEMENT PRACTICES " (BMP'S) . DURING THE PERIOD OF OCTOBER 1 THROUGH JULY 5 DISTURBED SOILS MAY REMAIN UNSTABILIZED FOR UP TO TWO DAYS WHEN NOT BEING WOR KED. FROM JULY 5 THROUGH OCTOBER 1, DISTURBED SOILS MAY REMAIN UNSTABILIZED FOR UP TO 7 DAYS WHEN NOT BEING WORK ED. STABILIZATION OF DISTURBED SOIL AREAS MAY CONSIST OF HYDROSE EDING, HAND-SEEDING AND MULCHING, PLACEMENT OF EROSION CONTROL BLANKETS OR PLASTIC. ALL SEEDED AREAS ARE TO BE FERTI LIZED, WATERED, AND MAINTAINED TO ENSURE THAT THE GROWTH OF VEGETATION OCCURS AS SOON AS POSSIBLE.

12. ALL TEMPORARY SEDIMENT AND EROSION CONTROL BMP' S SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMP'S ARE NO LONGER NEEDED.

WATER QUALITY NOTES LOW SPOTS.

TRENCHES.

SWPPP

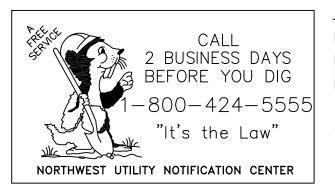
BIOSWALE SEED MIX* SEED VARITY TALL MEADO (FESTUCA AR SEASIDE/CRE (AGROSTIS P REDTOP BEN (AGROSTIS A

SHEET INDEX

COVER SHEET 1.0 EXISTING CONDITIONS PLAN 2.0 PRELIMINARY SHORT PLAT 3.0 GRADING & EROSION CONTROL PLAN 4.0 STORMWATER PLAN 5.0

<u>GENERAL NOTE</u>

ALL MATERIALS AND METHODS OF CONSTRUCTION AND INSTALLATION FOR WATER, SEWER, STORM WATER FACILITIES, AND EROSION CONTROL MEASURES, SHALL CONFORM TO THE CITY OF CAMAS "DESIGN STANDARD MANUAL". CONSTRUCTION SHALL BE AS PER THE MOST CURRENT STANDARD DETAILS CONTAINED THEREIN.



APPLICANT:

DALE ANDERSON PMB 364 36416420 SE MCGILVRAY BLVD. SUITE 103 VANCOUVER, WA 98683 deapropertymgr@yahoo.com

HIBIT 3		CITY OF CA	MAS
OR 19-02	CITY ENGINEEI	R	DATE
	REVOSION NO.	SHEETS AFFECTED	INITIAL DATE

Item 1.

EROSION/SEDIMENT CONTROL NOTES (continued):

- 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR POLICING THE JOB SITE DAILY AND MAINTAINING THE EROSION/SEDIMENT CONTROL MEASURES THROUGHOUT ALL PHASES OF CONSTRUCTION. AN INSPECTION LOG SHALL BE KEPT AND MADE AVAILABLE TO THE CITY OF CAMAS. THE POLICING AND MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO: - VERIFYING THAT ALL AREAS ARE GRADED SUCH THAT ALL RUNOFF IS DIRECTED TO A SEDIMENTATION
 - DEVICE BEFORE DISCHARGE TO SURFACE.
- REMOVAL OF TRAPPED SILT AT SILT BARRIERS, SILT TRAPS, OR POINTS OF ACCUMULATION. - ADDITIONAL PROTECTIVE MEASURES DUE TO JOB SITE OR WEATHER CONDITIONS AS REQUIRED BY THE
- CITY OF CAMAS. - MONITORING OF VEHICLES LEAVING THE SITE TO MINIMIZE TRANSMISSION OF LOOSE SOILS TO THE PUBLIC
- ROADWAYS. - VERIFY THAT ALL PROPERTIES ADJACENT TO THE PROJECT SITE ARE PROTECTED FROM SEDIMENTATION DEPOSITION. THIS MAY BE ACCOMPLISHED BY INSTALLING PERIMETER CONTROLS SUCH AS SEDIMENTATION BARRIERS, FILTERS OR DIKES, SEDIMENTATION BASINS/TRAPS, OR BY A COMBINATION OF SUCH MEASURES.
- 14. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES SHALL BE STABILIZED IN ACCORDANCE WITH EROSION/SEDIMENT CONTROL NOTE 11. SLOPES FOUND TO BE ERODING EXCESSIVELY WITHIN TWO YEARS OF CONSTRUCTION MUST BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES. THESE MEASURES MAY CONSIST OF ROUGHENED SOIL SURFACES, INTERCEPTORS, DIVERSIONS OR TERRACES, TEMPORARY OR PERMANENT CHANNELS, ADDITIONAL VEGETATION. OR PIPE SLOPE DRAINS AS REQUIRED BY THE CITY OF CAMAS UNTIL THE PROBLEM IS CORRECTED.
- 15. THE ESC MEASURES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 24 HOURS FOLLOWING ANY STORM EVEN T.
- 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING UNDERGROUND UTILITIES AS SPECIFIED BELOW: - WHERE FEASIBLE. NO MORE THAN 500 FEET OF TRENCH SHALL BE OPEN AT ONE TIME.
- WHERE CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS, EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF - TRENCH DE-WATER DEVICES SHALL DISCHARGE INTO A SEDIMENT TRAP OR SEDIMENT POND.
- 17. PRIOR TO CONS TRUCTION, THE CITY OF CAMAS REQUIRES AN APPROVED FORM OF SECURITY IN THE AMOUNT OF 200% OF THE
- ENGINEER'S ESTIMATED COST OF THE ESC MEASURES, INCLUDING ASSOCIATED LABOR, AS SHOWN IN THE APPROVED ESC PLAN AND

18. SUGGESTED STANDARD SEED MIXTURE FOR REQUIRED:

<u>TEMPORARY EROSION CONTOL MIX*</u> <u>SEED VARITY</u> CHEWING OR ANUAL BLUEGRASS	<u>% WEIGHT</u> 40	<u>% PURITY</u> 98	<u>% GERMINATION</u> 90
(<i>FESTUGA RUBRA VAR. COMMUTATA OR PO.</i> PERENNIAL RYE	A ANNA) 50	98	90
(<i>LOLIUM PERENNE</i>) REDTOP OR COLONIAL BENTGRASS	5	92	85
(<i>AGROSTIS ALBA OR AGROSTIS TENUIS</i>) WHITE DUTCH CLOVER	5	98	90

(TRIFOLIUM REPENS) *APPLICATION RATE OF 120 LBS/ACRE AND COVER WITH STRAW OR MULCH

19. SUGGESTED TURF SEED MIXTURE FOR DRY SITUATIONS WHERE THERE IS NO NEED FOR MUCH WATER:

LOW-GROWING TURF SEED MIX*

SEED VARITY	<u>% WEIGHT</u>	<u>% PURITY</u>	<u>% GERMINATION</u>
DWARF TALL FESCUE (SEVERAL VARI	ETIES) 45	98	90
(FESTUCA ARUNDINAGEA VAR.)			
DWARF PERENNIAL RYE	30	98	90
(LOLIUM PERENNE VAR. BARCLAY)			
RED FESCUE	20	98	85
(FESTUCA RUBRA)			
COLONIAL BENTGRASS	5	98	90
(AGROSTIS TEHUIS)			

*APPLICATION RATE OF 120 LBS/ACRE AND COVER WITH STRAW OR MULCH

1. GRADE BIOFILTRATION SWALE CAREFULLY TO ATTAIN UNIFORM LONGITUDINAL AND LATERAL SLOPES IN ORDER TO ELIMINATE HIGH AND

2. VEGETATION IN BIOFILTRATION SYSTEMS SHALL BECOME FULLY ESTABLISHED PRIOR TO INSTALLATION OF AC PAVEMENT FOR ALL AREAS DRAINING INTO THE WATER QUALITY SYSTEM. IF SOD IS PLACED IN BIOFILTRATION SYSTEM PRIOR TO PAVING, THE CONTRACTOR SHALL OVERSEED THE SOD WITH THE SPECIFIED SEED MIX PRIOR TO COMPLETION OF THE PROJECT.

3. BIOFIL TRATION SYSTEMS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL FINAL ACCEPTANCE OF THE PROJECT BY THE CITY. THIS SHALL INCLUDE IRRIGATING, MOWING, AND ALL OTHER MAINTENANCE AS REQUIRED TO MAINTAIN A HEALTHY STAND OF GRASS.

4. SUGGESTED STANDARD SEED MIXTURE FOR BIOFILTRATION SWALE APPLICATIONS:

Y	<u>% WEIGHT</u>	<u>% purity</u>	<u>% GERMINATION</u>
OW FESCUE	75-80	98	90
RUNDINAGEA OR FESTUCA ELAT	TIOR)		
EEPING BENTGRASS	10-15	92	85
PALUSTRIS)			
NTGRASS	5-10	90	80
ALBA OR AGROSTIS GIGANTEA)			

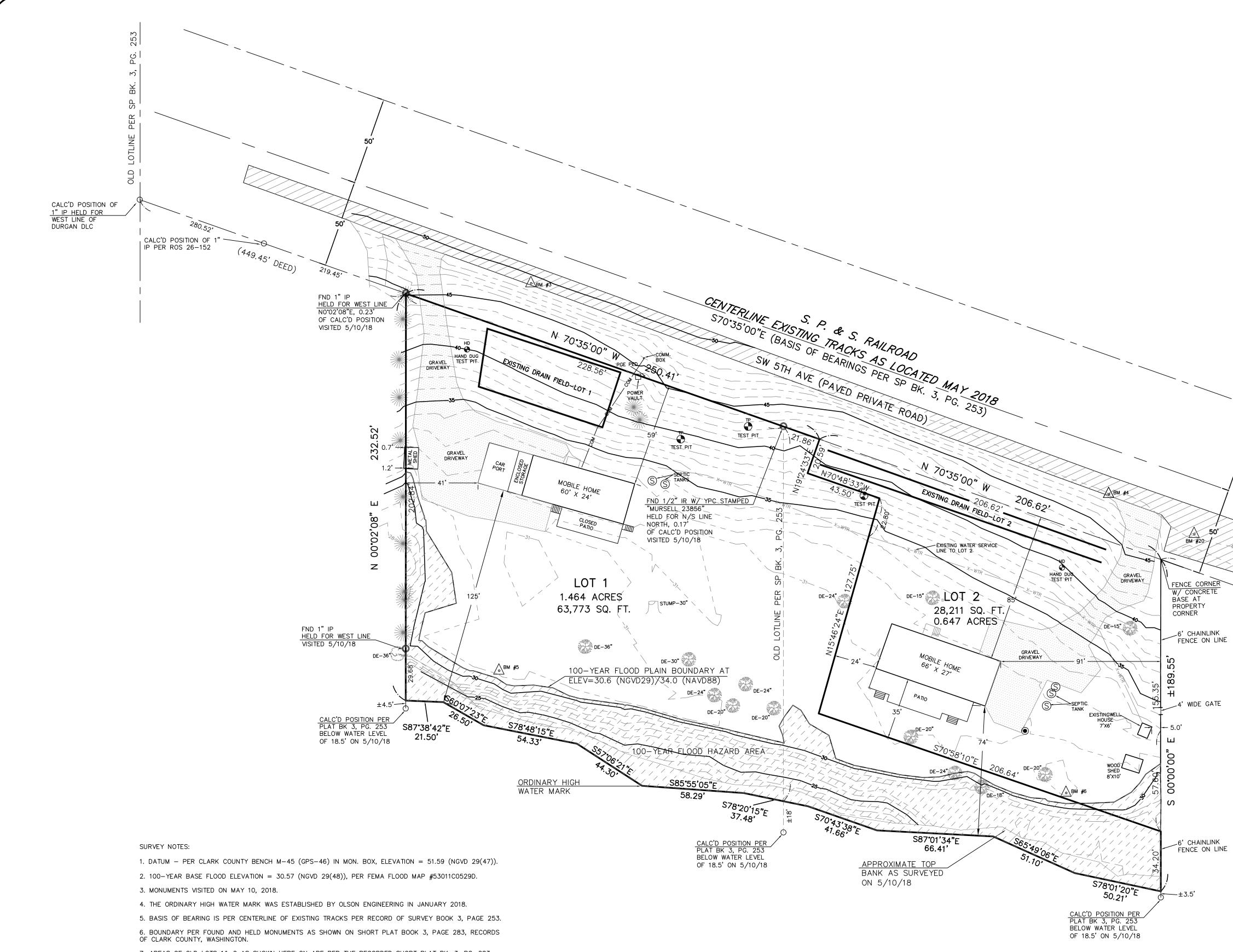
*APPLICATION RATE OF 120 LBS/ACRE AND COVER WITH STRAW OR MULCH

OWNER: DALE E. ANDERSON 16420 SE MCGILVRAY BLVD. SUITE 103 VANCOUVER, WA 98683

ENGINEER/SURVEYOR: STEPHEN C. HALE, PE, PLS HALE DEVELOPMENT SERVICES 204 E 45TH STREET Vancouver, WA 98663 ph. (360) 921-2603 stephenchale@me.com

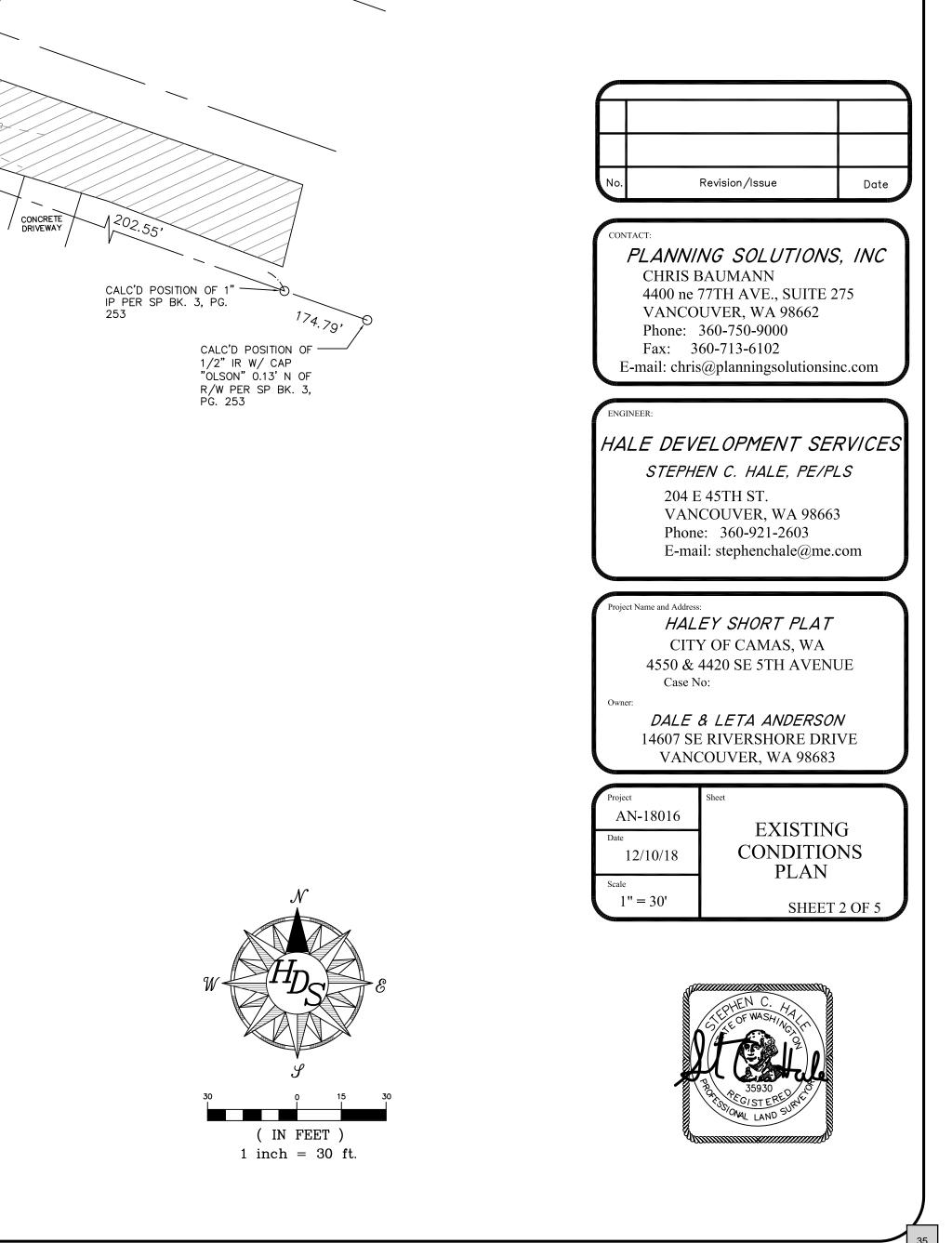


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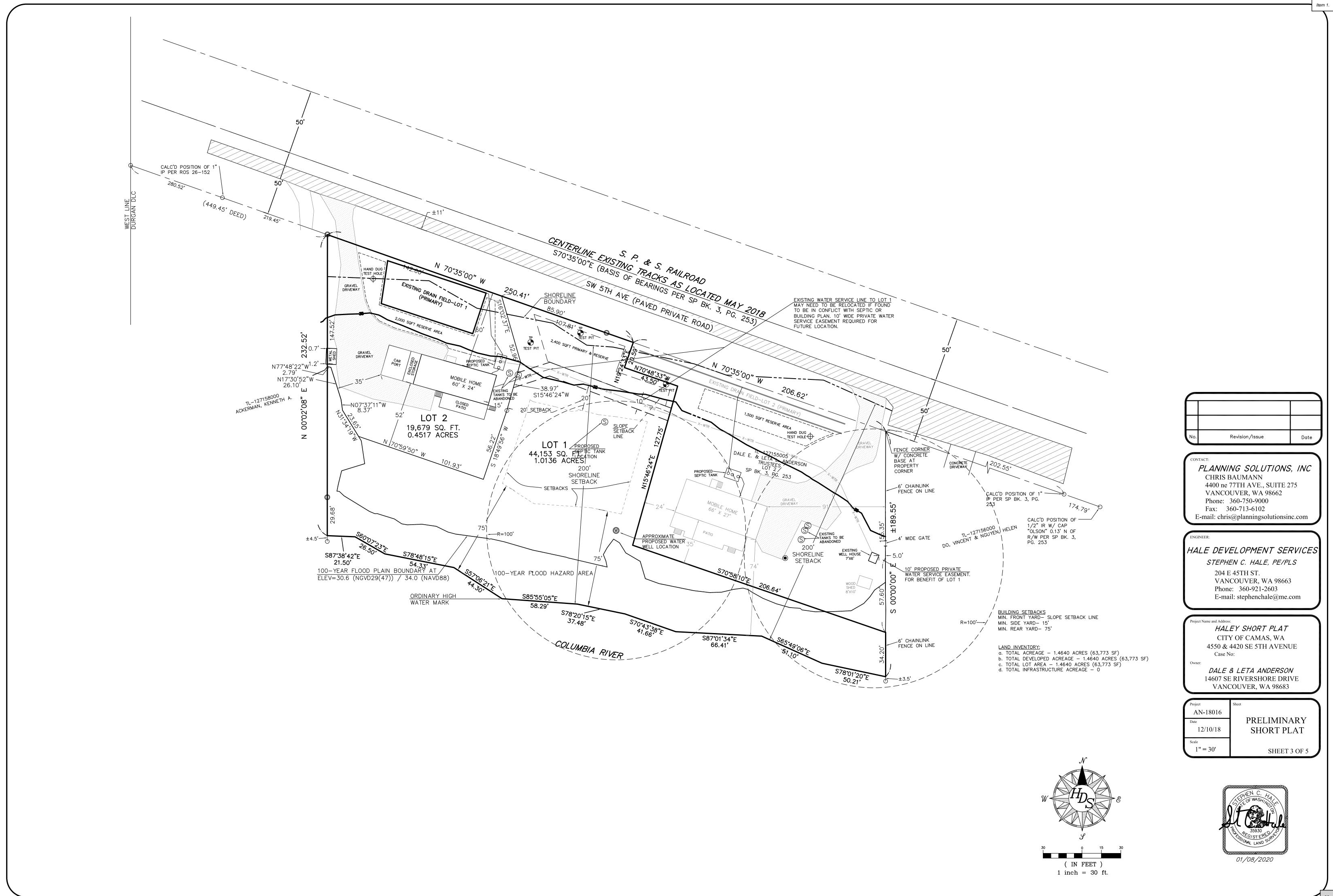


7. AREAS OF OLD LOTS 1& 2 AS SHOWN HERE ON ARE PER THE RECORDED SHORT PLAT BK. 3, PG. 283. 8. THE EXISTING LOTS AS SHOWN ARE PER A BOUNDARY LINE ADJUSTMENT UNDER QUIT CLAIM DEED RECORDED UNDER CLARK COUNTY AUDITOR RECORD NO. 5582665 D, RECORDED FEBRUARY 4, 2019, TO DALE E & LETA L ANDERSON, TRUSTEES OF THE DALE E. & LETA L. ANDERSON FAMILY TRUST, DATED MARCH 13, 1996.

9. LOT 1 AS SHOWN ABOVE IS PROPOSED TO BE SHORT PLATTED WITH THIS PRELIMINARY APPLICATION.

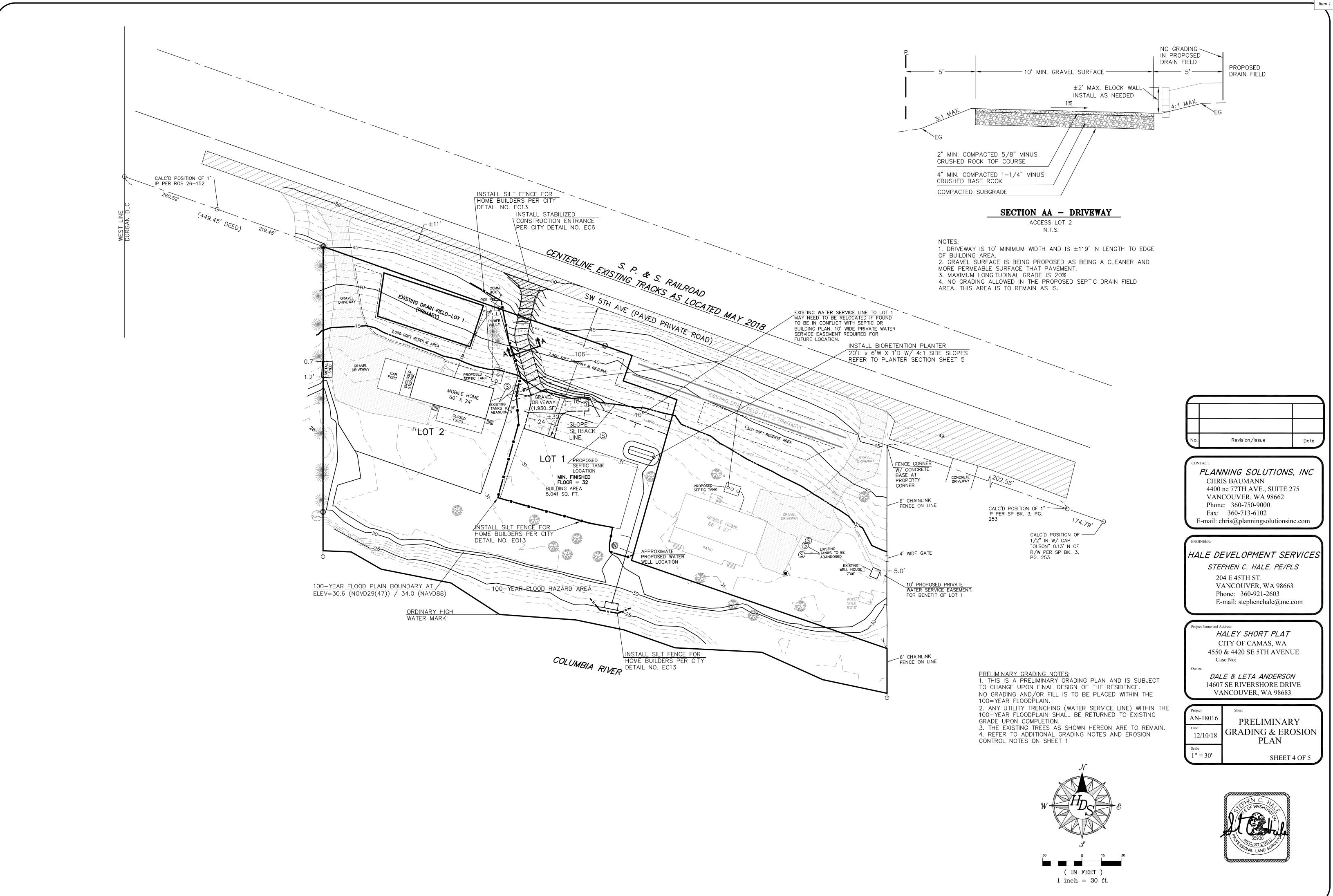


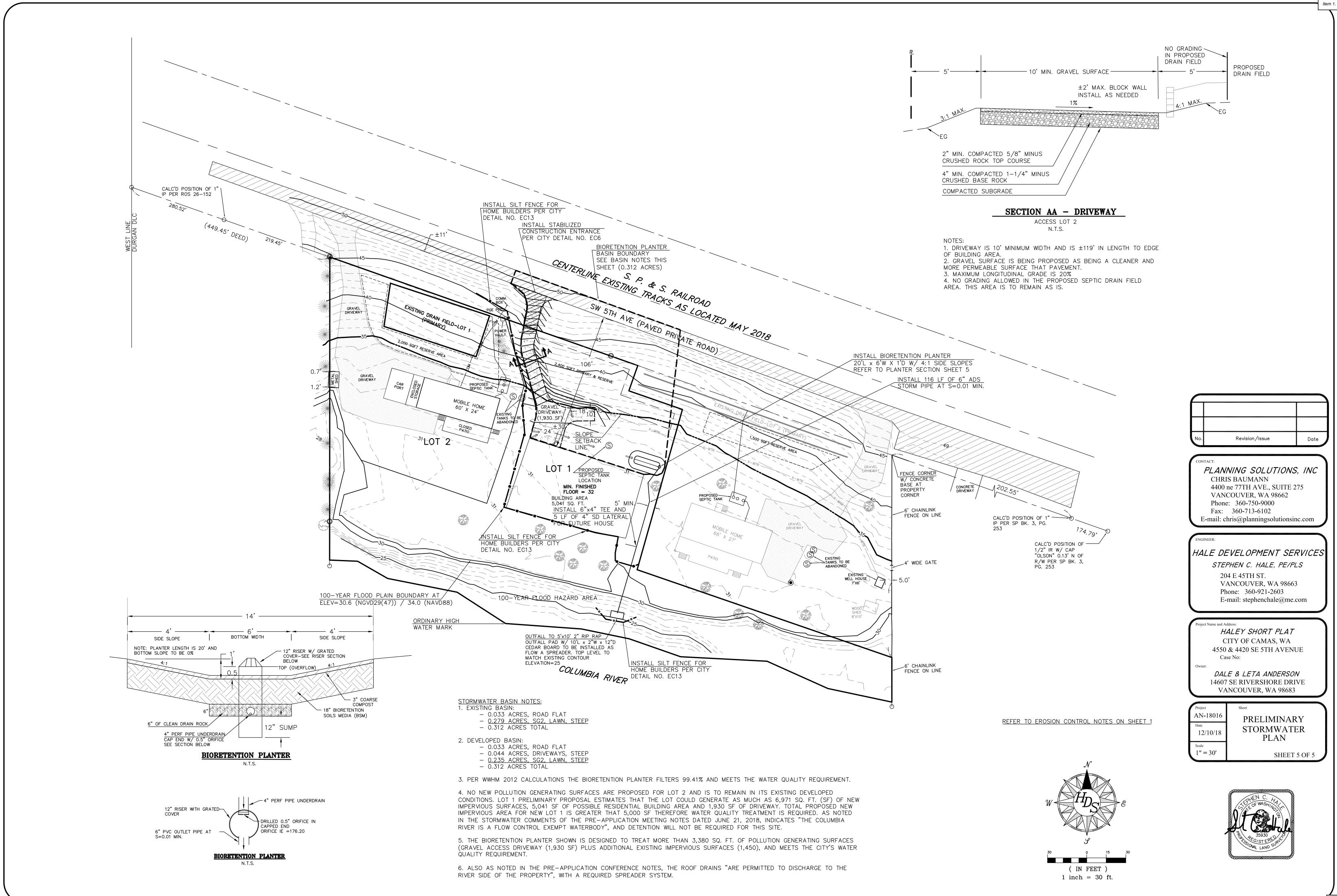
Item 1.



PLOTTED: REV4-01/10/20

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NOTICE OF APPLICATION FOR SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT Haley Short Plat (File #SHOR19-02)

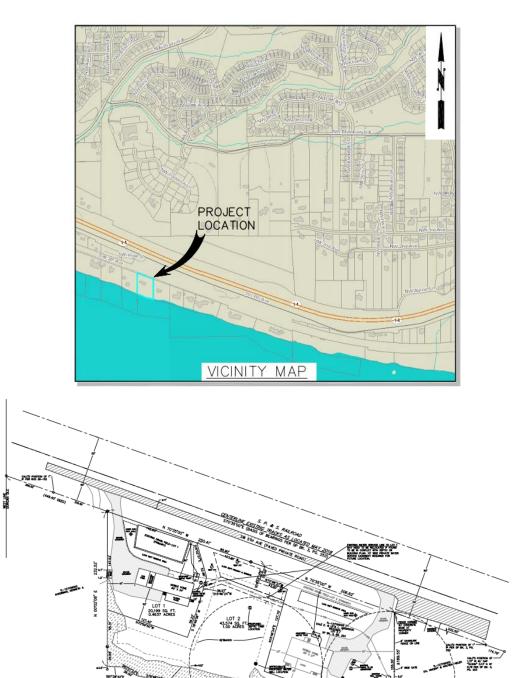
NOTICE IS HEREBY GIVEN that the City of Camas filed an application for a Shoreline Substantial Development Permit to construct a two lot short plat located at 4550 SE 5th Ave Camas, WA 98607. The project is located within the shoreline designation of "Medium Intensity".

<u>Application Materials</u>: The application was deemed technically complete on May 31, 2019, and included the following documents, which are available for review at the Community Development Department (*616 NE 4th Avenue*): Narrative, Vicinity Map, Development Plans, Stormwater Report, SEPA Checklist, Critical Areas Assessment, and other required documents.

<u>Comment Deadline:</u> Written comments must be received in the next 30 days, by **August 5, 2019,** before 5:00 p.m. Mailed comments may be directed to the Community Development Department, c/o Shoreline Administrator, 616 NE Fourth Avenue, Camas, WA 98607, or email your comments to <u>communitydevelopment@cityofcamas.us</u>. Only those persons who respond in writing (*indicating interest in the project*) will be included in future mailings, and receive a copy of the final decision.

<u>Public Meeting</u>: The proposed project will be reviewed by the Shoreline Management Review Committee at a public meeting. The meeting date and time have not been scheduled yet. Information regarding the public meeting will be posted on the city's website, and mailed to those <u>interested parties</u>, who have responded in writing to this notice.

For questions related to this application, please contact Lauren Hollenbeck, Senior Planner, at (360) 817-7253 or <u>lhollenbeck@cityofcamas.us</u>.



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<u></u>

NAME AND ADDRESS OF AD

TRE.

Land productor: a TOTAL ADRAGE = 1.4440 ADRES (8.1,773 97) b TOTAL CORLOND ADRAGE = 1.4440 ADRES (8.1,773 97) c TOTAL LIGT AND A = 1.4440 ADRES (8.1,773 97) c TOTAL LIGT AND A = 1.4440 ADRES (8.1,773 97) c TOTAL LIGT AND A = 1.4440 ADRES (8.1,773 97)

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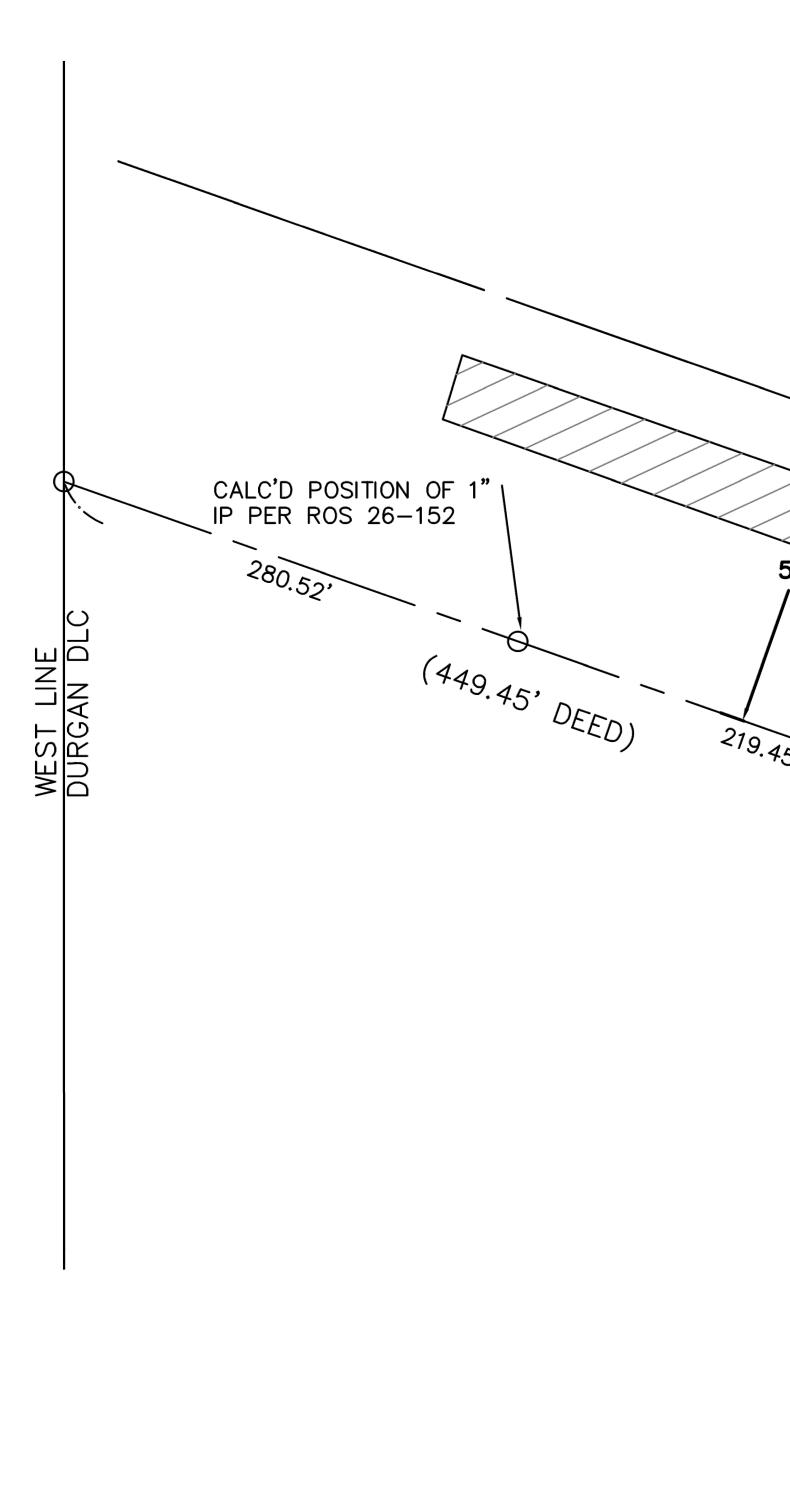
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COLUMBIA RIVER

507-504 (100-504-70) / 34.0 (100-504-74)

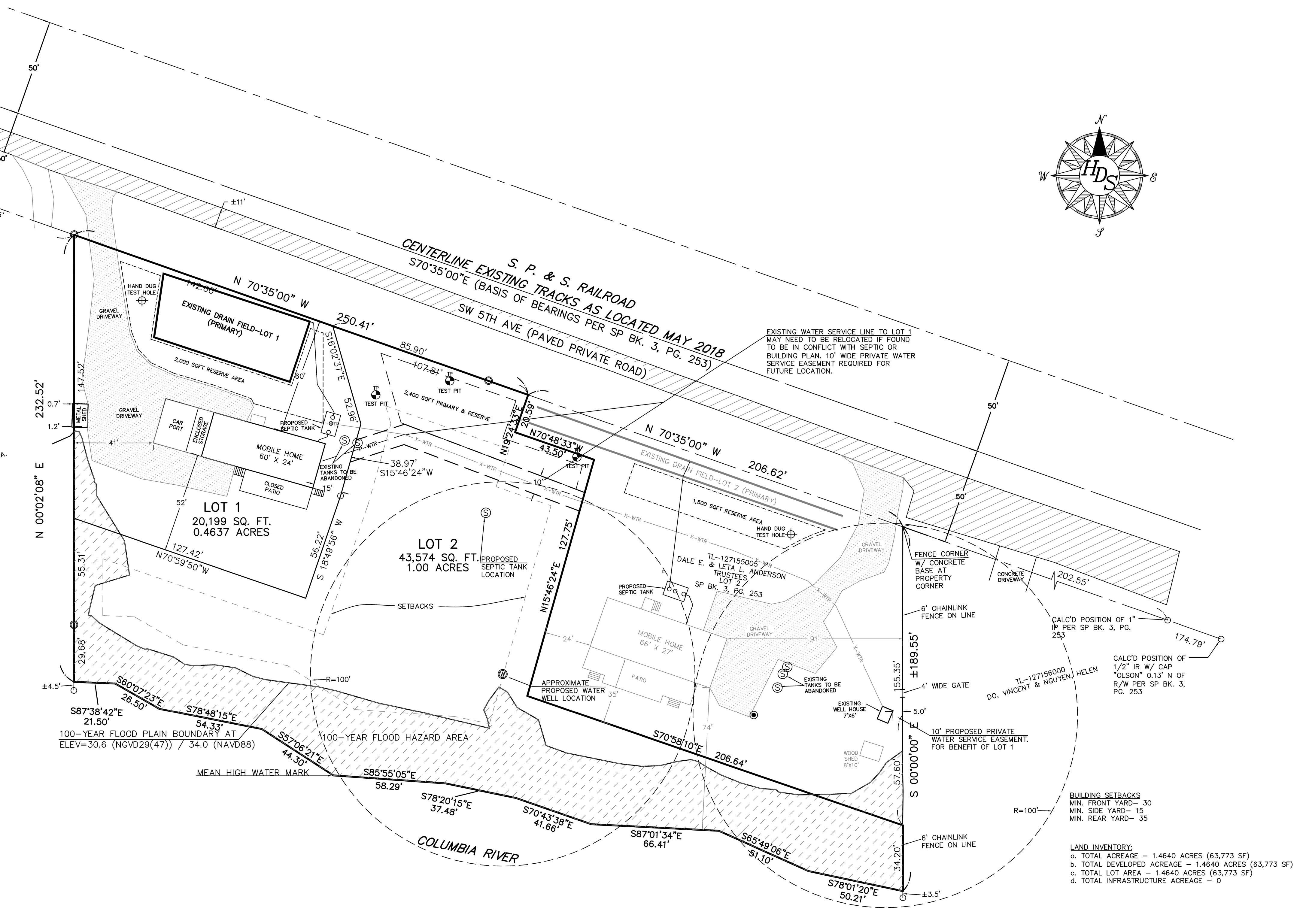
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NOTICE OF APPLICATION SHORT PLAT & SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT





Item 1.





SHOR 19-02 Item 1.

EXHIBIT 6

616 NE 4th Avenue Camas, WA 98607 www.ci.camas.wa.us

June 3, 2019

Chris Baumann Planning Solutions 360.750.9000 Sent via email <u>chrisb@planningsolutionsinc.com</u>

RE: Haley Short Plat (SP19-01)

Dear Chris Baumann,

The purpose of this letter is to inform you that the above application submitted on May 2, 2019 has been deemed complete in accordance with Camas Municipal Code (CMC) Section 18.55.130 on May 31, 2019. Staff will begin reviewing the application and contact you should we have questions/comments.

The following items will need to be submitted:

- 1. A tree survey is required per 18.13.045.
- 2. Per 17.09.030(B)(8) a preliminary geotechnical report is required and shall be consistent with CMC Chapter 16.59.
- 3. CMC 17.09.-3-(B)(2) requires a transportation impact study to determine the adequacy of the transportation system to serve the proposed development.
- 4. A development sign must be posted on site per CMC Section 18.55.110.H (1-5).

If you have any questions, please contact me at (360) 817-7237.

Respectfully,

Madeline Sutherland, Assistant Planner

tt



Date Published: June 27, 2019

To Whom It May Concern:

Please find enclosed a Determination of Non-Significance (DNS) for the **Haley Short Plat (SEPA19-12)** 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:

- Narrative
- Development Plans
- Stormwater Report
- SEPA Checklist
- Critical Areas Assessment
- Boundary Line Adjustment Approval Report

The application materials are available for review upon request from the Community Development Department.

Written comments may be submitted on this determination within fourteen (14) days of its issuance, after which the 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 City Administrator, Peter Capell Camas Building Official, Bob Cunningham Camas Community Development Director, Phil Bourguin Camas Engineering Department Managers and Staff Camas Fire Department, Randy Miller Camas Finance Director, Cathy Huber Nickerson Camas Mayor and City Council Members Camas Parks and Recreation, Jerry Acheson Camas Planning Commission Members Shoreline Management Review Committee 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 Public Works – Development Engineering Program Clark County Department of Transportation Clark County Natural Resources Council Clark Public Utilities Department of Ecology Department of Fish and Wildlife, Region 5 Department of Natural Resources, SEPA Center Southwest Clean Air Agency US Army Corps of Engineers Vancouver-Clark Parks and Recreation Washington Office of Archaeology & Historic Preservation Washington State Department of Transportation Washington State Parks and Recreation Commission, Environmental Program

Property Owners within 300 feet (mailed the SEPA Determination & map)



5 1 5

State Environmental Policy Act Determination of Non-Significance

CASE NO: SPEA19-12 Haley Short Plat

APPLICANT: Chris Baumann Planning Solutions PO Box 61406 Vancouver, WA 98666

<u>REQUEST:</u> The applicant is proposing a two lot short plat within critical areas.

LOCATION:	4550 SE 5 [™] AVE CAMAS, WA 98607	
LEGAL DESCRIPTION:	SE 1/4, S08, T1N, R3E Parcel No. 127155-000	
SEPA DETERMINATION:	Determination of Non-Significance (DNS)	
COMMENT DEADLINE:	JULY 11, AT 5:00 P.M.	

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], the City of Camas must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- DS = Determination of Significance (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS).
- MDNS = Mitigated Determination of Non-Significance (The impacts can be addressed through conditions of approval), or;
- DNS = Determination of Non-Significance (The impacts can be addressed by applying the Camas Municipal Code).

Determination:

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>June 27, 2019</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>July 11, 2019</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

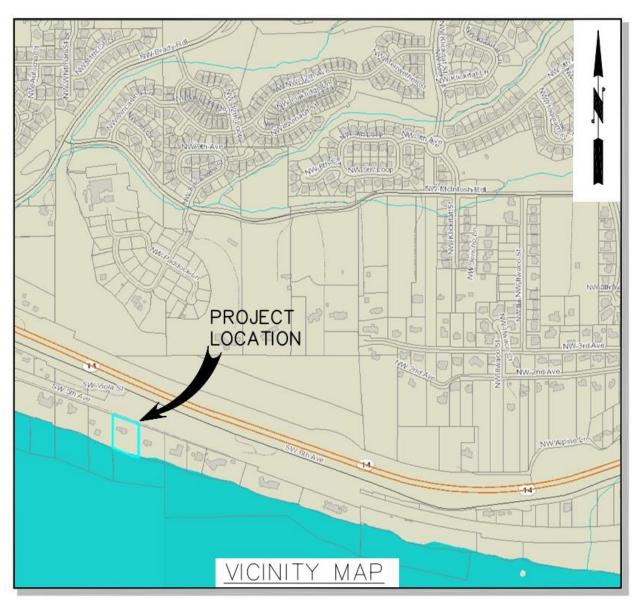
Responsible Official:

Robert Maul (360) 817-1568

n

Robert Maul, Planning Managér and Responsible Official June 27, 2019 Date of publication

Haley Short Plat (SP19-01)



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. <u>You may use "not applicable" or</u> <u>"does not apply" only when you can explain why it does not apply and not when the answer is unknown</u>. 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:

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:

Haley Short Plat

2. Name of applicant:

Dale Anderson / DEA Investments

- 3. Address and phone number of applicant and contact person:
 - Applicant: Dale Anderson, PMB 364, 16420 SE McGillivray Blvd, Suite 103, Vancouver, WA 98683 (360) 896-9000
 - Contact: Chris Baumann, Planning Solutions, Inc. PO Box 61406, Vancouver, WA 98666 (360) 750-9000
- 4. Date checklist prepared:

04/16/19

5. Agency requesting checklist:

City of Camas, WA

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

The project is proposed to be constructed within five years of preliminary plat approval after which the Applicant may elect to file for subsequent extensions.

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

None at this time

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

An Environmental Constraints Assessment has been prepared by a biologist Kevin Grosz of The Resource Company.

Clark County On-site sanitary sewer approvals have been prepared for the project site. An Archaeological Pre-determination has been prepared for the site by Archaeological Services, LLC

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known

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

City of Camas: Preliminary and Final Short Plat Review SEPA Review Shoreline Permit Critical Areas Review Archeological Review Fire Department Review Building Permit & Plan Review Engineering Review

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.)

This application proposes a two-lot short plat. The new lot is proposed to be short platted from the existing $1.46\pm$ acre single-family lot. Access for the new lot-2 is from the existing private road, SW 5th Avenue. The existing single-family residence on the site will remain on lot 1 of the short plat and a new home with associated infrastructure will be constructed on lot 2.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project site is located (Tax Lot 127155-000) is located at 4550 SE 5th Avenue, Camas, WA. The site currently consists of one tax lot located in the SE ¹/₄ of Section 8, Township 1N, Range 3E of the Willamette Meridian

B. Environmental Elements [HELP]

1. Earth [help]

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other <u>mostly flat with a slope at the</u> <u>north and south sides</u>

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

25%

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.

The site's soils appear to contain Non-Hydric, Newberg Silt Loam (NbB) soils.

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

None know or observed

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.

No fill is currently proposed. Grading will occur over approximately 3,300 SF for a new driveway and for approximately 5,200 SF for the new residence. Final grading quantities will be established by the final grading plan

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

Yes, erosion could occur as a result of clearing or construction, which is the case for all sites. Site grading will be conducted under a site specific Erosion Control Plan developed by the project Civil Engineer, Hale Development Services.

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

Approximately 20%

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

A preliminary Erosion Control Plan has been prepared by the project Civil Engineer. The plan proposes erosion control measures designed to minimize erosion impacts. The plan calls for implementing various temporary Best Management Practices (BMP), which include locating silt fences, sediment traps, construction entrances, and diversion swales for clean water, soil stabilization techniques, and protection of drainage structures. The above Erosion Control Measures will be placed to preclude impacts to neighboring properties, existing roadways, and existing storm systems. At the completion of the construction phase, the site will be permanently stabilized with either pavement or a vegetative cover.

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.

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

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

No sources of emissions are known

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

The project construction will utilize a water truck when operating during dry conditions. The project will have an erosion control plan in place to suppress derelict dust.

3. Water [help]

- a. Surface Water: [help]
 - 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The southern boundary of the project site is bordered by the Columbia River. Wetlands have not been observed on the site.

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.

Yes, the project is located within 200' of the Ordinary High Water Mark of the Columbia River. This project is a 2-lot short plat (land division). In the future a single family residence, driveway, on-site sanitary sewer system and water well will be constructed on the newly created residential lot. Plans have been included with the project submittal to the City of Camas.

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.

N/A

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

No

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

A portion of the project site lies within a 100-year floodplain and has been located on the plans. No construction is proposed within the 100-year floodplain.

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.

This project drains into a flow control exempt waterbody, the Columbia River. The proposed project is to meet the runoff treatment (water quality) requirements by utilizing a bioretention planter to treat the runoff from the driveway and a portion of the paved existing private access road.

b. Ground Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

A new well is proposed for the newly created lot. This well will be used for drinking water and other residential uses such as irrigation. Quantities to be withdrawn will be consisten with a normal single family residence. No water will be directly discharged to groundwater. A bioretention planter is proposed to treat run-off from impervious surfaces.

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.

A bioretention planter is proposed to treat run-off from impervious surfaces. An on-site sanitary sewer system (septic system) is proposed and will discharge domestic sewage into the ground.

- 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.

This project drains into a flow control exempt waterbody, the Columbia River. The proposed project is to meet the runoff treatment (water quality) requirements by utilizing a bioretention planter to treat the runoff from the driveway and a portion of the paved existing private access road.

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

Not likely. Stormwater will be treated before being discharged and domestin sewage will be treated and infiltrated via an approved on-site sanitary sewer system.

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

No

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

This project drains into a flow control exempt waterbody, the Columbia River. The proposed project is to meet the runoff treatment (water quality) requirements by utilizing a bioretention planter to treat the runoff from the driveway and a portion of the paved existing private access road.

4. Plants [help]

- a. Check the types of vegetation found on the site:
 - \underline{X} deciduous tree: alder, maple, aspen, other
 - $X_{\text{evergreen tree: fir, cedar, pine, other}}$
 - <u>X</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
 - <u>X</u> other types of vegetation (*blackberries*)
- b. What kind and amount of vegetation will be removed or altered?

Lawn / grass

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

No threatened or endangered species of plants have been observed on the site. Oregon White Oak and Lily are know to occur within the area of the project site.

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

All existing trees will remain on site. Vegetation waterward of the 100 year flood plain will remain site. Existing grass/turf area will be removed at a future date when the new residence is constructed.

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

Himalayan Blackberry existing along the bank of the Columbia River.

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.

Examples include:

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

hawk, heron, eagle, songbirds, owles, bats. racoon, squirrel, rabit, deer, salmn

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

No threatened or endangered species have been observed on the site. Several species of threatened Salmon are known to be in the Columbia River near the project site.

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

No specific migration route is known. However, the entire region is part of the Pacific Flyway.

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

General residential landscape will provide forage and cover for small animals and birds.

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

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.

Electricity and propone will be used for general household uses including heating.

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

No

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

The future construction of a single family residence on the project site will be executed in accordance with the current energy standards required by Washington State and the International Building Code as adopted by the City of Camas Building Department.

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.

This project anticipates that normal use of heavy equipment (in accordance with OSHA guidelines) during the future construction phase will result in low health hazard exposure. The

on-going use is single family residential, which is a low health hazard.

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

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

 Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None 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.

This project anticipates that normal use of heavy equipment (in accordance with OSHA guidelines) during the future construction phase will result in low health hazard exposure. The on-going use is single family residential, which is a low health hazard.

4) Describe special emergency services that might be required.

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

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

No specific health hazard is identified

b. Noise

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

The primary source of noise generated off-site would be from the railroad located along the northern side of the project site.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short Term: The project will produce noise from heavy construction equipment and building construction between 7 AM and 10 PM when the future single family residence is constructed All work activities will comply with state noise levels.

Long Term: Vehicular traffic would be the primary source of external noise.

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

None

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The abutting properties to the east and west are developed with single family residences. This 2 lot short plat will create one new lot from vacant land. A single family residence will be constructed at a future date that is compatible with surrounding residences.

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?

Unknown

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site.

An existing single family residence exist on the site.

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

No, the existing single family residence will be retained and contained on the western lot of this 2 lot short plat.

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

R-15 (Single Family Residential)

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

SFL (Single Family Low)

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

Medium Intensity Shoreline

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

Yes, portions of the site are located within geologically hazardous areas, frequently flooded areas and a fish & wildlife habitat conservation area. The future single residence is not proposed within these areas.

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

Approximately our (4) people can be expected to live in the future single family residence.

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

None

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

N/A

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

The proposed project fulfills the R-15 zoning district with single-family housing. In addition, the project has been designed to comply with City of Cama Codes.

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

N/A

9. Housing [help]

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

One future single family residence will be provided on the newly created lot. Middle to High Income.

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

None

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

N/A

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?

The maximum building height is 35'. Exterior materials will include, wood, stone, and residential siding.

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

No view impacts are anticipatd.

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

Landscaping will be provided to enhance the aesthetics of the future residence.

11. Light and Glare [help]

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

Typical residential lighting at night.

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

None anticipated

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

Neighboring single family residence lighting.

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

Exterior lighting will be directed inwards to the site.

12. Recreation [help]

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

The Columbia River existing to the south of the project site.

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

No

SEPA Environmental checklist (WAC 197-11-960)

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

N/A

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.

An Archaeological Predetermination has been conducted and no Archaeological resources where observed on the site.

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.

An Archaeological Predetermination has been conducted and no Archaeological resources where observed on the site.

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.

An Archaeological Predetermination has been conducted and no Archaeological resources where observed on the site.

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.

Excavation operators will observe excavation for artifacts while in process. If artifacts are found, the discovery will be roped off and excavation will continue on the unexpected areas of the site. The Office of Archaeology and Historic Preservation in Olympia, Washington and Heritage trust of Clark County will be notified of the find. The owners of the site understand that failure to report a find of a cultural resource may constitute a **Class C Felony**, subject to imprisonment and/or fines.

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.

The site is served by a private street, SW 5th Avenue. SW 5th Avenue.

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?

No

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

No parking spaces will be provided or eliminated. The future single family residence will provide parking in the driveway and/or garage.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No

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

Columbia River shipping utilizes the river and the Portland International Airport's arrival & departures follow the river to and from the airport.

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?

2 to 4, peak volumes would be consistenat with a typical single family residence.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

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

None

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.

No, the project currently falls within the urban growth boundary. Existing service should be adequate to serve this project.

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

Impact Fees will be paid as required.

16. Utilities [help]

- Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other ______
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity: Clark Public Utilities (currently available to site) Phone (unknown provider, currently available to site) Cable (Comcast, unknown availability) Refuse Service: Waste Connections (currently available to site) Water: private well (to be drilled) Sanitary Sewer: privte septic system (to be constructed)

C. Signature [HELP]

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

Signature:	Darth		
Name of signee	Dale Anderson / DEA Investments		
Position and Agency/Organization <u>Property Owner</u>			
Date Submitted:	April 2019		

EXHIBIT 8 SHOR 19 Item 1.

Earth Engineering, Inc.

Geotechnical & Environmental Consultants

Chris Baumann Planning Solutions Inc. 4400 NE 77th Ave., Suite #275 Vancouver, WA 98662

July 24, 2019 G33-0619

Subject: Slope Stability Assessment & Soil Bearing Capacity Haley Short Plat 4550 SE 5th Avenue Camas, Clark County, WA 98607

Hello Chris,

At your request, Earth Engineering, Inc. is providing an assessment of the slope along the north side of the site. In addition, we are providing a soil bearing capacity, a seismic hazard evaluation and drainage recommendations related to construction of the proposed residence, in Camas, Washington.

Project & Site Description

Based on the information that was provided to us by the project civil engineer (HDS) it is our understanding the new residential building will be approximately five thousand three hundred (5,300) square feet of floor space. It is our understanding the residence will be constructed with a wood frame and a suspended floor. Site development will include the installation of new septic tanks, as well as the construction of a bioretention planter and gravel driveway.

Specific 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). Slab on grade floor loads will most likely range from one hundred (100) to one hundred fifty (150) pounds per square foot (psf).

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 Earth Engineering perform a general review of the final design.

Site Description:

The site consists of an irregular shaped parcel (Tax Id No.-1271550000) that encompass approximately one and five tenths (1.46) acres. An existing mobile home and septic drain field are located at the northwest area of the site. The north side is bordered by SW 5th Avenue with railroad tracks on the north side of 5th Avenue. The south side is bordered by the Columbia River. The east and west sides have been developed as residential properties.

The site topography consists of a slope-bench-slope type configuration. The approximate northern one third area of the site slopes gently to moderately downward from the north to the south. The overall change in elevation at this area is about fifteen feet with a gradient of twenty percent (20%). The middle portion of the site is a relatively level bench. The approximate southern one-third area slopes steeply downward to the south, to the Columbia River, at a thirty-eight percent (38%) gradient and is about twenty (20) feet in height.

During our time on site we observed that the property was covered predominantly with mowed grass. Some deciduous trees were growing along the south side, adjacent to the river.

Soil & Groundwater Conditions

In general, in our test pits (TP-1 & TP-2) we encountered native soil consisting of stiff to very stiff sandy Silt (ML) and dense silty Sand (SM) with some gravel to the maximum exploration depth of nine feet below the existing ground surface. All soil was classified in accordance with the Unified Soil Classification System (USCS) ASTM-D2487. A USCS Legend is included as Plate A1.

During the time of our field exploration (July 2019) groundwater or groundwater seepage was not encountered in any of our excavations. 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 wetter winter months (typically October through May).

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 sandy Silt and silty Sand has a moisture content ranging from sixteen to twenty-two percent (16% 22%).
- Material Finer than No. 200 Sieve (ASTM-D117-04) was performed on soil samples collected a depth ranging from two to eight feet below the surface. Testing indicates these soils have a fines content ranging from twenty-seven to seventy-four percent (27% -74%) passing the #200 sieve.
- In-Situ Soil Density (ASTM-D4564-93) by the sleeve method was performed on representative samples to determine the wet and dry density of native soil. The in-situ density provides a relative indication of soil support characteristics. The average wet density of the native sandy Silt is approximately one hundred and seven (107) pounds per cubic foot (pcf). The average dry density of this soil is ninety (90) pcf.

Laboratory testing confirms that subsurface soil consists of silty Sand and sandy Silt. The soils encountered are sensitive to changes in moisture content. Moisture sensitive soils are discussed in more detail in the *Wet Weather Construction & Moisture Sensitive Soils* section of this report. 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.

Slope Conditions & Setbacks

The subject site is designated as being located in a geologically sensitive area under Clark County code due to the moderate slope on the northern portion of the property. In addition to having moderate to steep slopes, to be considered as having a geologic landslide hazard, the site must also possess the following: relatively permeable sediments overlying relatively impermeable sediments or bedrock; and have the presence of groundwater seepage or springs.

A surface reconnaissance was performed at the site to look for the potential presence of slide activity at these areas. During the time of our reconnaissance we did not observe any signs of erosion, tension cracks, slide scarps, down set blocks or other indications of unstable slopes. Based on the soil and groundwater conditions encountered in our test pits the characteristics described above do not exist at the proposed building area. Therefore, it is not likely that the building site would be impacted by hazards associated with landslides.

However, due to the moderate slope located on the north side of the site, we recommend the proposed residential structure be setback a minimum of twenty (20) feet from the bottom of the slope.

Primary factors that will adversely affect slope stability include: the placement of un-retained fill on or at the top of slopes, excavation of steep un-retained cuts at the toe of slopes and uncontrolled top of slope surface water runoff. At this time and to the best of our knowledge, none of these are planned for the development of this property.

Foundations & Soil Bearing Capacity

The proposed building may be supported on conventional shallow spread footings bearing either entirely on competent native soil or compacted structural fill. Individual spread footings or continuous wall footings providing support for the 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. Footings for a twolevel structure should be a minimum of fifteen (15) inches in width. In either case, all footings 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 Earth Engineering Inc. 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 buildings 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*.

Interceptor Drain:

In addition to the foundation footing drains we recommend that an interceptor drain be installed adjacent to the toe of the slope that has a downward gradient towards the proposed structure. This will facilitate in diverting stormwater away from the residence.

The drain should consist of a four-inch diameter perforated pipe with holes facing down and installed in an envelope of clean drain rock or pea gravel wrapped with free draining filter fabric. The drain should be a minimum of one foot wide and two feet deep with sufficient gradient to initiate flow. The drain should be routed to a suitable discharge area and rock spalls placed at the outlet to dissipate flow from the system.

A representative from our office can determine the location of the drains during construction at each individual lot. A *Typical Interceptor Drain Detail, Figure 4*, has been included with this report.

Wet Weather Construction & Moisture Sensitive Soils:

Field observations and laboratory testing indicates that soil encountered at the site consists of moisture sensitive Silt and silty Sand. 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, floor slabs 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 will be difficult during the wet winter and spring seasons. Based on this condition we suggest that grading and foundation construction be completed during the drier summer and fall seasons.

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 Department of Natural Resources, Geologic Map of Washington-Southwest Quadrant, 1987) and the International Building Code (IBC-2006) guidelines.

In general, supportive soil at the subject site consists predominantly of sandy Silt and silty Sand. No groundwater was encountered in our test pits. Geologic map indicates that no known active faults are located within one-mile of the subject site. Soils encountered at the site are classified as a type "D" soil in accordance with "Site Class Definitions (IBC 2006, Section 1613, Table 1613.5.2; page 303). For more detail regarding soil conditions refer to the attached test pit logs.

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, 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 relatively dense soil conditions encountered and the absence of a near surface groundwater table, it is not likely that soil liquefaction would occur at the subject site during a seismic event.

Additional Services & Earthwork Monitoring

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. Our construction services would include monitoring and documenting the following:

- Observe the excavation and condition of exposed bearing soils at the building area.
- Provide footing inspection at the building to verify soil bearing capacity.
- Verify the installation of site drainage elements.

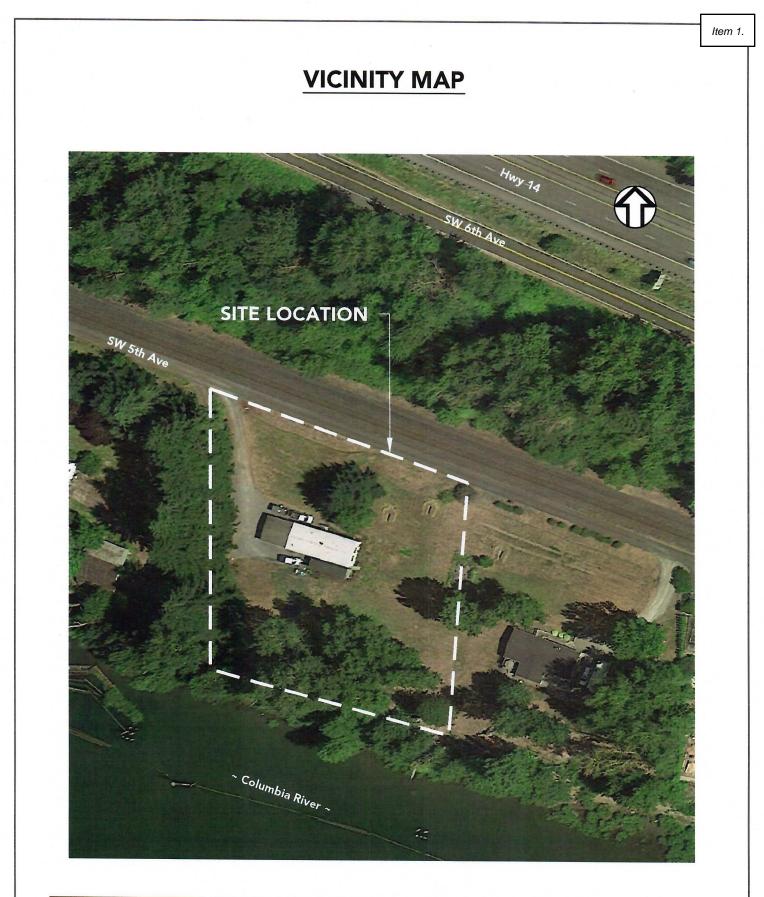
If you have any questions or require additional information, please call.

Respectfully Submitted. Earth Engineering Inc., Don Brun Van W. Olin, PE **Engineering Geologist Project Engineer** 19 FYPIRES DONALD J.

Limitations

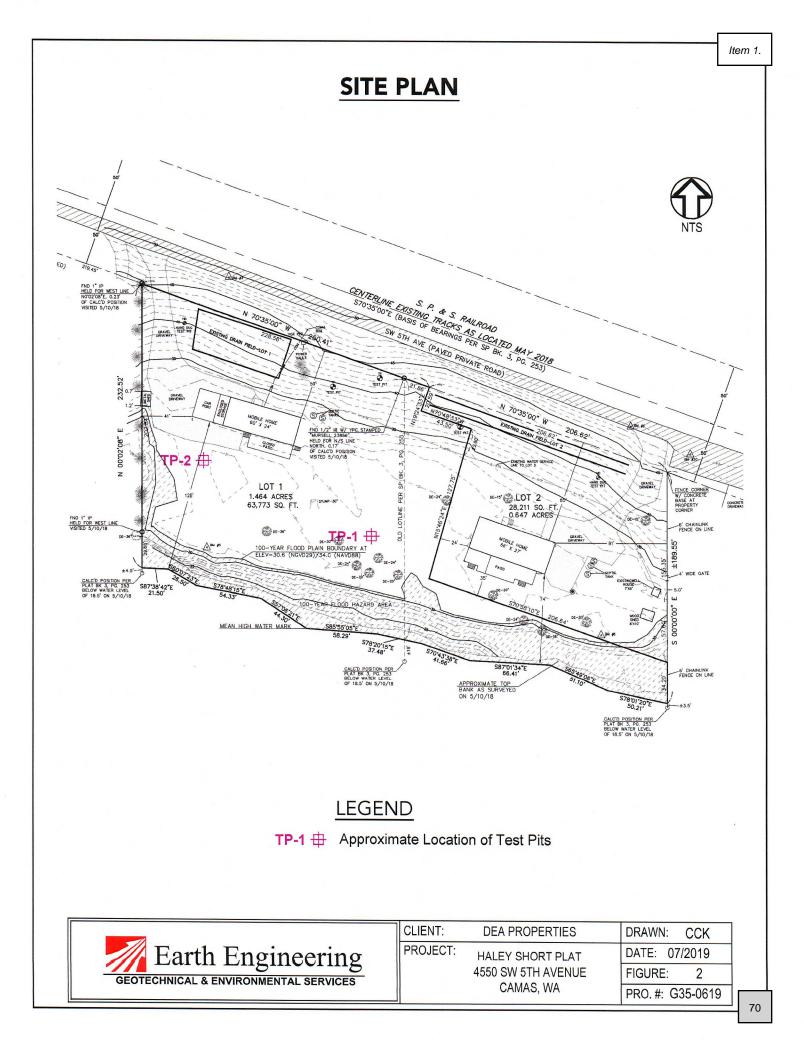
Our recommendations and conclusions are based on the site materials observed, selective laboratory testing, engineering analyses, the design information provided to Earth Engineering and our experience as well as engineering judgment. The conclusions and recommendations are professional opinions derived 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.

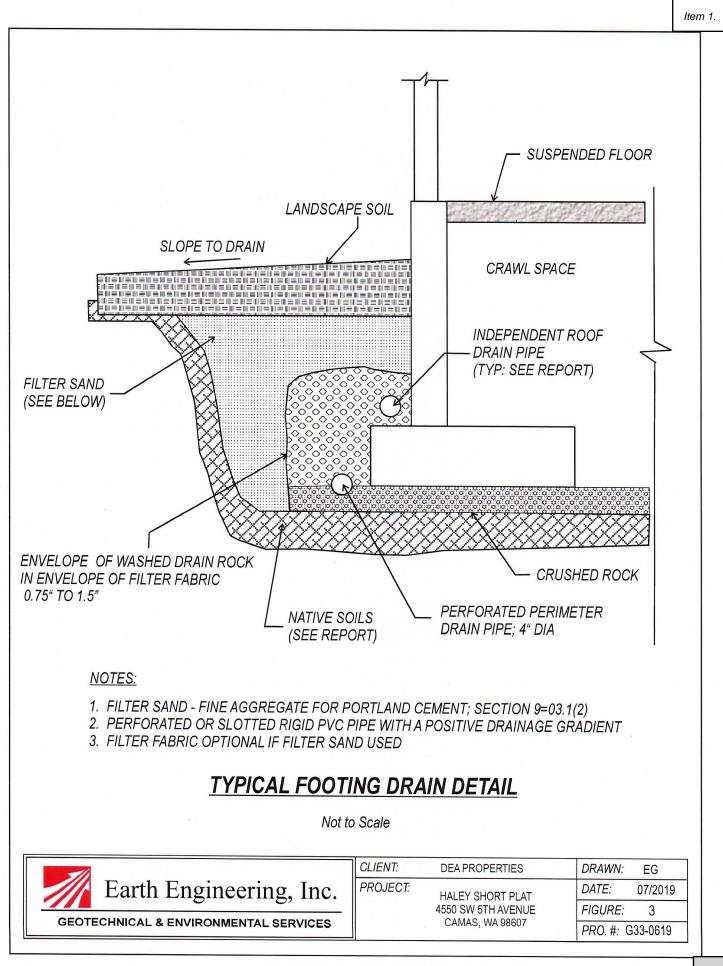
The recommendations submitted in this report are based upon the data obtained from the test pit excavations. Soil and groundwater conditions may vary from those encountered. The nature and extent of variations may not become evident until construction. If variations do appear, Earth Engineering, Inc. 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.

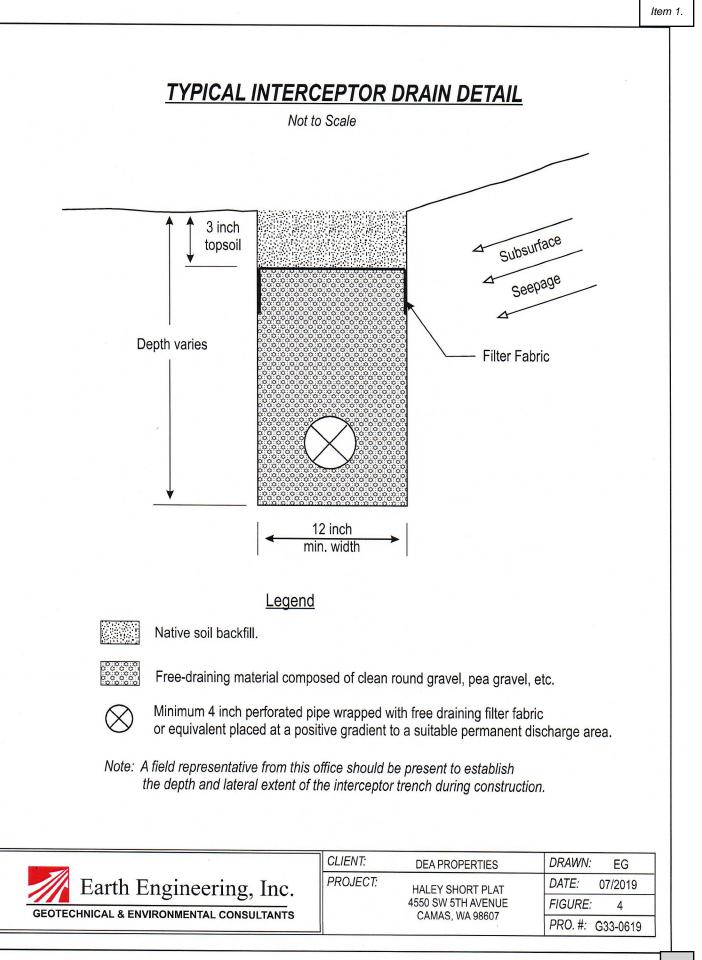




CLIENT:	DEA PROPERTIES	DRAWN: CCK
PROJECT:	HALEY SHORT PLAT 4550 SW 5TH AVENUE CAMAS, WA	DATE: 07/2019
		FIGURE: 1
		PRO. #: G35-0619







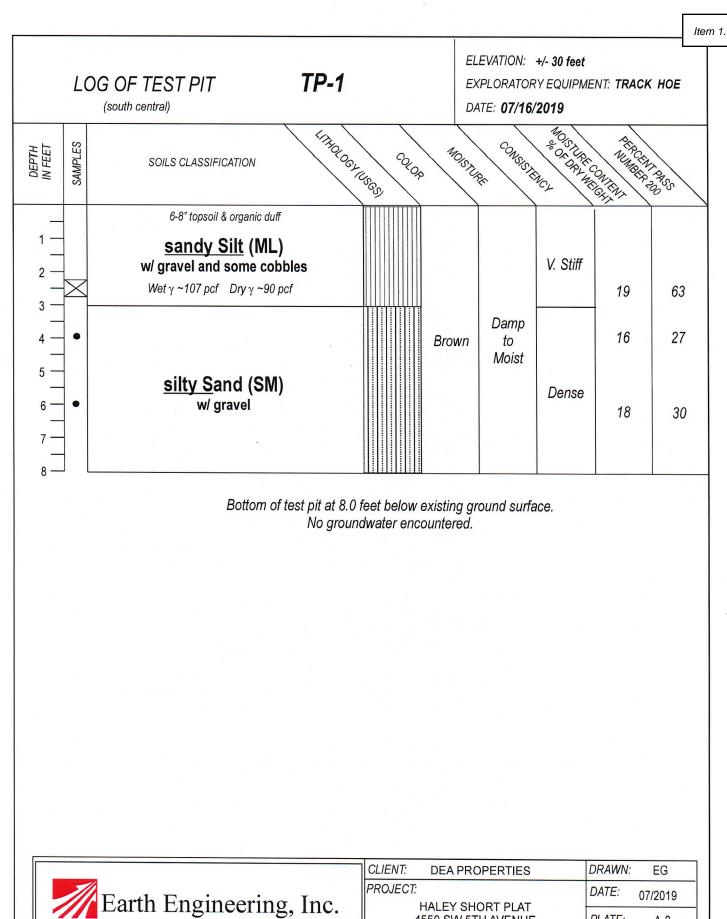
Item 1.

UNIFIED SOIL CLASSIFICATION SYSTEM LEGEND

MAJOR DIVISIONS		GRAPH SYMBOL	LETTER SYMBOL	TYPICAL DESCRIPTION	
Gravel and		Clean Gravels		GW gw	Well-Graded Gravels, Gravel-Sand Mixtures Little or no Fines
Castra	Gravelly Soils More Than	(little or no fines)		GP gp	Poorly-Graded Gravels, Gravel-Sand Mixtures, Little or no Fines
Soils	50% Coarse Fraction Retained on	Gravels with Fines (appreciable amount		GM gm	Silty Gravels, Gravel-Sand-Silt Mixtures
	No 4 Sieve	of fines)		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	Sands with Fines (appreciable amount of fines)		SM sm	Silty Sands, Sand-Silt Mixtures
				SC SC	Clayey Sands, Sand-Clay Mixtures
F 1	Sille	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	Silts and Clays			CL d	Inorganic Clays of Low to Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean
00110				OL ol	Organic Silts and Organic Silty Clays of Low Plasticity
More Than 50% Material Smaller Than No 200 Sieve Size		Creater than 50		MH mh	Inorganic Silts, Micaceous or Diatomaceous Fine Sand or Silty Soils
	and Clays			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:	DEA PROPERTIES	DRAWN:	EG
Earth Engineering Inc.	PROJECT:	HALEY SHORT PLAT	DATE:	07/2019
	4550 SW 5TH AVENUE	4550 SW 5TH AVENUE	PLATE:	A-1
GEOTECHNICAL & ENVIRONMENTAL SERVICES		CAMAS, WA 98607	PRO. #:	G33-0619



A-2

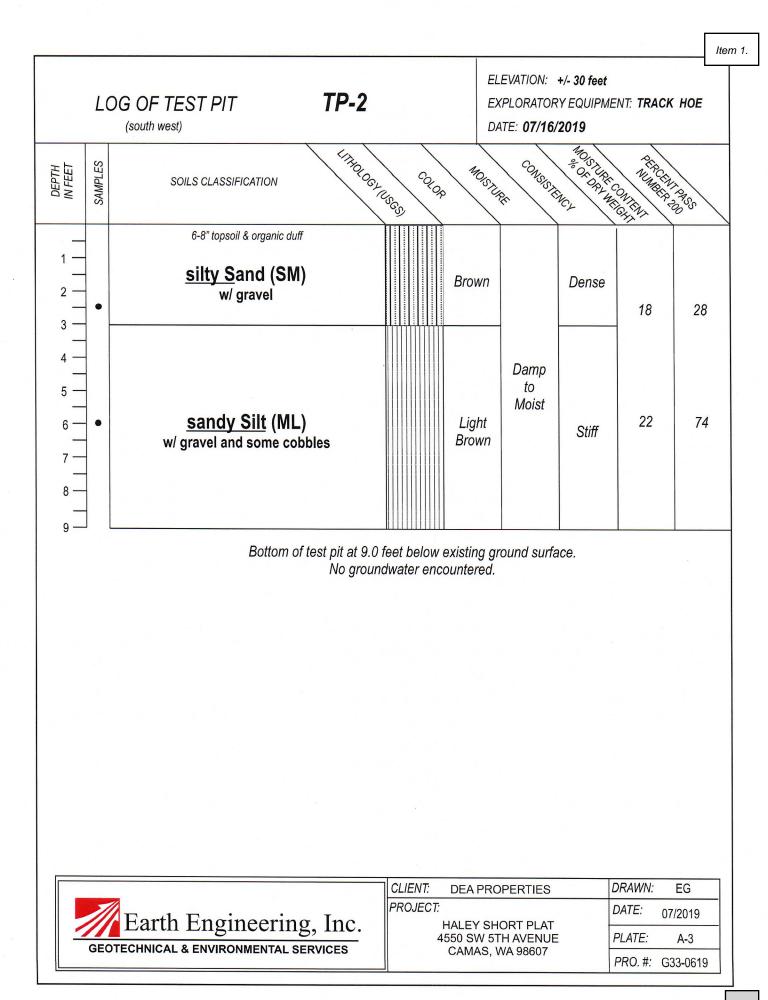


EXHIBIT 9 SHOR 19-02

Item 1.

Earth Engineering, Inc.

Geotechnical & Environmental Consultants

Chris Baumann Planning Solutions Inc. 4400 NE 77th Ave., Suite #275 Vancouver, WA 98662

January 8th 2020 G33-0619.20SS

Subject: Haley Short Plat - Slope Setback 4420 & 4550 SE 5th Avenue Camas, WA 98607

Reference: Slope Stability Assessment & Soil Bearing Capacity Haley Short Plat - 4420 & 4550 SE 5th Avenue, Camas, WA 98607 Earth Engineering Inc. - Project No. G33-0619; Dated July 24th, 2019

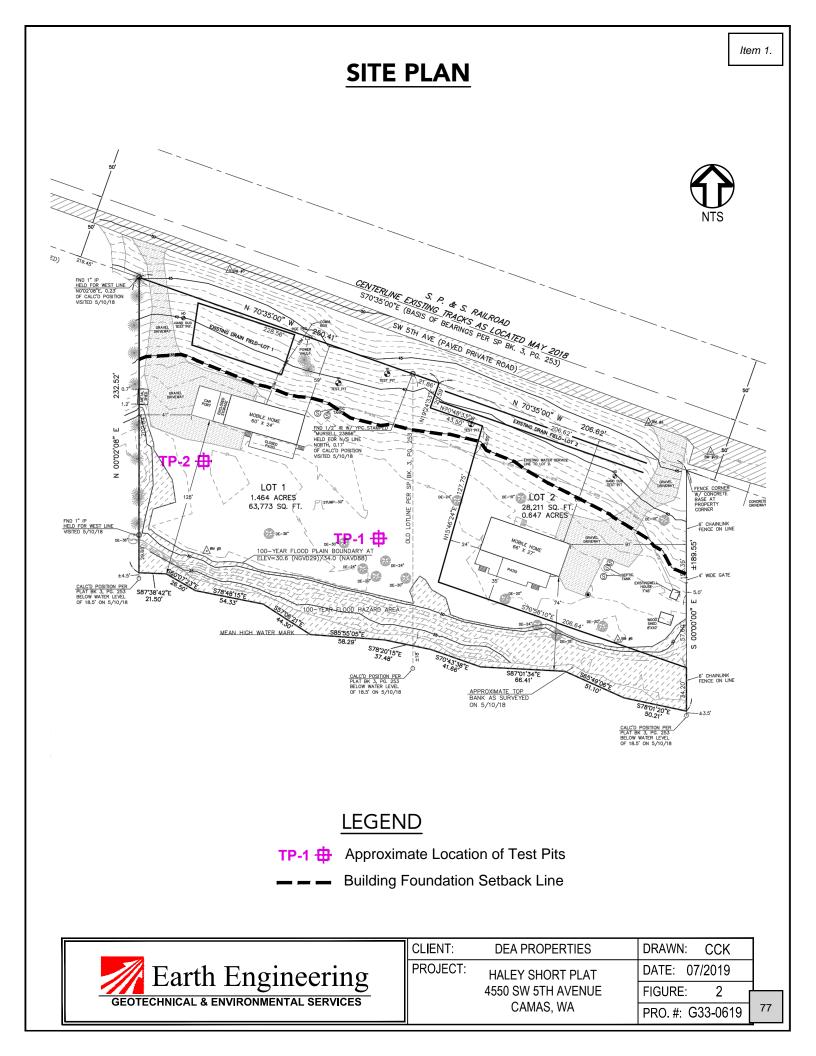
Hello Chris,

It is our understanding the City of Camas has requested that we provide a Site Plan that shows a bottom of slope setback for the proposed residential structures. We have attached a revised Site Plan with a "Building Foundation Setback Line". The proposed building foundations shall be setback a minimum of twenty (20) feet from the slope setback line.

It should be noted that this line can be modified by Earth Engineering Inc. (engineer of record) if conditions encountered during construction are different than anticipated. Please refer to the referenced "Slope Stability Assessment & Soil Bearing Capacity" report for any additional details.

Respectfully Submitted, Earth Engineering Inc., Don Bruno, EG Van W. Olin, PE **Engineering Geologist Project Engineer** ALD J. BRU EXPIRES

Earth Engineering, Inc. PO Box 1512, Ridgefield, WA 98642 (360) 600-6518





Haley Short Plat FISH & WILDLIFE HABITAT CONSERVATION AREAS CRITICAL AREAS REPORT - REVISED



Prepared for: Dale and Leta Anderson, Trustee 4420 S.W. 5th Avenue Camas, WA 98607 Prepared by: Olson Environmental, LLC 222 E. Evergreen Blvd. Vancouver, WA 98683 (360) 693-4555

October 24, 2019



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ATTACHMENTS

- **Figure 1 Project Location Map**
- Figure 2 Proposed 2-Lot Short Plat
- Figure 3 Clark County GIS Topographic Map
- Figure 4 Clark County GIS Shoreline Designation Map
- Figure 5 Clark County Priority Habitat/Species Map
- Figure 6 OHWM and Riparian Buffer
- Figure 7 Proposed Habitat Buffer Reduction/Compensation Areas
- Figure 8 Riparian Buffer Enhancement Planting Details
- Figure 9 Planting Details Cross-Section

Photo-Sheet 1 - Project Area Photographs

FISH & WILDLIFE HABITAT CONSERVATION AREAS

Project: Applicant: Location: Legal Description: Serial Number(s): Parcel Size: Zoning: CompPlan: Shoreline Designation: Watershed: WRIA: Jurisdiction: Project Type: Assessment by: Site Visit(s): Report Date: Updated Penort Date:	Haley Short Plat Dale and Leta Anderson, Trustee 4550 S.W. 5 th Avenue, Camas, Washington SE ¼ of Sec. 8, T01N, R03E, W.M.; Clark County 127155-000 1.4653 Acres R-15 SFL Medium Intensity/Aquatic Columbia Slope Salmon-Washougal (28) City of Camas Residential Kevin Grosz, P.W.S. August 8, 2019 August 9, 2019
Report Date: Revised Report Date:	September 9, 2019 October 24, 2019
	,

INTRODUCTION

This report presents the revised habitat mitigation plan for the Haley Short Plat located at 4550 S.W. 5th Avenue, Camas, Washington (Fig. 1). The Applicant (Dale & Leta Anderson, Trustee) is proposing to divide the 1.4653 acre property into 2-lots as shown in Figure 2. The site is located on the north shore of the Columbia River. The Columbia River is a shoreline of the state and has 150-foot riparian buffer that is regulated under Shoreline Master Programs (SMP) Appendix C 16.61. The Applicant is proposing to reduce the riparian buffer as allowed under this Chapter of the SMP. This plan was revised to show the changes of the lot numbers which have been exchanged.

EXISTING CONDITIONS

Currently, a house, outbuildings, gravel driveway and parking area occur through the central portion of Lot 2 (Fig. 2). The majority of the property is a parklike setting with maintained lawn and landscaping. The Columbia River forms the southern property line. Trees line the outer edges of the west and south edges of the property. The majority of the trees are black cottonwood (*Populus balsamifera*) and Douglas-fir (*Pseudotsuga menziesii*). Blackberry (*Rubus spp.*), native willow (*Salix spp.*) and red-osier dogwood (*Cornus alba*) occur along water ward side the shoreline of the Columbia River. The

property is relatively flat, generally sloping from north to south (Fig. 3). The majority of the property is located within the shoreline buffer of the river. The shoreline designations are medium intensity and aquatic as shown in Figure 4.

FISH AND WILDLIFE HABITAT CONSERVATION AREAS

The City has enacted a fish and wildlife habitat conservation areas ordinance to designate and classify ecologically sensitive and hazardous areas and to protect these areas, their functions and values while allowing for some reasonable use of property. Identified fish and wildlife habitat conservation areas are to be preserved to the greatest extent possible. Any adverse impacts shall be mitigated so that there is no net loss of habitat functions or area. Regulated fish and wildlife habitat conservation areas include (SMP 16.61.010(A)(1-7)):

- 1. Areas with which State or Federally Designated Endangered, Threatened and Sensitive Species have a Primary Association. Field studies shall be conducted to determine the presence of these species within the study area.
- 2. State Priority Habitats and Areas Associated with State Priority Species. These areas are identified by Washington Department of Fish and Wildlife. A description of priority species and habitats is outlined in 16.61.010(A)(2) of the SMP.
- 3. Locally Important Habitats and Species specifically Oregon White Oak and Camas Lily. Protection requirements for each of these species are outlined in 16.61.010(3)(a) for Oregon white oak and (b) for Camas lily.
- 4. Naturally occurring Ponds under 20-acres these ponds and their submerged aquatic beds provide valuable fish and wildlife habitat.
- 5. Waters of the State as defined by WAC 222-16-031
- 6. Bodies of water planted with game fish by a governmental or tribal entity
- 7. State Natural Area Preserves and Natural Resource Conservation Areas which are defined, established and managed by the Washington Department of Natural Resources.

According to the Clark County GIS Habitat Map (Fig. 5) the Columbia River is identified as a Shoreline Stream (Type S). Clark County places a 250-foot riparian buffer (as measured from the ordinary high water mark (OHWM)) on Type S streams as shown in Figure 5. However, this parcel is regulated by the City of Camas under SMP 16.61 which places a 150-foot riparian buffer (SMP 16.61.040(D)) on Type S streams. The OHWM of the Columbia River and 150-foot riparian buffer are shown in Figure 6. Encroachments into the 150-foot riparian buffer will require a habitat permit through SMP 16.61.040(D)(2)(3)(4) as outlined below.

The Columbia River is known to contain fish species listed as threatened under the Endangered Species Act (ESA). These fish species include bull trout (*Salvelinus confluentus*), chinook (*Oncorhynchus tshawytascha*), chum (*O. keta*), coho (*O. kisutch*), and steelhead (*O. mykiss*).

No other fish and wildlife habitat conservation areas have been identified on or adjacent to the property.

MITIGATION SEQUENCING (SMP 16.51.160)

The Applicant has avoided all direct impacts to the Columbia River. However, the Applicant is proposing to reduce the riparian habitat buffer provide for Lot 2 which contains the existing house and a building area for Lot 1 as allowed under SMP. These habitat impacts will be compensated though enhancement of riparian habitat on-site along the shoreline of the Columbia River. These impacts and proposed compensations are detailed below.

RIPARIAN BUFFER IMPACTS & COMPENSATION (Fig. 6)

The Applicant is proposing to reduce the 150-foot riparian zone of the Columbia River to allow for the construction of a house on Lot 1 and to maintain the house and landscaped area on Lot 2. According to SMP Table 6-1 the residential building setback in the medium intensity designated shoreline is 35 feet. The Applicant is proposing to reduce the riparian buffer to 75 feet as allowed under SMP 16.61.040(3)(4). Currently a manufactured home, car port, and compacted gravel occur within the 150-foot riparian buffer in Lot 2(Fig. 7). Due to presence of impervious surfaces and lack of any vegetation in this area it provides a fragmented riparian habitat function and is considered functionally isolated. This 4,860 ft² area (Fig. 7) is therefore not included in the buffer reduction calculations. The riparian buffer impacts and compensation are outlined below:

IMPACTS/COMPENSATION

Lots

The Applicant is proposing to reduce the 150-foot riparian buffer adjacent to the Columbia River to 75 feet (Fig. 7) as allowed under SMP 16.61.040(D)(4) Alternative Mitigation for Stream Buffers which states: The requirements set forth in this section may be modified at the City of Camas' discretion if the applicant demonstrates the greater habitat functions of a per function basis, can be obtained in the affected drainage basin as a result of alternative mitigation measures. According to WDFW (Riparian Ecosystems 2018) typical riparian system functions include stream temperature modification, water purification, floodwater storage, stream channel stabilization, woody debris recruitment, and provided areas for fish and wildlife movement. Currently the buffer reduction area consists of a house and gravel driveway and parking area in the northwest portion of the reduction area (4,860 ft², Fig. 7). The remainder of the riparian buffer reduction area (15,078 ft²) is maintained lawn. One black cottonwood tree is within the buffer reduction area and this tree will not be removed as a result of the short plat. Based on these existing conditions, the reduction area provides minimal riparian habitat function for any of the above described functions. To compensate for this buffer reduction, the Applicant is proposing to plant the 20,080 ft² area between the OHWM and the 75-foot reduced riparian buffer as shown in Figure 7. This area is maintained lawn with several black cottonwood trees. No shrub layer exists in this area. This planting will consist of a native tree and shrub planting that will provide a diverse plant community,

increased structure and an overall lift in habitat functions over the existing parklike setting. The enhanced buffer is adjacent to the Columbia River which will provide a corridor for wildlife to move freely through this area to access the river and other habitats that may occur on adjacent properties. In addition to the planting, the Applicant will remove and maintain existing non-native aggressive plant species from the enhancement area and along the shoreline. The proposed planting plan details are specified below.

Photographs of the proposed impact and compensation areas are shown in Photo-sheet 1.

PROJECT SCHEDULE

This project is proposed to begin construction as soon as the appropriate permits are received. Riparian buffer enhancement activities will take place during the first planting season following habitat impacts.

PLANTING PLAN

The riparian buffer enhancement area (20,080 ft²) will be planted with native trees and shrubs at a rate of 5 trees and 10 shrubs per 1000 ft². Planting details are provided in Figures 8 and 9.

Species	Plant Form	Minimum Size	Minimum Spacing	Required Number
Trees				
Western Red Cedar	Seedling	18"	10'	15
(Thuja plicata)				
Douglas-Fir	Seedling	18"	10'	35
(Pseudotsuga menziesii)				
Big-Leaf Maple	Bare Root	24"	10'	20
(Acer macrophyllum)				
Oregon Ash	Bare Root	24"	10'	30
(Fraxinus latifolia)				
			Total Trees	100
Shrubs				
Snowberry	Bare Root	18-24"	8'	55
(Symphoricarpos albus)				
Indian Plum	Bare Root	18-24"	12'	25
(Oemleria cerasiformis)				
vine maple	Bare Root	18-24"	12'	10
(Acer circinatum)				
Red Flowering Current	Bare Root	18-24"	8'	30
(Ribes sanguineum)				
Hazel Nut	Bare Root	18-24"	8'	15
(Corylus cornuta)				
Native Willow	Cutting	6'	8'	66
(Salix spp.)				

Planting Plan Specifications – Riparian Enhancement Area (20,080 ft²), 5 trees/10 shrubs per 1,000 sq. ft. (Fig 7).

Item	1.

Total Shrubs

201

<u>Source of Plant Materials</u>. All plants will be obtained from nurseries specializing in native Pacific Northwest plant materials.

<u>Planting Time</u>. Bare-root shrubs and trees should be planted between December 1 and March 31, when plants are dormant. If planting is conducted outside this time period, containerized plant stock will be used and extra care and watering may be needed to ensure that plants become adequately established.

<u>Planting Guidelines</u>. A hole, one foot in diameter and one foot deep, shall be excavated for bare root stock. The holes should be large enough to accommodate the plant roots without restriction. Plants will be held in place with the top of the root mass at ground level. Topsoil will be backfilled around the roots and lightly tamped to remove any air pockets in the soil. Future maintenance should use scarification to keep the 1-foot diameter area free of herbaceous vegetation until plants are well established. If the soils are not saturated, each plant should be watered at the time of planting. Supplemental watering during the dry summer season may also be required to ensure plant survival and mitigation success.

PERFORMANCE CRITERIA

Performance measures and standards are used to provide a basis for evaluating whether the project's goals and objectives are being met. This plan established the following criteria as the basis for evaluating mitigation compliance and success. In order to meet the goals and objectives, the mitigation must meet the following criteria:

The City requires a minimum of five (5) years of monitoring and maintenance. The criteria listed below are intended to meet the requirements of SMP 16.51.170(D) for this project. Performance measures and standards are used to provide a basis for evaluating whether the project's goals and objectives are being met. In order to meet the goals and objectives, the mitigation must meet the following criteria:

- 1. Native Woody Species (Buffer Enhancement Area)
 - a. <u>Performance Standard Year 1 -</u> Planted, native woody species in the buffer area will achieve at least 100 percent survival one year after the site is planted. If dead plants are replaced, the performance standard will be met.
 - <u>Performance Standard Years 2-4</u> Native woody species (planted or volunteer) will achieve a density of a minimum of 6 shrubs and 3 trees per 1000 ft² in the enhanced buffer areas.
 - c. <u>Performance Standard Year 5</u> at least 50 percent aerial coverage of native trees and shrubs. Natural colonization can make it difficult to separate planted individuals from volunteer trees and shrubs. Therefore, naturally colonized species will be included in vegetation monitoring.

- 2. Invasive species (all years)
 - a. <u>Performance Standard</u> During All Years, non-native, invasive plant species will not exceed 20 percent aerial cover in the riparian buffer enhancement area.

MONITORING AND MAINTENANCE PLANS

The following actions will be implemented as part of the buffer mitigation monitoring and maintenance plan on this site:

- 1. The initial and all successive year plantings will be supervised by a qualified professional (as defined by SMP Chapter 7.139) to ensure that correct planting procedures are followed; that plantings are done according to the planting scheme; and to determine if the enhancement areas are meeting the performance standards listed above.
- 2. Monitoring of all planted areas will commence the summer following the initial planting (year 1) and continue in years 2, 3, 4, and 5. Monitoring will be conducted by a qualified professional during the late spring or summer time period. Monitoring will consist of walking the site during mid- to late summer to assess the enhancement area to determine if the performance standards are being met. The monitoring report will identify deficiencies in the mitigation progress and any contingency measures that will be taken to correct those deficiencies. Photographs taken from established photo-stations will be included with these reports. For each year that monitoring is required, a report documenting the monitoring results will be submitted to the City.
- 3. To ensure planting success, the Applicant will be responsible for performing minor maintenance over the monitoring period. This will include the selective removal of undesirable plant species such as blackberry (*Rubus* spp.) that may be hindering the growth and establishment of the favored plant stands. An area, 1-foot in diameter surrounding each planted woody species, will be kept free of competing vegetation. This can be accomplished either by scarifying the area by hand or through the use of weed-control rings.
- 4. Maintenance of all mitigation areas may include irrigation of the planted stock. A watering schedule will be established during the dry months (June through September) so that the plants are watered on a weekly basis during this time period. If necessary, a temporary above ground irrigation system capable of watering all of the mitigation areas will be installed.
- 5. Any maintenance that is required within the enhancement area will be supervised by a qualified wetland professional (as defined by SMP Chapter 7.139) familiar with this project.

ADAPTIVE MANAGEMENT PLANS

Adaptive management plans are designed to identify potential courses of action, and any corrective measures to be taken when monitoring indicates project goals are not being met. Table 2 summarizes the maintenance and contingency requirements for this project. In general, the contingency measures for this site are as follows:

- 1. <u>Replacement Plantings</u>—Replacement plantings will be made throughout the monitoring period if monitoring reveals that unacceptable plant mortality has occurred. Woody species will be re-planted to the original number of plants proposed in the accepted mitigation plan annually throughout the duration of the monitoring and maintenance period.
- 2. <u>Planting Plan Modifications</u>—Modifications to the planting plan (i.e., plant species and densities) will be made if monitoring identifies problems with the original planting scheme. For example, if annual monitoring identifies that plant mortality is attributed to an inappropriate hydrologic regime, the replacement plantings should be made using a more suitable plant species. Any recommended changes to the planting scheme will be documented in the annual monitoring report. The addition of any new plant species, not already included in this enhancement plan, must be approved by the City.
- 3. <u>Soil Erosion</u>—Any areas demonstrating soil erosion problems will be restored as soon as possible. If there does not appear to be a problem with the original design, the eroded areas will be restored by replacing any lost topsoil and replanted according to the original planting scheme.

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is Performed
Enhancement Areas	Trash and debris	Any trash or debris which exceeds $1 \text{ ft}^3/100\text{ ft}^2$ (equal to the volume of a standard size office garbage can). In general, there should be no evidence of dumping.	Trash and debris cleared from site.
Enhancement Areas	Erosion	Eroded damage >2 inches deep where cause of damage is still present or where there is potential for continued erosion.	Eroded areas should be stabilized with appropriate erosion control BMPs (e.g., seeding, mulching, rip rap).

Table 2. Maintenance And Adaptive Management Requirements.

Enhancement Areas	Plant mortality	Plant mortality jeopardizes attaining the required survival rate.	Plants should be replaced according to the planting plan. Modifications to the planting plan should be made if monitoring identifies problems with the original planting scheme.
Enhancement Areas	Invasion of undesirable plant species.	Undesirable plant species are hindering the growth and establishment of the favored plant stands.	Undesirable species removed by hand, or in accordance with recommendations of the Clark County Weed Control Board.

DEMARCATION

SMP 16.51.200 - Critical area markers, signs and fencing.

A. Temporary Markers. The outer perimeter of the management zones and/or critical areas may be required to be marked in the field in such a way as to ensure that no unauthorized intrusion will occur, and verified by the director prior to the commencement of permitted activities. This temporary marking, if required, shall be maintained throughout construction, and shall not be removed until permanent signs, if required, are in place.

B. Permanent Signs. The City may require, as a condition of any permit or authorization issued pursuant to this chapter, that the applicant install permanent signs along the boundary of a critical area or management zone to City standards.

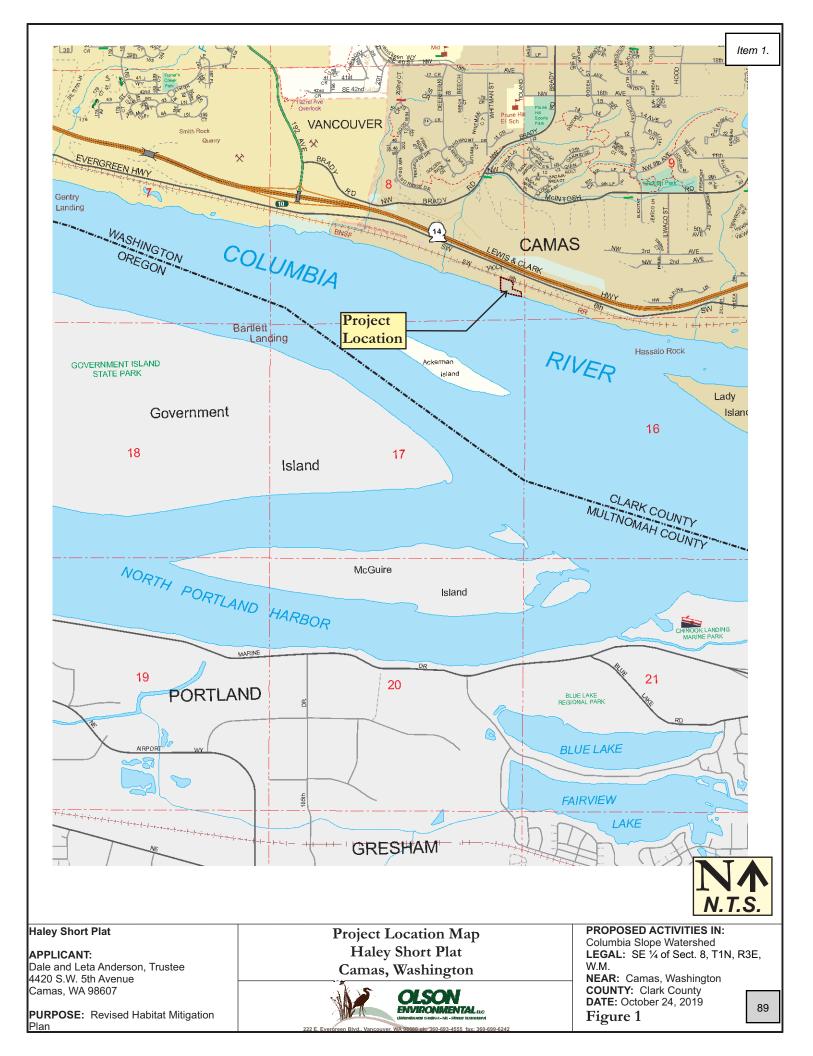
C. Fencing.

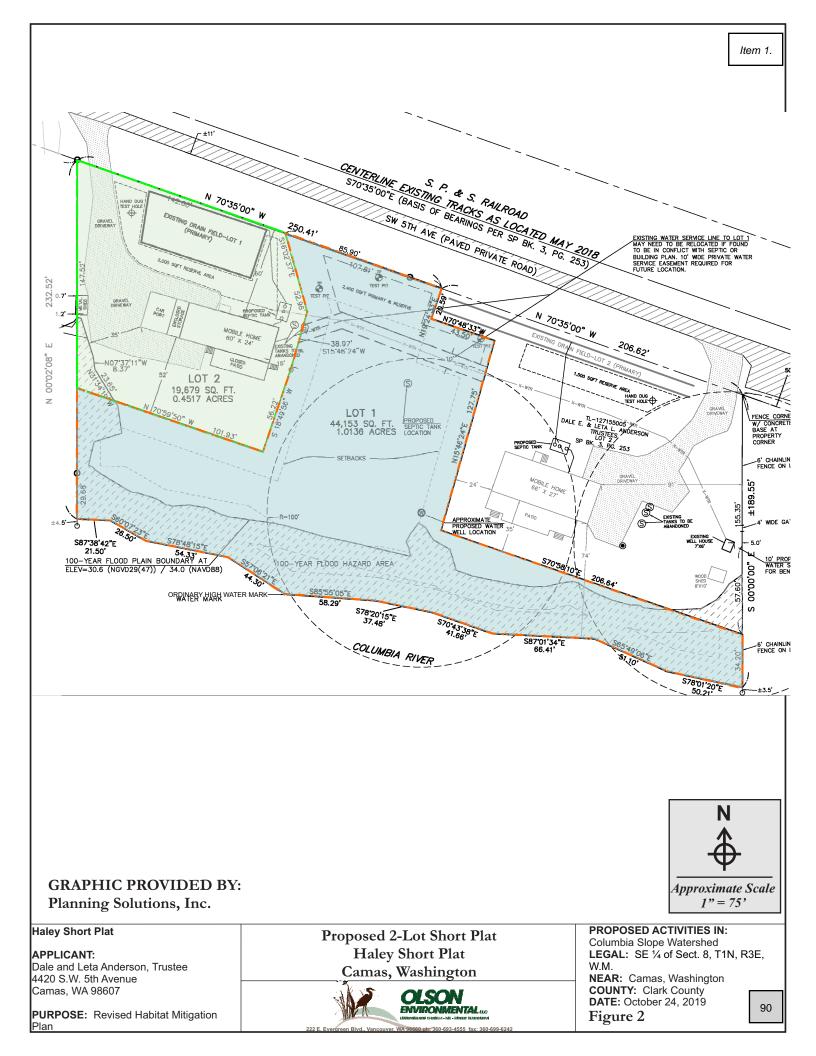
1. The director may condition any permit or authorization issued pursuant to this chapter to require the applicant to install a permanent fence to City specifications at the edge of the habitat conservation area or management zone, when, in the opinion of the City, fencing will reasonably minimize or prevent future impacts to the habitat conservation area.

2. Fencing installed as part of a proposed activity, or as required in this subsection, shall be designed so as to not interfere with species migration, including fish runs, and shall be constructed in a manner that minimizes habitat impacts.

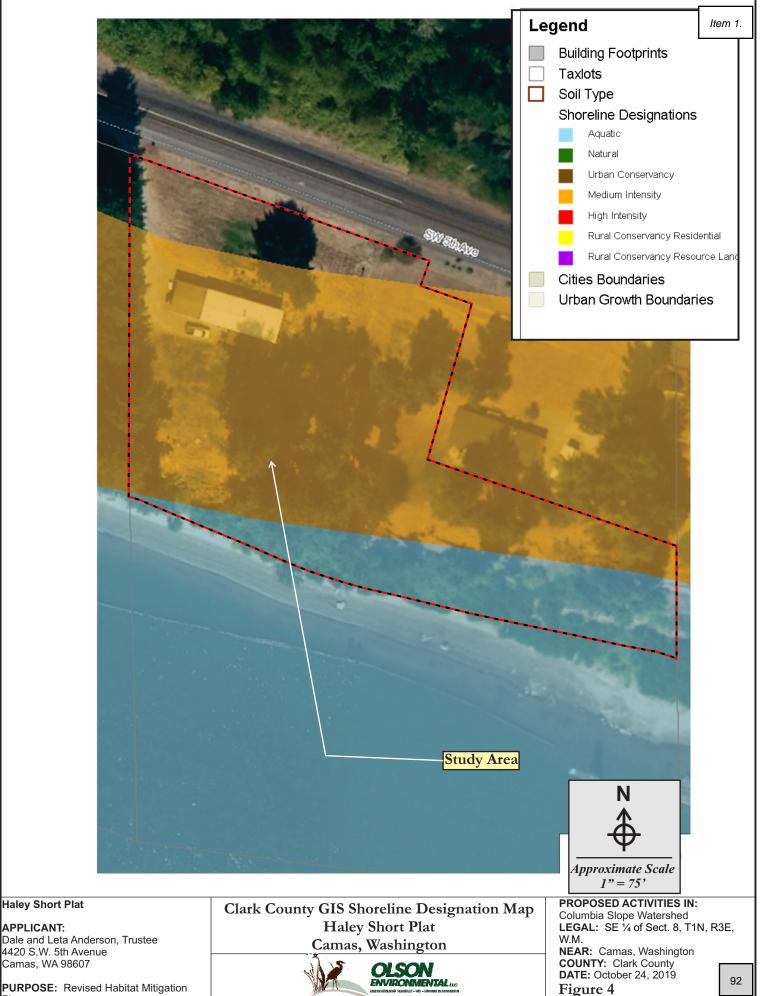
LITERATURE CITED

Riparian Ecosystems, Volume 2: Management Recommendations. 2018. Amy Windrope, Timothy Quinn, Keith Folkerts, and Terra Rentz. A Priority Habitat and Species Document of the Washington Department of Fish and Wildlife, Olympia.



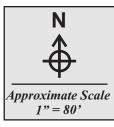








Columbia River Type S Stream 150-Foot Riparian Buffer



Haley Short Plat

APPLICANT: Dale and Leta Anderson, Trustee 4420 S.W. 5th Avenue Camas, WA 98607

PURPOSE: Revised Habitat Mitigation

OHWM and Riparian Buffer Haley Short Plat Camas, Washington

OHWM



PROPOSED ACTIVITIES IN: Columbia Slope Watershed LEGAL: SE ¼ of Sect. 8, T1N, R3E, W.M. NEAR: Camas, Washington COUNTY: Clark County DATE: October 24, 2019 Figure 6



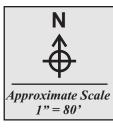


Functionally **Isolated Riparian** Buffer Area = 4,860 sq.ft.



Riparian Buffer Reduction Area = 15,078 sq.ft.

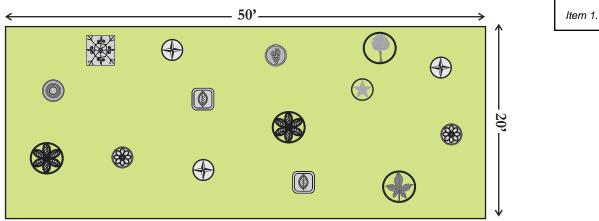
Riparian Buffer Compensation/Enhancement Area = 20,080 sq.ft.



Haley Short Plat Proposed Habitat Buffer Reduction/Compensation Areas Haley Short Plat APPLICANT: Dale and Leta Anderson, Trustee Camas, Washington 4420 S.W. 5th Avenue Camas, WA 98607

PROPOSED ACTIVITIES IN: Columbia Slope Watershed LEGAL: SE ¼ of Sect. 8, T1N, R3E, W.M. NEAR: Camas, Washington COUNTY: Clark County DATE: October 24, 2019 95 Figure 7





Typical Riparian Buffer Enhancement Area Plantings

Note: Plant locations are approximate. Actual plant locations will be determined in the field at the time of planting.

Planting Plan Specifications – Riparian Enhancement Area (20,080 ft²), 5 trees/10 shrubs per 1,000 sq. ft. (Fig 7).

Species	Plant Form	Minimum	Minimum	Required	
-		Size	Spacing	Number	
Trees					
Western Red Cedar	Seedling	18"	10'	15	
(Thuja plicata) 🛛 🛛 🚺					
Douglas-Fir	Seedling	18"	10'	35	
(Pseudotsuga menziesii) 🏾 🎾					
Big-Leaf Maple	Bare Root	24"	10'	20	
(Acer macrophyllum) 🛛 🕅	2				
Oregon Ash	Bare Root	24"	10'	30	
(Fraxinus latifolia) 🛛 🦇					
		·	Total Trees	100	
Shrubs					
Snowberry	Bare Root	18-24"	8'	55	
(Symphoricarpos albus)					
Indian Plum 🔊	Bare Root	18-24"	12'	25	
(Oemleria cerasiformis)					
vine maple	Bare Root	18-24"	12'	10	
(Acer circinatum) 🛛 🔍					
Red Flowering Current	Bare Root	18-24"	8'	30	
(Ribes sanguineum)					
Hazel Nut	Bare Root	18-24"	8'	15	
(Corylus cornuta)					
Native Willow	Cutting	6'	8'	66	
(Salix spp.)	'				
			Total Shrubs	201	

Haley Short Plat

APPLICANT: Dale and Leta Anderson, Trustee 4420 S.W. 5th Avenue Camas, WA 98607

Riparian Buffer Enhancement Planting Details Haley Short Plat Camas, Washington

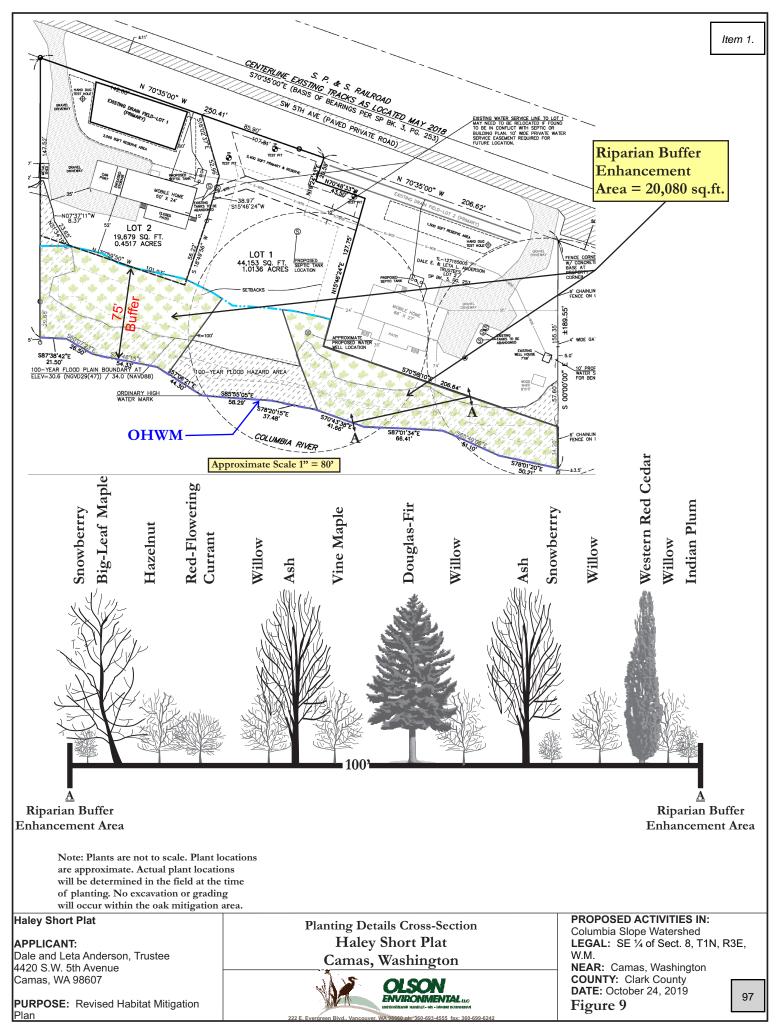
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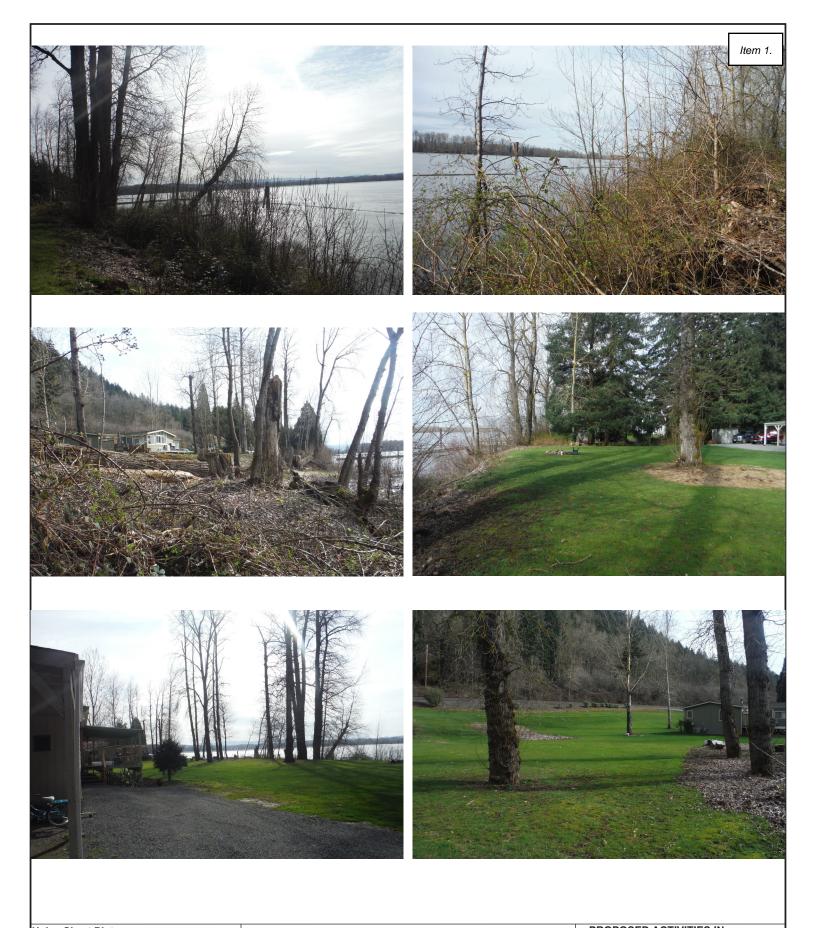
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360-699-6242

PROPOSED ACTIVITIES IN: Columbia Slope Watershed LEGAL: SE ¼ of Sect. 8, T1N, R3E, W.M. NEAR: Camas, Washington **COUNTY:** Clark County **DATE:** October 24, 2019 96 Figure 8





Haley Short Plat

APPLICANT: Dale and Leta Anderson, Trustee 4420 S.W. 5th Avenue Camas, WA 98607

PURPOSE: Revised Habitat Mitigation Plan

Project Photographs Haley Short Plat Camas, Washington PROPOSED ACTIVITIES IN: Columbia Slope Watershed LEGAL: SE ¼ of Sect. 8, T1N, R3E, W.M. NEAR: Camas, Washington COUNTY: Clark County DATE: October 24, 2019 Photo Sheet 1



Memorandum

Date:	December 20, 2019
Subject:	Haley Short Plat – Shoreline Critical Areas Report Peer Review (31600141.000)
From:	Dustin Day, PWS
То:	Lauren Hollenbeck, Senior Planner, City of Camas
Route To:	Robert Maul, Planning Manager, City of Camas

INTRODUCTION

The City of Camas (City) contracted with WSP to evaluate the critical areas report (the report) prepared by The Resource Company, Inc. (TRC) for the Haley Short Plat dated October 24, 2019. The purpose of the evaluation is to review the report and advise and assist the City in determining whether the report satisfies the requirements of and/or addresses the applicable criteria found in Sections 16.51 and 16.61 of Appendix C to the Camas Shoreline Master Program (SMP).

Qualifications

My educational experience includes a bachelor's degree in Biology from Western Michigan University and a master's degree in Environmental Management from Portland State University. I have more than 21 years of professional natural resource experience and have held a Professional Wetland Scientist (PWS) certification through the Society of Wetland Scientist for 9 years. My education and experience meet the minimum qualification established by the City in Chapter 7 – Definitions of the SMP.

SECTION 16.51 OF APPENDIX C – GENERAL PROVISIONS

WSP reviewed the report to assess its compliance with Section 16.51 (General Provisions) of Appendix C. The provisions designate and classify ecologically sensitive and hazardous areas and specify protection for them and their functions and values, while allowing some reasonable use of property. WSP has concluded that the report generally meets these provisions with the following exceptions.

Section 16.51.170 – Mitigation Plan Requirements

- Section 16.51.170(A) Environmental Goals and Objectives. This section requires that the
 mitigation plan identify the goals and objectives of the compensation proposed and analyze
 the likelihood of the mitigation project's success. The TRC report does not specify goals and
 objectives specific to the project.
- Section 16.51.170(F) Financial Guarantees (see also Section 15.51.230 Bonds). This section requires financial guarantees, as determined by the approval authority, to ensure the

mitigation plan is fully implemented. It is not known what form of financial guarantee the approval authority will require, and no guarantees were proposed in the mitigation plan, but the form and amount could be a condition of approval.

Section 16.51.220 – Critical Areas Protective Mechanism

• Section 16.51.220(A) requires placing the identified critical areas and their associated buffer or management zone in a permanent protective mechanism acceptable to the City. A conservation covenant was not proposed but could be a condition of approval.

SECTION 16.61 OF APPENDIX C – FISH AND WILDLIFE HABITAT CONSERVATION AREAS

WSP has reviewed the report to assess its compliance with Section 16.61 (Fish and Wildlife Habitat Conservation Areas [FWHCA]) of Appendix C. WSP has concluded that that the critical areas report generally meets these provisions. Specific provision analysis is detailed below.

Section 16.61.010 – Designation of FWHCA

The report has identified FWHCA in accordance with the code, identifying the Columbia River as an area of primary association for threatened and endangered species and as a water of the state. WSP concludes this section of code has been adequately addressed.

Section 16.61.020 – Critical Area Report Requirements for Habitat Conservation Areas

The report has addressed the criteria established in this section. The report was prepared by a qualified professional and discusses the areas that must be addressed, including the project area, shoreline areas, water features, floodplains, and other critical areas and buffers, and the project design and applicability of buffers. In addition, the report includes a habitat assessment documenting existing vegetation and FHWCAs. The report also discusses federal, state, and local special management recommendations as well as avoidance, minimization, and mitigation; and includes a discussion of monitoring and maintenance management practices.

Section 16.61.030 – Performance Standards

The report details the proposed short plat and subsequent residential development. The report explains that, because of site constraints posed by steep slopes and proximity to the Columbia River, complete avoidance was not feasible. The report describes how the proposed project has minimized habitat disruption beyond the extent required to undertake the proposed short plat by proposing the future residential development in the outer 50 percent of the stream buffer width and mitigating for the reduced stream buffer through buffer enhancements. The mitigation measures proposed include several measures discussed in Section 16.61.030(A)(4) of Appendix C, including e–j and n–p. The plan also meets Provisions B (Nonindigenous Species Shall Not be Introduced) and C (Mitigation Should Result in Contiguous Corridors) of Section 16.61.030. No nonindigenous species are proposed in the planting plan and a contiguous corridor along the Columbia River has been preserved.

Additionally, the report meets the mitigation plan requirements detailed in Provision F of Section 16.61.030, including a planting plan that specifies plan species, quantities, locations, size,

spacing and density, along with measures to protect and maintain plants until established, a monitoring program, and an adaptive management plan. Based on the information provided, the applicant has demonstrated that the proposed project will substantially comply with Section 16.61.030 of Appendix C.

Section 16.61.040 – Performance Standards – Specific Habitats

Section 16.61.040 includes specific habitat performance standards and Section 16.61.040(D) pertains to stream buffer widths and is applicable for this project. Section 16.61.040(D)(2)(b) is the standard that needs to be meet when reducing and/or averaging stream buffer widths. However, Section 16.61.040(D)(4) – Alternative Mitigation for Stream Buffer Areas – allows the applicant to propose alternate impacts and mitigation measures provided the applicant demonstrates that greater habitat functions, on a per function basis, can be obtained. The report addresses the criteria of Section 16.61.040(D)(4), proposing to reduce 20,800 square feet of the outer 50 percent of the stream buffer and enhance 20,080 square feet of the inner 50 percent (75 feet) of the stream buffer with native trees and shrubs at a 1:1 ratio. The report proposes to remove existing non-native, aggressive plant species from the enhancement area and along the shoreline and perform maintenance to keep the area free of these species. Finally, the report states that no existing mature black cottonwood trees will be removed as part of the proposed short plat. The proposed buffer reduction area is dominated by maintained grasses and provides reduced or limited habitat functions. Based on the mitigation measures proposed in the report, the project will provide greater habitat functions, on a per function basis, upon completion, including the associated maintenance and monitoring. Based on the information provided, the applicant has demonstrated that the proposed project will substantially comply with Section 16.61.040 of Appendix C.

CONCLUSION

The critical areas report dated October 24, 2019, substantially meets the requirements of Sections 16.51 and 16.61 of Appendix C. Specifically, the report meets the requirements of Section 16.61.040(D)(4), which requires the applicant to demonstrate that greater habitat functions, on a per function basis, can be obtained in the affected drainage basin. The applicant will enhance 20,080 square feet of the inner 75 feet of the stream buffer with native trees and shrubs (1:1 ratio). The applicant will also remove existing non-native, aggressive plant species from the enhancement area and along the shoreline and perform maintenance to keep the area free of these species Finally, no existing mature black cottonwood trees will be removed as part of the proposed short plat. The proposed buffer reduction area is dominated by maintained grasses and provides reduced or limited habitat functions. Based on the proposed mitigation measures, the applicant will provide greater habitat functions, on a per function basis, upon completion of the proposed mitigation measures and associated maintenance and monitoring.

This memorandum documents the conclusions and best professional judgment of WSP. The information it provides should not be solely relied upon for determining compliance with applicable regulations.

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Item 1.

PRELIMINARY STORMWATER REPORT

Project Name: Case File: Haley Short Plat PA18-38

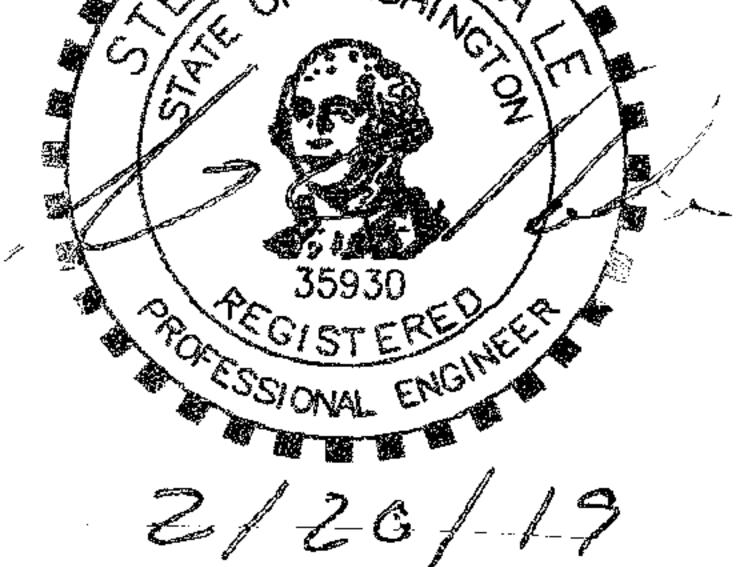
Description:

Site Location: Parcel Number: Engineer:

Property Owner:

a 2-lot short plat of boundary line adjusted lot 1 of Short Plat Book 3, Page 253 4550 SE 5th Avenue, Camas, WA 98607 127155000 Hale Development Services Stephen C. Hale, PE/PLS 204 E 45th St. Vancouver, WA 98663 Ph: 360-291-2603 Email: stephenchale@me.com Dale E & Leta Anderson Trustee 4420 SW 5th Ave Camas, WA 98607





Report by: Stephen C. Hale, PE, PLS Date: February 2019

Engineers Statement of Completeness and Feasibility

Stephen C. Hale, PE/PLS, project engineer, states that to the best of his professional knowledge and abilities that all information required by the City of Camas Municipal Code is included in the preliminary plan set and includes a stormwater plan, and that the proposed stormwater facilities are



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Stephen C. Hale, PE. PLS. Phone: 360-921-2603 • stephenchale@me.com

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A) Project Overview	
B) Minimum Requirements	
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H) Wetland Protection	
I) Other Permits	
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WWHM2012 calculation report	14

Reduced copy of Preliminary Plans:

Stephen C. Hale, PE. PLS.

Phone: 360-921-2603 • stephenchale@me.com

A. <u>PROJECT OVERVIEW</u>

Existing Conditions

This 2-lot short plat is a portion of adjust (BLA) lot 1 of Short Plat Bk. 3, Pg. 253, located at 5500 SW 5th Avenue, Camas, WA. The northern boundary of the site is bounded by the southerly right-ofway line of S, P. & S. Railroad, and the southerly boundary is the Mean High-Water Mark of the Columbia River.

The existing vegetative cover is predominately maintained lawn and some deciduous trees that are to remain. The site slopes from north to south at $\pm 20\%$ along the northerly 1/3 of the site and is mostly flat ($\pm 2\%$) within the middle portion, and then slopes down $\pm 25\%$ to the top bank of the Columbia river. Refer to the existing conditions plan for additional information. The southerly $\pm 35^{\circ}$ of the parcel is within the 100-year floodplain and the entire site presently drains to the Columbia River. The Columbia River is a flow control exempt waterbody as Referenced in SWMMWW, Flow Control Exempt Surface Waters, Appendix I-E (page 133).

Project Description

The project's storm drainage measures have been designed, in conformance to CMC 14.02 Stormwater Control. Preliminary stormwater plan (sheet 5) shows the contributing basin boundary for the proposed driveway for lot 1. A bioretention planter is proposed for treatment of the runoff from the proposed driveway. A roof drain lateral is to be supplied as shown on the stormwater plan, with an outfall rip rap pad and flow spreader to be installed approximately 6 feet from top bank of the river.

B. MINIMUM REOUIREMENTS

The land disturbing activities are to include installation of a driveway and a residential home on lot 1. There are no improvements proposed for lot 2. The lot 1 preliminary proposal estimates that the new lot could generate as much as 8,500 square feet (sf) of total impervious pollution generating surfaces, 5,200 sf of possible residential building area and 3,300 sf of driveway (impervious). The estimated total impervious area for lot 1 is greater than 5,000 sf, triggering the water quality requirements. The stormwater requirements for water quantity (detention) are not triggered because this project drains into a flow control exempt waterbody, the Columbia River. The proposed project is to meet the runoff treatment (water quality) by utilizing a bioretention planter to treat the runoff from the driveway and a portion of the paved existing private access road. The project will create more than 5,000 square feet of impervious surfaces and must comply with Minimum Requirements #1 through #9 for the new hard surfaces and the converted vegetated areas.

	Description	Area (Sq. Ft)
1	Existing impervious surface	0
2	Possible New impervious surface	*±8,500
3	Replaced impervious surface	0
4	Native vegetation converted to lawn or landscaping	0
5	Land disturbing activity	±13,600

*includes estimate of 5,200 sf per residential building area & 3,300 for the driveway

Minimum Requirement #1: Preparation of Stormwater Site Plans:

Stormwater plan is part of the preliminary plan set included in this submittal - completed

Minimum Requirement #2: Construction Stormwater Pollution Prevention Plan

(SWPPP): SWPPP required with final permit submittal. See SWPPP Elements below

1. Preserve Vegetation/Mark Clearing Limits:

- a. Before beginning land disturbing activities, including clearing and grading, clearly mark all clearing limits, sensitive areas and their buffers, and trees that are to be preserved within the construction area.
- b. Retain the duff layer, native top soil, and natural vegetation in an undisturbed state to the maximum degree practicable.

2. Establish Construction Access:

- a. Limit construction vehicle access and exit to one route, if possible.
- b. Stabilize access points with a pad of quarry spalls, crushed rock, or other equivalent BMPs, to minimize tracking of sediment onto public roads.
- c. Locate wheel wash or tire baths on-site, if the stabilized constructions entrance is not effective in preventing tracking sediment onto roads.
- d. If sediment is tracked off site, clean the affected roadways thoroughly at the end of each day, or more frequently as necessary (for example, during wet weather). Remove sediment from roads by shoveling, sweeping, or pick up and transport the sediment to a controlled sediment disposal area.
- e. Conduct street washing only after sediment is removed in accordance with 2.d, above.
- f. Control street wash wastewater by pumping back on-site, or otherwise prevent it from discharging into systems tributary to waters of the State.

3. Control Flow Rates:

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- a. Protect properties and waterways downstream of development sites from erosion and the associated discharge of turbid waters due to increases in the velocity and peak volumetric flow rate of stormwater runoff from the project site.
 - b. Where necessary to comply with 3.a, above, construct stormwater retention or detention facilities as one of the first steps in grading. Assure that detention facilities function properly before constructing site improvements (e.g., impervious surfaces).
 - c. If permanent infiltration ponds are used for flow control during construction, protect these facilities from siltation during the construction phase.

4. Install Sediment Controls:

- a. Design, install, and maintain effective erosion controls and sediment controls to minimize the discharge of pollutants.
- b. Construct sediment control BMPs (sediment ponds, traps, filters, etc.) as one of the first steps in grading. These BMPs shall be functional before other land disturbing activities take place.
- c. Minimize sediment discharges from the site. The design, installation and maintenance of erosion and sediment controls must address factors such as the amount, frequency, intensity and duration of precipitation, the nature of resulting stormwater runoff, and soil characteristics, including the range of soil particle sizes expected to be present on the site.
- d. Direct stormwater runoff from disturbed areas through a sediment pond or other appropriate sediment removal BMP, before the runoff leaves a construction site or before discharge to an infiltration facility. Runoff from fully stabilized areas may be discharged without a sediment removal BMP but must meet the flow control performance standard in 3.a, above.
- e. Locate BMPs intended to trap sediment on-site in a manner to avoid interference with the movement of juvenile salmonids attempting to enter off-channel areas or drainages.
- f. Where feasible, design outlet structures that withdraw impounded stormwater from the surface to avoid discharging sediment that is still suspended lower in the water column.

5. Stabilize Soils:

- a. Stabilize exposed and unworked soils by application of effective BMPs that prevent erosion. Applicable BMPs include but are not limited to: temporary and permanent seeding, sodding, mulching, plastic covering, erosion control fabrics and matting, soil application of polyacrylamide (PAM), the early application of gravel base early on areas to be paved, and dust control.
- b. Control stormwater volume and velocity within the site to minimize soil erosion.
- c. Control stormwater discharges, including both peak flow rates and total stormwater volume, to minimize erosion at outlets and to minimize downstream channel and stream bank erosion.

- d. Soils must not remain exposed and unworked for more than the time periods set forth below to prevent erosion:
 - During the dry season (May 1 September 30): 7 days
 - During the wet season (October 1 April 30): 2 days
- e. Stabilize soils at the end of the shift before a holiday or weekend if needed based on the weather forecast.
- f. Stabilize soil stockpiles from erosion, protect with sediment trapping measures, and where possible, locate away from storm drain inlets, waterways and drainage channels.
- g. Minimize the amount of soil exposed during construction activity.
- h. Minimize the disturbance of steep slopes.
- i. Minimize soil compaction and, unless infeasible, preserve topsoil.

6. Protect Slopes:

- a. Design and construct cut-and-fill slopes in a manner to minimize erosion. Applicable practices include, but are not limited to, reducing continuous length of slope with terracing and diversions, reducing slope steepness, and roughening slope surfaces (for example, track walking).
- b. Divert off-site stormwater (run-on) or ground water away from slopes and disturbed areas with interceptor dikes, pipes and/or swales. Off-site stormwater should be managed separately from stormwater generated on the site.
- c. At the top of slopes, collect drainage in pipe slope drains or protected channels to prevent erosion.
 - Temporary pipe slope drains must handle the peak volumetric flow rate calculated using a 10-minute time step from a Type 1A, 10-year, 24-hour frequency storm for the developed condition. Alternatively, the 10-year 1- hour flow rate predicted by an approved continuous runoff model, increased by a factor of 1.6, may be used. The hydrologic analysis must use the existing land cover condition for predicting flow rates from tributary areas outside the project limits. For tributary areas on the project site, the analysis must use the temporary or permanent project land cover condition, whichever will produce the highest flow rates. If using the Western Washington Hydrology Model to predict flows, bare soil areas should be modeled as "landscaped area."
- d. Place excavated material on the uphill side of trenches, consistent with safety and space considerations.
- e. Place check dams at regular intervals within constructed channels that are cut down a slope.

7. Protect Drain Inlets:

a. Protect storm drain inlets made operable during construction so that stormwater runoff does not enter the conveyance system without first being filtered or treated to remove sediment.

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b. Clean or remove and replace inlet protection devices when sediment has filled onethird of the available storage (unless a different standard is specified by the product manufacturer).

8. Stabilize Channels and Outlets:

- a. Design, construct, and stabilize all on-site conveyance channels to prevent erosion from the following expected peak flows:
 - Channels must handle the peak volumetric flow rate calculated using a 10- minute time step from a Type 1A, 10-year, 24-hour frequency storm for the developed condition. Alternatively, the 10-year, 1-hour flow rate indicated by an approved continuous runoff model, increased by a factor of 1.6, may be used. The hydrologic analysis must use the existing land cover condition for predicting flow rates from tributary areas outside the project limits. For tributary areas on the project site, the analysis shall use the temporary or permanent project land cover condition, whichever will produce the highest flow rates. If using the Western Washington Hydrology Model to predict flows, bare soil areas should be modeled as "landscaped area."
- b. Provide stabilization, including armoring material, adequate to prevent erosion of outlets, adjacent stream banks, slopes, and downstream reaches at the outlets of all conveyance systems.

9. Control Pollutants:

- a. Design, install, implement and maintain effective pollution prevention measures to minimize the discharge of pollutants.
- b. Handle and dispose all pollutants, including waste materials and demolition debris that occur on-site in a manner that does not cause contamination of stormwater.
- c. Provide cover, containment, and protection from vandalism for all chemicals, liquid products, petroleum products, and other materials that have the potential to pose a threat to human health or the environment. On-site fueling tanks must include secondary containment. Secondary containment means placing tanks or containers within an impervious structure capable of containing 110% of the volume contained in the largest tank within the containment structure. Double- walled tanks do not require additional secondary containment.
- d. Conduct maintenance, fueling and repair of heavy equipment and vehicles using spill prevention and control measures. Clean contaminated surfaces immediately following any spill incident.
- e. Discharge wheel wash or tire bath wastewater to a separate on-site treatment system that prevents discharge to surface water, such as closed-loop recirculation or upland application, or to the sanitary sewer, with local sewer district approval.
- f. Apply fertilizers and pesticides in a manner and at application rates that will not result in loss of chemical to stormwater runoff. Follow manufacturers' label requirements for application rates and procedures.
- g. Use BMPs to prevent contamination of stormwater runoff by pH modifying sources. The sources for this contamination include, but are not limited to: bulk cement, cement kiln dust, fly ash, new concrete washing and curing waters, waste streams generated

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from concrete grinding and sawing, exposed aggregate processes, dewatering concrete vaults, concrete pumping and mixer washout waters.

- h. Adjust the pH of stormwater if necessary to prevent violations of water quality standards.
- i. Assure that washout of concrete trucks is performed off-site or in designated concrete washout areas only. Do not wash out concrete trucks onto the ground, or into storm drains, open ditches, streets, or streams. Do not dump excess concrete on-site, except in designated concrete washout areas. Concrete spillage or concrete discharge to surface waters of the State is prohibited.
- j. Obtain written approval from Ecology before using chemical treatment other than CO2 or dry ice to adjust PH.

10. Control De-Watering:

- a. Discharge foundation, vault, and trench de-watering water, which have similar characteristics to stormwater runoff at the site, into a controlled conveyance system before discharge to a sediment trap or sediment pond.
- b. Discharge clean, non-turbid de-watering water, such as well-point ground water, to systems tributary to, or directly into surface waters of the State, as specified in 8, above, provided the de-watering flow does not cause erosion or flooding of receiving waters. Do not route clean dewatering water through stormwater sediment ponds. Note that "surface waters of the State" may exist on a construction site as well as off site; for example, a creek running through a site.
- c. Handle highly turbid or otherwise contaminated dewatering water separately from stormwater.
- d. Other treatment or disposal options may include:
 - (i) Infiltration
 - (ii) Transport off-site in vehicle, such as a vacuum flush truck, for legal disposal in a manner that does not pollute state waters.
 - (iii) Ecology-approved on-site chemical treatment or other suitable treatment technologies.
 - (iv) Sanitary or combined sewer discharge with local sewer district approval, if there is no other option.
 - (v) Use of a sedimentation bag that discharges to a ditch or swale for small volumes of localized dewatering.

11. Maintain BMPs:

- a. Maintain and repair all temporary and permanent erosion and sediment control BMPs as needed to assure continued performance of their intended function in accordance with BMP specifications.
- b. Remove all temporary erosion and sediment control BMPs within 30 days after achieving final site stabilization or after the temporary BMPs are no longer needed.

12. Manage the Project:

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- a. Phase development projects to the maximum degree practicable and take into account seasonal work limitations.
- b. Inspection and monitoring Inspect, maintain, and repair all BMPs as needed to assure continued performance of their intended function.
- c. Maintaining an updated construction SWPPP Maintain, update, and implement the SWPPP.
- d. Projects that disturb one or more acres must have site inspections conducted by a Certified Erosion and Sediment Control Lead (CESCL). Project sites disturbing less than one acre may have a CESCL or a person without CESCL certification conduct inspections. By the initiation of construction, the SWPPP must identify the CESCL or inspector, who must be present on-site or on-call at all times.

13. Protect Low Impact Development BMPs

- a. Protect all Bioretention and Rain Garden BMPs from sedimentation through installation and maintenance of erosion and sediment control BMPs on portions of the site that drain into the Bioretention and/or Rain Garden BMPs. Restore the BMPs to their fully functioning condition if they accumulate sediment during construction. Restoring the BMP must include removal of sediment and any sediment-laden Bioretention/rain garden soils, and replacing the removed soils with soils meeting the design specification.
- b. Prevent compacting Bioretention and Rain Garden BMPs by excluding construction equipment and foot traffic. Protect completed lawn and landscaped areas from compaction due to construction equipment.
- c. Control erosion and avoid introducing sediment from surrounding land uses onto permeable pavements. Do not allow muddy construction equipment on the base material or pavement. Do not allow sediment-laden runoff onto permeable pavements or base materials.
- d. Pavements fouled with sediments or no longer passing an initial infiltration test must be cleaned using procedures from the local stormwater manual or the manufacturer's procedures.
- e. Keep all heavy equipment off existing soils under LID BMPs that have been excavated to final grade to retain the infiltration rate of the soils.

Minimum Requirement #3: Source Control of Pollution:

Project is installing a bioretention planter and is to be protected form any sediment laden runoff. All disturbed and/or exposed soils are to be stabilized prior to installing or completing the full soil & gravel section of the planter.

Minimum Requirement #4: Preservation of Natural Drainage Systems and Outfalls:

There are no existing natural drainage systems on this project. Existing flows infiltrate naturally or flow to southerly into the Columbia River. Maintain as much of the existing lawn (± 30 feet) as a natural buffer between the edge of construction (home building) and the river bank.

Minimum Requirement #5: On-site Stormwater Management:

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Refer to the stormwater plan sheet 5 for all on-site stormwater management

Minimum Requirement #6: Runoff Treatment:

The PGHS = $\pm 8,500$ sq. ft. > 5,000 The PGPS = $\pm 11,000$ sq. ft. = 0.25 Acres < $\frac{3}{4}$ Acres - Stormwater treatment facility REQUIRED

Minimum Requirement #7: Flow Control:

N/A - Site drains directly to a flow control exempt waterbody, the Columbia River

Minimum Requirement #8: Wetlands Protection:

N/A no stormwater discharges to wetlands.

Minimum Requirement #9: Operation and Maintenance:

See content worksheet below that is to be followed to complete the O&M Manual

Project name:

Project Number:

Applicant Use	Item Description	Staff Use
OPERATIONS &	MAINTENANCE MANUAL	
	Narrative for operations and management of the site including	
	description of stormwater system and receiving waters for runoff	
	that leaves site	
	Itemized list of stormwater facilities and components found on	
	site (quantity of catch basins, pipe, treatment vaults, ponds, etc.)	
	Project site map including access for maintenance and location of	
	facilities including native soil and vegetation protection areas	
	Specify the ownership of the proposed facilities and clearly	
	indicate long-term maintenance responsibility	
	Funding guidelines for maintenance including planning for higher	
	costs during plant establishment, media filter replacements and	
	facility life expectancy. Estimate costs for average routine	
	maintenance, eventual replacement and how best practices like	
	street sweeping and catch basin cleaning can reduce costs.	
	Inspection checklists for specific facilities on the site using	
	Ecology's Western Washington LID O&M Guidance or Stormwater	
	Manual Vol V	
	Special instruction or attachments for emerging technology or	
	proprietary ("brand-name") systems	
	Flow dispersion areas delineated with locations of easements or	
	separate tracts.	

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Disposal guidance on sediments removed from stormwater	
facilities including relevant materials anticipated to be handled on	
site, indicators of contaminants and proper disposal.	
Log forms including dates, components inspected or maintained,	
waste disposal and proprietary system reports	

WATER RESOURCE PROTECTION (POLLUTION SOURCE CONTROL PROGRAM)

Minimum standards

Precautions to prevent accidental releases	
Hazardous materials management protective of human health and the environment	
Leaks and spills containment, proper cleanup and notification to the City of Vancouver	
Oil/water separator inspection, cleaning and maintenance according to guidance in <i>Stormwater Manual</i>	
Pesticide and Fertilizer Management application and management according to guidance in <i>Stormwater Manual</i>	
Decommissioning water wells in accordance with WAC 173-160- 381	
Operation closure shall include removal and proper disposal of all hazardous materials	
Mobile washing and pressure cleaning shall be performed according to guidance in <i>Stormwater Manual</i> . Wastewater from such operations shall be captured and directed to an approved discharge location.	

C. PRELIMINARY SOILS EVALUATION

The site soils are mapped as 3 to 8 percent slope Newberg Silt Loam, mapped as Nobbs. These soil well drained and permeability is generally moderate to rapid. The available water capacity is high and surface runoff is very slow, and there is no erosion hazard.

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D. SOURCE CONTROL

All development activities shall apply the Minimum Standards of VMC 14.26.120 as follows

A. Operational Best Management Practices (BMPs): All operations shall adopt the following best management practices to ensure their operations minimize potential risks to water resources.

• Precautions: The owner/operator shall take precautions to prevent accidental releases of hazardous materials. Hazardous materials shall be separated and prevented from entering Stormwater Drainage Systems, septic systems, and drywells.

• Hazardous Materials Management: Hazardous materials shall be managed so that they do not threaten human health or the environment or enter water resources.

• Hazardous Material Releases: All hazardous materials that have been released shall be contained and abated immediately, and the hazardous materials recycled or disposed of properly. The City shall be notified of any release of hazardous materials that clearly impact water resources, as soon as possible but no later than 24 hours after the release. The Stormwater Manual provides applicable operational BMPs for spills of oils and hazardous substances.

• Oil/Water Separators: Oil/water separators shall be inspected, cleaned and maintained as stipulated in the Stormwater Manual. The City may allow an operation to modify the regularity of cleanouts if the operation can demonstrate to the City's satisfaction that the separator operates effectively at less frequent cleaning intervals.

• Pesticide and Fertilizer Management. All pesticides, herbicides, fungicides and fertilizers shall be applied and managed according to the applicable BMPs for landscaping and lawn/vegetation management in the Stormwater Manual, VMC 20.760 Shoreline Management Area, and VMC 20.740 Critical Areas Protection.

• Stormwater Treatment Systems: Stormwater drainage systems and treatment facilities, including, but not limited to, catch basins, wetponds and vaults, biofilters, settling basins, bioretention, pervious pavements, and infiltration systems, shall be cleaned and maintained by the responsible party designated in VMC 14.25.209 according to the applicable operational BMPs for the maintenance of stormwater, drainage and treatment systems in the Stormwater Manual.

E. ON-SITE STORMWATER MANAGEMENT BMPs

It is proposed to install a bioretention planter to treat the proposed driveway. A construction entrance, and sediment fencing is proposed to be installed with home building. The planter and roof drain will both outfall to a rip rap line spreader basin installed with a 10' long 2"x 12" cedar flow spreader ± 6 ' the river bank. 30' of grass buffer is to remain between the home site and the river bank.

F. RUNOFF TREATMENT ANALYSIS AND DESIGN

Refer to the WWHM2012 analysis report attached indicating that the facility treats 99.95 percent of the

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Phone: 360-921-2603 • stephenchale@me.com runoff from the driveway and meets the treatment requirements.

G. FLOW CONTROL ANALYSIS AND DESIGN

N/A – Site runoff flows directly to a flow control exempt waterbody

H. WETLAND PROTECTION

N/A no wetland is within or near the boundaries of this site

I. <u>OTHER PERMITS</u>

N/A No other permits required.

J. CONVEYANCE SYSTEM ANALYISIS AND DESIGN

All conveyance pipes meet City design requirements.

K. SPECIAL REPORTS AND STUDIES

N/A. No other reports are included

L. MAINTENANCE AND OPERATIONS MANUAL

See content worksheet on page 6 that is to be followed to complete the O&M Manual

WWHM2012

PROJECT REPORT

HALEY SHORT PLAT PRELIMINARY STORMWATER REPORT 02/19/2019 Item 1.

General Model Information

Project Name:	Haley SP-Preliminary Storm		
Site Name:	Haley Short Plat		
Site Address:	4550 SE 5th Ave		
City:	Camas		
Report Date:	2/19/2019		
Gage:	Troutdale		
Data Start:	1948/10/01		
Data End:	2008/09/30		
Timestep:	15 Minute		
Precip Scale:	1.370		
Version Date:	2018/03/02		
Version:	4.2.14		

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

Existing Basin Condition

Bypass:	No
GroundWater:	No
Pervious Land Use SG2, Lawn, Steep	acre 0.279
Pervious Total	0.279
Impervious Land Use ROADS FLAT	acre 0.033
Impervious Total	0.033
Basin Total	0.312
Element Flows To:	

Element Flows	10:	
Surface	Inte	erflow

Groundwater

Mitigated Land Use

Developed Basin Bypass:	No
GroundWater:	No
Pervious Land Use SG2, Lawn, Steep	acre 0.235
Pervious Total	0.235
Impervious Land Use ROADS FLAT DRIVEWAYS STEEP	acre 0.033 0.044
Impervious Total	0.077
Basin Total	0.312
Element Flows To: Surface Int	erflow

Surface ion Planterl Surface ion Planterl

Groundwater

Routing Elements Predeveloped Routing

Bioretention Planterl Mitigated				
Facility Name Bioretention	Planterl			
	Outlet 1	Outlet 2	Outlet 3 Item 1.	
Downstream Connection	0	0	0	
Use simple Bioretention	Quick Swale	Size Water Qu	uality Size Facility	
🔽 Underdrain Used	Unde	erdrain Diameter(f		
Bioretention Bottom Elevatio	r O Orific	e Diameter(in)	0.5 +0 +	
Bioretention Dimensions	Flow TI	hrough Underdrain (ac-ft)	9.427	
Bioretention Length (ft) 20.0	00 Total O	utflow (ac-ft)	26.05	
Bioretention Bottom Width (ft) 6.00	0 Percen	t Through Underdrain	36.19	
Freeboard (ft) 0.50	0 WQ Pe	rcent Filtered	99.41	
Over-road Flooding (ft)	0			
Effective Total Depth (ft) 3		Facility Dime	ension Diagram	
Bottom slope of bioretention.(0-1)	0 Biser (Jutlet Structure		
Sidewall Invert Location.		Outlet Structure Data		
Front and Back side slope (H/V) 4.00		Riser Height Above bioretention surface (ft)		
Left Side Slope (H/V) 4.00	-	Riser Diameter (in) 12		
Right Side Slope (H/V) 4.00	0 Riser T	Riser Type Flat		
Material Layers for		e prov	•1	
Layer1 Layer2 Lay	ver 3			
Depth (ft) 1.500 0.500 0.0	00			
Soil Layer 1 SMMWW 12 in/hr	•			
Soil Layer 2 GRAVEL	 Orific 	e Diameter He	iaht	
Soil Layer 3 GRAVEL	Vuml		· J ···	
Edit Soil Types		1 0 + 0		
		2 0 + 0	-	
KSat Safety Factor		3 0 + 0		
CNone C2 C4	Biorete	ntion Volume at Riser Hea	ad (ac-ft) .032	
Show Bioretention Open Table				
Native Infiltration Yes ÷	Total Volu	me Infiltrated (ac-ft)	16.47	
		me Through Riser (ac-ft)	0.153	
Reduction Factor (infilt*factor)		ime Through Facility(ac-ft)	26.05	
Use Wetted Surface Area (sidewalls) 🛛 🖂 Percent Infiltrated 63.22			63.22	
Total Inflow ac-ft 26.69 Precipitation on Facility (ad			1.049	
		on from Facility (acre-ft)	0.64	

Mitigated Routing

Bioretention Planterl

Bottom Length: Bottom Width: Material thickness of f Material type for first I Material thickness of s Material type for seco Material thickness of t Material type for third Infiltration On	ayer: second layer: nd layer: hird layer:	20.00 ft. 6.00 ft. 1.5 SMMWW 12 in/hr 0.5 GRAVEL 0 GRAVEL
Infiltration rate:		0.6
Infiltration safety facto		1
Wetted surface area (Total Volume Infiltrate Total Volume Through Total Volume Through Percent Infiltrated: Total Precip Applied to Total Evap From Faci Underdrain used	ed (ac-ft.): n Riser (ac-ft.): n Facility (ac-ft.): n Facility:	16.47 0.153 26.05 63.22 1.049 0.64
Underdrain Diameter Orifice Diameter (in.): Offset (in.): Flow Through Underd Total Outflow (ac-ft.): Percent Through Und Discharge Structure	rain (ac-ft.): erdrain:	0.5 0.5 0 9.427 26.05 36.19
Riser Height: Riser Diameter:	0.5 ft. 12 in.	
Element Flows To: Outlet 1	Outlet 2	

Bioretention Hydraulic Table

Stage(feet)	Area(ac.)	Volume(ac-ft.)	Discharge(cfs)	
0.0000	0.0182	0.0000	0.0000	0.0000
0.0330	0.0179	0.0000	0.0000	0.0000
0.0659	0.0176	0.0001	0.0000	0.0000
0.0989	0.0173	0.0001	0.0000	0.0000
0.1319	0.0169	0.0002	0.0001	0.0004
0.1648	0.0166	0.0002	0.0003	0.0009
0.1978	0.0162	0.0003	0.0009	0.0016
0.2308	0.0159	0.0004	0.0013	0.0021
0.2637	0.0156	0.0004	0.0018	0.0025
0.2967	0.0153	0.0005	0.0020	0.0026
0.3297	0.0149	0.0005	0.0022	0.0027
0.3626	0.0146	0.0006	0.0024	0.0028
0.3956	0.0143	0.0007	0.0025	0.0029
0.4286	0.0140	0.0008	0.0027	0.0031
0.4615	0.0137	0.0008	0.0028	0.0032
0.4945	0.0134	0.0009	0.0029	0.0033
0.5275	0.0131	0.0010	0.0031	0.0034
0.5604	0.0128	0.0011	0.0032	0.0036
0.5934	0.0125	0.0012	0.0033	0.0037

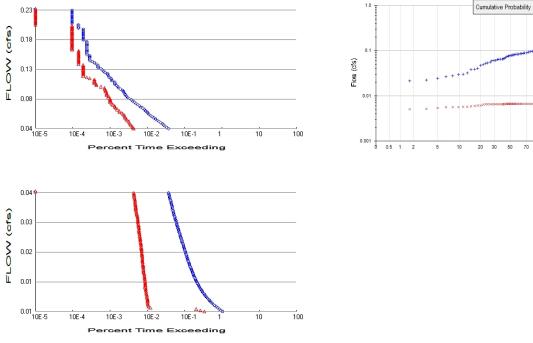
0.6264 0.6593 0.7253 0.7253 0.7582 0.7912 0.8242 0.8571 0.9231 0.9231 0.9560 0.9890 1.0220 1.0549 1.0270 1.0549 1.0879 1.1209 1.1209 1.1209 1.2527 1.3187 1.3516 1.3846 1.4176 1.3846 1.4176 1.4835 1.5165 1.5495 1.5824 1.6154 1.6484 1.6484 1.6813 1.7473 1.7473 1.7802 1.8462 1.9780 2.0000	0.0' 0.0'	$ \begin{array}{c} 119 \\ 116 \\ 113 \\ 110 \\ 108 \\ 105 \\ 102 \\ 100 \\ 097 \\ 094 \\ 097 \\ 094 \\ 097 \\ 097 \\ 094 \\ 097 \\ 007 \\ 008 \\ 006 \\ 00$	0.0013 0.0014 0.0015 0.0016 0.0017 0.0018 0.0019 0.0020 0.0021 0.0023 0.0024 0.0025 0.0027 0.0028 0.0031 0.0031 0.0033 0.0034 0.0036 0.0037 0.0039 0.0041 0.0043 0.0044 0.0043 0.0044 0.0044 0.0046 0.0044 0.0048 0.0050 0.0052 0.0054 0.0058 0.0059 0.0059 0.0058 0.0059 0.0059 0.0059 0.0059 0.0059 0.0059 0.0050 0.0050 0.0052 0.0054 0.0050 0.0050 0.0052 0.0054 0.0050 0.0050 0.0052 0.0054 0.0050 0.0052 0.0054 0.0050 0.0055 0.0059 0.0062 0.0064 0.0066 0.0070 0.0072 0.0075 0.0077 0.0079 0.0082 0.0083	0.0034 0.0035 0.0037 0.0038 0.0039 0.0040 0.0041 0.0042 0.0043 0.0044 0.0045 0.0046 0.0048 0.0049 0.0050 0.0051 0.0052 0.0052 0.0052 0.0052 0.0053 0.0054 0.0054 0.0056 0.0056 0.0056 0.0056 0.0057 0.0058 0.0058 0.0059 0.0058 0.0059 0.0059 0.0060 0.0061 0.0062 0.0063 0.0063 0.0065 0.0065 0.0065 0.0066 0.0067 0.0067	0.0038 0.0040 0.0041 0.0042 0.0044 0.0045 0.0047 0.0048 0.0049 0.0051 0.0052 0.0054 0.0055 0.0057 0.0059 0.0060 0.0062 0.0063 0.0065 0.0065 0.0065 0.0065 0.0067 0.0069 0.0072 0.0072 0.0074 0.0075 0.0072 0.0074 0.0075 0.0075 0.0077 0.0072 0.0074 0.0083 0.0085 0.0085 0.0085 0.0087 0.0088 0.0090 0.0092 0.0094 0.0094 0.0098 0.0100 0.0102 0.0104 0.0104 0.0106 0.0109 0.0110
	Bioretention	-		o(cfc)To Amon	dod(ofc)Infilt(ofc)
Stage(re 2.0000 2.0330 2.0659 2.0989 2.1319 2.1648 2.1978 2.2308 2.2637 2.3297 2.3626	0.0182 0.0185 0.0185 0.0192 0.0196 0.0200 0.0203 0.0207 0.0211 0.0215 0.0219 0.0222	0.0083 0.0089 0.0096 0.0102 0.0108 0.0115 0.0121 0.0128 0.0128 0.0135 0.0142 0.0149 0.0157	ac-n.)Discharg 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	0.2292 0.2292 0.2386 0.2483 0.2582 0.2683 0.2787 0.2893 0.3001 0.3112 0.3225 0.3341	ded(cfs)Infilt(cfs) 0.0002 0.0004 0.0009 0.0011 0.0013 0.0015 0.0018 0.0020 0.0022 0.0025 0.0027

0.0226	0.0164	0.0000	0.3460	0.0029
0.0230	0.0171	0.0000	0.3581	0.0032
0.0234	0.0179	0.0000	0.3704	0.0034
0.0238	0.0187	0.0000	0.3831	0.0036
0.0242	0.0195	0.0483	0.3959	0.0039
0.0246	0.0203	0.1574	0.4091	0.0041
0.0250	0.0211	0.3014	0.4225	0.0044
0.0254	0.0219	0.4712	0.4362	0.0046
0.0258	0.0228	0.6597	0.4502	0.0049
0.0263	0.0236	0.8600	0.4644	0.0051
0.0267	0.0245	1.0650	0.4789	0.0054
0.0271	0.0254	1.2676	0.4937	0.0057
0.0275	0.0263	1.4606	0.5088	0.0059
0.0280	0.0272	1.6378	0.5242	0.0062
0.0284	0.0281	1.7939	0.5398	0.0064
0.0288	0.0291	1.9255	0.5558	0.0067
0.0293	0.0300	2.0318	0.5720	0.0070
0.0297	0.0310	2.1153	0.5886	0.0072
0.0302	0.0320	2.1826	0.6054	0.0073
0.0303	0.0323	2.2755	0.6111	0.0000
	0.0230 0.0234 0.0238 0.0242 0.0246 0.0250 0.0254 0.0258 0.0263 0.0267 0.0271 0.0275 0.0280 0.0280 0.0284 0.0288 0.0293 0.0297 0.0302	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	$\begin{array}{cccccccccccccccccccccccccccccccccccc$

Surface ion Planterl

Element Flows To:	
Outlet 1	Outlet 2
	Bioretention Planterl

Analysis Results



+ Predeveloped

veloped x Mitigated

Predeveloped Landuse	Totals for POC #1
Total Pervious Area:	0.279
Total Impervious Area:	0.033

Mitigated Landuse Totals for POC #1 Total Pervious Area: 0.235 Total Impervious Area: 0.077

Flow Frequency Method: Log Pearson Type III 17B

Flow Frequency Return Periods for Predeveloped. POC #1Return PeriodFlow(cfs)2 year0.0713655 year0.1169210 year0.15050425 year0.19619150 year0.232309100 year0.270036

 Flow Frequency Return Periods for Mitigated. POC #1

 Return Period
 Flow(cfs)

 2 year
 0.008749

 5 year
 0.022508

 10 year
 0.040068

 25 year
 0.07913

 50 year
 0.127439

 100 year
 0.200647

Annual Peaks

125

1.0

0.01

99 99.5 100

70 80 90 95 98

#1

0.022	0.006
0.131	0.007
0.079	0.067
0.083	0.006
	0.131 0.079

Ranked Annual Peaks

Ranked Annual Peaks for Predeveloped and Mitigated. POC #1 Rank Predeveloped Mitigated

Rank	Predeveloped	
1	0.3979 0.2010	0.2084 0.2075
2 3	0.1574	0.1212
4	0.1480	0.1194
5	0.1453	0.1043
6 7	0.1439 0.1422	0.0710 0.0670
8	0.1361	0.0660
9	0.1310	0.0580
10 11	0.1300	0.0354
12	0.1219 0.1170	0.0206 0.0067
13	0.1144	0.0067
14	0.1075	0.0067
15 16	0.0975 0.0949	0.0067 0.0067
17	0.0925	0.0067
18	0.0896	0.0066
19	0.0895 0.0869	0.0066 0.0066
20	0.0859	0.0066
22	0.0857	0.0066
23	0.0839	0.0066
24 25	0.0835 0.0829	0.0066 0.0066
20 21 22 23 24 25 26 27 28 29	0.0813	0.0066
27	0.0804	0.0066
28	0.0797 0.0788	0.0066 0.0066
30	0.0786	0.0066
31	0.0762	0.0066
32	0.0754	0.0066
33 34	0.0741 0.0698	0.0066 0.0066
35	0.0667	0.0066
36	0.0664	0.0065
37 38	0.0650 0.0649	0.0065 0.0065
39	0.0648	0.0065
40	0.0631	0.0065
41 42	0.0611	0.0065
42 43	0.0601 0.0598	0.0065 0.0065
44	0.0552	0.0065
45	0.0536	0.0065
46 47	0.0525 0.0493	0.0065 0.0064
48	0.0468	0.0061
49	0.0406	0.0061
50	0.0391	0.0059

Item 1.

LID Duration Flows The Facility PASSED

Flow(cfs) 0.0057	Predev 21670	Mit 7027	Percentage	Pass
0.0060	19562	5512	28	Pass
0.0063	17723	4281	24 1	Pass
0.0066 0.0069	16094 14674	252 226	1	Pass
0.0089	13467	220	1	Pass
0.0072	12385	223	1	Pass
0.0075		217	1	Pass
0.0078	11481 10587	210		Pass
0.0081	9869	214	2	Pass Pass
0.0087	9240	214	2	Pass
0.0090	8634	212	2	Pass
0.0093	8117	206	2	Pass
0.0096	7629	203	2	Pass
0.0099	7204	200	2	Pass
0.0103	6810	198	2	Pass
0.0106	6444	195	3	Pass
0.0109	6128	194	3	Pass
0.0112	5836	190	3	Pass
0.0115	5539	189	3	Pass
0.0118	5295	186	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 3 3 3 3	Pass
0.0121	5089	186	3	Pass
0.0124	4904	185	3	Pass
0.0127	4708	184	3	Pass
0.0130	4532	184	4	Pass
0.0133	4376	183	4	Pass
0.0136	4220	181	4	Pass
0.0139	4081	180	4	Pass
0.0142 0.0145	3949 3825	177 176	4 4	Pass Pass
0.0145	3682	175	4	Pass
0.0151	3585	174	4	Pass
0.0154	3473	170	4	Pass
0.0157	3368	168		Pass
0.0160	3274	166	4 5	Pass
0.0163	3173	165	5	Pass
0.0166	3086	164	5	Pass
0.0169	2994	164	5	Pass
0.0172	2908	162	5	Pass
0.0175	2836	161	5	Pass
0.0178	2769	158	5	Pass
0.0181	2684	157	5 5 5 5 5 5 5 5 5 5 5 5 5	Pass
0.0184	2630	154	5	Pass
0.0187	2567	154	5	Pass
0.0190 0.0193	2487 2432	154 154	6 6	Pass
0.0193	2379	153	6	Pass Pass
0.0199	2333	151	6	Pass
0.0202	2333	150	6	Pass
0.0202	2228	149	6	Pass
0.0208	2192	148	6	Pass
0.0211	2133	147	6	Pass
0.0215	2084	146	7	Pass

0.0218 0.0221 0.0224 0.0227 0.0230 0.0233 0.0236 0.0239 0.0242 0.0245 0.0245 0.0251 0.0254 0.0257 0.0260 0.0263 0.0263 0.0269 0.0272 0.0275 0.0275 0.0275 0.0281 0.0281 0.0281 0.0281 0.0281 0.0281 0.0283 0.0290 0.0290 0.0293 0.0290 0.0293 0.0290 0.0293 0.0290 0.0305 0.0305 0.0305 0.0305 0.0305 0.0302 0.0311 0.0314 0.0317 0.0320 0.0324 0.0333 0.0336 0.0339 0.0345 0.0345 0.0345	2027 1979 1933 1892 1837 1800 1761 1714 1677 1643 1612 1580 1540 1540 1540 1540 1375 1340 1375 1340 1375 1340 1375 1268 1242 1212 1182 1268 1242 1212 1182 1268 1242 1215 998 983 968 954 937 919 906 883 866 848 829 814	$\begin{array}{c} 145\\ 144\\ 142\\ 142\\ 142\\ 140\\ 137\\ 136\\ 135\\ 133\\ 131\\ 130\\ 128\\ 127\\ 126\\ 125\\ 125\\ 125\\ 125\\ 125\\ 124\\ 123\\ 122\\ 119\\ 117\\ 117\\ 116\\ 116\\ 116\\ 116\\ 110\\ 109\\ 106\\ 104\\ 103\\ 103\\ 102\\ 100\\ 99\\ 98\\ 98\\ 98\\ 98\\ 95\\ 95\\ 93\end{array}$	77777777888888888899999999999999999999	Pass Pass Pass Pass Pass Pass Pass Pass
0.0345	829	95	11	Pass

Duration Flows

The Facility PASSED

Flow(cfs) 0.0357 0.0377 0.0397 0.0416 0.0436 0.0456 0.0456 0.0476 0.0496 0.0516	Predev 780 692 632 576 526 476 430 390 346	Mit 90 86 82 75 72 70 67 60 57	Percentage 11 12 12 13 13 13 14 15 15 16	Pass/Fail Pass Pass Pass Pass Pass Pass Pass Pas
0.0536 0.0555 0.0575 0.0595 0.0615 0.0635 0.0655 0.0675 0.0694 0.0714 0.0734	317 282 257 231 216 205 186 174 160 141 128	53 52 51 47 44 38 37 33 30 28 28	16 18 19 20 20 18 19 18 18 19 21	Pass Pass Pass Pass Pass Pass Pass Pass
0.0754 0.0774 0.0794 0.0814 0.0833 0.0853 0.0873 0.0893 0.0913 0.0933	115 105 95 85 79 70 63 58 55 53	25 23 21 21 21 21 19 19 17 17	21 22 24 26 30 30 32 30 32	Pass Pass Pass Pass Pass Pass Pass Pass
0.0953 0.0973 0.0992 0.1012 0.1032 0.1052 0.1072 0.1092 0.1192 0.1131 0.1151	50 48 45 40 36 34 31 28 28 28 28 28 24	17 16 15 15 12 9 8 8 8 8	34 33 35 37 41 35 29 32 28 28 28 33	Pass Pass Pass Pass Pass Pass Pass Pass
0.1171 0.1191 0.1211 0.1231 0.1251 0.1250 0.1290 0.1310 0.1330 0.1350 0.1370 0.1390	23 22 20 19 18 18 15 14 13 12 10 10	8 6 5 4 4 4 4 4 4 4 4 4 4	34 27 25 21 22 22 26 28 30 33 40 40	Pass Pass Pass Pass Pass Pass Pass Pass

0.1409	10	4	40	Pass
0.1429	9	333333333322222222222222222222222222222	33	Pass
0.1449 0.1469	8 7	ა ვ	37 42	Pass Pass
0.1489	6	3	50	Pass
0.1509	õ	3	50	Pass
0.1529	6	3	50	Pass
0.1549	6	3	50	Pass
0.1568	6	3	50	Pass
0.1588	5	3	60	Pass
0.1608 0.1628	5 5	3	60 60	Pass Pass
0.1628	5	3	60	Pass
0.1668	5	2	40	Pass
0.1688	5	2	40	Pass
0.1707	5	2	40	Pass
0.1727	5	2	40	Pass
0.1747	5	2	40	Pass
0.1767 0.1787	55555555555555	2	40 40	Pass Pass
0.1807	5	2	40	Pass
0.1827	4	2	50	Pass
0.1846	4	2	50	Pass
0.1866	4	2	50	Pass
0.1886	4	2	50	Pass
0.1906 0.1926	4 4	2	50 50	Pass Pass
0.1920	4	2	50	Pass
0.1966	4	2	50	Pass
0.1985	4	2	50	Pass
0.2005	4	2	50	Pass
0.2025	3	2	66	Pass
0.2045 0.2065	3	2	66 66	Pass Pass
0.2085	3	2	0	Pass
0.2105	4 3 3 3 2 2	Ő	õ	Pass
0.2124	2	0 0	Õ	Pass
0.2144	2	0	0	Pass
0.2164	2	0 0	0	Pass
0.2184	2	0	0	Pass
0.2204 0.2224	2	0 0	0 0	Pass Pass
0.2244	2	0	0	Pass
0.2264	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Ő	ŏ	Pass
0.2283	2	0	0	Pass
0.2303	2	0	0	Pass
0.2323	2	0	0	Pass

Water Quality

Water QualityWater Quality BMP Flow and Volume for POC #1On-line facility volume:0.0096 acre-feetOn-line facility target flow:0.006 cfs.Adjusted for 15 min:0.006 cfs.Off-line facility target flow:0.0038 cfs.Adjusted for 15 min:0.0038 cfs.

LID Report

LID Technique	Used for Treatment ?	Total Volume Needs Treatment (ac-ft)	Volume Through Facility (ac-ft)	Infiltration Volume (ac-ft)	Volume	Percent Volume Infiltrated	Water Quality	Percent Water Quality Treated	Comment
ion Planterl POC		23.70	26.05	16.47		63.23	25.90	99.41	Treat. Credit
Total Volume Infiltrated		23.70	26.05	16.47		63.23	25.90		Treat. Credit = 99%
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

Evistic		
Existin Basin Condit 0.31ac	9 ion	
0.31ac		

Mitigated Schematic

Develo Basin 0.31ac	pped			
SI				
Biorete	ention rl			

From:	Jordan Haddad <jordan@archaeologicalservices.com></jordan@archaeologicalservices.com>
Sent:	Thursday, April 11, 2019 1:28 PM
То:	ikanim25@gmail.com; office@chinooknation.org
Cc:	Alexander Gall; Chris@planningsolutionsinc.com
Subject:	City of Camas Archaeological Predetermination Report for the Haley Short Plat Project Area, City of
	Camas, WA
Attachments:	ASCC 19799 - CoC Predetermiantion Survey for the Haley Short Plat Project Area - FINAL.pdf

Dear Tony Johnson,

Enclosed is an updated archaeological predetermination report for the above referenced project. This report replaces a draft report of the same name, showing new project area boundaries.

Archaeological Services, LLC., has completed a City of Camas Archaeological Predetermination investigation in accordance with City of Camas Code 16.31.080 through 16.31.160.

No archaeological resources were identified during the field visit and we've provided recommendations for no further work.

Our client is working with Lauren Hollenbeck, Senior Planner at the City of Camas, Washington. Lauren can be reached at (360)-817-7253.

Let us know if you have any comments or questions within the next fourteen business days.

Sincerely,

Jordan Haddad, B.S. Staff Archaeologist / Lab Coordinator



Archaeological Services, LLC. 601 Officers Row Vancouver, WA 98661 Office: (360) 260-8614

From:	Jordan Haddad <jordan@archaeologicalservices.com></jordan@archaeologicalservices.com>
Sent:	Thursday, April 11, 2019 2:05 PM
То:	stephanie.jolivette@dahp.wa.gov; SEPA (DAHP)
Cc:	Chris@planningsolutionsinc.com; Alexander Gall
Subject:	DAHP PROJECT: 2019-04-02770 - Haley Short Plat CoC Predetermination - ASCC 19799

Hi Stephanie,

A predetermination survey report for the above referenced project was just submitted under activity 1 and is ready for review. Please send a confirmation of receipt for our records. Thank you.

Best,

Jordan

Jordan Haddad, B.S. Staff Archaeologist / Lab Coordinator



Archaeological Services, LLC. 601 Officers Row Vancouver, WA 98661 Office: (360) 260-8614

From:	Jordan Haddad <jordan@archaeologicalservices.com></jordan@archaeologicalservices.com>
Sent:	Thursday, April 11, 2019 1:43 PM
То:	nreynolds@cowlitz.org
Cc:	Alexander Gall; Chris@planningsolutionsinc.com
Subject:	City of Camas Archaeological Predetermination Report for the Haley Short Plat Project Area, City of
	Camas, WA
Attachments:	ASCC 19799 - CoC Predetermiantion Survey for the Haley Short Plat Project Area - FINAL.pdf

Dear Nathan Reynolds,

Enclosed is an archaeological predetermination report for the above referenced project. Archaeological Services, LLC., has completed a City of Camas Archaeological Predetermination investigation in accordance with City of Camas Code 16.31.080 through 16.31.160.

No archaeological resources were identified during the field visit and we've provided recommendations for no further work.

Our client is working with Lauren Hollenbeck, Senior Planner at the City of Camas, Washington. Lauren can be reached at (360)-817-7253.

Let us know if you have any comments or questions within the next fourteen business days.

Sincerely,

Jordan Haddad, B.S. Staff Archaeologist / Lab Coordinator



Archaeological Services, LLC. 601 Officers Row Vancouver, WA 98661 Office: (360) 260-8614

1

From:	Jordan Haddad <jordan@archaeologicalservices.com></jordan@archaeologicalservices.com>
Sent:	Thursday, April 11, 2019 1:46 PM
То:	edavis@shoalwaterbay-nsn.gov
Cc:	Alexander Gall; Chris@planningsolutionsinc.com
Subject:	City of Camas Archaeological Predetermination Report for the Haley Short Plat Project Area, City of
	Camas, WA
Attachments:	ASCC 19799 - CoC Predetermiantion Survey for the Haley Short Plat Project Area - FINAL.pdf

Dear Earl Davis,

Enclosed is an archaeological predetermination report for the above referenced project. Archaeological Services, LLC., has completed a City of Camas Archaeological Predetermination investigation in accordance with City of Camas Code 16.31.080 through 16.31.160.

No archaeological resources were identified during the field visit and we've provided recommendations for no further work.

Our client is working with Lauren Hollenbeck, Senior Planner at the City of Camas, Washington. Lauren can be reached at (360)-817-7253.

Let us know if you have any comments or questions within the next fourteen business days.

Sincerely,

Jordan Haddad, B.S. Staff Archaeologist / Lab Coordinator



Archaeological Services, LLC. 601 Officers Row Vancouver, WA 98661 Office: (360) 260-8614

From:	Jordan Haddad <jordan@archaeologicalservices.com></jordan@archaeologicalservices.com>
Sent:	Thursday, April 11, 2019 1:45 PM
То:	keithb@nezperce.org; 2moon@nezperce.org
Cc:	Alexander Gall; Chris@planningsolutionsinc.com
Subject:	City of Camas Archaeological Predetermination Report for the Haley Short Plat Project Area, City of Camas, WA
Attachments:	ASCC 19799 - CoC Predetermiantion Survey for the Haley Short Plat Project Area - FINAL.pdf

Dear Keith "Pat" Baird and Aaron Miles,

Enclosed is an archaeological predetermination report for the above referenced project. Archaeological Services, LLC., has completed a City of Camas Archaeological Predetermination investigation in accordance with City of Camas Code 16.31.080 through 16.31.160.

No archaeological resources were identified during the field visit and we've provided recommendations for no further work.

Our client is working with Lauren Hollenbeck, Senior Planner at the City of Camas, Washington. Lauren can be reached at (360)-817-7253.

Let us know if you have any comments or questions within the next fourteen business days.

Sincerely,

Jordan Haddad, B.S. Staff Archaeologist / Lab Coordinator



Archaeological Services, LLC. 601 Officers Row Vancouver, WA 98661 Office: (360) 260-8614

From:	Jordan Haddad <jordan@archaeologicalservices.com></jordan@archaeologicalservices.com>
Sent:	Thursday, April 11, 2019 1:42 PM
То:	Christian.nauer@ctwsbnr.org
Cc:	Alexander Gall; Chris@planningsolutionsinc.com
Subject:	City of Camas Archaeological Predetermination Report for the Haley Short Plat Project Area, City of
	Camas, WA
Attachments:	ASCC 19799 - CoC Predetermiantion Survey for the Haley Short Plat Project Area - FINAL.pdf

Dear Mr. Christian Nauer,

Enclosed is an archaeological predetermination report for the above referenced project. Archaeological Services, LLC., has completed a City of Camas Archaeological Predetermination investigation in accordance with City of Camas Code 16.31.080 through 16.31.160.

No archaeological resources were identified during the field visit and we've provided recommendations for no further work.

Our client is working with Lauren Hollenbeck, Senior Planner at the City of Camas, Washington. Lauren can be reached at (360)-817-7253.

Let us know if you have any comments or questions within the next fourteen business days.

Sincerely,

Jordan Haddad, B.S. Staff Archaeologist / Lab Coordinator



Archaeological Services, LLC. 601 Officers Row Vancouver, WA 98661 Office: (360) 260-8614

1

From:	Jordan Haddad <jordan@archaeologicalservices.com></jordan@archaeologicalservices.com>
Sent:	Thursday, April 11, 2019 1:41 PM
То:	catherinedickson@ctuir.org
Cc:	Alexander Gall; Chris@planningsolutionsinc.com
Subject:	City of Camas Archaeological Predetermination Report for the Haley Short Plat Project Area, City of
	Camas, WA
Attachments:	ASCC 19799 - CoC Predetermiantion Survey for the Haley Short Plat Project Area - FINAL.pdf

Dear Ms. Catherine Dickson,

Enclosed is an archaeological predetermination report for the above referenced project. Archaeological Services, LLC., has completed a City of Camas Archaeological Predetermination investigation in accordance with City of Camas Code 16.31.080 through 16.31.160.

No archaeological resources were identified during the field visit and we've provided recommendations for no further work.

Our client is working with Lauren Hollenbeck, Senior Planner at the City of Camas, Washington. Lauren can be reached at (360)-817-7253.

Let us know if you have any comments or questions within the next fourteen business days.

Sincerely,

Jordan Haddad, B.S. Staff Archaeologist / Lab Coordinator



Archaeological Services, LLC. 601 Officers Row Vancouver, WA 98661 Office: (360) 260-8614

Chris@planningsolutionsinc.com

From:	Jordan Haddad <jordan@archaeologicalservices.com></jordan@archaeologicalservices.com>
Sent:	Thursday, April 11, 2019 1:39 PM
То:	THPO@grandronde.org
Cc:	Alexander Gall; Chris@planningsolutionsinc.com
Subject:	City of Camas Archaeological Predetermination Report for the Haley Short Plat Project Area, City of
	Camas, WA
Attachments:	ASCC 19799 - CoC Predetermiantion Survey for the Haley Short Plat Project Area - FINAL.pdf

Dear Christopher Bailey,

Enclosed is an archaeological predetermination report for the above referenced project. Archaeological Services, LLC., has completed a City of Camas Archaeological Predetermination investigation in accordance with City of Camas Code 16.31.080 through 16.31.160.

No archaeological resources were identified during the field visit and we've provided recommendations for no further work.

Our client is working with Lauren Hollenbeck, Senior Planner at the City of Camas, Washington. Lauren can be reached at (360)-817-7253.

Let us know if you have any comments or questions within the next fourteen business days. Sincerely,

Jordan Haddad, B.S. Staff Archaeologist / Lab Coordinator



Archaeological Services, LLC. 601 Officers Row Vancouver, WA 98661 Office: (360) 260-8614

Chris@planningsolutionsinc.com

From:Jordan Haddad < Jordan@archaeologicalservices.com>Sent:Thursday, April 11, 2019 1:36 PMTo:ikanim25@gmail.com; office@chinooknation.orgCc:Alexander Gall; Chris@planningsolutionsinc.comSubject:Re: City of Camas Archaeological Predetermination Report for the Haley Short Plat Project Area, City
of Camas, WA

Please disregard the first paragraph in the previous email. This report is not replacing a draft.

Jordan Haddad, B.S.

Staff Archaeologist / Lab Coordinator



Archaeological Services, LLC. 601 Officers Row Vancouver, WA 98661 Office: (360) 260-8614

From: Jordan Haddad
Sent: Thursday, April 11, 2019 1:27 PM
To: ikanim25@gmail.com; office@chinooknation.org
Cc: Alexander Gall; Chris@planningsolutionsinc.com
Subject: City of Camas Archaeological Predetermination Report for the Haley Short Plat Project Area, City of Camas, WA

Dear Tony Johnson,

Enclosed is an updated archaeological predetermination report for the above referenced project. This report replaces a draft report of the same name, showing new project area boundaries.

Archaeological Services, LLC., has completed a City of Camas Archaeological Predetermination investigation in accordance with City of Camas Code 16.31.080 through 16.31.160.

No archaeological resources were identified during the field visit and we've provided recommendations for no further work.

Our client is working with Lauren Hollenbeck, Senior Planner at the City of Camas, Washington. Lauren can be reached at (360)-817-7253.

Let us know if you have any comments or questions within the next fourteen business days.

Sincerely,

Jordan Haddad, B.S. Staff Archaeologist / Lab Coordinator



Chris@planningsolutionsinc.com

From:	Jordan Haddad <jordan@archaeologicalservices.com></jordan@archaeologicalservices.com>
Sent:	Thursday, April 11, 2019 1:33 PM
То:	kate@yakama.com; Johnson@yakama.com
Cc:	Alexander Gall; Chris@planningsolutionsinc.com
Subject:	City of Camas Archaeological Predetermination Report for the Haley Short Plat Project Area, City of Camas, WA
Attachments:	ASCC 19799 - CoC Predetermiantion Survey for the Haley Short Plat Project Area - FINAL.pdf

Dear Kate Valdez and Johnson Meninick,

Enclosed is an archaeological predetermination report for the above referenced project. Archaeological Services, LLC., has completed a City of Camas Archaeological Predetermination investigation in accordance with City of Camas Code 16.31.080 through 16.31.160.

No archaeological resources were identified during the field visit and we've provided recommendations for no further work.

Our client is working with Lauren Hollenbeck, Senior Planner at the City of Camas, Washington. Lauren can be reached at (360)-817-7253.

Let us know if you have any comments or questions within the next fourteen business days. Sincerely,

Jordan Haddad, B.S. Staff Archaeologist / Lab Coordinator



Archaeological Services, LLC. 601 Officers Row Vancouver, WA 98661 Office: (360) 260-8614

Caseday Services, LLC

21212 NE 72nd AVE Battle Ground, WA 98604

Mail To: Dale E Anderson

14707 SE Rivershore Dr Vancouver, WA 98684 EXHIBI SHOR Item 1.

360-931-0859

- PROPERTY INFORMATION

Dale E Anderson Location: 4550 SW 5th AV CAMAS Tax ID: 127155000 Lot:

Use: Residential, Single Family

ON ID: ON0008701

Fold Fold Here Inspected: 11/01/2019 - Inspection Type: ROUTINE - Correction Status: All corrections made Company: Certification - Level 2 Work Performed By: Submitted 11/01/2019 by: Caseday Services, LLC Justin Caseday Justin Caseday

COMMENTS & GENERAL INSPECTION NOTES

Deficiencies Were Noted: Corrections were made to resolve the deficiencies.

Tanks pumped same day. Found check valve on pump was cracked and leaking, replaced with new check valve.

All accessible components were inspected, secure and in good condition at time of inspection.

Caseday Services, LLC DBA Caseday Septic Services assumes no liability for future performance or problems with system .

GENERAL SITE & SYSTEM CONDITIONS

The General Site and System Conditions were:	Fully Inspected	
All Components accessible for maintenance, secure and in good condition:	YES	
Surfacing effluent from any component (including mound seepage):	NO	
Components appear to be watertight - no visual leaks:	YES	
Improper encroachment (roads, buildings, etc.) onto component(s): NO		
Component settling problems observed: NO		
Abnormal ponding present for one or more of the disposal components:	N/A	
Subsurface components adequately covered	YES	
Site maintenance required (e.g. Landscape maintenance) If yes, describe in comments: NC		

ONSITE SEWAGE SYSTEM INSPECTION DETAIL

TANK: Septic Tank - 2 Compartment D&K 5 lid, Risers about 8" below grade	
This component was:	Fully Inspected
Component appears to be functioning as intended:	YES
Effluent level within operational limits (if NO explain in comments):	YES
All required baffles in place (N/A = No baffles required):	YES
Effluent Filter Cleaned (N/A = Not Present):	N/A
Compartment 1 Scum accumulation (Inches, if other specify):	14
Compartment 1 Sludge accumulation (Inches, if other specify):	10
Compartment 2 Scum accumulation (Inches, if other specify):	0
Compartment 2 Sludge accumulation (Inches, if other specify):	8
Pumping needed:	YES Corrected
Approximate Gallons to be pumped (if needed) by Certified Pumper:	
TANK: Pump Basin Riser to grade	
This component was:	Fully Inspected
Component appears to be functioning as intended:	YES
Compartment 1 Scum accumulation (Inches, if other specify):	0
Compartment 1 Sludge accumulation (Inches, if other specify):	6
Pumping needed:	YES Corrected
Approximate Gallons to be pumped (if needed) by Certified Pumper:	

Pump: Effluent Pump			
This component was:	Fully Inspected		Item 1.
Component appears to be functioning as intended:	NO	Corre	nem r.
Controls functioning:	YES		
Pump Vault Filter cleaned (N/A = not present):	N/A		
One-minute draw down test result (inches):	6		
Distribution: D-Box no access			
This component was:	Not Inspected		
D-Box in good condition:			
D-Box outlets set to allow equal effluent distribution:			
Drainfield (disposal): Gravity			
This component was:	Fully Inspected		
Component appears to be functioning as intended:	YES		
Ponding present? If YES explain in comments:	N/A		

This report indicates certain characteristics of the onsite sewage system at the time of visit. In no way is this report a guarantee of operation or future performance.

21212 NE 72nd AVE Battle Ground, WA 98604

360-931-0859

11/1/2019

PROPERTY INFORMATION	

Location: 4420 SW 5th AV CAMAS Tax ID: 127155005 Lot:

Use:

ON ID: ON0000855

ON-SITE WASTEWATER TREATMENT SY Inspected: 11/01/2019 - Inspection Type: ROUTINE		9	Fo He
Company: Certification - Level 2	Work Performed By:	Submitted 11/01/2019 by:	
Caseday Services, LLC	Justin Caseday	Justin Caseday	

COMMENTS & GENERAL INSPECTION NOTES

Deficiencies Were Noted: Corrections were made to resolve the deficiencies.

Pumped tanks same day.

All accessible components were inspected, secure and in good condition at time of inspection.

Caseday Services, LLC DBA Caseday Septic Services assumes no liability for future performance or problems with system .

GENERAL SITE & SYSTEM CONDITIONS

The General Site and System Conditions were:	Fully Inspected	
All Components accessible for maintenance, secure and in good condition:	YES	
Surfacing effluent from any component (including mound seepage):	NO	
Components appear to be watertight - no visual leaks:	YES	
Improper encroachment (roads, buildings, etc.) onto component(s): NO		
Component settling problems observed: NO		
Abnormal ponding present for one or more of the disposal components:	N/A	
Subsurface components adequately covered	YES	
Site maintenance required (e.g. Landscape maintenance) If yes, describe in comments: NC		

ONSITE SEWAGE SYSTEM INSPECTION DETAIL

TANK: Septic Tank - 2 Compartment Risers to grade		
This component was:	Fully Inspected	
Component appears to be functioning as intended:	YES	
Effluent level within operational limits (if NO explain in comments):	YES	
All required baffles in place (N/A = No baffles required):	YES	
Effluent Filter Cleaned (N/A = Not Present):	YES	
Compartment 1 Scum accumulation (Inches, if other specify):	14	
Compartment 1 Sludge accumulation (Inches, if other specify):	10	
Compartment 2 Scum accumulation (Inches, if other specify):	0	
Compartment 2 Sludge accumulation (Inches, if other specify):	8	
Pumping needed:	YES	Corrected
Approximate Gallons to be pumped (if needed) by Certified Pumper:		
TANK: Pump Tank Riser to grade		
This component was:	Fully Inspected	
Component appears to be functioning as intended:	YES	
Compartment 1 Scum accumulation (Inches, if other specify):	0	
Compartment 1 Sludge accumulation (Inches, if other specify):	4	
Pumping needed:	YES	Corrected
Approximate Gallons to be pumped (if needed) by Certified Pumper:		

Fold

Here

Mail To:

Pump: Effluent Pump		
This component was:	Fully Inspected	Item 1.
Component appears to be functioning as intended:	YES	
Controls functioning:	YES	-
Pump Vault Filter cleaned (N/A = not present):	N/A	
One-minute draw down test result (inches):	3	
Drainfield (disposal): Gravity		
This component was:	Fully Inspected	
Component appears to be functioning as intended:	YES	
Ponding present? If YES explain in comments:	N/A	

This report indicates certain characteristics of the onsite sewage system at the time of visit. In no way is this report a guarantee of operation or future performance.



STAFF REPORT & DECISION

Boundary Line Adjustment BLA19-01 Haley Short Plat 4550 & 4420 SE 5th Ave

Decision Date:	January 23, 2019
Location:	4550 (Lot 1) & 4420 (Lot 2) SE 5th Ave Parcel No. 127155000 & 127155005
Proposal:	To relocate the property line to decrease Lot 2 to 28,211 square feet, and increase Lot 1 to 63,773 square feet for a future short plat.
Zoning:	Single Family Residential (R-15)
Applicant:	Chris Baumann Planning Solutions, Inc. PO Box 61406 Vancouver, WA 98666
Owner(s):	Dale Anderson/DEA Investments 16420 SE McGillivray Blvd. Suite 103 Vancouver, WA 98684

FINDINGS:

CMC 17.07.040 Approval Criteria.

The approval authority shall approve, approve with conditions, or deny a request for a boundary line adjustment in writing based on findings addressing the following criteria: A. No additional lots, sites, parcels, tracts, or divisions are created.

<u>FINDING</u>: The proposed boundary line adjustment will not add any additional lots, sites, parcels, tracts or divisions.

B. The adjustment will not create nonconforming lots, with respect to zoning dimension and area standards, zoning setbacks and lot area coverage standards identified in CMC Chapter 18.09 or to fire, building, and other applicable codes.

<u>FINDING</u>: Both lots are considered existing non-conforming because they are currently larger than the 15,000 square foot average lot size of the R-15 zone. Lot 1 (parcel no. 127155000) will become more non-conforming by about 12,000 square feet. Lot 2 (parcel no. 127155005) will decrease in size and become more conforming with the lot size requirements.

The existing building located on Lot 2 (parcel 127155005) will remain in conformance with the required setbacks following the boundary line adjustment. Setbacks are based on lot size and as such the applicable setbacks for both lots include a minimum front yard of 30-feet, a minimum side yard of 15-feet and a minimum rear yard of 35-feet.

C. The degree of nonconformance on existing nonconforming lots with respect to zoning dimension and area standards, zoning setbacks, and floor area ratio are not increased, except that a onetime exception may be allowed to create a lot that exceeds the maximum lot size permitted in the underlying zone. Any future partitioning/reduction of the oversized lot must comply with the lot size requirements of the underlying zone.

<u>FINDING</u>: Lot 1 will become more non-conforming in respect to lot size which is a one-time exception per CMC 17.07.040(C). Lot 2 will become more conforming. Both lots are conforming with respect to zoning setbacks.

D. All lots have legal access to a public road. Existing required private road improvements and easements are not diminished below city street standards for lots that are served by a private road, and shall not create unreasonably restrictive or hazardous access to a property;

<u>FINDING</u>: Both lots currently have access to SW 5th Avenue. The proposal does not impact access or easements on either lots.

E. The boundary line adjustment will not result in a lot that contains area in two zone designations.

FINDING: Both lots will remain in the R-15 zone.

F. Boundary lines adjustments that are used to circumvent subdivision or short subdivision procedures set forth in this title are not allowed. Factors which indicate that the boundary line adjustment process is being used in a manner inconsistent with statutory intent include: numerous and frequent adjustments to existing contiguous lot boundaries, and/or a large number of contiguous lots being proposed for boundary line adjustments at the same time.

<u>FINDING</u>: This boundary line adjustment does not appear to be circumventing subdivision or short subdivision procedures.

G. Approval of a boundary line adjustment shall not result in the need for a reasonable use exception as defined in CMC 16.51.

<u>FINDING</u>: The boundary line adjustment will not result in a need for a reasonable use exception.

H. Existing easements for utilities conform to adopted standards for their intended function, or they are extended, moved or otherwise altered to an approved location. The applicant shall be responsible for the relocation of any installed utilities.

<u>FINDING</u>: The boundary line adjustment will not affect any existing easements for utilities on the properties,

<u>17.070.050 Recording.</u> Upon approval, prior to recording the boundary adjustment, the following must be submitted to the community development department for review.

- A. Survey of the Boundary Line Adjustment. If the approval authority finds, based upon an exhibit to the legal descriptions, that conformance with existing area and dimensional or use standards will clearly be satisfied without the need of a survey, the approval authority may waive the requirement for a survey, otherwise a survey shall be prepared by a Washington State licensed professional land surveyor.
- B. Legal descriptions of the proposed property configuration.
- *C.* The applicant will be responsible for recording the boundary line adjustment, including an exhibit that corresponds to the drawing approved by the city, with the Clark County auditor's office. A copy of the recorded documents must be returned to the planning division within one year.

FINDING: See conditions of approval.

<u>17.07.060 Expiration.</u> The boundary line adjustment application shall expire if it has not been recorded within one year from the date of approval unless a different time frame is specified in a decision for a consolidated review. Upon written request from the applicant prior to the expiration date, the community development director is authorized to grant one extension, not to exceed six months.

DECISION:

Approval is granted to file number BLA19-01, with the following conditions:

CONDITIONS OF APPROVAL:

- A copy of the final drawing and the new legal descriptions for each lot must be submitted to the Community Development Department (as required in CMC 17.07.050, above), for review and approval before the documents can be recorded with Clark County.
- 2. A copy of the recorded documents shall be returned to the planning department.
- 3. A copy of this boundary line adjustment approval and the drawings showing the new property lines shall accompany any building permits or other development reviews.

Kaures Hollenbeck

Lauren Hollenbeck, Senior Planner

Appeals:

In accordance with CMC §18.55.030(A), this Type I Decision is the final decision of the city. There is no appeal to any other decision maker within the city.

Item 1.

5582665 D

Total Pages: 6 Rec Fee: \$104.00 eRecorded in Clark County, WA 02/05/2019 11:36 AM CHICAGO TITLE VANCOUVER-TITLE ONLY SIMPLIFILE LC E-RECORDING

When recorded return to:

Dale E. Anderson PMB 364 16420 SE McGillvray Blvd. Suite 103 Vancouver, WA 98683

QUIT CLAIM DEED

W8588

THE GRANTOR(S)

Dale E. Anderson and Leta L. Anderson, Trustees of the Dale E. Anderson and Leta L. Anderson Family Trust, dated March 13, 1996

for and in consideration of Boundary line adjustment WAC 458-61A-109 (2) (a) (iv)

in hand paid, conveys and quit claims to

Dale E. Anderson and Leta L. Anderson, Trustees of the Dale E. Anderson and Leta L. Anderson Family Trust, dated March 13, 1996

the following described real estate, situated in the County of **Clark**

, State of Washington

together with all after acquired title of the grantor(s) herein:

See Exhibits A, B, C and D for legal descriptions

This document is being recorded as an accommodation. Chicago Title maintains no responsibility as to the effect or provisions of this document.

Abbreviated Legal: (Required if full legal not inserted above.) Lots 1 and 2 of SP Bk. 3, Pg. 253

Tax Parcel Number(s):

127155000 abd 127155005

LPB 12-05(i)rev 12/2006 Page 1 of 2

Item 1.

Dated: February 4, 2019

Dale E. Anderson, Trustee

Aller

Leta L. Anderson, Trustee

STATE OF Washington

COUNTY OF Clark

their

I certify that I know or have satisfactory evidence that Dale E. Anderson and Leta L. Anderson, Trustees of the Dale E. Anderson and Leta L. Anderson Family (is/are) the person(s) who appeared Trust, dated March 13, 1996 before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be

free and coluntary act for the uses and purposes mentioned in this instrument.

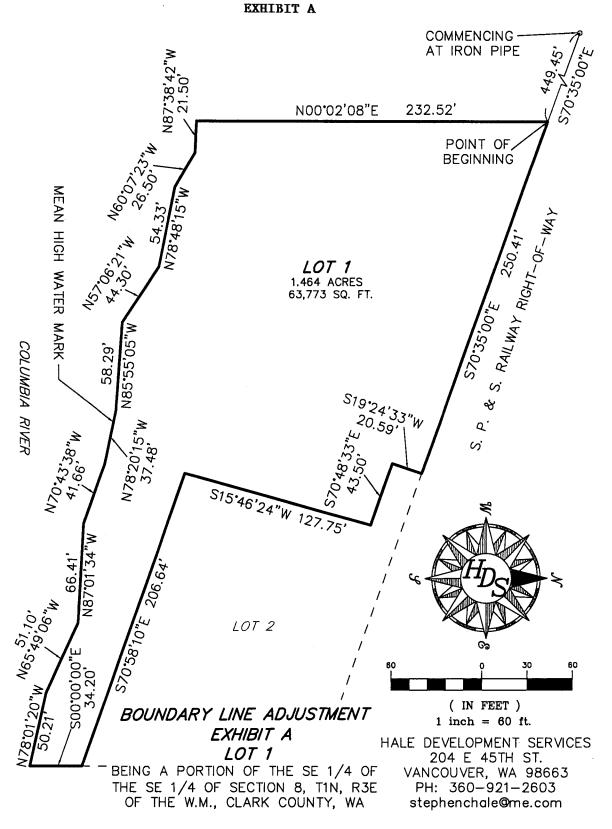
SS.

1 Dated: tebruan Notary name printed or typed: Dorine Skordahl Notary Public in and for the State of Washington Residing at Vancouver, WA

My appointment expires: 06/09/2012

The second secon
DORINE SKORDAHL
NOTARY PUBLIC #76811
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 9, 2022
and a second second second second

LPB 12-05(i)rev 12/2006 Page 2 of 2



Clark Auditor

Tue Feb 05 11:12:23 PST 2019 5582665 Page 3

Do not write, sign, or stamp outside the double line. EXHIBIT B LOT 1 BLA19-01 Haley Short Plat APN/Parcel ID: 127155000 Perimeter Legal Description

Boundary Line Adjustment of Lot 1 of Short Plat recorded in book "3" of Short Plats, page 253, records of Clark County, Washington, located in the Southeast quarter of the Southeast quarter of Section 8, Township 1 North, Range 3 East of the Willamette Meridian, City of Camas, Washington, more particularly described as follows:

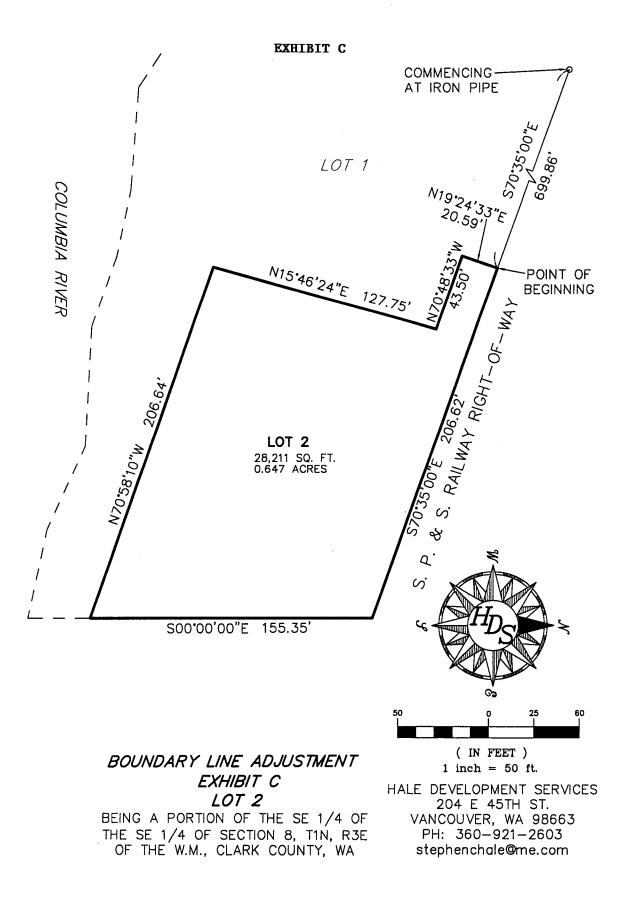
COMMENCING at an iron pipe which marks the intersection of the South line of the S.P. & S. Railway Company right-of-way and the west line of the Lafayette Durgan Donation Land Claim, said point being in the Southeast quarter of Section 8, Township 1 North, Range 3 East of the Willamette Meridian; thence S70°35'00"E, along the South line of said railway right-ofway 449.45 feet to an iron pipe which marks the POINT OF BEGINNING of lot 1, said point being the Northwest corner; thence S70°35'00"E along said railway right-of-way 250.41 feet; thence leaving said railway right-of-way, S19°24'33"W, 20.59 feet; thence S70°48'33"E, 43.50 feet; thence \$15°46'24"W, 127.75 feet; thence \$70°58'10", 206.64 feet, more or less, to a point on the east line of said Short Plat; thence S00°00'00"E along said east line, 34.20 feet, more or less, to the mean high water mark of the Columbia River; thence along said mean high water mark N78°01'20"W, 50.21 feet; thence N65°49'06"W, 51.10 feet; thence N87°01'34"W, 66.41 feet; thence N70°43'38"W, 41.66 feet; thence N78°20'15"W, 37.48 feet; thence N85°55'05"W, 58.29 feet; thence N57°06'21"W, 44.30 feet; thence N78°48'15"W, 54.33 feet; thence N60°07'23"W, 26.50 feet; thence N87°38'42"W, 21.50, feet more or less, to a point on the west line of said plat; thence leaving the mean high water mark and along said west line N00°02'08"E, 232.52 feet, more or less to the POINT OF **BEGINNING.**

Containing 63,773 square feet (1.464 acres), more or less.

Prepared by:

Stephen C. Hale, PLS 35930 Date: 1/24/2019





Tue Feb 05 11:12:23 PST 2019 5582665 Page 5

Do not write, sign, or stamp outside the double line. EXHIBIT D LOT 2 BLA19-01 Haley Short Plat APN/Parcel ID: 127155005 Perimeter Legal Description

Boundary Line Adjustment of Lot 2 of Short Plat recorded in book "3" of Short Plats, page 253, records of Clark County, Washington, located in the Southeast quarter of the Southeast quarter of Section 8, Township 1 North, Range 3 East of the Willamette Meridian, City of Camas, Washington, more particularly described as follows:

COMMENCING at an iron pipe which marks the intersection of the South line of the S.P. & S. Railway Company right-of-way and the west line of the Lafayette Durgan Donation Land Claim, said point being in the Southeast quarter of Section 8, Township 1 North, Range 3 East of the Willamette Meridian; thence S70°35'00"E, along the South line of said railway right-of-way 699.86 feet to the POINT OF BEGINNING of lot 2, thence S70°35'00"E along said railway right-of-way 206.62 fect, more or less, to a point on the east line of said plat; thence leaving said railway right-of-way S00°00'00"E, along said cast line, 155.35 fect; thence N70°58'10"W, 206.64 fect; thence N15°46'24"E, 127.75 fect; thence N70°48'33"W, 43.50 feet; thence N19°24'33"E, 20.59 feet, more or less to the POINT OF BEGINNING.

Containing 28,211 square feet (0.647 acres), more or less.

Prepared by:

Stephen C. Hale, PLS 35930 Date: 1/24/2019



Clark Auditor Tue Feb 05 11:12:23 PST 2019 5582665 Page 6



STATE OF WASHINGTON DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300 711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

July 11, 2019

Robert Maul, Planning Manager City of Camas Community Development Department 616 Northeast Fourth Avenue Camas, WA 98607

Dear Robert Maul:

Thank you for the opportunity to comment on the determination of nonsignificance for the Haley 2-Lot Short Plat Project (SEPA19-12) located at 4550 Southeast 5th Avenue as proposed by Planning Solutions, Inc. for DEA Investments. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SHORELANDS & ENVIRONMENTAL ASSISTANCE: Rebecca Rothwell, Wetlands/Shorelands Specialist (360) 407-7273

Ensure that the new parcel is of sufficient size that the proposed development will be able to meet shoreline setbacks without requiring a variance.

WATER QUALITY/WATERSHED RESOURCES UNIT: Chris Montague-Breakwell (360) 407-6364

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.

You 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 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

(MLD:201903662)

cc: Rebecca Rothwell, SEA Chris Montague-Breakwell, WQ Chris Baumann, Planning Solutions (Contact) Dale Anderson, PMB 364 / DEA Investments (Proponent)



July 2, 2019

Attn: City of Camas, SEPA Official Community Development Department 616 NE Fourth Avenue Camas WA 98607

RE: Haley Short Plat; SEPA19-12

SEPA Official:

The Southwest Clean Air Agency (SWCAA) was recently notified that your agency has issued/will issue a SEPA Determination for the above project. Please be advised that SWCAA administers/enforces a number of regulations that may apply to the proposed project. The applicability of these regulations depends on the exact nature of the project in question. The following section provides a brief summary of the requirements for the general types of activity that may be affected by this project.

Construction Dust [SWCAA 400 - General Regulations for Air Pollution Sources]:

- Construction and earthmoving activities have the potential to generate excessive dust emissions if reasonable control measures are not implemented. SWCAA Regulation 400-040(2) requires that "no person shall cause or permit the emission of particulate matter from any stationary source to be deposited beyond the property under direct control of the owner or operator of the stationary source in sufficient quantity to interfere unreasonably with the use and enjoyment of the property upon which the material is deposited". Furthermore, SWCAA Regulation 400-040(8)(a) requires that "the owner or operator of any source of fugitive dust shall take reasonable precautions to prevent fugitive dust from becoming airborne and shall maintain and operate the source to minimize emissions".
- Common control measures to mitigate the emission of dust from construction and earthmoving activities include: application of water before and during earthmoving operations, application of water to disturbed surface areas (including access roads and staging areas) after earthmoving operations, application of chemical dust control products and/or surfactants, limiting access to open/disturbed areas, reducing equipment/vehicle speeds, establishing vegetative cover on inactive areas and ceasing operations altogether during high wind events.
- Violations of SWCAA Regulation 400-040 may result in civil penalties being assessed against the project operator and/or property owner.

The proponent of this project may contact SWCAA at 360-574-3058 for more information regarding the agency's requirements. Notification forms, permit applications, regulations and other information are available on the internet at <u>http://www.swcleanair.org</u>.

Sincerely,

Duane Van Johnson Air Quality Specialist II

EXHIBIT 17 SHOR 19-02

Vancouver, WA 98682 (360) 574-3058

www.swcleanair.org

11815 NE 99th Street, Suite 1

Item 1.



C/O Shoreline Administrator

616 NE Forth Avenue

Camas WA 98607



EXHIBIT 18

Item 1.

SHO

Re: Shoreline Substantial Development Permit

Haley Short Plat (File#SHOR19-02)

Dear Ms. Hollenbeck

The undersigned have reviewed the Application and Documents submitted in the above referenced case and believe that they do not adequately address the requirements for the granting of the requested permit. Specifically we believe the Application and Documents do not adequately address:

- Maintenance of the existing private road
- Reduction of the conservation area and additional necessary conservation measures
- Potential issues with the current septic tank
- Impact on the assessed value of the property

The application does not adequately address the required maintenance of the private road to the property.

Approval for a short plat subdivision requires, as outlined in CMC Chapter 17.09.030 – Preliminary short plat approval, Paragraph D, item 7. "Provisions are made for the maintenance of commonly owned private facilities;".

Access to the property is via a private road on an easement owned by the railroad. The property owners along SW 5th Avenue paved and maintain the road, with the exception of the applicant. The applicant refused to contribute to the cost of paving or maintaining the road.

The proposed short plat will substantially increase the wear and tear on the road during the new construction on Lot 2 as well as the additional wear and tear on the road by the addition of additional residence traffic. Since the applicant refused to pay for a proportionate share of the cost of paving and maintaining the road, the cost will unfairly fall on the remaining property owners with property adjacent to the road. The application has no provision for the maintenance of this commonly owned private facility as is required CMC Chapter 17.09.030 and, thus, is inadequate.

We propose that the applicant be required as a condition of the application to repave Viola, which runs approximately 250 feet from SW 6th Avenue to SW 5th Avenue. Since all of the construction vehicles will be required to use this road, it will receive significant wear and tear. In addition, we propose as a condition of the application that the applicant be required to contribute to the further maintenance of the road in proportion to the number of residences along the road. This is appropriate since the applicant through this application and his application "Application for Placement of a Mobile Home" Case# SEP 2008-0032; ARC 2008-00019; HAB2008-00016; MOH 2008-0008 has increased the number of residences that use the road from one to three, which is an increase from 10% to 25% of the residences along the road, tripling the wear and tear on the road for which he refused to contribute to the paving or maintenance. It will probably be

Community Development Department

C/O Shoreline Administrator

616 NE Forth Avenue

Camas WA 98607

Re: Shoreline Substantial Development Permit

Haley Short Plat (File#SHOR19-02)

Dear Ms. Hollenbeck

The undersigned have reviewed the Application and Documents submitted in the above referenced case and believe that they do not adequately address the requirements for the granting of the requested permit. Specifically we believe the Application and Documents do not adequately address:

- Maintenance of the existing private road
- Reduction of the conservation area and additional necessary conservation measures
- Potential issues with the current septic tank
- Impact on the assessed value of the property

The application does not adequately address the required maintenance of the private road to the property.

Approval for a short plat subdivision requires, as outlined in CMC Chapter 17.09.030 – Preliminary short plat approval, Paragraph D, item 7. "Provisions are made for the maintenance of commonly owned private facilities;".

Access to the property is via a private road on an easement owned by the railroad. The property owners along SW 5th Avenue paved and maintain the road, with the exception of the applicant. The applicant refused to contribute to the cost of paving or maintaining the road.

The proposed short plat will substantially increase the wear and tear on the road during the new construction on Lot 2 as well as the additional wear and tear on the road by the addition of additional residence traffic. Since the applicant refused to pay for a proportionate share of the cost of paving and maintaining the road, the cost will unfairly fall on the remaining property owners with property adjacent to the road. The application has no provision for the maintenance of this commonly owned private facility as is required CMC Chapter 17.09.030 and, thus, is inadequate.

We propose that the applicant be required as a condition of the application to repave Viola, which runs approximately 250 feet from SW 6th Avenue to SW 5th Avenue. Since all of the construction vehicles will be required to use this road, it will receive significant wear and tear. In addition, we propose as a condition of the application that the applicant be required to contribute to the further maintenance of the road in proportion to the number of residences along the road. This is appropriate since the applicant through this application and his application "Application for Placement of a Mobile Home" Case# SEP 2008-0032; ARC 2008-00019; HAB2008-00016; MOH 2008-0008 has increased the number of residences that use the road from one to three, which is an increase from 10% to 25% of the residences along the road, tripling the wear and tear on the road for which he refused to contribute to the paving or maintenance. It will probably be necessary to add a covenant to the deed for the continued maintenance of the road. We would

like to review the covenant since we are likely to have to enforce it. The applicant has a history of disregarding his obligations under the covenant which was a condition of his prior application for this property and lacking any evidence to the contrary we expect that the property owners adjacent to the road will have to enforce the covenant in court.

The application requests an unwarranted reduction of the in the environmentally sensitive 150 foot buffer between the Ordinary High Water Mark and proposes no new conservation measures to protect this environmentally sensitive area.

Proposed Lot 2 borders the Columbia River. In order to protect native wildlife and flora along the Columbia River a 150 foot buffer has been established. We think it would be environmentally unsound to reduce this buffer by 50% potentially reducing the habit along the Columbia River for native wildlife and flora.

The application states that "Per SMP Appendix C Section 16.61.040.D.2 the required 150-foot buffer from the Ordinary Highwater Mark is **proposed** to be reduced 50% to 75'". However, SMP Appendix C Section 16.61.040 paragraph D, item 2.b. states that states that "The director may allow the base stream buffer area width to be reduced in accordance with a critical area port only if:" "(b) The stream buffer area width is not reduced by more than twenty-five percent in any one location;". The application does not reconcile these two rules. If the applicant wishes to rely on a proposed rule, the applicant should withdraw his application and wait until the new rule is final.

The application states that the reduction in the buffer "will place the future residence on new lot 2 at the same distance from the Ordinary High Water Mark as neighboring properties." According to the drawings submitted with the document, the future residence will not be the same distance as neighboring properties; it will be approximately 50' closer to the Ordinary Highwater Mark than the neighboring property directly to the west and the same distance as the deck-on-stilts of the neighboring property to the east; approximately 25' closer than the front wall of the residence itself which is 100' from the Ordinary High Water Mark. It should be noted that the deck-on-stilts was built in the area that was supposed to be the location of the trees that were to be planted for habitat mitigation, potentially in violation of the covenant on the property. See, the applicant's Application for Placement of a Mobile Home" Case# SEP 2008-0032; ARC 2008-00019; HAB2008-00016; MOH 2008-0008. The applicant is essentially using a violation of the required buffer to support his application.

The need for an adequate buffer is further evidenced in this case by the fact that an osprey nest with parents and 2 chicks is located in very close proximity to the property and a pair of Great Blue Herons regularly use the shoreline as a fishing ground and a movement corridor. This riverfront is also frequented by several species of ducks, including wood ducks and mallards, geese and other waterfowl; river otters, etc. Not maintaining an adequate buffer could impact this nesting area of the osprey as well as the fishing grounds and movement corridor of the wildlife. We are very concerned about the sensitivity of the shoreline on the proposed subdivision – the following photos taken on August 2, 2019 show the level of erosion that is occurring.





We note that the City of Camas required a tree buffer between the proposed mobile home and the river when approving the applicant's Application for Placement of a Mobile Home" Case# SEP 2008-0032; ARC 2008-00019; HAB2008-00016; MOH 2008-0008. Even though the applicant does not appear to have complied with the covenant requiring the installation and maintenance of the buffer, we believe a covenant requiring a similar buffer should be included in any approval of the application with at least with respect to Lot 1.

We are very concerned about the applicant's intentions with respect to the current old growth trees growing on Lot 2. From the drawings provided as part of the application it appears that 1 old growth tree is within 1' of the proposed river-side wall and another within 5'. The root system of these trees will likely be impacted and consequently their health could be jeopardized.

In the applicant's Application for Placement of a Mobile Home" Case# SEP 2008-0032; ARC 2008-00019; HAB2008-00016; MOH 2008-0008, the applicant was prohibited from cutting down any

trees along the river bank. It appears that the applicant disregarded this requirement. We request that any approval require the maintenance of the currently growing trees on Lot 1 and 2 and adequate protection of the trees during the construction phase in the strongest possible language with significant penalties for failing to abide by the requirement. Once a tree is cut true mitigation takes 50 years.

We would like the appropriate body to consider, as a condition of the application, requiring additional flow control and stabilization of the land between the road and the current and proposed structures on Lots 1 and 2. The land slopes significantly from the road to the Columbia River with an especially steep drop between the private road and the north end of the lots. We note that a bioretention is planned but we would like the appropriate body to consider requiring additional flow control and stabilization of the land by requiring a natural buffer with a strong root system between the road and the existing and proposed structures on Lots 1 and 2.

Septic Tank on Proposed Lot 1

In the past, we understand that the existing septic tank on proposed Lot 1 did not work properly on several occasions. We request that sufficient tests are undertaken to insure that the septic tank is in proper working condition and is adequate for the current dwelling.

Proposed impact on the assessed value of the property as currently configured.

The applicant's proposal states that "The development goals for the site will be fulfilled resulting in a broader tax base that will help furnish funding for projects enjoyed by the public as a whole". It is not clear that the proposal will increase the tax base and may actually reduce it.

The current assessed value of the land and building on the property is \$675,690 for the land and \$20,962 for the building for a total assessed value of \$696, 642. The total assessed value of the property is similar to the assessed value of the land for other properties in the neighborhood that have very significant valuable improvements. Under Clark County rules the land must be assessed at its highest and best use. As a practical matter, in order to justify the land value, Clark County must have assumed that a buyer would construct improvements with a value of between \$1-1.5 million on the current lot. This would be consistent with the rest of the values in the neighborhood. No one would argue that the current structure would support a land value of \$675,690.

Proposed Lot 2 eliminates the river access for Proposed Lot 1. Eliminating river access for proposed Lot 1 is likely to substantially reduce the land value of proposed Lot 1 and its resultant assessed value. In addition, it is unclear how large the building envelope is for Proposed Lot 1. If the building envelope is approximately the same as the current structure, it may be impossible to make improvements sufficient to support a robust assessed value for the land thereby further reducing the assessed value of lot 1.

The applicant's development goals for Proposed Lot 2 are unclear. We note the current structures on the parcel including the previously subdivided parcel at 4420 5th Ave. are \$20,962 and \$82,201. The structure the applicant recently constructed at 4420 5th Ave has a value of \$82,201. If the applicant would construct a similar structure on proposed lot 2, it is unlikely that the development would support additional value. If we assume the assessed value of proposed lot 2 is two-thirds of the current value or between \$450,000 and \$465,000, a buyer would only pay that amount for land if they intended to demolish the existing structure and build a significantly more valuable property on the land. Therefore, the highest and best use of the property would relate only to the

value of the land and the improvements will not increase the assessed value of the property if the applicant is considering a similar type of structure on the proposed lot 2.

We would like to discuss our concerns with the staff at a convenient time. Please call Alan Shapiro at (360) 844-0063 or Miriam van Gerpen at (360) 216-9266.

Thank you for your consideration.

Alan Shapiro and Miriam van Gerpen 4442 SW 5th Avenue, Camas WA 98607

Keith and Krystal Scott 3920 SW 5th Avenue, Camas WA 98607

Steve Crook and Minou Chau 4110 SW 5th Avenue, Camas WA 98607

Skip and Carol Collier 4308 SW 5th Avenue, Camas WA 98607

Vincent and Helen Do 4412 SW 5th Avenue, Camas WA 98607

/s/ Jordan Naydenov – see attached email of authorization 5030 SW 5th Avenue, Camas WA 98607.

Item 1.

property on the land. Therefore, the highest and best use of the property would relate only to the value of the land and the improvements will not increase the assessed value of the property if the applicant is considering a similar type of structure on the proposed lot 2.

We would like to discuss our concerns with the staff at a convenient time. Please call Alan Shapiro at (360) 844-0063 or Miriam van Gerpen at (360) 216-9266.

Thank you for your consideration.

Alan Shapiro and Miriam van Gerpen 4442 SW 5th Avenue, Camas WA 98607

Kes A and

Keith and Krystal Scott 3920 SW 5th Avenue, Camas WA 98607

Steve Crook and Minou Chau 4110 SW 5th Avenue, Camas WA 98607

Skip and Carol Collier 4308 SW 5th Avenue, Camas WA 98607

Vincent and Helen Do 4412 SW 5th Avenue, Camas WA 98607

/s/ Jordan Naydenov – see attached email of authorization 5030 SW 5th Avenue, Camas WA 98607.

From:Miriam van Gerpen <miriamvangerpen@gmail.com>Sent:Sunday, August 4, 2019 1:04 PMTo:Van Gerpen, Miriam - FPAC-BC, Portland, ORSubject:Fwd: Anderson subdivision application

------ Forwarded message ------From: Jordan Naydenov <jordan@milarasmt.com> Date: Thu, Aug 1, 2019 at 12:16 PM Subject: Re: Anderson subdivision application To: Miriam van Gerpen <miriamvangerpen@gmail.com>

I am in Alaska until August 10 but I will share the attorneys costs and you can use my name as needed Jordan

Sent from my iPhone

On Jul 31, 2019, at 11:47 AM, Miriam van Gerpen <<u>miriamvangerpen@gmail.com</u>> wrote:

Hi Jordan,

Last night the group of neighbors got together to discuss our potential objections to the Anderson lot division. We developed a list and agreed to hire an attorney with expertise in land use law to prepare an objection. If you would like to share in the attorney's costs, please let me know and we'll include you in the objection.

If you don't want to share in the attorney's costs, please feel free to use the topics we discussed as a basis for your objection.

The objection can be made by sending an email to "<u>communitydevelopment@cityofcamas.us</u>" and note the objection is to the Haley Short Plat application, file #SHOR19-02. The objection must be received by the city no later than 5 p.m. on August 5.



October 8, 2019

Community Development Department

C/O Shoreline Administrator

616 NE Forth Avenue

Camas WA 98607

DECEIVED OCT 0 9 2019 W: Hom

Re: Shoreline Substantial Development Permit

Haley Short Plat (File#SHOR19-02)

Dear Ms. Hollenbeck:

It has recently come to our attention that the application submitted by Planning Solutions Inc. with respect to the Haley Short Plat (File#SHOR19-02) omitted critical information necessary for your consideration of the application.

The application made no reference to the Covenant Running with the Land signed by Dale and Leta Anderson on September 7, 1993, that prohibits the division of the lots that the applicant is seeking to divide. See Exhibit 1. The covenant is pursuant to the binding Resolution No 1993-08-01 of the Board of County Commissioners of Clark County.

In 1992, Dale Anderson sought to have the property which is the subject of the application rezoned from agricultural to residential. On August 4, 1993, the Clark County Commissioners granted that request in Resolution No. 1993-08-01 subject to agreement between Dale Anderson and the Prosecuting Attorney. *See,* Section 2.1 of the resolution contained in Exhibit 2. The agreement between Dale Anderson and the Prosecuting Attorney is contained in the Concomitant Rezone Agreement and Covenant Running with the Land. Section 2 of the document provides the conditions referred to in Resolution No. 1993-08-01. Paragraph 2(a) states:

Placement of a note on the face of the final Plat which states: "Pursuant to Resolution No. 1993-08-01, **no further divisions of these lots shall be proposed**", emphasis added.

The Concomitant Rezone Agreement and Covenant Running with the Land was signed by Dale and Leta Anderson on September 7, 1993 and is recorded at Clark County Auditors File 9309140312 at 949. The Clark County Resolution, the Covenant and associated documents are contained in the Clark County Auditors File 9309140312, pages 942 through 955. The note referred to in the Covenant is on the recorded plat Book 3, page 253, page 2 note "I" in the records of Clark County. The note may be difficult to see when looking at a page size reproduction of the plat.

We request that the attached evidence be included in the administrative record of your consideration of the Haley Short Plat. Since this evidence is in the public domain and readily available to you and your staff considering the submitted application for the Haley Short Plat, this information should be considered timely.

We note that the covenant also requires in Section 2(c) and (d) that turn outs for emergency vehicles be provided. It is unclear whether those turn outs were provided. Since this is a matter of public safety, we ask that you request the appropriate City of Camas department to do a site review to determine if this condition was satisfied. Alternatively, we would be happy to contact the appropriate City of Camas department, if you would let us know the name of the department and a contact person.

Conclusion

The request in the application for the Haley Short Plat on behalf of Dale and Leta Anderson is contrary to Resolution No 1993-08-01 of the Board of County Commissioners of Clark County and the Concomitant Rezone Agreement and Covenant Running with the Land that was signed by Dale and Leta Anderson on September 7, 1993. Therefore, the request should be denied.

If you have any questions, please call Alan Shapiro at (360) 844-0063 or Miriam van Gerpen at (360) 216-9266.

Thank you for your consideration.

alan Shaper

Alan Shapiro and Miriam van Gerpen 4442 SW 5th Avenue, Camas WA 98607

Keith and Krystal Scott 3920 SW 5th Avenue, Camas WA 98607

Steve Crook and Minou Chau 4110 SW 5th Avenue, Camas WA 98607

Skip and Carol Collier 4308 SW 5th Avenue, Camas WA 98607

Vincent and Helen Do 4412 SW 5th Avenue, Camas WA 98607

Mydead dar

Jordan Naydenov 5030 SW 5th Avenue, Camas WA 98607.

Exhibit 1

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Clark Hale

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CONCOMITANT REZONS AGREEMENT AND COVENANT RUNNING WITH THE LAND DALE E. ANDERSON REZONS 492-16-813

FAX:

THIS AGREEMENT is entered into by and between CLARK COUNTY, WASHINGTON, (hereinafter "County") and DALE E. ANDERSON, (hereinafter referred to as "Applicant").

WHEREAS, Applicant is the owner of certain real property located within Clark County, Washington, the legal description of which is attached hereto as Exhibit "A"; and,

- WHEREAS, Applicant has applied for a rezone from Agriculture (AG) to Suburban Residential (RS); REZONE #92-16-813; and,

WHERZAS, Applicant intends to short plat the aforementioned real property into two lots approximately 1.2 acres in size (SP #92-071-813); and,

WHEREAS, Applicant covenants to Clark County that if the property described in Exhibit "A" is rezoned from "AG" to "RS" and the Short Plat (SP 92-071-813) is approved, that the property will be used only in accordance with this Covenant and subject to the conditions herein described; and,

WHEREAS, Applicant covenants and agrees to County on behalf of itself and all of its heirs, assigns and successors in interest into whose ownership the Property might pass, as follows, it being specifically agreed to that this is a covenant which touches, concerns, enhances, benefits, and runs with the real property of Applicant;

CONCOMITANT REZONE AGREEMENT - 1

- 14-93

Item 1.

FAX:

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- 14.

NOW THEREFORE, THE PARTIES AGREE:

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1. <u>Owner.</u> Applicant, and his wife, Leta L. Anderson are the sole and exclusive owners of the real property situated in Clark County, Washington, legally described in Exhibit "A" attached hersto.

2. <u>Conditions.</u> The rezone shall be subject to the following conditions:

(a) Placement of a note on the face of the final plat which states:

"Pursuant to Resolution No. 1993-08-01, no further divisions of these lots shall be proposed."

(b) Two turnouts will be provided to accommodate vehicular traffic. The specific dimensions of the turnouts will be determined during review of the Short Plat (SP 92-071-813), but will substantially conform to the conceptual plan which is attached hereto and incorporated herein by reference as Exhibit "B".

(c) ,Further accommodations will be made for vehicular traffic. A turnaround will be provided on proposed lot 2 which will facilitate the safe turning movements of emergency vehicles. Specific design of the turnaround will be determined during review of the Short Plat (SP 92-071-813), but will substantially conform to the conceptual plan attached as Exhibit "B".

(d) Placement of a note on the face of the final plat which states:

"The turnaround provided on Lot 2 is intended for emergency vehicle use only and shall not be used for parking purposes, and further, shall be unobstructed by all vehicles at all reasonable times."

(e) Applicant will connect to public water and sewer

CONCOMITANT REZONE AGREEMENT - 2

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when these services are available to these properties. Applicant further agrees, as requested by the City of Camas, to execute a "Waiver of Right to Protest" agreement for formation of a Local Improvement District for water, sewer, street, and storm drain improvements.

(f) Applicant shall obtain a crossing permit for the newly created lot, from the Burlington Northern Railroad prior to final short plat approval.

(g) The zone change shall go into effect immediately upon approval by, and filing with, the Board of County Commissioners this fully executed covenant running with the land. The zone change shall apply to the entire request site and shall be irrevocable except by action by the Clark County Board of Commissioners after public hearing and notice.

3. <u>Remedies</u>. This Covenant may be enforced by the County in any or all of the following ways at its option:

(a) By, the County's refusal to issue either preliminary/final short plat approval, building permits and/or occupancy permits in the case that this Agreement has not been fully observed in the construction, development and use of the real property by Applicant, or any of its successors in interest, or by the revocation of any such permits for the failure of Applicant, or its successors to observe any of the provisions of this Agreement made pursuant thereto, but said revocation may only occur after a hearing by the Board of County Commissioners, or the County Land Use Bearings Examiner for which ten (10) days notice by publication in a paper of general circulation has been given as well as to

CONCOMITANT REZONE AGREEMENT - 3

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PAGE

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affected parties by registered mail, return receipt requested and/or certified mail;

FAX:

(b) By bringing a suit in any court of competent jurisdiction for monetary damages to cover the expected cost of the County's performance of any and all obligations covenanted herein and which are to be performed by the County, or its direction, on behalf of any obligor;

(c) For injunction to cause specific performance of this Agreement, or for other appropriate relief as may be deemed desirable by County;

(d) With regard to any of the aforementioned remedies, Applicant agrees to be responsible for any and all attorney's fees and costs expended by the County in enforcing any of these provisions respective to their own parcels.

4. <u>Binding.</u> This Covenant shall remain in full force and effect until amended, modified or terminated by the action of Applicant and Clark County in zoning proceedings appropriate for that purpose. Nothing in this Covenant shall be construed as limiting in any way the authority of Clark County, or its governmental successors, from approving amendments or modifications to this Covenant at the request of Applicant, its heirs, assigns or successors in interest. It is expressly provided that this Covenant may be amended, modified or terminated solely by the approval of Clark County, or its governmental successors, at the request of Applicant, its heirs, assigns, or successors, and under no circumstances shall any approval by any other person or entity be required in order for Applicant to amend, modify or terminate

CONCOMITANT REZONE AGREEMENT - 4

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08/23 '93 11:26 ID:LANIERFAX3800

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PAGE

this Covenant in whole or in part.

5. <u>Filing</u>. That a copy of this Agreement will be filed with the Clark County Auditor in their recording department so as to appear as a covenant within the chain of title for the real property, as the sole and exclusive transfer of an interest from Applicant prior to the filing of this Covenant.

FAX:

6. <u>Severability</u>. That if any provision of this Agreement, or the application of the provision to any person or circumstance, is declared invalid, then the rest of the Agreement, or the application of the provision to other persons or circumstances, shall not be affected.

7. <u>Successors.</u> This Agreement and all of its provisions, and each of them, shall be binding upon Applicant, and any and all of its heirs, assigns, and successors in interest into whose respective ownership the real property may pass, and further, any obligations made herein by Applicant shall be enforceable against all of their heirs, assigns and successors in interest into whose ownership the real property may pass.

DATED this _ 7 day of <u>September</u>, 1993

APPLICANT: DALE E. ANDERSON

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-14-93

Bra R. Anderson

APPROVED AS TO FORM ONLY:

RICHARD S. LOWRY CLARK COUNTY CHIEF CIVIL DEPUTY

CONCOMITANT REZONE AGREEMENT - 5

Exhibit 2

930:)140312

RESOLUTION NO. 1993-08-01

A RESOLUTION relating to land use and zoning; reversing the final order of the Clark County Land Use Hearings Examiner in the Matter of Rezone 92-16-813, Dale Anderson.

WHEREAS, an application has been submitted for rezone approval for 2.24 acres from Agriculture (AG) to Suburban Residential (RS) Zoning Districts for land located at 21111 SE Evergreen Highway, south of the Burlington Northern Railroad tracks, immediately west of the City of Camas boundary and north of the Columbia River; Tax Lot 19 (127155), located in the SE 1/4 of Section 8, Township 1 North, Range 3 East of the Willamette Meridian; and

WHEREAS, by final order of the Clark County Land Use Hearings Examiner dated December 11, 1992, said application was denied; and

WHEREAS, an appeal was filed by the applicant on December 11, 1992 and an automatic appeal of said examiner decision was scheduled before the Board; and

WHEREAS, the Board held its own duly advertised public meeting on January 6, 1993; BE IT ORDERED AND RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CLARK COUNTY, STATE OF WASHINGTON, as follows:

Section 1. Findings of Fact.

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9-14-93

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1. The automatic appeal public meeting was held for routine review of the rezone, as is done for all rezones in Clark County. The applicant also appealed the Hearing Examiner's decision in a timely manner.

2. The Board of County Commissioners determined that road standards were met through modification of the road standards and the concomitant rezone agreement submitted to the County. Such rezone agreement was reviewed by the Prosecuting Attorney's office and, as amended, satisfied the safety concerns articulated by the staff, Hearing Examiner and Board.

1-6-93

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3. The Board moved and approved that the Hearing Examiner's decision be overturned and the rezone approved with conditions as identified in Section 2, below.

Section 2. Request for Rezone Approval Granted.

The application for rezone from Agriculture (AG) to Suburban Residential (RS) in the case of REZ 92-16-813 (Dale Anderson), is hereby granted with the following conditions:

1. The applicant shall adhere to the conditions contained in the concomitant rezone agreement as approved by the Prosecuting Attorney's office, attached hereto; and,

2. The applicant must secure a permit for crossing the Burlington Northern railroad tracks as indicated in the letters of appeal; and,

3. The Board of County Commissioner's also herein incorporates the supplemental staff report dated November 9, 1992 and memorandum to the Hearing Examiner dated November 17,

1992.

ADOPTED this <u>4th</u> day of <u>August</u>, 1993.

Attest:

9-14-93

ent Clerk to the Board

Approved as to Form Only ARTHUR D. CURTIS Prosecuting Attorney

Christopher Home

Deputy Prosecuting Attorney

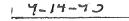
BOARD OF COUNTY COMMISSIONERS HINGTON FORCL David W. Sturdevant, Chair

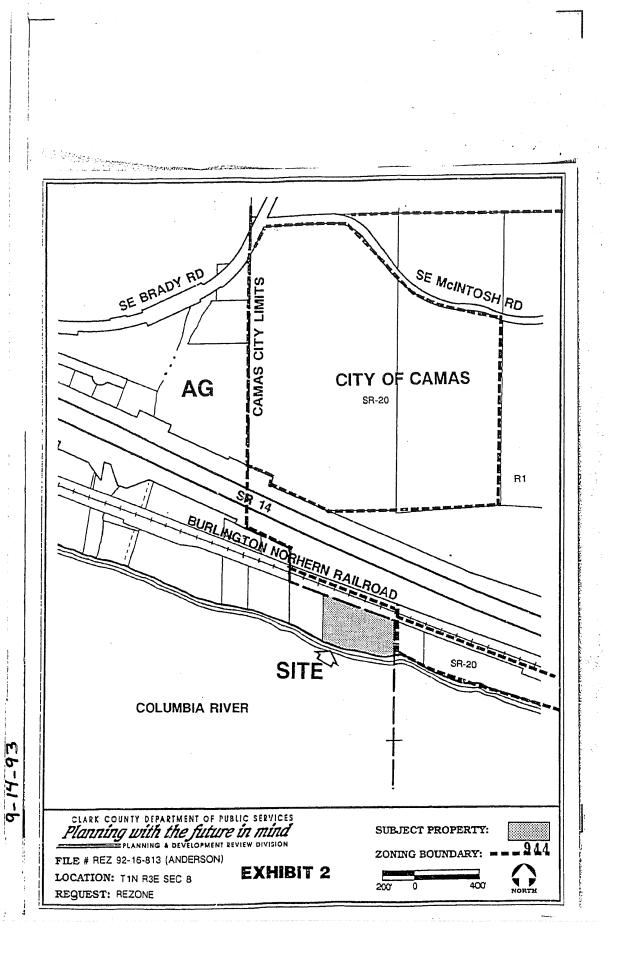
Ву_____

Busse Nutley, Commissioner

Вy

John C. Magnano, Commissioner





Lauren Hollenbeck

From:Miriam van Gerpen < miriamvangerpen@gmail.com>Sent:Tuesday, August 6, 2019 12:18 PMTo:Lauren HollenbeckSubject:Haley Short Plat (File #SHOR19-02)Attachments:Anderson family mobile home application.pdf

Hello Lauren,

Thanks much for taking the time to chat with me today.

Attached is the document I was referencing about the prior subdivision. The area of Public Comments with Staff Responses starts on page 22 of the attached document. My question about how is "family" defined was raised in the Staff Response that starts at the top of page 23 of this document - in the second paragraph.

I look forward to meeting with you and the others when you can schedule a time.

Thanks much, Miriam van Gerpen



AT Bat T		PERMIT itat Review	File No. Fire District	FIL-010693
	T LO			ed: 1/31/2008
P.O. Box 9810 Vancouver, Wa 98666-9810 1300 Franklin Street Phone: 360-397-2375	t	2008-00016	Decisi Final Expire	
		N REQUEST LINE:		
1601	NNING SOLUTIONS BROADWAY COUVER WA 98663		Phone: 360-750	99000
2111 [,]	E & LETA ANDERSON 1 SE EVERGREEN HY IAS WA 98607		Phone: 360-896	3-9000
Financing Lende	er:			
Bonding Firr	n:			
Team: RURAL Ins	spector 1: 5 Inspector 2:	Project Name:	Proje	ect #:
Parcel #: 127155005	50	DALE ANDERSON	FIL-	0106931
Site Address: 21119	9 SE EVERGREEN HWY CAM 9860)7		
Scope of Work: CL	EAR Review Type	e: 2 .	Cross Reference:	MOH2008-00008
Project Description: PLACING MOH IN HA THAT TREES TO BE I	BITAT AREA - MOVING MOH FRO RETAINED	M LOT ABUTTING TO THE W	'EST - SHORT PL	AT INDICATES
	License Type:	License # :	Expire Date:	Phone:
	License Type:	License # :	Expire Date:	Phone:
	*******Be	Advised********		
do not extend the and correct. All p herein or not. The	d for 2 years (24 months) from Issuar permit period. I hereby certify that I is rovisions of laws and ordinances gove granting of a permit does not presus regulating construction or the perform d. I.R.C.	nave read and examined this ap verning this type of work will be me to give authority to violate o	plication and know complied with whe	the same to be true ther specified
only. This include	shall not remove any trees greater that es no clearing, limbing, or pruning of			
yard or view. 3.) The applicant shall install tree protection fencing along the dripline of protected trees within the habitat area prior to any groundbreaking activities. Any excavation necessary within the dripline of protected trees will require a report from a				

- certified arborist ensuring future tree survival.
 3. Prior to placement of the mobile home, the applicant shall hire a certified arborist to assess the health of any black cottonwood tree that might pose a hazard to the new mobile home and submit that report to the county habitat biologist for review.
- 5.) 4. Prior to issuance of the Final Occupancy Permit, the applicant shall implement the "Anderson Mitigation Plan" dated May 22, 2008 (see attached mitigation plan), which calls for the planting of thirty (30) Western redcedar, grand fir, or Douglas-fir seedlings using 10-12 foot spacing between the mobile home and the existing treeline. All planting shall take place between November 1 and March 31. Any deviation from this planting requirement will need to be approved by the County Habitat Biologist.
- 6.) 5. The applicant shall ensure 80% survival of plantings after 3 years. To ensure survival the applicant shall remove non-native vegetation such as blackberries that threaten these plantings, protect the plantings from animal browse, and water the plantings during the dry summer and fall months (July through September).

FBLDGPRMT99-01.rpt

Team: RURAL	Inspector 1: 5	Inspector 2:	Project Name:	Project #:	
Parcel #: 1271	550050		DALE ANDERSON	FIL-0106931	m 1.
Site Address:	21119 SE EVERGRI	EEN HWY CAM 98607	,		
Scope of Work:	CLEAR	Review Type:	2	Cross Reference: MOH2008-000	308

7.)

6. Prior to issuance of the Final Occupancy Permit, the applicant shall record a conservation covenant with the County Auditor's Office. A copy of the recorded covenant shall be provided to the County Habitat Biologist prior to release of the Final Occupancy Permit.

8.) 7. The applicant shall not remove native vegetation and/or conduct construction activity other than what is approved herein. Any further construction and/or clearing activity within the riparlan HCZ not indicated on the attached site plan will be subject to additional county review.

I have read the above and will comply with requirements.

Signature of Contractor or Authorized Agent

Date

This permit, the inspection record and approved plans must be posted on site.

189

DEVELOPMENT REVIEW APPLICATION FORM

(Form DS1000-Revised 1/17/08)



PROJECT NAME:	sau M	OBILE 1	PLACEMENT			
TYPE(S) OF APPLICATION (See Reve	TYPE(S) OF APPLICATION (See Reverse Side):					
DESCRIPTION OF PROPOSAL:		n				
MOVE MOBILE HO	ME FROM	Lot # 12-	1155000 to			
LOT # 127155-0	2 5					
APPLICANT NAME:		Mailing Address:				
DAVE ANDERSON		VAN. WA	· 98683			
E-mail Address:	n,	Phone and Fax:				
PROPERTY OWNER NAME (list mult	<u>èm</u>	(360) 896-9000				
separate sheet):	tiple owners on a	Address: 14707 SE RIVERSHORE DRIVE ,				
DALE ANDERSON		VAN. WA. 98683				
E-mail Address:	f	Phone and Fax: (360) 896	_0/2/1			
CONTACT PERSON NAME (list	if not same as		- 7 <i>ca</i>			
APPLICANT):		1601 BRG	mp way			
DAVID WESTER			A 98663			
E-mail Address: DAVIDWE PLANNINGSOLUT	mand where the the	Phone and Fax: (360) 750 - 7000				
PROJECT SITE INFORMATION:		Comp Plan Designation:				
Site Address: SE EVERG	real HY	UU				
Cross Street:	Zoning: [2.(•	0	Serial #'s of Parcels: 127155-000			
Overlay Zones: UH - 20	Legal: LTZSP	3-253	Acreage of Original Parcels:			
Township: T_1_N.	Range:	E. W.M.	% of Section: SE /A SEC Ø8			

AUTHORIZATION

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient cause for denial of the request. This application gives consent to the County to enter the properties listed above.

131/08 Date Authorized Signature

Ear Staff Anker

For stant Only:	
CASE NUMBER:	n se se se la la se
WORK ORDER NUMBER:	

APPLICATION TYPES

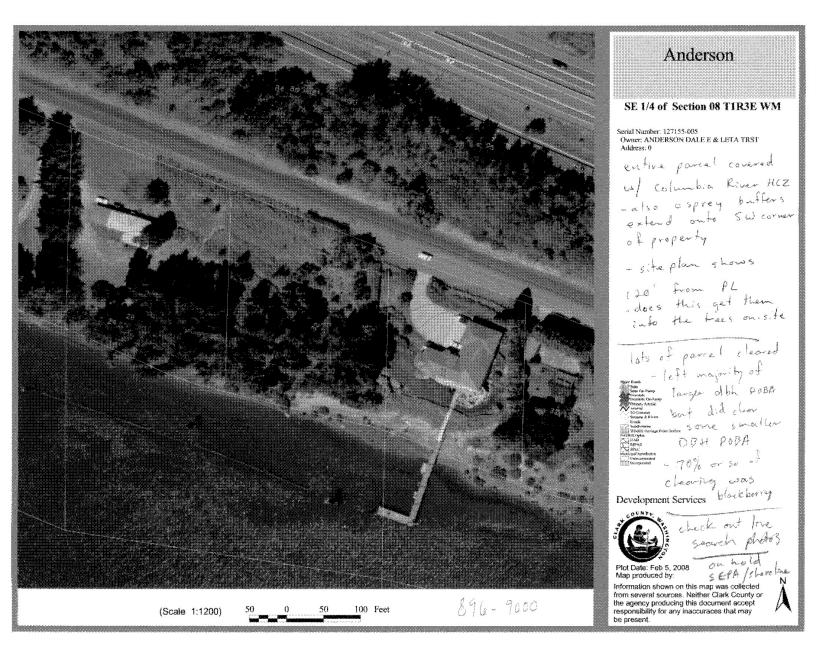
If you have any questions regarding the type of application being requested, our Permit Service Center will be happy to assist you. They are located at Public Service Center, 1st Floor, 1300 Franklin Street P.O. Box 9810 Vancouver, WA 98666-9810; Phone: (360) 397-2375. Complete applications must be submitted to the Permit Services Center, together with any required submittal items and review fees.

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۵	Annual Review	Mi	scellaneous:		
	Appeal		Addressing		
	Boundary Line Adjustment and	•	Accessory Dwelling		
	Lot Reconfiguration		Covenant Release		
	Conditional Use		Garden Shed Setback Waiver		
			Home Business		
<u>Envi</u>	ronmental/Critical Areas:		Legal Lot Determination & Innocent		
	Archaeological - indicate		Purchasers Determination		
C	listurbed acreage: 🛄 Acres		Non-Conforming Use Determination		
٦	Critical Aquifer Recharge Area		Reconstruct Letter		
٠	(CARA)		Sewer Waiver		
۵	Columbia River Gorge		Shooting Range		
	Forestry + (Moratorium Waiver,		Sign		
	Moratorium Removal, Class I,	•			
	Class IVG or COHP)	<u>Pl</u>	anning Director Review:		
	Floodplain		Post Decision		
	Geological	۵	Pre-Application Conference		
	Habitat		Pre-Application Waiver		
	Historic	'n	Public Interest Exception		
	SEPA		Similar Use		
	Shoreline	۵	Temporary Use		
	Wetland		Other`		
۵	Mitigation Monitoring				
			Planned Unit Develop		
La	nd Division:		Mixed Use/Master Plan		
	Binding Site Plan		Road Modification		
٩	Final Plat		Site Plan		
	Plat Alteration		Variance		
	Short Plat (Infill)		Zone Change		
	Subdivision (Infill)				

Item 1.



RETURN ADDRESS
Dale & Leta Anderson
14707 SE Rivershore Drive
Vancouver, WA 98684

CONSERVATION COVENANT RUNNING WITH THE LAND

Grantor (owner):	Dale & Leta Anderson
Grantee:	Clark County
Abbreviated Legal Description:	SE ¼ of Sect. 8 T1 R3E of W.M
Assessor's Property Tax Parcel/Account Number(s):	127155-005
Project Case No.:	HAB 2008-00016

A COVENANT to Clark County, State of Washington, hereinafter "County," by the owner(s) Dale & Leta Anderson of certain real property identified above on behalf of themselves and all their heirs, assigns and successors in interest into whose ownership said property may pass, agrees that this covenant shall run with the land. It is the purpose of this covenant that certain habitat areas and designated mitigation located within areas shown in Exhibit "A" will be maintained in a protected state as follows:

- Consistent with the purpose of this covenant, no person, company, agency, or applicant shall alter a habitat area regulated under Clark County Code Title 40.440 except as exempted in Section 2 below or as authorized by the Responsible Official through an approved Habitat Permit.
- Exempt Activities. All exempted activities shall use reasonable methods to avoid potential impacts to habitat areas. Exemptions from permits are not exemptions from habitat

stewardship responsibilities. The following activities shall be exempt from the provisions of this covenant; provided, that they are otherwise consistent with the provisions of other local, state, and federal laws and requirements:

2

- Remodel or replacement of structures within the same 1997 building footprint.
 Expansion or reconstruction within a new or expanded footprint within the habitat area requires a Habitat Permit.
- b. The removal of noxious weeds so designated in Title 7 of the Clark County Code or other exotic nuisance plants, including non-native blackberries, English ivy, or Scot's broom; provided, that ground disturbing heavy machinery (scraping, ripping, etc.,) is not used and adjacent native vegetation protected. Cutting, mowing, and limited ground disturbance with hand tools is allowed. Replanting with native vegetation and continued maintenance is encouraged to prevent re-infestation.
- c. Maintenance of existing yards and landscaping in habitat areas.
- d. Existing agricultural uses in non-riparian habitat areas. Agricultural uses within riparian areas are subject to Clark County Code Title.40.440.040(B).
- Site investigative work necessary for land use application submittals such as surveys, soil logs, and percolation tests.
- f. Emergency clearing to abate immediate danger to persons or property. For emergency clearing of hazard trees, remove only that portion of the hazard tree as necessary to remediate the hazard. Cut wood should be left in the habitat area.
- g. Clearing necessary for the emergency repair of utilities or public facilities. Notification of emergency work that causes substantial degradation to functions and values must be reported in a timely manner.
- h. Clearing for operation, maintenance, or repair of existing utilities or public facilities that does not further increase the impact to, or encroach further within, the habitat area.

- Forest practices regulated by the State of Washington Department of Natural Resources (DNR) under the Forest Practices Rules (WAC Title 222), or regulated under Clark County Code Section 40.260.080, Forest Practices, except forest conversions and conversion option harvest plans.
- j. Clearing, as minimally necessary, for placement of fencing, private wells, septic systems or individual lot sewer, water, electrical, or utility connections in habitat areas, where practical alternatives do not exist.
- k. Clearing, as minimally necessary, for stream bank restoration, for native replanting or enhancements in habitat areas.
- Clearing, as minimally necessary, for soil, water, vegetation and resource conservation projects having received an environmental permit from a public agency in habitat areas.
- m. Clearing, as minimally necessary, for creating a four (4) foot or narrower path using natural, wood-based or vegetated pervious surfacing in habitat areas.
- 3. Nothing in this covenant shall be construed to provide for public use of or entry into the habitat areas or designated mitigation areas shown on Exhibit "A". However, representatives and agents of Clark County are hereby authorized to make reasonable entry into designated mitigation areas upon such land for purposes related to administering this covenant, provided that:
 - a. Owners or their heirs, successors or assigns are given at least 24-hours advance notice of any such entry.
 - b. Access granted to representatives and agents of Clark County under this provision shall expire upon completion of required monitoring and final acceptance of the habitat mitigation by the Responsible Official.
- The provisions of this covenant are enforceable in law or equity by Clark County and its successors.

5. This covenant and all of its provisions, and each of them, shall be binding upon the owners and any and all of their heirs, assigns and successors in interest into whose ownership the above-described real property may pass, and any obligations made herein by owners, shall be enforceable against all of their heirs, assigns and successors in interest into whose ownership the above-described real property may pass.

.

IN WITNESS WHEREOF, of parties hereto have caused this agreement to be executed the

day and year indicated below.

Dated this _____ day of _____ 2008

APPROVED AS TO FORM ONLY:

CLARK COUNTY, WASHINGTON

ARTHUR CURTIS

Prosecuting Attorney

By [Signature on File]

Richard S. Lowry

Deputy Prosecuting Attorney

Ву	
Owner	

By_____

Owner

STATE OF WASHINGTON) : SS COUNTY OF CLARK)

I hereby certify that I know or have satisfactory evidence that ____Dale & Leta Anderson____ signed this instrument and acknowledged it to _be their_ free and voluntary act for the uses and purposes mentioned in the instrument.

Dated:_____

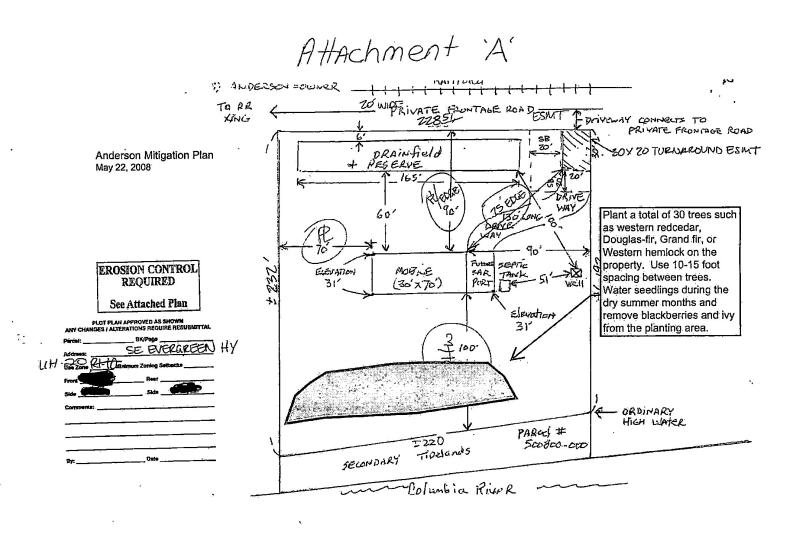
Entered By: BMJ	
Habitat Review	Item 1.
P.O. Box 9810HAB2008-00016Received: 1/31/2008Vancouver, Wa 98666-9810TC/FC: Decision: Finaled: Expired:Decision: KT	
Team: RURAL Project Name: LT 2 SP 3-253 Project #: FIL-0106931	
Site Address: CAM 98607 Parcel #: 1271550050	
Scope of Work: CLEAR Review Type: Cross Reference #: MOH2008-00008 Work Order#:	
Sect/Twnshp/Range: 08 / 1 / 31 School Imp Fee Dist: CAM	
Est. Parcel Area (Acre): 1.05 Transp Imp Fee Dist: CAM Park Imp Fee Dist: 0	
Est. Parcel Area (Sq. Ft.): 45,369.00 Transp Overlay Fee Dist:	
Description: PLACING MOH IN HABITAT AREA - MOVING MOH FROM #19A L DURGAN DLC AKA LOT 2 SP3-253 1.05A LOT ABUTTING TO THE WEST - SHORT PLAT INDICATES THAT TREES TO BE RETAINED	
Applicant: Owner:	ĺ
PLANNING SOLUTIONS DALE & LETA ANDERSON 1601 BROADWAY 21111 SE EVERGREEN HY	4
VANCOUVER WA 98663 CAMAS WA 98607	
Phone: 360-750-9000 Phone: 360-896-9000	
Today's Activities: Activity Date: Assigned To: Done By: Notes:	
1.) Print Application Summary 1/31/2008 BMJ	
2.) Route to Planning Tech 1/31/2008 BMJ ROUTED TO RURAL TEAM BIN FOR F	REVIEW
3.) Counter Complete .1/31/2008 BMJ	
4.) Receive Application 1/31/2008 BMJ	
Fee Description Amount Due Amount Paid Receipt Number	
Totals Balance Due	

CONDITIONS:

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This decision was mailed on September 2, 2009. Therefore any appeal must be received in this office by September 16, 2009.

		APPEAL FILIN	COEADUINE	19 Jan 19		
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	State State State	Date: Septem	bor 16 2009			*
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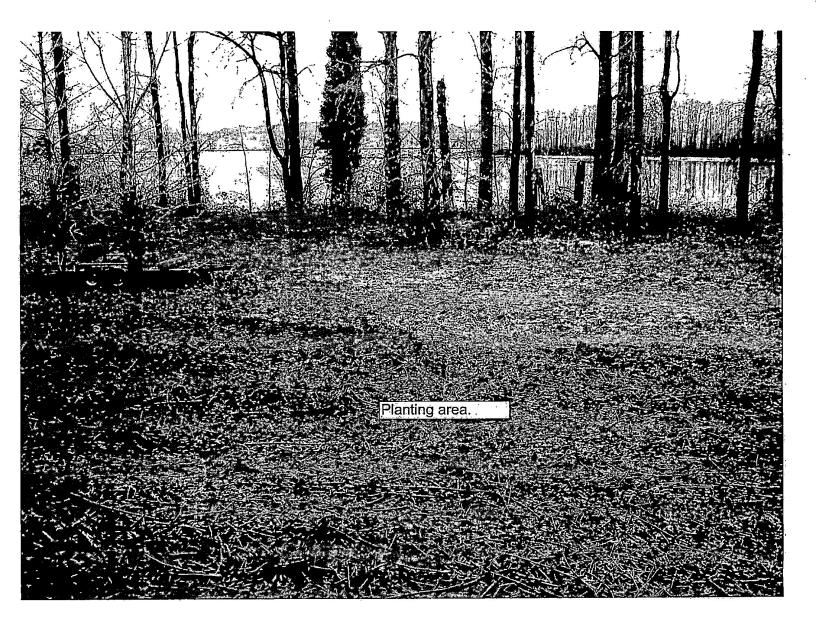
A copy of the plan, SEPA Checklist and Clark County Code are available for review at:

Department of Community Development 1300 Franklin Street P.O. Box 9810 Vancouver, WA 98666-9810 Phone: (360) 397-2375; Fax: (360) 397-2011

A copy of the Clark County Code is also available on our Web Page at: <u>http://www.co.clark.wa.us</u>

c: Michelle Wall

Attachment: Site and habitat mitigation plan





2) PARCEL # 127155-005 ł RAilroad N ANDERSON = OWNER 3) ۰. 20 WIDFRIVATE TO RR XING . FRONTAGE ROA PESM Driveway connects to 228 PRIVATE FRONTAGE ROAD J 6 SB ZO' 1 DRAIN-field PESERVE SOX ZO TURNAROUND ESMT + 165'

 DRIVE ١Ż WAY 90 60 100 130 LONC ENE R 70 90 FUTURE SAR PORT SEATIE EROSION CONTROL REQUIRED 222 MOBILE (30'X70') ELEVATION TANK X .31' 5 WEI + See Attached Plan Elevation PLOT PLAN APPROVED AS SHOWN ANY CHANGES / ALTERATIONS REQUIRE RESI 31 offor 100 BK/Paga SE EVERAREEN HΥ <u>RI-10</u> WEDGE SR R ORDINARY HIGH WATCH PARcel # 1220 500800-000 Tipelands SECONDARY Columbia RiveR

Item 1.

RETURN ADDRESS

<u>Dale & Leta Anderson</u>

14707 SE Rivershore Drive

Vancouver WA 98683

CONSERVATION COVENANT RUNNING WITH THE LAND

Grantor (owner):

Grantee:

Dale & Leta Anderson Clark County SE 1/4 of Sect. 8 T1 R3E of W.M.

Abbreviated Legal Description:

Assessor's Property Tax Parcel/Account Number(s): Project Case No.:

127155-005 HAB 2008-00016

A COVENANT to Clark County, State of Washington, hereinafter "County," by the owner(s) Dale and Leta Anderson of certain real property identified above on behalf of themselves and all their heirs, assigns and successors in interest into whose ownership said property may pass, agrees that this covenant shall run with the land. It is the purpose of this covenant that certain habitat areas and designated mitigation located within areas shown in Exhibit "A" will be maintained in a protected state as follows:

- Consistent with the purpose of this covenant, no person, company, agency, or applicant shall alter a habitat area regulated under Clark County Code Title 40.440 except as exempted or as authorized by the Responsible Official through an approved Habitat Permit.
- 2. Exempt Activities. All exempted activities shall use reasonable methods to avoid potential impacts to habitat areas. Exemptions from permits are not exemptions from habitat stewardship responsibilities. Exempt activities listed in Title 40.440 shall be exempt from

the provisions of this covenant; provided, that they are otherwise consistent with other local, state, and federal laws and requirements:

- 3. Nothing in this covenant shall be construed to provide for public use of or entry into the habitat areas or designated mitigation areas shown on Exhibit "A". However, representatives and agents of Clark County are hereby authorized to make reasonable entry into designated mitigation areas upon such land for purposes related to administering this covenant, provided that:
 - a. Owners or their heirs, successors or assigns are given at least 24-hours advance notice of any such entry.
 - Access granted to representatives and agents of Clark County under this provision shall expire upon completion of required monitoring and final acceptance of the habitat mitigation by the Responsible Official.
- 4. The provisions of this covenant are enforceable in law or equity by Clark County and its successors.
- 5. This covenant and all of its provisions, and each of them, shall be binding upon the owners and any and all of their heirs, assigns and successors in interest into whose ownership the above-described real property may pass, and any obligations made herein by owners, shall be enforceable against all of their heirs, assigns and successors in interest into whose ownership the above-described real property may pass.

IN WITNESS WHEREOF, of parties hereto have caused this agreement to be executed the

day and year indicated below.

Dated this $\underline{\mathcal{R}3^{rd}}$ day of November, 2010.

APPROVED AS TO FORM ONLY: **ARTHUR CURTIS** Prosecuting Attorney

CLARK COUNTY, WASHINGTON

Βv

Chris Horne **Deputy Prosecuting Attorney**

Wale E Under Dwner - Dale Anderson By

Owner - Leta Anderson

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STATE OF WASHINGTON

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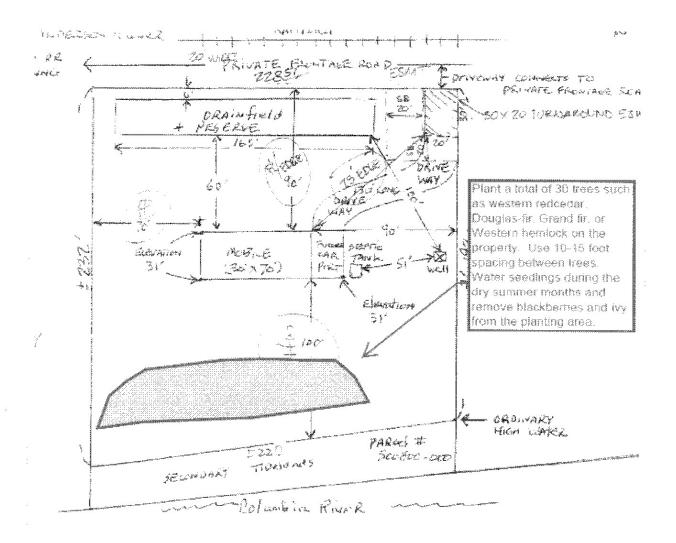
COUNTY OF CLARK

I hereby certify that I know or have satisfactory evidence that Dale and Leta Anderson signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: Nov 23,2010

THELMA W. KREMER NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES FEBRUARY 8, 2012

EXHIBIT A



Limitations:

This exhibit is intended to illustrate the approximate location of areas that are likely to contain habitats or have been designated for habitat mitigation. It does not represent a habitat delineation or survey of the property represented. There may be habitats outside the areas identified on this exhibit that could be subject to regulation by Clark County or State and Federal Agencies.

TYPE II STAFF REPORT & ENVIRONMENTAL REVIEW

(Form DS1593)



Project Name:	EVERGREEN M	OBILE HOME PLA	CEMENT	
Case Number:	SEP2008-00032, ARC2008-00019, HAB2008-00016, MOH2008-00008			
Location:	21119 SE Evergree	n Hwy		
Request:	SEPA review for a mobile home placement permit for a 2,100 square foot manufactured home, future single wide carport and associated utilities on a 1.05 acre parcel located within the Urban Holding 20 zone and the Conservancy shoreline environment of the Columbia River. The mobile home is being placed for the applicant's family.			
Applicant:	Dale Anderson 14707 SE Rivershore Drive Vancouver, WA 98684			
Contact Person:	Chris Baumann Planning Solutions, Inc. 1601 Broadway Vancouver, WA 98663 Phone: 360-750-09000 E-mail: psi@planningsolutionsinc.com			
Property Owner:	Same as applicant.			
Vesting Date:	March 15, 2007			

<u>SEPA Determination</u> Mitigated Determination of Non-significance (MDNS) Planner's Initials: <u>B</u>Date Issued: September 2, 2009

> <u>HABITAT PERMIT DECISION</u> Approved, subject to Conditions of Approval Date Issued: September 2, 2009

County Review Staff: Planner: Terri Brooks Habitat Biologist: Dave Howe

(360) 397-2375 ext. 4921 (360) 397-2375 ext. 4598

Legal Description:

Lot 2 of the plat recorded in Book 3 of short plats at Page 253, records of Clark County, Washington and located in the southeast quarter of Section 8, Township 1 North, Range 3 East of the Willamette Meridian.

Comp Plan Designation:	Urban Low (UL)
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Zoning Designation R1-10 with an Urban Holding-20 overlay

Applicable Laws:

Clark County Code Sections: 40.350 (Street and Road Standards), 40.380 (Stormwater and Erosion Control), 40.450 (Wetland Protection), 40.440 (Habitat Conservation Ordinance), 40.260.080 (Forest Practices), 40.430 (Geologic Hazards Ordinance), Title 14 (Buildings and Structures), Title 15 (Fire Prevention), 40.210.020 (Rural Districts), 40.420 (Flood Hazard Areas), 40.460 (Shoreline Overlay District), 40.500 (Procedures), 40.570 (SEPA), Clark County Shoreline Management Master Program, Clark County Comprehensive Plan and State Laws WAC 220-110, WAC 173-27, WAC Chapter 197-111, and RCW 90.58.

Neighborhood Association/Contact:

The site is not located within the boundaries of any county-recognized neighborhood association.

Time Limits:

The application was determined to be fully complete on March 21, 2008. However, the application was on hold for 575 days for the applicant to obtain a letter of map amendment (LOMA) from the Federal Emergency Management Agency (FEMA) removing the part of the lot where the mobile home will be placed from the 100-year flood plain. Therefore, the County Code requirement for issuing a decision within 78 days lapses on September 17, 2009.

Public Notice:

Notice of application and likely SEPA Determination of Non-Significance was mailed to the applicant and property owners within 500 feet of the site and other agencies on April 4, 2008.

Public Comments:

In response to the public notice, the County received two comment letters, as follows:

1. Received on April 7, 2008 from the Southwest Clean Air Agency (Exhibit #4). They state required procedures for demolition of a structure.

Staff Response

No structures will be demolished. The existing mobile that is noted in the applicant's SEPA checklist refers to the adjacent lot also owned by the applicant. This site is vacant.

2. Received on April 14, 2008 from six neighboring property owners requesting the application be denied based on compatibility with the neighborhood, that it would be a rental unit and that the new mobile home is subject to the special uses criteria in CCC 40.520.020 and CCC 40.260.130. They also note that on the applicant's adjacent lot there is a "much higher" incidence of police activity and a "high" turnover of tenants.

The letter also states that the existing mobile home on the adjacent lot is not in compliance with the current flood plain ordinance.

Staff Response

This project is for a single family residence surrounded by other single family residences so compatibility is not an issue. Socio-economic issues are not a part of this review or a part of the Building Division's placement permit review. A mobile home is a residence the same as a stick built home. The site is currently zoned R1-10 (urban single family on 10,000 square foot lots) with an Urban Holding -20 overlay (new lots must be 20 acres). The overlay will remain until such time as urban services become available and the parcel is annexed to the City of Camas. Once annexed, the site will obtain the R1-10 urban single family designation. Until then any projects must be reviewed under the Urban Holding-20 zoning overlay.

The applicant has stated in the response to these comments that Mr. Anderson's son will live in the mobile home. If it were to be used as a rental a shoreline conditional use permit would be required. A mitigation measure is warranted that a covenant to Clark County be recorded to assure that this home is for family and is not used as a rental unit until and unless a shoreline conditional use permit is obtained.

The special uses criteria in CCC 40.520.020 and CCC 40.260.130 are applicable specifically to the R1-20, R1-10, R1-7.5, R1-6, R1-5, R-12, R-18, OR-15 and OR-18 districts not the UH-20 district. They are also only applicable if the land division was submitted to Clark County after November 19, 1997. The land division that this project is in was submitted to Clark County June 12, 1992 and preliminary approval was granted April 20, 1993. Since the land division was submitted before November 19, 1997 it was not subject to CCC 40,260,130 or 40,520,020. There are two review processes for land division. The preliminary approval which those codes apply to if submitted after November 19.1997 and final plat approval. After preliminary approval is obtained, the applicant has up to 5 years to meet the conditions of preliminary approval so that final apprroval can be obtained and the plat recorded at the Auditor's office. The applicant requested extensions and the plat obtained final approval and recorded at the Auditor's office on October 30, 1998. The extensions were mainly due to problems obtaining an easement from Burlington Northern.

It was determined in the 1990 review of the permit for the mobile home on the adjacent lot that it was not within the 100-year flood plain.

3. Received on April 17, 2008 an e-mail from Mr. George Heider requesting that a copy of the decision be mailed to him and the other five neghbors that submitted the petition.

Staff Response: So noted.

4. Received a letter from Robert and Elizabeth Rondeau stating that they agree with their neighbors but that they were out of town when the petition was circulated.

Staff Response: So noted.

5. Received April 21, 2009 comments from the Cowlitz Indian Tribe. They request to retain their right to comment on this SEPA based on their review of the archeological predetermination.

Staff Response: The archeological pre-determination was completed April 4, 2008 and no cultural or historical resources were found so no additional work was required.

Received April 21, 2009 comments from the Washington Department of Ecology. They note that the project must comply with the Clark County Shoreline Master Program and Page 3

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Form DS1593 Revised 11/20/02

recommend the use of low-toxic building products and finishes. They also state that water withdrawal in excess of 5,000 gallons per day requires a water rights permit from their office.

<u>Staff Response</u>: This review is to verify that the project complies with the Clark County Shoreline Master Program. A residence is only exempt from obtaining a shoreline permit if it is for an owner, lessee or contract purchaser for their own use or for the use of their family, does not exceed a height of 35 feet and meets all requirements of the local jurisdiction's requirement. Because of this and comments from the neighbors, a covenant to Clark County assuring the home will only be for their own use or for the use of their family will be required to be recorded prior to issuance of the placement permit. A note on the recorded plat map already states the requirements for when a water right is required.

Background/Project Description

The applicant proposes to place a 2,100 square foot modular home and future single width carport within a Habitat Conservation Zone and the Conservancy shoreline environment of the East Fork of the Lewis River.

The development site is located between the Burlington Northern railroad tracks and the Columbia River at 21119 SE Evergreen Highway.

The property is currently vacant and mostly grassy except for trees near the bank of the river and some shrubs along the east property line. There have been previous reviews to rezone the property in 1992 (REZ92016) to RS (Suburban Residential 1-acre lots) and a land division to divide this lot from the lot to the west (SP920071). There have also been grading and shoreline permits issued for fill of up to 1,900 cubic yards for this lot and the lot to the west (GR98020 and SHR93003).

The applicant applied to the Federal Emergency Management Agency (FEMA) to remove the area where the mobile will be placed from the 100-year flood plain due to the fill. This letter of map amendment (LOMA) was approved August 13, 2009.

Major Issues and Analysis

CCC 40.570.090(D)(3) expressly limits the scope of environmental review in the case of an otherwise categorically exempt residential structure to whether (a) the proposal is consistent with the applicable critical area ordinances and (b) whether potentially significant impacts to the applicable critical areas are adequately addressed by the comprehensive plan and implementing ordinances. Therefore, staff's SEPA review will be limited to how the project complies with the Clark County Shoreline Master Program (CCSMP) and the Habitat Protection Ordinance.

Finding 1

Since the proposed project will be located near waters protected under the Clark County Shoreline Management Master Program, it is subject to review for compliance with the provisions of the Clark County Shoreline Master Program. Development must be consistent with: (1) Shoreline Management Master Program Element Goals; (2) Shoreline environment objectives, policies and limitations; and (3) Shoreline policy statements and use activity regulations.

Finding 2

The CCSMP has nine Element Goals to provide direction for review of developments within the shoreline management area. The goals that apply to this development are Shoreline Use, Historical/Cultural and Shoreline Improvement. These goals are summarized as follows:

- <u>Shoreline Use:</u> To encourage a pattern of land and water uses compatible with the character of shoreline environments and distributed so as to avoid undesirable concentrations of intense uses, and giving preference to uses which are dependent upon shoreline locations.
- <u>Historical/Cultural Element</u>: "To identify, protect and restore the cultural, historical, scientific and other educationally valuable shoreline sites and buildings and, when appropriate, to promote the acquisition of these features for public domain."
- <u>Shoreline Improvement</u>: "To encourage the restoration of degraded shoreline areas to conditions of natural environmental quality, and promote the revitalization of abandoned shoreline facilities for practical and productive activities; and,

Finding 3 - Shoreline Use

The placement of a single family residence and normal appurtnaces are permitted outright in the Conservancy shoreline environment as long as certain setbacks from the ordinary high water mark are met and it is occupied by the property owner or their family. In the Conservancy environment, the minimum required setback is 100 feet from the ordinary high water mark (OHWM). All development is proposed by the applicant to be at least 100 feet from the ordinary high water mark (OHWM). All development is proposed by the applicant to be at least 100 feet from the ordinary high water mark (See Attachment 'A'). The site plan shows that the mobile home and carport will be 100 feet from the OHWM but it also shows it closer to the river than the existing well house. Staff visited the site and determined the location of the OHWM and in order to be 100 feet away, the mobile home will need to be at least 5 feet north of the well house. Due to the proximity of the estimated setback to the minimum requirement, a mitigation measure is warranted requiring the applicant to provide field verification of the location of the 100-foot setback.

The existing and planned uses of the shoreline in the immediate vicinity are characterized by residential uses. While this proposal is not water dependant, it is compatible with the planned and existing uses of the area.

Finding 4 – Historical/Cultural

The site is in an area that has a high probability of containing cultural resources according to the Clark County Archeological Predictive Model.

The applicant had an archeological pre-determination completed of the site and no historic or prehistoric cultural materials were located. The report recommends that no further archaeological work is necessary.

There will still be a condition on the building permit requiring that, if any archeological items are found, work will be stopped and the Office of Historic Preservation in Olympia and Clark County will be notified.

Finding 5 - Shoreline Improvement

The existing shoreline environment in this location consists of several large diameter black cottonwood trees, some shrubs and Himalayan blackberries. At the time of staff's site visit (May 28, 2008) an area had been cleared of smaller trees and shrubs and a large patch of Himalayan blackberries. The applicant will further improve this shoreline environment by planting 30native fir trees at the top of the slope at 10-15 foot spacing. Therefore, the proposal will comply with this element goal of the Clark County Shoreline Master Program.

Finding 6

The proposal complies with the applicable objectives and general policies of the Conservancy Environment because it will maintain the existing character of the environment in this area, it is non-consumptive of the physical and biological resources of the area and density is limited. It will maintain the aesthetic character of the area by planting vegetation as required by the Habitat permit.

Finding 7

The Shoreline Use Activity which pertains to this proposal is Residential Development.

The proposal will comply with applicable policy statements and regulations for Residential Development because sewage, water supply requirements, erosion control and the determination of how to mange stormwater must be met prior to issuance of the building permit. The project, as shown on the attached site plan, meets the setback requirements for the Conservancy shoreline environment.

Therefore, subject to mitigation measures, the project meets the criteria of the Clark County Shoreline Master Program.

HABITAT PERMIT REVIEW AND CONDITIONS

Finding 1:

According to GIS mapping indicators riparian habitat is present on the property. The river responsible for this riparian designation is the Columbia River, which flows along the Southern property line. The Columbia River is a Department of Natural Resources (DNR) type S (shoreline of the state) watercourse in this area. According to CCC Chapter 40.440.010(C)(1)(a), a DNR type S watercourse requires a 250-foot riparian Habitat Conservation Zone (HCZ) in order to protect fish and wildlife habitat. The HCZ extends horizontally outward from the ordinary high water mark, or to the edge of the existing 100-year floodplain, whichever is greater. In this case, the former of these two measurements is applicable to the site.

A Point Species buffer also extends onto the Southwestern corner of the property. The Point Species buffer designation is a result of an osprey (Pandion haliaetus) nest near the property. The Habitat Conservation Ordinance requires a 1000-foot base review buffer around Point Species sites in order to ensure any proposed clearing or development uses are compatible with species protection. The osprey nest is located more than 900 feet from the Western property line of the project site.

Finding 2:

The applicant proposes placing a new 2100 square foot mobile home with carpott and driveway approach resulting in an additional 3800 square feet of impact for a total of 5600 square feet of new impervious surfaces within the habitat area. The proposed impacts of new impervious surfaces along the Columbia River have the potential to alter the natural hydrology of this site and impair the riparian corridor's natural ability to dissipate flood energy, protect riverbank stability, maintain wildlife species movement corridors, and numerous other functions. The proposed building site was recently stripped of vegetation prior to a site visit conducted on February 5, 2008. The larger diameter trees on the site have not been removed. Primarily, smaller diameter trees and shrubs were removed, along with large patches of Himalayan blackberry (Rubus discolor).

According to CCC 40.440.020.A.2, the applicant is required to demonstrate how this project will both minimize impacts to riparian habitat and maintain the existing functions and values present on the site. The location chosen for construction of the single family residence did mostly contain low quality riparian habitat until it was recently cleared. However, the addition of 5,600 square feet of new impervious surface and the removal of native vegetation do not satisfy the criteria listed above. Therefore, the applicant will need to carry out some mitigation in the form

of planting native vegetation in the habitat area (see attached Anderson Mitigation Plan, dated May 22, 2008).

Finding 3:

The development site contains several larger diameter black cottonwood trees. Considering the proximity of the osprey nest mentioned above, the applicant will need to ensure the future survival of these trees, which have the potential to function as roosting, perching, or possible future nest sites for osprey or other raptor species known to inhabit the riparian corridor of the Columbia River. Several of the large black cottonwood trees on the property are dead, dying, or have broken tops or broken limbs. The applicant will need to hire a certified arborist to assess the health of these trees in relation to the location of the new mobile home.

Conclusion:

The proposed residence is located in an area that mostly minimizes habitat impacts and maintains the current functions and values. With additional mitigation, the applicant will be able to adequately minimize habitat impacts on the property. This project complies with the Habitat Conservation Ordinance (CCC 40.440) provided the applicant meets all of the following conditions.

Conditions:

1. The applicant shall not remove any trees greater than 6" diameter on the property. Clearing shall be limited to grasses only. This includes no clearing, limbing, or pruning of native vegetation, including dead trees, for purposes of additional yard or view.

2. The applicant shall install tree protection fencing along the dripline of protected trees within the habitat area prior to any groundbreaking activities. Any excavation necessary within the dripline of protected trees will require a report from a certified arborist ensuring future tree survival.

3. Prior to placement of the mobile home, the applicant shall hire a certified arborist to assess the health of any black cottonwood tree that might pose a hazard to the new mobile home and submit that report to the county habitat biologist for review.

4. Prior to issuance of the Final Occupancy Permit, the applicant shall implement the "Anderson Mitigation Plan" dated May 22, 2008 (see attached mitigation plan), which calls for the planting of thirty (30) Western redcedar, grand fir, or Douglas-fir seedlings using 10-12 foot spacing between the mobile home and the existing treeline. All planting shall take place between November 1 and March 31. Any deviation from this planting requirement will need to be approved by the County Habitat Biologist.

5. The applicant shall ensure 80% survival of plantings after 3 years. To ensure survival the applicant shall remove non-native vegetation such as blackberries that threaten these plantings, protect the plantings from animal browse, and water the plantings during the dry summer and fail months (July through September). Additionally, the applicant shall apply for yearly monitoring permit inspections and pay appropriate fees.

6. Prior to issuance of the Final Occupancy Permit, the applicant shall record a conservation covenant with the County Auditor's Office. A copy of the recorded covenant shall be provided to the County Habitat Biologist prior to release of the Final Occupancy Permit.

7. The applicant shall not remove native vegetation and/or conduct construction activity other than what is approved herein. Any further construction and/or clearing activity within the riparian HCZ not indicated on the attached site plan will be subject to additional county review.

Determination of Mitigated Non-Significance (MDNS). Clark County, as lead agency for review of this proposal, has determined that this proposal, as mitigated, 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 County. This information is available to the public on request. There is no additional comment period for this determination.

Mitigation Measures:

In making a threshold determination, the SEPA Rules require the lead agency to consider mitigation measures which an agency or the applicant will implement as part of the proposal [Chapter 197-11-330(1)(c) WAC]. This MDNS is based on the conclusion that the requirements of Clark County's land development and building codes, the applicable State and Federal regulation, and the following mitigation measures, will serve to mitigate adverse impacts of this proposal:

1. Prior to issuance the mobile home placement permit for the mobile home, the applicant shall record a covenant to Clark County in a form approved by the Prosecuting Attorney's office guaranteeing that only the applicant's family will reside in the mobile home unless a shoreline conditional use permit is obtained. It shall also indicate that if the Clark County Shoreline Management Master Program is revised not to require permits the covenant shall be null and void.

2. Prior to placement of the mobile home on the site, the applicant shall accurately mark the location of the 100-foot setback from the ordinary high water mark of the Columbia River.

3. The mobile home and future carport shall be at least 5 feet north of the existing well house.

Note: The Development Services Manager reserves the right to develop a complete written report and findings of fact regarding this decision, if appealed.

An **appeal** of any aspect of the SEPA determination and any required mitigation measures, may be appealed by any agency or person in conjunction with the first nonexempt action on the proposal by a non-elected administrative official. SEPA appeals are limited to the following: (1) The responsible official's procedural compliance with SEPA and Chapter 197-11 WAC in issuing the following determinations or documents: (a) Determination of non-significance (DNS), (b) Determination of significance (DS), and (c) Environmental impact statement (EIS); (2) The conditioning or denial of a proposal under the authority of SEPA by a non-elected county official.

An appeal may be filed by any agency or person in conjunction with the first nonexempt action on the proposal by a non-elected administrative official.

The appeal request and fee shall be submitted to the Department of Community Development, Customer Service Center, between 8:00 AM and noon Monday, Tuesday, Thursday and Friday and from 8:00 AM to 4:00 PM on Wednesdays, at the address listed below.

To appeal you must submit a check in the amount of **\$5240.00** for appeal of the Habitat Permit or **\$1493.00** for appeal of the SEPA determination. Checks should be made payable to the Department of Community Development.

The appeal shall be filed with the Department of Community Development within fourteen (14) calendar days from the date the notice of final land use decision is mailed to parties of record.



Extracted Document or Page

Document Description: AGREEMENT FOR ASSIGNMENT

Document Handle: 1417580 (HAB2008-00016)

The extracted page(s) contains private financial information protected per RCW 42.56.230(5).

To locate this page or document, use Document Retrieval and search in DocType CD – Private for building, CDLUR – Private for land use, or CDWH – Private for wetland/habitat.

For public records requests, please perform applicable redactions when providing the actual document and provide a redaction log.

EXHIBIT 21 SHOP 10 02 Item 1.

Lauren Hollenbeck

From:	Miriam van Gerpen <miriamvangerpen@gmail.com></miriamvangerpen@gmail.com>
Sent:	Tuesday, August 13, 2019 3:17 PM
То:	Lauren Hollenbeck
Subject:	Re: Haley Short Plat Subdivision pre-application meeting notes
Attachments:	Anderson mobile home placement permit.pdf

Hi Lauren,

I found the recorded Covenant Running With The Land that addresses family-occupied v. renters. It doesn't disallow renters, it just stipulates that a Conditional Use Permit would be obtained first. I've attached it for your reference - the Covenant begins on page 32 of the attached document.

It may be of interest to Mr. Maul as well since we discussed it during our call.

Regards, Miriam van Gerpen

On Mon, Aug 12, 2019 at 1:45 PM Miriam van Gerpen <<u>miriamvangerpen@gmail.com</u>> wrote: Hi Lauren,

I left a message for Mr. Maul but haven't heard back yet. Is there a chance you could send me those preapplication meeting notes as we discussed so I have a chance to look at them before speaking with Mr. Maul?

Thanks so much, Miriam van Gerpen

COUNTY	4		PERMIT		· FIL-0106931				
P O Box 9810 Vancouver, Wa 98666-9810 1300 Franklin Street Phone 360-397-2375		Mobile Home	e Placement Permit	Fire District					
			2008-00008	Fi Sta	ied 9/8/2009 ied 10/5/2009 res 10/5/2011 nai tus APR				
INSF	INSPECTION REQUEST LINE:Bldg. 360-397-2477 Fire - 360-397-2186 ext 3395								
Applicant	PLANNING SOLUTIO 1601 BROADWAY VANCOUVER WA 986			Phone 360-75	0-9000				
Owner	DALE & LETA ANDE 21111 SE EVERGREE CAMAS WA 98607			Phone 360-89	6-9000				
Financin	g Lender		* / U ン / ン 1 *						
Bond	ding Firm								
Team CUSRV	Inspector 1 5	Inspector 2	Project Name	Proj	ect#				
Parcel # 127	1550050		LT 2 SP 3-253	FIL	-0106931				
Site Address	21119 SE EVERGREE	N HY CAM 98607	<i>.</i>						
Scope of Work		Review Typ	e	Cross Reference	3-253				
			TORY - SEPTIC/WELL - ZN F	1-10 - UH-20 - FLO	DOD - HAB -				
		License Type	License #	Expire Date	Phone				
		License Type	License #	Expire Date	Phone				
		*****Be	Advised********						
dა not exte	and the permit period. I h	ereby certify that I	nce date. Work must be compl have read and examined this a verning this type of work will b	pplication and know	w the same to be true				

herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

CODE: 20 Ed. I.R C.

- No additional environmental review required at this time. If setbacks change from approved plot plan dated XXXXX an 2.) additional environmental review may be required. Please check with a Permit Technician prior to making any setback changes.
- RAIN DRAINS TO SPLASHBLOCKS PER PLAT NOTE 3.)
- 4.) Prior to occupancy permit the following must be completed and approved: Prior to issuance of the Final Occupancy Permit, the applicant shall implement the "Anderson Mitigation Plan" dated May 22, 2008 (see attached mitigation plan), which calls for the planting of thirty (30) Western redcedar, grand fir, or Douglas-fir seedlings using 10-12 foot spacing between the mobile home and the existing treeline. All planting shall take place between November 1 and March 31. Any deviation from this planting requirement will need to be approved by the County Habitat Biologist.
- 5) Prior to occupancy permit the following must be completed and approved: Prior to issuance of the Final Occupancy Permit, the applicant shall record a conservation covenant with the County Auditor's Office. A copy of the recorded covenant shall be provided to the County Habitat Biologist prior to release of the Final Occupancy Permit.
- Prior to placement of the mobile home on the site, the applicant shall accurately mark the location of the 100-foot setback 6.) from the ordinary high water mark of the Columbia River.
- 7.) The mobile home and future carport shall be at least 5 feet north of the existing well house and 100 feet to the OHWM
- The applicant shall not remove any trees greater than 6" diameter on the property. Clearing shall be limited to grasses 8.)

Modified Date 10/5/2009

			Build	ing Increation	Approval Co	rd			
-	lo# === = ======			ing Inspection				× []	tom 1
Perm	le # <u>FIL-0106931</u>		Owner	r/Contractor PLAN	220년 2월 전문 11년 11년 11년 11년 11년 11년 11년 11년 11년 11			1	tem 1.
i en	Fire Marshal/Date				Deptaratment/D		CAIM	P	Post
		2477 to re	auest inst	pection or Web req	2.4.		permits		This
			IVR Info: g	go to www clark wa	gov/commdev/d			S	de Up
				Zoning, Setbacks, a	nd Foundation				19
IVR C	all Number	App By	Date	Notes		App By	Date	IVR Call Nu	nber
	Excavation/Forms			Verified	100' CHW			Reinforced Steel	125
110	Footings - Steel			inark	151. 426/10			Setbacks	130
115	Foundation Steel							Temporary Elect	135
120	Interior Footings/Slab			Under Cround	9 1 littlifee	I	A - 3		l
				Under Ground	& Otilities				1000
205	Groundwrk Plumbing	au				ne	50	Sewer	220
210	Groundwrk Refrd Lns			1000	biling	0 00	11	Undergrnd Elect	225
215	Infiltration				(de	FREN	1510	Water Service	230
				Rough Inspe	ctions		1010		
305	Bond Beam							Post Beam & Jois	t 345
310	Exhaust/Vent Ducts							Refrigeration Line	s 350
315	Fireplace							Roof Sheathing	355
	Framing							Shear Walls	360
325	Gas Piping							Sheetrock/Nailing	365
330	Heating Mechanical						11.	Storm Sewer	370
1927-1926	Insulation					100	N-10	Tie Downs	375
	Plumbing					1	110	Tub & Shower	380
	p.iumzing			Miscellaneous In	spections	1		find a Shower	
405	Ceiling Grid							Miscellaneous	420
	Erosion Control				ede besser or Co		·	Site Drainage	425
415	Irrigation System								
¦				1				Special Inspection	430
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-		ANNO	<u> </u>	Final Inspec	ctions	1			-
505	Building	MORE	XXXXX					Plumbing	545
	Driveway/Drainage		1.1			Ana	L	Road Approach	550
515	Fire		- the second			mu	2410	Roof Drains	555
	Gas Piping						. 1.	Septic Tank Filled	
525	Heating/Ventilation	0	Anto	a. I	1			Sidewalk	
1.0	and the second	med	Vasi	10 YOU IZH	911	0	1	Sign	1
	Landing/Deck/Stairs	100	Lab	provide the second seco	110	bol	MIN	Skirtina	
	Landscape						- 17	Woodstove	580
	Parking/Striping							Zoning	

1 1

Inspections without IVR #'s are not called into the system, but are part of a final builing request Occupancy Permits are required prior to occupation of building This card shall be maintained in a conspicious place on the Job. Approved Plans are required on the job site at the time of each inspection For Electrical permits call 896-2300 Health 397-8428 Fire 397-2477 (IVR) Hazel Dell Sewer 750-5876

coope of from			nonew ry			0-200	
Scope of Work			Review Ty	ne	Cross Reference	3-253	
Site Address	21119 SE EV	ERGRE	EN HY CAM 9860	7			
Parcel # 1271	550050			LT 2 SP 3-253	FIL-	0106931	Item 1.
Team CUSRV	Inspector 1	5	Inspector 2	Project Name	Proje	ect #	

This includes no clearing, limbing, or pruning of native vegetation, including dead trees, for purposes of additional yard or view.

The applicant shall not remove native vegetation and/or conduct construction activity other than what is approved herein. Any further construction and/or clearing activity within the riparian HCZ not indicated on the attached site plan will be subject to additional county review.

- 9.) The applicant shall not remove native vegetation and/or conduct construction activity other than what is approved herein. Any further construction and/or clearing activity within the riparian HCZ not indicated on the attached site plan will be subject to additional county review.
- 10.) IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE BUILDER, THE OWNER, TO COMPLY WITH THE PROVISIONS OF THIS ORDINANCE. UPON OCCUPANCY, IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO ENSURE THE CONTINUED COMPLIANCE WITH THE PROVISIONS OF THIS ORDINANCE. Each building or construction site shall have its address posted where it is clearly visible from the fire access road. Additional signs and/or numbers shall be installed where ever necessary to clearly indicate the location of the building. Building numbers shall be a minimum of 4" high on a contrasting background.
- The applicant shall ensure 80% survival of plantings after 3 years. To ensure survival the applicant shall remove non-native 11.) vegetation such as blackberries that threaten these plantings, protect the plantings from animal browse, and water the plantings during the dry summer and fall months (July through September). Additionally, the applicant shall apply for yearly monitoring permit inspections and pay appropriate fees.
- 12.) LOMR-F, Dated 8-13-09 Case no. 09-10-1006A, Letter of Map revision based on Fill approved by FEMA ~ Flood Zone B, 1% annual chance flood elevation is 30.7' now with fill the lowest lot elevation is 32.5 NGVD 29, therefore the proposed structure is located outside the SFHA (Special Flood Hazard Area)
- 13.) This site is within an area of known potential archaeological resources. If evidence of such resources are discovered in the course of construction, builder shall stop work immediately and notify the Office of Archaeology and Historic Preservation in Olympia, Washington, and the Clark County Department of Community Development. Failure to stop work and notify these agencies may result in civil fines and/or charges of a Class C Felony.
- 14.) "Prior to final occupancy, a final acceptance of the water system must be approved by Clark County Health District, applicant/contractor is required to submit this approval to Clark County Building Department, Customer Service"

I have read the above and will comply with requirements.

Signature of Contractor or Authorized Agent

10/4/09

This permit, the inspection record and approved plans must be posted on site. FBLDGPRMT99-01 rpt Modified Date 10/5/2009 2 of 2 Pages



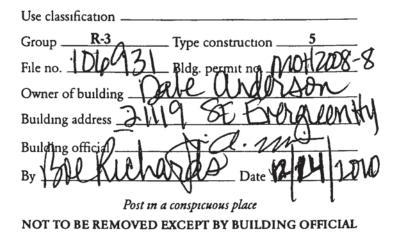
Certificate of Occupancy

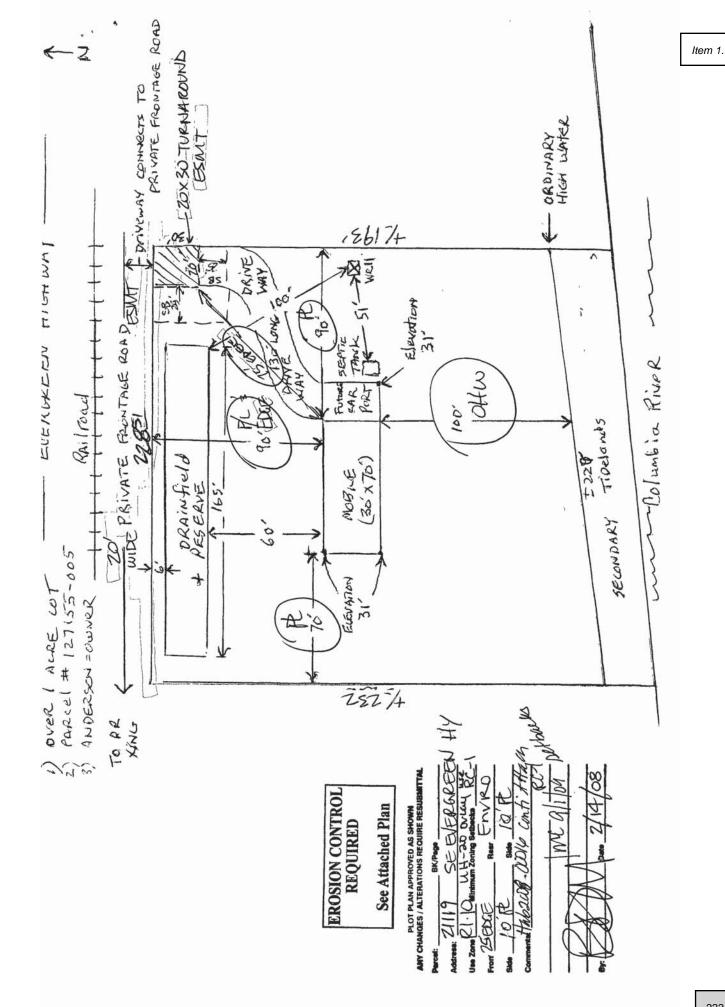
Clark County Community Development Building Division

This certificate issued pursuant to the requirements of the Uniform Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of Clark County regulating building construction or use.

For the following.

Mobile home Single family residence





Residential Building Permit	
Application	
Revised 8/23/05 Permit Number: MOH2008-8	proud past, promising future
Permit Number: VUITADOO 0	CLARK COUNTY WASHINGTON

*** All shaded areas are required to be filled out prior to submittal of application *** Property Owner Information: Name DALE ANDERSON Mailing Address: 21111 SE EVERGEREN HWY CAMAS, WA Phone Number (360) 896-900 Cell Number: Fax Number: E-Mail Address deal propertymane unhos.com Contact Information: Contractor Applicant ERCO Name: Mailing Address: 14707 UED SHADE Phone #: 360) 896-9 General Contractor's License #: Fax #: E-Mail Address: despropertyman gaboo.c Cell # Certified Erosion Control Person: Phone # Type of heat: Proposed: **Application Type:** × One Story Electric New Single Family Residential Same-as Plan Two Story Natural Gas **Residential Addition** PCK # Existing number of Other: n Detached Garage/Shop bedrooms: Mobile Home Placement I Hardship Mobile Placement N Proposed number of П House Move D Other: bedrooms: If you are NOT building a new residence, please Square Footage: Identify what other permits you need: Proposed Finished: 2,100 1/-Road Approach - Public Roads Proposed Unfinished: Mechanical (furnace, gas piping, woodstove, heat pump) Proposed Basement Finished: П Plumbing (water service, moving fixtures, lawn sprinklers) Proposed Basement Unfinished: Accessory Dwelling Unit Proposed Garage: 100' 1/-П Adult Foster Care for WABO Proposed Carport : _ **Guest House** Existing House: None of the above Proposed Deck: Project Valuation (Building Materials & Labor Only): Proposed Deck Under Truss Roof Line (If In Conjunction with a new SFR): Deck Valuation (Unless Under Truss Roof Line):_ Patio Cover Valuation: WABO Client Area: Project description (including proposed overall footprint dimension and any decks, awnings carports...): RELOCATE MOBILE HOME FROM LOT # 127155-000 to LOT# 127155-005 BUILD MARDERT Utilities: X Private Well Septic System Community Well Sewer, District: Public Water, District Property Location: Address: Subdivision Name (if applicable). Lot Number or Parcel Number: T.) 127155-005 25 Staff to complete. Environmental Constraints: SEPA Archaeological Floodplain Columbia Gorge Scenic Area Geologic Hazard Shoreline **Forest Practice** Habitat Wetlands/Hydric Soils None Wildlife Interface Area п Current Zoning: K Applicant Initials: Staff Initials:

The undersigned herby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements errors, and/or omissions may be sufficient cause for denial or revocation of the permit.

31/08 81 UB thorson Applicant/Authorized Signature

223

Item 1.

ARCHAEOLOGICAL PREDETERMINATION REVIEW DECISION

Form DS1501



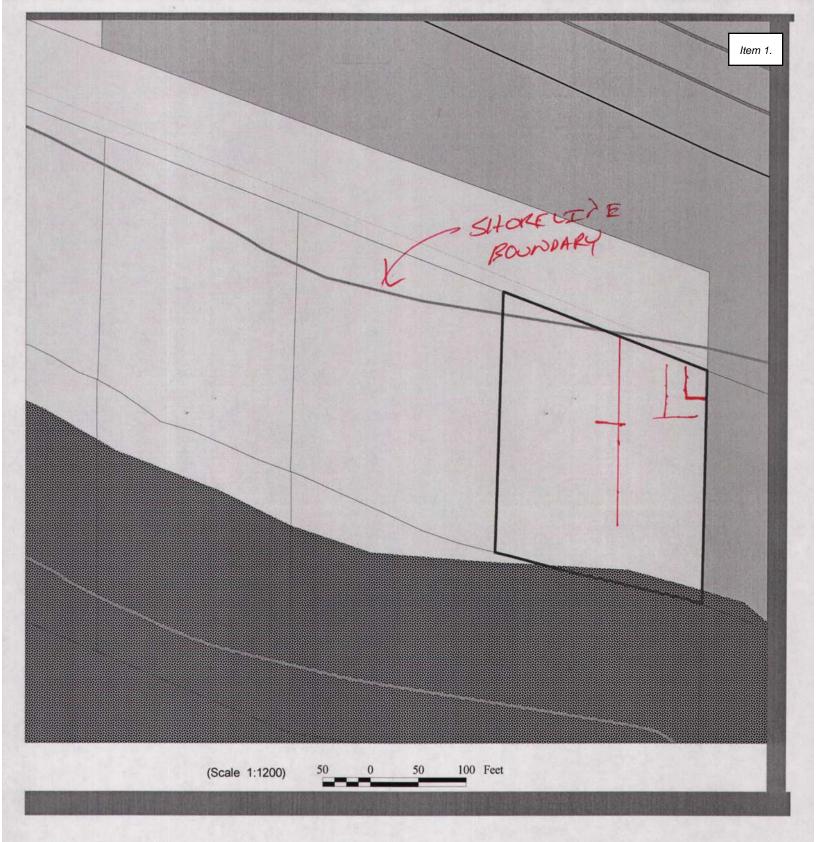
Project Name:	LT 2 SP 3-253
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Case Number: ARC2008-00019

Staff: Todd Miles Ext.5998

Decision Date: 4/4/2008

A	ARCHAEOLOGICAL REVIEW COORDINATOR'S RECOMMENDATIONS							
	A formal archaeological resource survey is not necessary							
	Further work is necessary							
	The report has been deemed incomplete or inadequate See additional comments							
	ADDITIONAL COMMENTS							
Recomm	endation: No further archaeological work is recommended at this time.							



1" = 100' MAP SHOWENG DETLAND AREAS & SHORELIN FOUNDARY

River Drain field (New LOT) Item 1. @ 5'off North property LINE 3 4' from center of Distribution Box 3 4 drain Reld Lines (83.25' Long-each one) (4) 3' trench width (5) 8' on center between drain fields NORTH PROPERTY CINE 1. 5-6

CC-291-93	Site LOCATION: 21111 SE EVERCREEN HWY CAMAS, WA 98607	MAILING ADDRESS & PHONE DAVE E. ANDERSON 14707 SE REVERSHORE DR. UANCOUVER, WA 98683 896-9000 140	
EKOSEON CONTROL PLAN # CC-		J L L	1111

Southwest Washington Health District Item 1. PERMIT ON-SITE SEWAGE DISPOSAL SYSTEM THIS PERMIT MUST BE POSTED ON JOB SITE BEFORE WORK IS STARTED ID # DATE: VOID DATE: 05/09/1998 05/09/1997 91072309 Dale E. Anderson **VOID AFTER 1 YEAR** Dale E. Anderson ELEASE UNLESS RENEWED Drive 14707 SE Rivershore KEQUTLEV 98684 Vancouver. WA PERMISSION IS HEREBY GRANTED TO INSTALL AN ON-SITE SEWAGE DISPOSAL AT THIS SITE. TO BE APPROVED, THE FOLLOW-ING REQUIREMENTS ARE TO BE INCLUDED AND THE SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH REGULATIONS. THE DISPOSAL SYSTEM MUST BE LOCATED IN THE SPECIFICALLY APPROVED AREA. AN INSPECTION BY THE HEALTH DISTRICT IS REQUIRED PRIOR TO COVERING. THE FOLLOWING ARE THE MINIMUM DESIGN REQUIREMENTS: PROPERTY LOCATION AND/OR ADDRESS OF SEWAGE SYSTEM: East of 21111 SE Evergreen Highway LOT#: 19 East ANY MODIFICATIONS TO THE SITE MAY RESULT IN THIS PERMIT BEING VOIDED! APPROVED FOR: CONVENTIONAL SYSTEM * APPROVED FOR BEDROOM RESIDENCE CONDITIONS/LOCATION OF APPROVAL: × Maintain 100 ft from wells & 200 ft from surface water. Stay 5 ft from ж property lines. Reserve area for replacement. Pump will be necessary with * screen alarm. Install 333 ft of drainfield with 3 ft trench width. Maximu 38 trench depth 18 inches. SEPTIC SYSTEM TEMPORARY - URBAN AREA PENDING 冰 PUBLIC SEWER. NO OCCUPANCY UNTIL SEWAGE SYSTEM IS INSTALLED AND APPROVED * BY THE SWWHD. Install as per design submitted and approved 05/04/1998 by * SK. MANDATORY MAINTENANCE REQUIRED: SYSTEM INSPECTION, PUMPING IF NEEDED, * REQUIRED AT LEAST EVERY 4 YEARS. × All systems must be installed sk xk by an approved installer. * 36 * CAUTION: PRIVATE WATER SOURCES ARE REQUIRED TO BE APPROVED BY THE * HEALTH DISTRICT PRIOR TO BUILDING PERMIT ISSUANCE. SEPTIC TANK SIZE:1500 GALLON CAPACITY (Add 50% to tank capacity for garbage grinders) NUMBER OF DISTRIBUTION BOXES: ONE NUMBER OF DISPOSAL FIELD LINES: 9 OR MORE TOTAL LENGTH OF LINES: 333 FEET WITH THREE FOOT TRENCH WIDTH WASHED GRAVEL UNDER PIPE: 6 INCHES COVER FROM ORIGINAL GRADE TO TOP OF DRAINFIELD: 18 INCHES MAXIMUM DEPTH. and Keirn Steve BY: SANITARIAN CALLED IN: TYPE OF USE: INSTALLER: A SEPTIC SYSTEM PERMIT DOES NOT ENSURE ALL OTHER COUNTY REQUIREMENTS ARE MET. IT IS RECOMMENDED THAT APPROPRIATE AGENCIES ARE CONTACTED (i.e. PLANNING, PUBLIC WORKS, BUILDING DEPARTMENT)

VANCOUVER OFFICES — 2000 Fort Vancouver Way, Vancouver, WA 98663 Phone: 695-9215 SKAMANIA COUNTY OFFICE — P.O. Box 162, Stevenson, WA 98648 Phone: 427-5138 GOLDENDALE OFFICE — County Court House, Goldendale, WA 98620 Phone: 773-4585 WHITE SALMON OFFICE — P.O. Box 427, White Salmon, WA 98672 Phone: 493-1558

ltem 1.

Curtis, Melissa

From:	Curtis.	Melissa
	•••••	

Sent: Friday, August 28, 2009 1 59 PM

To: Brooks, Terri

Subject: RE Evergreen Mobile Home (MOH 2008-00008)

Tern,

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Can you keep me posted on the SEPA and the HAB permit and ARC when they get APPROVED Wendy is on vacation until the 8th and wanted me to keep things going while she is gone

This case is new to me, so this is the first time that I have looked at this case Also, was a flood permit required. It does not look like they applied for one?

Item	1

Tidemark Advantage [Melissa Curtis - MRC] - [Activity for MOH2008-00008]

File E	Edit Opt	ions Wu	ndow Help	

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1	Exit	۲ New	Open	🗹 Task List	QBE	GIS		ř				
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Melissa Curtis, CP7

Permit Technician Department of Community Development Permit Services Division

Curtis, Melissa

From: Baird, Wendy Sent: To: Subject:

Thursday, August 27, 2009 9 18 PM Curtis, Melissa FW Evergreen Mobile Home (MOH 2008-00008)

Attachments:

RE Evergreen Mobile Home (MOH 2008-00008)



RE: Evergreen 1obile Home (MOH ...

Melissa would you please review and email the customer back if they still need to submit anything.

Thank you.

MER200872 Approved for 3d 7-14-100

Hab 2008-16

Wendy Vacation 8.28-9-7 Wendy Vacation 8.28-9-7 Tiemi Vac-back Tiemi 8-31

Item 1.

Curtis, Melissa

From: Brooks, Terri

Sent: Wednesday, August 26, 2009 8 48 AM

To: Chris Baumann, Baird, Wendy

Cc: DEA Investments

Subject: RE Evergreen Mobile Home (MOH 2008-00008)

First thing that has to happen is I need to finish the SEPA review I couldn't finish it until we had this. It should be going out by the end of the week though. I have it pretty much done just need to proof it, add some wording and see what needs to be changed.

Tern Brooks Clark County, Planner 360-397-2375 Fax 360-759-5148 tern brooks@clark wa gov

Everything at your fingertips at: www.clark.wa.gov/commdev

From: Chris Baumann [mailto:chrisb@planningsolutionsinc.com] Sent: Wednesday, August 26, 2009 8:27 AM To: Baird, Wendy; Brooks, Terri Cc: DEA Investments Subject: Evergreen Mobile Home (MOH 2008-00008)

Wendy & Terri,

Here is the final LOMAR-F from FEMA for the Evergreen MH placement permit (MOH 2008-00008) Please let me know when the placement permit is ready for pick-up and what fees (if any) are due

Thanks, Chris Baumann, LA Principal - Director of Landscape Architecture

Visit Our Virtual Project Gallery www.planningsolutionsinc.com



Planning Solutions, Inc. 1601 Broadway St Vancouver, WA 98663 Phone 360 750 9000 ext 102 Fax 360 750 9201 E-Mail chrisb@planningsolutionsinc.com

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ltem 1.

David Weston

From: Brooks, Terri [Terri.Brooks@clark.wa.gov]

Sent: Wednesday, January 23, 2008 11:37 AM

To: David Weston

Subject: RE. Home Placement Question

Its in a Conservancy shoreline area which requires a 100 foot setback from the OHWM I talked with Susie and they don't have a permit that you fill out available at this time. You just come in and submit everything and they type it up in the computer There is an informational handout here http://www.co.clark.wa.us/commdev/applicationsN.html#construction

Habitat will also have to weigh in on the setback to the river

Tern Brooks, Planner II Clark County Community Development 1300 Franklin Street, 3rd floor PO Box 9810 Vancouver, WA 98666-9810

(360) 397-2375 ext. 4885 FAX: (360) 759-5148 E-mail terri.brooks@clark.wa gov

From: David Weston [mailto:davidw@planningsolutionsinc.com] Sent: Wednesday, January 23, 2008 11:20 AM To: Brooks, Terri Subject: Home Placement Question

Tern,

I have a question regarding how close to the river a home can be place assuming the home is out of the flood plain? The lot that is in question is 127155-000. Also, can you direct me towards the Clark County's Mobile Home Placement Application? Thank you for your help.

David Weston Planning Solutions, Inc. 1601 Broadway, Vancouver, WA 98663 Vancouver Phone: 360-750-9000 Vancouver Fax. 360-750-9201

E-mail: davidw@planningsolutionsinc.com

http://www.planningsolutionsinc.com

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Item 1.

Curtis, Melissa

From:	Baird, Wendy
Sent:	Tuesday, September 08, 2009 9 37 AM
To:	Curtis, Melissa
Subject	: FW Evergreen MH Placement Permit (MOH 2008-00008)

From: Chris Baumann [mailto:chrisb@planningsolutionsinc.com] Sent: Tuesday, September 08, 2009 9:35 AM To: Baird, Wendy Subject: Evergreen MH Placement Permit (MOH 2008-00008)

HI Wendy - See below, just checking in on the Evergreen MH Placement Permit

Chris Baumann, LA Planning Solutions, Inc

From: Chris Baumann Sent: Wednesday, September 02, 2009 3:03 PM To: Baird, Wendy Cc: 'Brooks, Terri' Subject: RE: Evergreen MH No Rise

Wendy – See below Looks like we are finally getting close to finishing this project up. Other then the below referenced covenant is their anything else we need before the placement permit is issued?

Also, are there any fees due?

Thanks,

Chris Baumann, LA Planning Solutions, Inc

From: Brooks, Terri [mailto:Terri.Brooks@clark.wa.gov] Sent: Wednesday, September 02, 2009 3:00 PM To: Chris Baumann Cc: Baird, Wendy Subject: RE: Evergreen MH No Rise

You don't have to wait for the appeal period to be over but you will need to get that covenant going that only Dale or his family will be living in the mobile home. This was the mitigation measure Prior to issuance of the mobile home placement permit for the mobile home, the applicant shall record a covenant to Clark County in a form approved by the Prosecuting Attorney's office guaranteeing that only the applicant's family will reside in the mobile home unless a shoreline conditional use permit is obtained. It shall also indicate that if the Clark County Shoreline Management Master Program is revised not to require permits the covenant shall be null and void.

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Item 1.

And you might want to check with Permit Services to see if you still need anything like well or septic approval

Terri Brooks Clark County, Planner 360-397-2375 Fax 360-759-5148 terri brooks@clark wa gov

Everything at your fingertips at: www.clark.wa.gov/commdev

From: Chris Baumann [mailto:chrisb@planningsolutionsinc.com] Sent: Wednesday, September 02, 2009 2:57 PM To: Brooks, Terri Subject: RE: Evergreen MH No Rise

Thanks Something is going on with the County email. We are getting email from everybody else but for some reason email from the County to us was not working for awhile. It seems to be working now

Will the placement permit be issues after the appeal period? Or?

Chris Baumann, LA Planning Solutions, Inc

From: Brooks, Terri [mailto:Terri.Brooks@clark.wa.gov] Sent: Wednesday, September 02, 2009 2:52 PM To: Chris Baumann Subject: RE: Evergreen MH No Rise

The placement permit is issued separately I tried to e-mail you twice this morning with the habitat answers and both times it came back as undeliverable

Tern Brooks Clark County, Planner 360-397-2375 Fax 360-759-5148 terri brooks@clark wa gov

Everything at your fingertips at. www.clark.wa.gov/commdev

From: Chris Baumann [mailto:chrisb@planningsolutionsinc.com] Sent: Wednesday, September 02, 2009 2:46 PM To: Brooks, Terri Subject: RE: Evergreen MH No Rise

Terri – I just a copy of the SEPA Determination and Habitat Permit Decision. Is this also the placement permit or will that be issued separately?

Chris Baumann, LA Planning Solutions, Inc

Page 3 of 13

From: Brooks, Terri [mailto:Terri.Brooks@clark.wa.gov] Sent: Wednesday, September 02, 2009 9:36 AM To: Chris Baumann Subject: RE: Evergreen MH No Rise

Before I even send this to them, here is my take There were no trees that size in the area where the mobile home was going and we don't make the call about the safety of a tree - you have to hire an arborist for that The large trees are quite a distance from where the mobile home is supposed to be going so tree protection interfering shouldn't be an issue But I will still ask them about it

Terri Brooks Clark County, Planner 360-397-2375 Fax 360-759-5148 terri brooks@clark wa gov

Everything at your fingertips at: www.clark.wa.gov/commdev

From: Chris Baumann [mailto:chrisb@planningsolutionsinc.com] Sent: Wednesday, September 02, 2009 9:04 AM To: Brooks, Terri Subject: RE: Evergreen MH No Rise

Tern – We have a couple of comments See below Let me know what you think

Thanks,

Chris Baumann, LA Planning Solutions, Inc

From: Brooks, Terri [mailto:Terri.Brooks@clark.wa.gov] Sent: Tuesday, September 01, 2009 1:56 PM To: Chris Baumann Subject: RE: Evergreen MH No Rise

Here are the habitat conditions and the SEPA mitigation measures in case you want to get to work on any of them

Conditions

1 The applicant shall not remove any trees greater than 6" diameter on the property unless located within the foundation area of the proposed residence Clearing shall be limited to grasses only. This includes no clearing, limbing, or pruning of native vegetation, including dead trees, for purposes of additional yard or view

2 The applicant shall install tree protection fencing along the dripline of protected trees within the habitat area prior to any groundbreaking activities. Any excavation necessary within the dripline of protected trees will require a report from a certified arborist ensuring future tree survival. Tree protection may be adjusted inward of the dripline of protected trees if the dripline extends over the proposed residence and is approved by the County Habitat Biologist

3 Prior to placement of the mobile home, the applicant shall review existing tree health with the County Habitat Biologist If any existing trees are determined to be a potential hazards to the new residence the applicant shall hire a certified arborist to assess the health of any the black cottonwood trees that might may pose a hazard to the new mobile home and submit that report to the county

habitat biologist for review

4 Prior to issuance of the Final Occupancy Permit, the applicant shall implement the "Anderson Mitigation Plan" dated May 22, 2008 (see attached mitigation plan), which calls for the planting of thirty (30) Western redcedar, grand fir, or Douglas-fir seedlings using 10-12 foot spacing between the mobile home and the existing treeline All planting shall take place between November 1 and March 31. Any deviation from this planting requirement will need to be approved by the County Habitat Biologist.

5 The applicant shall ensure 80% survival of plantings after 3 years. To ensure survival the applicant shall remove non-native vegetation such as blackberries that threaten these plantings, protect the plantings from animal browse, and water the plantings during the dry summer and fall months (July through September). Additionally, the applicant shall apply for yearly monitoring permit inspections and pay appropriate fees

6 Prior to issuance of the Final Occupancy Permit, the applicant shall record a conservation covenant with the County Auditor's Office. A copy of the recorded covenant shall be provided to the County Habitat Biologist prior to release of the Final Occupancy Permit

7 The applicant shall not remove native vegetation and/or conduct construction activity other than what is approved herein. Any further construction and/or clearing activity within the riparian HCZ not indicated on the attached site plan will be subject to additional county review.

1. Prior to issuance the mobile home placement permit for the mobile home, the applicant shall record a covenant to Clark County in a form approved by the Prosecuting Attorney's office guaranteeing that only the applicant's family will reside in the mobile home unless a shoreline conditional use permit is obtained. It shall also indicate that if the Clark County Shoreline Management Master Program is revised not to require permits the covenant shall be null and void.

2. Prior to placement of the mobile home on the site, the applicant shall accurately mark the location of the 100-foot setback from the ordinary high water mark of the Columbia River.

3 The mobile home and future carport shall be at least 5 feet north from of the existing well house

Tern Brooks Clark County, Planner 360-397-2375 Fax 360-759-5148 tern brooks@clark wa gov

Everything at your fingertips at: www.clark.wa.gov/commdev

From: Chris Baumann [mailto:chrisb@planningsolutionsinc.com] Sent: Tuesday, September 01, 2009 10:37 AM To: Brooks, Terri Subject: RE: Evergreen MH No Rise

Thanks Terri

Chris Baumann, LA Planning Solutions, Inc

From: Brooks, Terri [mailto:Terri.Brooks@clark.wa.gov]

Page 5 of 13

Item 1.

Sent: Tuesday, September 01, 2009 10:34 AM To: Chris Baumann Subject: RE: Evergreen MH No Rise

Nope - they know its sooooo close to being issued. I need the go ahead from Michelle (flood plain) so I can mail the SEPA. It is all printed and ready to go though!

Terri Brooks Clark County, Planner 360-397-2375 Fax 360-759-5148 terri brooks@clark wa gov

Everything at your fingertips at: www.clark.wa.gov/commdev

From: Chris Baumann [mailto:chrisb@planningsolutionsinc.com] Sent: Tuesday, September 01, 2009 10:07 AM To: Brooks, Terri Subject: RE: Evergreen MH No Rise

HI Terri - Do you think we need to extend the permit again as I think our 90 day extension is up in a week or so

Chris Baumann, LA Planning Solutions, Inc

From: Brooks, Terri [mailto:Terri.Brooks@clark.wa.gov] Sent: Wednesday, June 10, 2009 4:44 PM To: Chris Baumann Subject: RE: Evergreen MH No Rise

I talked to Wendy and they are going to extend the permit 90 days

Terri Brooks, Planner II Clark County Community Development 1300 Franklin Street, 3rd floor PO Box 9810 Vancouver, WA 98666-9810

(360) 397-2375 ext 4885 FAX (360) 759-5148 E-mail terri brooks@clark wa gov

From: Chris Baumann [mailto:chrisb@planningsolutionsinc.com] Sent: Wednesday, June 10, 2009 12:12 PM To: Brooks, Terri Subject: RE: Evergreen MH No Rise Thanks Terri – I'll be happy when this project is done. We are also trying to get somebody at FEMA to tell us what is taking so long

Chris Baumann, LA Planning Solutions, Inc

From: Brooks, Terri [mailto:Terri.Brooks@clark.wa.gov] Sent: Wednesday, June 10, 2009 12:10 PM To: Chris Baumann Subject: RE: Evergreen MH No Rise

I'll go down there after lunch

Tern Brooks, Planner II Clark County Community Development 1300 Franklin Street, 3rd floor PO Box 9810 Vancouver, WA 98666-9810

(360) 397-2375 ext 4885 FAX (360) 759-5148 E-mail terri brooks@clark wa gov

From: Chris Baumann [mailto:chrisb@planningsolutionsinc.com] Sent: Wednesday, June 10, 2009 12:10 PM To: Brooks, Terri Subject: RE: Evergreen MH No Rise

Yes, today A voice mail from a guy at the building dept who said he was on the phones today but couldn't understand his name. He indicated no response from Mike and they would have to kick out the app if they couldn't confirm we were making progress.

Chris Baumann, LA Planning Solutions, Inc

From: Brooks, Terri [mailto:Terri.Brooks@clark.wa.gov] Sent: Wednesday, June 10, 2009 12:07 PM To: Chris Baumann Subject: RE: Evergreen MH No Rise

Did you hear that today? There was a bunch of e-mails going back and forth between Wendy, Susi and I yesterday about that I told them when you submitted the information and that the holdup is on FEMA's end

Page 7 of 13

Item 1.

Clark County Community Development 1300 Franklin Street, 3rd floor PO Box 9810 Vancouver, WA 98666-9810

(360) 397-2375 ext 4885 FAX (360) 759-5148 E-mail terri brooks@clark wa gov

From: Chris Baumann [mailto:chrisb@planningsolutionsinc.com] Sent: Wednesday, June 10, 2009 11:58 AM To: Brooks, Terri Subject: RE: Evergreen MH No Rise

Thanks Terri – FYI, the building dept is threatening to kick the placement permit application out unless they hear from Mike that progress is being made on the LOMAR-F

Chris Baumann, LA Planning Solutions, Inc

From: Brooks, Terri [mailto:Terri.Brooks@clark.wa.gov] Sent: Wednesday, June 10, 2009 11:51 AM To: Chris Baumann Subject: RE: Evergreen MH No Rise

I finally got ahold of him Monday (he finally called me) and he said he did not have it but that he had to call FEMA anyway and would ask about it I haven't heard another word I'll try to call him also

Tern Brooks, Planner II Clark County Community Development 1300 Franklin Street, 3rd floor PO Box 9810 Vancouver, WA 98666-9810

(360) 397-2375 ext 4885 FAX (360) 759-5148 E-mail terri brooks@clark wa gov

From: Chris Baumann [mailto:chrisb@planningsolutionsinc.com] Sent: Wednesday, June 10, 2009 11:39 AM To: Brooks, Terri Subject: FW: Evergreen MH No Rise HI Terri – Do you know if Mike is on vacation or still at the County We and the Building Dept have been trying to get a hold of him but no response

Chris Baumann, LA Planning Solutions, Inc

From: Chris Baumann Sent: Friday, June 05, 2009 8:12 AM To: Soliwoda, Mike Subject: FW: Evergreen MH No Rise

HI Mike – See below, looks like you may have received something from FEMA? Hopefully the LOMAR-F? Let me know I was getting ready to start pestering FEMA but if you have received it I don't want to irritate them

Thanks,

Chris Baumann, LA Planning Solutions, Inc

From: Brooks, Terri [mailto:Terri.Brooks@clark.wa.gov] Sent: Friday, June 05, 2009 8:09 AM To: Chris Baumann Subject: RE: Evergreen MH No Rise

I talked to Mike the other day and he thought he had it but wasn't sure I asked him to send it to me and have not gotten anything yet

Tern Brooks, Planner II Clark County Community Development 1300 Franklin Street, 3rd floor PO Box 9810 Vancouver, WA 98666-9810

(360) 397-2375 ext 4885 FAX (360) 759-5148 E-mail terri brooks@clark wa gov

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From: Chris Baumann [mailto:chrisb@planningsolutionsinc.com]
Sent: Friday, June 05, 2009 8:08 AM
To: Brooks, Terri
Cc: David Weston
Subject: RE: Evergreen MH No Rise

Hı Terrı,

Have you heard anything from FEMA on the LOMAR-F? I would think they would send it directly to the client but

he has not heard anything yet Of course FEMA is crazy slow. We got the no-rise approved by FEMA and requested they finish the LOMAR-F about a month ago. Once again we are coming up on another deadline for the placement permit application thus we may need to request another extension.

Chris Baumann, LA Planning Solutions, Inc

From: Brooks, Terri [mailto:Terri.Brooks@clark.wa.gov] Sent: Friday, March 13, 2009 10:49 AM To: Chris Baumann Subject: RE: Evergreen MH No Rise

397-6118 ext 4061 And no he has not told me anything I will be on vacation for a couple weeks starting next Thursday So with the assumption this flies past FEMA and the site gets taken out of the flood plain I am going to have a staff report ready to go once we get the ok

Tern Brooks, Planner II Clark County Community Development 1300 Franklin Street, 3rd floor PO Box 9810 Vancouver, WA 98666-9810

(360) 397-2375 ext 4885 FAX (360) 759-5148 E-mail terri brooks@clark wa gov

From: Chris Baumann [mailto:chrisb@planningsolutionsinc.com] Sent: Friday, March 13, 2009 10:46 AM To: Brooks, Terri Subject: FW: Evergreen MH No Rise

Hi Terri – I have been emailing Mike Soliwoda on the no-rise info status but have not heard back. Do you have an update or phone number for him? I can try and call Thanks

Chris Baumann, LA Planning Solutions, Inc

From: Chris Baumann Sent: Friday, March 13, 2009 10:44 AM To: Soliwoda, Mike Subject: FW: Evergreen MH No Rise

HI Mike – Just checking in again on the no-rise info for the Evergreen MH project. Our client is very anxious to get this taken care of Apparently FEMA will only except this information from Clark County thus we want to make sure you are in receipt of the info submitted and have forwarded it on to FEMA.

Please let me know

Thanks,

Chris Baumann, LA Planning Solutions, Inc

From: Chris Baumann Sent: Tuesday, March 10, 2009 10:43 AM To: Soliwoda, Mike Subject: RE: Evergreen MH No Rise

Mike,

Can you confirm that the no-rise info for this project has been sent to FEMA?

Thanks,

Chris Baumann, LA Planning Solutions, Inc

From: Brooks, Terri [mailto:Terri.Brooks@clark.wa.gov] Sent: Tuesday, March 10, 2009 10:45 AM To: Chris Baumann Cc: Soliwoda, Mike Subject: RE: Evergreen MH No Rise

Chris,

I sent this to Mike Soliwoda on March 4th I don't know if it has been forwarded to FEMA though

Terri Brooks, Planner II Clark County Community Development 1300 Franklin Street, 3rd floor PO Box 9810 Vancouver, WA 98666-9810

(360) 397-2375 ext 4885 FAX (360) 759-5148 E-mail terri brooks@clark wa gov

From: Chris Baumann [mailto:chrisb@planningsolutionsinc.com] Sent: Monday, March 09, 2009 1:16 PM To: Brooks, Terri Subject: FW: Evergreen MH No Rise

Terri - Any word on this? Want to make sure you got it

Chris Baumann, LA Planning Solutions, Inc

From: Chris Baumann Sent: Wednesday, March 04, 2009 3:23 PM To: 'Brooks, Terri' Cc: 'DEA Investments' Subject: Evergreen MH No Rise

Terri - Here is a signed copy of the No-Rise Let me know if you need anything else

Chris Baumann, LA Planning Solutions, Inc

From: Chris Baumann Sent: Wednesday, March 04, 2009 12:00 PM To: 'Brooks, Terri' Subject: RE: RE: Dale Anderson contacts

Yes, Mark indicated that the County needed to forward this to FEMA Once FEMA has it they will issue the LOMAR-F to us Once we have the LOMAR-F we can final the placement permit. I will get a signed copy to you

Chris Baumann, LA Planning Solutions, Inc

From: Brooks, Terri [mailto:Terri.Brooks@clark.wa.gov] Sent: Wednesday, March 04, 2009 12:04 PM To: Chris Baumann Subject: RE: RE: Dale Anderson contacts

Aren't we supposed to forward this to FEMA for you? Since I wasn't directly involved with your dealings with Mark would you update me on that please? Also, The no rise certification is not signed

Terri Brooks, Planner II Clark County Community Development 1300 Franklin Street, 3rd floor PO Box 9810 Vancouver, WA 98666-9810

(360) 397-2375 ext 4885 FAX (360) 759-5148 E-mail terri brooks@clark wa gov From: Chris Baumann [mailto:chrisb@planningsolutionsinc.com] Sent: Wednesday, March 04, 2009 11:55 AM To: Brooks, Terri Subject: FW: RE: Dale Anderson contacts

Terri – Here is the "no-rise" info that was sent to Mark Damon on 2/25/09 I know Mark is not at the County any longer thus any idea where it may have gone? Can you direct this to where it needs to go or should we officially submit it at the front counter under the mobile home placement permit application?

Chris Baumann, LA Planning Solutions, Inc

From: DEA Investments [mailto:deapropertymgr@yahoo.com] Sent: Wednesday, March 04, 2009 11:22 AM To: Chris Baumann Subject: Fw: RE: Dale Anderson contacts

chris - here is the documentation and email from chris at west consulting. dale

--- On Wed, 2/25/09, Chris D. Bahner <*cbahner@westconsultants.com*> wrote: From: Chris D. Bahner <*cbahner@westconsultants.com*> Subject: RE: Dale Anderson contacts To: deapropertymgr@yahoo.com Date: Wednesday, February 25, 2009, 3:13 PM

Dale,

Attached is the memorandum that documents the "No-Rise" analysis for your property I will be mailing you a signed hard copy of the memorandum in addition of sending a copy to FEMA and the County

Thanks,

Chris Bahner, P.E., D. WRE

From: DEA Investments [mailto:deapropertymgr@yahoo.com] Sent: Thursday, February 19, 2009 1:23 PM To: Chris Bahner Cc: Chris Baumann Subject: Dale Anderson contacts

Chris -

For my project - the NO FILL documents-

The contact at Clark County is Mark Damon his phone # is 360-397-2375 ext. 4258 his address is Clark County Community Development, 1300 Franklin Street, Vancouver, WA 98661 his email is <u>mark.damon@clark.wa.gov</u>

Item 1.

The contact at FEMA is John Graves his email is john.graves1@dhs.gov

Any questions - please call me at 360-896-9000 or email me.

Thanks, Dale

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This e-mail and related attachments and any response may be subject to public disclosure under state law.

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Community Development Customer Service

Property Fact Sheet

Parcel Information

Assr_sn: Owner: Sitaddrs: Legal: ation 127155-005 ANDERSON DALE E & LETA TRST PROPOSES MOH CAMAS, 98607 #19A L DURGAN DLC AKA LOT 2 SP3-253 1.05A PLACEME

Mailname:

ANDERSON DALE E & LETA TRST

Pt1desc: Assr_ac: Landval: Bldvl: Unused platted land. 1.05 \$615,500 \$0

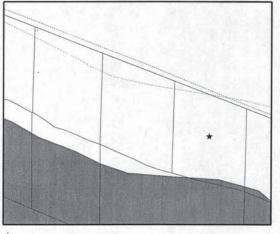
Totprop:

\$615,500

Report Findings: mlq.mrpt

FIRM Panels: 5300240430B Fire District: 5 School District: Camas Sanitary Sewer District: Camas Wildland: Arch Predictive: Arch Predictive: CARA (Critical Aquifer Recharge Areas): Comprehensive Plan: UL Relative Earthquake Hazard Areas: Priority Habitat & Species: Zoning: R1-10 Zoning Overlay: Quarter Section Quadrant: Slope: 15 - 25 percent Slope: 10 - 15 percent Slope: 5 - 10 percent Slope: 0-5 percent NWI Wetlands: U NWI Wetlands: **R1UBV** Trans. Impact Fee Areas: Camas Soil Classification: NbB Landslide Component - Geol. Haz. Ord. : Slopes > 15% Landslide Component - Geol. Haz. Ord. : Wetland Inventory: Flood Zone Designation: Floodway Flood Zone Designation: Flood Zone Designation: Municipal Jurisdiction: Clark County

Camas No Mapping Indicators High (80 - 100 percent) Moderate-High (60 - 80 percent) Category 2 Recharge Areas UL No Mapping Indicators Riparian Habitat Conservation Area R1-10 Urban Holding - 20 (UH-20) SE 1/4 of Section 08 T1R3E WM 15 - 25 percent 10 - 15 percent 5 - 10 percent 0 - 5 percent U R1UBV Camas NbB Slopes > 15% No Mapping Indicators 1 Floodway Floodway Fringe Flood Transition Area



★ Selected Parcel

Located In: SE 1/4 of Section 08 T1R3E WM

NOTE

Report Date: Jan 31, 2008

THIS DATA IS COMPILED FROM MANY SOURCES AND SCALES. CLARK COUNTY MAKES THIS INFORMATION AVAILABLE AS A SERVICE, AND ACCEPTS NO RESPONSIBILITY FOR ANY INACCURACY, ACTUAL OR IMPLIED.



Item 1.

Community Development Customer Service

Property Fact Sheet

Parcel Information

Assr sn. Owner: Sitaddrs: Legal:

127155-000 ANDERSON DALE E & LETA TRST 21111 SE EVERGREEN HY, CAMAS, 98607 #19 L DURGAN DLC AKA LOT 1 SP3-253 1.17A

Mailname:

ANDERSON DALE E & LETA TRST

Pt1desc. Assr ac: Landval: Bldvl:

Mobile home converted to real property 1.17 MOH CURRENTLY LOCATED ON THIS LOT 40430B CADTOOS \$533,600 \$3,200

Totprop:

\$536,800

5

Camas

Camas

UL

R1-10

Floodway

Floodway Fringe

15 - 25 percent

10 - 15 percent

5 - 10 percent

0-5 percent

Clark County

U

NDB

Camas

Flood Transition Area

5300240430B

Slopes > 15%

No Mapping Indicators

High (80 - 100 percent)

No Mapping Indicators

No Mapping Indicators

Urban Holding - 20 (UH-20)

Category 2 Recharge Areas

Moderate-High (60 - 80 percent)

Riparian Habitat Conservation Area

SE 1/4 of Section 08 T1R3E WM

Report Findings: mlq.mrpt

FIRM Panels: Fire District School District Sanitary Sewer District Wildland. Arch Predictive Arch Predictive CARA (Critical Aquifer Recharge Areas). Comprehensive Plan: Landslide Component - Geol. Haz Ord Landslide Component - Geol Haz Ord Relative Earthquake Hazard Areas. Priority Habitat & Species Zoning. Zoning Overlay Quarter Section Quadrant Flood Zone Designation Flood Zone Designation Flood Zone Designation Slope Slope Slope. Slope **NWI** Wetlands Soil Classification Trans Impact Fee Areas

WASHINGTON

Municipal Jurisdiction

* Selected Parcel

Located In SE 1/4 of Section 08 T1R3E WM

Report Date Jan 31, 2008

NOTE

THIS DATA IS COMPILED FROM MANY SOURCES AND SCALES CLARK COUNTY MAKES THIS INFORMATION AVAILABLE AS A SERVICE, AND ACCEPTS NO RESPONSIBILITY FOR ANY INACCURACY, ACTUAL **OR IMPLIED**

Item 1.

After recording, return to:

MICHAEL SIMON Landerholm, Memovich, Lansverk & Whitesides, P.S. P.O. Box 1086 Vancouver, WA 98666-1086

Tax Lot

127155-005

Space Above for Recording Information Only

1.5

S BAUMANN

3:00 PM

Section 8, T_I, R_3E SE Y4 of sect. 8 TLR3E of W.M.S AGREEMENT AND COVENANT RUNNING WITH THE LAND

A Covenant to Clark County, Washington, a political subdivision of the State of Washington ("County"), by Dale E. Anderson and Leta L. Anderson (collectively "Anderson"), as owner of certain real property in Clark County, and legally described in Exhibit A, which Anderson seeks approval of necessary permits to establish a single-family residence ("Property") to provide for one single family residence; whereby Anderson and County mutually covenant that when the Property described in Exhibit A is granted the necessary permits to establish a single-family residence, the Property will be used as a residence only by Anderson or by their family. These limited uses will not require a shoreline conditional use permit.

Anderson covenants and agrees with County on behalf of themselves and all of their heirs, assigns and successors in interest into whose ownership the Property might pass, as follows: it being specifically agreed to that this is a covenant which touches, concerns, enhances, benefits and runs with the real property of Anderson.

1. <u>Title</u>. Anderson is the sole and exclusive owner of the real property situated in Clark County, Washington, legally described in Exhibit A attached hereto.

2. <u>Conditions</u>. The Property shall be subject to the following condition:

a. The single-family residence to be located on the Property shall be used by Anderson or their family members and may not be occupied or leased to any non-family members unless a shoreline conditional use permit is first obtained.

b. If the Clark County Shoreline Management Master Program is revised to not require such permits, this Covenant shall be null and void.

 <u>Remedies</u>. This Covenant may be enforced by the County or Anderson in any or all of the following ways:

AGREEMENT AND COVENANT RUNNING WITH THE LAND - 1 ANDD02-000001 - 264836 LAW OFFICES OF LANDERHOLM, MEMOVICH, LANSVERK & WHITESIDES, P S \$05 Broadway Street, Surte 1000 O Box 1086 Vanconver, WA 95666-1086 (360) 696-3312 (360) 696-2122 (Facsumile)

By bringing a suit in any court of competent jurisdiction to prevent such a. occupancy or lease.

For an injunction to cause specific performance of this Agreement, or other b. appropriate relief as may be deemed desirable by the party enforcing this Agreement.

4. Binding. This Covenant shall remain in full force and effect until amended, modified or terminated by the action of the County in proceedings appropriate for that purpose. Nothing in this Covenant shall be construed as limiting in any way the authority of County, or its governmental successors, from approving amendments or modifications to this Covenant at the request of Anderson, their heirs, assigns or successors in interest. It is expressly provided that this Covenant may be amended, modified or terminated solely by the approval of the County, or its governmental successors, at the request of Anderson, their heirs, assigns or successors, and under no circumstances shall any approval by any other person or entity be required in order for Anderson to amend, modify or terminate this Covenant in whole or in part.

Filing. This Agreement shall be filed with the Clark County Auditor so as to appear 5. as a covenant within the chain of title for the Property.

6. Severability. If any provision of this Agreement, or the application of the provision to any person or circumstances, is declared invalid, then the rest of the Agreement, or the application of the provision to other persons of circumstances, shall not be affected.

Successors. This Agreement and all of its provisions, and each of them shall be 7. binding upon Anderson, and any and all of their heirs, assigns and successors in interest into whose respective ownership the Property may pass, and any obligation made herein by Anderson shall be enforceable against all of their heirs, assigns and successors of interest into whose ownership real property may pass, and all of them.

DATED this 30 day of September 2009.

Date

Date

10-1.09

Date

Anderson

Dale E.

Leta L nderson

APPROVED AS TO FORM ON

By:

Its: Deputy Prosecuting Attorney

AGREEMENT AND COVENANT RUNNING WITH THE LAND - 2 ANDD02-000001 - 264836

LAW OFFICES OF LANDERHOLM, MEMOVICH, ANSVERK & WHITESIDES, P S NSVERs. oc WHI Testines, r 05 Broadway Street, Suite 100 P O Box 1086 Vancouver, WA 98666-1086 (360) 696-3312 (360) 696-2122 (Pacsimile) Suite 1000

STATE OF WASHINGTON

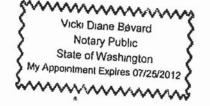
County of Clark

I certify that I know or have satisfactory evidence that Dale E. Anderson signed this instrument, on oath stated it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

)) ss.

)

DATED: 9-30, 2009.



NOTARY PUBLIC for the State of Washington, Residing in the County of Clark My Commission Expires: 7-25-2012

STATE OF WASHINGTON

County of Clark

I certify that I know or have satisfactory evidence that Leta L. Anderson signed this instrument, on oath stated it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

) ss.

DATED: 9-30 ,2009.

 \sim Vicki Diane Bevard Notary Public State of Washington My Appointment Expires 07/25/2012

Vieti Diane Busa

NOTARY PUBLIC for the State of Washington, Residing in the County of Clark My Commission Expires: $7 \cdot 25 - 2012$

AGREEMENT AND COVENANT RUNNING WITH THE LAND - 3 ANDD02-000001 - 264836 LAW OFFICES OF LANDERHOLM, MEMOVICH, LANSVERK & WHITESDES, P S 805 Broadway, Street, Suite 1000 P O Box 1086 Vancour er, WA 98666-1086 (360) 696-3112 (Facsimile) STATE OF WASHINGTON)) ss. County of Clark)

DATED: _____ 2009.

NOTARY PUBLIC for the State of Washington, Residing in the County of Clark My Commission Expires:

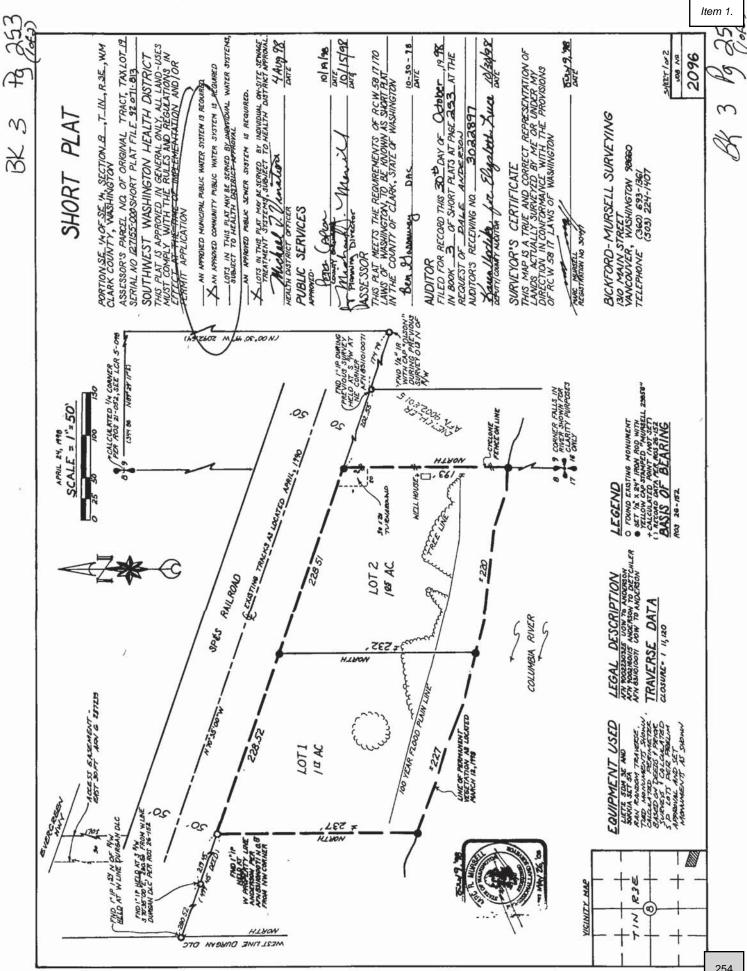
AGREEMENT AND COVENANT RUNNING WITH THE LAND - 4 ANDD02-000001 - 264836 LAW OFFICES OF LANDERHOLM, MEMOVICH, LANSVERK & WHITESDES, P'S 805 Broadway Street, Sunte 1000 P O Box 1036 Vancouver, WA 98666-1086 (360) 696-3122 (360) 696-2122 (Facumule) Item 1.

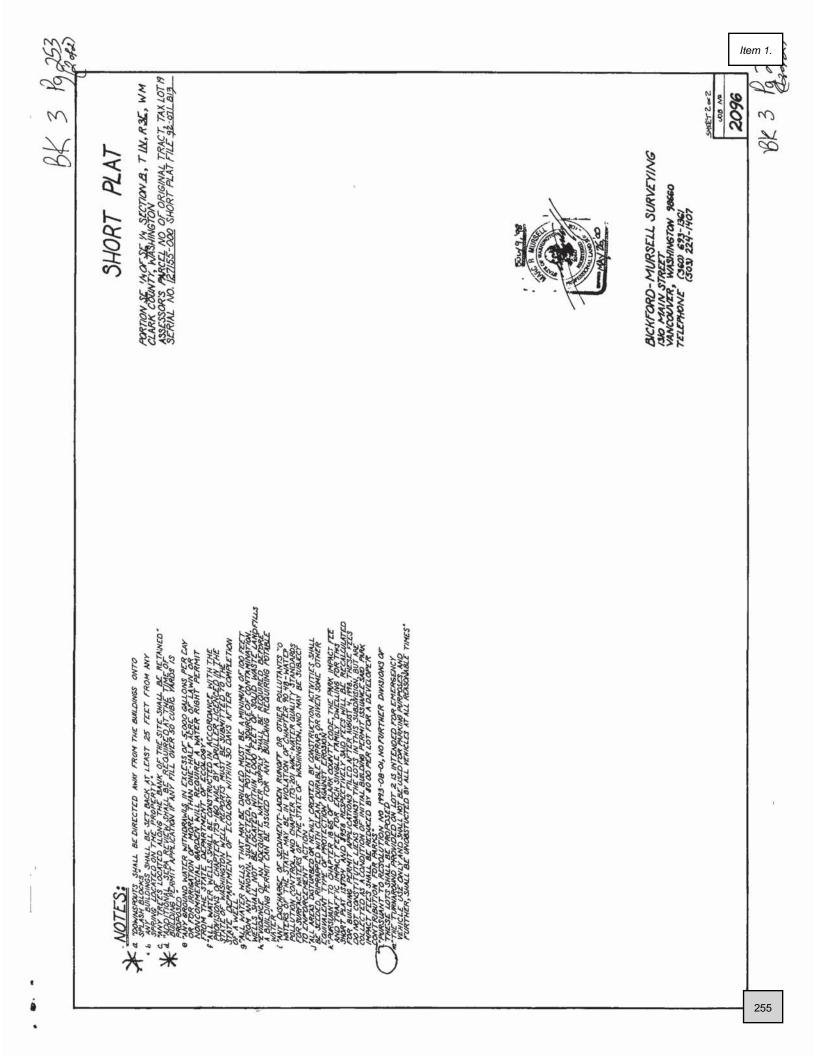
Item 1.

Exhibit A

Lot 2 of the Plat recorded in Book 3 of Short Plats at page 253, Records of Clark County, Washington and located in the southeast quarter of Section 8, Township 1 North, Range 3 East of the Willamette Meridian.

!





ANDERSON

RETURN ADDRESS

Dale & Leta Anderson

14707 SE Rivershore Drive

Vancouver WA 98683

CONSERVATION COVENANT RUNNING WITH THE LAND

Grantor (owner):

Grantee:

Dale & Leta Anderson Clark County SE 1/4 of Sect. 8 T1 R3E of W.M.

Abbreviated Legal Description:

Assessor's Property Tax Parcel/Account Number(s): Project Case No.:

127155-005 HAB 2008-00016

A COVENANT to Clark County, State of Washington, hereinafter "County," by the owner(s) Dale and Leta Anderson of certain real property identified above on behalf of themselves and all their heirs, assigns and successors in interest into whose ownership said property may pass, agrees that this covenant shall run with the land. It is the purpose of this covenant that certain habitat areas and designated mitigation located within areas shown in Exhibit "A" will be maintained in a protected state as follows:

- Consistent with the purpose of this covenant, no person, company, agency, or applicant shall alter a habitat area regulated under Clark County Code Title 40.440 except as exempted or as authorized by the Responsible Official through an approved Habitat Permit.
- 2. Exempt Activities. All exempted activities shall use reasonable methods to avoid potential impacts to habitat areas. Exemptions from permits are not exemptions from habitat stewardship responsibilities. Exempt activities listed in Title 40.440 shall be exempt from

the provisions of this covenant; provided, that they are otherwise consistent with other local, state, and federal laws and requirements:

- 3. Nothing in this covenant shall be construed to provide for public use of or entry into the habitat areas or designated mitigation areas shown on Exhibit "A". However, representatives and agents of Clark County are hereby authorized to make reasonable entry into designated mitigation areas upon such land for purposes related to administering this covenant, provided that:
 - a. Owners or their heirs, successors or assigns are given at least 24-hours advance notice of any such entry.
 - b. Access granted to representatives and agents of Clark County under this provision shall expire upon completion of required monitoring and final acceptance of the habitat mitigation by the Responsible Official.
- 4. The provisions of this covenant are enforceable in law or equity by Clark County and its successors.
- 5. This covenant and all of its provisions, and each of them, shall be binding upon the owners and any and all of their heirs, assigns and successors in interest into whose ownership the above-described real property may pass, and any obligations made herein by owners, shall be enforceable against all of their heirs, assigns and successors in interest into whose ownership the above-described real property may pass.

IN WITNESS WHEREOF, of parties hereto have caused this agreement to be executed the

day and year indicated below.

Dated this 3^{rd} day of November, 2010.

APPROVED AS TO FORM ONLY: **ARTHUR CURTIS Prosecuting Attorney**

CLARK COUNTY, WASHINGTON

Βv

Chris Horne **Deputy Prosecuting Attorney**

By Jak E Andre Owner - Dale Anderson

Owner – Leta Andersor

STATE OF WASHINGTON

: SS

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COUNTY OF CLARK

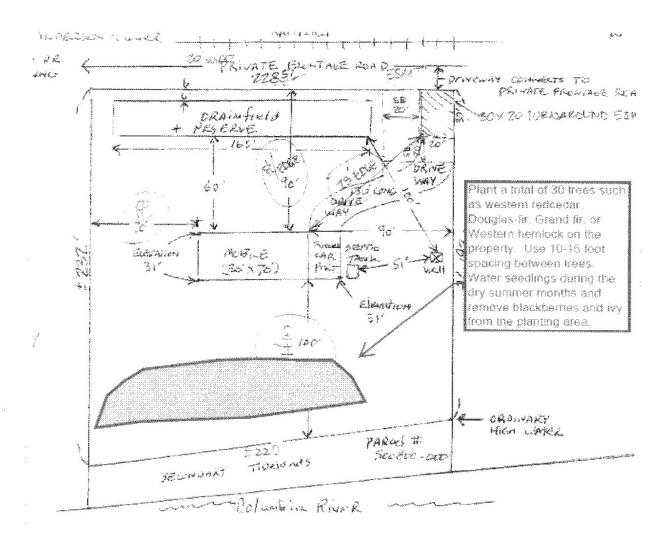
I hereby certify that I know or have satisfactory evidence that Dale and Leta Anderson signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: Non 23,2010

THELMA W. KREMER NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES FEBRUARY 8, 2012

Thelman Humer

EXHIBIT A



Limitations:

This exhibit is intended to illustrate the approximate location of areas that are likely to contain habitats or have been designated for habitat mitigation. It does not represent a habitat delineation or survey of the property represented. There may be habitats outside the areas identified on this exhibit that could be subject to regulation by Clark County or State and Federal Agencies.

EXHIBIT 23 SHOP 10 0 Item 1.

After recording, return to:

MICHAEL SIMON Landerholm, Memovich, Lansverk & Whitesides, P.S. P.O. Box 1086 Vancouver, WA 98666-1086

127155-005

Tax Lot

Space Above for Recording Information Only

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3:00 PM

SECTION 8, T 1, R 3E SE Y4 of sect. 8 TLR3E of W.M.S AGREEMENT AND COVENANT RUNNING WITH THE LAND

A Covenant to Clark County, Washington, a political subdivision of the State of Washington ("County"), by Dale E. Anderson and Leta L. Anderson (collectively "Anderson"), as owner of certain real property in Clark County, and legally described in Exhibit A, which Anderson seeks approval of necessary permits to establish a single-family residence ("Property") to provide for one single family residence; whereby Anderson and County mutually covenant that when the Property described in Exhibit A is granted the necessary permits to establish a single-family residence, the Property will be used as a residence only by Anderson or by their family. These limited uses will not require a shoreline conditional use permit.

Anderson covenants and agrees with County on behalf of themselves and all of their heirs, assigns and successors in interest into whose ownership the Property might pass, as follows: it being specifically agreed to that this is a covenant which touches, concerns, enhances, benefits and runs with the real property of Anderson.

1. <u>Title</u>. Anderson is the sole and exclusive owner of the real property situated in Clark County, Washington, legally described in Exhibit A attached hereto.

2. <u>Conditions</u>. The Property shall be subject to the following condition:

a. The single-family residence to be located on the Property shall be used by Anderson or their family members and may not be occupied or leased to any non-family members unless a shoreline conditional use permit is first obtained.

b. If the Clark County Shoreline Management Master Program is revised to not require such permits, this Covenant shall be null and void.

3. <u>Remedies</u>. This Covenant may be enforced by the County or Anderson in any or all of the following ways:

AGREEMENT AND COVENANT RUNNING WITH THE LAND - 1 ANDD02-000001 - 264836 LAW OFFICES OF LANDERHOLM, MEMOVICH, LANSYERK & WHITESIDES, P S 405 Broadway Street, Surte 1000 D Box 1085 Vaccouver, WA 92665-1086 (0606-5112) (360) 696-2122 (Facsumile) a. By bringing a suit in any court of competent jurisdiction to prevent such occupancy or lease.

b. For an injunction to cause specific performance of this Agreement, or other appropriate relief as may be deemed desirable by the party enforcing this Agreement.

4. <u>Binding</u>. This Covenant shall remain in full force and effect until amended, modified or terminated by the action of the County in proceedings appropriate for that purpose. Nothing in this Covenant shall be construed as limiting in any way the authority of County, or its governmental successors, from approving amendments or modifications to this Covenant at the request of Anderson, their heirs, assigns or successors in interest. It is expressly provided that this Covenant may be amended, modified or terminated solely by the approval of the County, or its governmental successors, at the request of Anderson, their heirs, assigns or successors, and under no circumstances shall any approval by any other person or entity be required in order for Anderson to amend, modify or terminate this Covenant in whole or in part.

5. <u>Filing</u>. This Agreement shall be filed with the Clark County Auditor so as to appear as a covenant within the chain of title for the Property.

6. <u>Severability</u>. If any provision of this Agreement, or the application of the provision to any person or circumstances, is declared invalid, then the rest of the Agreement, or the application of the provision to other persons of circumstances, shall not be affected.

7. <u>Successors</u>. This Agreement and all of its provisions, and each of them shall be binding upon Anderson, and any and all of their heirs, assigns and successors in interest into whose respective ownership the Property may pass, and any obligation made herein by Anderson shall be enforceable against all of their heirs, assigns and successors of interest into whose ownership real property may pass, and all of them.

DATED this 30 day of September ,2009.

<u>9/30/09</u> Date

Date

10-1.09

Date

Dale E. Anderson

Leta L. Anderson

APPROVED AS TO FORM ONLY:

By:______ Its: Deputy Prosecuting Attorney

AGREEMENT AND COVENANT RUNNING WITH THE LAND - 2 ANDD02-000001 - 264836 LAW OFFICES OF LANDERHOLM, MEMOVICH, LANSVERK & WHITESDES, P S 805 Broadway Street, Suite 1000 P O Bory 1026 Vancouver, WA 98606-1036 (360) 696-3312 (360) 696-2122 (Pressmile)

STATE OF WASHINGTON

County of Clark

I certify that I know or have satisfactory evidence that Dale E. Anderson signed this instrument, on oath stated it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

)) ss.

)

DATED: 9-30, 2009.

www. Vicki Diane Bévard Notary Public State of Washington My Appointment Expires 07/25/2012

NOTARY PUBLIC for the State of Washington, Residing in the County of Clark My Commission Expires: 7-25-2012

STATE OF WASHINGTON

County of Clark

I certify that I know or have satisfactory evidence that Leta L. Anderson signed this instrument, on oath stated it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

) ss.

9.30 DATED: 2009.

 \sim Vicki Diane Bevard Notary Public State of Washington My Appointment Expires 07/25/2012

Vieti Diane Busa

NOTARY PUBLIC for the State of Washington, Residing in the County of Clark My Commission Expires: 7.25.2012

AGREEMENT AND COVENANT RUNNING WITH THE LAND - 3 ANDD02-000001 - 264836 LAW OFFICES OF LANDERHOLM, MEMOVICH, LANSVERK & WHITESDES, P S 805 Broadway, Street, Suite 1000 P O Box 1086 Vancour er, WA 98666-1086 (360) 696-3112 (360) 696-3112

Item 1.

STATE OF WASHINGTON

County of Clark

)) ss.

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DATED: 10 - (,2009.

NOTARY PUBLIC for the State of Washington, Residing in the County of Clark My Commission Expires:

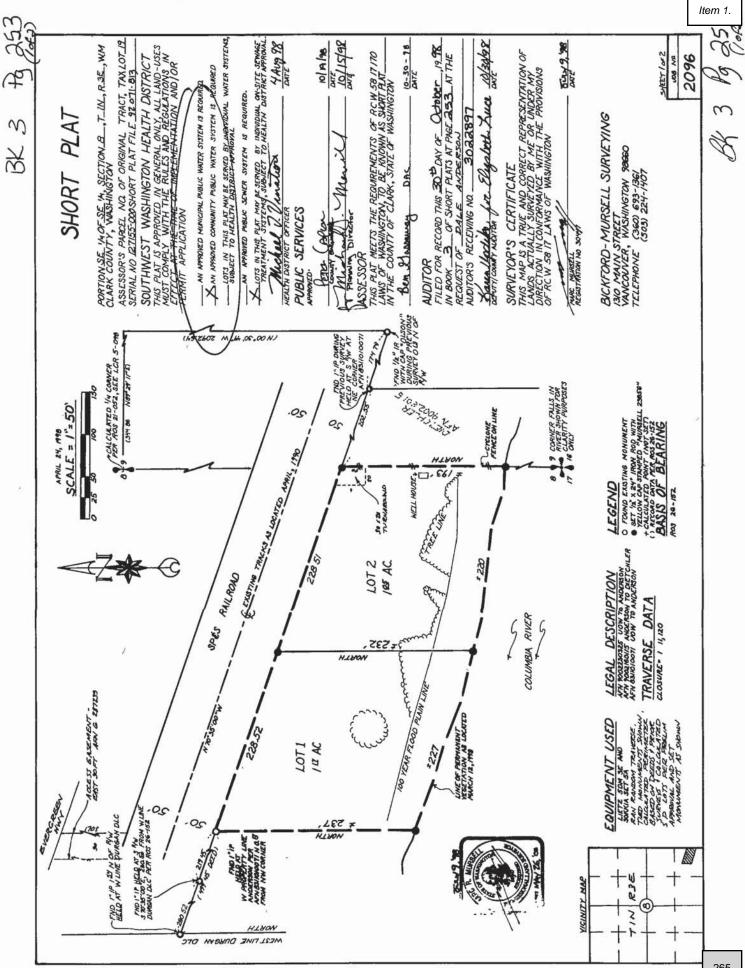
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Item 1.

Exhibit A

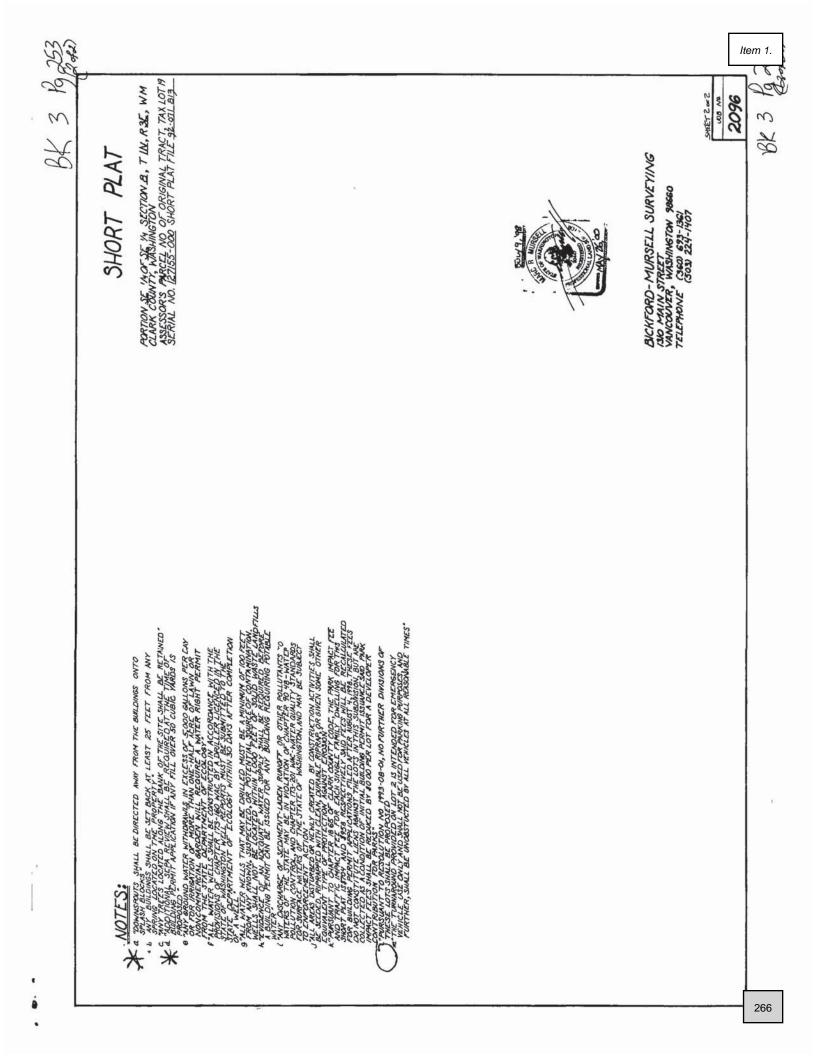
Lot 2 of the Plat recorded in Book 3 of Short Plats at page 253, Records of Clark County, Washington and located in the southeast quarter of Section 8, Township 1 North, Range 3 East of the Willamette Meridian.

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Clarken Charles

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CONCOMITANT RELONS AGREEMENT AND COVENANT RUNNING WITH THE LAND DALE 5, ANDERSON REZONS 492-16-813

FAX:

THIS AGREEMENT is entered into by and between CLARK COUNTY, WASHINGTON, (hereinafter "County") and DALE E. ANDERSON, (hereinafter referred to as "Applicant").

WHEREAS, Applicant is the owner of certain real property located within Clark County, Washington, the legal description of which is attached hereto as Exhibit "A"; and,

WHEREAS, Applicant has applied for a rezone from Agriculture
 (AG) to Suburban Residential (RS); REZONE #92-16-813; and,

WHEREAS, Applicant intends to short plat the aforementioned real property into two lots approximately 1.2 acres in size (SP #92-071-813); and,

WHEREAS, Applicant covenants to Clark County that if the property described in Exhibit "A" is rezoned from "AG" to "RS" and the Short Plat (SP 92-071-813) is approved, that the property will be used only in accordance with this Covenant and subject to the conditions herein described; and,

WHEREAS, Applicant covenants and agrees to County on behalf of itself and all of its heirs, assigns and successors in interest into whose ownership the Property might pass, as follows, it being specifically agreed to that this is a covenant which touches, concerns, enhances, benefits, and runs with the real property of Applicant;

CONCOMITANT REZONE AGREEMENT - 1

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Item 1.

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NOW THEREFORE, THE PARTIES AGREE:

1. <u>Owner.</u> Applicant, and his wife, Leta L. Anderson are the sole and exclusive owners of the real property situated in Clark County, Washington, legally described in Exhibit "A" attached hersto.

FAX:

2. <u>Conditions.</u> The rezone shall be subject to the following conditions:

(a) Placement of a note on the face of the final plat which states:

"Pursuant to Resolution No. 1993-08-01, no further divisions of these lots shall be proposed."

(b) Two turnouts will be provided to accommodate vehicular traffic. The specific dimensions of the turnouts will be determined during review of the Short Plat (SP 92-071-813), but will substantially conform to the conceptual plan which is attached hereto and incorporated herein by reference as Exhibit "B".

(c) ,Further accommodations will be made for vehicular traffic. A turnaround will be provided on proposed lot 2 which will facilitate the safe turning movements of emergency vehicles. Specific design of the turnaround will be determined during review of the Short Plat (SP 92-071-813), but will substantially conform to the conceptual plan attached as Exhibit "B".

(d) Placement of a note on the face of the final plat which states:

"The turnaround provided on Lot 2 is intended for emergency vehicle use only and shall not be used for parking purposes, and further, shall be unobstructed by all vehicles at all reasonable times."

(e) Applicant will connect to public water and sewer

CONCOMITANT REZONE AGREEMENT - 2

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when these services are available to these properties. Applicant further agrees, as requested by the City of Camas, to execute a "Waiver of Right to Protest" agreement for formation of a Local Improvement District for water, sewer, street, and storm drain improvements.

FAX:

(f) Applicant shall obtain a crossing permit for the newly created lot, from the Burlington Northern Railroad prior to final short plat approval.

(g) The zone change shall go into effect immediately upon approval by, and filing with, the Board of County Commissioners this fully executed covenant running with the land. The zone change shall apply to the entire request site and shall be irrevocable except by action by the Clark County Board of Commissioners after public hearing and notice.

3. <u>Remedies</u>. This Covenant may be enforced by the County in any or all of the following ways at its option:

(a) By, the County's refusal to issue either preliminary/final short plat approval, building permits and/or occupancy permits in the case that this Agreement has not been fully observed in the construction, development and use of the real property by Applicant, or any of its successors in interest, or by the revocation of any such permits for the failure of Applicant, or its successors to observe any of the provisions of this Agreement made pursuant thereto, but said revocation may only occur after a hearing by the Board of County Commissioners, or the County Land Use Bearings Examiner for which ten (10) days notice by publication in a paper of general circulation has been given as well as to

CONCOMITANT REZONE AGREEMENT - 3

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affected parties by registered mail, return receipt requested and/or certified mail;

(b) By bringing a suit in any court of competent jurisdiction for monetary damages to cover the expected cost of the County's performance of any and all obligations covenanted herein and which are to be performed by the County, or its direction, on behalf of any obligor;

(c) For injunction to cause specific performance of this Agreement, or for other appropriate relief as may be deemed desirable by County;

(d) With regard to any of the aforementioned remedies, Applicant agrees to be responsible for any and all attorney's fees and costs expended by the County in enforcing any of these provisions respective to their own parcels.

4. <u>Binding.</u> This Covenant shall remain in full force and effect until amended, modified or terminated by the action of Applicant and Clark County in zoning proceedings appropriate for that purpose. Nothing in this Covenant shall be construed as limiting in any way the authority of Clark County, or its governmental successors, from approving amendments or modifications to this Covenant at the request of Applicant, its heirs, assigns or successors in interest. It is expressly provided that this Covenant may be amended, modified or terminated solely by the approval of Clark County, or its governmental successors, at the request of Applicant, its heirs, assigns, or successors, and under no circumstances shall any approval by any other person or entity be required in order for Applicant to amend, modify or terminate

CONCOMITANT REZONE AGREEMENT - 4

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this Covenant in whole or in part.

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5. <u>Filing</u>. That a copy of this Agreement will be filed with the Clark County Auditor in their recording department so as to appear as a covenant within the chain of title for the real property, as the sole and exclusive transfer of an interest from Applicant prior to the filing of this Covenant.

6. <u>Severability</u>. That if any provision of this Agreement, or the application of the provision to any person or circumstance, is declared invalid, then the rest of the Agreement, or the application of the provision to other persons or circumstances, shall not be affected.

7. <u>Successors.</u> This Agreement and all of its provisions, and each of them, shall be binding upon Applicant, and any and all of its heirs, assigns, and successors in interest into whose respective ownership the real property may pass, and further, any obligations made herein by Applicant shall be enforceable against all of their heirs, assigns and successors in interest into whose ownership the real property may pass.

DATED this 7 day of September, 1993

APPLICANT: DALE E. ANDERSON

Bita R. Anderson

APPROVED AS TO FORM ONLY: RICHARD S. LOWRY

CLARK COUNTY CHIEF CIVIL DEPUTY

CONCOMITANT REZONE AGREEMENT - 5

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Exhibit 2

930:3140312

RESOLUTION NO. 1993-08-01

A RESOLUTION relating to land use and zoning; reversing the final order of the Clark County Land Use Hearings Examiner in the Matter of Rezone 92-16-813, Dale Anderson.

WHEREAS, an application has been submitted for rezone approval for 2.24 acres from Agriculture (AG) to Suburban Residential (RS) Zoning Districts for land located at 21111 SE Evergreen Highway, south of the Burlington Northern Railroad tracks, immediately west of the City of Camas boundary and north of the Columbia River; Tax Lot 19 (127155), located in the SE 1/4 of Section 8, Township 1 North, Range 3 East of the Willamette Meridian; and

WHEREAS, by final order of the Clark County Land Use Hearings Examiner dated December 11, 1992, said application was denied; and

WHEREAS, an appeal was filed by the applicant on December 11, 1992 and an automatic appeal of said examiner decision was scheduled before the Board; and

WHEREAS, the Board held its own duly advertised public meeting on January 6, 1993; BE IT ORDERED AND RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CLARK COUNTY, STATE OF WASHINGTON, as follows:

Section 1. Findings of Fact.

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-14-93

1. The automatic appeal public meeting was held for routine review of the rezone, as is done for all rezones in Clark County. The applicant also appealed the Hearing Examiner's decision in a timely manner.

2. The Board of County Commissioners determined that road standards were met through modification of the road standards and the concomitant rezone agreement submitted to the County. Such rezone agreement was reviewed by the Prosecuting Attorney's office and, as amended, satisfied the safety concerns articulated by the staff, Hearing Examiner and Board.

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 The Board moved and approved that the Hearing Examiner's decision be overturned and the rezone approved with conditions as identified in Section 2, below.

Section 2. Request for Rezone Approval Granted.

The application for rezone from Agriculture (AG) to Suburban Residential (RS) in the case of REZ 92-16-813 (Dale Anderson), is hereby granted with the following conditions:

1. The applicant shall adhere to the conditions contained in the concomitant rezone agreement as approved by the Prosecuting Attorney's office, attached hereto; and,

2. The applicant must secure a permit for crossing the Burlington Northern railroad tracks as indicated in the letters of appeal; and,

3. The Board of County Commissioner's also herein incorporates the supplemental staff report dated November 9, 1992 and memorandum to the Hearing Examiner dated November 17,

1992.

ADOPTED this <u>4th</u> day of <u>August</u>, 1993.

Attest:

9-14-93

herds Clerk to the Board

Approved as to Form Only ARTHUR D. CURTIS Prosecuting Attorney

Christopher Home

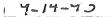
Deputy Prosecuting Attorney

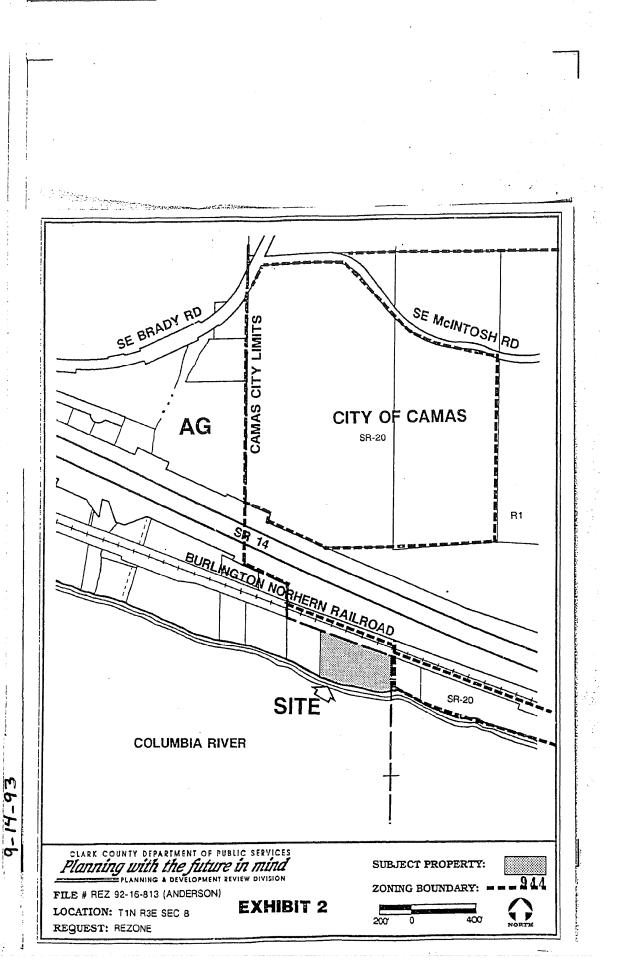
BOARD OF COUNTY COMMISSIONERS FORCE SHINGTON David W. Sturdevant, Chair

By Busse Nutley, Commissioner

By John C. Magnano, Commissioner

274









Steve C. Morasch

805 Broadway Street Suite 1000 PO Box 1086 Vancouver, WA 98666 T: (360) 558-5912 T: (503) 283-3393 F: (360) 558-5913 E: stevem@landerholm.com

November 1, 2019

Lauren Hollenbeck Senior Planner City of Camas 616 NE 4th Ave. Camas, WA 98607

Re: Haley Short Plat

Dear Lauren:

We represent the Applicant and property owner of the proposed Haley Short Plat. We are submitting this letter in response to the two letters submitted by a group of neighbors and project opponents dated October 8, 2019 and August 5, 2019. The October 8, 2019 letter raises a number of issues related to several old covenants and plat notes recorded against the property. The August 5, 2019 letter raises issues with respect to road maintenance, conservation areas, septic tanks and assessed value. Each of these issues is discussed separately below.

1. Prior recorded covenants

There are several prior recorded covenants on the property:

A. CONSERVATION COVENANT RUNNING WITH THE LAND

There is a CONSERVATION COVENANT RUNNING WITH THE LAND, dated November 23, 2010 and recorded at AF# 4720078 (the "Conservation Covenant") that restricts alteration of certain described habitat areas "except as exempted or as authorized by the Responsible Official through an approved Habitat Permit."

The proposed Haley Short Plat does not propose any impacts in of the areas described for protection in the Conservation Covenant. Only mitigation plantings are proposed for these areas, which will further enhance and protect the areas that are protected by the Conservation covenant.

Further, the express language of the Conservation Covenant allows use of the protected habitat areas pursuant to "an approved Habitat Permit." Since the Applicant is proposing no impacts to the habitat areas protected by the Conservation Covenant and since the Applicant is obtaining a habitat permit for the proposed mitigation plantings as part of this Haley Short Plat application, the proposal fully complies with the Conservation Covenant.

B. AGREEMENT AND COVENANT RUNNING WITH THE LAND

There is an AGREEMENT AND COVENANT RUNNING WITH THE LAND dated September 30, 2009 and recorded at AF# 4607275 ("the Agreement and Covenant"). The Agreement and Covenant relates to uses in the existing residence on Lot 2. Applicant believes the Agreement and Covenant may no longer be applicable due to annexation and subsequent code changes, including the 2012 amendments to the SMP (See Section 2.b of the Agreement and Covenant); however, the issue of whether the Agreement and Covenant remains applicable or is now null and void is beyond the scope of this short plat application.

The Haley Short Plat application is an application to create a new lot, not an application to alter uses of the dwelling that is the subject of the Agreement and Covenant. Since the Agreement and Covenant relates only to uses inside an existing dwelling, the Agreement and Covenant is irrelevant to the Haley Short Plat application and is inapplicable to any determinations the City of Camas needs to make to approve the Haley Short Plat.

C. CONCOMITANT REZONE AGREEMENT

There is a CONCOMITANT REZONE AGREEMENT AND COVENANT RUNNING WITH THE LAND, DALE E. ANDERSON, REZONE #92-16-813, dated September 7, 1993 and recorded at AF# 9309140312 (the "Concomitant Rezone Covenant" or the "Covenant").

Also recorded with the Concomitant Rezone was a related resolution, Resolution 1993-08-01, adopted August 4, 1993 ("Resolution 1993-08-01").

The Concomitant Rezone also refers to Plat Note L ("Plat Note L) on the Short Plat recorded at Book 3, page 253, which states: "L. Pursuant to Resolution No. 1993-08-01, no further divisions of these lots shall be proposed."

None of these recorded documents preclude the proposed Haley Short Plat. Plat Note L merely implements the requirements of Resolution 1993-08-01, which in turn is implemented by the Concomitant Rezone Covenant.

Section 4 of the Concomitant Rezone Covenant states:

"This Covenant shall remain in full force and effect until amended, modified or terminated by the action of Applicant and Clark County in zoning proceedings appropriate for that purpose. Nothing in this Covenant shall be construed in limiting in any way the authority of Clark County, or its governmental successors, from approving amendments or modifications to this covenant at the request of Applicant, its heirs, assigns or successors in interest. It is expressly provided that this Covenant may be amended, modified, or terminated solely by the approval of Clark County or its governmental successors, at the request of Applicant, its heirs, assigns, or successors, and under no circumstances shall any approval by any other person or entity be required in order for Page 3

Applicant to amend, modify or terminate this Covenant in whole or in part."

Thus, based on the express language of the Concomitant Rezone Covenant, "under no circumstances shall any approval by any other person or entity be required in order for Applicant to amend, modify or terminate this Covenant in whole or in part." Additionally, all of the land subject to the Short Plat recorded at Book 3, page 253 is still owned by our clients. Therefore, none of the neighbors or project opponents have any standing to prevent modification or termination of the provisions of Resolution 1993-08-01, Plat Note L, or the Concomitant Rezone Covenant.

Furthermore, the Concomitant Rezone Covenant expressly states that "this Covenant may be amended, modified, or terminated solely by the approval of Clark County or its governmental successors, at the request of Applicant." Since the subject property has been annexed, the City of Camas is the governmental successor of Clark County and has the sole authority to modify or terminate the Concomitant Rezone Covenant. The Applicant hereby requests termination of the Concomitant Rezone Covenant.

The City of Camas does not have any specific procedures governing the termination of Concomitant Rezone Covenants, but Section 4 of the Concomitant Rezone Covenant provides that the Covenant may be "modified or terminated by the action of Applicant and Clark County in zoning proceedings appropriate for that purpose." This short plat application process is a "zoning proceeding" appropriate for termination of the Concomitant Rezone Covenant.

Clark County allows modification or termination of a concomitant rezone covenant under UDC 40.560.020.E.2 if the following criteria are met:

a. In the case of full covenant release, whether development of the site would be consistent with current zoning regulations and comprehensive plan recommendations; and

b. In the case of either full or partial covenant release or covenant modification, whether adequate public/private services are available to support development of the site; and

c. In the case of either full or partial covenant release or covenant modification, whether the requested action would unreasonably impact development undertaken on nearby properties in reliance upon the covenant commitments; and

d. In the case of partial covenant release or covenant modifications, whether future development under current zoning will be consistent with existing and planned development.

As discussed below, each of these criteria are met here and the Concomitant Rezone Covenant should be terminated.

a. whether development of the site would be consistent with current zoning regulations and comprehensive plan recommendations

As demonstrated in the Applicant's written narrative and the documents submitted in support of the application, the Haley Short Plat application meets all current zoning and comprehensive plan provisions. The Concomitant Rezone Covenant dates back to a time when the property was in the unincorporated area of Clark County and had different zoning.

Since the property has been annexed to the City, and the City of Camas has applied City zoning to the property, the original reason for the Concomitant Rezone Covenant no longer exists. Since the proposed Haley Short Plat meets all current zoning and comprehensive plan regulations, the Concomitant Rezone Covenant is no longer needed and should be terminated.

b. whether adequate public/private services are available to support development of the site

As demonstrated in the Applicant's written narrative and the documents submitted in support of the application, the Haley Short Plat application, public/private services are available to support the Haley Short Plat. Since public and private services are adequate for the proposed Haley Short Plat, the Concomitant Rezone Covenant is no longer needed and should be terminated.

c. whether the requested action would unreasonably impact development undertaken on nearby properties in reliance upon the covenant commitments

This criterion is inapplicable because there is no development on nearby properties that was taken "in reliance on the covenant." This criterion would apply if there were a rezone to allow particular uses and surrounding property was developed consistent with those uses. For example, if there were a rezoning of industrial to residential, and surrounding properties were then developed to residential uses (rather than industrial uses) in reliance on the rezone. In such cases it could be said that surrounding properties were developed in reliance on the covenant commitments and it would be unfair to reverse the covenant to allow industrial development next to the new residential uses.

Nothing like that happened here. Uses and developments on surrounding properties have been developed for the same uses as are proposed by the Haley Short Plat – single family residences. The proposed Haley Short Plat is in compliance with all zoning and comprehensive plan regulations, including those with respect to density and lot size. To the extent this criterion applies at all, it is met because there is nothing unreasonable about undertaking a short plat that is in compliance with all applicable regulations.

d. whether future development under current zoning will be consistent with existing and planned development

The existing and planned development in the vicinity consists of single family residences. The proposed Haley Short Plat creates one additional lot for a new single family residence, which is consistent with the existing development. The Haley Short Plat is also fully consistent with all

applicable zoning and comprehensive plan regulations, including those pertaining to lot size and density, which makes the proposed Haley Short Plat fully consistent with planned development in the vicinity. Therefore this criterion is met.

Since there is no longer a valid need or reason for the Concomitant Rezone Covenant and since the criteria for modifying or terminating the Concomitant Rezone Covenant are met, the Applicant's request to terminate the Concomitant Rezone Covenant should be granted.

2. Maintenance of commonly owned private facilities

The requirement in CMC 17.09.030.D.7 that "Provisions are made for the maintenance of commonly owned private facilities" refers to "private facilities" that are "commonly owned" by the lots in the short plat. It does not refer to maintenance of pre-existing private access easements over property owned by third parties. Therefore, to the extent this criterion applies, it has been met.

Additionally, there is no criterion nor evidence in the record to support the neighbors and project opponents request that this Applicant pay to repave the private road. Further, any condition imposed on a short plat pertaining to infrastructure improvements would need to comply with RCW 82.02.020 and the US Supreme Court cases of Dolan and Koontz related to proportionality. The Haley Short Plat only creates one new lot. It would not be proportional to require a single lot owner to pay for a road repaving that serves multiple lots.

That said, the Applicant has made good faith and reasonable efforts to negotiate a private maintenance agreement with the neighbors and project opponents, but ultimately that effort by the Applicant was rebuked. In any event, there is no lawful basis for a short plat to be denied or conditioned on maintenance agreements with third parties. That is a private civil matter between the property owners subject to the pre-existing easement. Since all of the applicable criteria for a short plat are met, the Haley Short Plat should be approved.

3. Shoreline critical areas

The neighbors and project opponents have raised an issue under SMP 16.61.040(D)(2)(b), which states that the buffer width can't be reduced by more than 25%. The neighbors argue that this provision limits the Applicant's ability to reduce buffers, notwithstanding SMP 16.61.030(E)(3)(e) (buffer averaging), which allows the buffer to be reduced up to 50%. Applicant disagrees. Therefore, based on SMP 16.61.030(E)(3)(e), the application could be approved as originally submitted.

Nevertheless, the City need not resolve this conflict in the SMP because the Applicant has submitted a revised Critical Areas Report that reviews the proposal under an entirely different "Alternative Mitigation" section of the SMP.

SMP 16.61.040(D)(4) states: "Alternative Mitigation for Stream Buffer Areas. The requirements set forth in this section may be modified at the City of Camas's discretion if the Applicant demonstrates that greater habitat functions, on a per function basis, can be obtained in the affected drainage basin as a result of alternative mitigation measures." Thus, SMP

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16.61.040(D)(4) supersedes any limitation in SMP 16.61.040(D)(2)(b) when the Applicant demonstrates alternative mitigation measures can obtain greater habitat functions on a per function basis.

In this case, the Applicant has submitted the Updated Critical Areas Report by Olsen Environmental dated September 9, 2019 demonstrating that alternative mitigation measures can obtain greater habitat functions on a per function basis under SMP 16.61.040(D)(4). Therefore, the application meets the requirements of the SMP and should be approved.

4. Septic tank issues

The septic tank referred to in the August 5, 2019 letter from the neighbors and project opponents has been inspected and approved by the Health Dept. A copy of that inspection approval has been submitted for the record. In addition, as part of this project all septic systems will be inspected and approved prior to final occupancy.

5. Assessed value

Applicant disagrees with the neighbors and project opponents mischaracterizations of the effect on assessed values of the subject property. Nevertheless, the effect on assessed value is wholly irrelevant to any of the approval criterion for a short plat. Therefore, Applicant chooses not to respond to these mischaracterizations relating to assessed value because the effect on assessed value is irrelevant to any applicable approval criterion.

In conclusion, since the application meets all applicable approval criterion, as demonstrated above and in the applicant's written narrative and other documents supporting the application, including but not limited to the Updated Critical Areas Report by Olsen Environmental dated September 9, 2019, the Applicant respectfully requests that the Haley Short Plat application be approved.

Sincerely,

LANDERHOLM, P.S.

Re

STEVE C. MORASCH Attorney at Law

SCM/jsr Enclosure ANDD02-000032 - 4447110_1



Lauren Hollenbeck

From:	Chris@planningsolutionsinc.com
Sent:	Wednesday, February 5, 2020 4:23 PM
To:	Lauren Hollenbeck; Anita Ashton
Subject:	Haley Short Plat FW: Permit No. CX 17008 - Short Plat
Follow Up Flag:	Follow up
Flag Status:	Flagged

Hi Lauren & Anita,

See below from BNSF's property management company. The applicant's current crossing agreement allows for access to any lot he owns. Once the lot is created and if title changes hands the new owner would need to get their own crossing/access agreement.

Let me know if you need anything else on this.

Thanks, Chris Baumann Planning Solutions, Inc Office (360) 750-9000 / Cell (360) 718-0522

From: Jung, Blake <Blake.Jung@am.jll.com> Sent: Wednesday, February 05, 2020 2:43 PM To: Chris@planningsolutionsinc.com Subject: RE: Permit No. CX 17008 - Short Plat

Chris,

The agreements aren't specific to the property but rather the user utilizing the crossing to access the property. To my knowledge, the current agreement has no term and therefore utilization of the crossing is allowed to access any property owned by the permit hold across the crossing. If the kids lot is sold, ownership would change and the new owners would then need to gain an agreement for utilization of the crossing.

Thanks,

Blake W. Jung Manager, Permits – Private Crossings & Environmental Access JLL Rail Practice Group – Proud Partners of BNSF Since 2001 4200 Buckingham Road, Suite 110 Fort Worth, Texas 76155 Direct: (817) 2302651 Customer Service: (817) 230-2649

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Achieve Ambitions

Lauren Hollenbeck

From:	Chris@planningsolutionsinc.com		
Sent:	Thursday, February 6, 2020 9:53 AM		
То:	Lauren Hollenbeck; Anita Ashton		
Subject:	FW: Permit No. CX 17008 - Short Plat		

Below is a response from BNSF's property management company with more explanation.

Chris Baumann Planning Solutions, Inc Office (360) 750-9000 / Cell (360) 718-0522

From: Jung, Blake <Blake.Jung@am.jll.com> Sent: Thursday, February 06, 2020 8:37 AM To: Chris@planningsolutionsinc.com Subject: Permit No. CX 17008 - Short Plat

Good Morning,

Thank you for your inquiry into the Private Crossing Application Process and I've attached the Private Crossing Application for your file. BNSF requires an individual to be under a Private Crossing Agreement for utilization of any BNSF Private Crossing and a completed Private Crossing Agreement provides that individual permission from BNSF. Please note, BNSF Private Crossing Agreements are specific to the individual applying and not necessarily the individual who retains ownership. In short, an individual could submit an application for use of BNSF's Private Crossing but only lease a parcel without fully retaining ownership.

The current matter at hand is regarding The Anderson Private Crossing Agreement and I would like to provide a response regarding that agreement. The active agreement provides permission from BNSF for Dale & Leta Anderson to utilize the crossing. Through discussions, it seems The Andersons are splitting a parcel currently owned but will still retain ownership of both parcels after completion. The Anderson's use of BNSF's Private Crossing for access to the parcels still remains the same and no update is required. If the split parcel is sold to an individual in the future, that individual would need to complete a Private Crossing Application and submit to BNSF to gain approval for utilization of the BNSF Private Crossing. The Andersons would still retain the current agreement, as to gain access to the retained ownership but the individual purchasing would need to go through the process of obtaining an agreement from BNSF for utilization of that crossing. Reviewing the location, it seems this crossing is utilized by residents and has multiple users.

Thanks,

Blake W. Jung Manager, Permits – Private Crossings & Environmental Access JLL Rail Practice Group – Proud Partners of BNSF Since 2001 4200 Buckingham Road, Suite 110 Fort Worth, Texas 76155 Direct: (817) 2302651 Customer Service: (817) 230-2649

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Keith and Krystal Scott 3920 SW 5th Avenue Camas WA 98607

Steve Crook Minou Anh Thu Chau 4110 SW 6th Avenue Camas WA 98607

Alan Shapiro Miriam van Gerpen 4222 SW 5th Avenue Camas WA 98607 Albert R. "Skip" and Carol Collier 4308 SW 6th Avenue Camas WA 98607

Vincent Do Helen Nguyen Do 4412 SW 6th Avenue Camas WA 98607

Jordon G. Naydenov 5030 SW 5th Avenue Camas WA 98607

CITY OF CAMAS COMMUNITY DEVELOPMENT DEPARTMENT 616 NE 4th Avenue Camas, WA 98607

Re: Haley Short Plat (Shor19-02, Consolidated File Nos. SP19-01, CA19-01, ARCH19-03, Related File no. SEPA 19-12)

The undersigned (Keith and Krystal Scott, Minou Chau, Steve Crook, Miriam van Gerpen, Alan Shapiro, Skip Collier, Carol Collier, Helen Do, Vincent Do, Jordon Naydenov who are collectively referred to herein as the "Neighbors") and the Applicant have reached a settlement agreement which addresses the issues the Neighbors had concerning the impact of the proposed Haley Short Plat on the Neighbors and Neighborhood.

Therefore, based on the Applicant's promises to the Neighbors in the settlement agreement we withdraw our opposition to the Haley Short Plat.

We no longer oppose the Haley Short Plat and have no further comments on the proposed development, provided the application and recommendation of the Community Development Department contained in Staff Report, Haley Short Plat (Shor19-02) prepared for the Public Meeting that was scheduled for March 23, 2020, moves forward without material modification.

12AA KEITH SCOTT

Item 1.

EXHIBIT 2

STEVE CROOK

ALAN SHAPIRO, Trustee of the Alan Shapiro Revocable Trust dated September 23, 2004

ALBERT R. ("SKIP") COLLIER

INCENT DO

MLT. Cha

MINOU ANH THU CHAU

MIRIAM VAN GERPE

see next page

CAROL P. COLLIER

HELEN NGUYEN DO

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JORDON G. NAYDENOY, Trustee of the Jordon G. Naydenov Revocable Living Trust U/D/T October 31, 2016

STEVE CROOK

MINOU ANH THU CHAU

ALAN SHAPIRO, Trustee of the Alan Shapiro Revocable Trust dated September 23, 2004 MIRIAM VAN GERPEN

ALBERT R. ("SKIP") COLLIER

CAROL P. COLLIER

VINCENT DO

HELEN NGUYEN DO

JORDON G. NAYDENOY, Trustee of the Jordon G. Naydenov Revocable Living Trust U/D/T October 31, 2016

Haley Short Plat (SHOR19-02)

Exhibit	Index of Exhibits	Date
1	Applicant's Narrative	10/23/2019
2	Shoreline Designation Map	11/5/2019
3	Preliminary Plan set	11/5/2019
4	Notice of Application	7/4/2019
5	Development sign	6/3/2019
6	Completeness letter	6/3/2019
7	SEPA DNS & Checklist	6/27/2019
8	Geotechnical Report	7/24/2019
9	EEI Slope setback memo	1/8/2020
10	Critical Areas Report	10/24/2019
11	Critical areas WSP peer review	12/20/2019
12	Preliminary Stormwater Report	2/20/2019
13	Proof of Archaeological emails	4/11/2019
14	Waste water inspection reports	11/1/2019
15	BLA Decision and Recording	1/23/2019
16	Ecology SEPA comment	7/11/2019
17	SWCAA SEPA comment	7/2/2019
18	Neighbors comment letter 080519	8/5/2019
19	Neighbors comment letter 100919	10/9/2019
20	VanGerpen email 080619	8/6/2019
21	VanGerpen email 081319	8/13/2019
22	Conservation Covenant	11/23/2010
23	Agreement and Covenant	10/1/2009
24	Concomitant Agreement	8/23/1993
25	Landerholm letter	11/1/2019
26	Railroad emails	2/5/2020
27	Neighbors signed letter	1/21/2021