



**City Council Regular Meeting Agenda**  
**Monday, November 04, 2024, 7:00 PM**  
**Council Chambers, 616 NE 4th AVE**

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*NOTE: The City welcomes public meeting citizen participation. TTY Relay Service: 711. In compliance with the ADA, if you need special assistance to participate in a meeting, contact the City Clerk's office at (360) 834-6864, 72 hours prior to the meeting so reasonable accommodations can be made (28 CFR 35.102-35.104 ADA Title 1)*

**To observe the meeting** (no public comment ability)

- go to [www.cityofcamas.us/meetings](http://www.cityofcamas.us/meetings) and click "Watch Livestream" (left on page)

**To participate in the meeting** (able to public comment)

- go to <https://us06web.zoom.us/j/87048645195>

(public comments may be submitted to [publiccomments@cityofcamas.us](mailto:publiccomments@cityofcamas.us))

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**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PUBLIC COMMENTS**

This is the public's opportunity to comment about any item on the agenda, including items up for final Council action.

**CONSENT AGENDA**

*NOTE: Consent Agenda items may be removed for general discussion or action.*

1. [October 21, 2024 Camas City Council Regular and Workshop Meeting Minutes](#)
2. Automated Clearing House and Claim Checks Approved by Finance Committee
3. [Final Plat Approval for The Nines at Camas Meadows Subdivision](#)  
(Submitted by Madeline Coulter, Planner)
4. [Library Building Improvements Bid](#)  
(Submitted by Connie Urquhart, Library Director)
5. [Final Plat Approval for The Landing at Green Mountain, aka Monte Verde Subdivision](#)  
(Submitted by Yvette Sennewald, Senior Planner)

**NON-AGENDA ITEMS**

6. Staff
7. Council

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## **MAYOR**

8. Mayor Announcements
9. [Veterans Day Proclamation](#)
10. [Native American Heritage Month Proclamation](#)

## **MEETING ITEMS**

11. [Resolution No. 24-014 Water System Plan Amendment for PFAS](#)  
[Presenter: Rob Charles, Utilities Manager](#)  
[Time Estimate: 5 minutes](#)

## **PUBLIC COMMENTS**

## **CLOSE OF MEETING**



**City Council Workshop Minutes**  
**Monday, October 21, 2024, 4:30 PM**  
**Council Chambers, 616 NE 4th AVE**

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*NOTE: Please see the published Agenda Packet for all item file attachments*

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**CALL TO ORDER**

Mayor Hogan called the meeting to order at 4:30 p.m.

**ROLL CALL**

Present: Council Members Marilyn Boerke (left at 5:53 p.m.), Bonnie Carter, John Nohr, Jennifer Senescu, and John Svilarich

Remote: Council Member Tim Hein

Excused: Council Member Leslie Lewallen

Staff: Sydney Baker, Debra Brooks, Rob Charles, Carrie Davis, Cliff Free, Jennifer Gorsuch, Cathy Huber Nickerson, Tina Jones, Robert Maul, Alan Peters, Doug Quinn, Bryan Rachal, Brian Smith, Heidi Steffensen, Alicia Stevens, Matthew Thorup, Connie Urquhart, and Steve Wall

Press: Kelly Moyer, Camas-Washougal Post Record

**PUBLIC COMMENTS**

No one from the public wished to speak.

**WORKSHOP TOPICS**

1. 2025-2026 Mayor's Recommended Operating Budget Presentation  
Presenters: Cathy Huber Nickerson, Finance Director; Matthew Thorup, Assistant Finance Director; and Debra Brooks, Financial Analyst  
Time Estimate: 15 minutes

This item was for Council's information only.

2. 2025 Property Tax Presentation  
Presenter: Cathy Huber Nickerson, Finance Director  
Time Estimate: 20 minutes

This item was for Council's information only.

3. 2025 Fee Schedule and Business License Presentation  
Presenter: Matthew Thorup, Assistant Finance Director

Meeting minutes created by Alicia Stevens.

Time Estimate: 10 minutes

This item was for Council's information only.

4. Transportation Benefit District (TBD) Revenue Options  
 Presenter: Matthew Thorup, Assistant Finance Director, and Steve Wall, Public Works Director  
 Time Estimate: 20 minutes

This item was for Council's information only.

5. Water System Plan Amendment for PFAS  
 Presenter: Rob Charles, Utilities Manager  
 Time Estimate: 10 minutes

This item will be placed the on the November 4, 2024 City Council Regular Meeting Consent Agenda for Council's consideration.

6. Staff Miscellaneous Updates  
 Presenter: Doug Quinn, City Administrator  
 Time Estimate: 10 minutes

There were no staff updates.

## **COUNCIL COMMENTS AND REPORTS**

Svilarich attended committee meetings.

Carter attended Reginal Fire Authority (RFA) planning committee meetings, the RFA is ready to present to Washougal and Camas councils. Carter attended finance committee meetings and a library board of trustees meeting. Carter commented about an upcoming Library event.

Hein commented about Clark County Public Transit Benefit Area Authority (CTRAN) environmental impact statements and the Wreaths Across America event. Hein attending finance committee meetings. Hein commented about the small bridge replaced by the Clark County Parks Department.

Senescu commented on the weekly wrap-up and grants for road improvements and roundabout. Senescu commented on the push-in ceremony at Station 42 and the CTRAN presentation at the Chamber luncheon.

Nohr attended RFA meetings, a strategic planning meeting and finance committee meetings.

Hogan commented on the push-in ceremony at Fire Station 42.

## **PUBLIC COMMENTS**

Phillip Mitchel, Camas, commented about the Transportation Benefit District (TBD).

## **CLOSE OF MEETING**

The meeting closed at 6:05 p.m.



**City Council Regular Meeting Minutes**  
**Monday, October 21, 2024, 7:00 PM**  
**Council Chambers, 616 NE 4th AVE**

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*NOTE: Please see the published Agenda Packet for all item file attachments*

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**CALL TO ORDER**

Mayor Hogan called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Present: Council Members Marilyn Boerke, Bonnie Carter, Leslie Lewallen, John Nohr, Jennifer Senescu, and John Svilarich

Remote: Council Member Hein

Staff: Sydney Baker, Curleigh Carothers, Rob Charles, Carrie Davis, Jennifer Gorsuch, Shawn MacPherson, Cathy Huber Nickerson, Tina Jones, Alan Peters, Doug Quinn, Bryan Rachal, Heidi Steffensen, Alicia Stevens, Matthew Thorup, and Steve Wall

**PUBLIC COMMENTS**

Darcy Smith, Camas, commented on Council Member Svilarich.

Bill Osmunson, Issaquah, commented on fluoride.

Beth Smith, Issaquah, commented about fluoride.

Dan Durringer, Camas, commented on potential drug reschedule of marijuana.

Margaret Tweet, Camas, commented about fluoride.

**CONSENT AGENDA**

*NOTE: Consent Agenda items may be removed for general discussion or action.*

1. October 7, 2024 Camas City Council Regular and Workshop Meeting Minutes
2. October 14, 2024 Camas City Council Special Meeting Minutes
3. \$1,667,325.83 Automated Clearing House 701236-701284 and Claim Checks 158916-159051 Approved by Finance Committee

4. \$95,462.51 for August 2024 Emergency Medical Services (EMS) Write-off Billings for Monthly Uncollectable Balance of Medicare and Medicaid Accounts  
(Submitted by Cathy Huber Nickerson, Finance Director)
5. \$143,449.11 for July 2024 Emergency Medical Services (EMS) Write-off Billings for Monthly Uncollectable Balance of Medicare and Medicaid Accounts  
(Submitted by Cathy Huber Nickerson, Finance Director)
6. \$124,019.72 for September 2024 Emergency Medical Services (EMS) Write-off Billings for Monthly Uncollectable Balance of Medicare and Medicaid Accounts  
(Submitted by Cathy Huber Nickerson, Finance Director)
7. \$382,288.00 Carollo Engineering Professional Services Agreement for Water System Plan Update  
(Submitted by Rob Charles, Utilities Manager)
8. \$583,298.00 Carollo Engineering Professional Services Agreement for General Sewer Plan Update  
(Submitted by Rob Charles, Utilities Manager)
9. \$157,097.00 Gray and Osborne, Inc. 343 Zone Reservoir Design  
(Submitted by James Carothers)
10. \$25,500.00 Ecological Land Services Professional Services Agreement for Boulder Creek Intake Dam Repair Permitting  
(Submitted by Rob Charles, Utilities Engineer)
11. \$468,177.50 Copper Mechanical Operations Center Mechanical and Electrical Improvements Bid Award with up to 10% Change Order Authorization  
(Submitted by Justin Monsrud, Engineer III)
12. \$499,775.48 MacKay Sposito NW Lake Road and NW Sierra Street Intersection Improvements  
(Submitted by James Carothers, Engineering Manager)

**Council Member Lewallen asked that item number seven (7) \$382,288.00 Carollo Engineering Professional Services Agreement for Water System Plan Update, be removed from the Consent Agenda for further discussion.**

**Council Member Senescu asked that item number twelve (12) \$499,775.48 MacKay Sposito NW Lake Road and NW Sierra Street Intersection Improvements, be removed from the Consent Agenda for further discussion.**

**It was moved by Boerke, and seconded, to approve the Consent Agenda as amended. The motion carried unanimously.**

#### **NON-AGENDA ITEMS**

## 13. Staff

There were no additional staff updates.

## 14. Council

Lewallen commented about a Clark County Public Transit Benefit Area Authority (CTRAN) presentation at the Chamber luncheon.

Boerke commented about the Washington State Main Street Conference.

Senescu commented about fluoride.

**MAYOR**

## 15. Mayor Announcements

There were no Mayor announcements.

**MEETING ITEMS**

There were no meeting items.

**ITEMS REMOVED FROM CONSENT AGENDA**

7. \$382,288.00 Carollo Engineering Professional Services Agreement for Water System Plan Update  
(Submitted by Rob Charles, Utilities Manager)

Charles explained the agreement and discussion ensued.

**It was moved by Boerke, and seconded, to approve the \$382,288.00 Carollo Engineering Professional Services Agreement for Water System Plan Update. The motion passed.**

**Nohr – Yes**

**Carter – Yes**

**Lewallen – No**

**Hein – Yes**

**Boerke – Yes**

**Senescu – Yes**

**Svilarick - Yes**

12. \$499,775.48 MacKay Sposito NW Lake Road and NW Sierra Street Intersection Improvements  
(Submitted by James Carothers, Engineering Manager)

Carothers explained the agreement and discussed ensued.



It was moved by Svilarich, and seconded, to approve the \$499,775.48 MacKay Sposito NW Lake Road and NW Sierra Street Intersection Improvements. The motion passed.

Nohr – Yes  
Carter – Yes  
Lewallen – No  
Hein – Yes  
Boerke – Yes  
Senescu – No  
Svilarick - Yes

## **PUBLIC COMMENTS**

Randy Hopkins, Camas, commented on government oversight.

Darcy Smith, Camas, commented about Crown Park pool, voting on projects and permit fees.

## **EXECUTIVE SESSION**

16. Executive Session - Topic: Property Acquisition (RCW 42.30.110)  
Time Estimate: 20 Minutes

The Council met in Executive Session to discuss property acquisition. No decisions were made. Those in attendance were Doug Quinn (City Administrator), Shawn MacPherson (City Attorney), Cathy Huber Nickerson (Finance Director), Curleigh Carothers (Engineering Manager), and Council Members Boerke, Carter, Lewallen, Nohr, Senescu, and Svilarich.

17. Executive Session - Topic: Potential Litigation (RCW 42.30.110)  
Time Estimate: 15 Minutes

**This item was removed from the agenda by Shawn MacPherson, City Attorney.**

## **CLOSE OF MEETING**

The meeting closed at 8:26 p.m.



# Staff Report – Consent Agenda

November 4, 2024 Council Regular Meeting

Final Plat Approval for The Nines at Camas Meadows Subdivision (Submitted by Madeline Coulter, Planner)

Phone	Email
360.817.1568	msutherland@cityofcamas.us

**BACKGROUND:** The Nines at Camas Meadows (formerly known as Camas Meadows Hole 9) is a mixed use development including 77 residential lots and one commercial lot. The subject site is bordered to the north and west by the Camas Meadows Golf Course zoned Light Industrial/Business Park. To the east is the Camas Meadows Golf Course Clubhouse and restaurant zoned Light Industrial/Business Park and Business Park. To the south are commercial buildings zoned Light Industrial/Business Park and further southeast are townhomes zoned Multi-Family Residential MF-18.

**LOCATION:** Parcel Number(s): 175980000, 172973000, 172963000, 986035734, 986035733, 172970000, & 986026906.

**OWNER:** Romano Development  
4660 NE 77th Ave  
Vancouver, WA 98660

**ZONING:** Mixed Use (MX)

**TOTAL SITE AREA:** 13.81 acres

**LOTS:** 77 residential lots

**SUMMARY:** A public hearing before the Hearings Examiner was held on September 7, 2023, and a land use decision with conditions of approval was issued for the mixed-use development on September 21, 2023.

The applicant is requesting final plat approval. Site improvements are ongoing and remaining work will be bonded for. Final acceptance will not be issued until the remaining punch list items have been completed in accordance with Camas Municipal Code (CMC) section 17.21.070.

Staff has reviewed the final plat drawings, lot closures, CC&R's, and all other associated final platting documents.

**FINAL PLAT APPROVAL CRITERIA (CMC 17.21.060.E):**

1. That the proposed final plat bears the required certificates and statements of approval;
2. That the title insurance report furnished by the developer/owner confirms the title of the land, and the proposed subdivision is vested in the name of the owner(s) whose signature(s) appears on the plat certificate;
3. That the facilities and improvements required to be provided by the developer/owner have been completed or, alternatively, that the developer/owner has submitted with the proposed final plat an improvement bond or other security in conformance with CMC 17.21.040;
4. That the plat is certified as accurate by the land surveyor responsible for the plat;
5. That the plat is in substantial conformance with the approved preliminary plat; and
6. 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 submitted plat meets the requirements of CMC 17.21.060.E listed above, is consistent with the applicable conditions of approval, and with the applicable state and local regulations.

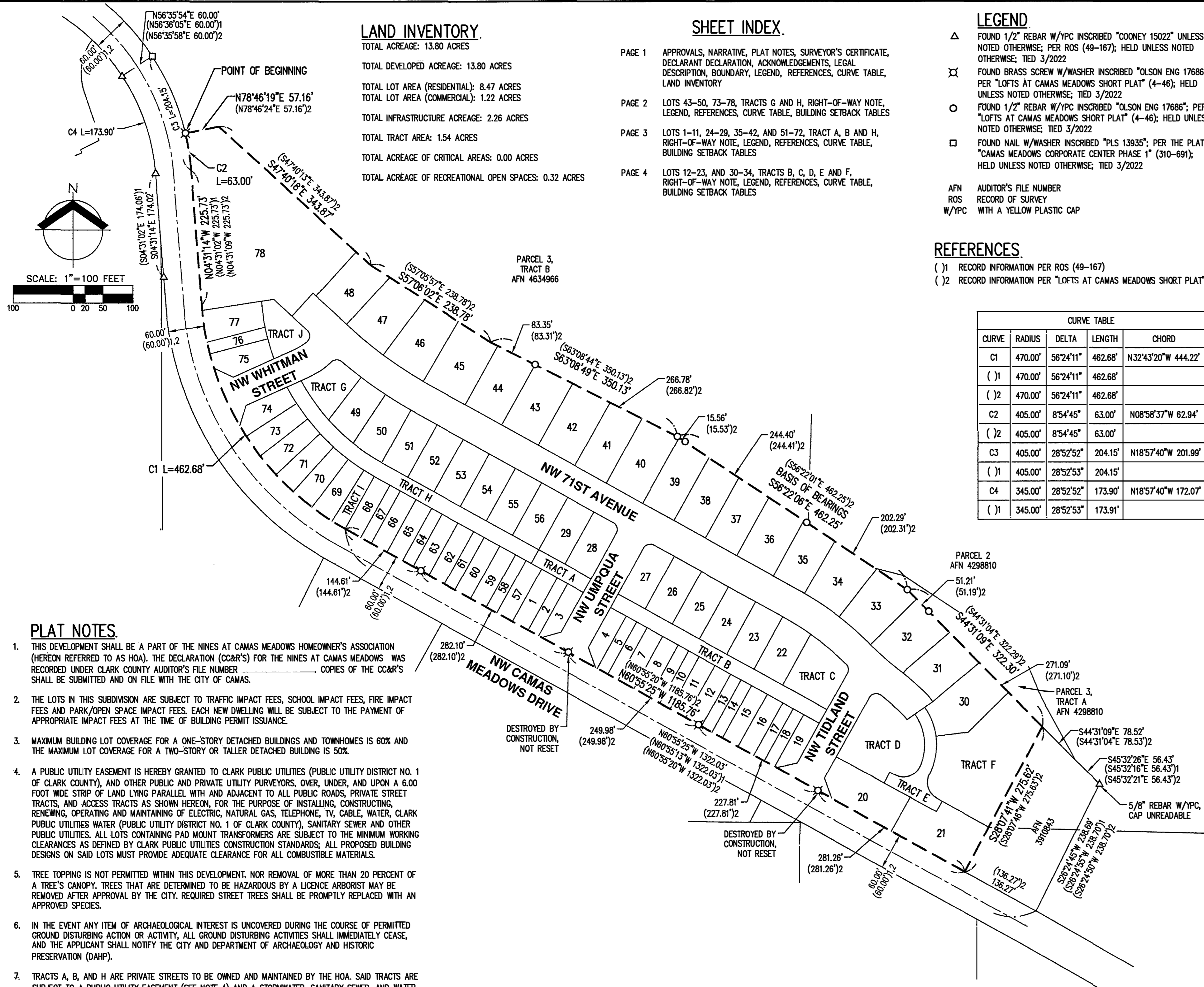
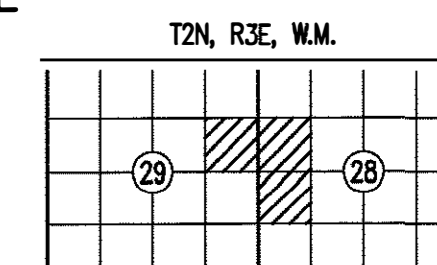
**BENEFITS TO THE COMMUNITY:** The development of this site implements several Comprehensive Plan goals and policies, including the Park and Open Space Comprehensive Plan and the Camas Municipal Code, as discussed in the staff report to the Hearings Examiner.

**BUDGET IMPACT:** Revenues will be generated from building permits issued for the 77 new residential lots and commercial building.

**RECOMMENDATION:** Staff recommends that Council approve the final plat for The Nines at Camas Meadows.

# THE NINES AT CAMAS MEADOWS

(PRELIMINARILY APPROVED AS CAMAS MEADOWS SUBDIVISION)  
 LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29,  
 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE  
 SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28  
 TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,  
 CITY OF CAMAS, CLARK COUNTY, WASHINGTON  
 CITY FILE NO. CUP23-01 & MAJVAR24-01  
 OCTOBER 2024



### LAND INVENTORY

TOTAL ACREAGE: 13.80 ACRES  
 TOTAL DEVELOPED ACREAGE: 13.80 ACRES  
 TOTAL LOT AREA (RESIDENTIAL): 8.47 ACRES  
 TOTAL LOT AREA (COMMERCIAL): 1.22 ACRES  
 TOTAL INFRASTRUCTURE ACREAGE: 2.26 ACRES  
 TOTAL TRACT AREA: 1.54 ACRES  
 TOTAL ACREAGE OF CRITICAL AREAS: 0.00 ACRES  
 TOTAL ACREAGE OF RECREATIONAL OPEN SPACES: 0.32 ACRES

### SHEET INDEX

PAGE 1 APPROVALS, NARRATIVE, PLAT NOTES, SURVEYOR'S CERTIFICATE, DECLARANT DECLARATION, ACKNOWLEDGEMENTS, LEGAL DESCRIPTION, BOUNDARY, LEGEND, REFERENCES, CURVE TABLE, LAND INVENTORY  
 PAGE 2 LOTS 43-50, 73-78, TRACTS G AND H, RIGHT-OF-WAY NOTE, LEGEND, REFERENCES, CURVE TABLE, BUILDING SETBACK TABLES  
 PAGE 3 LOTS 1-11, 24-29, 35-42, AND 51-72, TRACT A, B AND H, RIGHT-OF-WAY NOTE, LEGEND, REFERENCES, CURVE TABLE, BUILDING SETBACK TABLES  
 PAGE 4 LOTS 12-23, AND 30-34, TRACTS B, C, D, E AND F, RIGHT-OF-WAY NOTE, LEGEND, REFERENCES, CURVE TABLE, BUILDING SETBACK TABLES

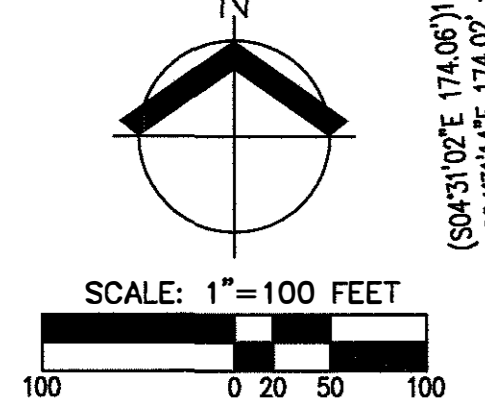
### LEGEND

- △ FOUND 1/2" REBAR W/YPC INSCRIBED "COONEY 15022" UNLESS NOTED OTHERWISE; PER ROS (49-167); HELD UNLESS NOTED OTHERWISE; TIED 3/2022
- ⊗ FOUND BRASS SCREW W/WASHER INSCRIBED "OLSON ENG 17686"; PER "LOFTS AT CAMAS MEADOWS SHORT PLAT" (4-46); HELD UNLESS NOTED OTHERWISE; TIED 3/2022
- FOUND 1/2" REBAR W/YPC INSCRIBED "OLSON ENG 17686"; PER "LOFTS AT CAMAS MEADOWS SHORT PLAT" (4-46); HELD UNLESS NOTED OTHERWISE; TIED 3/2022
- FOUND NAIL W/WASHER INSCRIBED "PLS 13935"; PER THE PLAT "CAMAS MEADOWS CORPORATE CENTER PHASE 1" (310-691); HELD UNLESS NOTED OTHERWISE; TIED 3/2022
- AFN AUDITOR'S FILE NUMBER
- ROS RECORD OF SURVEY
- W/YPC WITH A YELLOW PLASTIC CAP

### REFERENCES

- (1) RECORD INFORMATION PER ROS (49-167)
- (2) RECORD INFORMATION PER "LOFTS AT CAMAS MEADOWS SHORT PLAT" (4-46)

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	470.00'	56°24'11"	462.68'	N32°43'20"W 444.22'
( )1	470.00'	56°24'11"	462.68'	
( )2	470.00'	56°24'11"	462.68'	
C2	405.00'	85°4'45"	63.00'	N08°58'37"W 62.94'
( )2	405.00'	85°4'45"	63.00'	
C3	405.00'	28°52'52"	204.15'	N18°57'40"W 201.99'
( )1	405.00'	28°52'52"	204.15'	
C4	345.00'	28°52'52"	173.90'	N18°57'40"W 172.07'
( )1	345.00'	28°52'52"	173.91'	



### PLAT NOTES

- THIS DEVELOPMENT SHALL BE A PART OF THE NINES AT CAMAS MEADOWS HOMEOWNER'S ASSOCIATION (HEREIN REFERRED TO AS HOA). THE DECLARATION (CC&R'S) FOR THE NINES AT CAMAS MEADOWS WAS RECORDED UNDER CLARK COUNTY AUDITOR'S FILE NUMBER \_\_\_\_\_ COPIES OF THE CC&R'S SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS.
- THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, FIRE IMPACT FEES AND PARK/OPEN SPACE IMPACT FEES. EACH NEW DWELLING WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE.
- MAXIMUM BUILDING LOT COVERAGE FOR A ONE-STORY DETACHED BUILDINGS AND TOWNHOMES IS 60% AND THE MAXIMUM LOT COVERAGE FOR A TWO-STORY OR TALLER DETACHED BUILDING IS 50%.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO CLARK PUBLIC UTILITIES (PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY), AND OTHER PUBLIC AND PRIVATE UTILITY PURVEYORS, OVER, UNDER, AND UPON A 6.00 FOOT WIDE STRIP OF LAND LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS, PRIVATE STREET TRACTS, AND ACCESS TRACTS AS SHOWN HEREON, FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, REPAIRING, OPERATING AND MAINTAINING OF ELECTRIC, NATURAL GAS, TELEPHONE, TV, CABLE, WATER, CLARK PUBLIC UTILITIES WATER (PUBLIC UTILITY DISTRICT NO. 1 OF CLARK COUNTY), SANITARY SEWER AND OTHER PUBLIC UTILITIES. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON SAID LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS.
- TREE TOPPING IS NOT PERMITTED WITHIN THIS DEVELOPMENT. NOR REMOVAL OF MORE THAN 20 PERCENT OF A TREE'S CANOPY. TREES THAT ARE DETERMINED TO BE HAZARDOUS BY A LICENSED ARBORIST MAY BE REMOVED AFTER APPROVAL BY THE CITY. REQUIRED STREET TREES SHALL BE PROMPTLY REPLACED WITH AN APPROVED SPECIES.
- IN THE EVENT ANY ITEM OF ARCHAEOLOGICAL INTEREST IS UNCOVERED DURING THE COURSE OF PERMITTED GROUND DISTURBING ACTION OR ACTIVITY, ALL GROUND DISTURBING ACTIVITIES SHALL IMMEDIATELY CEASE, AND THE APPLICANT SHALL NOTIFY THE CITY AND DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (DAHP).
- TRACTS A, B, AND H ARE PRIVATE STREETS TO BE OWNED AND MAINTAINED BY THE HOA. SAID TRACTS ARE SUBJECT TO A PUBLIC UTILITY EASEMENT (SEE NOTE 4) AND A STORMWATER, SANITARY SEWER, AND WATER ACCESS, INSPECTION, AND MAINTENANCE EASEMENT TO THE CITY OF CAMAS OVER THEIR ENTIRETY.
- TRACT C IS A PARKING TRACT TO BE OWNED AND MAINTAINED BY THE HOA. THE COMMUNITY STEP TANK LOCATED IN TRACT C, INCLUDING THE SANITARY SEWER LINES AND CLEANOUTS SHALL BE OWNED AND MAINTAINED BY THE HOA. TRACT C IS SUBJECT TO A STORMWATER AND SANITARY SEWER ACCESS, INSPECTION, AND MAINTENANCE EASEMENT TO THE CITY OF CAMAS OVER ITS ENTIRETY.
- TRACTS D, G, AND I ARE OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOA.
- TRACTS E AND J ARE ACCESS TRACTS TO BE OWNED AND MAINTAINED BY THE HOA. SAID TRACTS ARE SUBJECT TO A PUBLIC UTILITY EASEMENT (SEE NOTE 4) AND A STORMWATER, SANITARY SEWER, AND WATER ACCESS, INSPECTION, AND MAINTENANCE EASEMENT TO THE CITY OF CAMAS OVER THEIR ENTIRETY.
- TRACT F IS A STORMWATER FACILITY TO BE OWNED AND MAINTAINED BY THE HOA. TRACT F IS SUBJECT TO STORMWATER ACCESS, INSPECTION, AND MAINTENANCE EASEMENT TO THE CITY OF CAMAS OVER ITS ENTIRETY.
- PER CMC 14.02.090.A.1 STORMWATER SYSTEMS LOCATED ON TRACTS A, B, C, E, F, H, AND J WILL BE MAINTAINED BY THE DEVELOPER DURING THE TWO-YEAR WARRANTY PERIOD THAT STARTS AT THE ISSUANCE OF FINAL ACCEPTANCE. PER CMC 14.02.090.A.2 AT COMPLETION OF THE TWO-YEAR WARRANTY PERIOD, MAINTENANCE WILL BE THE RESPONSIBILITY OF THE HOA.
- A UTILITY EASEMENT IS GRANTED TO THE CITY FOR THE PURPOSE OF INSPECTIONS, MAINTENANCE, AND PUMPING OF ANY INDIVIDUAL STEP TANKS INSTALLED WITH SINGLE FAMILY DETACHED DWELLING UNITS.
- PRIVATE STORMWATER SYSTEMS ARE TO BE MAINTAINED BY THE APPLICABLE LOT OWNERS UPON WHICH THE PRIVATE STORMWATER SYSTEMS ARE LOCATED.
- CRITICAL AREAS AND ASSOCIATED BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL STATE AS DESCRIBED IN THE FINAL WETLAND MITIGATION PLAN RECORDED UNDER CLARK COUNTY AUDITOR'S FILE NUMBER \_\_\_\_\_. ANY MODIFICATIONS TO CRITICAL AREAS AND BUFFERS MUST BE APPROVED IN WRITING BY THE CITY AFTER SUBMITTAL OF A REVISED CRITICAL AREA REPORT.

### PERIMETER LEGAL DESCRIPTION

LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28 TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CITY OF CAMAS, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF AUDITOR'S FILE NUMBER 6155573, BEING ON THE EASTERLY RIGHT-OF-WAY OF NW CAMAS MEADOWS DRIVE (30.00 FEET FROM CENTERLINE); THENCE ALONG THE NORTH LINE OF SAID AUDITOR'S FILE NUMBER 6155573 NORTH 78°46'19" EAST 57.16 FEET; THENCE ALONG THE NORTHEASTERLY LINE OF SAID TRACT SOUTH 47°40'18" EAST 343.87 FEET; THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID TRACT SOUTH 57°06'02" EAST 238.78 FEET; THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID TRACT AND THE NORTHEASTERLY LINE OF "LOFTS AT CAMAS MEADOWS SHORT PLAT" (4-46) SOUTH 63°08'49" EAST 350.13 FEET; THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID SHORT PLAT SOUTH 56°22'06" EAST 462.25 FEET; THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF SAID SHORT PLAT SOUTH 44°31'09" EAST 322.30 FEET TO THE MOST EASTERLY CORNER THEREOF; THENCE ALONG SOUTHEASTERLY LINE OF SAID SHORT PLAT SOUTH 28°07'41" WEST 275.62 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NW CAMAS MEADOWS DRIVE (30.00 FEET FROM CENTERLINE); THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE (30.00 FEET FROM CENTERLINE) NORTH 60°55'25" WEST 1185.76 FEET; THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE (30.00 FEET FROM CENTERLINE) ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 470.00 FEET, A DELTA OF 56°24'11", A LENGTH OF 462.68 FEET, AND A CHORD OF NORTH 32°43'20" WEST 444.22 FEET; THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE (30.00 FEET FROM CENTERLINE) NORTH 04°31'14" WEST 225.73 FEET; THENCE CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE (30.00 FEET FROM CENTERLINE) ALONG A CURVE TO THE LEFT WITH A RADIUS OF 405.00 FEET, A DELTA OF 08°54'45", A LENGTH OF 63.00 FEET, AND A CHORD OF NORTH 08°58'37" WEST 62.94 FEET TO THE POINT OF BEGINNING.

### NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PLAT THE PROPERTY DESCRIBED IN AUDITOR'S FILE NO. 6149450, 6155573, AND 6161805 CLARK COUNTY DEED RECORDS INTO 78 LOTS AND 9 TRACTS, GRANT EASEMENTS, AND DEDICATE RIGHT-OF-WAY AS SHOWN.

THE BASIS OF BEARINGS IS SOUTH 56°22'06" EAST ALONG THE NORTHEAST LINE OF THE PLAT "LOFTS AT CAMAS MEADOWS SHORT PLAT" (4-46), AS SHOWN. BEARINGS SHOWN HEREON ARE ON WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 4602, NAD83(2011)EPOCH2010.000 DERIVED FROM GPS TIES FROM THE WASHINGTON STATE REFERENCE NETWORK (WSRN).

FOUND MONUMENTS, DISTANCES, BEARINGS, AND CURVE INFORMATION PER THE PLAT "LOFTS AT CAMAS MEADOWS SHORT PLAT" (4-46) WERE HELD TO ESTABLISH THE BOUNDARY OF THE SUBJECT PROPERTY.

A 3 SECOND TRIMBLE S6 TOTAL STATION AND TRIMBLE R-10 GPS RECEIVER WERE USED IN THIS SURVEY. ALL TRAVERSES MEET THE STANDARDS CONTAINED IN WAC 332-130-090.

### DECLARANT DECLARATION:

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED THE NINES AT CAMAS MEADOWS, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR THE NINES AT CAMAS MEADOWS RECORDED UNDER CLARK COUNTY RECORDING NUMBER \_\_\_\_\_

CAMAS MEADOWS HOLE 9, LLC,  
 A WASHINGTON LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

### CITY OF CAMAS MAYOR

CITY OF CAMAS MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

### CITY OF CAMAS FINANCE DIRECTOR

THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY THAT IS DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL AT THE DATE OF CERTIFICATION.

ATTESTED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF CAMAS FINANCE DIRECTOR

### CITY OF CAMAS

#### COMMUNITY DEVELOPMENT

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE

### CITY OF CAMAS PUBLIC WORKS DEPARTMENT

A) ALL IMPROVEMENTS HAVE BEEN INSTALLED OR FINANCIALLY SECURED IN ACCORDANCE WITH THE REQUIREMENTS OF CMC TITLE 17 AND THE PRELIMINARY PLAT APPROVAL;

B) ALL IMPROVEMENTS CAN OR WILL MEET CURRENT PUBLIC WORKS DRAWING STANDARDS FOR ROAD, UTILITY AND DRAINAGE CONSTRUCTION PLANS;

C) ORIGINAL AND REPRODUCIBLE MYLAR OR ELECTRONIC RECORDS OF INSTALLED IMPROVEMENTS IN A FORMAT APPROVED BY THE PUBLIC WORKS DIRECTOR OR DESIGNEE AND CERTIFIED BY THE DESIGNING ENGINEER AS BEING "AS CONSTRUCTED" HAVE BEEN SUBMITTED OR FINANCIALLY SECURED FOR CITY RECORDS.

CITY OF CAMAS ENGINEER OR DESIGNEE \_\_\_\_\_ DATE \_\_\_\_\_

### CAMAS-WASHOUGAL FIRE DEPARTMENT

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE

### CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS "THE NINES AT CAMAS MEADOWS" PLAT NO. \_\_\_\_\_ CLARK COUNTY, WASHINGTON

CLARK COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

### CLARK COUNTY AUDITOR

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024,  
 AT \_\_\_\_\_ AM/PM IN BOOK \_\_\_\_\_ OF PLATS, AT PAGE \_\_\_\_\_, AT THE REQUEST OF CAMAS MEADOWS HOLE 9, LLC, A WASHINGTON LIMITED LIABILITY COMPANY.  
 AUDITOR'S FILE NUMBER \_\_\_\_\_  
 COUNTY AUDITOR \_\_\_\_\_

### LAND SURVEYOR'S CERTIFICATE:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CAMAS MEADOWS HOLE 9, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, IN MAY, 2024. I HEREBY CERTIFY THAT THIS MAP FOR "THE NINES AT CAMAS MEADOWS" IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

JAMES O. HANNON  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 54200

REVIEW COPY



### ACKNOWLEDGMENT

STATE OF WASHINGTON )  
 ) SS  
 COUNTY OF CLARK )  
 SIGNED OR ATTESTED BEFORE ME ON \_\_\_\_\_ BY JAMES O. HANNON.

NOTARY SIGNATURE \_\_\_\_\_  
 DATED: \_\_\_\_\_  
 PRINTED NAME: \_\_\_\_\_  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 MY COMMISSION EXPIRES \_\_\_\_\_

PAGE 1 OF 4

JOB NAME: CAMAS MEADOWS	AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682 360.882.0419 WWW.AKS-ENG.COM
JOB NUMBER: 9030	
DRAWN BY: CJC	
CHECKED BY: JOH	
DRAWING NO.: 9030CPLAT	
ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE	

# THE NINES AT CAMAS MEADOWS

(PRELIMINARILY APPROVED AS CAMAS MEADOWS SUBDIVISION)  
 LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29,  
 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE  
 SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28  
 TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,  
 CITY OF CAMAS, CLARK COUNTY, WASHINGTON  
 CITY FILE NO. CUP23-01 & MAJVAR24-01  
 OCTOBER 2024

### RIGHT-OF-WAY NOTE

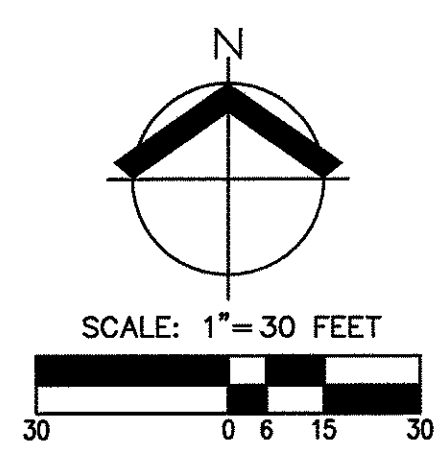
1. 52.00 FOOT RIGHT-OF-WAY DEDICATED TO CITY OF CAMAS WITH THIS PLAT.

RESIDENTIAL BUILDING SETBACKS	
FRONT YARD (MAX)	15'
GARAGE (LOTS 20-56)	18'
SIDE YARD	0'/5'
STREET SIDE YARD	10'
REAR YARD	25'
MAXIMUM LOT COVERAGE (DETACHED 1 STORY AND TOWNHOMES)	60%
(DETACHED 2 STORIES OR MORE)	50%

\*SETBACKS MAY BE MODIFIED AS APPROVED BY THE CITY OF CAMAS.  
 \*\*UNLESS SHOWN OTHERWISE HEREON

COMMERCIAL LOT 78 SETBACKS	
FRONT YARD (MAX)	10'
SIDE YARD	10'
STREET SIDE YARD	10'
REAR YARD	25'
MAXIMUM LOT COVERAGE	50%

\*SETBACKS MAY BE MODIFIED AS APPROVED BY THE CITY OF CAMAS.  
 \*\*UNLESS SHOWN OTHERWISE HEREON



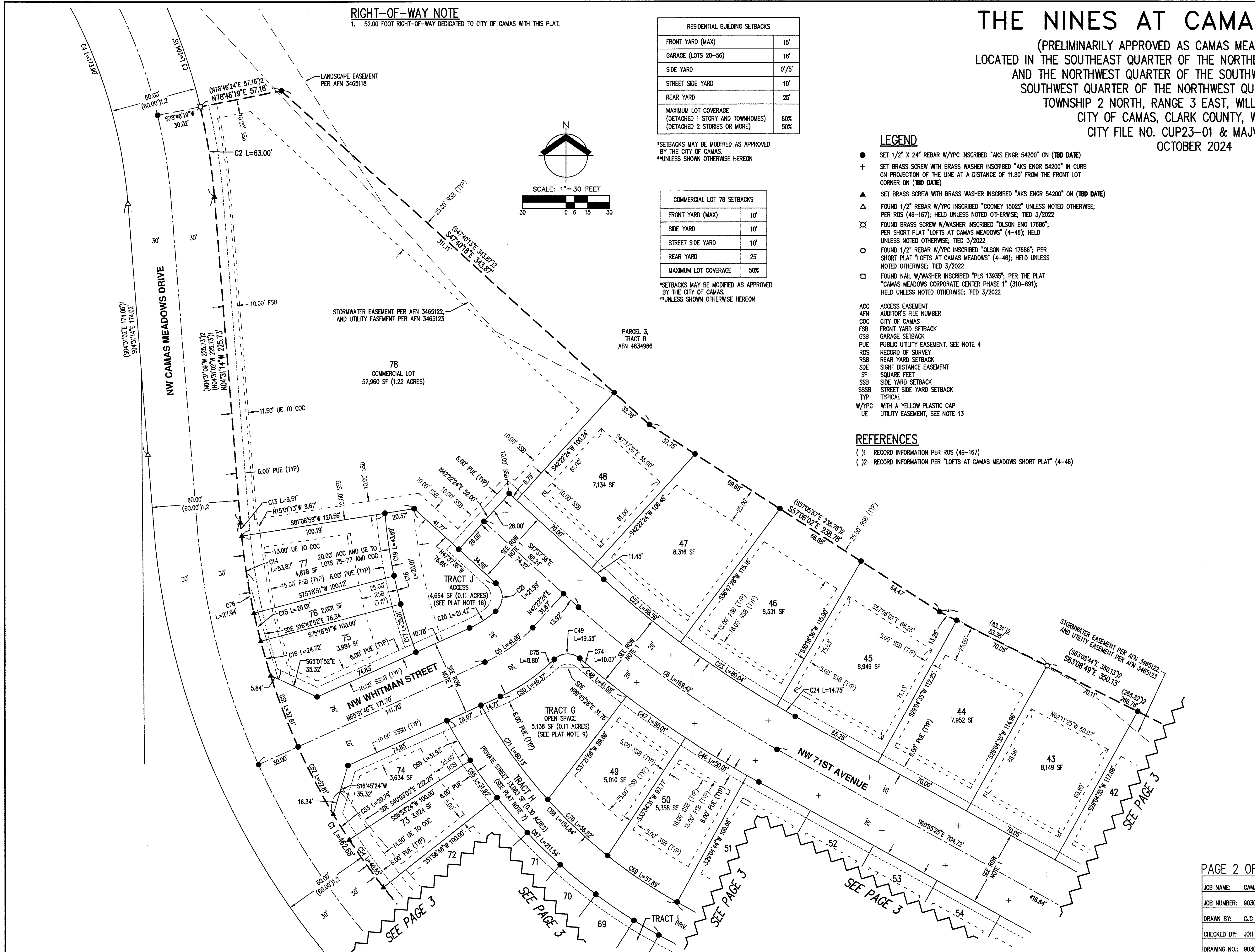
### LEGEND

- SET 1/2" X 24" REBAR W/YPC INSCRIBED "AKS ENGR 54200" ON (TBD DATE)
- + SET BRASS SCREW WITH BRASS WASHER INSCRIBED "AKS ENGR 54200" IN CURB ON PROJECTION OF THE LINE AT A DISTANCE OF 11.80' FROM THE FRONT LOT CORNER ON (TBD DATE)
- ▲ SET BRASS SCREW WITH BRASS WASHER INSCRIBED "AKS ENGR 54200" ON (TBD DATE)
- △ FOUND 1/2" REBAR W/YPC INSCRIBED "COONEY 15022" UNLESS NOTED OTHERWISE; PER ROS (49-167); HELD UNLESS NOTED OTHERWISE; TIED 3/2022
- ⊗ FOUND BRASS SCREW W/WASHER INSCRIBED "OLSON ENG 17686"; PER SHORT PLAT "LOFTS AT CAMAS MEADOWS" (4-46); HELD UNLESS NOTED OTHERWISE; TIED 3/2022
- FOUND 1/2" REBAR W/YPC INSCRIBED "OLSON ENG 17686"; PER SHORT PLAT "LOFTS AT CAMAS MEADOWS" (4-46); HELD UNLESS NOTED OTHERWISE; TIED 3/2022
- FOUND NAIL W/WASHER INSCRIBED "PLS 13935"; PER THE PLAT "CAMAS MEADOWS CORPORATE CENTER PHASE 1" (310-691); HELD UNLESS NOTED OTHERWISE; TIED 3/2022
- ACC ACCESS EASEMENT
- AFN AUDITOR'S FILE NUMBER
- COC CITY OF CAMAS
- FSB FRONT YARD SETBACK
- GSB GARAGE SETBACK
- PUE PUBLIC UTILITY EASEMENT, SEE NOTE 4
- ROS RECORD OF SURVEY
- RSB REAR YARD SETBACK
- SDE SIGHT DISTANCE EASEMENT
- SF SQUARE FEET
- SSB SIDE YARD SETBACK
- SSSB STREET SIDE YARD SETBACK
- TYP TYPICAL
- W/YPC WITH A YELLOW PLASTIC CAP
- UE UTILITY EASEMENT, SEE NOTE 13

### REFERENCES

- (J1) RECORD INFORMATION PER ROS (49-167)
- (J2) RECORD INFORMATION PER "LOFTS AT CAMAS MEADOWS SHORT PLAT" (4-46)

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	470.00'	56°24'11"	462.68'	N32°43'20"W 444.22'
(J1)	470.00'	56°24'11"	462.68'	
(J2)	470.00'	56°24'11"	462.68'	
C2	405.00'	8°54'45"	63.00'	N08°58'37"W 62.94'
(J2)	405.00'	8°54'45"	63.00'	
C3	405.00'	28°52'52"	204.15'	N18°57'40"W 201.99'
(J1)	405.00'	28°52'52"	204.15'	
C4	345.00'	28°52'52"	173.90'	N18°57'40"W 172.07'
(J1)	345.00'	28°52'52"	173.90'	
C5	100.00'	23°29'22"	41.00'	N54°07'05"E 40.71'
C6	730.00'	1°31'74"	169.42'	S54°16'31"E 169.04'
C13	470.00'	1°09'32"	9.51'	S05°06'00"E 9.51'
C14	470.00'	6°34'03"	53.87'	S08°57'48"E 53.84'
C15	470.00'	2°26'20"	20.01'	S13°27'58"E 20.00'
C16	470.00'	3°00'48"	24.72'	S16°11'33"E 24.72'
C17	370.00'	5°25'19"	35.01'	S17°23'48"E 35.00'
C18	370.00'	3°05'55"	20.01'	S13°08'11"E 20.01'
C19	370.00'	6°45'58"	43.69'	S08°12'15"E 43.67'
C20	74.00'	16°35'02"	21.42'	N57°34'15"E 21.34'
C21	13.00'	96°54'21"	21.99'	N00°49'34"E 19.46'
C22	704.00'	5°34'56"	68.59'	S50°25'04"E 68.56'
C23	704.00'	6°30'52"	80.04'	S56°27'58"E 80.00'
C24	704.00'	1°12'02"	14.75'	S60°19'25"E 14.75'
C46	756.00'	3°47'24"	50.01'	S58°19'11"E 50.00'
C47	756.00'	3°47'24"	50.01'	S54°31'47"E 50.00'
C48	756.00'	3°09'06"	41.58'	S51°03'32"E 41.58'
C49	13.00'	85°17'08"	19.35'	S87°52'27"W 17.61'
C50	126.00'	2°03'53"	45.37'	N55°32'50"E 45.13'
C51	470.00'	6°26'17"	52.81'	S20°55'05"E 52.78'
C52	470.00'	6°26'17"	52.81'	S27°21'22"E 52.78'
C53	470.00'	2°32'05"	20.79'	S31°50'33"E 20.79'
C54	470.00'	4°56'36"	40.55'	S35°34'54"E 40.54'
C65	370.00'	4°56'36"	31.92'	S35°34'54"E 31.91'
C66	370.00'	4°56'36"	31.92'	S30°38'18"E 31.91'
C67	370.00'	32°45'25"	211.54'	S44°32'43"E 208.67'
C68	344.00'	32°27'07"	194.84'	S44°41'52"E 192.25'
C69	344.00'	9°38'28"	57.89'	S56°06'11"E 57.82'
C70	344.00'	9°27'50"	56.82'	S46°33'02"E 56.76'
C71	344.00'	13°20'48"	80.13'	S35°08'43"E 79.95'
C74	756.00'	0°45'48"	10.07'	S49°51'53"E 10.07'
C75	126.00'	4°00'01"	8.80'	N47°13'53"E 8.80'
C76	470.00'	3°24'20"	27.94'	S10°32'39"E 27.93'



PAGE 2 OF 4

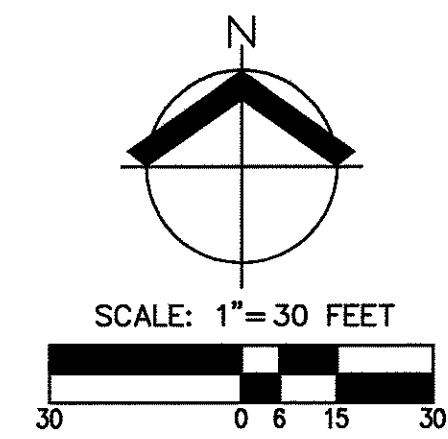
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ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE	

**RIGHT-OF-WAY NOTE**

1. 52.00 FOOT RIGHT-OF-WAY DEDICATED TO CITY OF CAMAS WITH THIS PLAT.

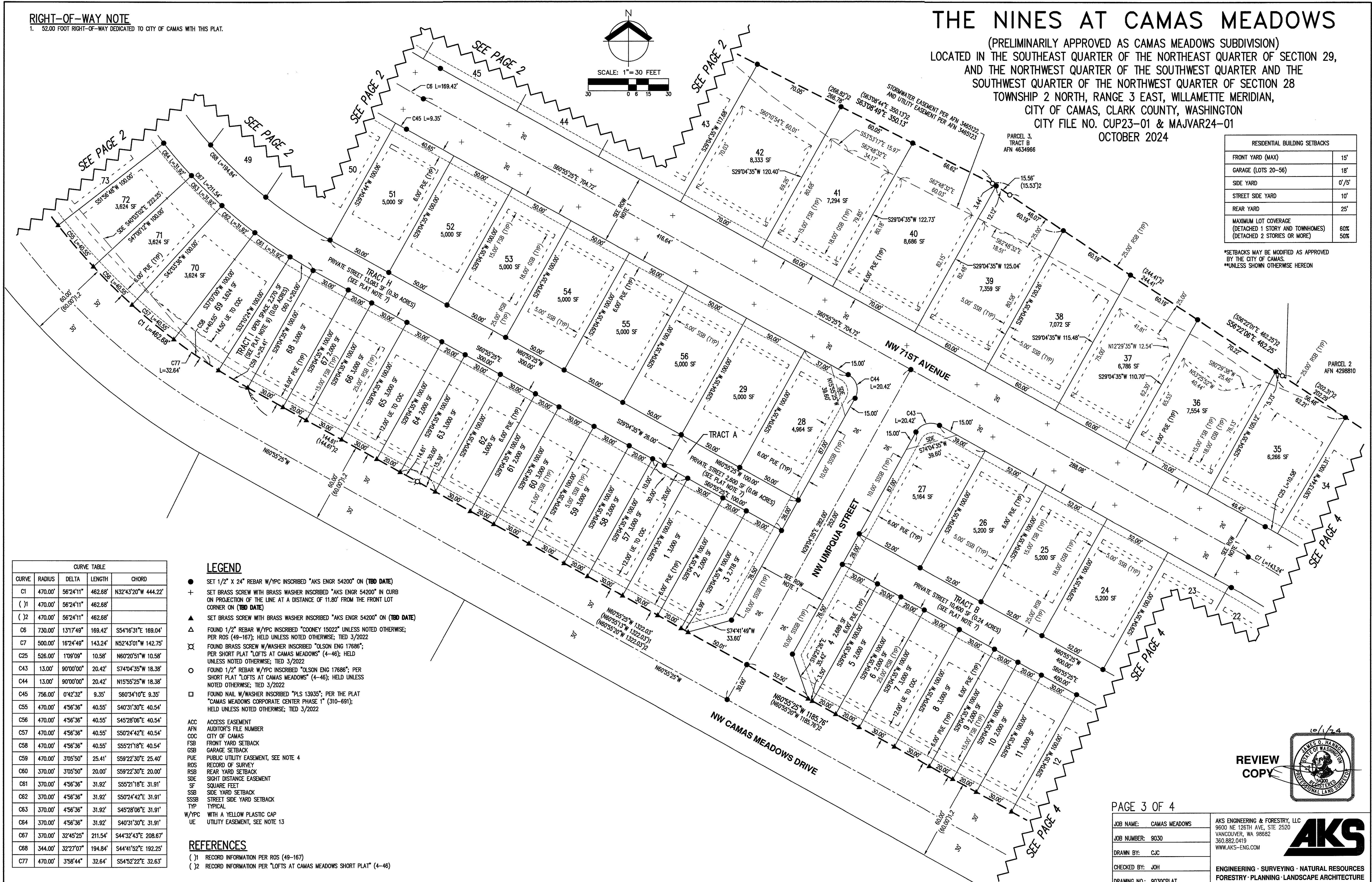
# THE NINES AT CAMAS MEADOWS

(PRELIMINARILY APPROVED AS CAMAS MEADOWS SUBDIVISION)  
LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29,  
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TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,  
CITY OF CAMAS, CLARK COUNTY, WASHINGTON  
CITY FILE NO. CUP23-01 & MAJVAR24-01  
OCTOBER 2024



RESIDENTIAL BUILDING SETBACKS	
FRONT YARD (MAX)	15'
GARAGE (LOTS 20-56)	18'
SIDE YARD	0'/5'
STREET SIDE YARD	10'
REAR YARD	25'
MAXIMUM LOT COVERAGE (DETACHED 1 STORY AND TOWNHOMES)	60%
(DETACHED 2 STORIES OR MORE)	50%

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CURVE TABLE			
CURVE	RADIUS	DELTA	CHORD
C1	470.00'	56°24'11"	462.68'
( )1	470.00'	56°24'11"	462.68'
( )2	470.00'	56°24'11"	462.68'
C6	730.00'	131°7'49"	169.42'
C7	500.00'	16°24'49"	143.24'
C25	526.00'	1°09'09"	10.58'
C43	13.00'	90°00'00"	20.42'
C44	13.00'	90°00'00"	20.42'
C45	756.00'	0°42'32"	9.35'
C55	470.00'	4°56'36"	40.55'
C56	470.00'	4°56'36"	40.55'
C57	470.00'	4°56'36"	40.55'
C58	470.00'	4°56'36"	40.55'
C59	470.00'	3°05'50"	25.41'
C60	370.00'	3°05'50"	20.00'
C61	370.00'	4°56'36"	31.92'
C62	370.00'	4°56'36"	31.92'
C63	370.00'	4°56'36"	31.92'
C64	370.00'	4°56'36"	31.92'
C67	370.00'	32°45'25"	211.54'
C68	344.00'	32°27'07"	194.84'
C77	470.00'	3°58'44"	32.64'

- LEGEND**
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AFN AUDITOR'S FILE NUMBER  
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PAGE 3 OF 4

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JOB NUMBER: 9030	
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**AKS**  
ENGINEERING · SURVEYING · NATURAL RESOURCES  
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

**RIGHT-OF-WAY NOTE**

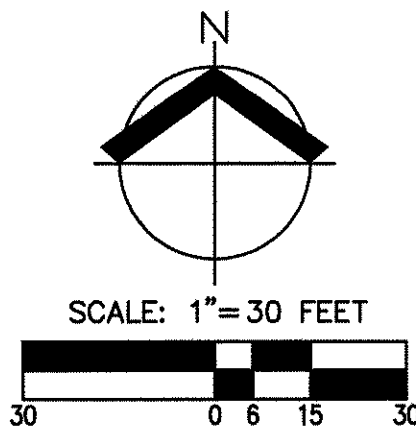
1. 52.00 FOOT RIGHT-OF-WAY DEDICATED TO CITY OF CAMAS WITH THIS PLAT.

RESIDENTIAL BUILDING SETBACKS	
FRONT YARD (MAX)	15'
GARAGE (LOTS 20-56)	18'
SIDE YARD	0'/5'
STREET SIDE YARD	10'
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MAXIMUM LOT COVERAGE (DETACHED 1 STORY AND TOWNHOMES) (DETACHED 2 STORIES OR MORE)	
	60%
	50%

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LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29,  
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CITY OF CAMAS, CLARK COUNTY, WASHINGTON  
CITY FILE NO. CUP23-01 & MAJVAR24-01  
OCTOBER 2024



**LEGEND**

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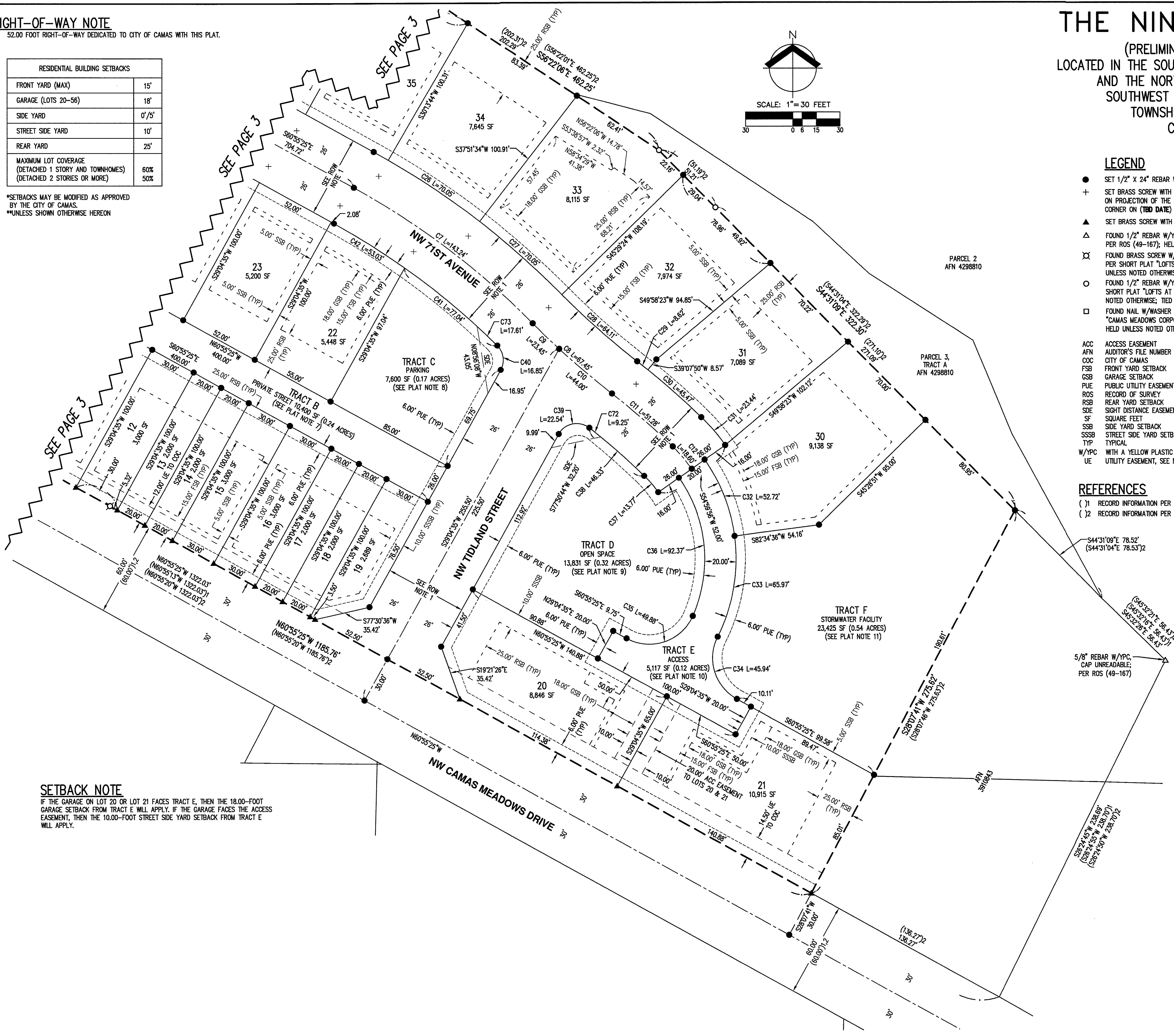
**REFERENCES**

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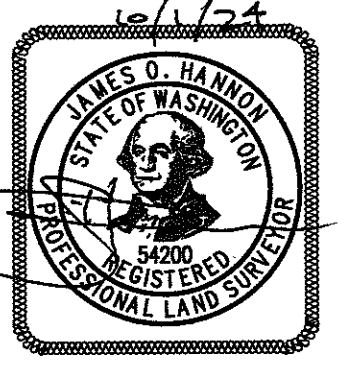
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C7	500.00'	162°49'	143.24'	N52°43'01"W 142.75'
C8	526.00'	72°049'	67.45'	S48°11'01"E 67.40'
C9	526.00'	233°17'	23.45'	S45°47'15"E 23.45'
C10	526.00'	4°47'33"	44.00'	S49°27'39"E 43.98'
C11	474.00'	61°15'3"	51.28'	N48°45'29"W 51.25'
C12	100.00'	10°39'29"	18.60'	N40°19'48"W 18.57'
C26	526.00'	73°7'50"	70.05'	N55°57'21"W 70.00'
C27	526.00'	73°7'50"	70.05'	N48°19'31"W 70.00'
C28	500.00'	72°049'	64.11'	S48°11'01"E 64.07'
C29	500.00'	0°59'16"	8.62'	N51°21'48"W 8.62'
C30	500.00'	5°12'37"	45.47'	N48°15'51"W 45.45'
C31	126.00'	10°39'29"	23.44'	N40°19'48"W 23.40'
C32	110.00'	27°27'39"	52.72'	N21°16'14"W 52.22'
C33	110.00'	34°21'35"	65.97'	N09°38'22"E 64.98'
C34	30.00'	87°44'35"	45.94'	S17°03'08"E 41.58'
C35	30.00'	95°16'20"	49.88'	N71°26'25"E 44.33'
C36	90.00'	58°48'18"	92.37'	N05°35'55"W 88.37'
C37	74.00'	10°39'29"	13.77'	N40°19'48"W 13.75'
C38	448.00'	5°55'33"	46.33'	N48°37'19"W 46.31'
C39	13.00'	99°20'20"	22.54'	S78°44'45"W 19.82'
C40	13.00'	74°16'39"	16.85'	N08°03'45"W 15.70'
C41	474.00'	9°18'44"	77.04'	N49°51'26"W 76.95'
C42	474.00'	6°24'38"	53.03'	N57°43'07"W 53.00'
C72	448.00'	1°10'58"	9.25'	N50°59'36"W 9.25'
C73	474.00'	2°07'43"	17.61'	N46°15'55"W 17.61'

**SETBACK NOTE**

IF THE GARAGE ON LOT 20 OR LOT 21 FACES TRACT E, THEN THE 18.00-FOOT GARAGE SETBACK FROM TRACT E WILL APPLY. IF THE GARAGE FACES THE ACCESS EASEMENT, THEN THE 10.00-FOOT STREET SIDE YARD SETBACK FROM TRACT E WILL APPLY.



REVIEW COPY

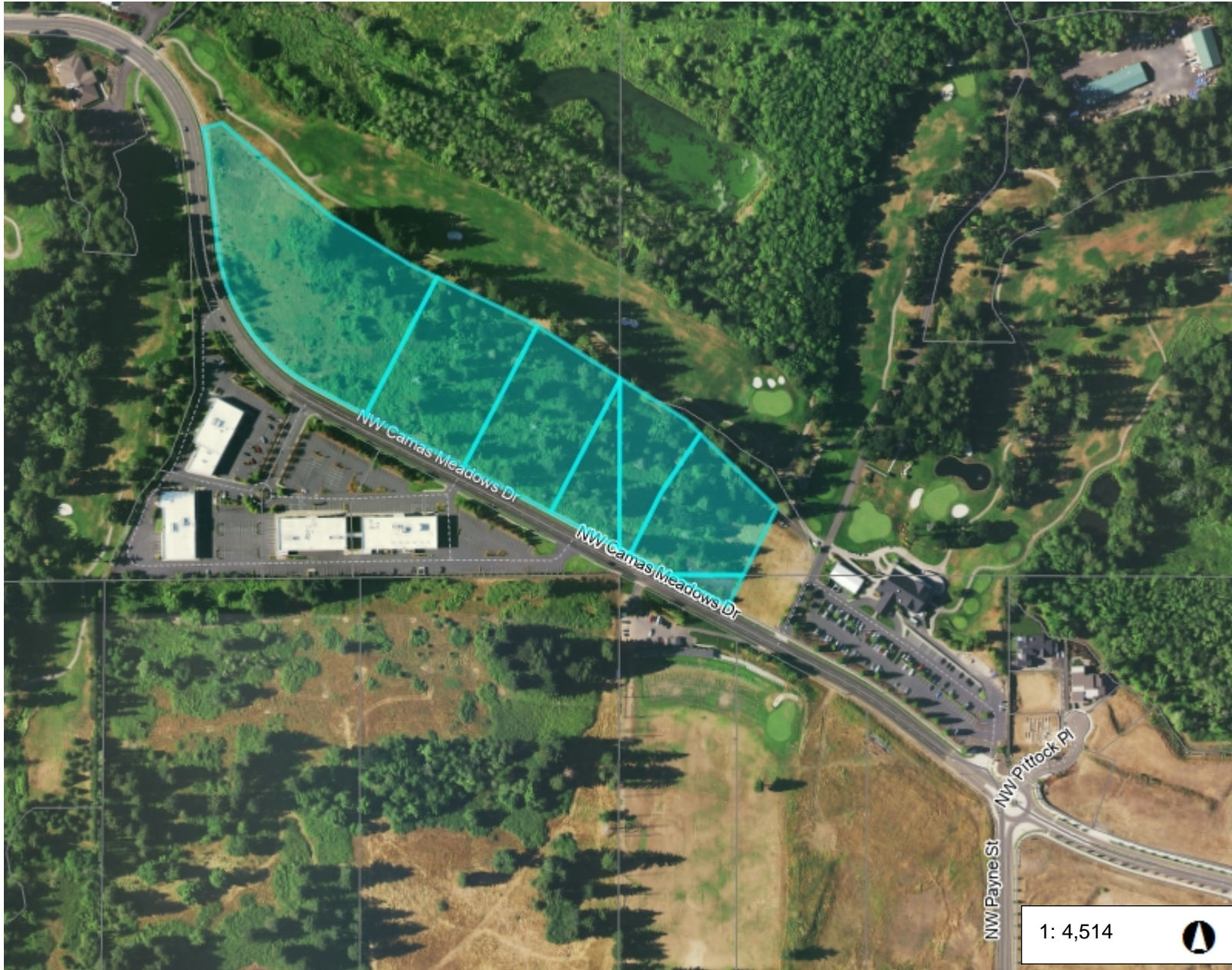


PAGE 4 OF 4

JOB NAME: CAMAS MEADOWS	AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682 360.882.0419 WWW.AKS-ENG.COM
JOB NUMBER: 9030	
DRAWN BY: CJC	
CHECKED BY: JOH	
DRAWING NO.: 9030CPLAT	
ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE	



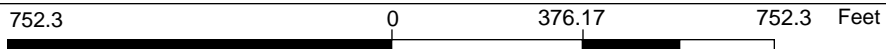
Item 3.



**Legend**

- Taxlots
- All Roads**
  - Interstate
  - State Route
  - Arterial
  - Forest Arterial
  - Minor Collector
  - Forest Collector
  - Private or Other
- All Roads**
  - Interstate or State Route
  - Arterial
  - Collector
  - Private or Other

**Notes:**



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.

1: 4,514







## Staff Report – Consent Agenda

November 4, 2024 Council Regular Meeting

Library Building Improvements Bid

Submitted by: Connie Urquhart, Library Director

Phone	Email
360.817.7201	curquhart@cityofcamas.us

**BACKGROUND:** The Library Building Improvement project, approved for the 2023-2024 biennial budget, encompasses both exterior and interior improvements to the building. These focus primarily on safety and accessibility concerns identified in an independent facility condition assessment (exterior), and an improved Children’s Library as requested by community members throughout the Library’s most recent strategic planning process (interior).

**SUMMARY:** On September 5, 2024 staff publicly advertised the project to bid, with pre-bid meetings and site walks on September 20 and October 4. On October 22, 2024 staff received three proposals and held a public bid opening. The low bidder, Christensen, Inc., bid significantly higher than the allotted budget.

**BUDGET IMPACT:** The City has received a \$730,000 grant from the Department of Commerce for the exterior improvements; donations for the Children’s Library total roughly \$120,000 thus far. ARPA, GO Bond, and Capital Facilities comprise the remaining budgetary funding.

**RECOMMENDATION:** Staff recommends rejecting all bids and re-bidding this project with a revised scope.



I, Jim Hodges, Engineering Project Manager, hereby certify that these bid tabulations are correct.

*Jim Hodges* 10/22/2024  
 Jim Hodges Date

<b>PROJECT NO. FAC23007</b>				Engineer's Estimate: \$1,270,218.00				name Christensen Inc.		name Cedar Mill Construction Company, L		name Skyward Construction, Inc.	
DESCRIPTION: Library Building Improvements								address 2840 Crites St SW Suite 1		address 19465 SW 89th Avenue		address 15908 NE 10th St.	
				Ent. By J. Hertz				email bids@cincgc.com		email taylor@cedarmilcc.com		email john.hergenhan@skyward.biz	
DATE OF BID OPENING: 10/22/2024								phone 360-709-0330		phone 503-885-9370		phone 360-546-1625	
<b>Project - Schedule A Base Bid: Perform all work identified with contract documents.</b>													
ITEM NO	DESCRIPTION	UNIT	QTY	UNIT PRICE	ENGRG TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL		
1	Interior Work	LS	1	\$560,368.00	\$560,368.00	\$1,500,000.00	\$1,500,000.00	\$1,569,400.00	\$1,569,400.00	\$2,212,407.00	\$2,212,407.00		
2	Exterior Work	LS	1	\$610,339.00	\$610,339.00	\$838,500.00	\$838,500.00	\$900,000.00	\$900,000.00	\$307,237.00	\$307,237.00		
2	Lead Abatement	LS	1	\$0.00	\$0.00	\$10,000.00	\$10,000.00	\$5,600.00	\$5,600.00	\$5,000.00	\$5,000.00		
Subtotal Schedule A -					\$1,170,707.00		\$2,348,500.00		\$2,475,000.00		\$2,524,644.00		
Sales Tax (8.5%)					\$99,510.10		\$199,622.50		\$210,375.00		\$214,594.74		
<b>Total Schedule A -</b>					<b>\$1,270,217.10</b>		<b>\$2,548,122.50</b>		<b>\$2,685,375.00</b>		<b>\$2,739,238.74</b>		
<b>Project - Schedule B Additive Alternates: Include interior finishes, lighting fixtures, restroom accessories, and updates to the 5th Ave Monument sign.</b>													
ITEM NO	DESCRIPTION	UNIT	QTY	UNIT PRICE	ENGRG TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL		
1	Non-Fiction Rooms 121, 122, 123 (Patch, repair, and paint walls and ceilings)	LS	1	\$20,604.00	\$20,604.00	\$21,000.00	\$21,000.00	\$30,900.00	\$30,900.00	\$12,834.00	\$12,834.00		
2	Totem Pole Room 107 & Fireplace Room 108 (Carpet and wall base)	LS	1	\$18,706.00	\$18,706.00	\$41,500.00	\$41,500.00	\$12,911.00	\$12,911.00	\$41,344.00	\$41,344.00		
3	Totem Pole Room 107 & Fireplace Room 108 (Patch, repair, and paint walls and ceilings)	LS	1	\$16,008.00	\$16,008.00	\$18,000.00	\$18,000.00	\$12,916.00	\$12,916.00	\$12,327.00	\$12,327.00		
4	existing lighting, uplighting, and lettering and backing)	LS	1	\$23,433.00	\$23,433.00	\$19,400.00	\$19,400.00	\$38,370.00	\$38,370.00	\$37,582.00	\$37,582.00		
5	Gallery 215 (Carpet and wall base)	LS	1	\$11,969.00	\$11,969.00	\$15,000.00	\$15,000.00	\$8,426.00	\$8,426.00	\$12,463.00	\$12,463.00		
6	Gallery 215 (Patch, repair, and paint walls and ceiling)	LS	1	\$12,103.00	\$12,103.00	\$15,600.00	\$15,600.00	\$15,730.00	\$15,730.00	\$10,716.00	\$10,716.00		
Subtotal Schedule B -					\$102,823.00		\$130,500.00		\$119,253.00		\$127,266.00		
Sales Tax (8.5%)					\$8,739.96		\$11,092.50		\$10,136.51		\$10,817.61		
<b>Total Schedule B -</b>					<b>\$111,562.96</b>		<b>\$141,592.50</b>		<b>\$129,389.51</b>		<b>\$138,083.61</b>		
<b>TOTAL CONSTRUCTION COST SCHEDULES A&amp;B (BASIS OF AWARD**)</b>					<b>\$1,381,780.05</b>		<b>\$2,689,715.00</b>		<b>\$2,814,764.51</b>		<b>\$2,877,322.35</b>		
** Basis of Award will be determined by the sum of Schedules A and B. City of Camas will determine whether Schedule A or both Schedules A and B will be awarded.													



# Staff Report – Consent Agenda

November 4, 2024, Council Regular Meeting

Final Plat Approval for The Landing at Green Mountain, aka Monte Verde Subdivision  
(Submitted by Yvette Sennewald, Senior Planner)

Phone	Email
360.817.1568	ysennewald@cityofcamas.us

**SUMMARY:** The Landing at Green Mountain (Monte Verde Subdivision) is located at 22205 NE 28<sup>th</sup> Street and involved the subdivision of approximately 8.6 acres into 34 single-family residential lots. The agenda item includes a request to approve the Final Plat for the platted subdivision.

**BACKGROUND INFORMATION:**

LOCATION: 22205 NE 28<sup>th</sup> St, Parcel Number 173184000

OWNER: Pacific Lifestyle Homes  
11815 NE 99<sup>th</sup> Street  
Vancouver, WA 98682

LOTS: 34 residential lots.

TOTAL AREA: 8.84 acres

The City issued a land use approval with a formal decision on March 8, 2023.

The applicant has submitted for a final plat approval with most of the on-site and off-site improvements done and the applicant is proposing to bond for the remaining items, as per Camas Municipal Code section 17.21.040

Staff has reviewed the final plat drawings, lot closures, CC&R's and all other associated final platting documents including the bonding.

**FINAL PLAT CRITERIA FOR APPROVAL (CMC 17.21.060-C)**

1. *That the proposed final plat bears the required certificates and statements of approval; **Complies***
2. *That the title insurance report furnished by the developer/owner confirms the title of the land, and the proposed subdivision is vested in the name of the owner(s) whose signature(s) appears on the plat certificate; **Complies***
3. *That the facilities and improvements required to be provided by the developer/owner have been completed or, alternatively, that the developer/owner has submitted with the*

*proposed final plat an improvement bond or other security in conformance with CMC 17.21.040; **Complies***

4. *That the plat is certified as accurate by the land surveyor responsible for the plat; **Complies***
5. *That the plat is in substantial conformance with the approved preliminary plat; and **Complies***
6. *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. **Complies***

Findings: The submitted plat meets the requirements of CMC 17.21.060-C, is consistent with the applicable conditions of approval, and with the applicable state and local regulations.

### **EQUITY CONSIDERATIONS:**

What are the desired results and outcomes for this agenda item? To record a plat that was approved by the Hearing Examiner.

What's the data? What does the data tell us? N/A

How have communities been engaged? Are there opportunities to expand engagement? Yes, there was a public hearing for the subdivision which was noticed legally.

Who will benefit from, or be burdened by this agenda item? The property owner will benefit by having legal lots of record to develop, which is their legal right.

What are the strategies to mitigate any unintended consequences? N/A

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact. N/A

Will this agenda item improve ADA accessibilities for people with disabilities? Public infrastructure built meets ADA standards.

What potential hurdles exists in implementing this proposal (include both operational and political)? N/A

How will you ensure accountabilities, communicate, and evaluate results? N/A

How does this item support a comprehensive plan goal, policy or other adopted resolution? The development of this site fell under the review of the Camas Municipal Code and adopted comprehensive plan policies.

**BUDGET IMPACT:** Revenues will be generated from building permits issued for the 34 new single-family residential lots.

**RECOMMENDATION:** Staff recommends that council approve the final plat for The Landing at Green Mountain.

**FINAL PLAT 24-1001: The Landing at Green Mountain**

**VICINITY MAP**



PLAT NOTES:

1. A HOME OWNERS ASSOCIATION (HOA) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE COVENANTS, CONDITIONS & RESTRICTIONS (CC&R'S) SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS.
2. BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND FINAL ACCEPTANCE HAS BEEN ISSUED BY THE CITY.
3. MAXIMUM BUILDING LOT COVERAGE CAN BE UP TO 40-PERCENT IN THE R-7.5 SINGLE-FAMILY RESIDENTIAL ZONE FOR TWO-STORY DWELLING UNITS. LOT COVERAGE FOR SINGLE-STORY DWELLING UNITS WITHIN THIS SUBDIVISION MAY HAVE A MAXIMUM LOT COVERAGE OF UP TO 50-PERCENT USING DENSITY BONUS/FLEXIBILITY.
4. THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, FIRE IMPACT FEES, AND PARK/OPEN SPACE IMPACT FEES. EACH NEW DWELLING WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE.
5. TREE TOPPING IS NOT PERMITTED WITHIN THIS DEVELOPMENT, NOR REMOVAL OF MORE THAN 20 PERCENT OF A TREE'S CANOPY. TREES THAT ARE DETERMINED TO BE HAZARDOUS BY A LICENSED ARBORIST MAY BE REMOVED AFTER APPROVAL BY THE CITY. REQUIRED STREET TREES SHALL BE PROMPTLY REPLACED WITH AN APPROVED SPECIES.
6. IN THE EVENT ANY ITEM OF ARCHAEOLOGICAL INTEREST IS UNCOVERED DURING A PERMITTED GROUND DISTURBING ACTION OR ACTIVITY, ALL GROUND DISTURBING ACTIVITIES SHALL IMMEDIATELY CEASE, AND THE APPLICANT SHALL NOTIFY THE CITY AND THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (DAHPI).
7. STORMWATER FACILITIES LOCATED ON TRACTS B, D, AND E ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION/HOME OWNERS AT THE COMPLETION OF THE TWO-YEAR WARRANTY PERIOD, WHICH EXPIRES TWO-YEARS AFTER ISSUANCE OF FINAL ACCEPTANCE.
8. RIGHT-OF-ENTRY SHALL BE GRANTED TO THE CITY FOR INSPECTION PURPOSES OF THE STORMWATER FACILITIES LOCATED ON TRACTS B, D, AND E.
9. TRACTS A, B, E AND F ARE PRIVATE OPEN SPACE TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. TRACTS B, E AND F HAVE OREGON WHITE OAK MITIGATION AREAS.
10. TRACT C IS A PRIVATE ACCESS AND UTILITY TRACT FOR THE BENEFIT OF LOTS 18 AND 19. TRACT C IS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. TRACT C SHALL HAVE A SANITARY SEWER EASEMENT OVER ITS ENTIRETY GRANTED TO THE CITY OF CAMAS.
11. TRACT D IS A STORMWATER FACILITY TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
12. ON-STREET PARKING IS PROHIBITED ON BOTH SIDES OF TRACT C.
13. AN EASEMENT IS HEREBY RESERVED UNDER AND UPON ALL TRACTS AND THE EXTERIOR SIX (6) FEET ON ALL BOUNDARY LINES OF THE LOTS ADJACENT TO PUBLIC/PRIVATE ROADS AND TRACTS FOR THE INSTALLATION, CONSTRUCTION, RENEWING, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV, CABLE, WATER AND SANITARY SEWER SERVICES. ALL LOTS CONTAINING PADMOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS. ALSO, A SIDEWALK EASEMENT, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, SHALL BE RESERVED UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS AND TRACTS ADJACENT TO PUBLIC STREETS.
14. THIS SUBDIVISION IS LOCATED WITHIN AN AIR TRAFFIC AREA PER CAMAS MUNICIPAL CODE (CMC) 18.34.020.B AND REQUIRES AN AVIGATION EASEMENT RECORDED WITH THIS PLAT.

DECLARANT DECLARATION:

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED "THE LANDING AT GREEN MOUNTAIN", A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT RCW 64.90, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR THE LANDING AT GREEN MOUNTAIN, RECORDED UNDER CLARK COUNTY RECORDING NO. \_\_\_\_\_

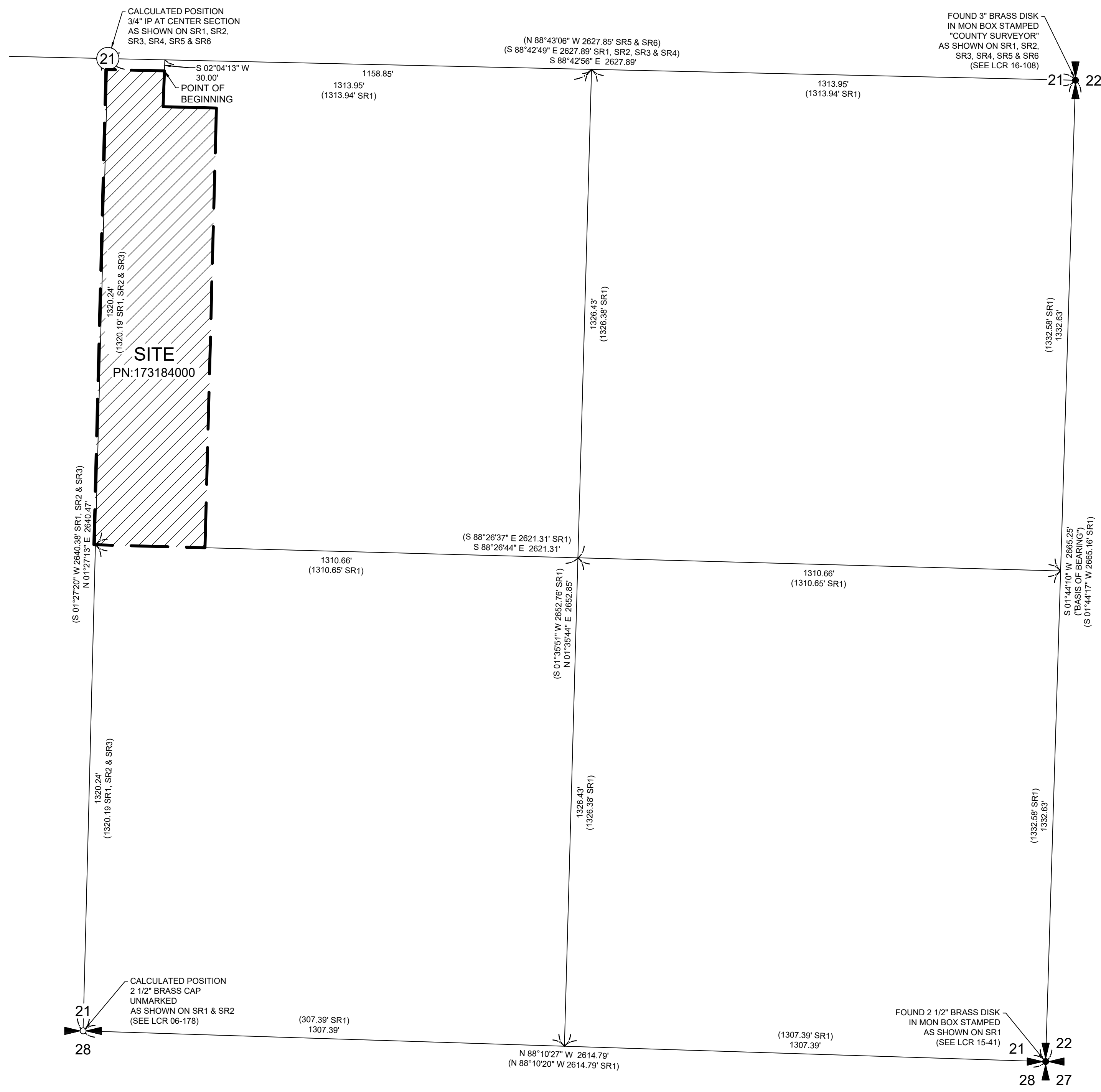
BY: \_\_\_\_\_  
 PRINTED \_\_\_\_\_ SIGNED \_\_\_\_\_  
 TITLE \_\_\_\_\_ DATE \_\_\_\_\_

ACKNOWLEDGMENT:

ON THIS DAY \_\_\_\_\_ OF \_\_\_\_\_, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE \_\_\_\_\_ OF "PACIFIC LIFESTYLES HOMES" THE ENTITY THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF THE SAID ENTITY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT IS/ARE AUTHORIZED TO EXECUTE THE SAID INSTRUMENT ON BEHALF OF THE SAID ENTITY.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR IN THE CERTIFICATE ABOVE WRITTEN.

\_\_\_\_\_  
 SIGNATURE OF NOTARY PUBLIC  
 NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
 PRINTED \_\_\_\_\_  
 RESIDING AT \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_



**LEGEND:**  
 IP INDICATES IRON PIPE  
 LCR INDICATES LAND CORNER RECORD  
 PN INDICATES PROPERTY NUMBER

- SURVEY REFERENCES:**
1. MINISTER-GLAESER SURVEY, BOOK 28, PAGE 4
  2. MINISTER-GLAESER SURVEY, BOOK 50, PAGE 69
  3. MINISTER-GLAESER SURVEY, BOOK 50, PAGE 170
  4. BLUHM & ASSOCIATES SURVEY, BOOK 48, PAGE 141
  5. "GREEN MOUNTAIN ESTATES PHASE 1", BOOK 312, PAGE 22
  6. "GREEN MOUNTAIN MIXED USE P.R.D. PHASE 2 (SOUTH)", BOOK 312, PAGE 7

**DEED REFERENCE:**  
 GRANTOR: HANSON MARK, HANSON SARAH, SOUTHERN DWIGHT A EST BY PR  
 GRANTEE: PACIFIC LIFESTYLE HOMES INC  
 AUDITOR'S FILE NUMBER: 6177826  
 (RECORDED APRIL 22, 2024)

**BASIS OF BEARING:**  
 NAD 83 (2011)  
 WASHINGTON STATE PLANE COORDINATE SYSTEM,  
 SOUTH ZONE, US SURVEY FEET, BASED ON REAL TIME KINEMATIC  
 CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK,  
 INDICATED BY THE EAST SECTION LINE OF SECTION 21 BETWEEN  
 TWO FOUND MONUMENTS LABELED "BASIS OF BEARING".

**SURVEYOR NOTARY:**  
**ACKNOWLEDGEMENT:**  
 STATE OF WASHINGTON  
 COUNTY OF CLARK  
 SIGNED OR ATTESTED BEFORE ME \_\_\_\_\_ (SURVEYOR)  
 NOTARY SIGNATURE \_\_\_\_\_  
 NOTARY NAME PRINTED \_\_\_\_\_  
 DATED \_\_\_\_\_  
 NOTARY PUBLIC FOR THE STATE OF WASHINGTON  
 MY COMMISSION EXPIRES \_\_\_\_\_

**THE LANDING AT GREEN MOUNTAIN SUBDIVISION**  
 (PRELIMINARILY APPROVED AS MONTE VERDE SUBDIVISION)  
 IN THE NW 1/4 OF THE SE 1/4 OF SECTION 21,  
 T. 2 N., R. 3 E., W.M.  
 CITY OF CAMAS  
 CLARK COUNTY, WASHINGTON

JOB NO: 3382  
 DRAWING DATE: 10-22-2024  
**SHEET 1 OF 3**  
 CITY FILE NUMBER: SUB22-05

**CITY OF CAMAS MAYOR:**  
 APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 MAYOR \_\_\_\_\_

**CITY OF CAMAS FINANCE DIRECTOR:**  
 THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY THAT IS DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL AT THE DATE OF CERTIFICATION.  
 CITY CAMAS FINANCE DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**CITY OF CAMAS PUBLIC WORKS DEPARTMENT:**  
 ALL IMPROVEMENTS HAVE BEEN INSTALLED OR FINANCIALLY SECURED FOR IN ACCORDANCE WITH THE REQUIREMENTS OF CAMAS MUNICIPAL CODE (CMC) TITLE 17 AND WITH THE PRELIMINARY PLAT APPROVAL;  
 ALL IMPROVEMENTS CAN OR WILL MEET CURRENT PUBLIC WORKS DRAWING STANDARDS FOR ROAD, UTILITY AND DRAINAGE CONSTRUCTION PLANS;  
 ORIGINAL AND REPRODUCIBLE MYLAR OR ELECTRONIC RECORDS IN A FORMAT APPROVED BY THE PUBLIC WORKS DIRECTOR OR DESIGNEE AND CERTIFIED BY THE DESIGNING ENGINEER AS BEING "AS CONSTRUCTED" HAVE BEEN SUBMITTED OR FINANCIALLY SECURED FOR CITY RECORDS.  
 APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF CAMAS ENGINEER \_\_\_\_\_

**CITY OF CAMAS COMMUNITY DEVELOPMENT:**  
 APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE \_\_\_\_\_

**CAMAS-WASHOUGAL FIRE DEPARTMENT:**  
 APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
 CAMAS-WASHOUGAL FIRE CHIEF OF DESIGNEE \_\_\_\_\_

**CLARK COUNTY ASSESSOR:**  
 THIS PLAT MEETS THE REQUIREMENTS OF RCW 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS \_\_\_\_\_ THE LANDING AT GREEN MOUNTAIN PLAT NO. \_\_\_\_\_ CLARK COUNTY, WASHINGTON.  
 CLARK COUNTY ASSESSOR \_\_\_\_\_

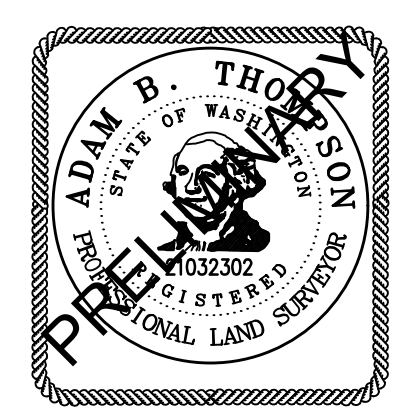
**CLARK COUNTY AUDITOR:**  
 ATTESTED BY \_\_\_\_\_  
 CLARK COUNTY AUDITOR

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_  
 AT \_\_\_\_\_ AM/PM, AUDITORS FILE NO. \_\_\_\_\_  
 BOOK OF PLATS \_\_\_\_\_, AT PAGE \_\_\_\_\_

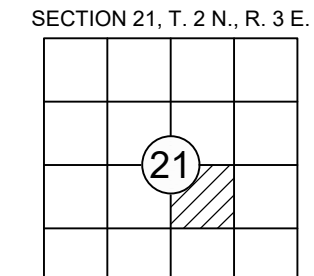
**SURVEYOR'S CERTIFICATE:**

I, ADAM B. THOMPSON, A PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT OF THE LANDING AT GREEN MOUNTAIN, CORRECTLY REPRESENTS A SURVEY AND SUBDIVISION OF SECTION 21, TOWNSHIP 2, RANGE 3, WILLAMETTE MERIDIAN, MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AND THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN HEREON CORRECTLY AND THAT MONUMENTS AND LOT CORNERS HAVE BEEN SET ON THE GROUND AS SHOWN.

ADAM B. THOMPSON, PROFESSIONAL LAND SURVEYOR DATE \_\_\_\_\_  
 PLS NO. 21032302



SCALE 1 INCH = 200 FEET

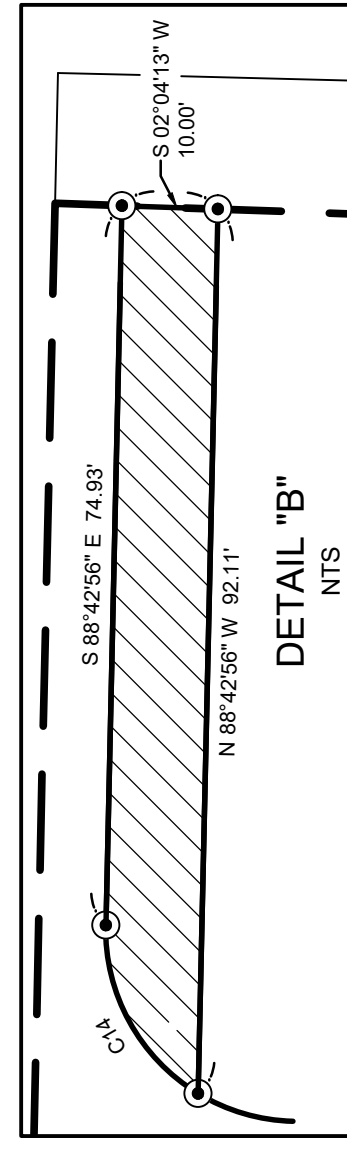
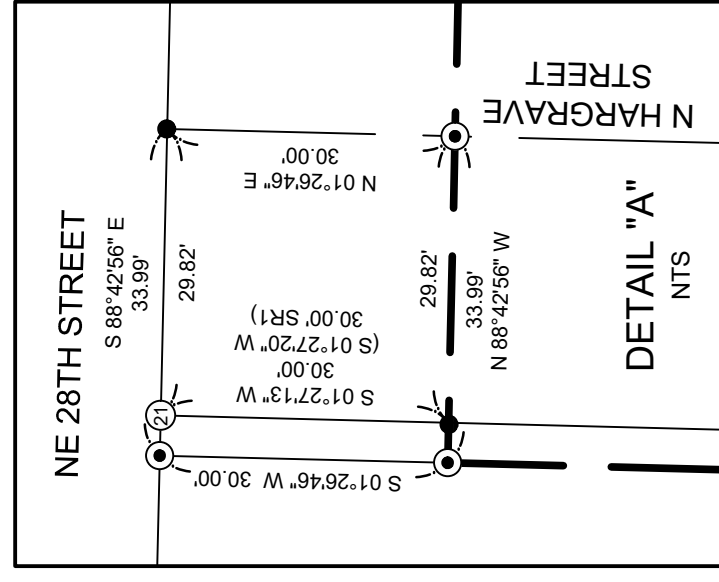
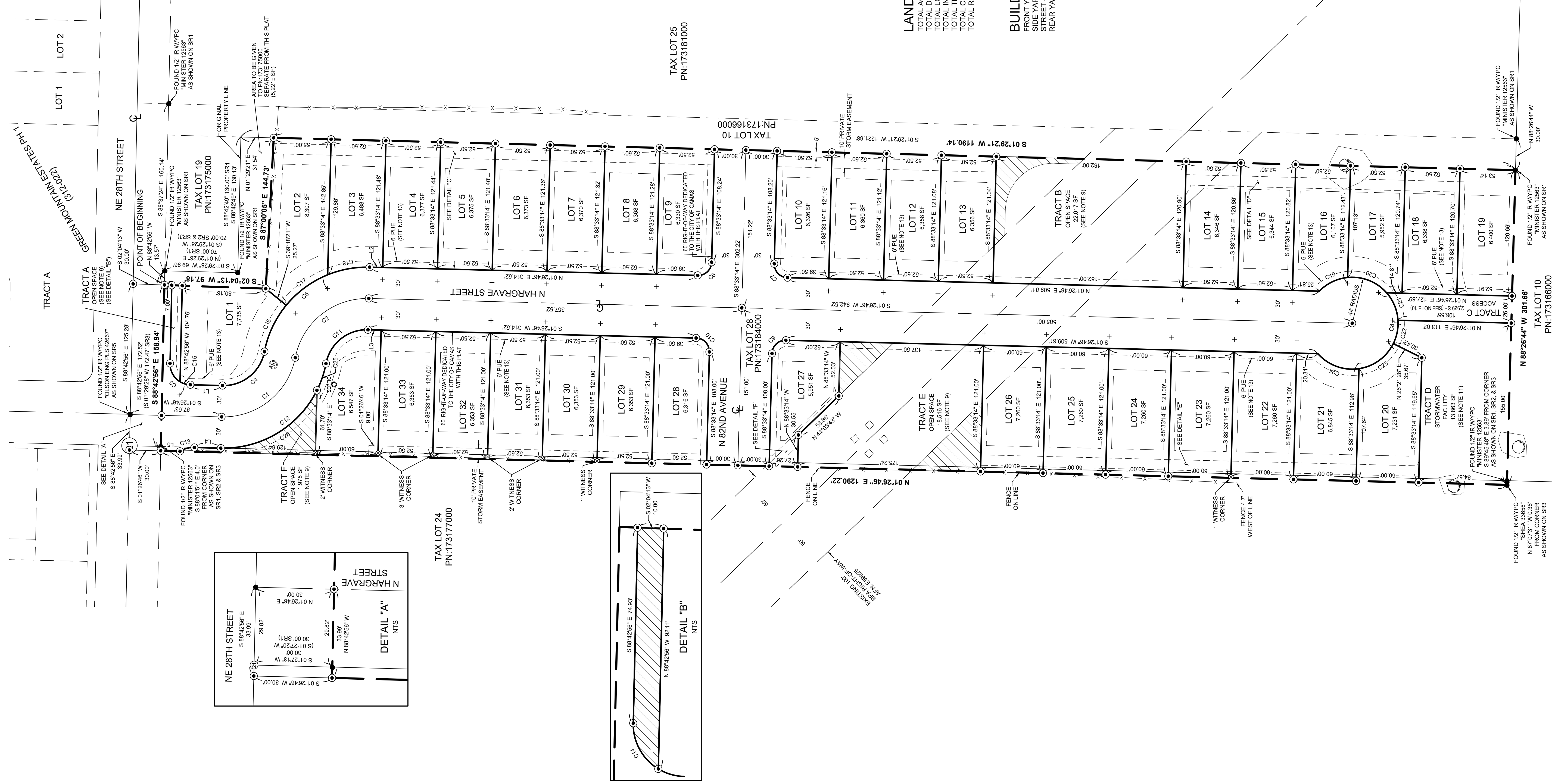


**PLS ENGINEERING**  
 Engineering - Surveying - Planning  
 604 W. Evergreen Blvd., Vancouver, WA 98660  
 PH: (360) 944-6519 Fax: (360) 944-6539

PLS ENGINEERING MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC.  
 A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090. ALL CORNERS NOTED AS FOUND WERE VISITED ON 03-03-2022.

**THE LANDING AT GREEN MOUNTAIN SUBDIVISION**  
(PRELIMINARILY APPROVED AS MONTE VERDE SUBDIVISION)  
IN THE NW 1/4 OF THE SE 1/4 OF SECTION 21,  
T. 2 N., R. 3 E., W.M.  
CLARK COUNTY, WASHINGTON

JOB NO. 3382  
DRAWING DATE: 10-03-2024  
SHEET 2 OF 3  
CITY FILE NUMBER: SUB22-05



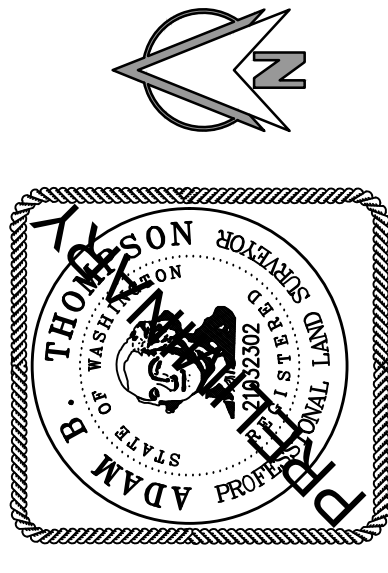
LINE	BEARING	DISTANCE
L1	N 01°26'46\"/>	

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	70.00'	89°32'48\"/>			

**LAND INVENTORY:**  
TOTAL ACRES (PLAT PERIMETER): 8.63 ACRES  
TOTAL DEVELOPED ACRES: 8.63 ACRES  
TOTAL LOT AREA (EXCLUDES ALL TRACTS & RIGHT-OF-WAY): 5.16 ACRES  
TOTAL INFRASTRUCTURE AREA: 2.41 ACRES (RIGHT-OF-WAY: 2.09 ACRES, TRACT D: 0.32 ACRES)  
TOTAL TRACT AREA (TRACTS A, B, C, E, AND F): 1.06 ACRES  
TOTAL CRITICAL AREA (PART OF TRACTS B, E, AND F): 0.16 ACRES  
TOTAL RECREATIONAL OPEN SPACE (TRACT A AND PART OF TRACTS B, E, AND F): 0.84 ACRES

**BUILDING SETBACKS:**  
FRONT YARD: 20'  
SIDE YARD: 5'  
STREET SIDE YARD: 10'  
REAR YARD: 25'

- LEGEND:**
- INDICATES MONUMENT FOUND AS NOTED
  - INDICATES 1/2" IR WYPC WITH YELLOW PLASTIC CAP SET ON 10-02-2024
  - ⊗ INDICATES 1/2" x 4" REBAR WITH YELLOW PLASTIC CAP THOMPSON 21032302 WITNESS CORNER SET ON 10-02-2024
  - + INDICATES BRASS SCREW WITH BRASS WASHER INSCRIBED "PLS 21032302" SET 11.75' FROM ACTUAL LOT CORNER SET ON 10-02-2024 OTHERWISE SET ON
  - WYPC INDICATES WITH YELLOW PLASTIC CAP
  - IR INDICATES IRON ROD
  - IP INDICATES IRON PIPE
  - SR INDICATES SURVEY REFERENCE
  - SF INDICATES SQUARE FEET
  - LCR INDICATES LAND CORNER RECORD
  - PUE INDICATES PUBLIC UTILITY EASEMENT
  - APN INDICATES AUDITORS FILE NUMBER
  - PN INDICATES PROPERTY NUMBER
  - NTS INDICATES NOT TO SCALE
  - ⊙ INDICATES APPROXIMATE LOCATION OF DECOMMISSIONED SEPTIC
  - ⊕ INDICATES APPROXIMATE LOCATION OF DECOMMISSIONED WELL
  - ⊗ INDICATES WHITE OAK TREE WITH DIRT LINE
  - ⊘ INDICATES OREGON WHITE OAK MITIGATION AREA

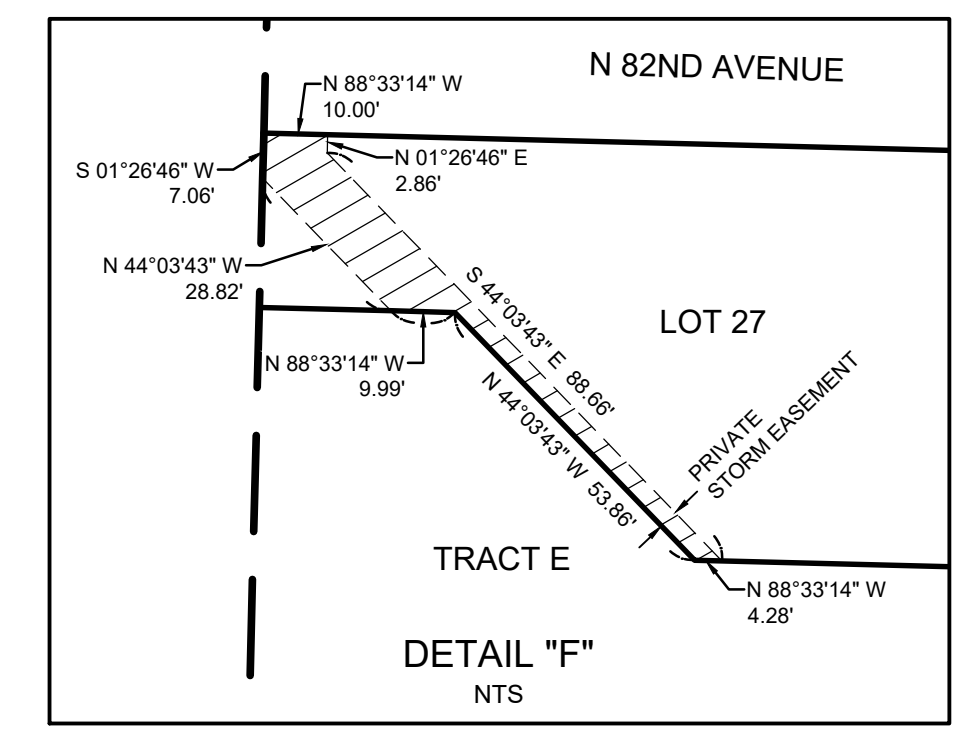
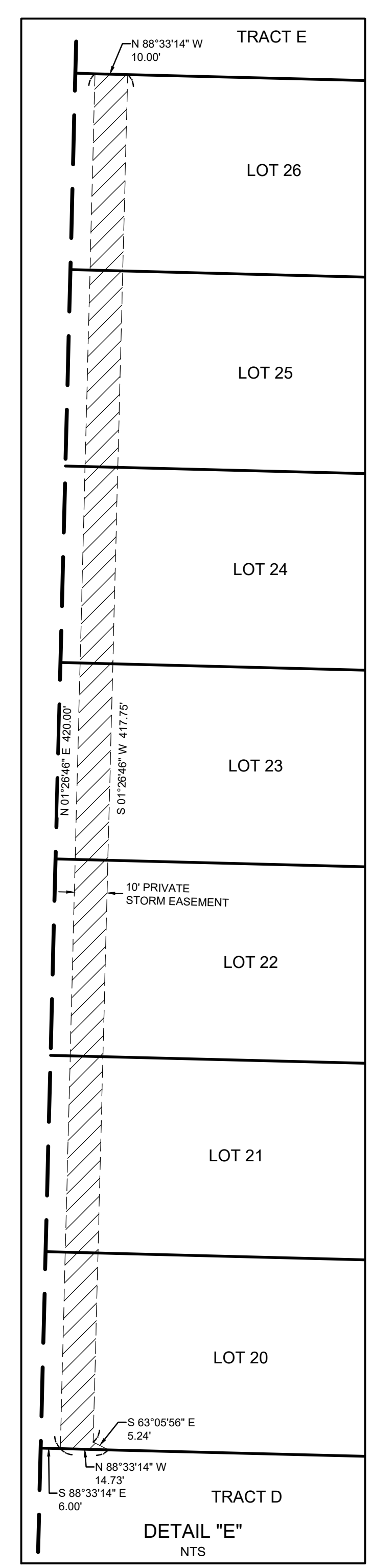
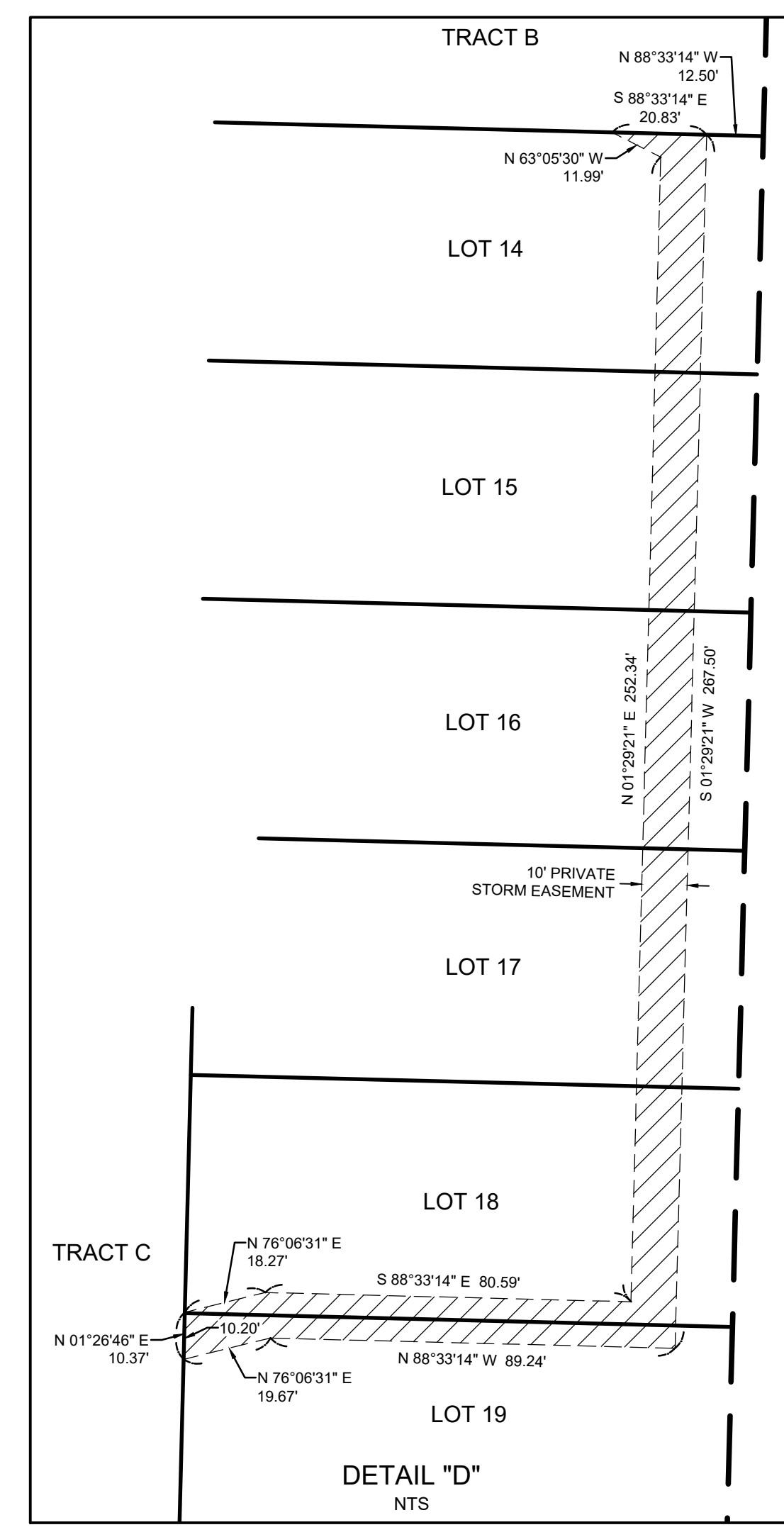
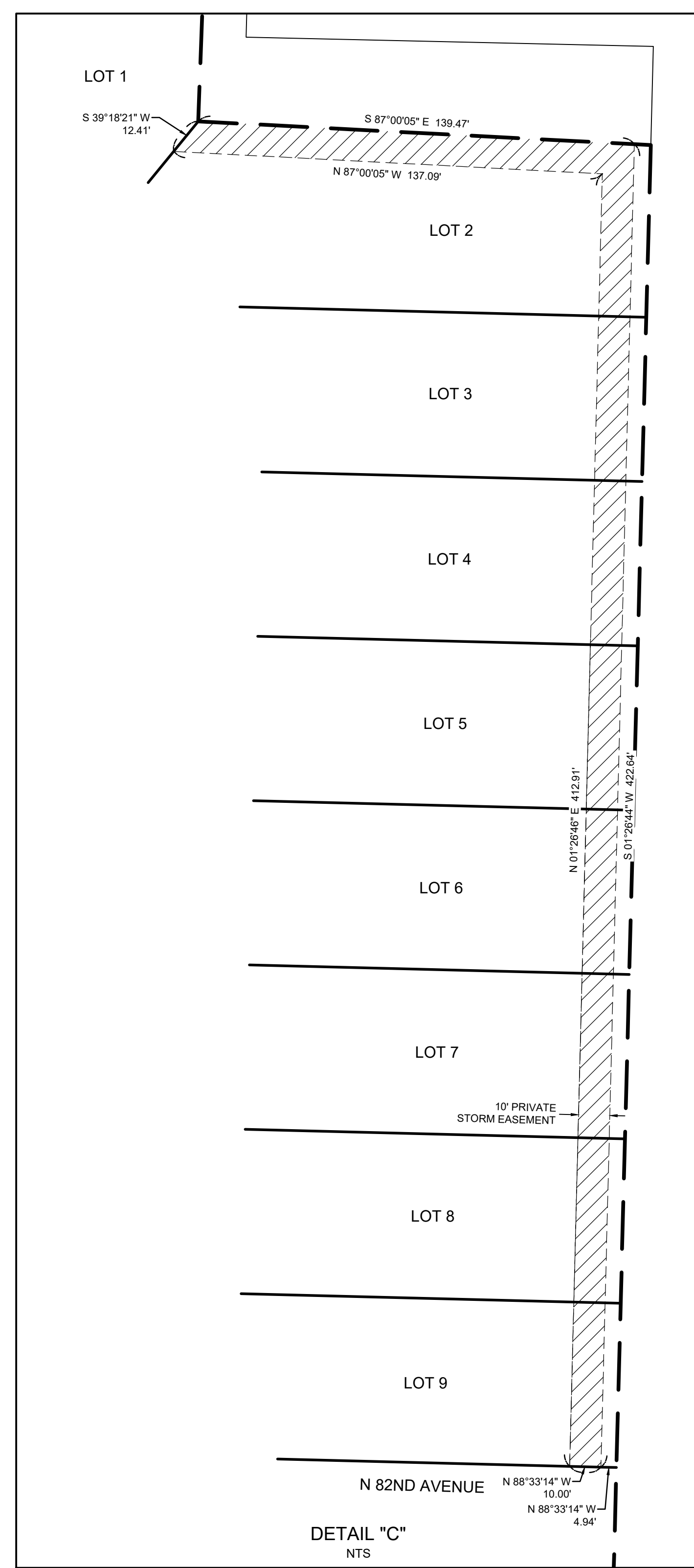


**PLS ENGINEERING**  
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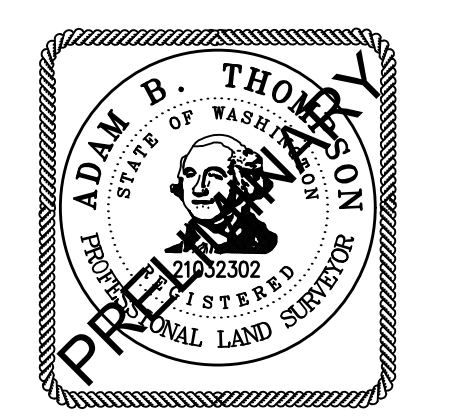


**THE LANDING AT GREEN MOUNTAIN SUBDIVISION**  
 (PRELIMINARILY APPROVED AS MONTE VERDE SUBDIVISION)  
 IN THE NW 1/4 OF THE SE 1/4 OF SECTION 21,  
 T. 2 N., R. 3 E., W.M.  
 CITY OF CAMAS  
 CLARK COUNTY, WASHINGTON

JOB NO: 3382  
 DRAWING DATE: 10-03-2024  
**SHEET 3 OF 3**  
 CITY FILE NUMBER: SUB22-05



LEGEND:  
 NTS INDICATES NOT TO SCALE



**PLS ENGINEERING**  
 Engineering - Surveying - Planning  
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## ~ PROCLAMATION ~

WHEREAS, originally known as Armistice Day in recognition of the end of World War I on November 11, 1918, the day was officially changed to Veterans Day in 1954 by President Dwight D. Eisenhower; and

WHEREAS, the greatest acknowledgment of our freedom is to honor our armed forces veterans who have sacrificed and, in many instances, paid the ultimate price for our freedom; and

WHEREAS, Camas recognizes and respects the more than 520,000 Washington veterans for their many contributions; and

WHEREAS, veterans from Washington and across the United States have repeatedly answered the call of duty throughout our nation's history, defending our cherished freedoms and protecting democracy here at home and abroad; and

WHEREAS, all Camasonians must strive to ensure that ours remains a City worthy of the great love our veterans have shown for it;

NOW THEREFORE, I, Steve Hogan, Mayor of the City of Camas, do hereby proclaim November 11, 2024, as:

### *“Veterans Day”*

in the City of Camas, and encourage all citizens this month, and throughout the year to observe, celebrate, and honor the contributions of our veterans to the principles of democracy, individual freedom, and human rights.

In witness whereof, I have set my hand and caused the seal of the City of Camas to be affixed this 4<sup>th</sup> day of November 2024.

---

Steve Hogan, Mayor

~ PROCLAMATION ~

WHEREAS, Native Americans have inhabited the area now known as Washington State since time immemorial, and today, 29 federally recognized Indian Tribes, out-of-state Tribes with treaty reserved rights, and other tribal communities reside in Washington; and

WHEREAS, members and descendants of tribes around the United States and First Nations of Canada also reside in the state of Washington; and

WHEREAS, Native American contributions and values have shaped the social, political, environmental, and economic fabric of the state and this region while also enhancing freedom, prosperity, and cultural diversity; and

WHEREAS, despite a painful history marked by unjust Federal policies of assimilation and termination, Native Americans and Indigenous Peoples have not only persevered but have enhanced the freedom, prosperity, and greatness of America today; and

WHEREAS their customs and traditions are respected and celebrated as part of a rich legacy throughout Washington, and in Camas, where the City is named after the Camas Lilly, a vital plant prized by local tribes, and

WHEREAS, Camas joins other cities across the nation in celebrating Native American Heritage Month, honoring the unique heritage of this continent's First People and reaffirming the commitment to respect each Tribe's sovereign and cultural identity;

NOW, THEREFORE, I, Steve Hogan, Mayor of the City of Camas, do hereby proclaim November 2024 as:

***“Native American Heritage Month”***

in the City of Camas and call upon all our residents to recognize and commend its observance.



In witness whereof, I have set my hand and caused the seal of the City of Camas to be affixed this 4<sup>th</sup> day of November 2024.

\_\_\_\_\_  
Steve Hogan, Mayor



# Staff Report

November 4, 2024 City Council Regular Meeting

Resolution No. 24-014 Water System Plan Amendment for PFAS

Presenter: Rob Charles, Utilities Manager

Time Estimate: 5 minutes

Phone	Email
360.817.7003	rcharles@cityofcamas.us

**BACKGROUND:** The City’s currently adopted Water System Plan from 2019 does not address PFAS as the plan was adopted prior to the City being required to test for PFAS and prior to the new regulations being adopted by the State and EPA. An amendment to the Water System Plan is required if the City wants to complete any projects related to PFAS within the water system, and in order to apply for any grants or low interest loans from State agencies. Staff worked with our consultant team, led by Carollo Engineering, to develop the applicable analysis, discussion and project lists to meet the planning requirements.

**SUMMARY:** As discussed at the October 21 Council Workshop, the Amendment has sections on PFAS levels from the City’s well sources and a discussion on treatment options for the different sources. The PFAS information and recommended projects will be incorporated into the City’s adopted Water System Plan and Capital Improvement Plan.

**BENEFITS TO THE COMMUNITY:** The Amendment will allow the City to apply for grants and low loans for PFAS treatment at Well 13 and other PFAS related system improvements.

**RECOMMENDATION:** Staff recommends that Council adopt Resolution 24-014 as presented.



## WSP PFAS Supplement



# WSP PFAS Amendment

DRAFT / August 2024





WSP PFAS Supplement

# WSP PFAS Amendment

DRAFT / August 2024

# Contents

<b>EXECUTIVE SUMMARY</b>	<b>1</b>
ES.7 - Water Quality	1
<b>CHAPTER 7 – WATER QUALITY</b>	<b>1</b>
Table 7.1 - Drinking Water Regulations, Water System Plan Update, City of Camas	1
Section 7.3.8 - Unregulated Contaminant Monitoring Rule	2
Section 7.3.8.1 - Monitoring Requirements	2
Section 7.3.9 - State Action Levels and State Maximum Contaminant Levels	3
Section 7.3.9.1 - Monitoring Requirements	4
Section 7.3.9.2 - Compliance	6
Section 7.3.10 - PFAS National Primary Drinking Water Regulation	6
Section 7.3.10.1 - Monitoring Requirements	7
Section 7.3.10.2 - Compliance	8
Section 7.6 - Future Regulatory Requirements	9
Table 7.9 - Future Regulatory Requirements Water Quality Analysis, City of Camas	9
Section 7.6.1 - Unregulated Contaminant Monitoring Rule	9
Section 7.7 - Summary and Recommendations	10
Section 7.7.1 - Recommendations for Upcoming PFAS MCLs	10
Section 7.7.1.1 - Risk Assessment	11
Section 7.7.1.2 - PFAS Mitigation Screening	11
Section 7.7.1.3 - Treatment Design and Construction	12
Section 7.7.1.4 - PFAS Monitoring	12
Section 7.7.1.5 - Source Management	12
Section 7.7.1.6 - Capital Planning Needs	13
Section 7.7.1.7 - Communications	13
Section 7.7.1.8 - Advocacy	13
<b>CHAPTER 10 - CAPITAL IMPROVEMENTS PLAN</b>	<b>13</b>
Section 10.2.1 – Cost Estimate Level	13
Section 10.2.8 - PFAS Mitigation Costs	13
Section 10.3 – CIP Project Sheets and Cost Summary	15
Section 10.3.1 – Supply Project Sheets	15
<b>MODIFICATIONS TO TABLES WITHIN CHAPTER 10</b>	<b>17</b>
Table 10.7	17
<b>PROJECT SHEETS</b>	<b>18</b>

## Tables

Table 7.9	Future Regulatory Requirements Water Quality Analysis, City of Camas	9
Table 7.11	PFAS Response Plan Components	11

## Figures

Figure 7.1	PFAS SAL Monitoring Follow-Up Action Flowchart Developed by WA DOH	5
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# EXECUTIVE SUMMARY

## ES.7 - Water Quality

*This content replaces the second paragraph of the section.*

The City is currently in compliance with existing state regulations regarding PFAS sampling and public notification requirements under Part 4 of WAC 246-290. The City is currently planning for compliance with federal regulations related to per- and polyfluoroalkyl substances (PFAS). These changes and the City’s associated planning efforts are described more in Chapter 7.

# CHAPTER 7 – WATER QUALITY

## Table 7.1 - Drinking Water Regulations, Water System Plan Update, City of Camas

*Table to include new Row for State Action Levels, which shall be placed in second row under National Primary and Secondary Drinking Water Standards.*

Rule	CFR	WAC 246-290	Affected Contaminants	Publication Date of Final Rule
State action levels (SAL) and state maximum contaminant levels (MCL) and Follow-up action	N/A; state specific.	Part 4, 315, and 320	Select per- and polyfluoroalkyl substances (PFAS)	1/1/22 (for rules and updates applicable to PFAS)
PFAS National Primary Drinking Water Regulation	40 CFR Parts 141 and 142	Part 4, 315, subsection (8).	Select per- and polyfluoroalkyl substances (PFAS)	4/10/2024

*Table to include 2 new rows to list UCMR 4 and UCMR 5*

Rule	CFR	WAC 246-290	Affected Contaminants	Publication Date of Final Rule
Unregulated Contaminants Monitoring Rule	N/A	N/A	Various contaminants considered for future regulations	<ul style="list-style-type: none"> <li>▪ UCMR 1 Promulgated 1999</li> <li>▪ UCMR 2 Promulgated 2007</li> <li>▪ UCMR 3 Promulgated May 2, 2012</li> <li>▪ UCMR 4 Promulgated December 20, 2016</li> <li>▪ UCMR 5 Promulgated December 27, 2021</li> </ul>

## Section 7.3.8 - Unregulated Contaminant Monitoring Rule

*This content replaces the last paragraph of the section and adds new content.*

The UCMR is used as a tool for the USEPA to collect data, and ultimately establish regulations, for contaminants that are suspected to be present in drinking water but do not have health-based standards set under the Safe Drinking Water Act (SDWA).

The second cycle (UCMR 2) of monitoring was published in the Federal Register on January 4, 2007. The UCMR 2 required monitoring for 25 contaminants using five analytical methods during 2008- 2010. The third cycle (UCMR 3) of monitoring was published on May 2, 2012. UCMR 3 required monitoring for 30 contaminants: 28 chemicals, and 2 viruses. Monitoring occurred during 2012 to 2015. The fourth cycle (UCMR 4) of monitoring was published on December 20, 2016. UCMR 4 required monitoring for 30 chemicals, which included nine cyanotoxins and one cyanotoxin group; two metals; nine pesticides; three brominated haloacetic acid disinfection byproducts groups, three alcohols, and three semi-volatile organic chemicals. Monitoring occurred during 2018 to 2020. The fifth cycle (UCMR 5) was published on December 27, 2021 and is currently ongoing, requiring monitoring for applicable systems between 2023 and 2025. UCMR 5 requires monitoring for 29 different PFAS and lithium.

From 2013 to 2015, USEPA's third installment of UCMR sampling efforts measured for six PFAS. These included perfluorooctane sulfonic acid (PFOS) and perfluorooctanoic acid (PFOA), two of the most notable and prevalent PFAS compounds. At the time, there were limited detections nationwide, but laboratory analysis methods could not measure levels low enough to reflect the presence at very low concentrations of these compounds across the United States. For the 2023 to 2025 period, the 29 different PFAS compounds can now be measured at relatively low levels through advancements in laboratory analysis methods.

Results from UCMR 5 are currently being reported and compiled as of the date of this report. As of August 2023, around 20 percent of systems have reported results so far and around 8 percent of those systems have seen detections of PFOA and PFOS. However, these results are from Quarter 1 of four quarterly reporting requirements, so some public water systems with no detections may show detections in later reports.

### Section 7.3.8.1 - Monitoring Requirements

*This content replaces the section.*

The City has conducted monitoring as required for the previous UCMRs. For systems required to sample under UCMR 5 with a groundwater source (including the City), sampling must occur two times during a consecutive 12-month monitoring period, where sampling events occur 5-7 months apart. For systems with a surface water source, a groundwater source under the direct influence of surface water, or a mixed-source system, sampling must occur four times during a consecutive 12-month monitoring period. Sampling events must occur 3 months apart (quarterly sampling). The City's efforts for UCMR 5 sampling efforts are currently ongoing. The City expects to comply with all monitoring requirements of UCMR 5.

## Section 7.3.9 - State Action Levels and State Maximum Contaminant Levels

*This is an entirely new section to be added to the report.*

The State of Washington’s Department of Health (DOH) has primacy to establish state action levels (SAL) and state maximum contaminant levels (MCL) that set more stringent or more encompassing requirements for public water systems than federal requirements. The basis on which SALs or State MCLs may be established is described in WAC 246-290-315.

DOH considers establishment of SALs when human exposure to the contaminant in question can occur through drinking water, and when the contaminant is known or likely to occur in public water systems at levels of public health concern.

DOH may develop a SAL based on the following:

- Evaluation of available peer-reviewed scientific literature and government publications on fate, transport, exposure, toxicity and health impacts of the contaminant and relevant metabolites;
- An assessment based on the most sensitive adverse effect deemed relevant to humans and considering susceptibility and unique exposures of the most sensitive subgroup such as pregnant women, fetuses, young children, or overburdened and underserved communities; and
- Technical limitations to achieving the SAL such as insufficient analytical detection limit achievable at certified drinking water laboratories.

SAL exceedance requires follow-up action as described in WAC 246-290-320.

A State MCL may be established by DOH in specific cases where:

- Regulating the contaminant in question presents a meaningful opportunity to reduce exposures of public health concern for persons served by public water systems.
- Where there is a need for an enforceable limit to achieve uniform public health protection in Group A public water systems.
- The need for an enforceable limit to support source water investigation and clean-up of a contaminant in drinking water supplies by responsible parties.

State MCLs would require treatment for the contaminant in question, whereas SALs require specific follow-up actions as described in WAC 246-290-320. DOH has not yet established any State MCLs but has established a series of SALs at the beginning of 2020. These SALs are summarized below in Table 7.6.1.

Contaminant or Group of Contaminants	SAL
PFOA	10 ng/L
PFOS	15 ng/L
PFHxS	65 ng/L
PFNA	9 ng/L
PFBS	345 ng/L

Notes:  
 ng/l - nanograms per liter, or parts per trillion (ppt).

These contaminants are all PFAS. DOH considered the prevalence of these PFAS in UCMR 3 reporting results and the non-enforceable health advisory levels set by the USEPA in 2022. Their associated follow-up requirements per WAC 246-290-320 are described in the following Section 7.2.9.1 - Monitoring Rules.

The WAC states that upon a federal adoption of an MCL for any contaminant with a WA SAL or State MCL, the federal MCL will supersede a SAL or a less stringent state MCL, and the associated requirements, including for monitoring and public notice. If the federally adopted MCL is less stringent than a SAL or State MCL, DOH may adopt the federal MCL or adopt a state MCL at least as stringent as the federal MCL (WAC 246-290-315, Subsection [8]). Discussion of federal regulations associated with PFAS is described in Section 7.3.10 – PFAS National Primary Drinking Water Regulation.

### Section 7.3.9.1 - Monitoring Requirements

*This is a new section to be added to the report.*

The City is in compliance with all monitoring rules associated with constituents subject to SALs. WAC 246-290-300 describes the monitoring requirements for contaminants subject to DOH SALs. These requirements are summarized in Table 7.6.2 below.

Contaminant or Group of Contaminants	Initial Sampling	Routine Sampling Frequency	Sampling Location
PFAS with prescribed SALs (see Table 7.6.1)	One sample on or before December 31, 2025	Once every three years	Per the locations described in WAC 246-290-300.7b.

While one sample is required before the end of 2025, sampling requirements for UCMR 5 will generally fulfill this requirement for large public water systems, as is the case for Camas. UCMR 5 sampling requirements (described in Sections 7.3.8 and 7.3.8.1) include the 5 PFAS that are subject of the WA SALs. However, sampling for contaminants with SALs may bring specific follow-up actions. These follow up actions generally include notification of the result to DOH, and public notification. There are also follow-up requirements for samples that do not exceed the SALs, but result in a certain percentage of the SAL. Figure 7.1 describes a flow chart, developed by DOH, to guide public water systems in determining the required follow-up action after sampling for constituents with SALs.

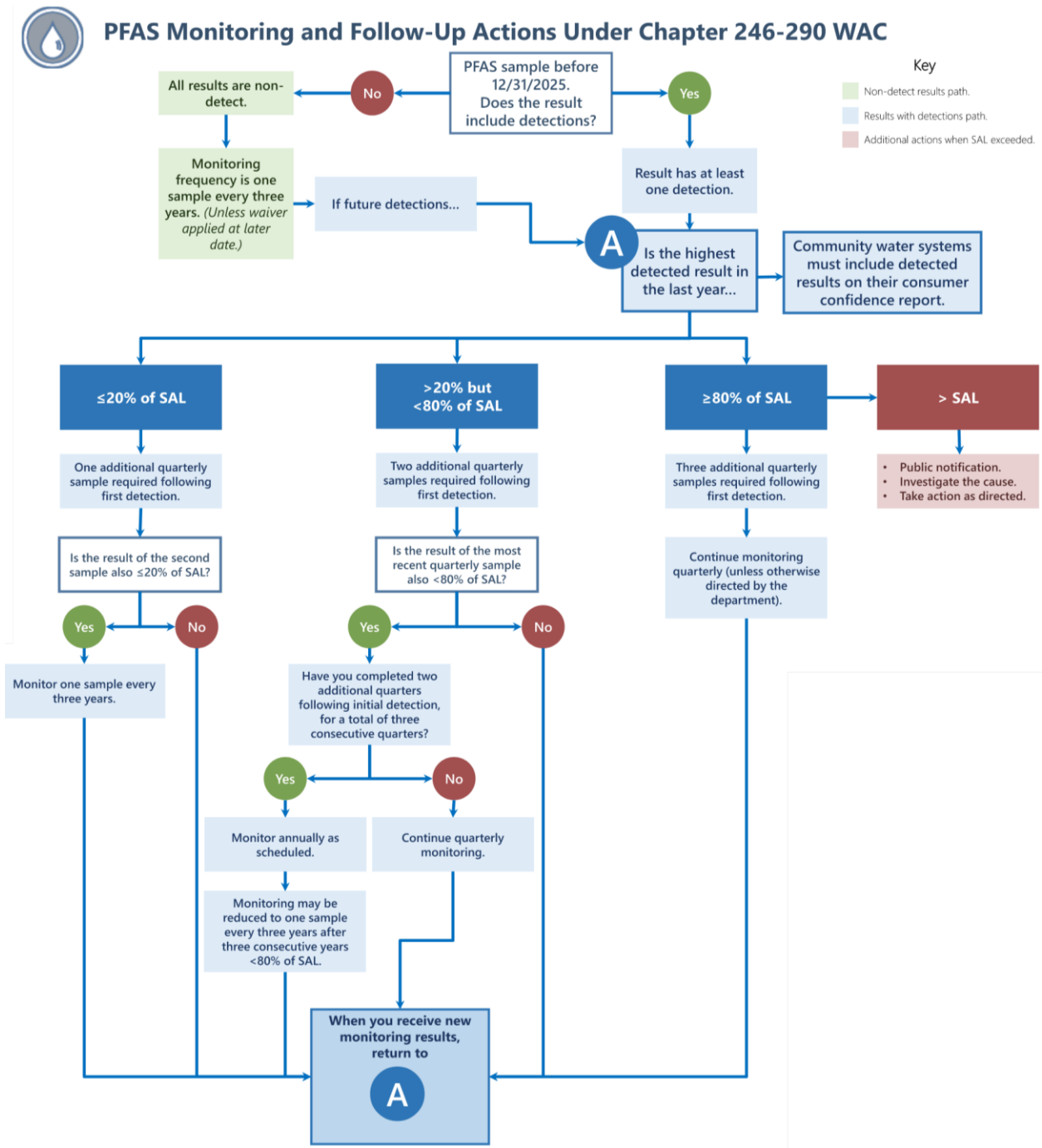


Figure 7.1 PFAS SAL Monitoring Follow-Up Action Flowchart Developed by WA DOH

Upon a federal adoption of an MCL for any contaminant with a WA SAL, the federal MCL will supersede the SAL, and its associated requirements, including for monitoring and public notice. Therefore, any monitoring requirements described in this section will be superseded by monitoring requirements described in any future federal MCLs associated with the PFAS listed in Table 7.6.1.

### Section 7.3.9.2 - Compliance

*This is a new section to be added to the report.*

The City is currently in compliance with existing state regulations regarding PFAS sampling and public notification requirements under WAC 246-290-320. Sampling efforts at Well 13 on August 5, 2022 showed PFAS levels above the SALs. As a result, the City has taken follow-up actions in accordance with WAC 246-290-320. Follow-up sampling efforts at Well 13 on December 5, 2022 and July 13, 2022 also showed exceedance with the SALs, but five other sampling efforts showed results below the SAL threshold. The City plans to continue compliance with the required follow-up actions. Sampling at other well sites showed no SAL exceedances.

Although a SAL exceedance does not trigger the need for treatment, the City is currently planning for changes to federal regulations around per- and polyfluoroalkyl substances (PFAS) which may require treatment if levels are at or above an MCL. These changes and the City's planning efforts are described more in Section 7.6.

### Section 7.3.10 - PFAS National Primary Drinking Water Regulation

*This is an entirely new section to be added to the report.*

Prior to issuance of the UCMR 5, USEPA concluded there was enough data on the health effects of PFAS to begin the process of regulating certain PFAS compounds. The following describes the sequence of key actions taken by USEPA related to PFAS.

- In February 2021, USEPA issued notice for its intent to enforce limits on PFAS in drinking water to safeguard communities from PFAS contamination, specifically PFOA and PFOS.
- In June 2022, USEPA announced new health advisory levels (HAL) for four PFAS: PFOA, PFOS, hexafluoropropylene oxide dimer acid (HFPO-DA, commonly known as GenX), and perfluorobutane sulfonic acid (PFBS). This was the first time HALs had been issued for PFBS and GenX. For PFOA and PFOS, these new HALs are several orders of magnitude below the HAL announced in 2016 (i.e., 70 ng/L for PFOA and PFOS combined). The new HALs for PFOA and PFOS were labelled "interim" because the USEPA's draft analysis of health studies for PFOA and PFOS were still undergoing review by the Science Advisory Board at the time of the announcement.
- On March 14, 2023, USEPA announced a proposed National Primary Drinking Water Regulation (NPDWR) to establish legally enforceable levels for not only PFOA and PFOS but also perfluorononanoic acid (PFNA), GenX, perfluorohexane sulfonic acid (PFHxS), and PFBS.
- On April 10, 2024, EPA announced the final National Primary Drinking Water Regulation (NPDWR) for six PFAS. Under the NPDWR, the EPA established MCLs for six PFAS in drinking water: PFOA, PFOS, PFHxS, PFNA, and HFPO-DA as contaminants with individual MCLs, and PFAS mixtures containing at least two or more of PFHxS, PFNA, HFPO-DA, and PFBS using a Hazard Index MCL to account for the combined and co-occurring levels of these PFAS in drinking water. EPA also finalized health-based, non-enforceable Maximum Contaminant Level Goals (MCLGs) for these PFAS. A summary of these levels is provided in Table 7.8. An explanation of the Hazard Index approach follows the table.

Table 7.8 MCLs and MCLGs for Specific PFAS Compounds in Drinking Water

Compound	Proposed MCLG	Proposed MCL (Enforceable Levels)
PFOA	Zero	4.0 ppt <sup>(1)</sup>
PFOS	Zero	4.0 ppt <sup>(1)</sup>
PFNA	10 ppt	10 ppt
PFHxS	10 ppt	10 ppt
HFPO-DA (GenX)	10 ppt	10 ppt
Mixtures containing two or more of PFHxS, PFNA, HFPO-DA, and PFBS	Hazard Index of 1.0 (unitless).	Hazard Index of 1.0 (unitless).

Notes:

» In aqueous matrixes, ppt can also be expressed as ng/l.  
ppt - parts per trillion.

While PFOA, PFOS, PFNA, PFHxS, and GenX have their own individual MCLs and MCLGs under the NPDWR, a Hazard Index (HI) of less than 1.0 must also be met to comply with the rule. The HI is used to reduce the risk of health impacts from a chemical mixture. The HI is calculated via a sum of fractions. Each fraction compares the level of each PFAS measured in the water to the health-based water concentration. The equation below summarizes the HI calculation. It includes indexes for PFHxS, PFNA, and GenX (all of which have their own individual limits as MCLs) and PFBS (which does not have its own individual limit as an MCL).

With the HI approach, the concentration of each of these four PFAS would be divided by a corresponding health-based value (10ppt for PFHxS, PFNA, and GenX; 2000ppt for PFBS). The sum of these fractions needs to be below 1.0 to comply with the NPDWR. Note, however, that an exceedance must be triggered by two or more chemicals. For example, a GenX concentration of 11ppt alone would not cause a HI exceedance, but it would cause an MCL exceedance. A PFBS concentration of over 2,000ppt alone would not cause a HI exceedance unless another chemical within the calculation exceeded 10ppt.

$$HI = \frac{[PFHxS]}{10ppt} + \frac{[GenX]}{10ppt} + \frac{[PFNA]}{10ppt} + \frac{[PFBS]}{2000 ppt} \qquad \text{Hazard Index Calculation}$$

### Section 7.3.10.1 - Monitoring Requirements

*This is a new section to be added to the report.*

Under the NPDWR, public water systems (PWS) will be required to take initial monitoring samples at all entry points to the distribution system based on the frequency outlined in Table 7.9. Systems with appropriate, previously acquired monitoring data from UCMR 5, state-led, or other applicable monitoring programs using USEPA Methods 533 or 537.1, will not be required to conduct separate initial monitoring for regulated PFAS.

Table 7.9 PWS Sampling Requirements under USEPA’s Proposed PFAS Rule

PWS Type	Monitoring Frequency
Groundwater Systems serving >10,000 persons	Monitor regulated PFAS quarterly within a 12-month period
Groundwater Systems serving ≤ 10,000 persons	Monitor regulated PFAS twice within a 12-month period, with sampling events conducted at least 90 days apart
Surface Water Systems	Quarterly within a 12- month period. Samples are required to be collected 2 to 4 months apart

After initial monitoring, PWS must monitor for rule compliance on a quarterly basis at each entry point to the distribution system. However, based on the initial monitoring results, agencies may reduce compliance monitoring frequency if the monitoring results are below the rule trigger level (RTL). The RTL is half of the MCLs or HI (i.e., 2 ng/L for specific PFAS with an MCL, or an HI of 0.5). Primacy agencies (states) have the flexibility to reduce monitoring to annually or triennially for systems that are consistently below RTLs. Any results above the RTL automatically require a reversion back to quarterly sampling.

For systems required to monitor quarterly, compliance will be determined by running annual averages at the sampling point. When calculating the running annual averages, if a sample result is less than the practical quantitation level for the monitored PFAS, the PWS may use zero as the result on that sample to calculate the average for compliance purposes.

### Section 7.3.10.2 - Compliance

*This is a new section to be added to the report.*

The PFAS NPDWR has a 5-year compliance window from its year of inception (2024) with specific requirements throughout this timeframe.

- ❖ Within three years of rule promulgation (2024 – 2027):
  - Initial monitoring must be complete.
- ❖ Starting three years following rule promulgation (2027 – 2029):
  - Results of initial monitoring must be included in Consumer Confidence Reports (i.e., Annual Water Quality Report).
  - Regular monitoring for compliance must begin, and results of compliance monitoring must be included in Consumer Confidence Reports.
  - Public notification for monitoring and testing violations.
- ❖ Starting five years following rule promulgation (starting 2029):
  - Public notification for MCL violations.
  - Comply with all MCLs (including performing mitigation measures or installing PFAS treatment as required to comply with the MCLs).

All requirements described in this section will supersede current DOH SALs related to PFAS as per the WAC 246-290-315 Subsection (8) unless the State of Washington enacts more stringent or additional requirements beyond those listed in the PFAS NPDWR.



Due to the timeframe in which the PFAS NPDWR requirements are rolled out, the WAC 246-290-315 is temporarily more stringent than the PFAS NPDWR until 2027. Currently in Washington, PWS must report exceedances of certain PFAS above SALs (summarized previously in Table 7.6.1 and Section 7.3.9.1.). The City of Camas has conducted its required initial monitoring as required by the PFAS NPDWR, but will also continue to comply with monitoring and reporting requirements under WAC 246-290-315 and 246-290-320 until 2027, when the reporting requirements under the PFAS NPDWR become more stringent (unless the State of Washington enacts more stringent requirements).

Based on PFAS sampling data collected and reported by the City, certain wells within the City’s water supply will likely need some form of PFAS mitigation to comply with the PFAS NPDWR by 2029. Refer to Section 7.7.1 for recommendations for the City to plan and prepare for PFAS MCL compliance. Costs associated with these recommendations are presented in Chapter 10.

## Section 7.6 - Future Regulatory Requirements

*This text is intended to replace the first paragraph of this section.*

Anticipated future regulatory requirements are summarized in Table 7.9. This table includes ongoing programs to introduce new regulatory requirements, under the UCMR and the Contaminant Candidate List (CCL), as well as specific rules and regulations currently under consideration.

The City does not anticipate issues with meeting the other future regulatory requirements listed in the table based on the limited available information. The City will revisit each proposed rule when specific requirements are published. A brief description of anticipated requirements under each rule is provided herein.

### Table 7.9 - Future Regulatory Requirements Water Quality Analysis, City of Camas

*Modify Table 7.9's first row to correct the UCMR number to 6. All other text in the table remains unchanged.*

Table 7.9 Future Regulatory Requirements Water Quality Analysis, City of Camas

Proposed Rule	Affected Contaminants	Proposed Publication Date <sup>(1)</sup>
Unregulated Contaminant Monitoring Regulations	Unregulated Contaminants	UCMR 6 - Unknown
Contaminant Candidate List	Unregulated Contaminants	CCL4 - Unknown
Radon Rule	Radon	Unknown
Perchlorate	Perchlorate	Unknown
Lead and Copper Rule Revisions	Lead, Copper	Unknown
Carcinogenic VOC Rule	cVOCs	Unknown

Notes:

(1) Effective and compliance dates were obtained from the Federal Register and USEPA’s Drinking Water Hotline and represent the best information available as of the date of this report.

#### Section 7.6.1 - Unregulated Contaminant Monitoring Rule

*This text is intended to replace the existing section.*

The USEPA’s UCMR is used to collect occurrence data for contaminants suspected to be present in drinking water, but do not yet have health-based standards. The current UCMR was discussed in Section 7.3.8. UCMR 5 is currently ongoing, and the City is in compliance with all sampling requirements. The UCMR is updated every five years, so a sixth UCMR can be expected in approximately five years. While no issue date for UCMR 6 has been published by the USEPA at this time, the City expects no issues with compliance.

## Section 7.7 - Summary and Recommendations

*This text is intended to replace the section.*

The City seeks to maintain high quality water for its customers from the source to the tap. While the City currently complies with all DOH monitoring and reporting requirements, the upcoming PFAS MCLs (described in Section 7.6.7) compel the City to develop a plan to mitigate PFAS to maintain its commitment to providing high quality water.

### Section 7.7.1 - Recommendations for Upcoming PFAS MCLs

*This text, including subsequent subsections, is new content to be added to the WSP.*

The actions recommended in this section are intended to help the City plan PFAS mitigation measures and plan for compliance with the PFAS NPDWR.

Based on PFAS sampling data as of the date of this report, Wells 5, 6, 11, 13, and 14 have reported PFAS levels that exceed the PFAS NPDWR MCLs. Well 5 and 13 are individual wells. Wells 6 and 14 combine before their EPTDS, comprising Wellfield East. Wells 7, 8, 10, 11, and 12 combine before their EPTDS, comprising Oak Park Wellfield.

For the purposes of developing planning-level estimates for PFAS mitigation, it was assumed that Well 13, Oak Park Wellfield, and Wellfield East would require treatment to achieve PFAS levels below the proposed MCLs. While Well 5 did record PFAS levels above EPA’s proposed MCL’s, its use has been limited since August of 2022. Due to the size of the parcel where Well 5 is located, PFAS treatment is not an option. Therefore, this source will likely be used as an emergency source only. Well 5’s water rights may be utilized at the City’s Lower Wellfield if additional source is developed.

Because only certain wells within Oak Park Wellfield have shown PFAS levels above the MCLs, treatment may not be required for the full flow of Oak Park Wellfield. However, due to the uncertainty around PFAS fate and transport within the aquifer below the wells, the remaining wells at Oak Park may become impacted. For the purposes of cost planning, mitigation costs for Oak Park are presented as a range to cover the mitigation costs that may be required given what the City currently knows about the PFAS levels, and to cover the mitigation costs that may be required if all wells in Oak Park become impacted. Further cost assumptions are described in Section 10.2.8.

The City is currently under contract to design and construct PFAS treatment at Well 13, given it has shown the highest levels of PFAS throughout the wellfield.

It is recommended that an adaptive PFAS response plan be adopted by the City to strategically plan for PFAS mitigation. The goal of a PFAS response plan will be to develop a roadmap to compliance with the

MCLs by USEPA’s proposed deadline of 2029. The table below summarizes the major elements of the response plan. The following sections describe these elements in more detail.

Table 7.11 PFAS Response Plan Components

Actions		2024 - 2026	2026 - 2029	
1.	Risk Assessment	Confirm and fast track priority risks, build treatment at Well 13.	Continue to develop and modify risk assessment as PFAS mitigation progresses.	
2.	PFAS Mitigation Screening	Evaluation of alternatives to mitigate PFAS system wide by 2026.	Act on mitigation efforts and adapt plan accordingly based on results from PFAS Monitoring efforts.	
3.	Treatment design and construction	Ongoing efforts for treatment, including design, construction, and operations optimization as needed based on results from Risk Assessment and PFAS Mitigation Screening efforts.		
4.	PFAS Monitoring	Develop PFAS Monitoring Plan, continue sampling.	Continued monitoring.	
5.	Source Management	Source Identification Plan.	Identify Sources.	Source Control (if needed).
6.	Capital Needs Planning	Track funding and financing opportunities.		
7.	Communications	Develop and build upon a communications strategy that conveys efforts and progress to obtain and maintain stakeholder support, including from the public and City Council.		
8.	Advocacy	Partner with other agencies when available to advocate for science-based decisions, funding, and innovative treatment solutions. Help support regional efforts to reduce PFAS treatment costs.		

### Section 7.7.1.1 - Risk Assessment

It is recommended that the City develop a risk assessment that will serve to identify immediate and near-term actions that can be taken to mitigate PFAS and maintain the City’s commitment to providing high-quality water by ranking the highest risks facing the City with respect to PFAS. The risk assessment will incorporate system PFAS goals, infrastructure evaluations from all City wells, and latest hydrogeological information, and PFAS sampling results. The resulting risk register will serve to guide and prioritize efforts moving forward, but will be adjustable over time to accommodate new information and the rapidly-changing landscape associated with PFAS.

This effort will work concurrently with design of treatment at Well 13, while establishing actions that could be done in tandem to increase system resiliency against PFAS. It is intended that this risk assessment be updated by the City over time to adapt to changes in PFAS concentration and build upon progress from mitigating the highest risks identified.

### Section 7.7.1.2 - PFAS Mitigation Screening

This effort includes ongoing evaluations to find the best alternative for PFAS mitigation system wide in a manner that will ensure compliance by USEPA’s proposed deadline of 2029. Screening options will generally be divided into the categories of treatment-based mitigation or operational-based mitigation. An evaluation of treatment-based mitigation efforts should include a technology evaluation, comparing the efficacy of typical treatment technologies for PFAS: granular activated carbon (GAC), ion exchange (IX), and reverse osmosis (RO). Treatment efficacy depends on many site-specific factors, including water quality, system hydraulics, and site constraints. Depending on water quality, pre- or post-treatment may

be needed, for example. Operational-based mitigation efforts may include source identification, alternative sources of supply, or upgrading the capacity at well stations if PFAS results are below the USEPA's reporting limit at those well stations. Any impacts to operations will need to consider the impacts to the overall system and allow the City to maintain its high level of service to its customers.

The optimal solution for the City will likely be a combination of both technological and operational-based mitigation measures. The plan to screen alternatives and implement recommendations will likely need support from design services, hydrogeological services, and other support. It is intended that this effort be adaptive and updated over time based on latest PFAS sampling results and successful implementation of fast-track measures described in the Risk Assessment section.

Evaluations that involve changes to the hydraulics of a well (introducing treatment may increase headloss and lower pump yield, for example) should consider impacts and changes to the overall system. These considerations may include upgrading well pumps to maintain capacity with higher headloss, or a change of well operational strategies to maintain the same overall yield.

### Section 7.7.1.3 - Treatment Design and Construction

This effort plans for and executes tasks necessary for the construction of PFAS treatment systems. Should the Risk Assessment or Mitigation Screening efforts identify treatment to be the optimal solution at a well station, this task will be utilized. The design process may vary depending on the well site, procurement approach, and treatment goals, but will generally include some similar elements.

- Site evaluation efforts will review site hydraulic, electrical, and infrastructure capacities.
- Basis of design reports will develop a treatment plan for the site, including any pre- or post-treatment (corrosion control) requirements based on water quality data.
- Design deliverables, such as 30 percent, 60 percent, 90 percent and final design packages, including drawings and specifications (deliverables may look different if the procurement approach allows for a fast-track delivery).
- Permitting and regulatory support.
- Engineering services during construction, including supporting startup, commissioning, and operations optimization.
- Ongoing systems integration support. This effort will monitor treatment performance and overall PFAS reduction system wide to help guide next steps for the system.

### Section 7.7.1.4 - PFAS Monitoring

An ongoing PFAS monitoring plan should be developed that allows the City to continue to build insight on the fate and transport of PFAS in the aquifers, while also allowing the City to track progress from mitigation measures that have been implemented. This allows for the overall PFAS response plan to adapt to any changes in PFAS concentration. The monitoring program will also ensure compliance with monitoring requirements listed under the PFAS NPDWR.

### Section 7.7.1.5 - Source Management

A PFAS source identification plan should be developed to gain insight on any potential sources of PFAS. This plan may include additional sampling efforts and can be modified as needed to the needs of the City.

The City can follow guidance provided in the Water Research Foundation Report 5082, "Investigation of Alternative Management Strategies to Prevent PFAS from Entering Drinking Water Supplies and Wastewater" to support source identification or source management measures.

**Section 7.7.1.6 - Capital Planning Needs**

Efforts to track funding opportunities will be important to minimize impacts on ratepayers. These efforts should track all available opportunities and ensure the City is in compliance with funding requirements.

**Section 7.7.1.7 - Communications**

Stakeholder engagement and community outreach will be important throughout these PFAS mitigation efforts to obtain and maintain support. This may include continuing upon the City's public outreach efforts or providing updates to City Council on current PFAS status.

**Section 7.7.1.8 - Advocacy**

The PFAS response plan should also include an advocacy component. Actions under this effort could include developing partnerships with neighboring utilities to coordinate sampling efforts or supporting regional efforts within the industry to advocate for utility support and funding for PFAS.

**CHAPTER 10 - CAPITAL IMPROVEMENTS PLAN**

**Section 10.2.1 – Cost Estimate Level**

*This text is intended to replace the existing section.*

The CIP cost estimates presented in this chapter are American Academy of Cost Engineers (AACE) Class 4 estimates for all projects except PFAS mitigation projects (described further in Section 10.2.8), which are presented as AACE Class 5 estimates. Actual costs may vary from these estimates by -30 percent to +50 percent for Class 4 estimates, and -50 percent to +100 percent for Class 5 estimates. All costs were estimated based on the City's and Consultant's perception of current conditions at the project locations, but are not guaranteed and are subject to change.

Costs are presented in December 2016 dollars, with the exception of PFAS mitigation projects, which are in January 2024 dollars. Procedures for cost estimating PFAS mitigation projects are described in Section 10.2.8 as they differ from cost estimating procedures used by other projects described in this Water System Plan.

The Engineering News-Record (ENR) US 20-City Construction Cost Index for December 2016 is 10,530. The ENR US 20-City Construction Cost Index for January 2024 is 13,515. The RS Means City Cost Index for Construction is 104.4 for Vancouver, WA, the area listed closest to the City. All estimates are subject to change as a given project design matures. Cost of labor, materials, and equipment may vary in the future.

**Section 10.2.8 - PFAS Mitigation Costs**

*New section to be added to report.*

The costs developed for PFAS mitigation projects were developed with a different methodology than cost estimates developed for other projects identified in this WSP. The enactment of EPA's PFAS NPDWR in April of 2024 provided guidance on PFAS mitigation goals for PWS. With established MCLs and monitoring and enforcement deadlines (described in Section 7.3.10.), PFAS mitigation project costs for a PWS can be better estimated. Therefore, costs associated with PFAS mitigation projects for the City were estimated based on the consultant's previous experience costing and designing PFAS mitigation projects with a similar scope. Capital cost estimates for PFAS mitigation projects were scaled from previous projects that were estimated in January 2024 dollars using the Handy Whitman Index of Public Utility Construction Costs. The flow rate of the example projects ranged between 900 gallons per minute (gpm) to 7,200 gpm and estimated treatment cost based on both ion exchange (IX) and granular activated carbon (GAC), two of the most common municipal-scale PFAS treatment technologies. The capital costs from the example projects ranged from \$4.4M to \$26M, resulting in capital cost per gpm values ranging from approximately \$3,600 to \$6,300. These capital cost per gpm estimates were adjusted based on the project location using the RS Means City Cost Index for Construction. Based on the example project locations, a location adjustment multiplier of 1.21 was added for projects in Camas. Further, the example project cost estimates did not account for specific electrical and well pump upgrades that would be required for PFAS treatment projects in Camas. In most cases, adding PFAS treatment increases headloss within the system, which will reduce the production of a groundwater well pump if no improvements are made. An additional cost adjustment multiplier of 1.20 was added to the estimates to account for well pump improvements (and associated electrical upgrades) to allow the well sites with PFAS treatment to maintain their existing capacity. Therefore, the estimated capital costs per gpm treated for Camas PFAS projects range from \$5,300 to \$9,150. The specific PFAS mitigation projects within Camas are discussed below.

Based on PFAS sampling data as of the date of this report, Wells 5, 6, 13, and 14 have reported at least one PFAS sample that has exceeded the PFAS NPDWR MCLs. Well 11 has reported PFAS levels just below the MCL. Well 5 and 13 are individual wells. Wells 6 and 14 combine before their EPTDS, comprising Wellfield East. Wells 7, 8, 10, 11, and 12 combine before their EPTDS, comprising Oak Park Wellfield. A PFAS sample taken at the combined finished water location of Oak Park Wellfield has shown a value above the MCL once.

All individual wells and well stations may require treatment except Well 9, but other mitigation measures could negate the need for treatment at certain locations. While Well 5 did record PFAS levels above EPA's proposed MCL's, its use has been limited since August of 2022. Due to the size of the parcel where Well 5 is located, PFAS treatment is not an option. Therefore, this source will likely be used as an emergency source only. Well 5's water rights may be utilized at the City's Lower Wellfield if additional source is developed.

Capacity-based PFAS mitigation measures or well blending strategies could negate the need for treatment at certain locations in the future. However, due to the uncertainty around the PFAS fate and transport within the aquifers the City uses, the appropriate planning level assumption is to assume that Well 13, Oak Park Wellfield, and Wellfield East would require treatment to achieve PFAS levels below the EPA's MCLs.

Cost estimates for PFAS treatment projects in Camas were estimated based on the range of capital cost per gpm presented above. These values ranged from \$5,300 to \$9,150. A value within this range was selected for 3 PFAS projects: treatment at Well 13, treatment at Wellfield East, and treatment at Oak Park.

For treatment at Well 13, a capital cost of \$7,200 per gpm was assumed because this value is the average of the high and low estimates developed from the example projects. With a capacity of 1,325 gpm, an estimated, planning-level capital cost for PFAS treatment at Well 13 is approximately \$10M. The City is currently under contract to design and construct PFAS treatment at Well 13, given it has shown the highest levels of PFAS throughout the wellfield.

For treatment at Wellfield East, a capital cost of \$7,200 per gpm was assumed because this value is the average of the high and low estimates developed from the example projects. With Well 6 and Well 14's combined capacity of approximately 2,000 gpm, an estimated planning-level capital cost for PFAS treatment at Wellfield East is approximately \$15M. Future evaluations for treatment at Wellfield East should consider treatment location and a cost-benefit analysis of locating treatment closer to Oak Park if treatment is required at that location as well.

For treatment at Oak Park Wellfield, cost estimates for treatment are presented as a range due to the uncertainty around future PFAS levels. Based on current available data, the wells from Oak Park wellfield may have PFAS at levels near or slightly above the MCLs. More sampling and analysis is needed to determine the true prevalence, and if these PFAS levels are from one well or multiple wells. The low range estimate assumes treatment for Wells 11 and 12. Although Well 12 has not reported a PFAS level above the MCLs, it is located within the same building and at a similar depth to Well 11. The high range estimate assumes treatment for all wells within Oak Park wellfield, plus an additional 500 gpm (2,100 gpm total) to account for the transfer of Well 5's instantaneous water rights should the City decide to use them in Oak Park under their current water right umbrella. The low range estimate assumes a capital cost of \$7,200 per gpm because this value is the average of the high and low estimates developed from the example projects. The high range estimate assumes a capital cost of \$5,300 per gpm, recognizing there would be efficiency of scale in building treatment for the full wellfield (5,800 gpm with 500 gpm from Well 5). Therefore, the capital cost estimate for treatment at Oak Park ranges from \$16M to \$30M.

These planning-level costs are based on the current understanding of water quality and treatment requirements, but are subject to change as more information on these projects develops.

Costs are also assumed for development and execution of planning efforts associated with a PFAS mitigation response. These activities may include actions such as development of a system-wide PFAS response plan, a refined PFAS sampling plan, laboratory sampling and analysis, technology testing, communications and funding support, and other actions identified in Chapter 7. Planning-level costs for PFAS mitigation planning efforts are estimated at \$1,000,000. This cost was based on estimates developed by neighboring utilities for their PFAS planning efforts, and from the consultant's experience developing level of efforts for PFAS planning projects with a similar scope.

## Section 10.3 – CIP Project Sheets and Cost Summary

New paragraph added at the end of existing text.

Costs associated with PFAS treatment projects are based on the AWWA PFAS National Cost Model Report as described in Section 10.2.8. Costs for PFAS treatment and planning are in January 2024 dollars.

### Section 10.3.1 – Supply Project Sheets

New paragraph added at the end of existing text.

To meet federal water quality regulations related to PFAS, mitigation efforts, including planning and treatment, will be required. As described in Section 7.7.1 and 10.2.8, it was assumed that Well 13, Oak Park Wellfield, and Wellfield East would require treatment to achieve PFAS levels below the EPA MCLs. The treatment projects are designated as supply projects as they will help the City maintain a high-quality supply of drinking water for its customers. The project sheets have been added to this document:

- S-8 – PFAS Treatment at Well 13.
- S-9 – PFAS Treatment at Wellfield East.
- S-10 – PFAS Treatment at Oak Park Wellfield.
- S-11 – PFAS Mitigation Planning Efforts.



## MODIFICATIONS TO TABLES WITHIN CHAPTER 10

**Table 10.7**


The following rows are to be inserted into the Table, following Project No. S-7.

<b>Table 10.7 CIP Project Summary Water System Plan Update City of Camas</b>																	
Capital Improvement Program Summary																	
Project No.	SDC Area	Project Name	Developer Share	Total CIP Cost Estimate	CIP Phasing										Project Type		
					2017	2018	2019	2020	2021	2022	2023	2024-2026	2026-2029	2029-2036	Capacity	Upgrade	R&R
<b>Supply</b>																	
S-8	Common	PFAS Treatment at Well 13	0%	\$10,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$10,000,000	\$ -	\$ -	0%	100%	0%
S-9	Common	PFAS Treatment at Wellfield East	0%	\$15,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$15,000,000	\$ -	0%	100%	0%
S-10	Common	PFAS Treatment at Oak Park Wellfield	0%	\$16,000,000-30,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$16,000,000-30,000,000	\$ -	0%	100%	0%
S-11	Common	PFAS Mitigation Planning Efforts	0%	\$1,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$500,000	\$500,000	\$ -	0%	100%	0%


Note: Cost estimates shown are in Jan 2024 dollars.

# PROJECT SHEETS

The following Project Sheets (beginning on the next page) are to be inserted into the document after Page 10-25, following the last "Supply" project sheet



City of Camas  
Water System Plan Update  
Capital Improvement Program



**Project Identification:** S-8 **SDC Area** Common

**Project Name:** PFAS Treatment at Well 13

**Facility Type:** Treatment system


Cost Allocation	Percent	Cost	Total Cost
Capacity:	0%	\$ -	<b>\$ 10,000,000</b>
Upgrade:	100%	\$ 10,000,000	
Non-capacity:	0%	\$ -	

**Project Description:**


Treatment system at Well 13 to remove PFAS from the water supply to comply with the federal maximum contaminant levels for PFAS. Treatment would likely be in the form of contact vessels filled with granular activated carbon or ion exchange resin to remove PFAS.

See Section 10.2.8 for cost estimating information, including cost estimating methodologies and contingency factors.

Project Element	Quantity	Unit	Unit Cost (\$/Unit)	Contingency	GC & Overhead	Engineering/ Planning	City Admin	Total Project Cost	Developer Share
				30%	25%	20%	10%		
PFAS Treatment at Well 13								\$ 10,000,000	



City of Camas  
Water System Plan Update  
Capital Improvement Program



**Project Identification:** S-8 **SDC Area** Common

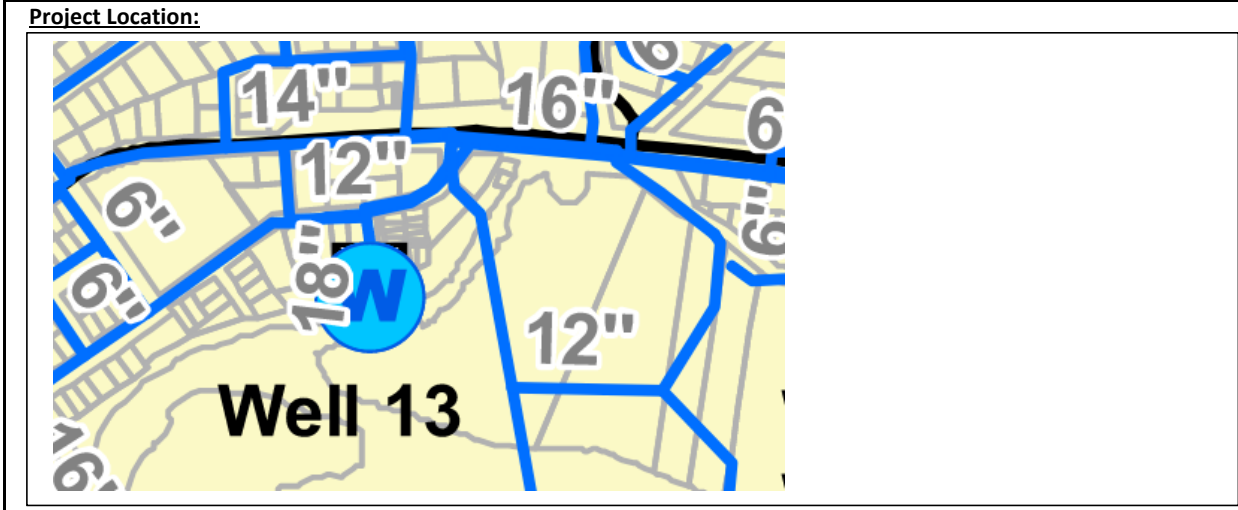
**Project Name:** PFAS Treatment at Well 13

**Facility Type:** Treatment system

Cost Allocation	Percent	Cost	Total Cost
Capacity:	0%	\$ -	<b>\$ 10,000,000</b>
Upgrade:	100%	\$ 10,000,000	
Non-capacity:	0%	\$ -	


**Notes on Cost Estimation:**

See Section 10.2.8 for cost estimating information, including cost estimating methodologies and contingency factors.




**Trigger:**

Level of Service Goal	Trigger	Value	Anticipated Need
Water Quality	Promulgation of federal maximum contaminant levels on PFAS and exceedance of maximum contaminant limits.	Water Quality	Short-term



**City of Camas**  
**Water System Plan Update**  
**Capital Improvement Program**



**Project Identification:** S-9 **SDC Area** Common

**Project Name:** PFAS Treatment at Wellfield East (Wells 6 & 14)

**Facility Type:** Treatment system


Cost Allocation	Percent	Cost	Total Cost
Capacity:	0%	\$ -	<b>\$ 15,000,000</b>
Upgrade:	100%	\$ 15,000,000	
Non-capacity:	0%	\$ -	

**Project Description:**


Treatment system at Wellfield East to remove PFAS from the water supply to comply with the federal maximum contaminant levels for PFAS. Treatment would likely be in the form of contact vessels filled with granular activated carbon or ion exchange resin to remove PFAS.

See Section 10.2.8 for cost estimating information, including cost estimating methodologies and contingency factors.

Project Element	Quantity	Unit	Unit Cost (\$/Unit)	Contingency	GC & Overhead	Engineering/ Planning	City Admin	Total Project Cost	Developer Share
				30%	25%	20%	10%		
PFAS Treatment capacity at Wellfield East								\$ 8,900,000	



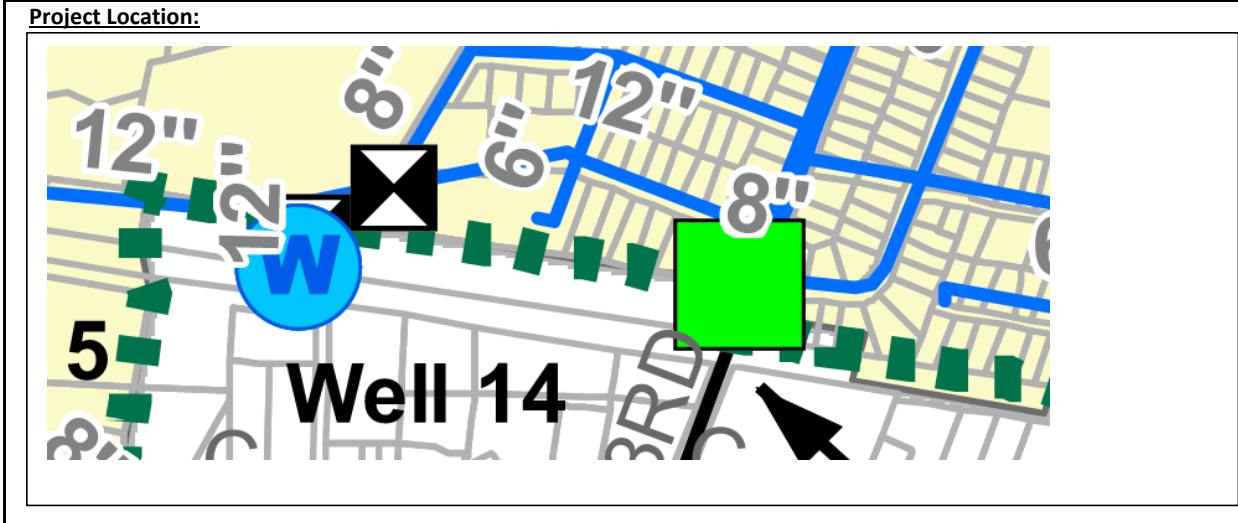
City of Camas  
Water System Plan Update  
Capital Improvement Program



**Project Identification:** S-9 **SDC Area** Common  
**Project Name:** PFAS Treatment at Wellfield East (Wells 6 & 14)  
**Facility Type:** Treatment system


Cost Allocation	Percent	Cost	Total Cost
Capacity:	0%	\$ -	<b>\$ 15,000,000</b>
Upgrade:	100%	\$ 15,000,000	
Non-capacity:	0%	\$ -	

**Notes on Cost Estimation:**  
 See Section 10.2.8 for cost estimating information, including cost estimating methodologies and contingency factors.




**Trigger:**

Level of Service Goal	Trigger	Value	Anticipated Need
Water Quality	Promulgation of federal maximum contaminant levels on PFAS and exceedance of maximum contaminant limits.	Water Quality	Short-term



**City of Camas**  
**Water System Plan Update**  
**Capital Improvement Program**




**Project Identification:** S-10 **SDC Area** Common  
**Project Name:** PFAS Treatment at Oak Park Wellfield (Wells 7, 8, 10, 11, 12)  
**Facility Type:** Treatment system


Cost Allocation	Percent	Cost	Total Cost
Capacity:	0%	\$ -	<b>\$ 16,000,000 - 30,000,000</b>
Upgrade:	100%	\$ 16M - 30M	
Non-capacity:	0%	\$ -	

**Project Description:**  
 Treatment system at Oak Park Wellfield to remove PFAS from the water supply to comply with the federal maximum contaminant levels for PFAS. Treatment would likely be in the form of contact vessels filled with granular activated carbon or ion exchange resin to remove PFAS.  
  
 See Section 10.2.8 for cost estimating information, including cost estimating methodologies and contingency factors.

Project Element	Quantity	Unit	Unit Cost (\$/Unit)	Contingency	GC & Overhead	Engineering/ Planning	City Admin	Total Project Cost	Developer Share
				30%	25%	20%	10%		
PFAS Treatment capacity at Oak Park Wellfield								\$ 8,900,000	



City of Camas  
Water System Plan Update  
Capital Improvement Program



**Project Identification:** S-10 **SDC Area** Common

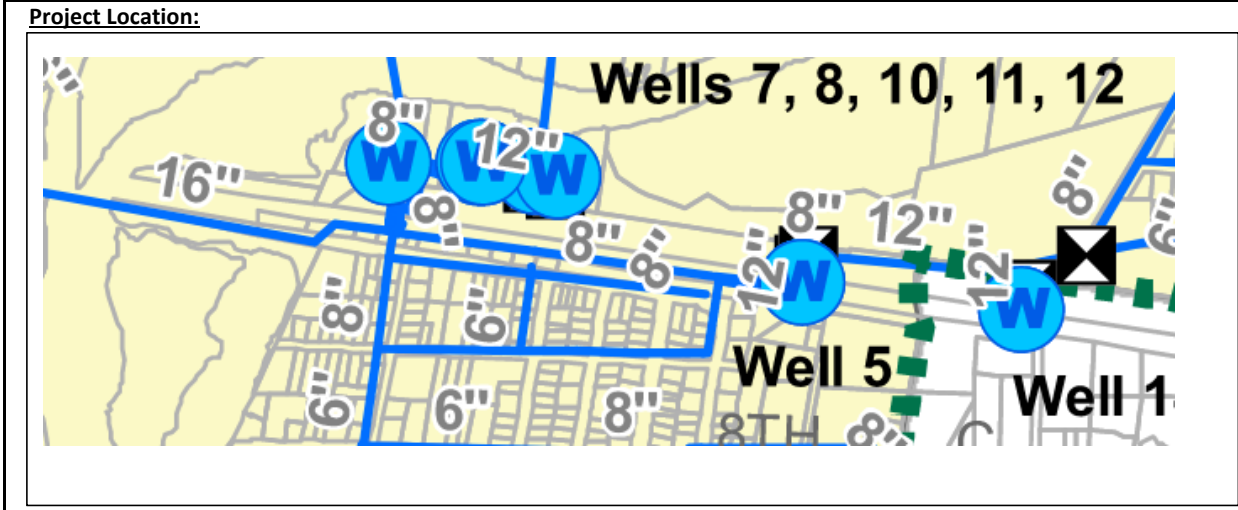
**Project Name:** PFAS Treatment at Oak Park Wellfield (Wells 7, 8, 10, 11, 12)

**Facility Type:** Treatment system

Cost Allocation	Percent	Cost	Total Cost
Capacity:	0%	\$ -	<b>\$ 16,000,000 - 30,000,000</b>
Upgrade:	100%	\$ 16M - 30M	
Non-capacity:	0%	\$ -	

**Notes on Cost Estimation:**


See Section 10.2.8 for cost estimating information, including cost estimating methodologies and contingency factors.




**Trigger:**

Level of Service Goal	Trigger	Value	Anticipated Need
Water Quality	Promulgation of federal maximum contaminant levels on PFAS and exceedance of maximum contaminant limits.	Water Quality	Mid-term





**City of Camas**  
**Water System Plan Update**  
**Capital Improvement Program**




**Project Identification:** S-11 **SDC Area** Common  
**Project Name:** PFAS Mitigation Planning Efforts  
**Facility Type:**


Cost Allocation	Percent	Cost	Total Cost
Capacity:	0%	\$ -	<b>\$ 1,000,000</b>
Upgrade:	100%	\$ 1,000,000	
Non-capacity:	0%	\$ -	

**Project Description:**  
 PFAS mitigation planning efforts may include actions such as development of a system-wide PFAS response plan, a refined PFAS sampling plan, laboratory sampling and analysis, technology testing, communications and funding support, and other actions identified in Chapter 7.  
  
 See Section 10.2.8 for cost estimating information, including cost estimating methodologies and contingency factors.

Project Element	Quantity	Unit	Unit Cost (\$/Unit)	Contingency	GC & Overhead	Engineering/ Planning	City Admin	Total Project Cost	Developer Share
				30%	25%	20%	10%		
PFAS Mitigation Planning Efforts								\$ 1,000,000	



City of Camas  
Water System Plan Update  
Capital Improvement Program



**Project Identification:** S-11 **SDC Area** Common  
**Project Name:** PFAS Mitigation Planning Efforts  
**Facility Type:**

Cost Allocation	Percent	Cost	Total Cost
Capacity:	0%	\$ -	<b>\$ 1,000,000</b>
Upgrade:	100%	\$ 1,000,000	
Non-capacity:	0%	\$ -	

**Notes on Cost Estimation:**  
 See Section 10.2.8 for cost estimating information, including cost estimating methodologies and contingency factors.

**Project Location:**

**Trigger:**

Level of Service Goal	Trigger	Value	Anticipated Need
Water Quality	Promulgation of federal maximum contaminant levels on PFAS and exceedance of maximum contaminant limits.	Water Quality	Short-term and mid-term

## RESOLUTION NO. 24-014

**A RESOLUTION Adopting the 2024 Water System Plan  
Amendment for PFAS**

WHEREAS, the City of Camas (City) has prepared an amendment to its Water System Amendment which addresses Per-and polyflyoroalkyl substances (PFAS) in the City's water system; and

WHEREAS, the amendment to the Water System Plan Plan is consistent with local comprehensive plans, land use plans and development regulations in accordance with WAC 246-290-108; and

WHEREAS, the City has submitted the Water System Plan Amendment for PFAS, to the Department of Health for review; and

WHEREAS, the City presented the Water System Plan Amendment for PFAS for comments at a City Council Meeting on October 21, 2024; and

WHEREAS, the City Council desires to adopt the 2024 Water System Plan Amendment for PFAS subject to any further revisions required by the Department of Health in response to its review of the material submitted by the City.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CAMAS as follows:

SECTION I

The City of Camas hereby adopts the 2024 Water System Plan Amendment Plan for PFAS, found herein, including the addition of associated PFAS projects to the Water System Capital Improvement Plan, subject to required revisions by the Washington State Department of Health.

ADOPTED BY THE COUNCIL AND APPROVED BY THE MAYOR AT A REGULAR MEETING this 4th day of November 2024.

Signed \_\_\_\_\_  
Mayor

ATTEST \_\_\_\_\_  
Clerk

APPROVED as to form:

\_\_\_\_\_  
City Attorney