City Council Workshop Agenda
Monday, November 02, 2026, 4:30 PM
Council Chambers, 616 NE 4th AVE

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 https://vimeo.com/event/6314212

To participate in the meeting (able to public comment)
- go to https://cityofcamas-us.zoom.us/j/84310812974
(public comments may be submitted to publiccomments@cityofcamas.us)

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS

WORKSHOP TOPICS

1. Intergovernmental Agreement with Clark County for the Village at North Shore
   Presenter: James Carothers, Engineering Manager
   Time Estimate: 5 minutes

2. Evergreen School District and Washougal School District Capital Facilities Plan Updates
   Presenter: Alan Peters, Community Development Director
   Time Estimate: 5 minutes

3. City of Camas Third Quarter Financial Performance Presentation
   Presenter: Kayla McCauley, Interim Finance Director
   Time Estimate: 20 minutes

4. 2027-2028 Mayor's Recommended Capital Budget Presentation
   Presenter: Kayla McCauley, Interim Finance Director
   Time Estimate: 15 minutes

5. 2026 Fall Omnibus Budget Amendment Presentation
   Presenter: Kayla McCauley, Interim Finance Director
   Time Estimate: 15 minutes

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

PUBLIC COMMENTS

COUNCIL COMMENTS AND REPORTS

CLOSE OF MEETING

Staff Report

November 2, 2026 Council Workshop Meeting

Intergovernmental Agreement with Clark County for the Village at North Shore
Presenter: James Carothers, Engineering Manager
Time Estimate: 5 minutes

Phone	Email
360.817.7230	jcarothers@cityofcamas.us

BACKGROUND: The City and the developer for the Village at North Shore have entered into a development agreement and the development application has gone to a public hearing. The traffic study and preliminary design of the project indicate that the only interim outlet for motorists will be by way of the unimproved NE 252nd Avenue and NE 3rd Street in unincorporated Clark County.

SUMMARY: Clark County requires certain improvements to the aforementioned roadways in conjunction with the Village at North Shore improvements. Clark County staff and City staff conclude that both the review of the construction drawings and the inspection of said improvements would be better conducted, predominantly, by City staff. The attached intergovernmental agreement (IGA) provides clarity and the conditions for which plan reviews and inspections will be conducted.

BENEFITS TO THE COMMUNITY: The improvements in the County will provide better safety for future Camas residents within the Village at North Shore.

POTENTIAL CHALLENGES: None identified.

BUDGET IMPACT: This IGA is cost neutral. The developer will pay plan review and construction inspection fees to the City.

RECOMMENDATION: Staff recommends this item be placed on the November 16, 2026 Council Consent Agenda for Council's consideration.

Interlocal Cooperation Agreement Between The City of Camas (“City”) and Clark County (“County”) Under the Authority of Chapter 39.34, RCW

This is an interlocal agreement entered into on the date it is fully executed and pursuant to chapter 39.34 RCW for the design, permitting and construction of certain public facilities as set forth herein on public right of way adjacent to the City limits, but located outside the City limits.

RECITALS:

Whereas, "City" has been presented by Lacamas Heritage Properties, LLC certain improvement projects related to Village at North Shore off-site transportation improvements; and

Whereas, said project is within County right-of-way (“County ROW”), all as more particularly delineated on the attached Exhibit "A"; and

Whereas, Lacamas Heritage Properties, LLC has received preliminary site plan approval and/or conditional use approval from the City on the development proposals that require the projects to be completed; and

Whereas, the City and County both reviewed the engineering plans for the proposed improvement projects; and

Whereas, County presently has land use jurisdiction over portions of the proposed public transportation improvements by virtue of portions of said improvements being located within the County right-of-way and outside the City limits, said improvements being adjacent to City right of way; and

Whereas, the City and the County find that the public facility improvements as described herein provide benefits to the residents of both the City and the County; and

Whereas, the City and the County each have right-of-way and road standards that meet the multi-modal needs of the traveling public; and

Whereas, the City and the County each have professional planning, permitting, inspecting, and engineering personnel on their respective staffs.

AGREEMENT: NOW, THEREFORE, it is agreed by the City Council of Camas and the Clark County Council as follows:

1. The City and the County find it is in the public interest to enter into this Interlocal Agreement which will allow the right-of-way and roadway improvement projects to be processed through the City, including design and engineering plan review, permitting, construction oversight, operations, and maintenance of the new and existing public use facilities which are partially located within County right-of-way.
2. This Interlocal Agreement will terminate automatically upon the execution of item# 5 listed below.
3. This Interlocal Agreement does not require the creation of any separate legal or administrative entity. The City shall be responsible for review and approval of all elements of the proposed right-of-way improvements which will be constructed by Lacamas Heritage Properties, LLC through the City's land use development process. The City shall forward any modifications to the current plans depicted in Exhibit A to County for review and approval.
    a. The administrator in charge of this Project will be Doug Quinn, City Administrator of the City of Camas.
4. This Interlocal Agreement will pertain to the rights-of-ways on NE 3rd Street and NE 252nd Avenue as further shown and described in Exhibit "A".
    a. The City shall issue any regulatory or other permits needed to complete this project.
    b. The permitting of the development of the public facilities shall apply the County code. The County will provide the City with copies of applicable development codes and design standards.
    c. The City shall provide the County with a copy of the construction plans to perform a final review of the work within County ROW.
    d. The City will notify the County in writing, prior to issuance of final punch list, to provide input specific for work which is within County ROW addressing any concerns or discrepancies prior to final acceptance
    e. The City shall verify that a Warranty Bond is provided by Lacamas Heritage Properties, LLC prior to the recording of the plat to cover all public improvements within County ROW. The amount of the bond should be at least 10% of developers cost associated with those improvements.
    f. The City shall verify that an agreement has been established between the County and Lacamas Heritage Properties, LLC, providing for reimbursement by Lacamas Heritage Properties, LLC to the County to cover County costs for plan review, signing, striping, and inspection work within County ROW.

5. The City shall respond to, defend, indemnify, and hold harmless the County for all claims of liability or damage resulting from the proposed right-of-way improvements.
6. Upon obtaining the final approved copy of this Agreement, the City will file the Interlocal Agreement with the County Auditor of Clark County, as required by RCW 39.34 040.
7. This Agreement shall be executed in three original counterparts, which shall be delivered to the Clerk of the City upon execution of the Agreement by the Clark County Council.

This Agreement shall be effective upon its adoption by the Clark County Council.

AGREED TO BY THE CITY COUNCIL OF THE CITY OF CAMAS, WASHINGTON THIS ___ DAY OF NOVEMBER, 2026.

CITY OF CAMAS

_____
Steve Hogan, Mayor

Approved as to form:

_____
Attorney for City of Camas

AGREED TO BY THE CLARK COUNTY COUNCIL THIS ___ DAY OF NOVEMBER, 2026

COUNTY COUNCIL
CLARK COUNTY, WASHINGTON

Attest:

_____ By:_____

Clerk to the Council Sue Marshall, Chair

Approved as to Form Only: By:_____

ANTHONY F. GOLIK Glen Yung, Councilor

Prosecuting Attorney

By: _____ By:_____

Michelle Belkot, Councilor

By:_____

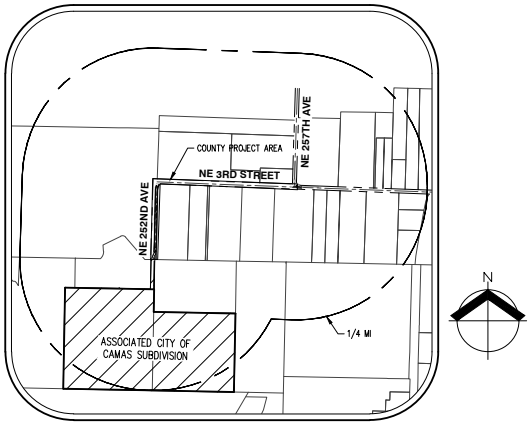
Wil Fuentes, Councilor

By:_____

Matt Little, Councilor

VANS OS TRANSPO IMPROVEMENTS

GRADING AND DRAINAGE PLANS



VICINITY MAP
N.T.S.



SITE MAP
N.T.S.

ENGINEERING CASE	GRD-2025-XXXX
HABITAT CASE	N/A
PLANNING LAND USE CASE	N/A
WETLAND CASE	N/A

DESIGN PROFESSIONAL SHALL COMPLETE ALL LINES:
PROJECT QUANTITIES
N/A = NOT APPLICABLE √ = APPLICABLE

GRADING:
- Onsite Excavation (Cut) Volume (Cubic Yards): 98 CY
- Fill From Off-Site Source (Cubic Yards): 94 CY

CONSTRUCTION INSPECTION DISTURBED AREA
- Disturbed Area (Acres): 0.50 AC

UIC - CLASS V INJECTION WELLS:
- Site Number: N/A
- Site Name: N/A
- Site Address: N/A
- EPA Well Type: N/A
- Well Count: N/A

PUBLIC IMPROVEMENTS	PRIVATE IMPROVEMENTS
☐ Transportation (Arterial & Collector) Sidewalk/Curb Lineal Feet 0 Street Lineal Feet 0	☐ Transportation Sidewalk/Curb Lineal Feet 0 Street Lineal Feet 0
☒ Transportation (Other) Sidewalk/Curb Lineal Feet 0 Street Lineal Feet 775 LF	
☒ Stormwater Facility Type CAVES BMP 17.40	☐ Stormwater Facility Type

SHEET INDEX

C000	COVER SHEET
C001	GENERAL NOTES & LEGEND
C002	EXISTING CONDITIONS
C003	EXISTING CONDITIONS
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C101	STREET PLAN NE 252ND AVE
C102	STREET PLAN NE 3RD STREET
C500	DETAILS
C501	DETAILS
C502	DETAILS

811 Know what's below. Call before you dig.

APPLICANT
HSR DEV – MILLS, LLC
PARCEL #177885-000
CONTACT: ANDY SWANSON
19120 SE 34TH STREET, #103
VANCOUVER, WA 98683
PH: 503-936-8514
EMAIL: ANDY@HSR-CAPITAL.COM

OWNER
CLARK COUNTY
LACAMAS HERITAGE PROP LLC

GEOTECHNICAL ENGINEER
COLUMBIA WEST ENGINEERING, INC
CONTACT: DANIAL LEHTO, P.E., G.E.
11917 NE 95TH ST
VANCOUVER, WA 98682
PH: 360-823-2900

ENGINEERING/SURVEYING
AKS ENGINEERING & FORESTRY, LLC.
CONTACT: BRYCE HANSON, P.E.
9600 NE 126TH AVENUE, SUITE 2520
VANCOUVER, WA 98682
PH: 360-882-0419
FAX: 360-882-0426
E-MAIL: BRYCEH@AKS-ENG.COM

PROPERTY DESCRIPTION
LOCATED IN THE SW ¼ SEC 26 & SE ¼ SEC 27, TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON.

EXISTING CLARK COUNTY ROW
PARCEL #175259-000

EXISTING LAND USE
COUNTY ROAD, ZONED: AG-20.

ARCHAEOLOGICAL NOTE
IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.

PROJECT PURPOSE
CLARK COUNTY ROAD IMPROVEMENTS PER CCC 40.350.30(B)(6)(b) TO PROVIDE SITE ACCESS TO CITY OF CAMAS SUBDIVISION (VILLAGE AT NORTH SHORE: SUB25-1008).

SITE AREA
±2.358 AC (102,694 SF)

DATUM
VERTICAL DATUM: ELEVATIONS ARE BASED ON CLARK COUNTY BENCHMARK NO. 240, LOCATED AT THE NW CORNER OF HWY SR 500 & 23RD AVENUE. ELEVATION = 213.07 FEET (NGVD 29(47)).

AKS ENGINEERING & FORESTRY, LLC
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ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

VANS OS TRANSPO IMPROVEMENTS
CLARK COUNTY WASHINGTON
NE 1/4, S34, T2N, R3E
#177885-000 #177884-000

COVER SHEET

DESIGNED BY:	MAZ
DRAWN BY:	MAZ
MANAGED BY:	BDH
CHECKED BY:	BDH

DATE: 6/13/2025

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

JOB NUMBER 9095

SHEET C000

AKS DRAWING FILE: 9095 C000 COVERLINE | LAYOUT: C000

GRADING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE NECESSARY ARRANGEMENTS WITH THE GEOTECHNICAL ENGINEER FOR COMPACTION TESTING AND FOR SUPPLYING THE RESULTS TO THE PROJECT ENGINEER.
2. SITE PREPARATION MUST INCLUDE THE REMOVAL OF VEGETATION, NON-COMPLYING FILL, TOPSOIL, OR OTHER UNSUITABLE MATERIAL PRIOR TO PLACEMENT OF THE FILL.
3. NO CUT OR FILL SHALL EXCEED A GRADE OF 2 HORIZONTAL TO 1 VERTICAL UNLESS APPROVED BEFOREHAND BY THE PROJECT ENGINEER AND THE JURISDICTION.
4. APPROPRIATE BENCHING OF FILLS IS REQUIRED FOR FILLS OVER 5 FEET IN HEIGHT ON SLOPES IN EXCESS OF 5 HORIZONTAL TO 1 VERTICAL. BENCHING MUST BE DONE PER THE GEOTECHNICAL ENGINEERING REQUIREMENTS.
5. CUT AND FILL SLOPES SHALL BE PROTECTED FROM EROSION. SUCH CONTROL MAY CONSIST OF APPROPRIATE REVEGETATION OR OTHER ACCEPTABLE MEANS AND METHODS. EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO EARTHWORK OR SITE STRIPPING.
6. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER AND THE PROJECT GEOTECHNICAL ENGINEER FOR REQUIRED INSPECTIONS AT THE FOLLOWING STAGES OF CONSTRUCTION:
   A. INSPECTION OF SITE STRIPPING, BUT PRIOR TO FILL PLACEMENT. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THIS TIME.
   B. IN PREPARATION OF BENCH CONSTRUCTION PRIOR TO FILL PLACEMENT.
   C. AFTER PLACEMENT OF EACH 500 YARDS OF FILL.
   D. AFTER THE MAJORITY OF FILL HAS BEEN PLACED AND IS IN "ROUGH" GRADE BUT PRIOR TO FINAL GRADING.
   E. WHEN FINAL GRADING IS COMPLETED.
   F. DURING FINAL GRADING, BUT PRIOR TO BASE ROCK AND PAVEMENT CONSTRUCTION.
7. PROJECT GRADING LIMITS SHALL BE WITHIN THE PROJECT'S PROPERTY BOUNDARY AND/OR STREET RIGHT-OF-WAY, UNLESS OTHERWISE SHOWN ON PLANS. NO GRADING SHALL BE CONDUCTED IN WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS UNLESS SPECIFICALLY SHOWN ON THE APPROVED PLANS.
8. THE IDENTIFICATION OR REMOVAL OF UNSUITABLE MATERIAL SHALL BE DONE WITH CONSULTATION WITH THE PROJECT GEOTECHNICAL ENGINEER.
9. REMOVE AND DISPOSE OF ALL ORGANIC AND/OR UNSUITABLE MATERIALS, INCLUDING TREES, STUMPS, ROOTS, BRUSH, AND GRASS IN SUCH A MANNER TO MEET ALL APPLICABLE REGULATIONS. ON-SITE DISPOSAL SHALL BE AS DETERMINED BY THE PROJECT ENGINEER OR PROJECT GEOTECHNICAL ENGINEER.
10. THE CONTRACTOR SHALL PROTECT ALL TREES THAT ARE NOT SPECIFICALLY SHOWN TO BE REMOVED ON APPROVED PLANS. ALL TREES TO BE PRESERVED SHALL BE FENCED WITH STANDARD 4' ORANGE CONSTRUCTION FENCING AS SHOWN ON THE GRADING PLANS.
11. GRADE THE SITE TO THE ELEVATIONS SHOWN ON THE DRAWING WITH THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE FINISHED GRADES AS SPECIFIED. SHAPE FUTURE PAVED AREAS PER THE PLANS TO A SUBGRADE ELEVATION THAT WILL ACCOMMODATE FUTURE BASE ROCK AND PAVING.
12. STRAIGHT GRADES SHALL BE RUN BETWEEN FINISH GRADE AND/OR FINISH CONTOUR LINES SHOWN, UNLESS OTHERWISE NOTED. FINISH GRADES ARE TO DRAIN AS INDICATED ON THE PLANS. ROUGH GRADING SHALL BE FINISHED BY BLADING AND RAKING TO REASONABLE SMOOTH CONTOURS WITH GENTLE TRANSITIONS.
13. AREAS TO RECEIVE FILL MATERIALS SHALL BE PREPARED BY REMOVING ALL ORGANIC AND UNSUITABLE MATERIALS AND PROOF ROLLING. BENCHING IS REQUIRED ON FILLS WHERE THE EXISTING GROUND SLOPE EXCEEDS 5H:1V. BENCHING SHALL BE IN ACCORDANCE WITH PROJECT GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. MATERIAL IN SOFT SPOTS WITHIN FUTURE BUILDING, PAVED OR SIDEWALK AREAS SHALL BE REMOVED TO THE DEPTH REQUIRED (AS DIRECTED BY THE PROJECT ENGINEER OR THE PROJECT GEOTECHNICAL ENGINEER) TO PROVIDE A FIRM FOUNDATION AND SHALL BE REPLACED WITH SUITABLE BACKFILL. ALL FILLS SHALL BE CONSTRUCTED IN HORIZONTAL LIFTS NOT TO EXCEED 8 INCHES LOOSE MEASURE.
14. COMPACTION TESTS AND REPORTS SHALL BE CONDUCTED BY AN APPROVED TESTING LABORATORY. TEST FREQUENCY SHALL BE PER THE PROJECT GEOTECHNICAL ENGINEER. TESTING SHALL COMMENCE WITH FILL ACTIVITIES AND AS A MINIMUM, ONE TEST SHALL BE TAKEN FOR EVERY 500 CUBIC YARDS PLACED OR 2 VERTICAL FEET, WHICHEVER IS LESS. THE PROJECT ENGINEER AND PROJECT GEOTECHNICAL ENGINEER RESERVE THE RIGHT TO REQUEST ADDITIONAL TESTING AT THE CONTRACTOR'S EXPENSE.
15. FINISHED GRADE CONTOURS SHOWN ARE APPROXIMATE FINAL GRADE ELEVATIONS.
16. IF SPRINGS OR GROUNDWATER ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE PROJECT GEOTECHNICAL ENGINEER AND PROJECT ENGINEER OF THE CONDITIONS FOUND AND COORDINATE HIS ACTIVITIES IN A MANNER THAT WILL ALLOW TIME TO REVIEW THE SITUATION AND PREPARE A PLAN TO PROPERLY MITIGATE THE WATER ENCOUNTERED.
17. ALL CUT AND FILL AREAS SHALL BE STRIPPED OF SOD AND OTHER NON-STRUCTURAL MATERIAL (DEPTH TO BE DETERMINED BY PROJECT GEOTECHNICAL ENGINEER).
18. CONTRACTOR SHALL COORDINATE WITH PROJECT ENGINEER/OWNER REGARDING CLEAN STRIPPING STOCKPILING AND SPREADING EVENLY OVER SURFACES NOT RECEIVING A HARD, DURABLE SURFACE (PAVEMENT, ETC.) UPON COMPLETION OF FINAL GRADING. THE STRIPPING REDISTRIBUTION SHALL NOT EXCEED 6-INCHES IN DEPTH, UNLESS OTHERWISE DIRECTED BY OWNER AND PROJECT ENGINEER. STRIPPINGS SHALL BE FREE OF VEGETATION, ROCKS, AND TREE ROOTS. NO STRIPPINGS SHALL BE PLACED ON AREAS STEEPER THAN 5H:1V. EXCESS STRIPPINGS SHALL BE DISPOSED OF OFF-SITE, AS APPROVED BY OWNER AND PROJECT ENGINEER.
19. ALL GRADING SHALL BE IN CONFORMANCE WITH CHAPTER 33 OF THE CURRENT INTERNATIONAL BUILDING CODE (IBC).
20. ALL STRUCTURAL FILL SHALL MEET THE REQUIREMENTS OF THE PROJECT GEOTECHNICAL ENGINEER, GEOTECHNICAL REPORT, AND THE JURISDICTION. ENGINEERED FILL SHOULD BE COMPACTED IN HORIZONTAL LIFTS NOT EXCEEDING 8-INCHES USING STANDARD COMPACTION EQUIPMENT. THE MINIMUM COMPACTION SHALL BE 95% OF THE MAXIMUM DRY DENSITY DETERMINED BY ASTM D698 (STANDARD PROCTOR) OR EQUIVALENT. FIELD DENSITY TESTING SHALL CONFORM TO ASTM D2922 AND D3017, OR D1556.
21. CONTOURS REPRESENT TOP OF PAVEMENT GRADES IN PAVED AREAS AND FINISHED GRADE (TOP OF CUT SURFACE/STRUCTURAL FILL SURFACE) IN ALL OTHER AREAS.
22. ALL GRADING ACTIVITIES SHALL BE COMPLETED PER THE GEOTECHNICAL ENGINEERING REPORT AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
23. CONTRACTOR SHALL DOCUMENT KEYWAY SUBDRAIN LOCATIONS AND PROVIDE TO THE PROJECT ENGINEER TO BE INCLUDED IN AS-BUILT PLANS.

NOTES REFERENCE

SEE ECN1 AND ENC2 ON PAGE C501 FOR CLARK COUNTY STANDARD NOTES ON EROSION CONTROL PLAN

GENERAL EROSION PREVENTION & SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND IN WORKING CONDITION PRIOR TO ANY LAND DISTURBING ACTIVITY INCLUDING CLEARING OR GRADING. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE APPROVED BY THE CITY EROSION SPECIALIST PRIOR TO THE COMMENCEMENT OF WORK. AN ON-SITE INSPECTION SHALL BE REQUESTED WHEN EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND PRIOR TO COMMENCEMENT OF WORK. ONCE APPROVED, THE SITE MUST BE MAINTAINED THROUGH THE LIFE OF THE PROJECT, AS SHOWN ON THE PLANS. ADDITIONAL MEASURES MAY BE REQUIRED TO MEET THE PROVISIONS OF CLARK COUNTY EROSION PREVENTION AND SEDIMENT CONTROL ORDINANCE CCC 40.386
2. EROSION AND SEDIMENT CONTROL BMPS SHALL BE SITED, DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS IN THE 2015 CLARK COUNTY STORMWATER MANUAL.
3. THE DEVELOPER AND/OR OWNER IS RESPONSIBLE FOR MAINTAINING EROSION PREVENTION AND SEDIMENT CONTROL BMPS DURING AND AFTER INSTALLATION OF ALL UTILITY WORK ASSOCIATED WITH UTILITY TRENCHES.
4. THE CONTRACTOR SHALL NOT ALLOW SEDIMENT OR DEBRIS TO ENTER NEW OR EXISTING PIPES OR INFILTRATION SYSTEMS. IF THIS OCCURS, THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT FROM THE STORM PIPES IMMEDIATELY. FINAL ACCEPTANCE WILL NOT BE ISSUED BY CLARK COUNTY UNTIL THIS OCCURS.
5. PRIOR TO LEAVING A CONSTRUCTION SITE OR PRIOR TO DISCHARGING INTO AN INFILTRATION SYSTEM, SEDIMENT-LADEN WATER SHALL PASS THROUGH A SEDIMENT POND, TRAP, OR OTHER APPROVED BMP SYSTEM.
6. ALL EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED BY THE APPROPRIATE BEST MANAGEMENT PRACTICES (BMPS). FROM OCTOBER 1 TO APRIL 30, NO SOILS SHALL BE EXPOSED AND UNWORKED FOR MORE THAN TWO (2) DAYS. FROM MAY 1 TO SEPTEMBER 30, NO SOILS SHALL BE EXPOSED AND UNWORKED FOR MORE THAN SEVEN (7) DAYS.
7. SOIL STOCKPILES SHALL BE STABILIZED FROM EROSION, PROTECTED WITH SEDIMENT TRAPPING MEASURES, AND WHEN POSSIBLE, BE LOCATED AWAY FROM STORM DRAIN INLETS, WATER WAYS AND DRAINAGE CHANNELS.
8. CONSTRUCTION ROADS AND PARKING AREAS SHALL BE STABILIZED WHEREVER THEY ARE CONSTRUCTED, WHETHER PERMANENT OR TEMPORARY, FOR THE USE OF CONSTRUCTION TRAFFIC.
9. IF THE BMPS APPLIED TO A SITE ARE INSUFFICIENT TO PREVENT SEDIMENT FROM REACHING WATER BODIES, ADJACENT PROPERTIES, STORM FACILITIES OR PUBLIC RIGHT-OF-WAY, THEN THE COUNTY SHALL REQUIRE ADDITIONAL BMPS.
10. IF THE COUNTY INSPECTOR OR ENGINEER(S) HAS EVIDENCE OF POOR CONSTRUCTION PRACTICES OR IMPROPER EROSION PREVENTION BMPS, CITATIONS AND/OR A STOP WORK ORDER SHALL BE ISSUED UNTIL PROPER MEASURES HAVE BEEN TAKEN AND APPROVED BY CLARK COUNTY.

PROTECTION OF ADJACENT PROPERTIES, ROADS/STREETS AND PAVED SURFACES

11. IF SEDIMENT, MUD OR DEBRIS IS TRANSPORTED ONTO A PAVED SURFACE OR ROADWAY, THE PAVED SURFACE OR ROADWAY SHALL BE THOROUGHLY CLEANED WITH HIGH EFFICIENCY STREET SWEEPERS AT THE END OF EACH WORKDAY, OR MORE OFTEN IF NECESSARY. PUBLICLY TRAVELED PAVED SURFACES NEED TO BE CLEANED IMMEDIATELY. SIGNIFICANT SOIL DEPOSITS SHALL BE REMOVED FROM ROADS BY SHOVELING AND SWEEPING. STREET WASHING IS NOT ALLOWED UNLESS APPROVED BY THE DIRECTOR AND ONLY AFTER SEDIMENT IS REMOVED IN THE MANNER DESCRIBED ABOVE. MECHANICAL BROOM SWEEPERS ARE NOT ALLOWED.
12. SLURRY AND CUTTINGS SHALL BE VACUUMED DURING CUTTING AND SURFACING OPERATIONS. COLLECTED SLURRY AND CUTTINGS SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT VIOLATE GROUNDWATER OR SURFACE WATER QUALITY STANDARDS.
13. A WHEEL WASH MAY BE REQUIRED IF CONSTRUCTION ENTRANCE IS NOT SUFFICIENT IN PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT. WHEEL WASH SHALL BE PER CLARK COUNTY DETAIL E1 AND THE STORMWATER MANUAL.

MAINTENANCE OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS

14. ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS SHALL BE REGULARLY INSPECTED AND MAINTAINED TO ENSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
15. THE CONTRACTOR/CESCL SHALL MAINTAIN AND HAVE ON-SITE A WRITTEN LOG OF EROSION PREVENTION AND SEDIMENT CONTROL BMP MAINTENANCE.
16. ALL TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER SITE STABILIZATION IS ACHIEVED OR AFTER TEMPORARY BMPS ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED PER THE STORMWATER MANUAL.

DUST CONTROL

17. IN AREAS SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST, REFER TO THE STORMWATER MANUAL FOR DUST CONTROL BMPS.

TEMPORARY SEEDING

18. EXPOSED SURFACES THAT WILL NOT BE BROUGHT TO FINAL GRADE OR GIVEN A PERMANENT COVER TREATMENT WITHIN 30 DAYS OF THE EXPOSURE SHALL HAVE SEED MIX AND MULCH PLACED TO STABILIZE THE SOIL AND REDUCE EROSION SEDIMENTATION. SEEDED AREAS SHALL BE CHECKED REGULARLY TO ASSURE A GOOD STAND OF GRASS IS BEING MAINTAINED. AREAS THAT FAIL TO ESTABLISH VEGETATION COVER ADEQUATE TO PREVENT EROSION WILL BE RESEEDED AS SOON AS SUCH AREAS ARE IDENTIFIED.
19. AN APPROVED TEMPORARY SEEDING MIXTURE SHALL BE APPLIED TO THE PREPARED SEED BED AT A RATE OF 120 LBS/ACRE. NOTE: "HYDROSEEDING" APPLICATIONS WITH APPROVED SEED-MULCH-FERTILIZER MIXTURES MAY ALSO BE USED.
20. PERMANENT STORM WATER FACILITIES SHALL BE ISOLATED AND PROTECTED FROM SEDIMENTATION WITH AN APPROVED BMP.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CLARK COUNTY CODE (CCC), CLARK COUNTY STREET AND ROAD STANDARDS (CCSRS), CLARK COUNTY STANDARD DETAILS MANUAL (CCSDM). IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS.
2. APPROVAL OF ROADWAYS, GRADING, EROSION CONTROL AND DRAINAGE PLAN BY CLARK COUNTY DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (E.G., DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICAL, ETC.).
3. BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE DEPARTMENT OF COMMUNITY DEVELOPMENT, ENGINEERING SERVICES (DCDES) CONSTRUCTION INSPECTION SECTION OF THE ENGINEERING SERVICES DIVISION, THE APPLICANT, AND THE APPLICANT'S CONSULTING ENGINEER AND CONSTRUCTION REPRESENTATIVES.
4. A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
5. CONSTRUCTION NOISE SHALL BE LIMITED IN ACCORDANCE WITH THE NUISANCE ORDINANCE CCC 9.14.010(3); NORMALLY, THIS IS 7A.M. TO 10 P.M. SEVEN DAYS A WEEK.
6. IT SHALL BE THE APPLICANT'S/CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL CONSTRUCTION EASEMENTS AND/OR RIGHT OF ENTRIES PRIOR TO CONSTRUCTION WORK.
7. ALL FRANCHISED UTILITIES (I.E. GAS, ELECTRIC, PHONE) OR OTHER INSTALLATIONS THAT ARE NOT SHOWN ON THESE APPROVED PLANS SHALL NOT BE CONSTRUCTED UNLESS AN APPROVED SET OF PLANS THAT MEETS ALL REQUIREMENTS OF CCSRS (CCC 40.350.030) IS SUBMITTED TO THE DCDES CONSTRUCTION INSPECTION SECTION THREE DAYS PRIOR TO CONSTRUCTION.
8. DATUM SHALL BE CLARK COUNTY DATUM NGVD 1929(47) UNLESS OTHERWISE APPROVED BY DCDES.
9. ALL UTILITY TRENCHES SHALL BE BACKFILLED AND COMPACTED TO 95 PERCENT MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99, WITHIN THE ROADWAY PRISM (CCC40.350.030(C)(4)(E)).
10. ALL ROADWAY SUBGRADE WITHIN THE ROADWAY PRISM SHALL BE BACKFILLED AND COMPACTED TO 95 PERCENT MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99 (WSDOT 2-06.3).
11. OPEN CUTTING OF EXISTING ROADWAYS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY DCDES AND NOTED ON THESE APPROVED PLANS. ANY OPEN CUT SHALL BE RESTORED IN ACCORDANCE WITH CLARK COUNTY CODE (SEE STANDARD TRENCH RESTORATION NOTES OF STANDARD DETAILS MANUAL).
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED. SECTION 1-07.23, "TRAFFIC CONTROL," OF THE WSDOT STANDARD SPECIFICATIONS SHALL APPLY IN ITS ENTIRETY.
13. STORM DRAIN, EROSION CONTROL, TRENCH RESTORATION, GRADING, AND SIGNING & STRIPING GENERAL NOTES PER STANDARD PLANS D1.0, ECN1 AND UGN RESPECTIVELY ARE MADE PART OF THESE NOTES, AND ARE TO BE INCLUDED IN THE CONSTRUCTION PLAN SET.
14. **IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.**

MISCELLANEOUS NOTES

1. THE LOCATIONS, DEPTH AND DESCRIPTION OF EXISTING UTILITIES SHOWN ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. ADDITIONAL UTILITIES MAY EXIST WITHIN THE WORK AREA.
2. THE LOCATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED PRIOR TO COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST.
3. CONTRACTOR MUST VERIFY ALL EXISTING UTILITIES FOR BOTH VERTICAL ELEVATION AND HORIZONTAL LOCATION PRIOR TO START OF WORK (POTHOLE BEFORE DIGGING IF NECESSARY). IF THE CONTRACTOR PROCEEDS WITH UTILITY INSTALLATION WITHOUT FIRST VERIFYING EXISTING UTILITY LOCATIONS AND POTENTIAL CONFLICTS, ANY REDESIGN OR RELOCATION OF FACILITIES SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. CHANGES MUST BE APPROVED BY THE PROJECT ENGINEER AND CITY IN ADVANCE OF WORK. CONTRACTOR SHALL COORDINATE THE WORK WITH UTILITY AGENCIES.
4. CONTRACTOR SHALL MAINTAIN BENCHMARKS, PROPERTY CORNERS, MONUMENTS, AND OTHER REFERENCE POINTS. IF SUCH POINTS ARE DISTURBED OR DESTROYED BY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND PAY FOR THEIR REPLACEMENT BY EMPLOYING A PROFESSIONAL LAND SURVEYOR TO RESET PROPERTY CORNERS AND OTHER SUCH MONUMENTS.
5. PRIOR TO FINAL ACCEPTANCE AND PAYMENT, THE CONTRACTOR SHALL CLEAN THE WORK SITE AND ADJACENT AREAS OF ANY DEBRIS, DISCARDED ASPHALTIC CONCRETE MATERIAL, OR OTHER ITEMS DEPOSITED BY THE CONTRACTOR'S PERSONNEL DURING THE PERFORMANCE OF THIS CONTRACT.
6. TRAFFIC CONTROL DEVICES, FLAG PERSONS, ETC., SHALL BE IN PLACE PRIOR TO INITIATION OF CONSTRUCTION WORK AND SHALL BE EFFECTIVELY MAINTAINED.
7. PROJECT ENGINEER RESERVES THE RIGHT TO ADJUST GRADES OR ALIGNMENT TO ACCOMMODATE OTHER UTILITIES AS REQUIRED; SUCH ADJUSTMENTS OR REVISIONS SHALL BE REVIEWED BY CLARK COUNTY STAFF AND APPROVED PRIOR TO COMMENCEMENT OF WORK.
8. PIPE LENGTHS SHOWN ARE APPROXIMATE, FINAL LENGTHS TO BE DETERMINED BY FIELD CONDITIONS.
9. PROPERTY AND RIGHT-OF-WAY LINES SHOWN ARE APPROXIMATE. THESE PLANS ARE NOT MEANT TO SERVE BOUNDARY SURVEY PURPOSES.
10. ANY INSPECTION/OBSERVATION BY THE PROJECT ENGINEER OR PROJECT INSPECTORS SHALL NOT, IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN COMPLIANCE WITH THE APPLICABLE CODES, REGULATIONS, CLARK COUNTY STANDARDS, ENGINEERING PLANS, AND PROJECT CONTRACT DOCUMENTS.
11. ALL CONSTRUCTION WITHIN CLARK COUNTY RIGHT-OF-WAY SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN AND RIGHT-OF-WAY PERMIT PRIOR TO ANY ON-SITE CONSTRUCTION ACTIVITY.
12. PAVING WILL NOT BE ALLOWED DURING WET OR COLD WEATHER, PER WSDOT SPECIFICATIONS.
13. ANY SIGNIFICANT DEVIATIONS FROM THE PLANS WILL REQUIRE A REQUEST FROM THE APPLICANT'S ENGINEER AND APPROVAL FROM THE COUNTY'S ENGINEER AND COUNTY INSPECTOR.
14. ALL PAVEMENT SHALL BE STRAIGHT CUT PRIOR TO PAVING. EXISTING PAVEMENT SHALL BE REMOVED AS NECESSARY TO PROVIDE A SMOOTH TRANSITION FOR BOTH RIDE AND DRAINAGE.
15. SUBGRADE PREPARATION DURING WET OR WINTER TIME CONSTRUCTION IS USUALLY/OFTEN NOT FEASIBLE. A WET OR WINTER TIME PLAN SHALL BE SUBMITTED TO CLARK COUNTY STAFF FOR REVIEW AND APPROVAL IF THE CONTRACTOR PLANS TO COMMENCE WITH CONSTRUCTION DURING WET WEATHER CONDITIONS. IF PAVING FROM OCTOBER 15TH TO MARCH 30TH, A WET WEATHER SUBGRADE PREPARATION PLAN IS REQUIRED. THE SUBGRADE MUST BE OVER EXCAVATED AND A GEOTEXTILE LINER USED. THE INSPECTOR SHALL APPROVE A COMPLETE PROOF ROLL TEST ON BOTH SIDES OF THE STREET.
16. CONTRACTOR SHALL REPORT ALL DAMAGES IMMEDIATELY TO THE COUNTY'S CONSTRUCTION SERVICES OFFICE AT (360) 487-7750 OR CONTACT THE INSPECTOR ON THE JOB.
17. THE PROJECT ENGINEER MUST BE NOTIFIED OF ALL CONSTRUCTION MODIFICATIONS. PRIOR APPROVAL MUST BE PROVIDED BY THE PROJECT ENGINEER BEFORE MODIFICATIONS TO THE APPROVED DESIGN ARE INITIATED.
18. THE CONTRACTOR SHALL TAKE NO ADVANTAGE OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES IN THE PLANS. WHEN ERRORS, OMISSIONS, OR DISCREPANCIES ARE FOUND, THE ENGINEER SHALL BE NOTIFIED. WORK PERFORMED BY THE CONTRACTOR AS A RESULT OF AN ERROR, OMISSION, OR DISCREPANCY IN THE PLANS SHALL BE AT THE CONTRACTOR'S RISK AND EXPENSE WHEN SUCH ERROR, OMISSION, OR DISCREPANCY HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER.
19. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THIS PROJECT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET THE INTENT OF THE PROJECT CONTRACT DOCUMENTS, APPLICABLE AGENCY REQUIREMENTS, AND OTHER WORK AS NECESSARY TO PROVIDE A COMPLETE PROJECT.
20. THESE PLANS ASSUME THAT CONSTRUCTION STAKING WILL BE NECESSARY TO CONSTRUCT THE IMPROVEMENTS SHOWN. AKS ENGINEERING & FORESTRY LLC. DOES NOT ACCEPT ANY RESPONSIBILITY FOR ITEMS CONSTRUCTED INCORRECTLY BASED ON MISINTERPRETATIONS OF THESE PLANS.
21. UTILITIES SHOWN ARE DRAWN SCHEMATICALLY. UTILITY PLANS MAY NOT REFLECT THE ACTUAL SPACING AND HORIZONTAL/VERTICAL LOCATIONS OF NEW OR EXISTING UTILITIES. PLANS DO NOT SHOW ALL BENDS, REDUCERS, WYES, GASKETS, CLEANOUTS, FITTINGS, AND STRUCTURES. CONTRACTOR IS RESPONSIBLE FOR MATERIALS AND LABOR NECESSARY TO CONSTRUCT UTILITIES SHOWN AS INTENDED IN ACCORDANCE WITH APPLICABLE MANUFACTURER, LOCAL, STATE, AND FEDERAL REQUIREMENTS.
22. THE CONTRACTOR SHALL REPAIR ALL EXISTING IMPROVEMENTS DAMAGED BY CONSTRUCTION TO AS GOOD AS OR BETTER CONDITION.

STRUCTURAL NOTES

1. THESE PLANS ARE APPROVED FOR STANDARD ROAD AND DRAINAGE IMPROVEMENTS ONLY. PLANS FOR STRUCTURES SUCH AS BRIDGES, VAULTS, AND RETAINING WALLS REQUIRE A SEPARATE REVIEW AND APPROVAL BY CLARK COUNTY BUILDING DEPARTMENT AND/OR PUBLIC WORKS DEPARTMENT, AND WSDOT BRIDGE SECTION PRIOR TO CONSTRUCTION.

LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED
DECIDUOUS TREE			STORM DRAIN CLEAN OUT		
CONIFEROUS TREE			STORM DRAIN CATCH BASIN		
FIRE HYDRANT			STORM DRAIN AREA DRAIN		
WATER BLOWOFF			STORM DRAIN MANHOLE		
WATER METER			GAS METER		
WATER VALVE			GAS VALVE		
DOUBLE CHECK VALVE			GUY WIRE ANCHOR		
AIR RELEASE VALVE			UTILITY POLE		
SANITARY SEWER CLEAN OUT			POWER VAULT		
SANITARY SEWER MANHOLE			POWER JUNCTION BOX		
SIGN			POWER PEDESTAL		
STREET LIGHT			COMMUNICATIONS VAULT		
MAILBOX			COMMUNICATIONS JUNCTION BOX		
			COMMUNICATIONS RISER		

	EXISTING	PROPOSED
RIGHT-OF-WAY LINE		
BOUNDARY LINE		
PROPERTY LINE		
CENTERLINE		
DITCH		
CURB		
EDGE OF PAVEMENT		
GUTTER		
EASEMENT		
FENCE LINE		
GRAVEL EDGE		
POWER LINE	PWR	PWR
OVERHEAD WIRE	OHW	OHW
COMMUNICATIONS LINE	COM	COM
FIBER OPTIC LINE	OPD	OPD
GAS LINE	GAS	GAS
STORM DRAIN LINE	STM	STM
SANITARY SEWER LINE	SAN	SAN
WATER LINE	WAT	WAT
RECLAIMED WATER LINE	RPWAT	RPWAT

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VANS OS TRANSPO IMPROVEMENTS

CLARK COUNTY WASHINGTON
NE 1/4, S34, T2N, R3E
#177885-000 #177884-000

GENERAL NOTES & LEGEND

DESIGNED BY: MAZ
DRAWN BY: MAZ
MANAGED BY: BDH
CHECKED BY: BDH
DATE: 8/13/2025

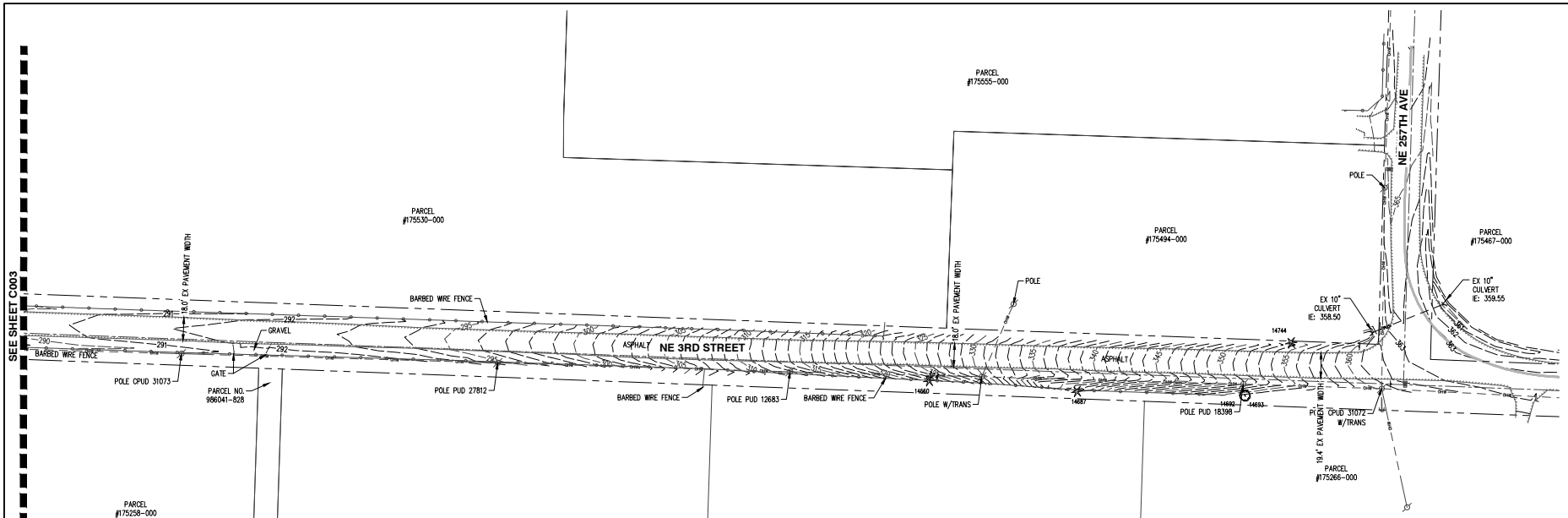
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

JOB NUMBER 9095

SHEET C001

AKS DRAWING FILE: X:\9095 C000 COVER.DWG | LAYOUT: C001



NOTES:

1. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
2. FIELD WORK WAS CONDUCTED IN FEBRUARY, 2025.
3. VERTICAL DATUM: ELEVATIONS ARE BASED ON CLARK COUNTY BENCHMARK NO. 240, LOCATED AT THE NW CORNER OF HWY SR 500 & 23RD AVENUE. ELEVATION = 213.07 FEET (NGVD 29(47)).
4. THIS IS NOT A BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
5. CONTOUR INTERVAL IS 1 FOOT. CONTOURS WITHIN THE PROJECT AREA, RIGHT-OF-WAY AND ADJACENT TO THE SITE WERE GENERATED FROM SURVEYED ELEVATIONS.
6. TREES SHOWN DO NOT REPRESENT THE ONLY TREES ON SITE. TREE DIAMETERS WERE DETERMINED BY VISUAL INSPECTION. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
7. NE 252ND AVE & NE 3RD ST IS CLASSIFIED AS A RURAL LOCAL ACCESS ROAD PER CLARK COUNTY GIS.
8. PER CLARK COUNTY GIS, THERE ARE NO STEEP SLOPES ON SITE.
9. PER CLARK COUNTY GIS, THERE ARE CRITICAL AREAS WITHIN THE PROJECT LIMITS.
10. THE SITE IS NOT LOCATED WITHIN ANY CRITICAL AQUIFER DISCHARGE AREAS PER CLARK COUNTY GIS.

SCALE: 1"= 40 FEET

40 0 8 20 40

N

811 Know what's below. Call before you dig.

LEGEND

EXISTING		EXISTING
DECIDUOUS TREE		STORM DRAIN CLEAN OUT
CONIFEROUS TREE		STORM DRAIN CATCH BASIN
FIRE HYDRANT		STORM DRAIN AREA DRAIN
WATER BLOWOFF		STORM DRAIN MANHOLE
WATER METER		GAS METER
WATER VALVE		GAS VALVE
DOUBLE CHECK VALVE		GUY WIRE ANCHOR
AIR RELEASE VALVE		UTILITY POLE
SANITARY SEWER CLEAN OUT		POWER VAULT
SANITARY SEWER MANHOLE		POWER JUNCTION BOX
SIGN		POWER PEDESTAL
STREET LIGHT		COMMUNICATIONS VAULT
MAILBOX		COMMUNICATIONS JUNCTION BOX
		COMMUNICATIONS RISER

EXISTING	
RIGHT-OF-WAY LINE	
BOUNDARY LINE	
PROPERTY LINE	
CENTERLINE	
DITCH	
CURB	
EDGE OF PAVEMENT	
EASEMENT	
FENCE LINE	
GRAVEL EDGE	
POWER LINE	PWR
OVERHEAD WIRE	OHW
COMMUNICATIONS LINE	COM
FIBER OPTIC LINE	CFO
GAS LINE	GAS
STORM DRAIN LINE	STM
SANITARY SEWER LINE	SAN
WATER LINE	WAT
RECLAIMED WATER LINE	NPWAT

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VANS OS TRANSPO IMPROVEMENTS

CLARK COUNTY WASHINGTON
NE 1/4, S34, T2N, R3E
#177885-000 #177884-000

EXISTING CONDITIONS

DESIGNED BY: MAZ
DRAWN BY: MAZ
MANAGED BY: BDH
CHECKED BY: BDH
DATE: 8/13/2025

JAMES O. HANLEY — STATE OF WASHINGTON — 22810 — REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING PURPOSES

REVISIONS

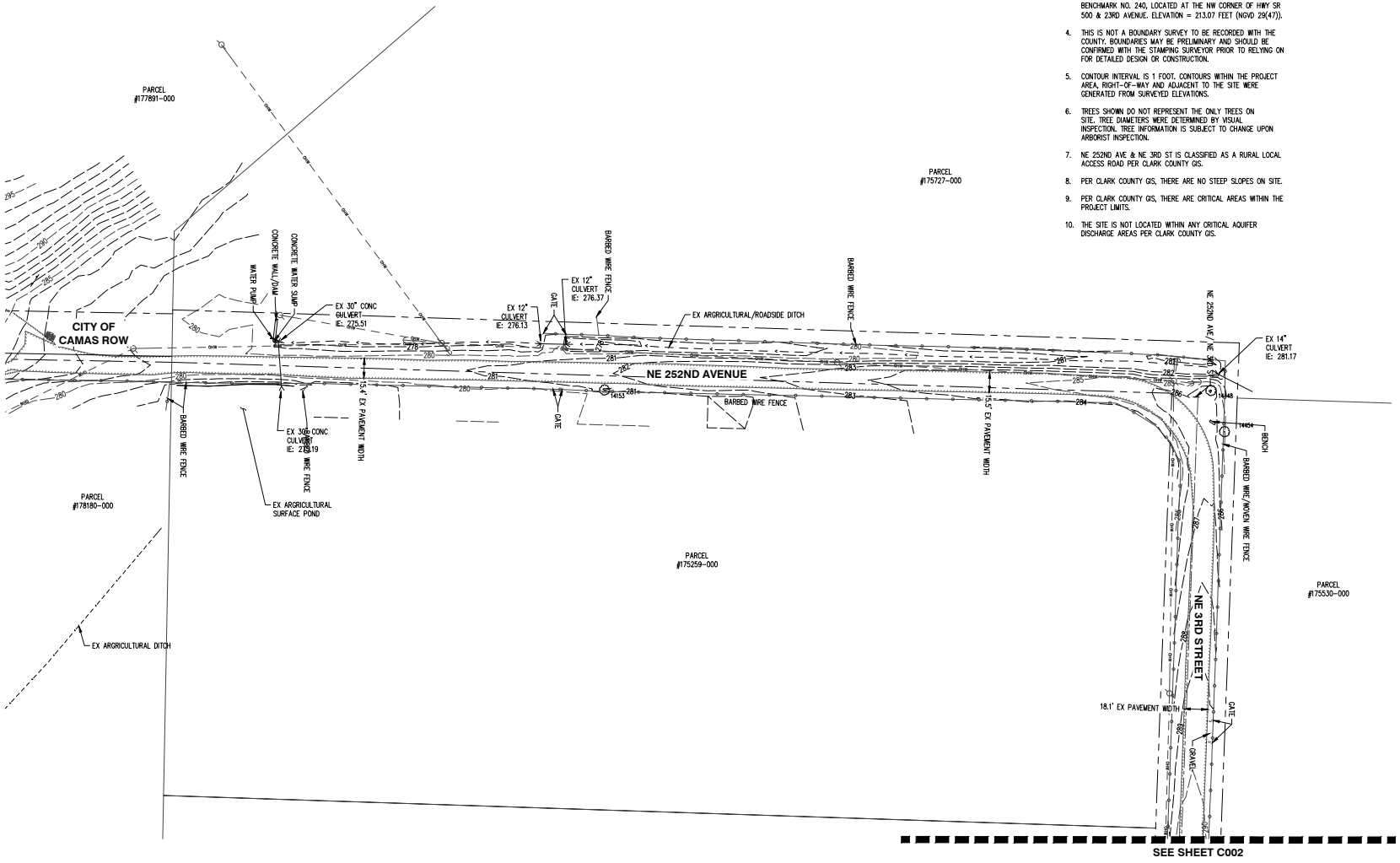
JOB NUMBER 9095

SHEET C002

AKS DRAWING FILE: 9095 C000 EXCAVLINE | LAYOUT: C002

NOTES:

1. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
2. FIELD WORK WAS CONDUCTED IN FEBRUARY, 2025.
3. VERTICAL DATUM: ELEVATIONS ARE BASED ON CLARK COUNTY BENCHMARK NO. 240, LOCATED AT THE NW CORNER OF HWY SR 500 & 23RD AVENUE. ELEVATION = 213.07 FEET (NGVD 29(47)).
4. THIS IS NOT A BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
5. CONTOUR INTERVAL IS 1 FOOT. CONTOURS WITHIN THE PROJECT AREA, RIGHT-OF-WAY AND ADJACENT TO THE SITE WERE GENERATED FROM SURVEYED ELEVATIONS.
6. TREES SHOWN DO NOT REPRESENT THE ONLY TREES ON SITE. TREE DIAMETERS WERE DETERMINED BY VISUAL INSPECTION. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
7. NE 252ND AVE & NE 3RD ST IS CLASSIFIED AS A RURAL LOCAL ACCESS ROAD PER CLARK COUNTY GIS.
8. PER CLARK COUNTY GIS, THERE ARE NO STEEP SLOPES ON SITE.
9. PER CLARK COUNTY GIS, THERE ARE CRITICAL AREAS WITHIN THE PROJECT LIMITS.
10. THE SITE IS NOT LOCATED WITHIN ANY CRITICAL AQUIFER DISCHARGE AREAS PER CLARK COUNTY GIS.



SCALE: 1"= 40 FEET

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VANS OS TRANSPO IMPROVEMENTS

CLARK COUNTY WASHINGTON
NE 1/4, S34, T2N, R3E
#177885-000 #177884-000

EXISTING CONDITIONS

DESIGNED BY:	MAZ
DRAWN BY:	MAZ
MANAGED BY:	BDH
CHECKED BY:	BDH

DATE: 8/13/2025

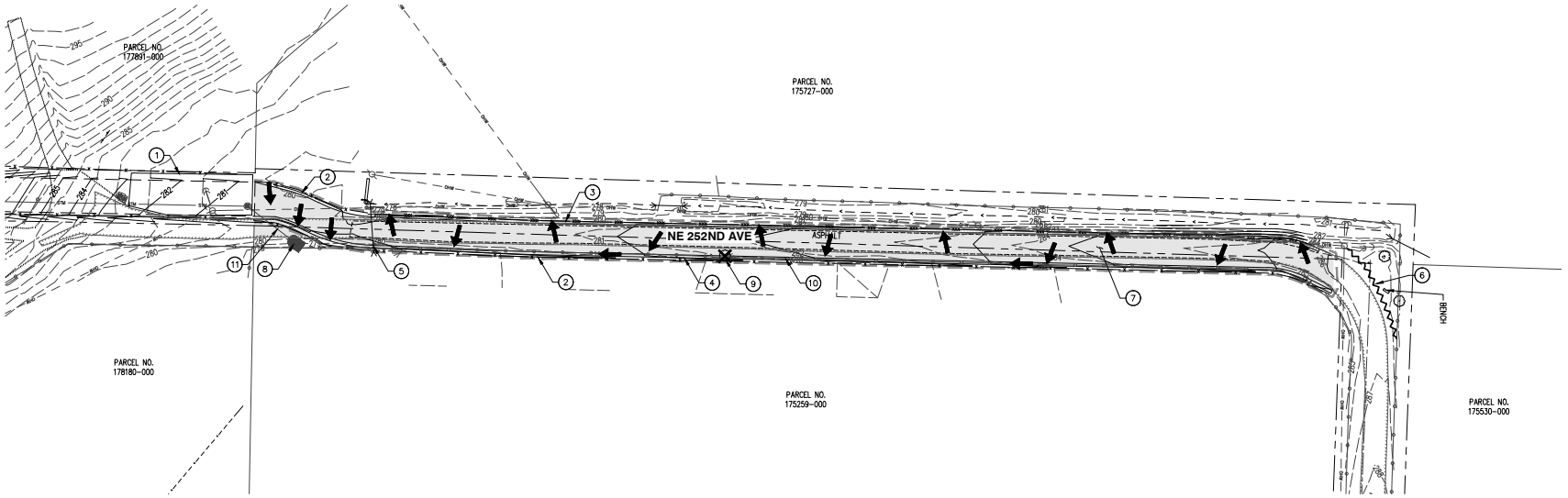
JAMES O. HANLEY — STATE OF WASHINGTON — 19990 — REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

JOB NUMBER 9095

SHEET C003

AKS DRAWING FILE: 9095 C000 EXCAVLDWG | LAYOUT: C003



GENERAL NOTES

1. NE 252ND AVENUE IS CLASSIFIED AS A RURAL LOCAL ACCESS ROAD PER CLARK COUNTY GIS.
2. THE EXISTING PAVED ACCESS ON NE 3RD STREET WILL SERVE AS A CONSTRUCTION ENTRANCE FOR THIS PROJECT. IN THE EVENT SEDIMENT IS TRACKED ONTO NE 3RD STREET, THE STREET SHALL BE SWEPT CLEAN OF ALL SEDIMENT AND DEBRIS.
3. CONSTRUCTION OF CAVFS FACILITY SHALL NOT BEGIN UNTIL FINAL STABILIZATION IS ACHIEVED IN ALL CONTRIBUTING AREAS.
4. EXCAVATION OF CAVFS FACILITY, IS NOT ALLOWED DURING WET OR SATURATED CONDITIONS.
5. PROTECT EXISTING IMPROVEMENTS OUTSIDE OF DISTURBED LIMITS SHOWN. ANY DAMAGE SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
6. SEE SHEET C500 FOR STORMWATER FACILITY SECTION.
7. PROTECT EXISTING UTILITIES TO THE MAXIMUM EXTENT PRACTICABLE.
8. SIGNIFICANT VARIATION AND DEGREE OF EROSION CONTROL EFFORT WILL BE DICTATED BY WEATHER CONDITIONS. THE DEVELOPER AND CONTRACTOR SHOULD BE PREPARED TO PROVIDE EXTRA EROSION CONTROL PROVISIONS AND EFFORT DURING WINTER AND WET WEATHER CONDITIONS BEYOND THAT NORMALLY REQUIRED DURING SUMMER AND DRY WEATHER CONDITIONS. FINE GRAINED AND UNCONSOLIDATED SOILS ON SLOPING SITES MAY BECOME UNSTABLE WHEN SUBJECT TO EXCESSIVE MOISTURE.
9. SEE SHEET C501 FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
10. SEE SHEET C001 FOR GENERAL NOTES.
11. ALL CONSTRUCTION WITHIN CLARK COUNTY RIGHT-OF-WAY SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN AND RIGHT-OF-WAY PERMIT PRIOR TO ANY ON-SITE CONSTRUCTION ACTIVITY. CONTRACTOR TO PROVIDE AND COORDINATE.
12. THE APPLICANT MAY BE REQUIRED TO PROVIDE FLAGGING, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES FOR SAFE TRUCK ACCESS ONTO PUBLIC STREETS. ALL SUCH DEVICES SHALL CONFORM TO THE STANDARDS ESTABLISHED IN THE LATEST ADOPTED EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION AND THE MODIFICATIONS TO THE MUTCD FOR STREETS AND HIGHWAYS FOR THE STATE OF WASHINGTON.
13. ANY PUBLIC, OR PRIVATE, ASPHALT DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO CLARK COUNTY STANDARDS FOR PUBLIC ROADS, OR SHALL BE REPAIRED TO PRIVATE STREET/DRIVEWAY STANDARDS, AS APPLICABLE.
14. IF ANY SEDIMENT IS TRACKED INTO THE PUBLIC RIGHT-OF-WAY A WHEEL WASH OR CONSTRUCTION ENTRANCE MAY BE REQUIRED AT THE INSPECTOR'S DISCRETION.
15. POST-CONSTRUCTION SOIL QUALITY AND DEPTH PER BMP T5.13 IS REQUIRED FOR ALL DISTURBED LANDSCAPED AREAS AFTER GRADING IS COMPLETE.
16. CONTRACTOR TO ENSURE BIORETENTION SOIL MEDIA IS PROTECTED FROM BEING COMPACTED. HEAVY CONSTRUCTION EQUIPMENT SHALL NOT BE USED ABOVE MEDIA SOIL, USE HAND TOOLS ONLY.
17. IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CLARK COUNTY COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.

KEYED NOTES (#)

1. APPROXIMATE STOCKPILE/WASTE AREA LOCATION. SPREAD MATERIAL EVENLY AND STABILIZE WITH SEEDING PER BMP C120 OF THE 2015 CLARK COUNTY STORMWATER MANUAL. PROTECT WITH PLASTIC SHEETING PER CLARK COUNTY DETAIL E16, SHEET C501, IF DEEMED NECESSARY. HAUL OFF MATERIAL TO BE DISPOSED OF IN AN APPROVED LOCATION.
2. INSTALL SEDIMENT FENCE PER DETAIL E4 ON SHEET C500.
3. INSTALL WATTILES PER DETAIL E6 ON SHEET C501 (TYP).
4. CONSTRUCT ROADSIDE CONVEYANCE DITCH PER DETAIL 3/C500.
5. PROTECT EXISTING STORM PIPE AND OUTFALL.
6. PROTECT EXISTING TREES WITH TREE FENCE PER DETAIL ON SHEET C501.
7. MAINTAIN POSITIVE DRAINAGE AWAY FROM ROAD.
8. OUTLET PROTECTION TO BE INSTALLED WITH CITY PROJECT UNDER SEPARATE PERMIT.
9. REMOVE EXISTING TREE
10. RELOCATE EXISTING FENCE OUTSIDE OF GRADING LIMITS. CONTRACTOR TO COORDINATE WITH PROPERTY OWNER FOR EXACT LOCATION.
11. STORM PIPE INSTALLED UNDER SEPARATE CITY OF CAMAS PERMIT.

RECOMMENDED CONSTRUCTION SEQUENCE FOR EROSION CONTROL

1. PRE-CONSTRUCTION MEETING.
2. FLAG OR FENCE CLEARING LIMITS.
3. POST NOTICE OF CONSTRUCTION ACTIVITY SIGN WITH NAME AND PHONE NUMBER OF EROSION SEDIMENT CONTROL SUPERVISOR.
4. INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
5. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
6. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
7. CONSTRUCT SEDIMENT PONDS AND TRAPS.
8. GRADE AND STABILIZE CONSTRUCTION ROADS.
9. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
10. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON AND MANUFACTURER'S RECOMMENDATIONS.
11. RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY OF BATTLE GROUND EROSION AND SEDIMENT CONTROL STANDARDS.
12. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
13. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
14. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
15. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.

GRADING QUANTITIES

CUT: 98 C.Y.
FILL: 114 C.Y.

STRIPPINGS: 20 CY (DISTURBED AREA: 21,600 SF)

NOTE: CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES FOR BID PURPOSES.

THESE EROSION AND SEDIMENT CONTROL PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1ST AND MAY 31ST.

LEGEND

EXISTING GROUND CONTOUR (1 FT)	
EXISTING GROUND CONTOUR (5 FT)	350
FINISHED GRADE CONTOUR (1 FT)	
FINISHED GRADE CONTOUR (5 FT)	345
SEDIMENT FENCE (TO BE INSTALLED PRIOR TO GRADING)	x x
WATTLES (TO BE INSTALLED PRIOR TO GRADING)	xxx
DRAINAGE FLOW DIRECTION	
RIP RAP PAD, PIPE OUTLET PROTECTION	
GRADING LIMITS	
TREE PROTECTION FENCING	

SCALE: 1"= 40 FEET
40 0 8 20 40

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VANS OS TRANSPO IMPROVEMENTS

CLARK COUNTY WASHINGTON
NE 1/4, S34, T2N, R3E
#177885-000 #177884-000

GRADING, EROSION & SEDIMENT CONTROL PLAN

DESIGNED BY: MAZ
DRAWN BY: MAZ
MANAGED BY: BDH
CHECKED BY: BDH
DATE: 8/13/2025

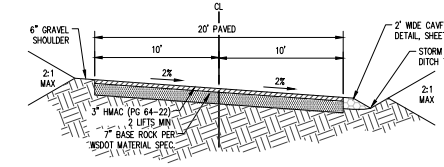
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

JOB NUMBER 9095

SHEET C050

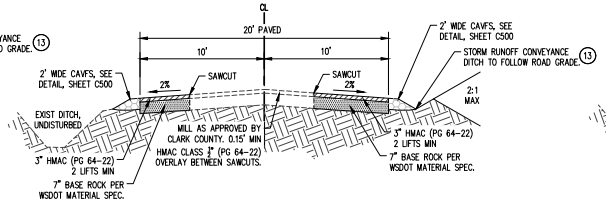
AKS DRAWING FILE: K:\9095 CDSO DRAWINGS\CIVIL\ LAYOUT: C050



1 20' LOCAL ACCESS ROAD - SHED RIGHT

FROM STA: 14+03.20
TO STA: 14+45.16

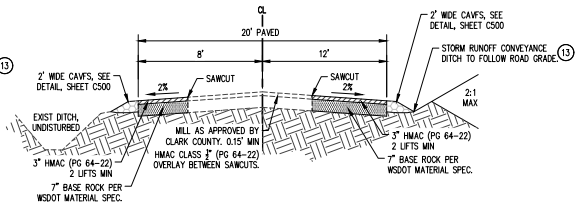
Scale: N.T.S.



2 20' LOCAL ACCESS ROAD - CROWN

FROM STA: 14+74.40
TO STA: 15+00

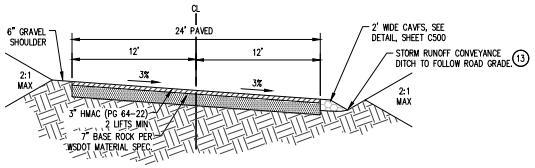
Scale: N.T.S.



3 20' LOCAL ACCESS ROAD - CROWN OFFSET

FROM STA: 16+00
TO STA: 21+51.20

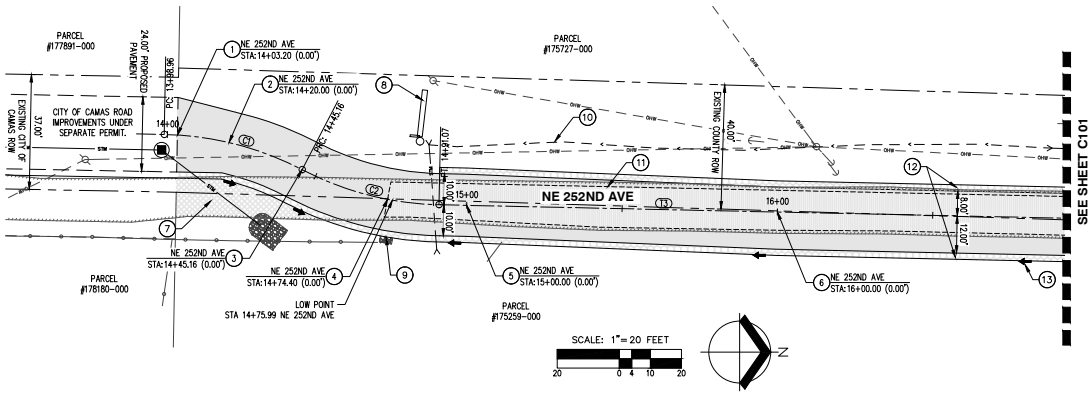
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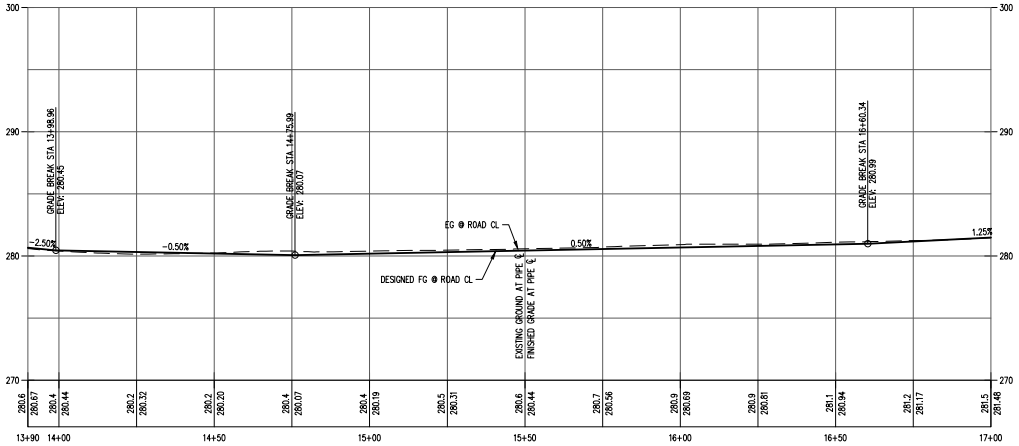
4 24' LOCAL ACCESS ROAD - SHED RIGHT

CITY OF CAMAS ROW UNDER SEPARATE PERMIT

Scale: N.T.S.



SCALE: 1"=20 FEET



NE 252ND AVE
HORZ. SCALE: 1"=20
VERT SCALE: 1"=5
STATIONING IS BASED ON ROAD CL EXCEPT AS NOTED

KEYED NOTES

1. CITY/COUNTY ROW BOUNDARY. BEGIN COUNTY ROAD IMPROVEMENTS, END SECTION DETAIL 4, BEGIN TRANSITION TO SECTION DETAIL 1.
2. BEGIN SECTION DETAIL 1, THIS SHEET.
3. END ROAD SECTION PER DETAIL 1, THIS SHEET. BEGIN TRANSITION TO DETAIL 2, THIS SHEET. MAINTAIN 20' PAVEMENT WIDTH & CONSTRUCTION STANDARDS PER DETAILS.
4. END TRANSITION SECTION, BEGIN ROAD SECTION DETAIL 2, THIS SHEET.
5. END ROAD SECTION PER DETAIL 2, THIS SHEET. BEGIN TRANSITION TO DETAIL 3, THIS SHEET. MAINTAIN 20' PAVEMENT WIDTH & CONSTRUCTION STANDARDS PER DETAILS.
6. END TRANSITION SECTION, BEGIN ROAD SECTION DETAIL 3, THIS SHEET.
7. REMOVE EXISTING ROAD PAVEMENT. REPLACE WITH TOPSOIL TO ESTABLISH VEGETATION.
8. EXISTING CONCRETE HEAD WALL AND IRRIGATION EQUIPEMENT TO REMAIN.
9. DISCHARGE POINT FOR CONVEYANCE DITCH INTO THE EXISTING POND. INSTALL 4'x2' RIP RAP PAD PER DETAIL E7 ON SHEET C501.
10. EXISTING ROADSIDE DITCH TO REMAIN UNDISTURBED.
11. SAWCUT LINE, MINIMUM OF 1' INSIDE OF EXISTING PAVEMENT EDGE (TYP).
12. CAVFS PER DETAIL ON SHEET C500.
13. ROADSIDE DITCH PER DETAIL #3 SHEET C500.

NOTES:
1. SUBGRADE REINFORCEMENT GEOTEXTILES SHALL BE INSTALLED OVER ALL A-6, A-7 SOILS PRIOR TO CONSTRUCTING THE BASE AND SURFACING.
2. THE PAVEMENT STRUCTURE THICKNESSES IDENTIFIED FOR THESE SOIL TYPES ARE REQUIRED UNLESS A SITE SPECIFIC PAVEMENT DESIGN IS DONE. THE TOTAL PAVEMENT STRUCTURE SHALL NOT EXCEED 2.5 FEET.
3. ASPHALT CONCRETE FOR ALL RURAL ARTERIALS SHALL BE WSDOT HMA CL 3" PG 64-22 OR EQUIVALENT.
4. EITHER CONVENTIONAL OR THICK ASPHALT CONSTRUCTION IS ALLOWED.
5. ROADWAY SLOPE OUTSIDE LISTED RANGE ALLOWED WITH APPROVAL FOR FRONTAGE/MATCHING SITUATIONS.
6. THE SUBGRADE AND CRUSHED SURFACING MATERIALS SHALL BE COMPACTED PER WSDOT STANDARDS.
7. FEATURES WITHIN CORE ROAD AND FLEX ZONE ARE SUBJECT TO CCC 40.350.030(B)(3) AND TABLE CCC 40.350.030-2.
8. STORMWATER LOW IMPACT DEVELOPMENT (LID) FEATURES IN THE RIGHT-OF-WAY ARE SUBJECT TO CCC 40.350.030(B)(3) AND TABLE CCC 40.350.030-2.

CONVENTIONAL CONSTRUCTION

AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS
A-1	0.25'	0.30'
A-2	0.25'	0.40'
A-3	0.25'	0.50'
A-4	0.25'	0.60'
A-5	0.25'	0.80'
A-6	0.25'	0.90'
A-7	0.25'	1.00'
OTHER	NO SECTION	ESTIMATED

GENERAL NOTES

1. ROAD PROFILE IS FOR REFERENCE ONLY FOR AREAS OF MILLING. GRADES ARE TO BE ESTABLISHED RELATIVE TO SAWCUT ELEVATION. GRIND & INLAY TO MATCH EXISTING. NEW PAVEMENT WIDENING SHALL SLOPE 2% ±0.5% FROM SAWCUT AWAY FROM CL CROWN AS SHOWN IN STREET SECTIONS.

LEGEND

- GRIND AND INLAY EXISTING PAVED SURFACE (±9,117 SF)
- NEW OR REPLACED PAVEMENT SECTION (±6,197 SF)
- EXISTING PAVEMENT TO BE REMOVED (±396 SF)
- CAVFS INCLUDING GRAVEL SHOULDER (±2,854 SF)
- SAWCUT LINE (1,388 LF)

PARCEL LINE AND CURVE TABLE

LINE #/CURVE #	LENGTH	BEARING/DELTA	RADIUS
C1	46.20	26.47	100.00
C2	45.92	26.31	100.00
T3	626.68	N01° 13' 49"E	

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VANS OS TRANSPO IMPROVEMENTS

CLARK COUNTY WASHINGTON
NE 1/4, S34, T2N, R3E
#177885-000 #177884-000

STREET PLAN NE 252ND AVE

DESIGNED BY: MAZ
DRAWN BY: MAZ
MANAGED BY: BDH
CHECKED BY: BDH
DATE: 8/13/2025

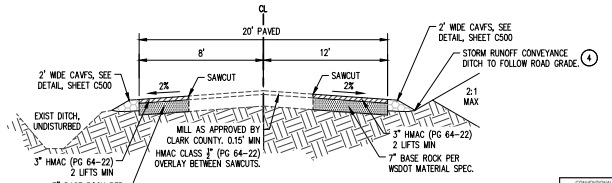
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

JOB NUMBER 9095

SHEET C100

AKS DRAWING FILE: X:\9095 C100 STR.DWG | LAYOUT: C100



3 20' LOCAL ACCESS ROAD - CROWN OFFSET

FROM STA: 16+00
TO STA: 21+51.13

Scale: N.T.S.

CONVENTIONAL CONSTRUCTION		
AASHTO SOIL TYPE	ASPHALT THICKNESS	BASE ROCK THICKNESS
A-1	0.25'	0.30'
A-2	0.25'	0.45'
A-3	0.25'	0.60'
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A-5	0.25'	0.90'
A-6	0.25'	1.00'
A-7	0.25'	1.00'
OTHER	NO SECTION	ESTIMATED

NOTES:
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KEYED NOTES

1. EXISTING ROADSIDE DITCH TO REMAIN UNDISTURBED.
2. SAWCUT LINE, MINIMUM OF 1' INSIDE OF EXISTING PAVEMENT EDGE.
3. CAVFS PER DETAIL ON SHEET C500.
4. ROADSIDE DITCH PER DETAIL #3 SHEET C500.
5. END ROAD IMPROVEMENTS PER SECTION DETAIL 3, THIS SHEET.

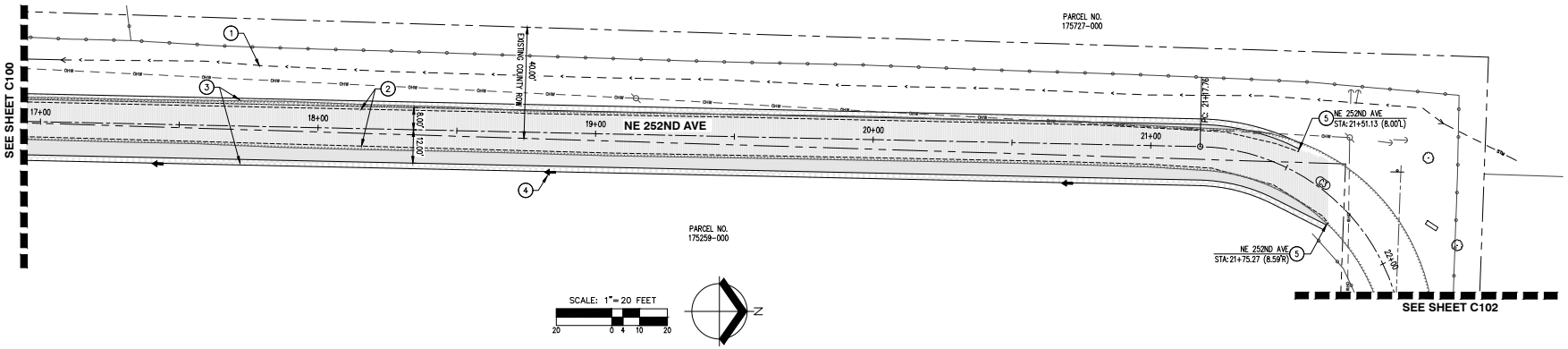
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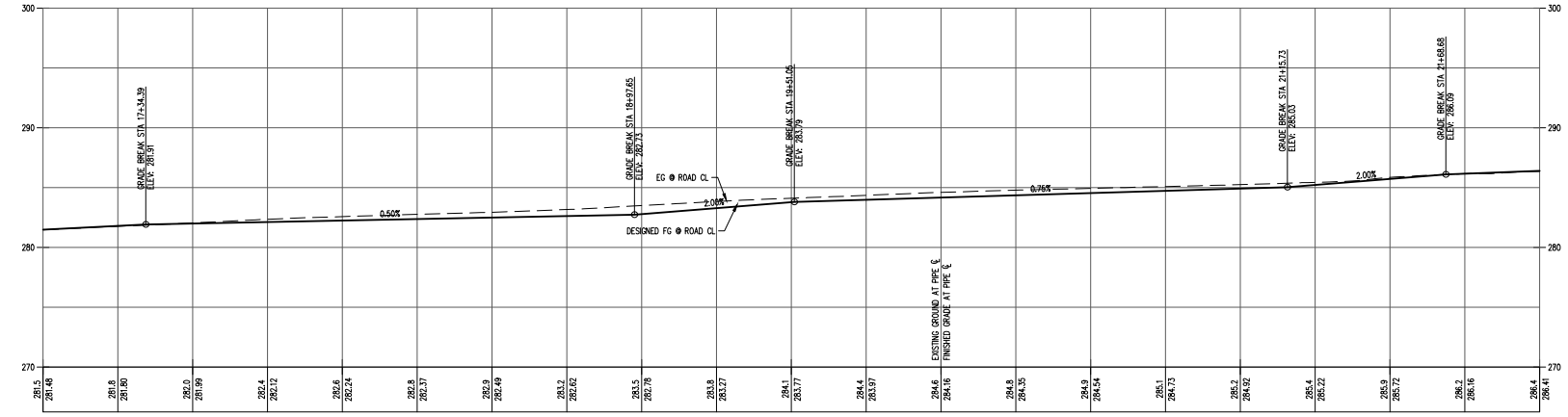
LEGEND

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- NEW OR REPLACED PAVEMENT SECTION (±6,197 SF)
- EXISTING PAVEMENT TO BE REMOVED (±396 SF)
- CAVFS INCLUDING GRAVEL SHOULDER (±2,854 SF)
- SAWCUT LINE (1,388 LF)

PARCEL LINE AND CURVE TABLE			
LINE #/CURVE #	LENGTH	BEARING/DELTA	RADIUS
C3	118.48	90.51	75.00



SCALE: 1"= 20 FEET
20 0 4 10 20



NE 252ND AVE
HORZ. SCALE: 1"=20
VERT SCALE: 1"=5
STATIONING IS BASED ON ROAD CL EXCEPT AS NOTED

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VANS OS TRANSPO IMPROVEMENTS

CLARK COUNTY WASHINGTON
NE 1/4, S34, T2N, R3E
#177885-000 #177884-000

STREET PLAN NE 252ND AVE

DESIGNED BY:	MAZ
DRAWN BY:	MAZ
MANAGED BY:	BDH
CHECKED BY:	BDH

DATE: 6/13/2025

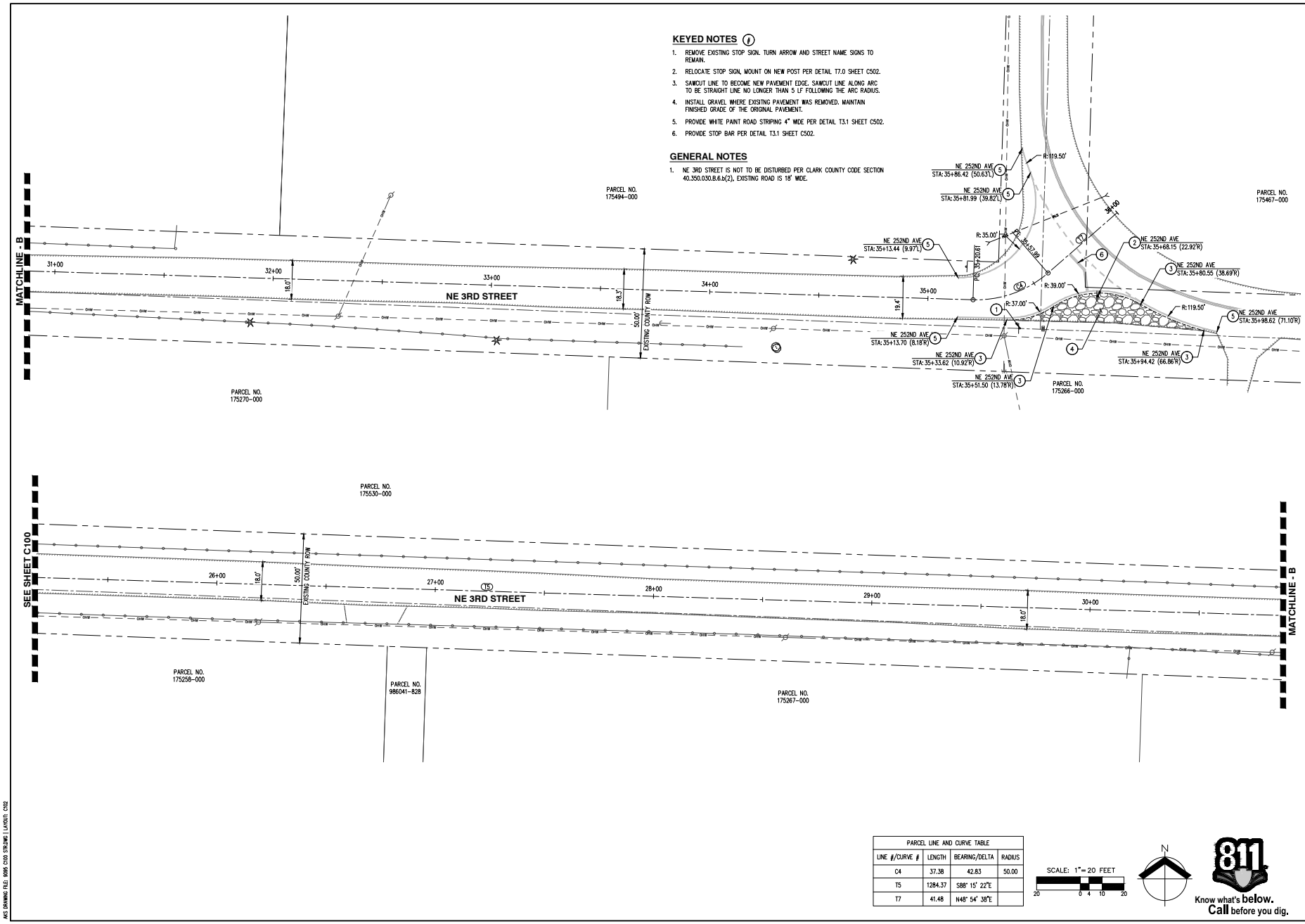
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REVISIONS

JOB NUMBER 9095

SHEET **C101**

AKS DRAWING FILE: K095 C100 STRUCT LAYOUT.COM



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VANS OS TRANSPO IMPROVEMENTS

CLARK COUNTY WASHINGTON
NE 1/4, S34, T2N, R3E
#177885-000 #177884-000

STREET PLAN NE 3RD STREET

DESIGNED BY:	MAZ
DRAWN BY:	MAZ
MANAGED BY:	BDH
CHECKED BY:	BDH

DATE: 8/13/2025

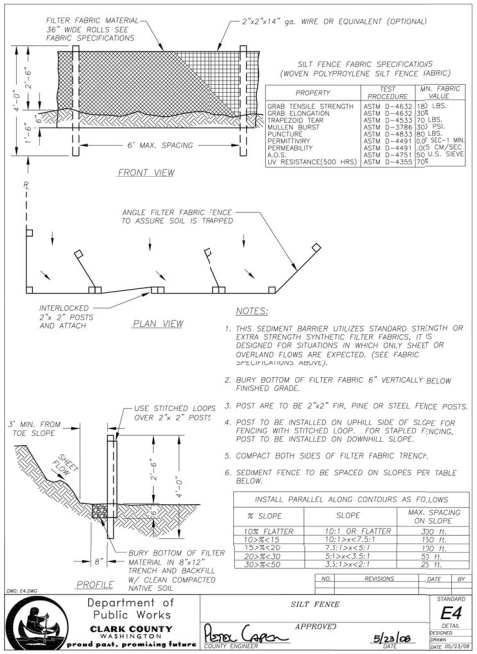
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

JOB NUMBER 9095

SHEET C102

AKS_DRAWING FILE: X:\095 C100 STRUNK\ LAYOUT\ C102



SILT FENCE FABRIC SPECIFICATIONS
(WOVEN POLYPROYLENE SILT FENCE FABRIC)

PROPERTY	TEST PROCEDURE	MIN. FABRIC VALUE
GRAB TENSILE STRENGTH	ASTM D-4632	180 LBS.
GRAB ELONGATION	ASTM D-4632	30%
TRAPEZOID TEAR	ASTM D-4533	70 LBS.
MULLEN BURST	ASTM D-3786	300 PSI.
PUNCTURE	ASTM D-4833	80 LBS.
PERMITTIVITY	ASTM D-4491	0.9 SEC-1 MIN.
PERMEABILITY	ASTM D-4491	0.05 CM/SEC
A.O.S.	ASTM D-4751	50 U.S. SIEVE
UV RESISTANCE(500 HRS)	ASTM D-4355	70%

NOTES:

1. THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS, IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED. (SEE FABRIC SPECIFICATIONS ABOVE).
2. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
3. POST ARE TO BE 2"x2" FIR, PINE OR STEEL FENCE POSTS.
4. POST TO BE INSTALLED ON UPHILL SIDE OF SLOPE FOR FENCING WITH STITCHED LOOP. FOR STAPLED FENCING, POST TO BE INSTALLED ON DOWNHILL SLOPE.
5. COMPACT BOTH SIDES OF FILTER FABRIC TRENCH.
6. SEDIMENT FENCE TO BE SPACED ON SLOPES PER TABLE BELOW.

INSTALL PARALLEL ALONG CONTOURS AS FOLLOWS

% SLOPE	SLOPE	MAX. SPACING ON SLOPE
10% FLATTER	10:1 OR FLATTER	330 ft.
10>%≤15	10:1>x≤7.5:1	150 ft.
15>%≤20	7.5:1>x≤5:1	130 ft.
20>%≤30	5:1>x≤3.5:1	50 ft.
30>%≤50	3.5:1>x≤2:1	25 ft.

NO.	REVISIONS	DATE	BY

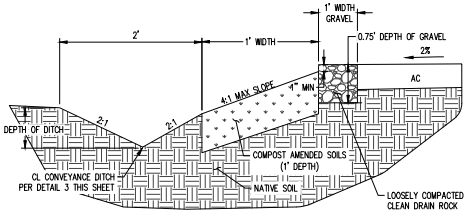
DWG E4.DWG

Department of Public Works
CLARK COUNTY WASHINGTON
proud past, promising future

SILT FENCE

APPROVED
COUNTY ENGINEER
5/23/08
DATE

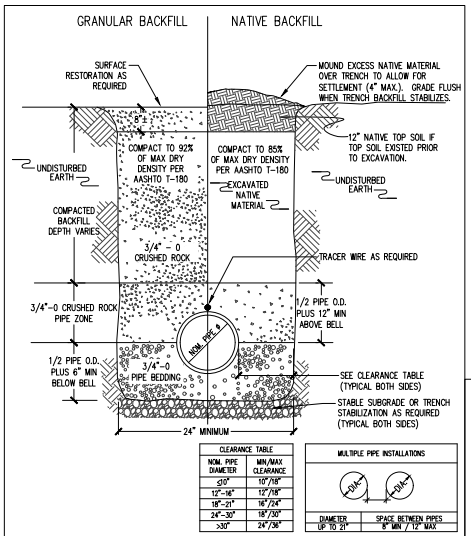
STANDARD DETAIL E4
DESIGNED
DRAWN
DATE 05/23/08



COMPOST AMENDED VEGETATED FILTER STRIPS (CAVFS)
N.T.S

COMPOST AMENDED SOIL SPECIFICATIONS

1. MINIMUM ORGANIC CONTENT: 5% BY WEIGHT
2. PH: 5.5-7.0
3. 60% - 65% LOAMY SAND WITH 25% - 30% COMPOST
   -OR-
   30% SOIL MIX SHALL BE TESTED PRIOR TO INSTALLATION
4. FINAL SOIL MIX SHALL BE TESTED PRIOR TO INSTALLATION.
5. SEE BMP T7.40 FOR COMPLETE CAVFS SPECIFICATIONS AND BMP T5.14B FOR COMPLETE COMPOST SPECIFICATIONS.



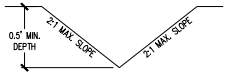
CLEARANCE TABLE	
NOM. PIPE DIAMETER	MIN/MAX CLEARANCE
≤10"	10"/18"
12"-16"	12"/18"
18"-21"	16"/24"
24"-30"	18"/30"
>30"	24"/36"

MULTIPLE PIPE INSTALLATIONS

DIAMETER UP TO 21"	SPACE BETWEEN PIPES
	8" MIN / 12" MAX

NOTES:
1. GRANULAR BACKFILL REQUIRED UNDER ALL EXISTING OR FUTURE IMPROVED AREAS INCLUDING SIDEWALKS.
2. WHERE NEW PIPING IS IN SAME ALIGNMENT AS EXISTING PIPING, THE PIPE EMBEDMENT SHALL EXTEND TO A MINIMUM OF 6" BELOW THE NEW PIPING OR 6" BELOW EXISTING PIPING, WHICHEVER IS DEEPER.
3. FOR FLEXIBLE PIPE, BOTTOM OF TRENCH SHORING SHALL BE ABOVE SPRINGLINE AND UNDER THE PIPE HAUNCHES.

TRENCH BACKFILL
NTS
2



ROADSIDE CONVEYANCE DITCH
NTS
3

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#177885-000 #177884-000

DETAILS

DESIGNED BY:	MAZ
DRAWN BY:	MAZ
MANAGED BY:	BDH
CHECKED BY:	BDH

DATE: 8/13/2025

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

JOB NUMBER 9095

SHEET **C500**

AKS DRAWING FILE: 9095 C500 DETAILS.DWG | LAYOUT: C500

STANDARD NOTES FOR EROSION CONTROL PLAN

1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN BMP'S AS SHOWN AND PERFORM ALL ACTIONS NECESSARY TO PREVENT EROSION, AND CONTROL SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. CONTRACTOR SHALL COMPLY WITH CLARK COUNTY CODE CHAPTER 40.386.
2. ALL EROSION CONTROL MEASURES SHALL BE IN-PLACE AND IN WORKING CONDITION PRIOR TO DISTURBING AND EXPOSING ANY SOIL SURFACES (I.E. SILT FENCE, CONSTRUCTION ENTRANCE, SEDIMENTATION BARRIERS, SEDIMENTATION TRAPS). REFER TO CCC 13.26A AND CLARK COUNTY STORMWATER MANUAL, BCDX 2 BMP'S.
3. ALL EROSION PREVENTION AND CONTROL BMP'S SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO INSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. NEEDED REPAIRS SHALL BE MADE AS SOON AS PRACTICABLE. THEY ARE TO REMAIN IN PLACE AND OPERATIONAL DURING ALL PHASES OF CONSTRUCTION. CONSTRUCTION ACTIVITIES SHALL NOT CONTINUE OR RESUME UNTIL REPAIRS TO EROSION CONTROL FACILITIES ARE MADE AND THE FACILITIES ARE FUNCTIONAL. ANY SEDIMENT LEAVING THE SITE OR DISCHARGING TO A SENSITIVE AREA SHALL BE STOPPED AND CONTROLLED IMMEDIATELY. CONTAMINATED AREAS SHALL BE CLEANED AND RESTORED.
4. CLEARING LIMITS AND WORK AREA LIMITS SHALL BE DELINEATED AND MARKED. DO NOT DISTURB MORE AREA THAN NEEDED FOR CONSTRUCTION REQUIREMENTS.
5. ALL SENSITIVE OR CRITICAL AREAS (WETLANDS, STEEP SLOPES, NATURAL WATERWAYS), AND BUFFERS SHALL ALL BE CLEARLY DELINEATED AND CLEARLY MARKED, AND PROTECTED FROM SEDIMENT DEPOSITION.
6. SEDIMENT LADEN RUNOFF SHALL BE PREVENTED FROM ENTERING ALL EXISTING STORM WATER CATCH BASINS, INLETS AND PERVIOUS DRAINAGE SYSTEMS AFFECTED BY CONSTRUCTION.
7. NO EXPOSED, BARE SOILS SHALL REMAIN UNSTABILIZED FOR MORE THAN **TWO** DAYS DURING THE PERIOD OCTOBER 1 THRU APRIL 30 OR FOR MORE THAN **SEVEN** DAYS DURING THE PERIOD OF MAY 1 THROUGH SEPTEMBER 30. ALL DISTURBED SOIL SURFACES SHALL BE STABILIZED BY A SUITABLE APPLICATION OF "BEST MANAGEMENT PRACTICES".
8. WHERE FEASIBLE, NO MORE THAN 500 FEET OF TRENCH SHALL BE OPEN AT ONE TIME. EXCAVATED MATERIAL SHALL BE PLACED ON THE UP-HILL SIDE OF TRENCHES PROVIDED IT DOES NOT CONFLICT WITH SAFETY REQUIREMENTS.
9. DEWATERING DEVICES SHALL DISCHARGE INTO A SEDIMENT TRAP OR SEDIMENT POND. NO DISCHARGE SHALL BE MADE TO A PAVED STREET OR STORMWATER COLLECTION SYSTEM WITHOUT APPROVAL AND REMOVING SEDIMENT.
10. CUT AND FILL SLOPES SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. EROSION SHALL BE CONTROLLED AND PREVENTED BY SUCH MEASURES AS ROUGHENING THE SURFACE, INSTALLATION OF INTERCEPTOR DITCHES, TERRACING, COVERING WITH MATTING, MULCH OR PLASTIC SHEETING. RUNOFF SHALL BE PREVENTED FROM ENTERING A SLOPE AND FROM UNDERCUTTING THE BASE OF SLOPES.
11. ANY SOIL OR DEBRIS TRANSPORTED ONTO ROADWAYS AND SIDEWALKS SHALL BE REMOVED. DEPOSITS SHALL BE COMPLETELY REMOVED BY SHOVELING AND/OR SWEEPING. WASHING SHALL NOT BE UTILIZED UNLESS SPECIFICALLY APPROVED IN WRITING BY THE COUNTY.
12. ALL PERMANENT INFILTRATION SYSTEMS SHALL BE ISOLATED AND PROTECTED FROM SEDIMENT LADEN RUNOFF ENTERING TO AVOID RISK OF REDUCING THE ABILITY OF THE SYSTEMS TO INFILTRATE. ISOLATION AND PROTECTION SHALL NOT BE REMOVED UNTIL THE DRAINAGE AREA TRIBUTARY TO THE SYSTEM IS COMPLETELY STABILIZED.
13. ALL CONVEYANCE CHANNELS, BOTH EMPORARY AND PERMANENT SHALL BE STABILIZED TO PREVENT EROSION OF THE CHANNEL. STABILIZATION SHALL EXTEND TO AREAS AT OUTLETS AND DOWNSTREAM REACHES VULNERABLE TO EROSION RESULTING FROM FLOW DISCHARGING FROM THE CHANNEL.
14. IF BMP'S SHOWN ARE UTILIZED BUT ARE INSUFFICIENT TO PREVENT SEDIMENT FROM REACHING WATER BODIES, ADJACENT PROPERTIES, OR PUBLIC RIGHTS-OF-WAY; ADDITIONAL BMP'S SHALL BE IMPLEMENTED IMMEDIATELY TO PREVENT FURTHER ENCROACHMENT OF SEDIMENT.

SHEET 1 OF 2

NO.	REVISIONS	DATE	BY

Department of Public Works
CLARK COUNTY WASHINGTON
proud past, promising future

STANDARD NOTES FOR EROSION CONTROL PLAN — STANDARD ECN1 — DETAIL — DESIGNED — DRAWN — DATE 11/30/15

APPROVED — COUNTY ENGINEER — 01/30/15 DATE

STANDARD NOTES FOR EROSION CONTROL PLAN (CONTINUED)

15. STABILIZED AREAS SHALL BE PROVIDED FOR EMPLOYEE PARKING AND STORAGE OF CONSTRUCTION MATERIALS. ERODIBLE STOCKPILES OF EARTHEN MATERIALS, SUCH AS TOPSOIL, SILTY AND CLAYEY SOILS; AND LANDSCAPE MATERIALS, SHALL BE COVERED WHEN NOT BEING INCOPORATED IN THE WORK. EROSION CONTROL BMP'S SHALL BE UTILIZED AS NECESSARY TO PREVENT SEDIMENT LADEN RUNOFF FROM LEAVING OR SEDIMENT BEING TRANSPORTED FROM THESE AREAS FROM VEHICLE ACTIVITY.
16. ALL POLLUTANTS OTHER THAN SEDIMENT THAT OCCUR DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORM WATER.
17. THE CONTRACTOR SHALL KEEP AN INSPECTION LOG OF THE CONDITION OF THE EROSION CONTROL FACILITIES. EROSION CONTROL FACILITIES SHALL BE INSPECTED AT LEAST WEEKLY AND AFTER EACH RAINFALL. THE INSPECTION LOG SHALL BE KEPT AT THE PROJECT SITE AT A DESIGNATED LOCATION AND SHALL BE AVAILABLE FOR REVIEW BY THE COUNTY. AN INDIVIDUAL THAT HAS SUCCESSFULLY COMPLETED THE COUNTY'S EROSION CONTROL CERTIFICATION COURSE SHALL PERFORM INSPECTIONS AND MAINTAIN THE LOG.
18. ALL TEMPORARY BMP'S SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT SHALL BE DEPOSITED AND STABILIZED ON SITE. AREAS DISTURBED RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.
19. CONSTRUCTION SHALL NOT BE CONSIDERED COMPLETE AND ACCEPTABLE UNTIL ALL DISTURBED SOIL SURFACES HAVE BEEN PROTECTED FROM EROSION WITH PERMANENT LANDSCAPING, COVERING WITH IMPERVIOUS SURFACES, RESTORED TO ORIGINAL UNDISTURBED CONDITION OR PERMANENTLY STABILIZED.
20. VEGETATED STABLIZATION AND LANDSCAPING SHALL BE "FERTILIZED, WATERED AND MAINTAINED TO INSURE THAT GROWTH OF VEGETATION IS ESTABLISHED AND SUSTAINED.
21. DURING DRY WEATHER CONSTRUCTION PERIODS THE CONTRACTOR SHALL PROVIDE PROJECT-SPECIFIC DUST CONTROL MEASURES THAT MAY INCLUDE: SEEDING, MULCHING, MATTING, WATER, TACKIFIER, OR CHEMICAL SOIL STABILIZERS. THE CONTRACTOR SHALL MAINTAIN THE DUST CONTROL MEASURES THROUGH DRY WEATHER PERIODS UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED. IMMEDIATELY RE-STABILIZE AREAS DISTURBED BY CONTRACTOR'S OPERATIONS OR OTHER ACTIVITIES (WIND, WATER, VANDALISM, ETC.).
22. ENTRY ONTO THE CONSTRUCTION SITE SHALL BE RESTRICTED TO A SINGLE APPROVED ENTRANCE AS SHOWN ON THE APPROVED PLAN.
23. MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES WHICH INVOLVE POTENTIAL CONTAMINANTS (OIL,SOLVENTS,HYDRAULIC FLUID, ETC.) MUST BE CONDUCTED IN A MANNER WHICH PREVENTS CONTAMINATION OF SOILS, SURFACE WATER AND GROUND WATER. TARPS, DRIP PANS, OR OTHER APPROPRIATE MEASURES SHALL BE USED AS NECESSARY.
24. STRIPPING, TOPSOIL, AND UNSUITABLE MATERIAL STOCKPILES SHALL BE HYDROSEEDED WITH "REGREEN WHEAT X WHEAT GRASS HYBRID" BY HOBBS AND HOBKINS (OR APPROVED EQUAL). MAINTENANCE OF STOCKPILE AREAS AND REAPPLICATION OF HYDROSEED COVERING SHALL BE REQUIRED IF BARE SOIL IS PRESENT. DURING WINTER AND WET WEATHER CONDITIONS, STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING PER DETAL E-16.
25. SIGNIFICANT VARIATION AND DEGREE OF EROSION CONTROL EFFORT WILL BE DICTATED BY WEATHER CONDITIONS. THE DEVELOPER AND CONTRACTOR SHOULD BE PREPARED TO PROVIDE EXTRA EROSION CONTROL PROVISIONS AND EFFORT DURING WINTER AND WET WEATHER CONDITIONS BEYOND THAT NORMALLY REQUIRED DURING SUMMER AND DRY WEATHER CONDITIONS. FINE GRAINED AND UNCONSOLIDATED SOILS ON SLOPING SITES MAY BECOME UNSTABLE WHEN SUBJECT TO EXCESSIVE MOISTURE.

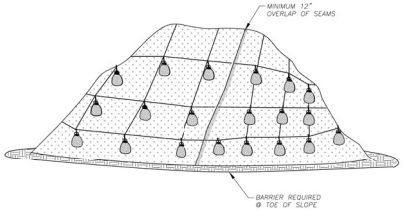
SHEET 2 OF 2

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Department of Public Works
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STANDARD NOTES FOR EROSION CONTROL PLAN (CONTINUED) — STANDARD ECN2 — DETAIL — DESIGNED — DRAWN — DATE 11/30/15

APPROVED — COUNTY ENGINEER — 01/30/15 DATE



PLASTIC SHEETING

NOTES:

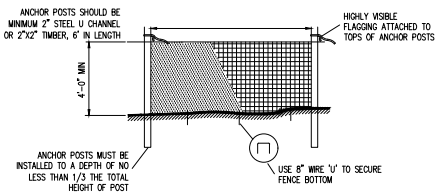
1. PLASTIC SHEETING IS USED TO PROVIDE IMMEDIATE PROTECTION TO SLOPES AND STOCKPILES.
2. DO NOT USE PLASTIC COVERING UPSLOPE OF AREAS SUCH AS STEEP AND/OR UNSTABLE SLOPES THAT MIGHT BE ADVERSELY AFFECTED BY CONCENTRATED RUNOFF.
3. WHEN POSSIBLE, INSTALL AN INTERCEPTER DIKE AT THE TOP OF THE PLASTIC TO DIVERT FLOWS AWAY FROM THE PLASTIC.
4. TOE-IN THE TOP OF THE SHEETING IN A 6"x6" TRENCH BACKFILLED WITH COMPACTED NATIVE MATERIAL.
5. INSTALL A GRAVEL BERM, RIPRAP, OR OTHER SUITABLE PROTECTION AT THE TOP OF THE SLOPE IN ORDER TO DISSIPATE RUNOFF VELOCITY.
6. ANCHOR THE PLASTIC USING SANDBAGS OR OTHER SUITABLE TETHERED ANCHOR SYSTEM SPACED ON A 10' C/C/ SPACING IN ALL DIRECTIONS.
7. OVERLAP SEAMS 1-2', TAPE, ROLL AND STAKE THE SIAMS AND THEN WEIGH DOWN THE ENTIRE LENGTH.
8. BARRIER IS REQUIRED @ TOE OF STOCK PILE.
9. REPLACE TORN SHEETS AND REPAIR OPEN SEAMS. COMPLETELY REMOVE AND REPLACE PLASTIC WHEN IT BEGINS TO DETERIORATE.

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PLASTIC SHEETING — STANDARD E16 — DETAIL — DESIGNED — DRAWN — DATE 05/23/08

APPROVED — COUNTY ENGINEER — 5/23/08 DATE

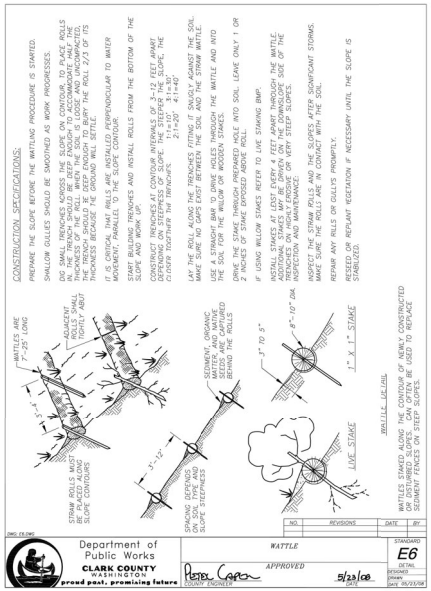


TREE PROTECTION NOTES:

1. BLAZE ORANGE OR BLUE PLASTIC MESH FENCE FOR TREE PROTECTION DEVICE, ONLY.
2. BOUNDARIES OF PROTECTION AREA WILL BE ESTABLISHED IN THE FIELD BY THE ARBORIST PRIOR TO CONSTRUCTION
3. BOUNDARIES OF PROTECTION AREA SHOULD BE STAKED AND FLAGGED BY THE ARBORIST, OR UNDER THE SUPERVISION OF THE ARBORIST, PRIOR TO INSTALLING DEVICES.
4. AVOID DAMAGE TO CRITICAL ROOT ZONE. DO NOT DAMAGE OR SEVER LARGE ROOTS WHEN INSTALLING POSTS.
5. TREE PROTECTION TO BE INSTALLED PRIOR TO CONSTRUCTION AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.

PLASTIC MESH TREE PROTECTION FENCE

NOT TO SCALE



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WATTLE — STANDARD E6 — DETAIL — DESIGNED — DRAWN — DATE 05/23/08

APPROVED — COUNTY ENGINEER — 5/23/08 DATE

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CLARK COUNTY WASHINGTON
NE 1/4, S34, T2N, R3E
#177885-000 #177884-000

DETAILS

DESIGNED BY: MAZ
DRAWN BY: MAZ
MANAGED BY: BDH
CHECKED BY: BDH
DATE: 8/13/2025

PROFESSIONAL ENGINEER — BRADLEY D. HANNAH — STATE OF WASHINGTON — 21870 — REGISTERED — PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS

JOB NUMBER 9095

SHEET C501

AKS DRAWING FILE: X:\095 CSDD DETAILS\DWG | LAYOUT: C501

STANDARD NOTES FOR COUNTY INSTALLED SIGNING AND STRIPING

INSTAL. "X" STRIPING

MAINTAIN AND PROTECT EXISTING "X" STRIPING

REMOVE EXISTING "X" STRIPING

"X"	STRIPING NOTES
E	EDGE LINE
E-2	WIDE EDGE LINE
W	WIDE LINE
W-2	PLASTIC WHITE 4-IN LINE
W-3	PLASTIC WHITE 8-IN LINE
WD	LANE LINE
WD	WIDE DOTTED LINE
DE	DOTTED EXTENSION LINE
WDE	WIDE DOTTED EXTENSION LINE
DLL	DROP LANE LINE
Y	PAINT YELLOW 4-IN LINE
Y-2	PLASTIC YELLOW 4-IN LINE
YB	SKIP (CENTER)LINE
D	DOUBLE YELLOW CENTERLINE
D-2	NO-PASS LINE
TWL	TWO-WAY LEFT TURN LINE
BBL	BUFFERED BIKE LANE
CW	CROSSWALK
S	STOP LINE
LA	LEFT TURN ARROW
RA	RIGHT TURN ARROW
LSA	LEFT TURN STRAIGHT ARROW
RSA	RIGHT TURN STRAIGHT ARROW
RSLA	RIGHT TURN STRAIGHT LEFT ARROW
RALA	RIGHT TURN LEFT TURN ARROW
SA	STRAIGHT ARROW
LHA	LANE REDUCTION ARROW
WBA	WRONG WAY ARROW
BS	BICYCLE LANE SYMBOL
BR	BIKE RIDER SYMBOL
SH	SHARED LANE "SHARROW" SYMBOL
RR	RAILROAD CROSSING SYMBOL
YLD	YIELD LINE SYMBOL
YTM	YELLOW TUBULAR MARKER
WTM	WHITE TUBULAR MARKER
ON	"ONLY"
CH	CROSSHATCH MARKING

SIGNING NOTES

SIGN CODE (E)	NEW SIGN ASSEMBLY
SIGN CODE (P)	PROTECT EXISTING SIGN ASSEMBLY
SIGN CODE (R)	REMOVE EXISTING SIGN ASSEMBLY
SIGN CODE (RS)	REMOVE AND SAVE EXISTING SIGN ASSEMBLY
SIGN CODE (RP)	REMOVE EXISTING SIGN ASSEMBLY AND PROTECT EXISTING POST
SIGN CODE (E)	(NEW LOCATION) RELOCATE EXISTING SIGN ASSEMBLY (EXISTING LOCATION)

GENERAL NOTES:

1. THE SIGNING, STRIPING, PAVEMENT MARKINGS AND OTHER TRAFFIC CONTROL DEVICES SHALL BE CONTIGUOUS WITH THE EXISTING TRAFFIC CONTROL AND TRAFFIC OPERATIONS.
2. THE CONTRACTOR SHALL MAINTAIN EXISTING PERMANENT SIGNING, STRIPING, PAVEMENT MARKINGS AND TUBULAR MARKERS IN ACCORDANCE WITH SECTION 1-07.23(1) OF THE SPECIFICATIONS.
3. ANY LOOPS DAMAGED OR DESTROYED DURING WORK PERFORMED IN COUNTY RIGHT-OF-WAY SHALL BE REPLACED IN ACCORDANCE WITH CCC 12.20A. SPLICES WILL NOT BE ALLOWED.

FOR PRIVATE DEVELOPMENT:

1. FOR PRIVATE DEVELOPMENT PROJECTS, ITEM 3 AND 4 OF WSDOT STANDARD SPECIFICATIONS 1-07.23(1) SHALL BE MODIFIED TO REPLACE THE TERM "CONTRACTING AGENCY" WITH THE TERM "CONTRACTOR".
2. INSTALLATION OF NEW AND RELOCATED TRAFFIC CONTROL DEVICES, WITHIN THE PUBLIC RIGHT-OF-WAY, WILL BE PERFORMED BY CLARK COUNTY PUBLIC WORKS AFTER THE PRIVATE ROAD OWNERS HAVE REIMBURSED THE COUNTY FOR THE COST OF INSTALLING THE TRAFFIC CONTROL DEVICES.
3. INSTALLATION OF NEW AND RELOCATED TRAFFIC CONTROL DEVICES, OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, WILL BE PERFORMED BY THE CONTRACTOR. THE TRAFFIC CONTROL DEVICES WILL BE MAINTAINED BY THE PRIVATE ROAD OWNERS.

STRIPING AND PAVEMENT MARKING NOTES:

1. ALL NEW STRIPING, PAVEMENT MARKINGS, TUBULAR MARKERS, SHALL BE PROVIDED AND INSTALLED BY THE COUNTY.
2. THE CONTRACTOR SHALL REMOVE STRIPING AND PAVEMENT MARKINGS AS SHOWN IN THE CONTRACT PLANS OR AS DIRECTED BY THE ENGINEER. THE STRIPING AND PAVEMENT MARKING REMOVAL PROCESS SHALL CONFORM TO SECTION 8-22.3(5) OF WSDOT STANDARD SPECIFICATIONS.
3. ALL PAVEMENT MARKINGS WIL BE LAID OUT IN THE FIELD BY THE ENGINEER.
4. PAVEMENT MARKING SYMBOLS MUST BE TYPE B PRE-FORMED FUSED THERMOPLASTIC PER 9-34.3(2) OF WSDOT STANDARD SPECIFICATIONS UNLESS OTHERWISE SPECIFIED. SEE CLARK COUNTY SPECIAL PROVISIONS FOR INSTALLATION DETAILS.
5. SEE CLARK COUNTY SPECIAL PROVISIONS FOR DETAILS REGARDING GREEN PAVEMENT MATERIAL, IF APPLICABLE.
6. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY PAVEMENT MARKINGS IN ACCORDANCE WITH SECTION 8-23 OF THE SPECIFICATIONS.

SIGNING NOTES:

1. ALL NEW SIGNING SHALL BE PROVIDED AND INSTALLED BY THE COUNTY.
2. THE CONTRACTOR SHALL REMOVE SIGNS AS SHOWN IN THE CONTRACT PLANS OR AS DIRECTED BY THE ENGINEER.
3. ALL SIGNS WILL BE FIELD STAKED BY THE ENGINEER.
4. R1-1 SIGNS SHALL BE TYPE XI SHEETING MATERIAL WITH PROTECTIVE OVERLAY FILM.
5. ALL SIGNS INSTALLED ON TRAFFIC SIGNAL POLES AND MASTARMS SHALL BE TYPE IX SHEETING MATERIAL.
6. FLUORESCENT YELLOW GREEN SIGNS SHALL BE TYPE IX SHEETING MATERIAL.
7. SIGNS INSTALLED ON TRAFFIC SIGNAL AND LIGHT STANDARDS SHALL BE INSTALLED PER WSDOT STANDARD PLAN D-30.10-04
8. THE CONTRACTOR SHALL SURPLUS ALL SIGNS (EXCEPT BARRICADES) AND POSTS TO CLARK COUNTY PUBLIC WORKS AT NO COST TO THE CONTRACT. THE SIGNS AND POSTS SHALL BE RETURNED TO THE COUNTY 149TH STREET MAINTENANCE STATION, LOCATED AT 17609-B NE 149TH STREET, BRUSH PRAIRIE, WA, 98606, AND CONTACTED AT (564) 397-2348.
9. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN CONSTRUCTION SIGNS IN ACCORDANCE WITH SECTION 1-10 OF THE SPECIFICATIONS.

REV. NO.	DATE	BY	APPR

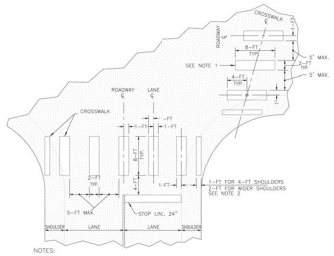
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STANDARD NOTES FOR COUNTY INSTALLED SIGNING AND STRIPING

APPROVED — COUNTY ENGINEER — 07/17/19 DATE

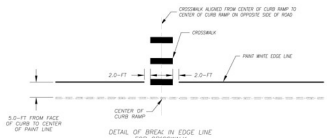
STANDARD T2.0 — DETAIL — DESIGNED — DRAWN — CHECKED — DATE

INTERSECTION MARKINGS



NOTES:

1. FOR SKEWED CROSSWALKS, POSITION THE LINES PARALLEL TO THE TRAFFIC LANE.
2. INSTALL CROSSWALK LINE IN SHOULDER AREA ONLY WHEN ADJACENT TO SIDEWALK OR SEPARATE WALKWAY.
3. ALL STOP LINE APPLICATIONS SHALL BE 24 INCHES WIDE.
4. ALL CROSSWALKS AND STOP LINES MUST BE EITHER TYPE A LIQUID HOT APPLIED THERMOPLASTIC OR TYPE B PRE-FORMED FUSED THERMOPLASTIC.
5. ALL CROSSWALKS AND STOP LINES SHALL BE WHITE.



DETAIL OF BREAK IN EDGE LINE FOR CROSSWALK

REV. NO.	DATE	BY	APPR

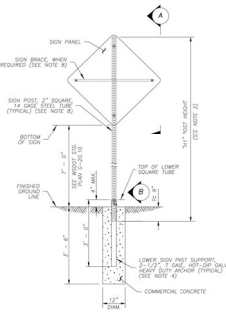
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INTERSECTION MARKINGS

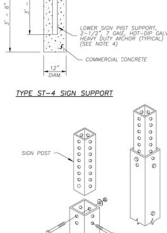
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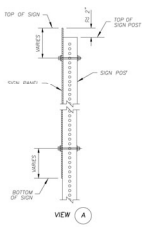
STANDARD T3.1 — DETAIL — DESIGNED — DRAWN — CHECKED — DATE

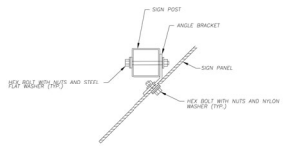
STEEL SIGN SUPPORT TYPE ST-4 AND SIGN INSTALLATION DETAILS



TYPE ST-4 SIGN SUPPORT







DETAIL 1

NOTES:

1. DIMENSIONS FOR THE PARTS USED TO ASSEMBLE THE BASE CONNECTIONS ARE INTENTIONALLY NOT SHOWN. BASE CONNECTIONS ARE PATENTED, MANUFACTURED PRODUCTS THAT ARE IN COMPLIANCE WITH NCHRP 350 CRASH TEST CRITERIA. THE BASE CONNECTION DETAILS ARE ONLY SHOWN ON THIS PLAN TO ILLUSTRATE HOW THE PARTS ARE ASSEMBLED.
2. FOR "H1" REFER TO THE SIGN SPECIFICATION TABLES IN THE CONTRACT.
3. DEPENDING UPON THE SIGN AREA, SIGN POST MAY BE A 2", 12 OR 14 GAGE POST OR 2-1/2", 12 OR 14 GAGE POST. SEE CONTRACT PLAN.
4. 2-1/2", 7 GAGE HEAVY DUTY ANCHOR IS REQUIRED WITH 2" POST. 3", 7 GAGE HEAVY DUTY ANCHOR IS REQUIRED WITH 2-1/2" POST. SEE CONTRACT PLAN.
5. ANGLE BRACKET SHALL BE USED FOR SIGN POST SQUARE TUBE GALVANIZED STEEL TUBE ATTACHMENT AT 45 DEGREES, SHOWN IN DETAIL 1.
6. HEX BOLT WITH NUTS AND NYLON WASHER SHALL BE USED FOR SIGN ATTACHMENT. HEX BOLT WITH NUTS AND STEEL FLAT WASHER SHALL BE USED FOR ANCHOR ATTACHMENT.
7. CONTRACT PLAN MAY ALLOW THE USE OF OTHER TYPES OF STEEL OR TIMBER SIGN SUPPORT SYSTEM, SPECIFIED IN THE WSDOT STANDARD PLAN, DEPENDING UPON SPECIFIC CONDITIONS AND SOIL TYPE, UPON APPROVAL BY THE ENGINEER.
8. SIGN BRACES ARE REQUIRED FOR SIGN WIDTHS OF 48" (IN) OR GREATER. FOR SIGN WIDTHS OF 36" (IN) OR LESS, SIGN BRACES ARE ONLY REQUIRED WITHEN SPECIFIED IN THE CONTRACT. SEE WSDOT STANDARD PLAN C-50.10 FOR FURTHER DETAILS.

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STEEL SIGN SUPPORT TYPE ST-4 AND SIGN INSTALLATION DETAILS

APPROVED — COUNTY ENGINEER — 07/17/19 DATE

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Staff Report

November 2, 2026 Council Workshop Meeting

Evergreen School District and Washougal School District Capital Facilities Plan Updates
Presenter: Alan Peters, Community Development Director
Time Estimate: 5 minutes

Phone	Email
360.817.7254	apeters@cityofcamas.us

BACKGROUND: Along with the Our Camas 2045 Comprehensive Plan Periodic Update, the city is updating its utility system plans, transportation plans, and school district capital facilities plans to ensure consistency with the plan and the City's 20-year growth projections. The Evergreen and Washougal School Districts have recently updated their capital facilities plans, which the City adopts by reference pursuant to WAC 365-196-415.

SUMMARY: Capital facilities planning is an essential component of the Washington State Growth Management Act (GMA), ensuring that public infrastructure and services are planned and provided in coordination with anticipated growth. Under RCW 36.70A.070, comprehensive plans must include a capital facilities element that inventories existing facilities, forecasts future needs, and identifies proposed improvements.

Capital facilities plans (CFPs) help ensure that adequate public services are available to support planned development while maintaining adopted levels of service. As part of the Our Camas 2045 update, the City has updated its General Sewer Plan, Water System Plan, and Transportation System Plan to reflect the land use assumptions and needs associated with anticipated growth through 2045.

Three public school districts (Camas, Evergreen, and Washougal) operate within the City of Camas and the City adopts their plans by reference pursuant to WAC 365-196-415 and CMC 3.88.100.

> ***CMC 3.88.100 - School impact fee component formula.***
>
> *A. Plan adoption. The city will collect School Impact Fees on behalf of a school district provided the school district's capital facilities plan is adopted by reference as a component of the most current Comprehensive Plan in accordance with city policies and procedures.*
>
> *B. The impact fee component for schools shall be separately calculated by each school district in accordance with state statutes and current best practices and approved by the school district board prior to requesting the city update or revise the school impact fee ("SIP").*

C. No new or revised school impact fees shall be effective until adopted by the council following a duly advertised public hearing to consider the school district's capital facilities plan or plan update.

D. School impact fees will be collected by the city pursuant to provisions in Section 3.88.040 then passed through to the respective school district for their use in funding school capital facilities. The City may charge applicable administrative fees in addition to the school impact fees in accordance with the City's fee schedule.

Evergreen School District Capital Facilities Plan

The Evergreen School District (ESD) captures a portion of the northwest area of Camas, including ongoing residential development in Camas Meadows and Green Mountain. ESD's CFP was adopted June 10, 2025, and covers the 2026-2032 horizon. The plan identifies existing school capacities, projected student enrollment, anticipated facility needs, and funding strategies to accommodate future growth. Notably, the plan projects declining student enrollment through 2032 and focuses on maintaining or replacing existing facilities rather than expansion of new schools. As a result, ESD will not be collecting any school impact fees.

Figure 1: ESD Projected Student Enrollment 2024-2030

Grade	Fall 2024	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Total K-5	9,046	8,883	8,795	8,813	8,871	9,056	9,205
Total 6-8	4,844	4,751	4,684	4,686	4,624	4,491	4,381
Total 9-12	8,240	7,783	7,554	7,308	7,161	7,024	6,982
Total	**22,130**	**21,417**	**21,033**	**20,807**	**20,656**	**20,571**	**20,568**

Washougal School District Capital Facilities Plan

The Washougal School District (WSD) captures a small area of Camas along SE 3rd Ave with no anticipated residential growth. The WSD CFP was adopted June 10, 2025, and covers the 2022-2027 horizon. Like ESD, the plan projects declining student enrollment and no need for collection of school impact fees.

Figure 2: WSD Projected Student Enrollment 2026-2031

Grade	2026	2027	2028	2029	2030	2031
Total TK-5	1,107	1,092	1,051	1,037	1,018	999
Total 6-8	560	563	566	546	526	507
Total 9-12	752	733	725	738	750	756
Total	**2419**	**2388**	**2342**	**2321**	**2294**	**2262**

BENEFITS TO THE COMMUNITY: Adopting these plans ensures the City's and school district plans remain coordinated. The updates also ensure that adequate education facilities will be accommodated with future growth, or in this case that impact fees are not collected with new residential development as additional school capacity is not needed.

STRATEGIC PLAN: The proposed updates support the Strategic Plan's Economic Prosperity and Stewardship of City Assets priorities by coordinating the City's comprehensive plan with school district capital facilities planning.

POTENTIAL CHALLENGES: Although both school districts anticipate declining enrollment, there are many factors that influence enrollment outside the City's and districts' control. If enrollment exceeds projections, then the plans would need to be updated and impact fees may be reassessed.

BUDGET IMPACT: There is no anticipated budget impact as any capital improvements are the responsibility of the respective school districts and the City does not keep any of the school impact fees it collects on behalf of school districts.

RECOMMENDATION: Staff recommends Council schedule a public hearing at the December 7, 2026 Regular Meeting to consider adoption of these plans.

Evergreen Public Schools

EVERGREEN PUBLIC SCHOOLS
CAPITAL FACILITIES PLAN

2026-2032

BOARD OF DIRECTORS

Jacqueline Weatherspoon, Board President
Ginny Gronwoldt, Board Vice President
Rob Perkins, Director
Julie Bocanegra, Director
Gary Wilson, Director

SUPERINTENDENT

Dr. Christine Moloney

SENIOR DIRECTOR OF CAPITAL FACILITIES

Nicole Daltoso

Adopted by the Evergreen School District Board of Directors
June 10, 2025

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Appendix A – Capital Facilities Inventory

Appendix B – Population and Enrollment Data

I. EXECUTIVE SUMMARY

The Evergreen Public Schools Capital Facilities Plan (CFP) is a six-year plan prepared by district staff as the organization's capital facility planning document, in part, to support the use of school impact fees as provided for under the Washington State Growth Management Act (the "GMA"). School districts adopt capital facilities plans to satisfy the requirements of the GMA and to provide Clark County (the "County), the City of Vancouver, and the City of Camas (the "Cities") with a schedule and financing program for the district's capital improvement needs over the next six years (2026-2032) to ensure that adequate school facilities are available to serve new growth and development.

In accordance with the Growth Management Act and the County and City Impact Fee Ordinances, this CFP contains the following required elements:

- A description of space requirements for educational programs (Section II)
- An inventory of existing capital facilities owned by the District (Section III)
- Future enrollment projections for each grade span (Section IV)
- A forecast of proposed capacities of expanded or new capital facilities over the next six years based on the inventory of existing facilities and the standard of service (Section V)
- A six-year plan for financing capital facilities within projected funding capacities, which identifies sources of public funds for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding (Section VI)
- A calculation of impact fees based on the formula in the County and City impact fee ordinances and supporting data substantiating such fees (Section VII)

In developing this CFP, the District used the following guidelines:

- The District will use information from recognized sources, such as professional demographers and planners, county and city adopted land use plans and county GIS data.
- The District will use data it generates from reasonable methodologies.
- The CFP and methodology to calculate the impact fees will comply with the GMA and county and city codes.
- The six-year facility needs are based on an enrollment forecast that takes local development trends into account.
- The District has future plans to replace permanent/bricks and mortar facilities for its students and will develop a CFP to accomplish that objective. While the District does not anticipate a further need for additional students to be housed in portables, the District will do so as necessary. Housing students in portables, temporarily, is necessary to qualify for state funds that are needed to build new schools.

The Evergreen School District is comprised of 54 square miles. It serves a significant portion of the Vancouver Urban Growth Area and smaller areas in the Camas Urban Growth Area and rural Clark County.

The District serves residents from the cities of Vancouver and Camas and from unincorporated Clark County. The District is bordered by Vancouver School District to the west, Camas School District to the east and Battle Ground and Hockinson School Districts to the north. The Columbia River and state line border the District to the south.

The District serves a population of 23,366 students (October 2024 enrollment). For purposes of facility planning, the CFP considers grades K-5 as an elementary school, grades 6-8 as a middle school, and grades 9-12 as a high school.

In addition, Cascadia Technical Academy (formerly known as the Clark County Skills Center) is located in and operated by Evergreen Public Schools serving students half days from all Clark County school districts. The District serves home schooled students in grades K-8 through a supplemental program operated by Home Choice Academy and pre-school special needs students at four elementary schools. The District runs Transition to Kindergarten programs at seven locations with an enrollment of 110 students.

In February 2018, voters approved a bond measure which funded the projects noted below. The bond program is scheduled to close out the 2025-2026 school year.

- Replacement of five elementary schools (Burton, Ellsworth, Marrion, Image, and Sifton)
- Construction of one new elementary school with capacity for 550 students (Mill Plain)
- Replacement of Wy'east Middle School
- Replacement of Mountain View High School
- A permanent addition to Heritage High School
- A new District Office
- Replacement of alternative schools, including Legacy High School, Archway Academy (formerly known as 49th Street Academy), and Hollingsworth Academy (formerly known as the Transitions program).

Due to savings across all bond projects, the District was also able to replace Mill Plain Elementary, the Transportation facility, and add music room additions at Evergreen High School and Union High School. These projects concluded in 2025.

II. DISTRICT EDUCATIONAL PROGRAMS AND STANDARDS OF SERVICE

The District's standard of service is based on program year, class size by grade span, number of classrooms, types of facilities, and the District's adopted educational program. Quality education plays a vital role in growing a strong local economy. To provide quality education, the District must have quality facilities to serve as the supporting space for developing the whole child within a community to prepare them for a competitive world. The educational program standards, which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements.

In addition to student population, other factors such as collective bargaining agreements, government mandates, state and federal funding requirements and community expectations affect classroom space requirements. Programs, such as special education, bilingual education, preschool and daycare programs, and other specialized programs, often supplement traditional educational programs. These programs can have a significant impact on the available student capacity of school facilities.

The District's current program and educational standards are summarized below. The program and educational standards may vary during the six-year CFP planning horizon. Absent significant changes in factors that are beyond the District's control, the District will provide the following programs and standards of service in 2026 through 2032. If significant changes occur that require new facilities or improvements, beyond what is identified in this CFP, the District will prepare and submit an updated CFP.

A. Elementary Educational Standards

Elementary schools provide education in all core subject areas including reading, writing, math, social studies and science. All students receive instruction in P.E., music, art and have access to media programs. Full day kindergarten is provided at each elementary school. Transition to kindergarten is provided at Crestline, Endeavour, Harmony, Image, Mill Plain, Sifton, and Sunset. The District's educational standards of service, which directly affect elementary school capacity, include:

- Class sizes for grades K-3 are targeted at 23 students per class.
- Class sizes for grades 4-5 are targeted at 25 students per class.
- Music instruction and physical education are provided in separate (pull-out) classrooms.
- All elementary schools have a library media resource center which includes additional space for a technology lab.
- Special education services are provided for some students in learning spaces that are separate from the general education classroom. Special education learning spaces can serve 1 to 15 students at any one time.

B. Middle and High School Program Standards

Middle schools provide instruction in the core disciplines of English, math, social studies, science, physical education, music and art. Students have elective offerings available including music, art, technology, and vocational technical courses.

High schools provide course work including English, history, science, math, physical education, music and art. Additionally, elective offerings include vocational technical programs.

The District educational standards of service, which directly affect middle school and high school capacity include:

- Class sizes for grades 6-8 are targeted at 27.33 students per class.
- Class sizes for grades 9-12 are targeted at 30 students per class.
- Special programs, such as music, art, physical education, drama, home and family education learning assistance, are provided in separate instructional space. The class size ranges from 20 to 70 students.
- The District provides science classroom space that supports advanced coursework at the secondary level that require water, sinks, gas, hoods, safety equipment, etc.
- It is not possible to achieve 100% utilization of all regular teaching stations throughout the day due to schedule conflicts, the need for specialized rooms for certain programs and the need for teachers to have work space during their planning period.

C. District-wide Educational Programs

In addition to elementary, middle, and high school program standards, the Evergreen School District's core services and program offerings include the following:

- Physical education space is provided to meet strengthened health standards. This can include covered play areas, field space, gyms and other multi-use spaces.
- Technology access is necessary and expectations are increasing. Technology (either within the classroom or in dedicated labs) takes extra space that is not calculated in current state square footage allowances, but is necessary for student learning. Technology support and infrastructure needs are also increasing, which further erodes the state square footage allowances.
- Art and music spaces are critical to the District's educational programs. As student population grows, additional support space for these essential programs is required.
- In an information driven environment, access to knowledge through appropriately sized library/media spaces is essential.
- Extra-curricular activities need space in order to be supported properly with growing student populations.

D. District-wide Support and Special Services

In addition to the above core educational programs, the following support services are essential to the District's educational program:

- Food service preparation, delivery and use space. Cafeteria, food preparation and delivery space must be maintained. Miscalculating the need for this core service can have significant impacts on the overall learning environment for students.

- Other support centers, including transportation, maintenance, warehouse and print shop facilities are critical to support the educational program and the business operation.

The following special services are also necessary to meet the needs of special populations:

- Special Education services are provided at all schools within the District. Currently, most students receive special education services at their neighborhood schools. Special needs program standards change year to year as a result of various external or internal changes. External changes may include mandates or needs for special services, or use of technology. Internal changes may include modifications to the program year, class sizes, and grade span configurations. Changes in physical aspects of the school facilities also affect special educational service standards.
- Special populations require specific support, which often necessitates dedicated spaces. Federal and state programs, including Title 1 reading and math, highly capable, and bilingual are necessary, but come with limited funding that does not cover the cost of adding facilities to support the programs.
- Early Childhood programs, such as new or expanded preschool programs are a vital service and an essential educational component. They place additional demands on facilities.
- Supplementary services in core academic areas and multiple pathways that prepare students for a broader range of post-secondary learning opportunities require additional space.

III. CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities needed to accommodate future demand at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, portables, undeveloped land and support facilities. Portable classrooms are used on an interim basis to house students until funding can be secured to construct permanent classrooms.

A complete listing of District facilities can be found in Appendix A.

A. School Sites

Facility Type	No. of Schools	No. of Classrooms		Capacity	
		Permanent	Temporary	Permanent	Temporary
Elementary Schools	22	589	109	13,942	2,580
Middle Schools	6	218	102	5,958	2,788
High Schools	6	350	20	10,500	600

(1) Capacity is based on the space requirements for the District's educational programs as outlined in Section II. Portable classrooms are excluded from capacity calculation but shown above for reference.

(2) High schools include four comprehensive high schools and two alternative high schools. Other special programs that provide district wide support are included in Section B Services below.

B. Services

In addition to schools, the District owns and operates additional facilities which provide special programs and operational support functions to the schools.

SUPPORT FACILITIES	LOCATION	DESCRIPTION
Administrative Service Center	13413 NE LeRoy Haagen Memorial Drive Vancouver, WA 98682	Supports all facilities
Maintenance Facility	3004 NE 124th Avenue Vancouver, WA 98682	Supports all facilities
McKenzie Stadium	2205 NE 139th Avenue Vancouver, WA 98682	Supports extracurricular
Transportation	14015 NE 28th Street Vancouver, WA 98682	Supports student transportation
Warehouse – Central Receiving & Distribution	2205 NE 138th Avenue Vancouver, WA 98684	Supports all facilities
49th Street Academy	14619-B 49th Street Vancouver, WA 98682	Leased for early childhood education
Old Legacy	2219 NE 128th Avenue Vancouver, WA 98684	Leased for early childhood education
Cascadia Technical Academy	12200 NE 28th Street Vancouver, WA 98682	Consortium program with pull-out enrollment

C. Land Inventory

The District owns undeveloped sites in addition to the sites with built facilities.

The undeveloped sites listed below are for future growth, including:

- 6.05 acres south of NE 9th Street and east of NE 136th Avenue, Vancouver WA 98682 for a future school or support service.
- 1.54 acres located at the NE corner of Marrion Elementary School
- 3.27 acres located at the NE corner of Mountain View High School
- 20 acres located at SE 29th Street and SE 176th Avenue, known as the Vancouver Innovation Center for a future middle school.

IV. STUDENT ENROLLMENT PROJECTIONS

A. Projected Student Enrollment 2024-2030 (Headcount)

The District's six-year enrollment projection is based on a forecast prepared by Flo Analytics, which considers enrollment projection models to estimate future enrollment, including cohort survival, grade progression, and population ratio. Local population, and housing and development trends are also considered.

Due to compounding factors, K-12 enrollment has decreased. One factor hindering enrollment growth has been the slow growth in the child population within Evergreen School District boundaries. After averaging, 1,835 births each year from 2011-12 to 2015-16, birth totals fell to 1,626 in 2021-22 and rebounded to 1,756 in 2022-23. The annual K-to-birth ratio is a key metric representing a combination of net migration between birth and age five and the share of five-year-old residents enrolled in District K classes, often referred to as a "capture rate." Ratios for Evergreen School District have fluctuated, recovering from the 2020-21 low of 0.75, but have not returned to pre-pandemic levels. The middle scenario assumes that K-to-birth ratios will increase slightly in the next years before stabilizing at 0.89 from 2028 through 2032.The District added more than 40,000 residents since 2000, including growth of over 18,000 between the 2010 and 2020 census. The school-age population, ages five to 17, decreased by 518 between 2010-2020, and annual average growth rate of -0.2 percent. The population under age five decreased by about 900 during the same period, resulting in an annual average growth rate of -0.9 percent.

K-12 enrollment decreased by 843 students between 2017-18 and 2019-20, then decreased by 1,311 students in 2020-21 during the COVID-19 pandemic. Enrollment continued to decline in each subsequent year, losing 739, 207, 414 students in 2021-22, 2022-23, and 2023-24, respectively, resulting in a six-year K-12 decline of 3,514 students (13.5 percent) between 2017-18 and 2023-24. The largest numeric and percentage enrollment loss between 2017-18 and 2023-24 among grade groups K-5, 6-8, 9-12 occurred in the K-5 grade group, in which enrollment fell by 2,151 students (19.1 percent). Grades 6-8 also had enrollment losses over the 2017-18 to 2023-24 period amounting to 855 students (14.6 percent). Enrollment in grades 9-12 decreased by 508 students (5.7 percent) between 2017-18 and 2023-24.

In the middle growth scenario projected by Flo Analytics, K-12 enrollment is expected to decrease from 22,499 in 2023-24 to 20,740 in 2033-34, representing a loss of about 1,800 students in the ten-year period. K-5 enrollment is expected to increase by 457 students (5.0 percent), from 9,123 in 2023-24 to 9,580 in 2033-34, 6-8 enrollment is expected to decrease by 534 students (10.6 percent), from 5,021 to 4,487, and 9-12 enrollment is expected to decrease by 1,682 students (20.1 percent), from 8,355 to 6,673.

As a result of projected future housing development, there is a potential to see growth in the following attendance areas: Fisher's Landing Elementary, Harmony Elementary, Columbia Valley Elementary, Shahala Middle, Pacific Middle, Frontier Middle, Mountain View High, and Union High.

Grade	Fall 2024	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Total K-5	9,046	8,883	8,795	8,813	8,871	9,056	9,205
Total 6-8	4,844	4,751	4,684	4,686	4,624	4,491	4,381
Total 9-12	8,240	7,783	7,554	7,308	7,161	7,024	6,982
TOTAL	***22,130***	***21,417***	***21,033***	***20,807***	***20,656***	***20,571***	***20,568***

V. CAPITAL FACILITIES NEEDS

A. Forecast Facility Needs

Facility needs for purposes of the Growth Management Act and impact fees are based on existing capacity and forecast enrollment. The 2025 Facility needs are shown in the table below and the amount of the facility need that is attributed to forecast growth is described under the table.

Facility	2024 Capacity	2032 Projected Enrollment	2032 Facility Need
Elementary Schools	13,942	9,369	-4573
Middle Schools	5,958	4,309	-1649
High Schools	10,500	6,938	-3562
TOTAL	***30,400***	***20,616***	***-9784***

- Elementary Schools: The baseline enrollment forecast shows a decrease of students.
- Middle Schools: The baseline enrollment forecast for grades 6 through 8 shows a strong decline as grades matriculate through 2032. It should be noted that the replacement of Wy'east Middle during the 2018 bond was not treated as a growth-related facility need.
- High Schools: The baseline enrollment forecast shows a decrease of students as grades matriculate through 2032.

B. Land Acquisition

Acquisition of new school sites in advance of enrollment needs is critical to prepare to meet the challenge of potentially increasing enrollment and addressing existing needs. However, the District has experienced a decline in enrollment so it does not anticipate the need to acquire land in the near future. The District currently owns one potential middle school site and one small site to accommodate the expansion of support services. As growth occurs and enrollment follows suit, and both development regulations and educational programming are modified over time, these sites may not be suitable for development at the time when construction is needed.

The District does have school replacement and capital renewal needs. A future bond would not add capacity as it is not projected for the District to see growth, but rather level out enrollment.

VI. CAPITAL FACILITIES FINANCE PLAN

A. Six Year Financing Plan

Anticipated property acquisition and new construction is based on the enrollment forecast, capacity, the District's educational standards and the community's support of finance tools to fund the improvements. At the time of this plan's adoption, there is no present need for new capital facilities.

In the event that current facilities do not fully address space needs for student growth and a reduction in interim student housing (portables), the Board could consider various courses of action, including, but not limited to:

- Update this capital facilities plan;
- Increase class sizes;
- House students in additional portables;
- Alternative scheduling options;
- Change the instructional model, or
- Modify the school calendar

VII. SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

A. School Impact Fees

The county's and cities' impact fee programs require school districts to prepare and adopt CFPs meeting the specifications of the GMA and the county and city ordinances. Impact fees are calculated in accordance with the local jurisdiction's formula, which is based on projected school facility costs necessitated by new growth contained in the District's CFP. The formula allocates a portion of the cost for new facilities to the single family and multi-family house that create the demand (or need) based on a student factor, or the average number of students that live in new single family and multi-family homes. The formula also provides a credit for state match and Bond Proceeds (or property taxes).

B. Methodology and Variables Used to Calculate School Impact Fees

When assessed the District's impact fees are calculated utilizing the formula in the Clark County and Vancouver impact fee ordinances.

C. Proposed Impact Fee Schedule

Based on the fact that adequate capacity exists at each grade level in existing facilities, and that enrollment is expected to decline, the District is not entitled to seek impact fees upon adoption of this plan. State law allows collected impact fees to be encumbered or spent within 10 years of when paid. RCW 82.02.080.

EVERGREEN PUBLIC SCHOOLS
APPENDIX A
CAPITAL FACILITIES INVENTORY

ELEMENTARY SCHOOLS	SITE (ACRES)	ADDRESS	OCCUPANCY	Building SF per WAC	Attached Covered Play SF	Detached Covered Play SF	Portable SF	Modular SF	Other	*Total SF*
Burnt Bridge Creek	10.41	14619-A NE 49th Street Vancouver, WA 98682	1988	49,414	4,230	0	9,408	0	500	***63,552***
Burton	17.4	13501 NE 28th Street Vancouver, WA 98684	2022	61,425	0	3,200	0	0	0	***64,625***
Columbia Valley	11.58	17500 SE Sequoia Circle Vancouver, WA 98683	2004	60,556	2,200	3,200	0	0	0	***65,956***
Crestline	10.77	13003 SE 7th Street Vancouver, WA 98683	2014	60,143	3,761	3,634	0	0	0	***67,538***
Ellsworth	10.14	512 SE Ellsworth Road Vancouver, WA 98664	2021	61,425	0	3,200	0	0	0	***64,625***
Emerald	9.43	4000 NE 164th Avenue Vancouver, WA 98682	2020	61,425	0	3,200	0	0	0	***64,625***
Endeavour	8.86	2701 NE Four Seasons Lane Vancouver, WA 98684	2008	60,556	2,200	3,200	6,272	0	0	***72,228***
ESD 112 PreK (former 49th St Academy)	2.71	14619-B 49th Street Vancouver, WA 98682	1988	10,799	0	0	1,568	0	0	***12,367***
Home Choice Academy	w/BUR	13419 NE 28th Street Vancouver, WA 98684	2003	0	0	0	0	13,295	0	***13,295***
Fircrest	11.16	12001 NE 9th Street Vancouver, WA 98684	1976	54,400	4,500	0	1,568	0	500	***60,968***
Fisher's Landing	11.69	3800 SE Hiddenbrook Drive Vancouver, WA 98683	1996	49,972	4,010	0	9,408	0	500	***63,890***
Harmony	13.7	17404-A NE 18th Street Vancouver, WA 98684	1991	49,519	4,020	0	12,544	0	500	***66,583***
Hearthwood	10.97	801 NE Hearthwood Boulevard Vancouver, WA 98684	1981	49,100	4,500	0	1,568	4,608	500	***60,276***
Illahee	34.2	19401 SE 1st Street Camas, WA 98607	2001	55,699	4,016	0	4,704	0	500	***64,919***
Image	20.94	5201 NE 131st Avenue Vancouver, WA 98682	2020	61,425	0	3,200	0	0	0	***64,625***
Marrion	16.02	10119 NE 14th Street Vancouver, WA 98664	2021	61,425	0	3,200	0	0	0	***64,625***
Mill Plain	8.64	16200 SE 6th St Vancouver, WA 98684	2023	61,425	0	3,200	0	0	0	***64,625***
Orchards	11.81	11405 NE 69th Street Vancouver, WA 98662	2004	60,556	2,200	3200	3,136	5,040	0	***74,132***
Pioneer	47.24	7212 NE 166th Avenue Vancouver, WA 98682	1993	49,519	4,020	0	9,408	0	0	***62,947***
Riverview	10.76	12601 SE Riveridge Drive Vancouver, WA 98683	1976	54,400	4,500	0	1,568	0	500	***60,968***
Sifton	10.64	7301 NE 137th Avenue Vancouver, WA 98682	2020	61,425	0	3,200	0	0	0	***64,625***
Silver Star	11.92	10500 NE 86th Street Vancouver, WA 98662	1973	41,463	1,728	3,634	11,508	0	0	***58,333***
Sunset	10.11	9001 NE 95th Street Vancouver, WA 98662	1976	54,400	4,500	0	4,704	0	500	***64,104***
York	11	9301 NE 152nd Avenue Vancouver, WA 98682	2003	56,108	2,200	3,200	0	0	0	***61,508***
TOTAL ELEMENTARY	**322.1**			**1,246,579**	**52,585**	**42,468**	**77,364**	**22,943**	**4,000**	**1,445,939**

EVERGREEN PUBLIC SCHOOLS
APPENDIX A
CAPITAL FACILITIES INVENTORY

MIDDLE SCHOOLS	SITE (ACRES)	ADDRESS	OCCUPANCY	Building SF per WAC	Attached Covered Play SF	Detached Covered Play SF	Portable SF	Modular SF	Other	*Total SF*
Cascade	16.4	13900 NE 18th Street Vancouver, WA 98684	2004	110,315	0	6,570	3,136	8,064	1,000	***129,085***
Covington	21.45	11200 NE Rosewood Avenue Vancouver, WA 98662	2006	112,361	0	3,200	7,840	8,064	1,000	***132,465***
Frontier	w/PIO	7600 NE 166th Avenue Vancouver, WA 98682	1995	101,046	0	3,600	17,248	0	2,000	***123,894***
Pacific	17.18	2017 NE 172nd Avenue Vancouver, WA 98684	1983	106,581	0	2,946	29,792	0	500	***139,819***
Shahala	w/ILL	601 SE 192nd Avenue Vancouver, WA 98683	2001	104,298	0	3,224	18,816	0	720	***127,058***
Wy'east	25	1112 SE 136th Avenue Vancouver, WA 98683	2022	134,860	3,637	0	0	0	500	***138,997***
TOTAL MIDDLE SCHOOLS	**80.03**			**669,461**	**3,637**	**19,540**	**76,832**	**16,128**	**5,720**	**791,318**

HIGH SCHOOLS	SITE (ACRES)	ADDRESS	OCCUPANCY	Building SF per WAC	Attached Covered Play SF	Detached Covered Play SF	Portable SF	Modular SF	Other	*Total SF*
Legacy	6.6	13300 NE 9th St, Vancouver WA 98684	2021	27,700	0	1,440	0	0	0	***29,140***
Hollingsworth Academy	w/LHS	13400 NE 9th St, Vancouver WA 98684	2021	28,710	0	0	0	0	0	***28,710***
Archway Academy (fka Transitions)	w/LHS	13500 NE 9th St, Vancouver WA 98684	2021	8,460	0	0	0	0	0	***8,460***
Evergreen (includes Sports Annex in bldg sf only - see below for parcel/acres)	27.77	14300 NE 18th Street Vancouver, WA 98684	1969/2007	264,354	0	0	13,748	0	1,619	***279,721***
HeLa	2.89	9105 NE 9th Street Vancouver, WA 98664	2013	69,008	0	3,600	0	0	0	***72,608***
Heritage	45.44	7825 NE 130th Avenue Vancouver, WA 98682	1999/2022	253,601	0	0	0	0	1,700	***255,301***
Old Legacy - LHX (Leasing to EOCF)	6.81	2219 NE 138th Ave, Vancouver, WA 98684	1987	11,554	0	0	3,136	5,180	M	***19,870***
Mountain View	38.23	1500 SE Blairmont Drive Vancouver, WA 98683	2022	279,411	0	0	0	0	3,250	***282,661***
Union	45.75	6201 NW Friberg/Strunk Street Camas, WA 98607	2007	234,900	0	0	0	11,648	0	***246,548***
TOTAL HIGH SCHOOLS	**173.49**			**1,177,698**	**0**	**5,040**	**16,884**	**16,828**	**6,569**	**1,223,019**
Cascadia Technical Academy	11.91	12200 NE 28th Street Vancouver, WA 98682	1983 to 2014	100,704	0	0	0	0	0	***100,704***
TOTAL CCVSC	**11.91**			**100,704**	**0**	**0**	**0**	**0**	**0**	**100,704**

SUPPORT FACILITIES	SITE (ACRES)	ADDRESS	OCCUPANCY	SF			Portable SF	Modular SF	Other	Total SF
Administrative Services Center	5.97	13413 NE LeRoy Haagen Memorial Dr. Vancouver, WA 98684	2021	71,940	0	0	0	0	0	***71,940***
Evergreen HS Sports Annex	18.03	14405 NE 28th St., Vancouver WA 98684	2022	see Evergreen High School						
Maintenance	2.57	3004 NE 124th Avenue Vancouver, WA 98682	1981	7,000	0	0	0	0	0	***7,000***
McKenzie Stadium	5.75	2211 NE 138th Ave, Vancouver WA 98684	1984	4,916	0	0	0	0	0	***4,916***
Transportation	22.66	14015 NE 28th St., Vancouver WA 98682	2024	26,000	0	0	950	0	0	***26,950***
Warehouse (Central Receiving)	5.71	2205 NE 138th Avenue Vancouver, WA 98684	1976	25,000	0	0	0	0	0	***25,000***
TOTAL SUPPORT FACILITIES	**60.69**			**134,856**	**0**	**0**	**950**	**0**	**0**	**135,806**

VACANT LAND	SITE (ACRES)	ADDRESS								Total SF
Future School Site (across from Winco)	6.05	NE 9th St / NE 136nd Avenue Vancouver, WA 98682	N/A	0	0	0	0	0	0	**0**
NE Corner of Marrion ES	1.54	No situs address	N/A	0	0	0	0	0	0	**0**
NE Corner of MTV (soccer field)	0.95	No situs address	N/A	0	0	0	0	0	0	**0**
NE Corner of MTV	2.32	No situs address	N/A	0	0	0	0	0	0	**0**
Vancouver Innovation Center	20	No situs address (SE 29th St & SE 176th Ave)	N/A	0	0	0	0	0	0	**0**
TOTAL VACANT LAND	**30.86**			**0**	**0**	**0**	**0**	**0**	**0**	**0**

EVERGREEN PUBLIC SCHOOLS
APPENDIX B
POPULATION/ENROLLMENT PROJECTIONS

Enrollment Forecasts by Individual Grade – Middle Scenario

Grade	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34
K	1,354	1,400	1,394	1,398	1,528	1,521	1,534	1,543	1,551	1,560	1,568
1	1,495	1,385	1,432	1,425	1,430	1,562	1,555	1,569	1,578	1,586	1,595
2	1,552	1,507	1,396	1,444	1,437	1,442	1,575	1,568	1,582	1,591	1,599
3	1,549	1,574	1,528	1,416	1,464	1,457	1,462	1,597	1,590	1,604	1,613
4	1,589	1,547	1,572	1,526	1,414	1,462	1,455	1,460	1,595	1,588	1,602
5	1,584	1,604	1,561	1,586	1,540	1,427	1,475	1,468	1,473	1,610	1,603
6	1,601	1,557	1,576	1,534	1,559	1,514	1,402	1,450	1,443	1,448	1,582
7	1,681	1,606	1,562	1,581	1,539	1,564	1,518	1,406	1,454	1,447	1,452
8	1,739	1,688	1,613	1,569	1,588	1,546	1,571	1,525	1,412	1,460	1,453
9	1,846	1,766	1,714	1,638	1,593	1,612	1,570	1,595	1,548	1,434	1,482
10	1,881	1,853	1,774	1,722	1,646	1,601	1,620	1,577	1,603	1,555	1,441
11	2,346	2,199	2,173	2,097	2,047	1,975	1,932	1,950	1,909	1,934	1,888
12	2,282	2,216	2,122	2,097	2,022	1,973	1,902	1,860	1,878	1,837	1,862
K–5	9,123	9,017	8,883	8,795	8,813	8,871	9,056	9,205	9,369	9,539	9,580
6–8	5,021	4,851	4,751	4,684	4,686	4,624	4,491	4,381	4,309	4,355	4,487
9–12	8,355	8,034	7,783	7,554	7,308	7,161	7,024	6,982	6,938	6,760	6,673
Total	22,499	21,902	21,417	21,033	20,807	20,656	20,571	20,568	20,616	20,654	20,740

Enrollment Forecasts by Individual Grade – High Scenario

Grade	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34
K	1,354	1,434	1,427	1,447	1,580	1,574	1,589	1,598	1,608	1,617	1,627
1	1,495	1,412	1,484	1,481	1,501	1,639	1,633	1,649	1,658	1,668	1,678
2	1,552	1,530	1,434	1,511	1,508	1,528	1,669	1,663	1,679	1,688	1,698
3	1,549	1,597	1,563	1,469	1,547	1,544	1,565	1,709	1,703	1,719	1,729
4	1,589	1,571	1,607	1,577	1,482	1,561	1,558	1,579	1,724	1,718	1,734
5	1,584	1,619	1,589	1,630	1,599	1,503	1,583	1,580	1,601	1,748	1,742
6	1,601	1,596	1,619	1,593	1,635	1,603	1,507	1,587	1,584	1,605	1,753
7	1,681	1,630	1,613	1,640	1,614	1,656	1,624	1,527	1,608	1,605	1,626
8	1,739	1,714	1,649	1,636	1,664	1,637	1,680	1,647	1,549	1,631	1,628
9	1,846	1,792	1,753	1,691	1,677	1,706	1,678	1,723	1,689	1,588	1,672
10	1,881	1,867	1,800	1,765	1,703	1,689	1,718	1,690	1,735	1,701	1,599
11	2,346	2,271	2,244	2,183	2,149	2,088	2,085	2,113	2,085	2,129	2,096
12	2,282	2,259	2,197	2,175	2,115	2,081	2,025	2,012	2,040	2,012	2,056
K–5	9,123	9,163	9,104	9,115	9,217	9,349	9,597	9,778	9,973	10,158	10,208
6–8	5,021	4,940	4,881	4,869	4,913	4,896	4,811	4,761	4,741	4,841	5,007
9–12	8,355	8,189	7,994	7,814	7,644	7,564	7,506	7,538	7,549	7,430	7,423
Total	22,499	22,292	21,979	21,798	21,774	21,809	21,914	22,077	22,263	22,429	22,638

Data reported as of June 2024

WASHOUGAL SCHOOL DISTRICT

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WASHOUGAL SCHOOL DISTRICT

CAPITAL FACILITIES PLAN

2022 - 2027

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June 10, 2025

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I. INTRODUCTION

A. Purpose of the Capital Facilities Plan

The Washington State Growth Management Act (the "GMA") includes public school facilities and services that must be provided as cities and counties plan for growth. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Washougal School District (the 'District") has prepared this Capital Facilities Plan (the "CFP") to provide Clark County (the "County") and the cities of Washougal and Camas (the "Cities") with the District's anticipated capital facility needs and the District's schedule and financing plan for those improvements over the next six years (2022 - 2027).

In accordance with the Growth Management Act and the County and City Impact Fee Ordinances, this CFP contains the following required elements:

- The District's standard of service, which is based on program year, class size by grade span, number of classrooms, types of facilities, and other factors identified by the District, including teacher contracts and funding requirements,
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities, based on the District's standard of service.
- Future enrollment forecasts for each grade span (elementary, middle, and high schools).
- A forecast of the future needs for capital facilities and school sites based on the District's enrollment projections.
- The proposed capacities of expanded or new capital facilities over the next six years based on the inventory of existing facilities and the standard of service.
- A six-year plan for financing capital facilities within projected funding capacities, which clearly identifies sources of public money for such purposes. The financing plan separates projects and portions of projects that respond to growth from those that do not, since the latter are generally not appropriate for impact fee funding.

B. Overview of the Washougal School District

District Overview and Strategic Facility Planning

The Washougal School District is located in southwest Washington and serves residents of

Washougal, Camas, and unincorporated Clark County, as well as the Columbia River Gorge communities in the Cape Horn area of Skamania County. The District spans a long, narrow band of land stretching from the Columbia River on the south to the White Pass School District boundary in Lewis County. This unique geographic configuration includes parts of both Clark and Skamania Counties and borders two additional counties—Cowlitz and Lewis—to the north and west. The District is bordered by seven school districts to the west—Camas, Hockinson, Battle Ground, Woodland, Kalama, Kelso, and Toutle Lake—and by the Skamania School District to the east. The northern section of the District encompasses uninhabited wilderness around Mt. St. Helens in the Gifford Pinchot National Forest. Jemtegaard Middle School is located within the boundaries of the Columbia River Gorge National Scenic Area.

As of May 2025, Washougal School District serves approximately 2,558 full-time equivalent (FTE) students. Of these, 1,170 attend four elementary schools (PreK–5), 572 attend two middle schools (6–8), and 776 attend one high school and one K–8 virtual alternative school with 40 students attending. For facility planning purposes, this Capital Facilities Plan defines grade bands as PreK–5 for elementary, 6–8 for middle, and 9–12 for high school.

In February 2025, the District re-evaluated enrollment forecasts and student generation rates using information provided by OSPI and other recognized methodologies. These included analysis of land development trends, housing starts, and local residential construction. The resulting projections, combined with demographic data and development activity, inform both short- and long-term planning reflected in this updated Capital Facilities Plan.

According to the City of Washougal's Comprehensive Plan, the city's population is expected to grow by approximately 6,700 residents over the next 20 years, reaching nearly 25,000 by 2045. This growth includes the development of more than 3,700 new housing units, many of which are expected to house families with school-age children. Major residential and mixed-use developments such as the Pendleton District and Hyas Point are anticipated to bring hundreds of new homes to the area. These factors point to a likely increase in student enrollment over time.

In response, the District must proactively plan to meet both current and future educational facility needs. In the near term, the most pressing challenge is to update and modernize existing infrastructure to ensure that facilities remain safe, functional, and supportive of student learning. Over the next six years, the District will focus on renovating aging facilities, expanding capacity for program growth, and improving outdoor and shared spaces that benefit both students and the broader community.

At the same time, strategic long-term planning is essential. With limited land availability and increasing development pressure, it is critical for the District to explore property acquisition options now to secure viable sites for future schools. Delaying this action could result in higher

costs and fewer location choices, making it more difficult to accommodate projected enrollment increases.

Ultimately, preparing for enrollment growth and maintaining high quality facilities are essential to the District's mission. Our schools must provide environments that not only support foundational learning but also equip students with the skills and traits—such as critical thinking, collaboration, innovation, and adaptability—needed to thrive in a global economy. By aligning facility planning with instructional vision and community growth, Washougal School District reaffirms its commitment to helping all students reach their full potential.

Accordingly, the District's facility planning is focused on three critical areas:

1. **Land Acquisition for Future School Sites**
   With increasing development and limited available land, the District is actively studying the purchase of additional property for future schools. Acquiring land now will ensure the ability to respond to future enrollment needs and protect against cost increases and land scarcity.

2. **Infrastructure Modernization**
   Many District facilities are aging and require updates to remain safe, functional, and aligned with modern learning needs. This includes increasing space for program growth, addressing mechanical and structural improvements, and expanding the District's maintenance and warehouse storage capacity to better manage equipment, supplies, and seasonal needs.

3. **Enhanced Safety and Outdoor Learning Environments**
   To reduce theft and better protect District assets, planned upgrades to security systems include improved access controls and surveillance technology. Simultaneously, outdoor spaces—playgrounds, athletic fields, and green spaces—must remain welcoming, safe, and reflective of the pride our community holds in its schools. These areas serve not only students but the broader community as hubs of recreation, connection, and shared experience.

Washougal School District is proud of the strong support it receives from the community and is committed to maintaining modern, functional facilities that reflect community values and serve all residents. Quality school facilities attract families, contribute to property values, and support a thriving local economy. As the city grows and evolves, the District remains focused on long-range educational, financial, and operational planning that ensures we continue to meet the needs of current students while preparing for those yet to come.

Investing in our schools—through property acquisition, modernization, and outdoor facility

upgrades—is not just about keeping up with growth. It is about creating the conditions where students can thrive, where the community can gather, and where Washougal fulfills its vision of being known for educational excellence, innovation, and a strong, connected community.

II. DISTRICT EDUCATIONAL PROGRAMS AND STANDARDS OF SERVICE

To provide quality education, the District must have quality facilities. Facilities provide the physical structure necessary for achieving educational goals established by the Board of Directors. School facility needs are dictated not only by student enrollment, but also by the space required to accommodate the District's adopted educational program. Beyond regular education, the District also provides specialized programs with unique facility needs such as special education, dual language programs, technology education, transitional kindergarten, early learning programs and after school programs.

The District's program and educational standards for 2025 are summarized below. The program and educational standards may vary during the six-year CFP window. Absent significant changes in factors that are beyond the District's control, the District will provide the following programs and standards of service. If significant changes occur that require new facilities or improvements, beyond what is identified in this CFP, the District will prepare and submit an updated CFP to the County and Cities.

A. District-wide Educational Programs

The District's core services and program offerings include the following:

- Elementary schools provide education in all core subject areas including reading, writing, math, social studies and science. In addition, students participate in P.E., music, art and library programs weekly.
- Middle schools provide instruction in the core disciplines of English, mathematics, social studies, science, P.E., music, art and CTE. Students have elective offerings available including robotics, music and art. An extracurricular sports program is offered after school to students in 7th and 8th grades. 6th graders are able to participate in cross country and wrestling.
- High schools provide course work including English, history, science, mathematics, P.E., music, art and CTE. Additional offerings include career and technical education programs, career counseling, access to Running Start at Clark College, and Advanced Placement courses. An extracurricular program includes clubs, athletics, arts, etc.
- The District provides science classroom space supporting advanced coursework at the secondary level that require water, sinks, gas, hoods, safety equipment, etc. Schools are

working to meet expanded science standards and this will require spaces that cannot typically be met by adding portables.

- The District will need to upgrade elementary, middle school, and high school spaces supporting health, fitness, fine arts and extracurricular activities. This includes replacing the turf and gym floor at the high school.
- Technology access is necessary and expectations are increasing. Technology (either within the classroom or in dedicated labs) takes extra space that is not calculated in current state square footage allowances but is necessary for student learning. Technology support and infrastructure needs are also increasing, including the installation of fiber optic cable to Jemtegaard and Canyon Creek Middle School as well as Cape Horn Elementary.
- Beginning in the fall of 2022, the District added Transition to Kindergarten. For the 2024-25 school year the District has one Transition to Kindergarten in each elementary school.
- Library/Media demands are crucial. In an information driven environment, access to knowledge through appropriately sized library/media spaces is essential.
- Extra-curricular activities need space in order to be supported properly.
- Supplementary services in core academic areas and multiple pathways that prepare students for a broader range of post-secondary learning opportunities require additional space and spaces that are modernized to reflect industry standards to replicate the real-life working environments for our students to gain quality learning experiences in these post-secondary fields.

In addition to the above core educational programs, the following support services are essential to the District's educational program:

- Given current enrollment, the core facilities are sufficient.
- Maintenance and warehouse support facilities are a necessary component in the District operations and may, in the future, need to be expanded in response to growth.

The following special services are also required to meet the needs of special populations:

- Special Education programs are provided at all schools within the District. Special needs program standards change year to year as a result of various state and Federal regulation adjustments. Changes may also be prompted by research-based modifications to programs, class sizes, and the changes in the population of students eligible for services. Modifications in school facilities are sometimes needed to meet the unique needs of individual students or cluster small groups of students with similar needs.
- Federal and state programs, including Title 1 Reading and Math, Highly Capable, and Bilingual are required programs with limited funds that do not cover the expense of adding facilities as needed to support the programs.

- The District's early learning program is housed in six classrooms across the District, one or two classrooms at each elementary school.

B. Elementary Educational Standards

The following District educational standards of service affect elementary school capacity:

- Class sizes for grades K-1 are targeted not to exceed 23 students per class.
- Class sizes for grades 2-3 are targeted not to exceed 24 students per class.
- Class sizes for grades 4 and 5 are targeted not to exceed 26 students per class.
- Music instruction will be provided but in separate classrooms.
- Physical education is provided in a separate area.
- All elementary schools have a library/media resource center.
- A standard for technology has been developed for elementary classrooms.
- Special education, Title I and LAP (Learning Assistance Program) instruction is provided for some students in classrooms that are separate from regular teaching stations. Class sizes in these programs tend to be small, usually not more than 15 students.

C. Middle and High School Program Standards

The following District educational standards of service affect middle and high school capacity:

- Class sizes for grades 6-8 are targeted not to exceed 28 students per class.
- Class sizes for grades 9-12 are targeted not to exceed 29 students per class.
- Music, art, PE, drama, and career and technical education classes are provided in separate instructional space.
- Counseling and career center programs are provided in separate spaces.
- A standard for technology has been developed for secondary classrooms. Technology labs are provided in separate spaces.
- Each middle and high school has a separate library/media resource center.

III. CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the capital improvements necessary to accommodate future student enrollment at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District, including schools, portables, support facilities, and outdoor spaces. In addition to assessing overall capacity, the inventory also reflects the importance of maintaining modern structures and ensuring outdoor areas are safe, functional, and usable for both educational and community purposes. This comprehensive view helps the District plan strategically for updates, replacements, and future expansion to support student learning and community use.

In the Washougal School District, teaching stations are defined as dedicated instructional spaces that meet essential criteria for delivering core academic instruction. These spaces

include necessary components such as appropriate student desks or work surfaces, instructional presentation equipment (e.g., whiteboards, display technology), and teacher workspace. Teaching stations are counted based on the District's grade-level class size caps and reflect spaces used for direct instruction. Gymnasiums, libraries, large group assembly spaces, and other non-classroom areas are not included in our teaching station count.

To guide planning and space adequacy, we reference the **Washington State School Construction Assistance Program (SCAP)** square footage standards, which recommend:

- **90 square feet per student** for Grades K–6
- **117 square feet per student** for Grades 7–8
- **130 square feet per student** for Grades 9–12

These ranges inform long-term planning efforts, helping ensure instructional spaces are appropriately sized and equipped to meet student needs. All spaces classified as **Direct Instructional Space**—including general education classrooms, science and computer labs, and other learning environments that require specialized student engagement—are included in this analysis. Non-assignable spaces such as hallways, restrooms, mechanical rooms, and circulation areas are excluded from teaching station calculations.

A. Schools

The District maintains four elementary schools, two middle schools, one high school, and one alternative school. The elementary schools serve grades TK-5, middle schools serve grades 6-8, and the high school serves grades 9-12. Presently the alternative school serves grades K-8 virtually. The District is planning to offer an alternative 9 – 12 program starting in the 2025-26 school year.

Table 1 shows the name, number of teaching stations and student capacity for the elementary schools based on the District's standard of service described above.

Table 1: Elementary School Inventory 2024-25

Elementary Schools	Building Opened	Total Building Sq. Ft.	Teaching Stations	Student Capacity	2024-25 Enrollment	Utilization Rate
Gause 1100 34th Street, Washougal, WA 98671	1953	56,196	24	600	236	39%
Hathaway 630 24th Street, Washougal, WA 98671	1934	48,901	21	525	294	56%

Cape-Horn Skye 9731 Washougal River Road, Washougal, WA 98671	1958	43,838	18	450	282	63%
Columbia River Gorge 35300 SE Evergreen Hwy, Washougal, WA 98671	2017	63,883	25	625	351	56%
Total		212,818	88	2,200	1,163	52%

Table 2 shows the name, number of teaching stations and student capacity of the two middle schools based on the District standard of service described above.

Table 2: Middle School Inventory 2024-25

Middle Schools	**Building Opened**	**Total Bldg. Sq. Ft.**	**Teaching Stations**	**Student Capacity**	**2024-25 Enrollment**	**Utilization Rate**
Canyon Creek MS 9731 Washougal River Road, Washougal, WA 98671	2001	46,609	15	420	168	40%
Jemtegaard MS 35300 SE Evergreen Hwy, Washougal, WA 98671	2017	58,483	21	588	415	71%
Total		105,092	36	1,008	583	58%

Table 3 shows the name and number of teaching stations and student capacity of each high school based on the District standard of service described above.

Table 3: High School Inventory 2024-25

High School	Building Opened	Total Bldg. Sq. Ft.	Teaching Stations	Student Capacity	2024-25 Enrollment	Utilization Rate
Washougal HS 1201 39th Street Washougal, WA 98671	1956	150,471	42	1,218	875	72%
Excelsior 1201 39th Street Washougal, WA 98671	2017	8,996	4	116	0	N/A
Total		159,467	46	1,334	875	

Student capacity was determined based on the number of teaching stations within each building and the space requirements of the District's current educational programs and standards of service. Student capacity as noted in Tables 1, 2, and 3 does not include capacity that is currently provided in portables at each school.

B. Portables

Portable classrooms are used on an interim basis to house students until funding can be secured to construct permanent classrooms. To accommodate future growth on a short term and immediate basis, the Washougal School District may purchase and utilize portable classrooms.

The District currently has a total of seven dual-classroom portables, totaling 14 classroom spaces. None of these spaces are used for basic education classrooms. Instead, the portables are used to support other programs, including non-Washougal School District operated early learning programs and specialized services. Table 4 identifies the number of portables located at each elementary school site and distinguishes between those used for interim capacity (as

teaching stations) and those used for special programs or other educational purposes.

Table 4: Portables Inventory

Facility Type	Number of Portables Number of Classrooms	Number of Classrooms Used as Teaching Stations	Number of Students Housed in Portable Classrooms
Elementary Schools	7 Portables 14 Classrooms	12 teaching stations	0
TOTAL	7/14	12	0

C. Support Facilities

In addition to schools, the District owns and operates additional facilities that provide special programs and operational support functions to the schools. An inventory of these facilities is provided in Table 5.

Table 5: Support Facility Inventory

Facility	Location
Administrative Service Center	4855 Evergreen Way, Washougal, WA 98671
Maintenance Facility/ Warehouse	4855 Evergreen Way, Washougal, WA 98671
Transportation Facility	4855 Evergreen Way, Washougal, WA 98671
Fishback Stadium	1201 39th Street, Washougal, WA 98671
Warehouse Facility	995 E Street, Washougal, WA 98671

IV. STUDENT ENROLLMENT PROJECTIONS

A. Existing Enrollment

The District's enrollment by grade level in March 2025 was 2,558 full-time equivalent (FTE) students. Of these, 1,170 students attend four elementary schools (PreK–5), 572 students attend two middle schools (6–8), 776 students attend one high school and 40 students attend the K–8 virtual alternative school.

B. Projected Student Enrollment

The District's six-year enrollment projections are based on a report from OSPI Report 1049. The District's projected enrollment data is informed by the Information and Condition of Schools (ICOS) system—a statewide, web-based inventory and facilities tracking tool. ICOS provides

school districts with data on building conditions and supports planning through accurate facility information, condition ratings, and comparative analysis. This system is used by the state to guide programs such as the School Construction Assistance Program and the Asset Preservation Program, and helps districts identify future capital needs.

The following table shows existing enrollment and the District's six-year enrollment forecast by grade level bands. As reflected in Table 6a, the District is forecasting a decrease of 11 elementary students, 156 middle school students and 172 high school students.

The District's six-year enrollment projections are also based on a report from Johnson Economics Demographer Report as a baseline. The following table shows existing enrollment and the District's six-year enrollment forecast by grade level bands. As reflected in Table 6b, the District is forecasting as a baseline an increase of 151 elementary students, a decrease of 77 middle school students and a decrease of 139 high school students.

Table 6a: WSD Enrollment Forecast

Grade	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**
Total TK-5	1107	1092	1051	1037	1018	999
Total 6-8	560	563	566	546	526	507
Total 9-12	752	733	725	738	750	756
Totals	**2419**	**2388**	**2342**	**2321**	**2294**	**2262**

Table 6b: Projected Enrollment (OSPI Cohort Survival) 2026 – 2030

Grade	**2026**	**2027**	**2028**	**2029**	**2030**
Total K-5	1017	965	948	920	894
Total 6-8	560	556	532	513	473
Total 9-12	808	764	725	701	700
Totals	**2385**	**2285**	**2205**	**2134**	**2067**

V. CAPITAL FACILITIES NEEDS

Table 7: Capital Facilities Needs

Project Description	**Cost Estimate**	**Added Capacity**	**Cost for Added Capacity**
Portables	$1,200,000	312 [2]	$1,200,000
Future School Site	$2,000,000	TBD [1]	$2,000,000

Maintenance Facility/Warehouse	$1,400,000	In response to growth	$1,400,000
Technology Infrastructure	$1,000,000	In response to growth	$1,000,000
Total	**$5,600,000**		**$5,600,000**

1. Cost for the future school site represents a portion of the total cost of the project and would include State SCAP and local dollars within the financing package. The District does not own and has not yet selected the future school site.
2. To accommodate short-term and immediate enrollment growth, the District may purchase and utilize portable classrooms. This plan incorporates those facilities—along with the necessary equipment and furniture—into the District's project list. In addition to serving as interim classroom space, the District is also focused on modernizing and increasing the efficiency of its aging portable inventory to ensure they provide safe, functional, and supportive learning environments. When growth-related, impact fee revenue may be used to fund the acquisition or improvement of portable facilities.

VI. CAPITAL FACILITIES FINANCE PLAN

A. Six-Year Finance Plan for Planned Facility Improvements

The total cost for the above planned and needed improvements is $5,600,000. Funds for the improvements are identified in Table 8A and 8B below.

Table 8A: Secured Finance Plan - Based on March 2025

Type	Amount
Impact Fees (as of 3/25)*	$3,349,795.83
Unreserved Capital Projects Funds	$1,880,463.13
Reserved (Levy Proceeds/Other)	$1,067,220.64

*To be spent on facilities listed in a capital facilities plan adopted by the District.

Table 8B: Unsecured Finance Plan

Type	Amount
Impact Fees (1)	$2,000,000
Capital Projects Funds (bonds and state match)	$500,000
Total Unsecured	$2,500,000

(1) From projects in the pipeline.

B. Financing Sources

The cost for all the planned improvements will be paid for with school impact fees that have been collected for these facilities contained in the District's prior CFP, or current or future CFPs if such plans identify facilities needed to serve growth, and other available public funds.

The Growth Management Act authorizes local jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Local jurisdictions in Clark County have adopted impact fee programs that require school districts to prepare and adopt a Capital Facilities Plan. Impact fees reflected within this Capital Facilities Plan do not include expenditures on new permanent facilities needed for growth except for the land purchase and other facilities needed for growth from the prior plan, which are carried forward. Under RCW 82.02.070(3)(b), impact fees may be expended or encumbered for a permissible use within ten years of receipt. Therefore, the District will not be collecting additional impact fees once this plan is adopted until the plan is updated and additional facilities are identified to serve growth.

VII. 20-YEAR OUTLOOK

The City of Washougal is planning for significant growth through the year 2045. According to the City's "Onward: Comprehensive Plan Update," Washougal's population is projected to increase by approximately 6,724 residents, growing from about 18,150 today to roughly 24,874 residents by 2045. To accommodate this population growth, the City has outlined a strategy that prioritizes development within current city boundaries, emphasizing higher-density residential and mixed-use development in key areas such as the Town Center and the waterfront. This approach supports smart growth while preserving the city's natural character and small-town feel.

To meet the housing needs of this growing population, the City anticipates the construction of 3,735 new housing units over the next two decades. Of these, nearly 2,000 are planned to be affordable to households earning below 80% of the area median income. This mix of market-rate and affordable housing is designed to ensure that Washougal remains accessible to a wide range of residents, including families, seniors, and workers employed locally and throughout the region.

Employment growth is expected to accompany this residential development. Projections show an increase of 2,961 jobs by 2045, driven by growth in manufacturing, retail, and professional services. Developments such as the Hyas Point mixed-use project and the revitalization of the Pendleton District are expected to significantly contribute to this economic expansion by attracting businesses, creating new commercial space, and enhancing public amenities.

For the Washougal School District, this projected growth carries important implications. Over the next five years, the District expects continued enrollment decline due to an aging population and the delayed build-out of major housing developments. However, between 2028 and 2030, student enrollment is projected to stabilize and then gradually increase as new families move into completed residential areas. By 2045, enrollment is expected to surpass current levels, reaching an estimated 3,250 students. This trend underscores the importance of maintaining flexibility in school facility planning—balancing short-term enrollment shifts with long-term capacity needs.

In response to projected long-term enrollment growth, the Washougal School District is committed to proactively updating facilities and increasing capacity where needed. While current enrollment trends show a temporary decline, the District is planning with a long-term lens to ensure facilities are prepared to support a growing student population. This includes evaluating existing building capacity, modernizing aging infrastructure, and identifying opportunities for targeted expansion at key school sites. The District will continue to monitor housing development timelines and population shifts to inform future capital projects. Through responsible planning and strategic investment, Washougal School District aims to ensure that every student has access to safe, functional, and future-ready learning environments as the community grows.

Staff Report

November 2, 2026 Council Workshop

City of Camas Third Quarter Financial Performance Presentation
Presenter: Kayla McCauley, Interim Finance Director

Phone	Email
360.817.7021	kmccauley@cityofcamas.us

BACKGROUND: This presentation is to review the financial performance of the City from the perspective of budget to actual, investment performance and status of short and long term debt. The presentation also will provide an economic overview both nationally and regionally to provide context as well as provide the outlook for the next quarter.

SUMMARY: The City of Camas' third quarter performance proved to be on pace with budget expectations.

EQUITY CONSIDERATIONS:

The intent of the presentation is to provide City Council a status report on the City's financial performance and an outlook to the fourth quarter.

This agenda item provides context for decision making for City Council and discloses the state of the City's finances to the residents of Camas.

This item provides open and transparent financial reporting, which is a goal of the City's strategic plan and meets best financial practices.

BUDGET IMPACT: This agenda item provides financial context for City Council considerations.

RECOMMENDATION: Information only.



2026 Q3 Financial Review

Finance Department

November 2, 2026

Agenda

- General Economic Outcomes in 2026
- Revenue Trends
- Expense Trends
- Budget Status
- Fund Balance Projection
- Outlook

Economic Performance YTD

MACROECONOMIC INDICATOR	Q1 2026	Q2 2026	Q3 2026
Mortgage rates (Freddie Mac)	6.38%	6.49%	7.03%
Unemployment (Clark County)	5.00%	4.40%	3.60%
CPI (national)	2.4%	3.5%	3.7%
Average Gas (local)	$3.88	$5.08	July: $4.61 August: $4.83 September: $5.17

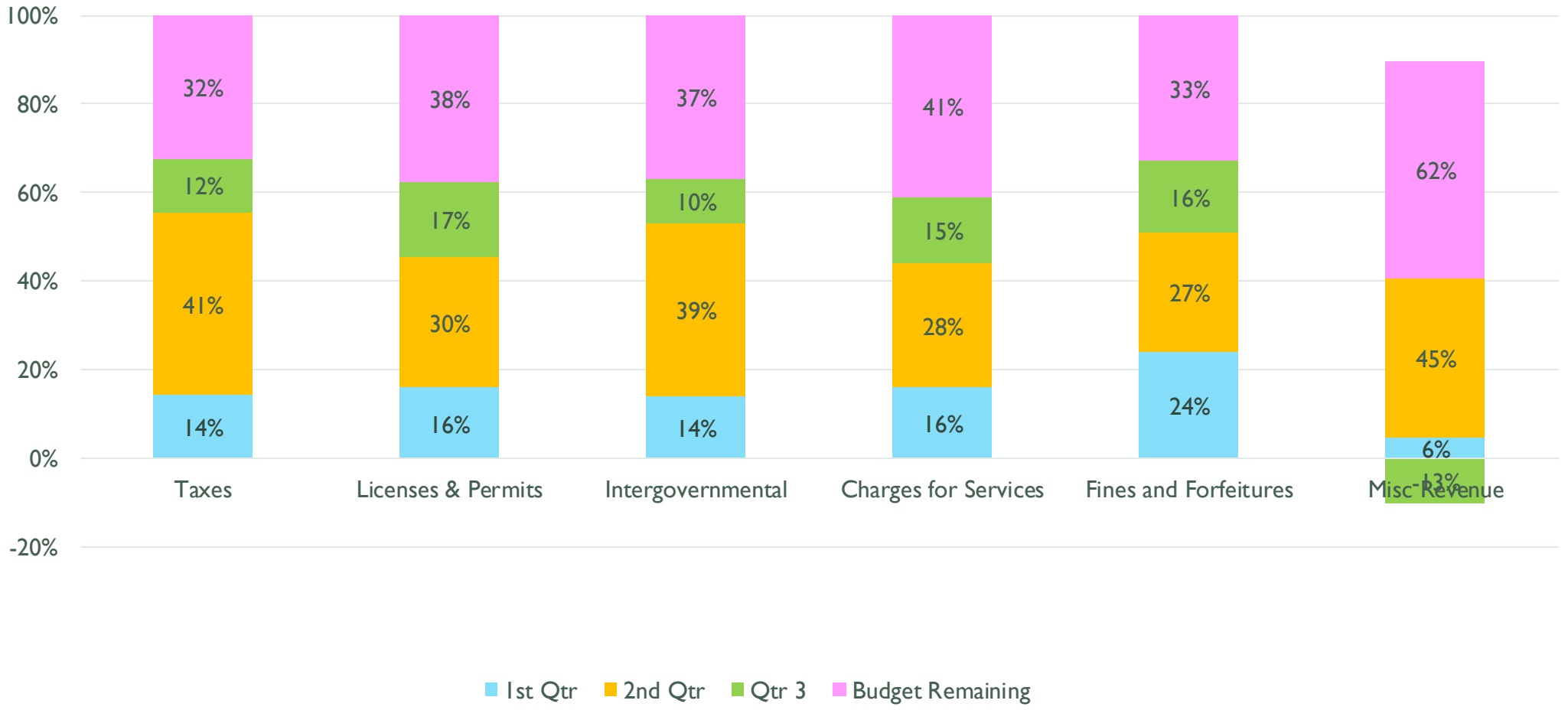
General Fund Budget Status

CATEGORY	2026 BUDGET	Q3 YTD ACTUAL	% EXECUTED
Revenues	$38.12M	$24.65M	64.67%
Expenditures	$41.98M	$27.31M	65.04%

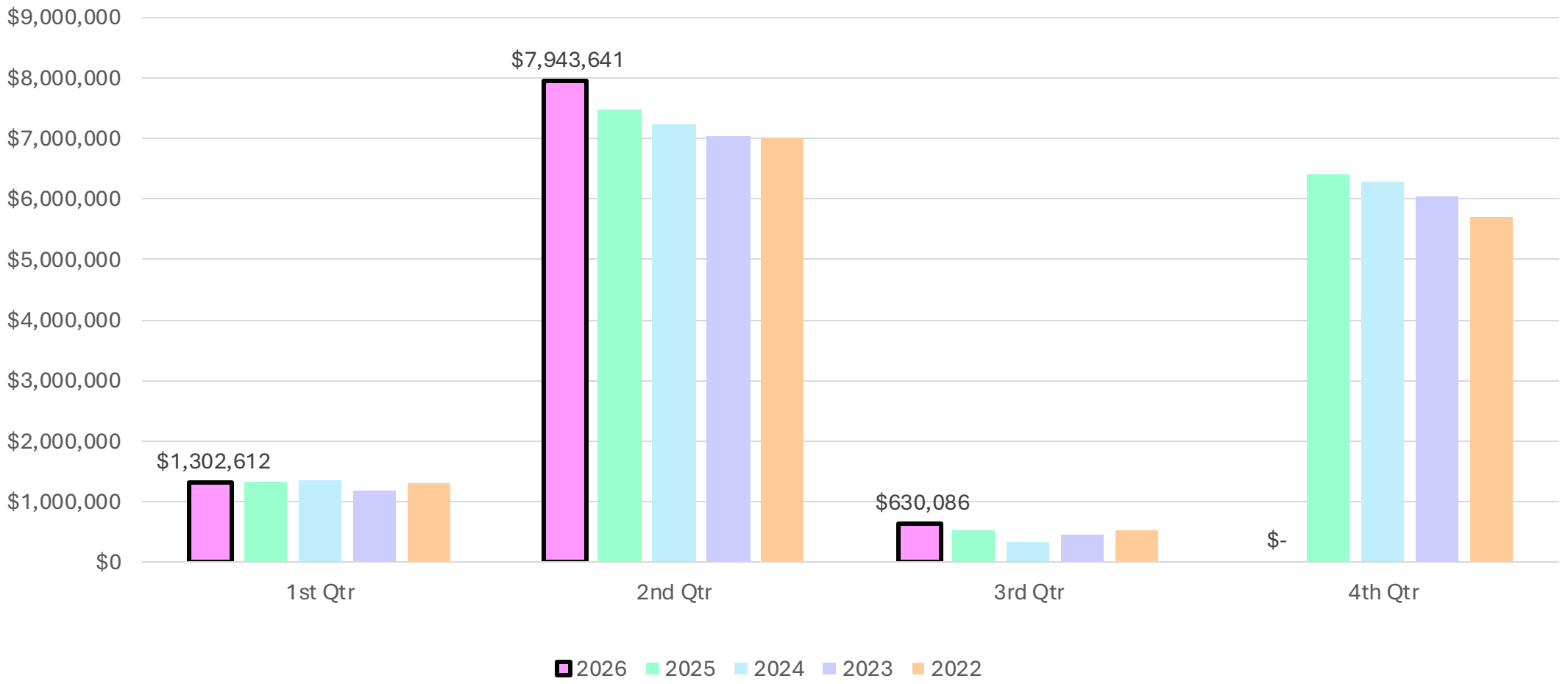
Major Enterprise Utility Funds Budget Status

UTILITY / ENTERPRISE FUND	2026 BUDGET	Q3 YTD REVENUES COLLECTED	Q3 YTD OPERATING EXPENSES	NET YTD POSITION
STORMWATER UTILITY FUND (4190)	5,402,376	2,601,623	2,525,568	76,055
SOLID WASTE FUND (4220)	3,680,403	2,892,229	2,631,853	260,376
WATER-SEWER UTILITY FUND (4400)	27,735,334	16,722,909	17,583,695	(860,786)

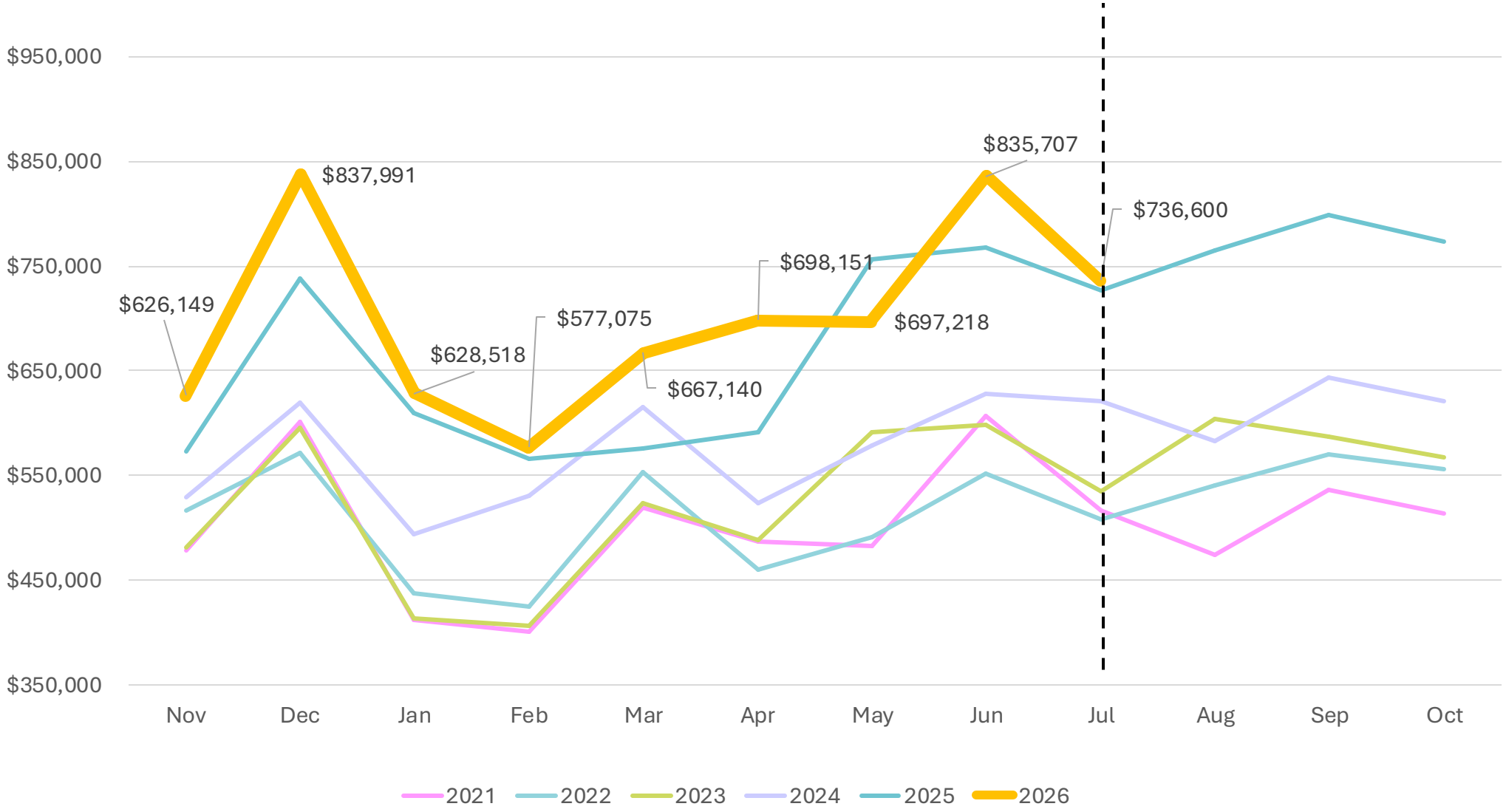
General Fund Revenue Trends



Property Tax Collections



Sales and Use Tax



Where Does Our 8.8% Sales Tax Go?

Washington State

6.523%

- Base state tax 6.50%
- Statutory DOR 1% admin fee across local taxes

City of Camas

1.106%

- Direct basic .42%
- Optional .42%
- Camas TBD .10%
- Plus per-capita public safety shares

C-Tran Transit

.693%

- Net .693% dedicated local transit district rate after state administration

Clark County

.478%

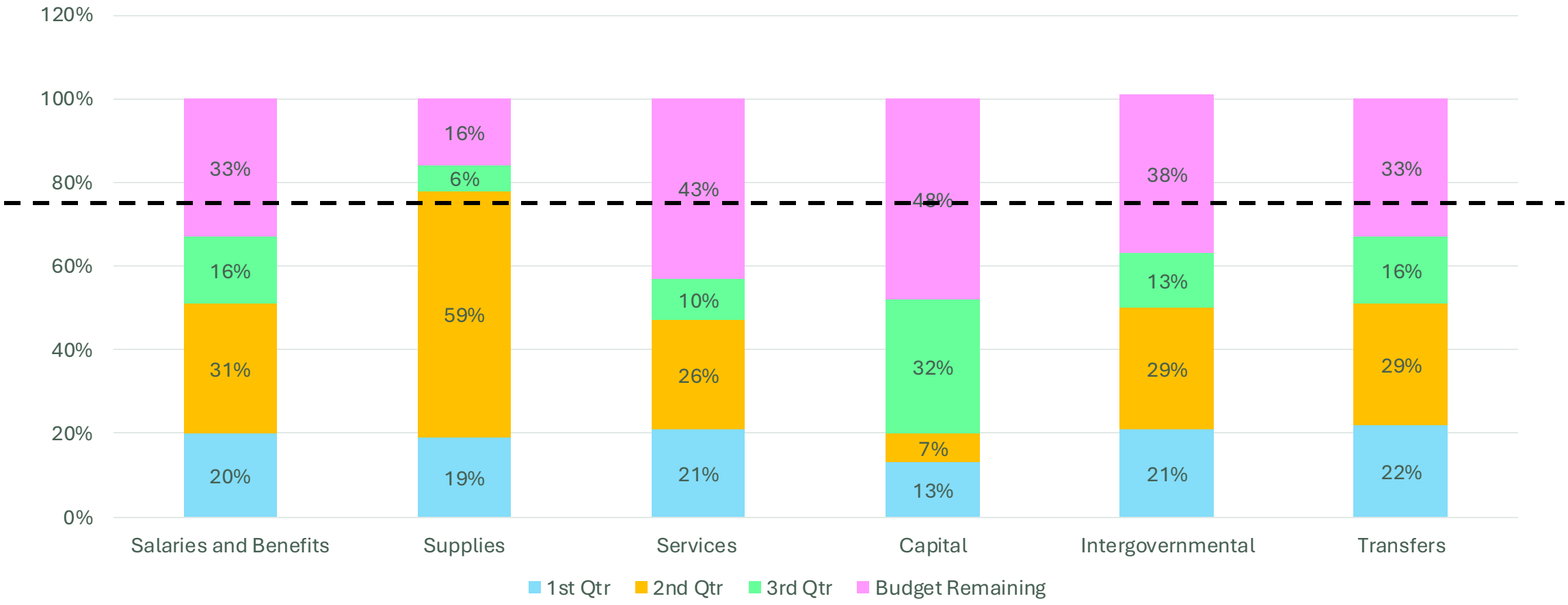
- Public safety .12%
- Mental health .099%
- Housing .099%
- Basic/optional .15%



Sales Tax Distribution Matrix

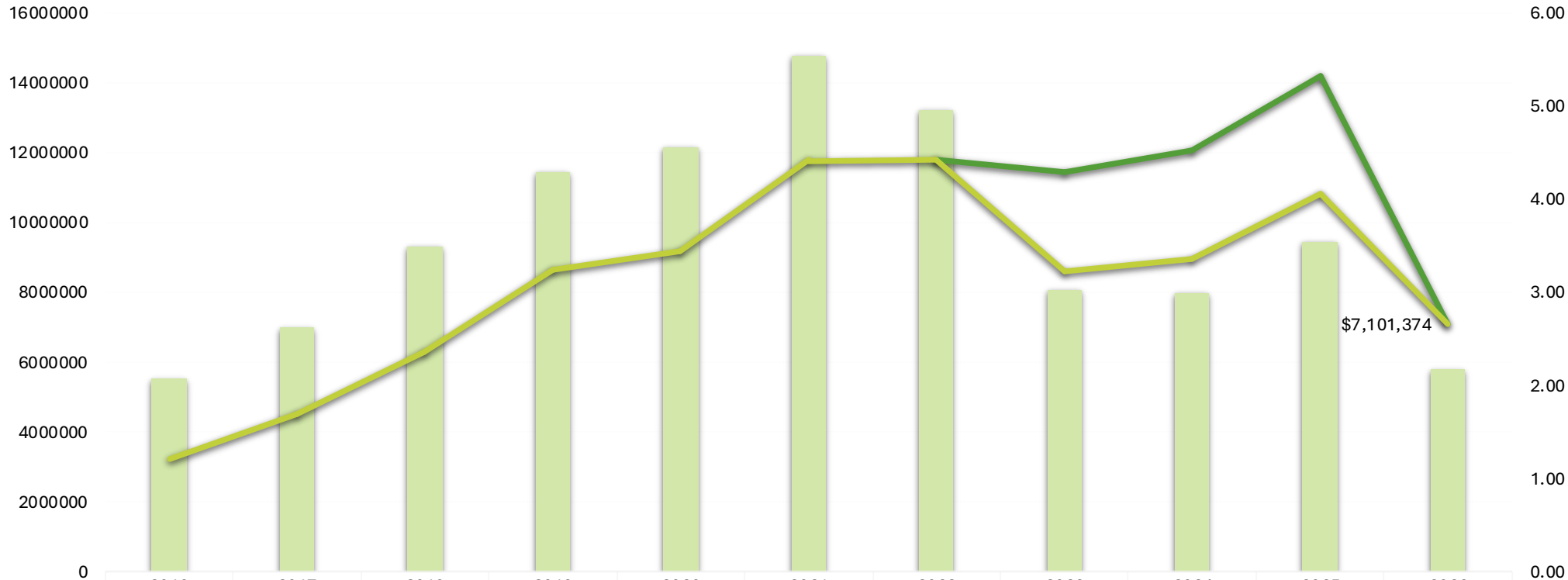
TAX RECIPIENT ENTITY	BASE / LOCAL RATE	ADMIN & ALLOCATION RULES	EFFECTIVE RATE	SHARE OF TOTAL TAX
STATE OF WASHINGTON	6.500%	INCLUDES 1.0% DOR ADMIN FEE ON LOCAL OPTION TAXES	6.5230%	74.1%
CITY OF CAMAS & TBD	1.200%	BASIC (0.42%) + OPTIONAL (0.42%) + TBD (0.10%) + PER CAPITA	1.1060%	12.6%
C-TRAN TRANSIT DISTRICT	0.700%	0.70% ASSESSED RATE LESS 1% DOR ADMINISTRATION FEE	0.6930%	7.9%
CLARK COUNTY	0.500%	PUBLIC SAFETY (0.12%), MENTAL HEALTH (0.099%), HOUSING (0.099%)	0.4780%	5.4%
TOTAL ASSESSED SALES TAX	8.800%	FULLY RECONCILES ACROSS STATUTORY DISTRIBUTION FORMULAS	8.8000%	100.0%

General Fund Expense Trends



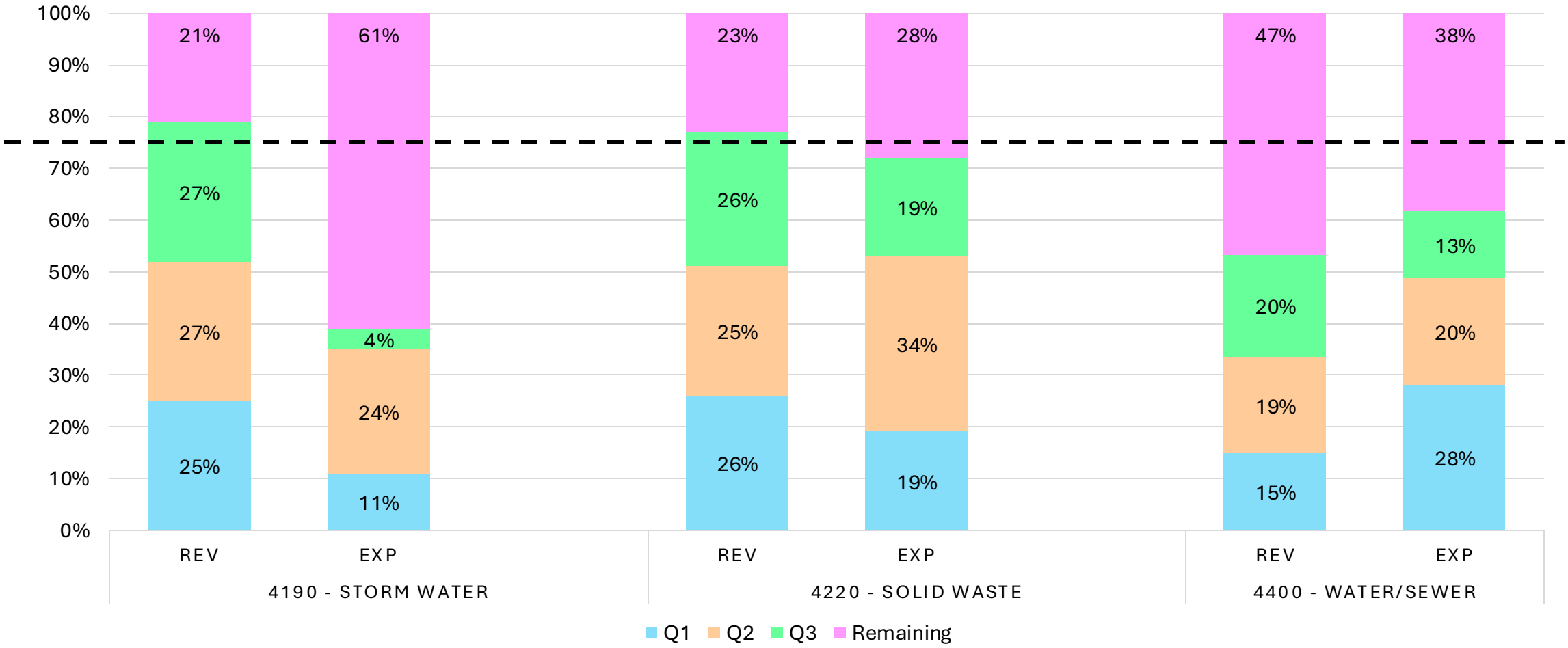
General Fund Balance

$$\text{Months of Reserve} = \left(\frac{\text{General Fund Ending Balance}}{\text{Total General Fund Annual Expenditures}}\right) \times 12$$



	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Months of Reserve	2.08	2.63	3.5	4.3	4.56	5.55	4.97	3.03	3	3.54	2.18
w/ ARPA Support							$11,823,826	$11,438,795	$12,057,319	$14,198,997	$7,101,374
Actual	$3,239,354	$4,523,716	$6,283,139	$8,655,192	$9,177,968	$11,797,969	$11,823,826	$8,621,809	$8,956,807	$10,843,481	$7,101,374

Enterprise Utility Funds



Economic Outlook & Local Impacts



Labor Supply

National View: Labor force growth has stalled due to demographics and policy; potential 2% growth depends entirely on AI productivity.

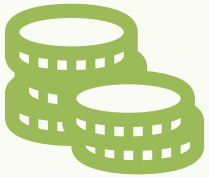
Camas Perspective: A specialized tech/professional base faces regional hiring freezes.



Mortgage Rates and Housing

National View: 30-year fixed mortgages over 7% heavily depress home sales volumes.

Camas Perspective: With median homes around $750k, higher rates lock in existing owners, slowing local REET collections and residential building permit fees.



"Wealth Effect" Spending

National View: Top 20% drives 60% of consumer spending; if stock valuations fall, lower-income tiers cannot fill the spending gap.

Camas Perspective: Camas' high median household income keeps local retail and dining spending steady right now, but leaves our sales tax vulnerable if the stock market drops.

Sources: Moody's Analytics • U.S. Census Bureau

Thank You

Q3 2026 Financial Update

November 2, 2026





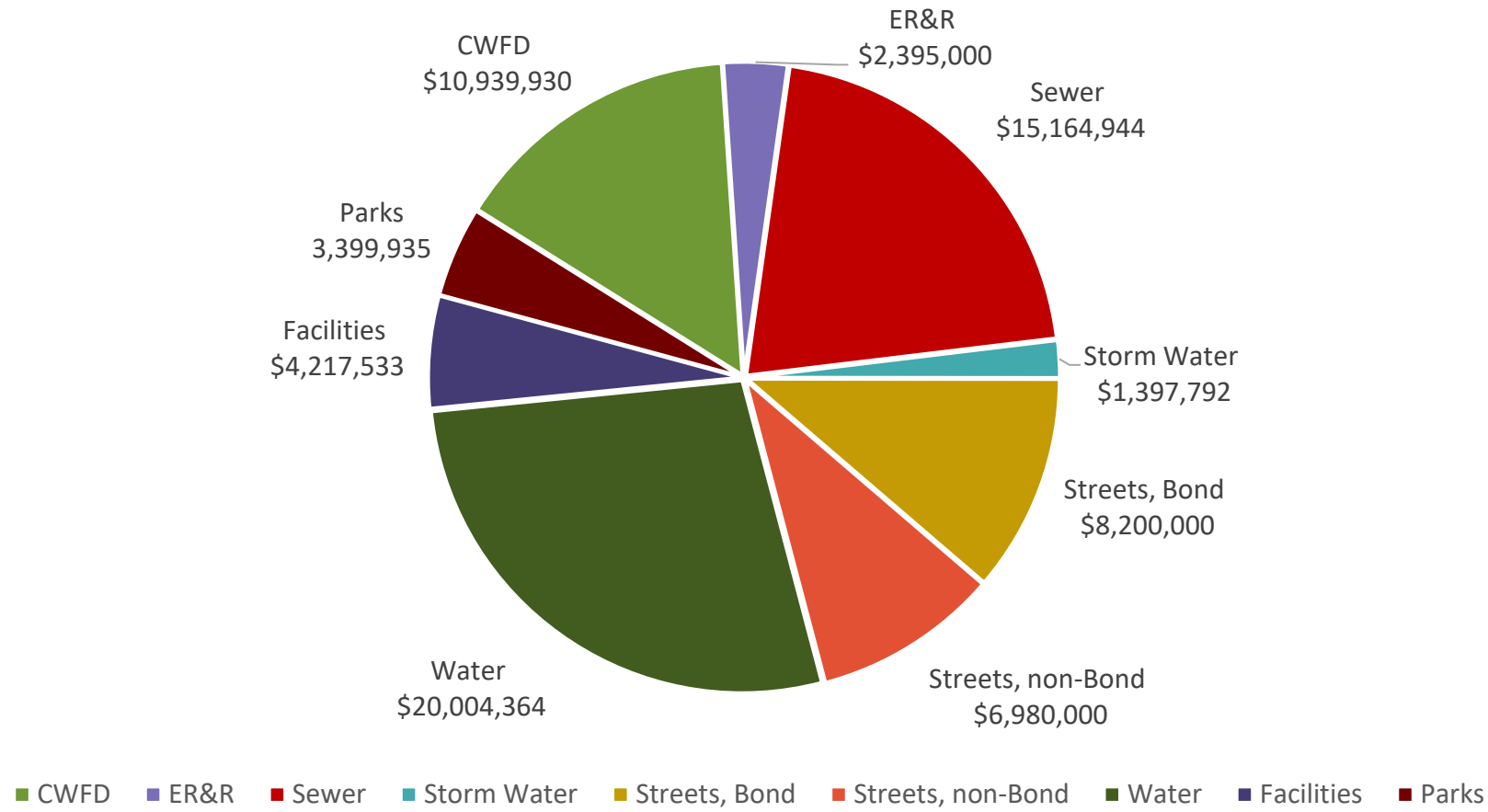
2027-2028 MAYOR'S RECOMMENDED BUDGET: CAPITAL

CITY OF CAMAS

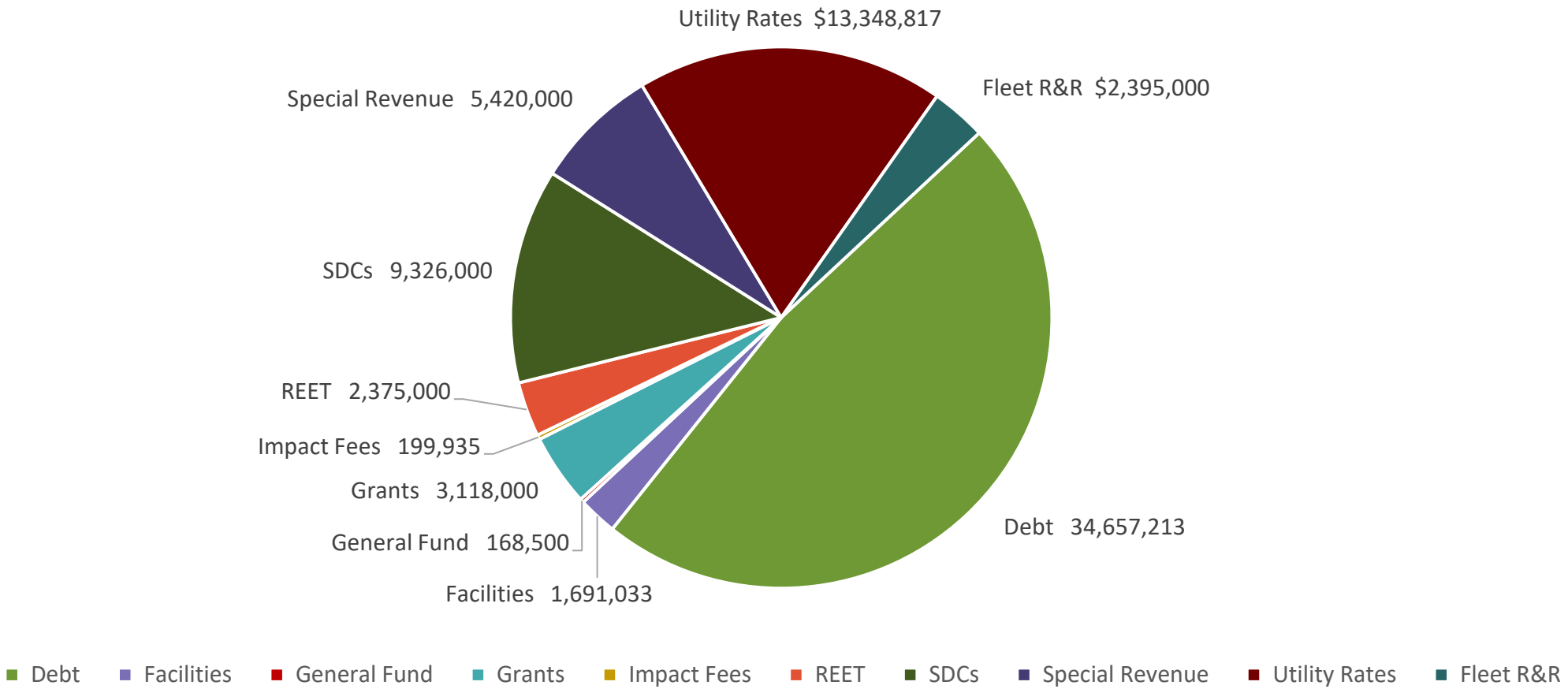
REMAINING BUDGET PROCESS



CAPITAL EXPENSES: $72.70M



CAPITAL FUNDING SOURCES



2027-28 CAPITAL GRANTS: $3.12M



Facilities: $708,000

The Library Building Improvements, funding will be used for courtyard, doors, windows, facade



Streets: $480,000

3rd Avenue Roadway Reconfiguration



Streets: $930,000

Lake Road Safety Improvements between Leadbetter and Everett



Streets: $1,000,000

SR500/Everett Street Improvement from 35th to 43rd Ave

GENERAL FUND

General Fund Capital	Cost
Parks Department	
Field Drainage, Dugout Rehabilitation	$75,000
Facilities	
Library Security Improvement	$93,500
Total	**$168,500**

SPECIAL REVENUE & CAPITAL FUNDS

Streets	Title	Cost
Capital	38th Ave Traffic Control Cabinet	60,000
Capital	3rd Avenue Roadway Reconfiguration	480,000
Capital	Lake Rd Safety Improvement - Leadbetter to Everett	930,000
Capital	Pavement Preservation	5,000,000
Capital	Signal/Vehicle Detection Replacements	360,000
Capital Sub Total		***6,830,000***
Debt	Northshore Boulevard	2,500,000
Debt	NW Lake & Sierra Intersection Improvement	3,400,000
Debt	SR 500/Everett St Improvement 35th - 43rd	2,300,000
Debt Sub Total		***8,200,000***
REET	ADA Improvements	150,000
REET Sub Total		***150,000***
Grand Total		**15,180,000**

SPECIAL REVENUE & CAPITAL FUNDS

Dept / Fund	Title	Cost
CWFD	Fire Station HQ Replacement	10,939,930
CWFD Sub Total		***10,939,930***
Legacy Lands	Leadbetter Boat Launch	400,000
Legacy Lands	Legacy Lands Trail Development	500,000
Legacy Lands Sub Total		***900,000***
Park Impact Fees (PIF)	T-3 (East Lake) Trail	199,935
PIF Sub Total		***199,935***
REET	Annual Playground and Assets R&R	700,000
REET	Bike Park Design & Construction	325,000
REET	Fire Station/City Hall Plaza	200,000
REET	Forest Home Park Improvements	500,000
REET	Open Space/Parks/Trails	500,000
REET Sub Total		***2,225,000***
Grand Total		**14,264,865**

UTILITY FUNDS

Dept/Fund	Title	Cost
Storm Water	Crown Park Regional Storm Treatmt Design	50,000
Storm Water	Crown View Storm/LS Generator	500,000
Storm Water	Downtown Regional Storm Treatmt Design	50,000
Storm Water	Lacamas Lake Treatment	84,792
Storm Water	Storm Repairs & Replacements	200,000
Storm Water	Upper Dam Gate Replacement	513,000
Storm Water Sub Total		***1,397,792***
Sewer	Anaerobic Baffal Wall	770,000
Sewer	Crown View Lift Station Improvements	550,000
Sewer	Gravity Sewer R&R/Upgrades	1,300,000
Sewer	Parallel STEP Transmission Main	2,200,000
Sewer	Pump Station R&R	4,000,000
Sewer	Storage Building Demo SR500/35th	300,000
Sewer	WWTP R&R	1,100,000
Sewer	WWTP Upgrades	4,944,944
Sewer Sub Total		***15,164,944***
Grand Total		**16,562,736**

UTILITY FUNDS

Dept / Fund	Title	Cost
Water	Forest Management	165,000
Water	Lake Rd Booster Stn & WLine Upgrades	10,000,000
Water	Lake/Sierra Waterline Improvements	326,025
Water	Lower Well Field PFAS Design	2,251,439
Water	Mobile Data Collectors	50,000
Water	Northshore Boulevard Utility Lines	250,000
Water	Ops Center Design	1,000,000
Water	PFAS Eval and Well 13 Design/Constr	2,971,900
Water	Slow Sand Filter Plant	190,000
Water	Water Repair & Replacement	1,000,000
Water	Well 6/14 Waterline Transmission Main	990,000
Water	Well/Reservoir Site Security Upgrades	300,000
Water	Zone 343 Reservoir (Cemetery Reservoir)	510,000
Water Total		**20,004,364**

INTERNAL SERVICE FUND

Dept / Fund	Title	Cost
ER&R	Annual Replacements	2,395,000
ER&R Sub Total		***2,395,000***
Facilities	Citywide Major Building Maintenance	3,291,033
Facilities	Library Building Improvements - External	833,000
Facilities	Library Security Improvements	93,500
Facilities Sub Total		***4,217,533***
Grand Total		**6,612,533**

QUESTIONS?

Staff Report

November 2, 2026 Council Workshop

2027-2028 Mayor's Recommended Capital Budget Presentation
Presenter: Kayla McCauley, Interim Finance Director
Time Estimate: 15 minutes

Phone	Email
360.817.7021	kmccauley@cityofcamas.us

BACKGROUND: This presentation is to review the proposed 2027-2028 Capital Budget both with revenues and expenditures. After the presentation, Council will have time for questions and discussion.

SUMMARY: Capital Budgets fund the construction and equipment projects of the City. These budgets include street construction, park development, stormwater, water, and sewer infrastructure projects and fleet acquisitions.

Discussion will center on what projects have been included in the 2027-2028 biennium.

BENEFITS TO THE COMMUNITY: This budget will highlight how the Mayor's recommended budget supports capital improvements for the community.

POTENTIAL CHALLENGES: The City has the resources to support these capital items.

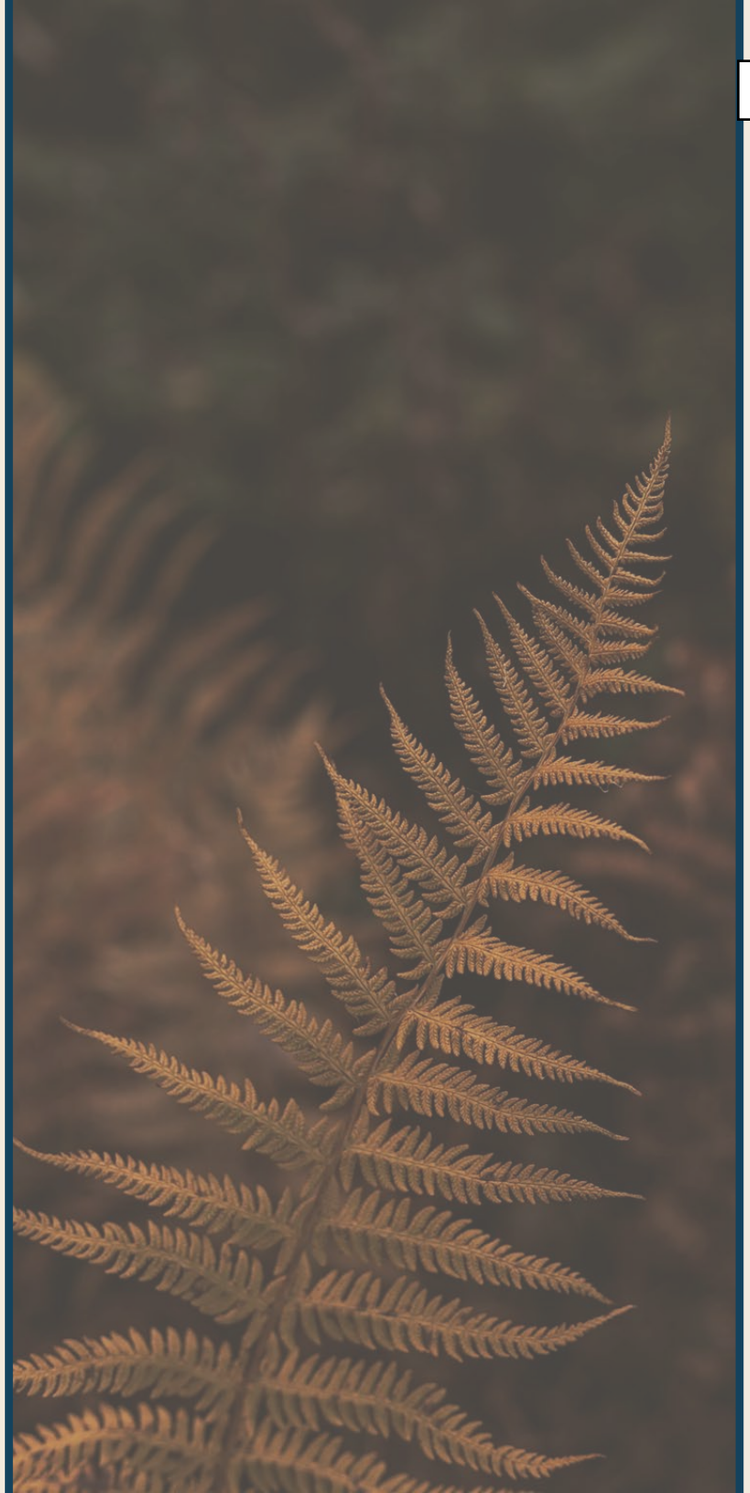
BUDGET IMPACT: This agenda item presents the proposed capital budget from the Mayor's Recommended 2027-2028 Budget.

RECOMMENDATION: The next step in the 2027-2028 Budget will be the public hearings on revenues on November 16, 2026 with the 2027-2028 Budget Public Hearing and ordinance consideration on December 7, 2026.

2027-2028 CAPITAL BUDGET

FUNDING SOURCES

			2027	2028	2027-2028	General Fund	Special Revenue Funds		Capital Funds									Utility Funds									Internal Service Funds	
	Dept / Fund	Title	Proposed Budget	Proposed Budget	Total Biennium Budget	General Fund	Streets Fund	Transportation Benefit District	REET 1	REET 2	Parks Impact Fees	Transportation Impact Fees	Project Fund: SR500 (Debt)	Project Fund: Lake/Sierra (Debt)	Project Fund: NS Blvd (Debt)	Capital Facilities	Legacy Lands (Debt)	Project Fund: Fire Stn 41 (Debt)	Grants/ Contrib	Grants/ Contrib	Storm Water	Solid Waste	Water	Sewer	Water Capital (Debt)	Sewer Capital (Debt)	Water SDC	Sewer SDC	Equipment R&R (Fleet)	Facility R&R (Operating)
						0001	1,120	1,125	3,000	3,000	3,010	3,020	3,120	3,140	3,160	3,180	3,200	3,350			4,190	4,220	4400-4420	4400-4420	4480-4485	4480-4485	4,600	4,600	5,200	5,300
						7,101,374	801,303	613,500		9,617,983	4,554,853	4,463,343	4,158,037	2,821,385	3,135,329	4,873,275	9,502,139	13,889,054			2,875,885	3,454,729		21,692,405		15,146,250		12,852,507	590,616	(325,521)
1	STR - CAP	Pavement Preservation	2,500,000	2,500,000	5,000,000		2,166,512	2,833,488																						
2	STR - CAP	38th Ave Traffic Contr Cabinet	60,000	-	60,000		60,000																							
3	STR - CAP	Signal/Vehicle Detection Replacements	360,000	-	360,000		240,977	119,023																						
4	STR - CAP	3rd Avenue Roadway Reconfiguration	430,000	50,000	480,000													480,000												
5	STR - CAP	Lake Rd Safety Impv - Leadbetter to Everett	930,000	-	930,000													930,000												
6	STR - REET	ADA Improvements	75,000	75,000	150,000				150,000																					
7	STR - DEBT	SR 500/Everett St Impv 35th - 43rd	770,000	1,530,000	2,300,000								1,300,000					1,000,000												
8	STR - DEBT	NW Lake & Sierra Intersection Impv	2,720,000	680,000	3,400,000		*$400,000*							3,400,000																
9	STR - DEBT	Northshore Boulevard	1,500,000	1,000,000	2,500,000										2,500,000															
10	PRK - OPER	Field Drainage & Restroom/Dugout Rehab	-	75,000	75,000	75,000																								
11	PRK - REET	Open Space/Parks/Trails	250,000	250,000	500,000					500,000																				
12	PRK - REET	Forest Home Park Improvements	150,000	350,000	500,000					500,000																				
13	PRK - REET	Annual Playground and Assets R&R	350,000	350,000	700,000					700,000																				
14	PRK - REET	Bike Park Design & Construction	-	325,000	325,000					325,000																				
15	PRK - REET	Fire Station/City Hall Plaza	200,000	-	200,000				200,000																					
16	PRK - PIF	T-3 (East Lake) Trail	91,645	108,290	199,935						199,935																			
17	PRK - LLAND	Leadbetter Boat Launch	400,000	-	400,000												400,000													
18	PRK - LLAND	Legacy Lands Trail Development	250,000	250,000	500,000												500,000													
19	FAC	Citywide Major Building Maintenance	1,415,685	1,875,348	3,291,033											1,566,033	1,725,000													
20	FAC	Library Security Improvements	-	93,500	93,500	93,500																								
21	FAC	Library Building Improvements - Extnl	833,000	-	833,000											125,000		708,000												
22	CWFD	Fire Station HQ Replacement	10,939,930	-	10,939,930													10,939,930												
23	PW - STM	Storm Repairs & Replacements	100,000	100,000	200,000																200,000									
24	PW - STM	Upper Dam Gate Replacement	513,000	-	513,000																513,000									
25	PW - STM	Crown Park Regional Storm Treatmt Design	50,000	-	50,000														42,500		7,500									
26	PW - STM	Downtown Regional Storm Treatmt Design	50,000	-	50,000														42,500		7,500									
27	PW - STM	Lacamas Lake Treatment	84,792	-	84,792														84,792											
28	PW - STM	Crown View Storm/LS Generator	100,000	400,000	500,000																400,000			100,000						
29	PW - WTR	Water Repair & Replacement	500,000	500,000	1,000,000																		1,000,000							
30	PW - WTR	Well/Reservoir Site Security Upgrades	300,000	-	300,000																						300,000			
31	PW - WTR	Zone 343 Reservoir (Cemetery Reservoir)	510,000	-	510,000																						510,000			
32	PW - WTR	Slow Sand Filter Plant	190,000	-	190,000																		190,000							
33	PW - WTR	Mobile Data Collectors	50,000	-	50,000																		50,000							
34	PW - WTR	Well 6/14 Waterline Transmission Main	990,000	-	990,000																						990,000			
35	PW - WTR	Forest Management	115,000	50,000	165,000																		165,000							
36	PW - WTR	Lake/Sierra Waterline Improvements	326,025	-	326,025																		326,025							
37	PW - WTR	Lower Well Field PFAS Design	1,350,863	900,576	2,251,439																				2,251,439					
38	PW - WTR	Lake Rd Booster Stn & WLine Upgrades	10,000,000	-	10,000,000																				2,724,000		7,276,000			
39	PW - WTR	PFAS Eval and Well 13 Design/Constr	2,971,900	-	2,971,900																				2,971,900					
40	PW - WTR	Northshore Boulevard Utility Lines	150,000	100,000	250,000																						250,000			
41	PW - WTR	Ops Center Design	600,000	400,000	1,000,000																				1,000,000					
42	PW - SWR	WWTP R&R	600,000	500,000	1,100,000																			1,100,000						
43	PW - SWR	Pump Station R&R	2,000,000	2,000,000	4,000,000																			4,000,000						
44	PW - SWR	Gravity Sewer R&R/Upgrades	650,000	650,000	1,300,000																			1,300,000						
45	PW - SWR	Parallel STEP Transmission Main	200,000	2,000,000	2,200,000																			2,200,000						
46	PW - SWR	Storage Building Demo SR500/35th	300,000	-	300,000																			300,000						
47	PW - SWR	Crown View Lift Station Improvements	50,000	500,000	550,000																			550,000						
48	PW - SWR	Anaerobic Baffal Wall	70,000	700,000	770,000																			770,000						
49	PW - SWR	WWTP Upgrades	1,944,944	3,000,000	4,944,944																					4,944,944				
50	ER&R	Annual Replacements	1,350,000	1,045,000	2,395,000																								2,395,000	
			$ 50,341,784	$ 22,357,714	$ 72,699,498	$ 168,500	$ 2,467,489	$ 2,952,511		$ 2,375,000	$ 199,935	$ -	$ 1,300,000	$ 3,400,000	$ 2,500,000	$ 1,691,033	$ 2,625,000	$ 10,939,930	$ 3,118,000	$ 169,792	$ 1,297,792	$ -	$ 1,731,025	$ 10,320,000	$ 8,947,339	$ 4,944,944	$ 9,326,000	$ -	$ 2,395,000	$ -
		REV (W/FUNDING SOURCES)				$ 66,192,172	$ 13,557,417	$ 2,536,433	$ 3,469,904	$ 3,097,515	$ 4,945,546	$ 3,716,686	$ 121,963	$ 590,153	$ 273,149	$ 3,527,062	$ 676,438	$ 295,247			$ 8,757,736	$ 8,095,522	$ 21,728,456	$ 31,580,938		$ 12,814,686	$ 4,888,642	$ 3,200,247	$ 5,549,387	$ 4,158,036
		BUDGETED EXP (W/ CAPITAL)				$ 74,106,967	$ 13,926,362	$ 2,952,511	$ 4,925,032	$ 1,758,524	$ 2,519,107	$ 3,567,467	$ 2,300,000	$ 3,400,000	$ 2,500,000	$ 4,230,083	$ 2,886,917	$ 9,069,065			$ 8,828,402	$ 8,632,193	$ 25,973,178	$ 41,307,291		$ 19,166,844	$ 11,326,000	$ 2,000,000	$ 6,052,435	$ 4,317,637
		PROJECTED END FUND BAL				$ (813,421)	$ 432,358	$ 197,422		$ 9,501,846	$ 6,981,292	$ 4,612,562	$ 1,980,000	$ 11,538	$ 908,478	$ 4,170,254	$ 7,291,660	$ 5,115,236			$ 2,805,219	$ 2,918,058		$ 7,721,330		$ 8,794,092	$ (6,437,358)	$ 14,052,754	$ 87,568	$ (485,122)



2026 Fall Omnibus Budget Amendments

Council Workshop – November 2, 2026

Strategic Plan Priorities

Economic Prosperity

- Ensure long-term financial stability through alternative revenue sources, attracting businesses, scaling infrastructure, and managing smart and sustainable growth to enhance livability.

Safe & Accessible Community

- Foster a safe and inclusive community through comprehensive public safety services, mobility, and accessibility.

Stewardship of City Assets

- Preserve and invest in critical infrastructure and systems, including roads, trails, water systems, buildings and open spaces.

Vibrant Community Amenities

- Invest in City amenities that enhance quality of life, foster connections and meet the diverse needs of the community.

Engaged Workforce

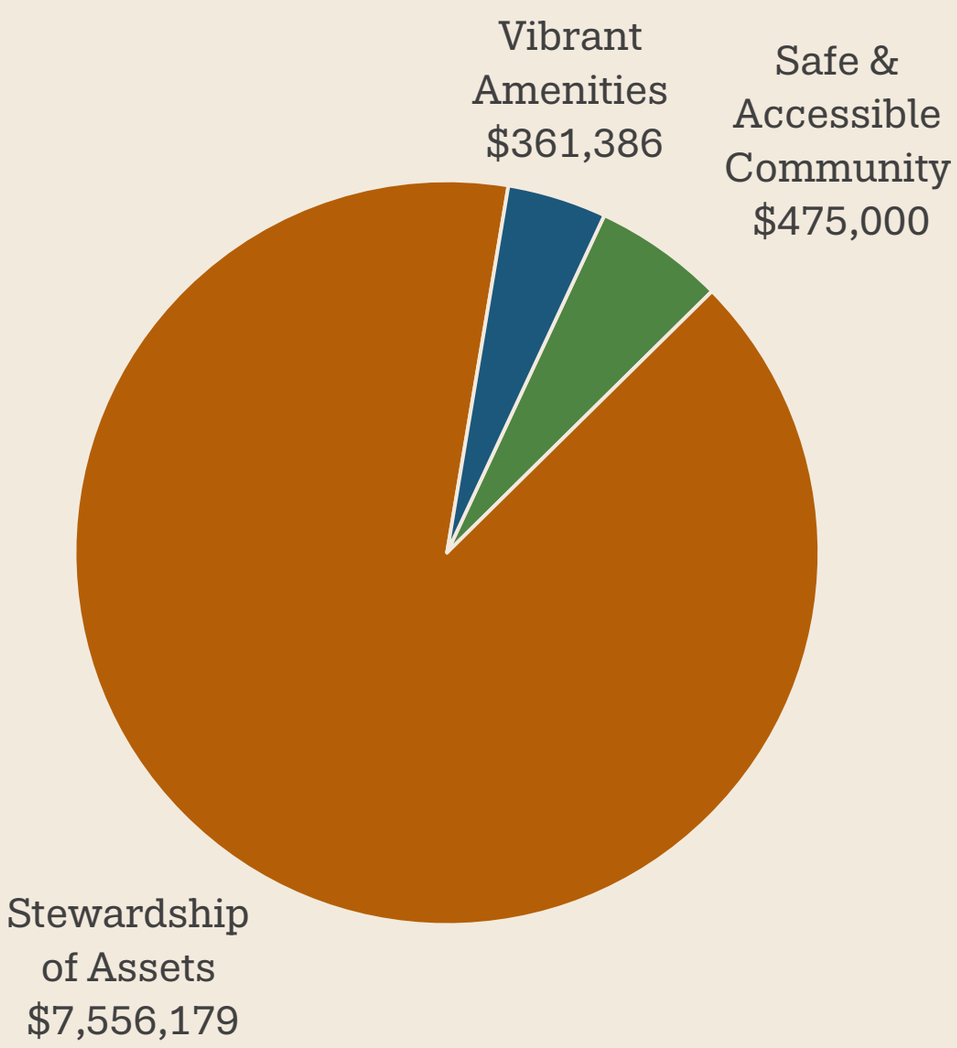
- Value and support a City team that is transparent, accountable, diverse and focused on working together.

Omnibus Overview

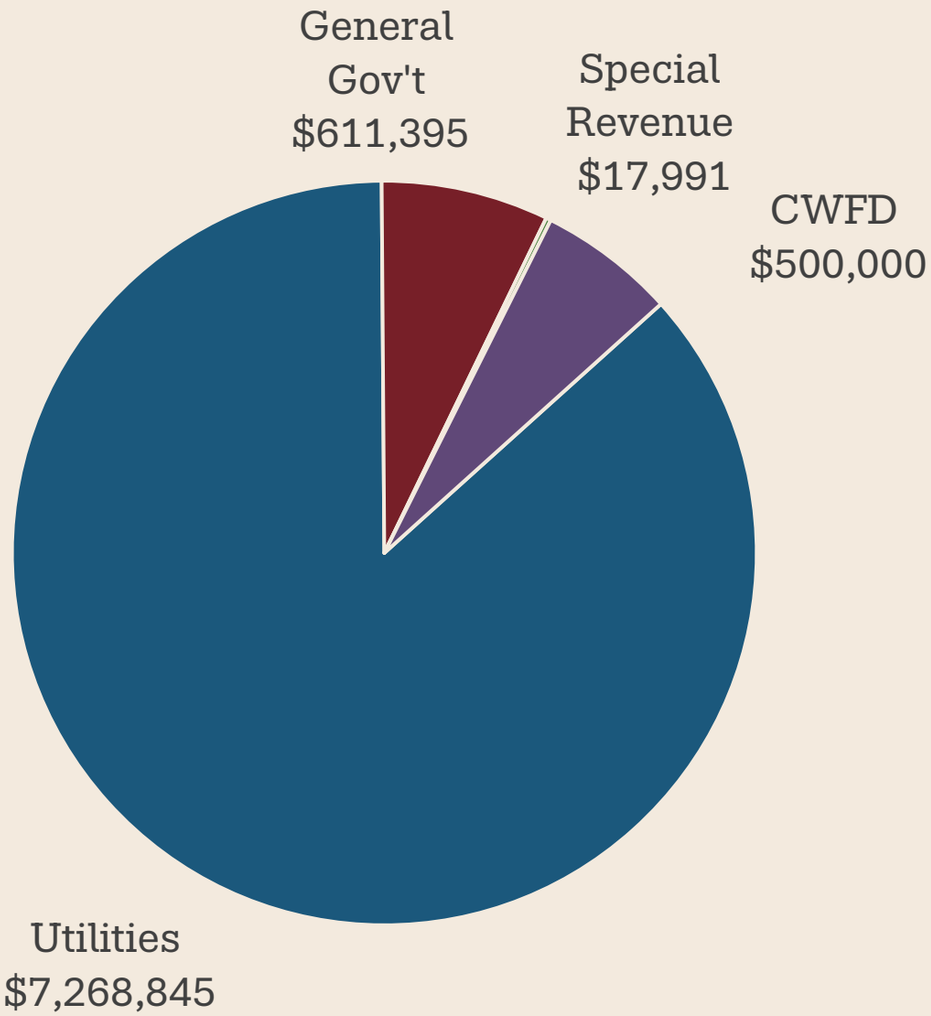
16 Packages - $ 8,392,565

PACKAGE TYPES	SUMMARY
CARRY FORWARD Items budgeted in a previous year with activity continuing into the current year – requests the carry forward and reallocation of unspent budget from the prior year	**2 Packages** **net - $ 7,061,699**
ADMINISTRATIVE Expenses with a dedicated revenue source or items that are technical in nature with a net neutral impact	**7 Packages** **net - $(6,529)**
SUPPLEMENTAL Requests to allocate budget for unanticipated needs that have newly arisen in the current year	**7 Packages** **net - $ 1,337,395**

Packages by Priority



Packages by Dept



Stewardship of City Assets

PACKAGE DESCRIPTION	REASON/PURPOSE	TYPE	AMOUNT
Police Department Remodel	Grant funded furniture purchase for remodel of the PD admin area	Administrative	budget neutral
Debt Funding Adjustments	Correcting entries for debt payment funding	Administrative	budget neutral
Capital Project Adjustments	Merging phases of large projects funded with different funding sources into unified tracking general ledger accounts for tracking	Administrative	budget neutral
Facilities R&R Funding Support	Funding for expense overages/revenue shortfalls in facility costs	Administrative	budget neutral
Facilities – Flood Repair	Flooding repairs and remediation at the Police Department	Administrative	budget neutral
Pension Funding	Small correction to fund support for pension obligations	Administrative	budget neutral

Stewardship of City Assets – *continued*

PACKAGE DESCRIPTION	REASON/PURPOSE	TYPE	AMOUNT
WW Treatment Plant Upgrades	Carry-Forward of 2025 Unspent Capital Budget	Carry-Forward	$7,051,708
Fuel Cost Overages	Fuel cost overages for depts with large vehicles/fleets	Supplemental	$118,000
Relocate Work Crew	Relocating Work Crew to dispatch from Municipal Court	Supplemental	$50,000
City Hall Staff Siting Analysis	Examination of siting considerations for City Hall Staff	Supplemental	$200,000
Lacamas Lake Algae Control	Grant funded ($47k) treatment of the lake with phosphorous	Supplemental	$8,000
Water/Sewer Vehicles	Acquisition of two vehicles for water and one for sewer	Supplemental	$135,000

Safe and Accessible Community

PACKAGE DESCRIPTION	REASON/PURPOSE	TYPE	AMOUNT
Skate Park Security	Addition of camera monitoring for the Skate Park, funded with Opioid Settlement funds	Administrative	budget neutral
C-W Fire/EMS Staffing Costs	Additional personnel budget to ensure adequate funding for overtime and end-of-year cashouts of leave balances	Supplemental	$475,000

Vibrant Community Amenities

PACKAGE DESCRIPTION	REASON/PURPOSE	TYPE	AMOUNT
Lodging Tax Reimbursements	Carry forward unspent budget for reimbursement awards granted in 2025, but received too late in January to make the year-end cut-off	Carry-Forward	$9,991
Legacy Lands Parks Acquisition	Purchase of a parcel of land in the Northshore Legacy Lands for future parks and recreation development	Supplemental	$351,395

Next Steps for the Fall Omnibus

November 2

☑ Workshop

- Introduction

November 16

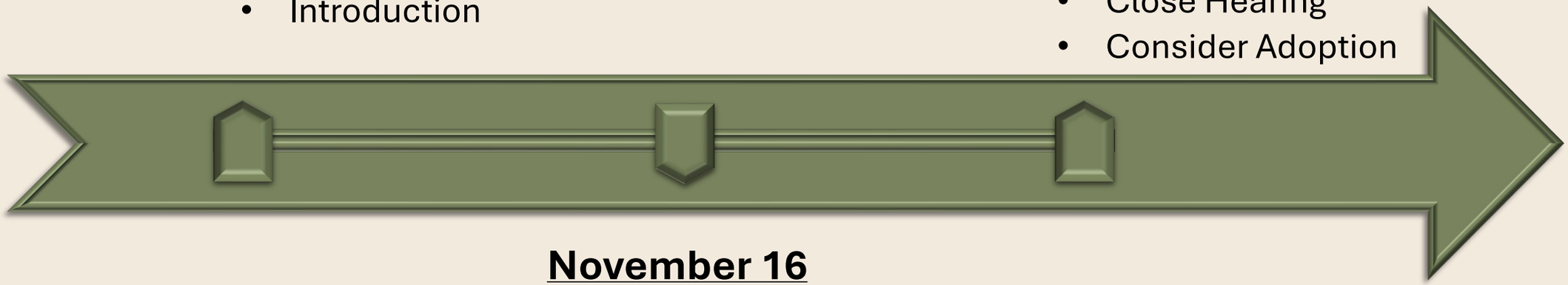
☐ Regular Meeting

- Open Hearing

December 7

☐ Regular Meeting

- Close Hearing
- Consider Adoption



Staff Report

November 2, 2026 Council Workshop Meeting

2026 Fall Omnibus Budget Amendment Presentation
Presenter: Kayla McCauley, Interim Finance Director
Time Estimate: 15 minutes

Phone	Email
360.817.7021	kmccauley@cityofcamas.us

BACKGROUND: This presentation will review the carry forward, administrative, and supplemental budget adjustments requested to amend the 2026 Readopted Budget.

SUMMARY: The 2026 Fall Omnibus consists of two carry-forward items from the 2025 budget, seven supplemental packages for previously unknown budget needs, and seven administrative items that are budget neutral or technical in nature.

BENEFITS TO THE COMMUNITY: The largest omnibus packages by total are utility-related items that involve the stewardship of City assets. Maintaining and replacing assets proactively helps the City to ensure the highest quality utility services to residents as affordably as possible.

STRATEGIC PLAN: This agenda item supports the following key components of the strategic plan. More details will be provided in the presentation to the City Council.

- Stewardship of City Assets - **$7,556,179**
- Safe and Accessible Community **- $475,000**
- Vibrant Community Amenities - **$361,386**

BUDGET IMPACT: The budget impact is $7.06 million in unspent 2025 budget carried into 2026, a small budget reduction of $(6,529) from administrative items, and $1.33 million in new expenses. Overall, the 2026 Fall Omnibus Budget Amendment represents $8.39 million in net appropriations.

RECOMMENDATION: The next step at the November 16, 2026 Council Meeting will be a recommendation to open a Public Hearing to consider public comments. The hearing would remain open until the December 7, 2026 Council Meeting, whereupon staff would recommend closing the public hearing and considering adoption of the ordinance amending the 2026 Adopted Budget.