



COMMUNITY DEVELOPMENT DEPARTMENT

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

January 19, 2021

Degrosellier Development, Inc.
3100 E Evergreen Blvd.
Vancouver, WA 98661
(sent via email bjd@ddc-builds.com)

RE: Washougal River Oaks Cottage Development (SUB20-01) application completeness 2nd review

Dear Mr. Degrosellier,

Thank you for your application resubmittal for the Washougal River Oaks Cottage Development. There are a couple of items that need to be addressed with your application submittal. The purpose of this letter is to inform you that the above application resubmitted on January 11, 2021 has been deemed incomplete in accordance with Camas Municipal Code (CMC) Section 18.55.130. You have 180 days from the date of application to submit the missing information pursuant to CMC 18.55.130.C. If the below requested information is submitted, staff will again verify whether the application is complete.

Items necessary for completeness:

1. The following needs to be shown on the preliminary plat plan pursuant to CMC 17.11.030.B.6:
 - m. Location of any critical areas and critical area buffers (*the geologically hazardous areas need to be shown on the preliminary plat*);
2. The Fish and Wildlife Habitat Conservation report for the Oregon White Oaks is required per CMC 16.61.020 (to be prepared by a biologist) and as stated in the pre-app notes. It is important to note that removal of Oregon White Oaks require a mitigation replacement ratio of 2:1 per CMC 16.51.125. In addition, any tree removal within a critical area zone (i.e. geologically hazardous areas) also requires a mitigation replacement ratio of 2:1 per CMC 16.51.125.

If you have any questions, please contact me at hollenbeck@cityofcamas.us or 360-314-7537 (work cell).

Respectfully,

A handwritten signature in black ink that reads "Lauren Hollenbeck".

Lauren Hollenbeck
Senior Planner

Cc: Anita Ashton, Engineering Project Manager
Robert Maul, Planning Manager