



COMMUNITY DEVELOPMENT DEPARTMENT

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

December 14, 2020

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 review

Dear Mr. Degrosellier,

Thank you for your application submittal for the Washougal River Oaks Cottage Development. There are items that need to be addressed with your application submittal. The purpose of this letter is to inform you that the above application submitted on November 16, 2020 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 applicant must post a development notice sign on the subject property per CMC 18.55.110(H) and email proof of posting.
2. The mailing labels appear to be of the residence addresses, not the property owners. Please submit the mailing address labels of the property owners within 300-feet per 18.55.110.C.
3. The following needs to be shown on the preliminary plat plan pursuant to CMC 17.11.030.B.6:
 - a. A plat map meeting the standards identified in CMC 17.01.050 to include:
 - B.4- The land inventory should include the following
 - a. Total acreage (*this should include the total acreage of each parcel including the undeveloped areas*);
 - b. Total developed acreage;
 - c. Total lot area;
 - d. Total infrastructure (includes storm pond);
 - e. Total tract area (if not included in subsection (B)(4)(d) or (f) of this section);
 - f. Total acreage of critical areas (i.e. wetlands, steep slopes, buffer zones, stream beds, conservation areas);
 - g. Total acreage of recreational open spaces (not included in subsection (B)(4)(e) or (f) of this section i.e., that portion of land set aside for trails).
 - b. Owners of adjacent land and the names of any adjacent subdivision;
 - e. Street lighting and street trees;
 - i. Proposed building envelopes (*including setbacks*);
 - m. Location of any critical areas and critical area buffers (*only a portion of the parcels are shown on the plat maps. One of the plans should show all the parcels that clearly delineates the critical areas and necessary associated setbacks*);
 - o. Location of existing fire hydrants within 500-feet of proposal;

4. Fish and Wildlife Habitat Conservation report for the Oregon White Oaks is required per CMC 16.61.020 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.
5. SEPA Checklist needs a signature. Email a copy of the signature page.
6. Provide proof of email or mailings of the archaeological predetermination report to tribes and DAHP per CMC 16.31.100.A.

Other items to be addressed, but not necessary for application completeness:

7. The TIR needs to be resubmitted using Ecology's current stormwater management manual, which is the 2019 manual. Resubmitted preliminary report is to address all aspects of the minimum requirements for redevelopment, per Figure 1-3.2, Vol. 1, Chapter 3, Page 91. Additionally, the applicant is to specifically address MR #5 Requirements which address LID standards.
8. The geotechnical report only addresses one of the parcels included in the proposed development and needs to be revised to include all parcels involved. Further, a management zone shall be established from all edges of identified erosion or landslide areas per CMC 16.59.090 and needs to be addressed in the geotechnical report.

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

Respectfully,



Lauren Hollenbeck
Senior Planner

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