

**COMMUNITY DEVELOPMENT DEPARTMENT**

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

October 10, 2022

Scott Taylor
 SGA Engineering
 2005 Broadway
 Vancouver, WA 98663
 Sent via email staylor@sgaengineering.com

RE: Lacamas Counseling Center (SHOR22-02) 2nd application completeness review

Dear Mr. Taylor,

Thank you for your application submittal for the Lacamas Counseling Center. The majority of the resubmittal items are completed except as listed below. The purpose of this letter is to inform you that the above application submitted on September 7, 2022, resubmitted October 7, 2022, 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:

Critical Areas Review:

1. Per the pre-application notes, a critical areas report prepared by a qualified professional biologist is required if a proposed development is within, adjacent to, or likely impact a critical area per SMP Appendix C Section 16.51.130. Critical areas applicable include fish and wildlife habitat conservation areas (i.e. Lacamas Lake and Oregon White Oaks) and should be addressed in a critical areas report per SMP Appendix C Section 16.61.020.

In addition to Section 16.51.130 as referenced above, Section 16.61.020.B.3 states the following, *"All shoreline areas, water features, floodplains, and other critical areas, and related buffers within three hundred feet of the project area of the subject parcel or parcels"* shall be addressed in a critical area report for habitat conservation areas. Lacamas Lake is located within 300-feet and its required 150-foot buffer encroaches onto the subject property. As such, Lacamas Lake, including the Oregon White Oaks, need to be addressed in a critical area report for this project. If there are no impacts to the critical areas, a mitigation plan is not required.

Once the application is deemed complete, the City will begin its review of the project application and provide subsequent comments/questions. If you have any questions, please contact me at lhollenbeck@cityofcamas.us.

Respectfully,

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

Lauren Hollenbeck
 Senior Planner