

**COMMUNITY DEVELOPMENT DEPARTMENT**

616 NE 4th Avenue
 Camas, WA 98607
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June 24, 2025

Lisa Harker, PLS Engineering
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Nick Edwards
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Marwan Bahu
 PO Box 744, San Clemente, CA

RE: SUB25-1004: Proposed 38-lot subdivision known as "The Reserve at Green Mountain"

Dear Applicant,

Thank you for your submittal for the proposed 38-lot subdivision (The Reserve at Green Mountain). I am the case planner assigned to this project. The purpose of this letter is to inform you that the application submitted on May 28, 2025, has been deemed incomplete and there are items that need to be addressed before we move forward with the review process.

Once the items below are submitted, staff will review the information to verify whether the application can be deemed complete. As a reminder, staff is not authorized to waive any requirement of the City Code. Any omission or failure by staff to recite applicable code requirements shall not constitute a waiver by the City of any standard or requirement.

The items necessary for completeness are as follows:

PLANNING

- Please submit photo of Development Sign once installed on project site.

Engineering

CMC 17.11.030.B.5 A survey of existing significant trees:

- The applicant submitted a 'Tree Survey-15-Landscape Plan_v1', however it is a plan sheet with details only.

CMC 17.11.030.B.6.b – Owners of adjacent land and the names of any adjacent subdivisions:

- Only adjacent parcel numbers are noted on the plans. Property owner names are not included.

CMC 17.11.030.B.6.f Location, footprint and setbacks of all existing structures on site:

- The footprint of the existing house to remain are shown, but setbacks for the existing house to remain are not addressed in the Setback table.

CMC 17.11.030.B.8:

- The Preliminary TIR (PTIR) was prepared in accordance with Ecology's 2019 SWMMWW. Stormwater is not vested.
- The PTIR is to be revised and resubmitted in accordance with Ecology's **2024 SWMMWW.**
 - An updated PTIR is to be resubmitted addressing the 2024 SWMMWW requirements as noted in the PA24-1029 pre-app notes.
- The PTIR is to be resubmitted with the applicable Stormwater Operation & Maintenance Manual, which is to be the City of Camas Stormwater Sewer System O&M Manual and not the Clark County Stormwater O&M Manual included in Appendix D of the PTIR.

Non-technically complete comments:

- Additional comments may be provided by Staff, City of Vancouver, and Clark County after review of the Transportation Impact Study.

If you have any questions related to this project, please feel free to contact me by email: YSennewald@cityofcamas.us or by phone: (360) 817-7269.

Respectfully,



Yvette Sennewald, Senior Planner