



HSR Capital / Camas Woods LLC

Date: March 24, 2025

To: Hearing Examiner

C/O: City of Camas – Community Development Department

Subject: Follow-Up Statement on CUP24-1001–Camas High School Tennis Court Redevelopment

From: Andy Swanson, CEO | President

On Behalf of: HSR Capital / Camas Woods LLC

Dear Hearing Examiner,

We respectfully submit this letter as a follow-up to our original comment submitted during the SEPA review period for CUP24-1001, the proposed Camas High School Tennis Court Redevelopment project. We appreciate the opportunity to provide additional clarification while the public record remains open.

1. Previous SEPA Comments Not Addressed

Our initial correspondence, which included a description of our access and utility easement appears in the record as Exhibits 26 & 27; however, the accompanying map exhibits were omitted from the project packet available online and as was presented during the hearing. We have attached these exhibits to make sure they are included in the record (see attached maps). Our comments and concerns were not addressed during the public hearing or referenced in the current staff recommended conditions of approval. We respectfully request that our concerns be formally acknowledged and considered as part of the Hearing Examiner's review.

2. Easement Rights and Intent

We would like to restate our position regarding the 60-foot-wide access and utility easement that exists across the northern portion of the Camas High School property, benefiting parcel 178140-000 (owned by Camas Woods LLC).

- At this stage of the Camas Woods entitlement process, it is essential that we retain this easement to ensure flexibility for future access, utilities, and compliance with fire, life, and safety requirements.
- Until final engineering and/or plat approval is granted for Camas Woods, we cannot relinquish our rights to the easement, as it could become critical to site development and emergency access.
- Should the Camas Woods project receive final approvals with no reliance on this easement, we would be open to discussions with the School District and City about vacating or modifying the easement.

3. Potential Impacts of the Tennis Court Project

Although current plans for our Camas Woods project do not show an access road within the easement, it is premature to conclude that it will not be necessary in the future. Removing or obstructing the easement at this stage could compromise future development options or lead to unforeseen delays.

We appreciate the City and the Hearing Examiner's attention to these matters, and we look forward to working collaboratively to ensure successful outcomes for both the Camas School District and our Camas Woods project.

Sincerely,

Andy Swanson
CEO | President
HSR Capital
503.936.8514
andy@hsr-capital.com
www.hsr-capital.com
19120 SE 34th Street #103
Vancouver, WA 98683

Carey Certo

From: Yvette Sennewald
Sent: Friday, March 14, 2025 8:39 AM
To: Carey Certo
Subject: FW: Request Regarding Existing Easement for Planning Case CUP24-1001

From: Steve Waugh
Sent: Thursday, January 2, 2025 3:57 PM
To: communitydevelopment@cityofcamas.us
Cc: Andy Swanson <andy@hsr-capital.com>; Steve Waugh <swaugh@hsr-capital.com>
Subject: Request Regarding Existing Easement for Planning Case CUP24-1001

Dear Yvette,

We are writing regarding Planning Case CUP24-1001 and the recent notice of application for the Conditional Use Permit related to the redevelopment of the Camas High School Tennis Courts.

We kindly request that the applicant and City of Camas include the 60-foot access and utility easement owned by HSR Capital on the tennis center site into the public record for the proposed hearing. Additionally, we ask that this easement be noted on all proposed land use and engineering plans associated with this case. For clarity, we have no immediate plans to relinquish our rights to this easement currently. The easement serves parcel 178140-000 to the north of the tennis center and is under the name Camas Woods LLC, which is an HSR Capital specific project LLC.

For your reference, we have attached several maps provided by our engineer showing the easement highlighted in green along with the recorded document number.

Please let us know if you require any further documentation or additional details.

Thank you for your attention to this matter. We appreciate your assistance.



Steve L. Waugh

Chief Development Officer

📞 360 903 4239 ✉ swaugh@hsr-capital.com

🌐 hsr-capital.com

📍 19120 SE 34th Street #103 Vancouver WA 98683

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Carey Certo

From: Robert Maul
Sent: Monday, January 27, 2025 10:59 AM
To: Yvette Sennewald; Carey Certo
Cc: Alan Peters; Anita Ashton; Curleigh (Jim) Carothers
Subject: FW: Easement for Planning CASE24-1001

Please add to the record.

From: Steve Waugh <swaugh@hsr-capital.com>
Sent: Monday, January 27, 2025 10:10 AM
To: Robert Maul <RMaul@cityofcamas.us>
Cc: Andy Swanson <andy@hsr-capital.com>; Bryce Hanson <BryceH@aks-eng.com>; andreottim <andreottim@aks-eng.com>
Subject: Easement for Planning CASE24-1001

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Robert Maul
City of Camas
616 NE 4th Avenue
Camas, WA 98607
Subject: Easement for Planning Case CUP24-1001

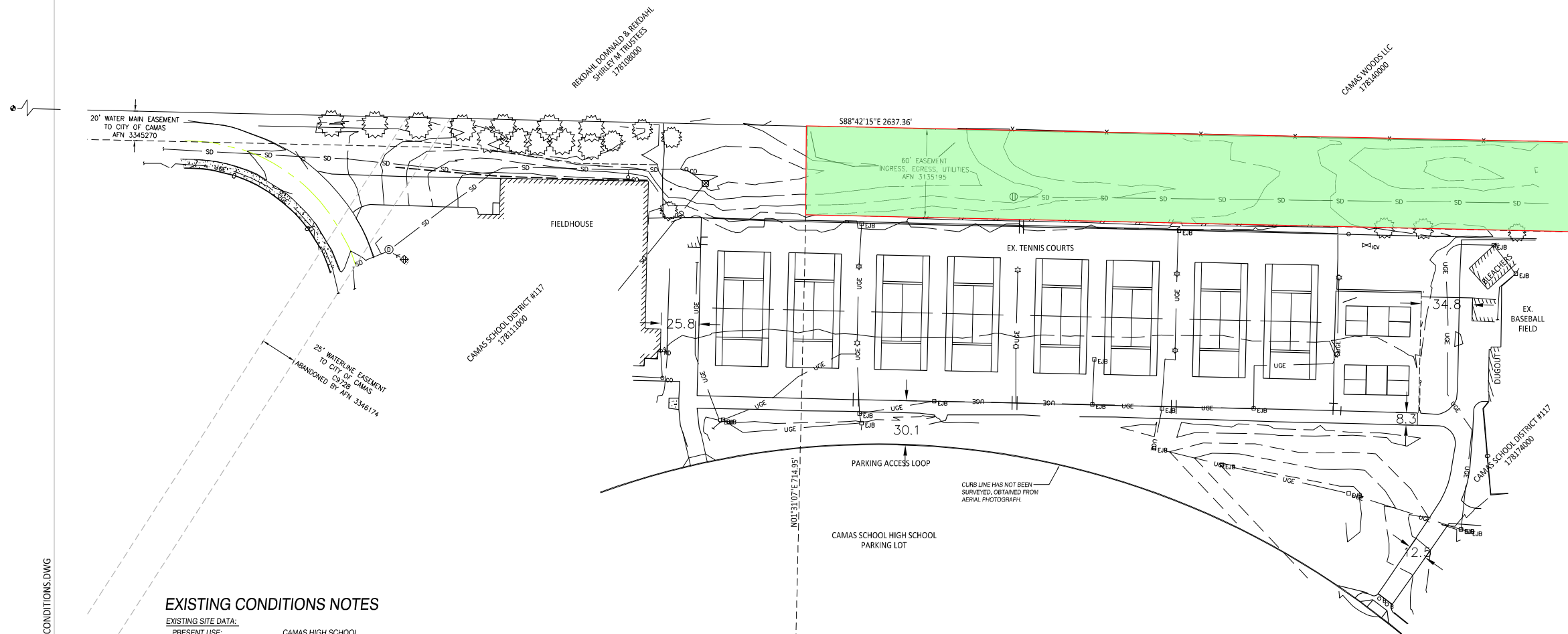
Dear Mr. Maul,

We wanted to confirm that HSR Capital, LLC has no plans to relinquish the 60-foot access and utility easement at this time. We need to keep this option open until our abutting development project Camas Woods is fully entitled and we know for sure that access to the east isn't needed.

Thank you for your understanding. Let us know if you need anything further.

Sincerely,

HSR Capital, LLC
19120 SE 34th Street # 103
Vancouver, WA 98683



EXISTING CONDITIONS NOTES

EXISTING SITE DATA:

PRESENT USE: CAMAS HIGH SCHOOL
 EXISTING ZONING: RESIDENTIAL-7,500 (R-7.5)
 GROSS SITE AREA: PARCEL 178111000 IS 20.31 ACRES (884,704 SF) ACCORDING TO CLARK COUNTY GIS, 32.06 ACRES (1,396,534 SF) ACCORDING TO CLARK COUNTY GIS.
 PROJECT AREA: 3.32 AC (144,798 SF)

TRANSIT ROUTES & STOPS: NONE IN THE VICINITY

EXISTING IMPROVEMENTS NOTES:

EXISTING STRUCTURES:	AS SHOWN
EXISTING DRIVEWAYS:	AS SHOWN
EXISTING PARKING:	AS SHOWN
EXISTING LOADING:	AS SHOWN
EXISTING PEDESTRIAN AND BICYCLE PATHS:	AS SHOWN
EXISTING PASSIVE OR ACTIVE RECREATIONAL FACILITIES OR OPEN SPACE:	AS SHOWN
EXISTING UTILITIES:	AS SHOWN
EXISTING EASEMENTS:	AS SHOWN
EXISTING WELLS:	NONE KNOWN
EXISTING SEPTIC SYSTEMS:	NONE KNOWN

ENVIRONMENTAL & SIGNIFICANT NATURAL CONDITIONS NOTES:

TOPOGRAPHY:	AS SHOWN
WATERCOURSES AND DRAINAGE PATTERNS:	NO MAPPING INDICATORS
100 YEAR FLOODPLAIN:	NO MAPPING INDICATORS
DESIGNATED SHORELINE AREAS:	NO MAPPING INDICATORS
HIGH SEASONABLE WATER TABLE OR IMPERMEABLE SOILS:	NO MAPPING INDICATORS
WATER BODIES AND KNOWN WETLANDS:	NO MAPPING INDICATORS
WETLAND DELINEATION:	NO MAPPING INDICATORS
UNSTABLE GROUND, LANDSLIDE HAZARD AREAS & AREAS HAVING SEVERE EROSION POTENTIAL:	NO MAPPING INDICATORS
AREAS HAVING WEAK FOUNDATIONAL SOILS:	NO MAPPING INDICATORS
SLOPES EXCEEDING 15%:	NONE KNOWN
SIGNIFICANT VEGETATION OR WILDLIFE HABITAT:	NO MAPPING INDICATORS
SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES:	NONE KNOWN
ROCK OUTCROPPINGS:	NONE KNOWN

NOTES:

THE LOCATION OF EXISTING UTILITY FACILITIES HAS NOT BEEN RESEARCHED. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM TIES TO UTILITY PAINT MARKS MADE IN RESPONSE TO "ONE-CALL CONCEPTS" UTILITY NOTIFICATION. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES BY THE RESPECTIVE UTILITY OWNERS, NOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THIS PLAN.

FIELD WORK FOR THIS SURVEY WAS PERFORMED JULY, 2024.

- LEGEND:**
- | | |
|---|---------------------------------------------------|
| ⊙ | EXISTING STORM MANHOLE |
| ⊠ | EXISTING STORM CATCH BASIN (SQUARE) |
| ⊝ | EXISTING STORM CLEAN OUT |
| ⊕ | EXISTING STORM CATCH BASIN (ROUND) |
| ● | FOUND IRON PIPE |
| • | FOUND MONUMENT AS SHOWN |
| ⊙ | FOUND SECTION CORNER AS SHOWN |
| ⊞ | EXISTING BOLLARD |
| ⊞ | EXISTING ELECTRIC JUNCTION BOX |
| ⊞ | EXISTING HOSE BIB |
| ⊞ | EXISTING IRRIGATION CONTROL VALVE |
| ⊞ | EXISTING LIGHT POLE |
| ⊞ | EXISTING BUILDING |
| ⊞ | EXISTING CONCRETE |
| ⊞ | EXISTING ASPHALT |
| ⊞ | EXISTING CYCLONE FENCE |
| ⊞ | REFERENCE PER RECORD OF SURVEY BOOK 71 - PAGE 212 |

BENCHMARK
 THE SITE BENCHMARK IS BASED UPON SAID POINT NO. 1 BEING A SET 1/2" X 30" IRON ROD WITH A RED PLASTIC CAP INSCRIBED "MSI CONTROL".
 ELEVATION = 381.78'

USTA CAMAS HIGH SCHOOL
 CAMAS, WA
EXISTING CONDITIONS PLAN
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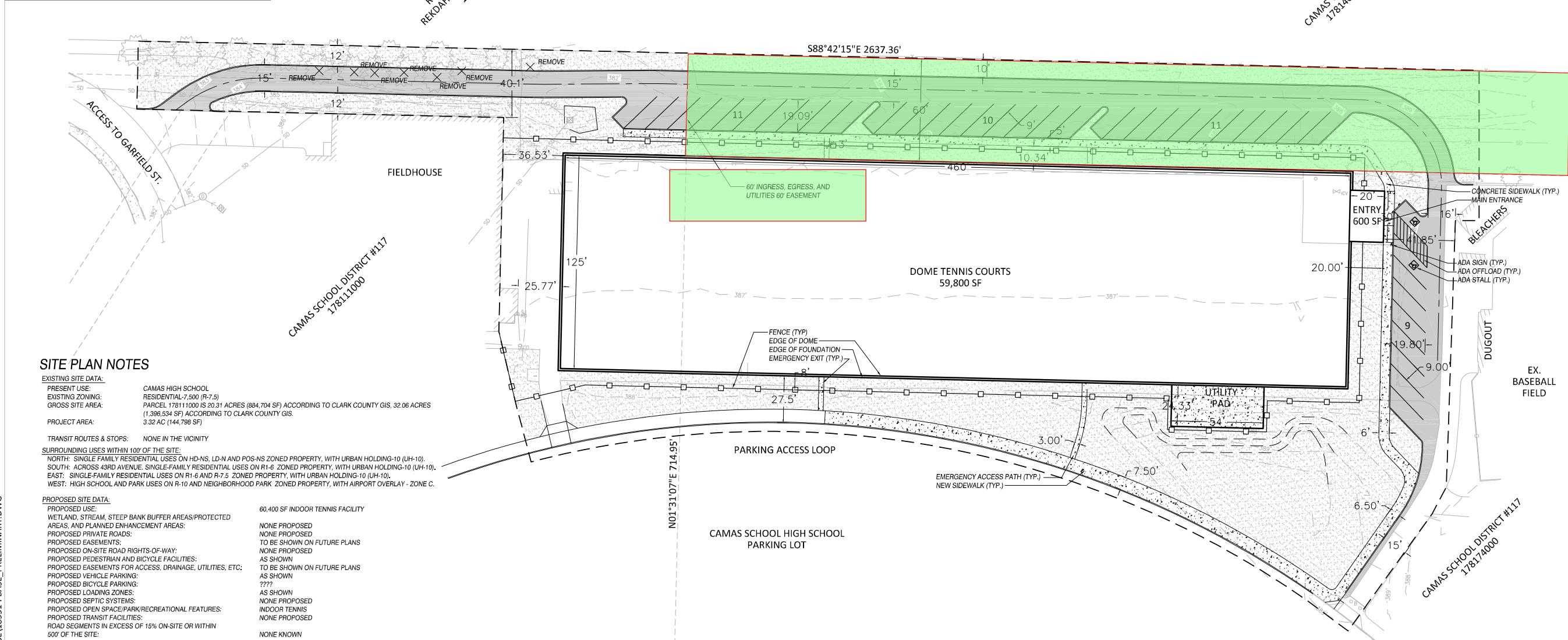
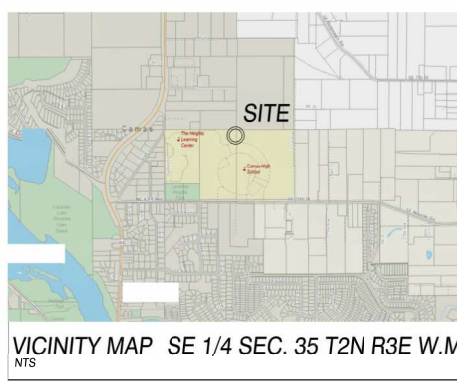
REVISIONS:

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JOB NO.:	18551
DATE:	09/03/24
SCALE:	1"=30'-0"
DESIGNED BY:	JAN
DRAWN BY:	JAN
CHECKED BY:	MS/SM



FILE: W:\18551 USTA COVERED TENNIS CENTER\500 DESIGN\502 DRAWINGS\SHEETS\18551 EX1.0 EXISTING CONDITIONS.DWG



SITE PLAN NOTES

EXISTING SITE DATA:
 PRESENT USE: CAMAS HIGH SCHOOL
 EXISTING ZONING: RESIDENTIAL-7,500 (R-7.5)
 GROSS SITE AREA: PARCEL 178111000 IS 20.31 ACRES (884,704 SF) ACCORDING TO CLARK COUNTY GIS. 32.06 ACRES (1,396,534 SF) ACCORDING TO CLARK COUNTY GIS.
 PROJECT AREA: 3.32 AC (144,798 SF)

TRANSIT ROUTES & STOPS: NONE IN THE VICINITY

SURROUNDING USES WITHIN 100' OF THE SITE:
 NORTH: SINGLE FAMILY RESIDENTIAL USES ON HD-NS, LD-N AND POS-NS ZONED PROPERTY, WITH URBAN HOLDING-10 (UH-10).
 SOUTH: ACROSS 43RD AVENUE, SINGLE-FAMILY RESIDENTIAL USES ON R1-6 ZONED PROPERTY, WITH URBAN HOLDING-10 (UH-10).
 EAST: SINGLE-FAMILY RESIDENTIAL USES ON R1-6 AND R-7.5 ZONED PROPERTY, WITH URBAN HOLDING-10 (UH-10).
 WEST: HIGH SCHOOL AND PARK USES ON R-10 AND NEIGHBORHOOD PARK, ZONED PROPERTY, WITH AIRPORT OVERLAY - ZONE C.

PROPOSED SITE DATA:
 PROPOSED USE: 60,400 SF INDOOR TENNIS FACILITY
 WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS: NONE PROPOSED
 PROPOSED PRIVATE ROADS: NONE PROPOSED
 PROPOSED EASEMENTS: TO BE SHOWN ON FUTURE PLANS
 PROPOSED ON-SITE ROAD RIGHTS-OF-WAY: NONE PROPOSED
 PROPOSED PEDESTRIAN AND BICYCLE FACILITIES: AS SHOWN
 PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC.: TO BE SHOWN ON FUTURE PLANS
 PROPOSED VEHICLE PARKING: AS SHOWN
 PROPOSED BICYCLE PARKING: ????

PROPOSED LOADING ZONES: AS SHOWN
PROPOSED SEPTIC SYSTEMS: NONE PROPOSED
PROPOSED OPEN SPACE/PARK/RECREATIONAL FEATURES: INDOOR TENNIS
PROPOSED TRANSIT FACILITIES: NONE PROPOSED
ROAD SEGMENTS IN EXCESS OF 15% ON-SITE OR WITHIN 500' OF THE SITE: NONE KNOWN
PROPOSED SIGNS: NONE PROPOSED AT THIS TIME
PROPOSED LIGHTING: AS SHOWN ON LIGHTING PLAN
PROPOSED LOTS, TRACTS, ETC.: NONE PROPOSED
EXISTING BUILDINGS TO REMAIN: AS SHOWN ON PLAN
PROPOSED LANDSCAPING (LANDSCAPE PLAN): AS SHOWN ON THE LANDSCAPE PLAN
PROPOSED BUILDINGS: AS SHOWN - INFLATABLE DOME
ABOVE-GROUND UTILITIES: REFER TO CIVIL ENGINEERING PLANS
PROPOSED FENCES: AS SHOWN

ALL PROPOSED ADA ACCESSIBLE PARKING AND AISLES SHALL HAVE A MAXIMUM SLOPE OF 1:48. ALL ACCESSIBLE ROUTES OF TRAVEL MEET ACCESSIBILITY STANDARDS.

IF ANY CULTURAL OR HISTORICAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (DAHP) IN OLYMPIA AND CITY OF CAMAS DEVELOPMENT REVIEW SERVICES MUST BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY SUBJECT TO IMPRISONMENT AND/OR FINES.

SITE PLAN CALCULATIONS

TOTAL SITE AREA	2,281,238 SF
PROJECT AREA	144,798 SF
BUILDING AREA	60,400 SF (41%)
LANDSCAPE AREA	42,454 SF (29%)
PAVED AREA	41,944 SF (30%)

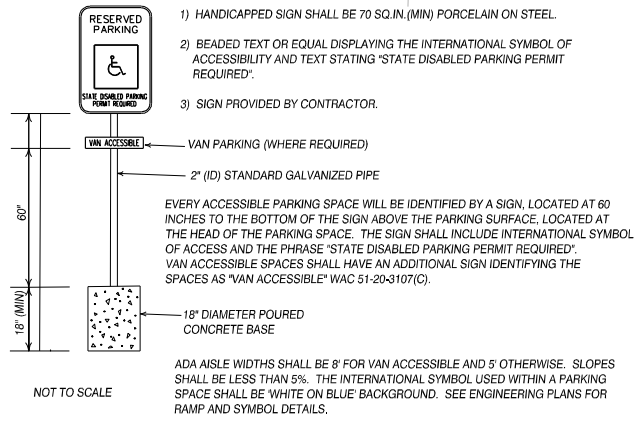
PARKING CALCULATIONS

PARKING REQUIRED

8 TENNIS COURTS, 600 SF GROSS FLOOR AREA OF RELATED USE.
 3 SPACES PER COURT + 1 PER 260 SF RELATED GFA + 1 PER EMPLOYEE
 8 COURTS(3*8)=24 + (600 SF / 260 SF)=2.3(3) + 3 EMPLOYEES=30 REQUIRED SPACES

PARKING PROVIDED

41 STALLS, WHICH INCLUDES THE FOLLOWING:
 41 STANDARD STALLS, WHICH INCLUDES ADA STALLS



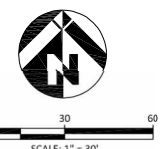
LEGEND:

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- ⊙ EXISTING HOSE BIB
- ⊙ EXISTING IRRIGATION CONTROL VALVE
- ⊙ EXISTING LIGHT POLE
- ⊙ EXISTING BUILDING
- ⊙ EXISTING CONCRETE
- ⊙ EXISTING PAVEMENT
- ⊙ EXISTING CYCLONE FENCE
- ⊙ PROPOSED CYCLONE FENCE
- ⊙ PROPOSED CURB
- ⊙ PROPOSED CONCRETE PAVING
- ⊙ PROPOSED ASPHALT PAVING
- ⊙ PROPOSED BUILDING EDGE AND FOUNDATION
- ⊙ LANDSCAPE AREA
- ⊙ EXISTING TREE TO REMOVE

APPLICANT:
 USTA: UNITED STATES TENNIS ASSOCIATION
 PATRICK DREVES
 9746 SW NIMBUS AVE
 BEAVERTON, OR 97008
 (503) 919-0832
 pdreves@prtw.usta.com

OWNER/APPLICANT:
 CAMAS SCHOOL DISTRICT
 JASEN MCEATHRON, DIRECTOR OF BUSINESS SERVICES
 841 NE 22ND AVENUE
 CAMAS, WA 98607
 360-833-7412
 jasen.McEathron@camas.wednet.edu

CONTACT:
 MACKAY SPOSITO, INC.
 ATTN: STEVEN MCATEE
 18405 SE MILL PLAIN BLVD, SUITE 100
 VANCOUVER, WA 98683
 (360) 695-3411
 smcatee@mackaysposito.com



USTA CAMAS HIGH SCHOOL
 CAMAS, WA
PRELIMINARY SITE PLAN
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REVISIONS:

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