



November 29, 2021

Lauren Hollenbeck, Senior Planner  
City of Camas  
Community Development Department  
616 NE 4th Avenue  
Camas, WA 98607

Project: East Vancouver E-Commerce Center, AHBL No. 2200867.10  
Subject: Response to Comments dated November 22, 2021  
Camas Business Park (SPRV21-06)

Dear Lauren Hollenbeck:

This letter is in response to your comments dated November 22, 2021, regarding the above referenced project. The comments are included below (verbatim) for your reference. Our responses are shown in **bold** after each comment.

**Items necessary for completeness:**

1. Per the pre-application notes, provide a complete list of permit approvals sought by the applicant per CMC 18.55.110.B.

**Response: A memorandum with a list of all land use permits for the project has been included in this resubmittal.**

2. Per the pre-application notes, the mailing labels shall be certified by Clark County assessor per CMC 18.55.110.C.

**Response: The certification information is provided with this resubmittal.**

Site Plan Review

3. Per the pre-application notes, a development sign must be posted per CMC 18.55.1100.H(1-5) and as such provide proof of posting of the sign.

**Response: Proof of posting of the sign is included with this resubmittal.**

4. Per the pre-application notes, an application for site plan review shall also include a written narrative addressing the criteria of approval in CMC 18.18.060 (A-F).

**Response: The narrative has been revised to directly address all approval criteria from CMC 18.18.060 (A-F).**

*Civil Engineers*

*Structural Engineers*

*Landscape Architects*

*Community Planners*

*Land Surveyors*

*Neighbors*

*TACOMA*

2215 North 30th Street  
Suite 300  
Tacoma, WA 98403-3350  
253.383.2422 TEL

[www.ahbl.com](http://www.ahbl.com)



5. Per CMC 18.18.040.A, identify the total amount of square footage to be covered by impervious surfaces.

**Response: The amount of impervious surface for the project has been added to the site plan and to the narrative.**

6. Per CMC 18.18.040.B, a vicinity map showing site boundaries, and existing roads and accesses within the bounding site.

**Response: A vicinity map is provided with this resubmittal.**

7. Per CMC 18.18.040.E, a circulation plan should be provided consistent with CMC 17.19.040.B.10. A circulation plan needs to be provided for onsite circulation and offsite circulation to/from the proposed access roads and driveways.

**Response: A circulation plan is provided with this resubmittal.**

#### Design Review

8. Per CMC 18.19.070, the application for design review shall also include a written narrative that demonstrates compliance with applicable Design Review principles and guidelines per CMC 18.19.050 and the Design Review Manual in addition to the architectural design and landscape standards in CMC Chapter 18.37 Business Park.

**Response: A Design Review checklist with narrative comments is provided with this resubmittal.**

#### SEPA

9. Sign the current SEPA checklist signature page that includes the “penalty of perjury” language. The current SEPA checklist is on the City website.

**Response: A revised SEPA checklist, which includes the “penalty of perjury” language, is included with this resubmittal.**

#### Archaeological Review

10. Per CMC 16.31.160.A.3, provide proof of mailing or emailing the archaeological predetermination report to the tribes.

**Response: A copy of the email is provided with this resubmittal.**

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**Other preliminary project issues noted by staff to be addressed but are not completeness review items:**

Boundary Line Adjustment

1. Application requirements for Boundary Line Adjustments are found in CMC 17.07.030. A narrative is required addressing the approval criteria in CMC 17.07.040.

**Response: A complete BLA submittal package is included with this resubmittal. The package includes a separate application, preliminary BLA map, and narrative to address the approval criteria in CMC 17.07.040.**

If you have any questions, please call me at (253) 383-2422.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bart Brynestad".

Bart Brynestad, PE  
Project Manager

BB/lsk

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