



## COMMUNITY DEVELOPMENT DEPARTMENT

616 NE 4<sup>th</sup> Avenue  
Camas, WA 98607  
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December 6, 2018

Gus Harb  
Provence, LLC.  
701 Columbia Street, Suite 111  
Sent via email guss@harbengineering.com

RE: Larkspur Subdivision (SUB18-03)

Dear Gus Harb,

Thank you for your additional application submittal items via email 11/30/18 for the Larkspur Subdivision project. There are still items that remain to be addressed with your application as described in blue text below. 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. All of the required items may be submitted via email.

Items necessary for completeness:

1. The applicant must post a development notice sign on the subject property per CMC 18.55.110(H) and provide conformation to the City.  
Provided and Completed.
2. The archaeological report does not include proof of mailing or emailing to the tribes, in accordance with CMC 16.31.160. You provided proof of mailing to DAHP, not the tribes. Provide proof of mailing or emailing to the tribes.
3. A current mailing list and mailing labels of owners of real property within 300 feet of subject parcel per CMC 18.55.060(C). CMC 18.55.110.C requires a current mailing list within 30 days prior to application. The list you provided is from July and to ensure an up to date current mailing list is used, staff will obtain this list on your behalf.
4. A current SEPA checklist must be used and can be found on the city website. Our current SEPA checklist on the website has the "penalty of perjury" signature page. This page shall be signed and submitted. For your convenience, I attached the current signature page.
5. Pursuant to CMC 17.11.030.B, a tree survey is required under CMC 18.31.080. An arborist report must be submitted with the tree survey to demonstrate compliance with CMC 18.31.080.B which states (in part), "To the extent practical, existing healthy significant trees shall be retained." Provided and Completed.
6. A traffic study shall be submitted as required per CMC 17.11.030.B.12. Your traffic information report (application item #14) states a traffic study will be prepared and submitted as part of the preliminary plat application. Please remove this statement and resubmit.
7. Clark GIS mapping identifies steep slopes on site. As such, a preliminary geotechnical report shall be submitted as required per CMC Chapter 16.59. CMC 16.59.060 requires a site evaluation and assessment. The geotechnical report submitted with the application was prepared for a different development project. Although we will not deem this as an incompleteness item, a new geotechnical report and fee will be required addressing all the

requirements in CMC Chapter 16.59 including but not limited to CMC 16.59.060- a site evaluation and assessment.

8. The following information shall be addressed on the site and development plans pursuant to CMC 17.11.030.B.6:
  - a. The following standards in CMC Section 17.01.050 shall be included on the preliminary plat map:
    - (A)(2) Existing features such as steep slopes **Not provided. The location of the landslide hazard area need to be shown on preliminary plat for the record.**
    - (B)(3) A land inventory in accordance with CMC 17.01.050.B.4 **Not provided. Needs to be shown on preliminary plat map.**
  - e. Location of street lighting **Provided and completed**
  - o. Location of all existing fire hydrants within 500 feet of the proposal **The existing fire hydrants are not shown.**

**Other preliminary project issues noted by staff to be addressed:**

1. The location of any proposed retaining walls shall be shown on the preliminary grading plans. **Your response indicated no walls are proposed and therefore this requirement is not applicable.**
2. A circulation plan shall be submitted in accordance with CMC 17.19.040.B.10.a. **Provided and completed.**
3. The *Double Frontage Lot* standards in CMC 17.19.030.D.6 apply to proposed lots 1-4, which include the following: **All items below are provided and completed.**
  - a. Per CMC 17.1.030.D.6.a, a 10-foot landscape tract is required, not an easement. Refer to figure 17.19-1.;
  - b. Fences and/or walls shall comply with CMC 17.1.030.D.6.b;
  - c. Architectural design shall comply with CMC 17.19.030.D.6.c;
  - d. A minimum 20-foot setback shall be provided from the property line separating the lot from the tract per CMC 17.19.030.D.6.d.

Once the application is deemed complete, the City will begin its review of the project application and provide subsequent comments. If you have any questions or wish to meet to discuss further, please contact me at (360) 817-7253.

Respectfully,



Lauren Hollenbeck  
Senior Planner