HEARINGS EXAMINER MEETING AGENDA
Tuesday, March 12, 2019, 4:00 PM
City Hall, 616 NE 4th Avenue

I. CALL TO ORDER

II. INTRODUCTION AND INSTRUCTIONS

III. HEARING ITEM

A. Larkspur Subdivision Preliminary Plat Application Public Hearing (File No. SUB18-03)
Presenter: Lauren Hollenbeck, Senior Planner

Larkspur Subdivision Staff Report (SUB18-03)

1_Application

2_Narrative

3_Vicinity Map

4_Pre-Application Report

5_Assessors Map

6_Original Development Plans

7_Revised Development Plans

8_Existing Tree Removal Report

9_Tree Removal and Protection Plan

10_Traffic Analysis Letter

11_Certificate of the Engineer

12_Stormwater Report

13_Preliminary Soils Investigation Memo

14_Preliminary Soils Investigation Report

15_Ownership and Maintenance Narrative

16_Development Sign

17_Reliance letter

19_SEPA Mitigated Determination of Non-Significance

20_SEPA Checklist (SEPA18-21)

21_Department of Ecology Comments (SEPA18-21)

22_Technically Complete Letter

23_Incompleteness Review Letter December 2018

24_Incompleteness Review Letter August 2018

25_Mailing Labels for Property Owners

26_Notice of Development Application

27_Notice of Public Hearing

28_Gus Harb Comment Email

29_Clark Land Design Comment Letter

30_Staff Memo to Hearings Examiner

Index of Exhibits (SUB18-03)

IV. ADJOURNMENT

V. LAND USE DECISION

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that persons with special needs have opportunities to participate. For more information, please call the City Clerk's Office at 360.817.1591.

STAFF REPORT

Larkspur Subdivision

File No. SUB18-03 (consolidated files: SEPA18-21, ARCH18-10)

Type III

Staff Report Date: March 5, 2019

TO	Hearings Examiner	**HEARING DATE**	March 12, 2019
PROPOSAL	The applicant proposes to subdivide 2.09 acres into ten lots.		
LOCATION	6215 NW Larkspur Street		
APPLICANT/CONTACT	Gus Harb- Provence, LLC 701 Columbia St, Suite 11 Vancouver, WA 98660		
APPLICATION SUBMITTED	July 27, 2018	**APPLICATION COMPLETE**	January 2, 2019
SEPA	The City issued a SEPA Mitigated Determination of Non-significance (MDNS) January 10, 2019. The SEPA MDNS was mailed to property owners January 9, 2019 and published in the Post Record on January 10, 2019. Legal publication #118540.		
PUBLIC NOTICES	Notice of Application was mailed to property owners within 300 feet of the site on January 9, 2019, and published in the Post Record on January 10, 2019. Legal publication #118450. Notice of public hearing was mailed to property owners within 300 feet of the site and published in the Post Record February 28, 2019. Legal publication #149040.		

APPLICABLE LAW: The application was submitted on July 27, 2018 and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code (CMC) Title 16 Environment, Title 17 Land Development, and Title 18, specifically (but not limited to): Chapter 18.11 - Parking, Chapter 18.13 - Landscaping, and Chapter 18.55 Administrative Procedures.

CONTENTS

SUMMARY

Application has been made to the City of Camas for preliminary plat approval for a 10-lot single-family residential subdivision located at 6215 NW Larkspur Street in the R-7.5 single-family residential zone. The preliminary plat proposal would segregate 2.09 acres into 10 lots ranging in size from 6,915 square feet to 8,913 square feet. The proposal includes a tract for a landscaping buffer.

The subject property is bordered to the north by The Village at Camas Meadows subdivision, to the west and south by single-family residences and to the east by NW Larkspur Street. East of NW Larkspur Street is the Larkspur Estates Subdivision. The site is accessed from the north via The Village at Camas Meadows subdivision. The site slopes downward from the southwest corner towards the northeast corner and is covered with low-lying vegetation and scattered trees. There was a residential home on site, which has now been removed.

The proposed preliminary plat does or can comply with the applicable standards of the Camas Municipal Code (CMC) and Revised Code of Washington (RCW).

FINDINGS

Title 16 Environment

STATE ENVIRONMENTAL POLICY ACT (FILE #18-21)	CMC CHAPTER 16.07

A SEPA checklist was submitted and a Mitigated Determination of Non Significance (MDNS) was issued January 10, 2019 as the proposed development includes more than ten residential dwelling units per CMC 16.07.020.A.1. The mitigation measure identified in the SEPA MDNS will need to be complied with (See Exhibit 27). The comment period ended January 24, 2019 and comments were submitted by the Department of Ecology (See Exhibit 21), which requires the utilization of clean fill only and proper erosion control measures.

> **FINDING:** Staff finds the mitigation measure identified in the SEPA MDNS will need to be complied with.

ARCHAEOLOGICAL RESOURCE PRESERVATION (FILE #18-10) CMC CHAPTER 16.31

The applicant provided an archaeological predetermination report that is consistent with CMC 16.31.090. Based on the report, no further archaeological work is necessary at this time. The report and findings are not subject to the open public records act and as such, the City cannot disclose the results. A note should be added to the face of the final plat that include inadvertent discovery language as required by the State Department of Archaeology and Historic Preservation.

> **FINDING:** Staff finds if potential artifacts are discovered during the course of construction, work must immediately cease and both State Department of Archaeological and Historic Preservation and the City shall be notified.

CRITICAL AREAS CMC CHAPTER 16.51

CMC Chapter 16.59.060(C) Geotechnical Evaluation and Assessment-

Clark County GIS mapping identified the subject property with an area of geologically hazardous areas (i.e. steep slopes) and therefore a geotechnical report pursuant to CMC 16.59.060. The applicant submitted a Geotechnical Report prepared by GeoDesign, Inc. dated September 21, 2016 (Exhibit 14), which identified slopes up to 25% in the southwest corner of the property. However, the report was prepared based on a different development proposal, which included fewer lots and use of retaining walls. Per the applicant, the current proposal does not include the use of any retaining walls. As such, a Reliance letter dated January 30, 2019 prepared by GeoDesign, Inc. acknowledging the applicant's desire to utilize and rely on the information in the September 21, 2016 Geotechnical Report, subject to the general conditions outlined in the Reliance letter (See Exhibit 17). However, staff finds the applicant should prepare and submit a Geotechnical Report specific to the current land development proposal.

> **FINDING:** Staff finds a revised site specific Geotechnical report should be prepared for the current development proposal and submitted to the City for review prior to engineering plan approval. The applicant should comply with the geotechnical report recommendations of the revised to report to minimize any potential hazards associated with construction.

Title 17 Land Development

SUBDIVISION (FILE #18-03) CMC CHAPTER 17.11

CMC Chapter 17.11.030(D) Criteria for Preliminary Plat Approval:
The hearings examiner decision on application for preliminary plat approval shall be based on the following criteria:

1. **The proposed subdivision is in conformance with the Camas comprehensive plan, parks and open space comprehensive plan, neighborhood traffic management plan, and any other city adopted plans;**

Comprehensive Plan
The subject property is designated as Single-Family Medium in the City's Comprehensive Plan, which includes the Single-Family Residential (R-7.5) zone designation. Citywide Housing Goal H-1 states, "Maintain the strength, vitality, and stability of all neighborhoods and promotes the development of a variety of housing choices that meet the needs of all members of the community." To facilitate alternative housing choices, affordable housing and ageing readiness within the City of Camas, accessory

dwelling units (ADU's) are an allowed use within residential zones under CMC 18.07.040 Table 2 and therefore should not be precluded in the CC&R's.

Transportation policies T-2.1 and T-2.3 emphasize enhancing alternative transportation choices such as walking and biking by seeking shortcuts in route planning and providing pedestrian and bicycle linkages in the construction of cul-de-sacs, which is further discussed below in criteria 3.

Overall, the 2035 City of Camas Comprehensive Plan supports the subdivision through a number of land use policies such as the following:

- LU Policy 1.3: Maintain compatible use and design with the surrounding built and natural environments when considering new development or redevelopment.
- LU Policy 3.3: Encourage connectivity between neighborhoods (vehicular and pedestrian) to support citywide connectivity and pedestrian access.
- LU Policy 3.4: Camas residents are protective of the small-town ambiance and family-friendliness of the community. Discourage exclusive neighborhoods, privacy walls, and gated communities.

Parks and Open Space Comprehensive Plan

The City of Camas adopted and updated the Parks, Recreation, and Opens Space (PROS) plan in 2014. The subject site is generally located in an area identified by the PROS as needing a Neighborhood Park (NP-1). Like most capital facility plans, the PROS is intended to act as a general guideline as to where to locate key facilities. One of the key criteria for citing a neighborhood park is as follows:

> "Neighborhood park sites should be 5 to 10 acres in size. The minimum size for neighborhood parks is 3 acres when land constraints do not allow a larger site."

The City of Camas Parks and Recreation Manager assessed the area and determined that it does not meet the necessary criteria for a successful neighborhood park site. As such, the applicant is not required to provide any parks and recreational open space to the public. However, the applicant is strongly encouraged to provide private recreational amenities to serve the proposed neighborhood.

Neighborhood Traffic Management Plan

The Neighborhood Traffic Management Plan (NTM) identifies the need for installation of acceptable traffic calming features when a proposed development will generate 700 Average Daily Trips (ADT) or more. The submitted Transportation Impact Report (TIR) indicates that this project is expected to generate 76 ADT and therefore is not subject to this requirement.

FINDING: Staff finds the submitted TIR clearly demonstrates the ADT threshold of 700 ADT will not be met and the proposed project can or will be compatible with the aforementioned City adopted plans.

2. Provisions have been made for water, storm drainage, erosion control and sanitary sewage disposal for the subdivision that are consistent with current standards and plans as adopted in the Camas Design Standard Manual;

Water: There is an existing 8-inch diameter ductile iron water main, located on the west side of NW Lambert Lane, which was stubbed to the southernmost property boundary of The Village at Camas Meadows, Ph. 1. The applicant has proposed to connect to the existing 8-inch water main and extend the water main to the end of the proposed cul-de-sac to the south.

Individual water services will be provided to each lot with meter boxes located in the proposed planter strips. Fire hydrants will also be installed in accordance with Camas Design Standards Manual (CDSM) and Fire Department requirements. Any irrigation meters proposed, for locations other than individual lots, will be required to be privately owned and maintained by the HOA and will require acceptable

backflow prevention devices (BPD). The water main, irrigation meter, water services and meters, and fire hydrant will be located in the public right-of-way that will serve the proposed lots.

Staff finds that the applicant will be conditioned, prior to final acceptance, to provide an acceptable backflow device (BFD) and backflow testing report for any private irrigation service. Additionally, prior to occupancy of each home with an irrigation system, the builder should submit acceptable BFD testing for each irrigation meter installed and provide said testing results to the city. Staff finds a note should be added to the face of the final plat that requires yearly backflow testing for any private HOA irrigation service and for privately owned irrigation meters on individual lots.

> **FINDING:** Staff finds that as conditioned the applicant can and will provide water system improvements consistent with the City's standards.

Storm Drainage: Per the preliminary stormwater technical information report (TIS), prepared by Harb Engineering, Inc. and dated July 2018, the applicant is proposing to construct a 10-lot single family residential subdivision on 2.09 acres of undeveloped land. The site slopes downhill from the south to the north eastern boundary of The Village at Camas Meadows Phase 1. Additionally, the site is impacted from offsite surface water that flows from the south, northeasterly to, and across the proposed development. The offsite surface water flows originate from a large undeveloped parcel, approximately 13.47 acres, that is covered with trees, shrubs, and a grassy field.

The applicant is proposing a perimeter french drain system to collect the offsite surface water flows. Additionally, the roof drains from the individual single family residences are proposed to tie into the perimeter french drain system. Stormwater from the road, sidewalks, and yards will be directed into two structures located at the northern most end of the new roadway. One structure is a catch basin at the northwest corner which will drain east to the second structure that will provide stormwater treatment. The treatment structure, shown to be within the public roadway, is located at the northeast corner of the new road. The treated stormwater will then be conveyed via an underground storm pipe to a series of onsite manholes and ultimately directed into the previously constructed stormwater system located in NW Camas Meadows Drive. As the new road is to be a public road, the stormwater treatment structure is to be moved outside of the public roadway, placed within a Tract, and to be owned and maintained by the homeowner's association (HOA). The City is to be granted a right-of-entry for purposes of inspections and conditioned as such.

This project site was included in the stormwater report and DA for the "Parklands Executive Residential Subdivision and Parklands Business Park" that allows for stormwater to be discharged from the site, after water quality treatment but without detention, into the stormwater conveyance system for NW Camas Meadows Drive and the Parklands Business Park and Subdivision thereby released into the wetlands, flowing overland, and into Lacamas Lake.

Staff finds that the applicant will be conditioned to submit a final stormwater report (TIS) to the City for review and approval, prior to final engineering plan approval. The final report is to verify that the perimeter french drain system has been sized adequately for the collection of both the offsite stormwater and the individual roof drains that are tied into this system. Additionally, the report is to provide the required documentation, per Ecology's 2014 SWMMWW, addressing the feasibility/infeasibility of LID BMPs.

A note should be added to the final plat that the stormwater system, which includes the perimeter french drain system, the stormwater treatment structure, and the manholes located outside of the roadway, are to be owned and maintained by the HOA with a right-of-entry granted to the City for purposes of inspections.

FINDING: Staff finds that as conditioned the applicant can and will make adequate provisions for stormwater control, conveyance, and water quality treatment.

Erosion Control: Adequate erosion control measures can or will be provided during the site improvements contemplated for this subdivision in accordance with adopted city standards. The Erosion Sediment Control (ESC) plans will ultimately be submitted to the City for review and approval prior to any ground disturbing activities. The applicant will be required to provide an Erosion Control Bond, per CMC 17.21.050.B.3, prior to final engineering plan approval and will be conditioned as such.

Additionally, the applicant will provide a copy of both their Stormwater Pollution Prevention Plan (SWPPP), which is a part of their application for their NPDES General Construction Stormwater Permit (GCSWP) that is required through the Washington State Department of Ecology for ground disturbing activities of one acre or more, and their NPDES GCSWP, prior to approval of the engineering plans and will be conditioned as such.

FINDING: Staff finds that adequate provisions for erosion control can or will be made as conditioned.

Sanitary Sewage Disposal: The applicant is proposing to tie into the existing 3-inch PVC sanitary sewer system that was stubbed south from The Village at Camas Meadows Phase 1 development located north of the proposed development. The effluent flows from this development would be routed to the existing Camas Meadows pump station, with the solids retained in individual tanks located on individual lots.

The applicant is proposing to install a Septic Tank Effluent Pressure (STEP) sewer system to serve the proposed lots. The system will consist of individual underground Roth STEP Tanks to be installed at the time of home construction on each lot. The tanks will retain the solids and the effluent will gravity flow out of the tank and into the STEP mainline where the flow will then be conveyed to the existing pump station. The City will maintain the individual STEP tank systems once home construction is completed. As conditioned, a note should be added to the final plat that the individual lot owners will be responsible for the cost and installation of the individual systems at the time of home construction. A right-of-entry will be granted to the City for the maintenance and repair of said STEP tanks.

Existing wells, septic tanks and septic drain fields: CMC 17.19.020 (A 3) requires abandonment of existing wells, septic tanks, and septic drain fields. Any existing wells, septic tanks, and drain fields should be properly abandoned in accordance with State and County guidelines prior to final plat approval. If applicable, any water rights associated with the abandoned well(s) should be transferred to the City.

FINDING: Staff finds that adequate provisions can or will be made as conditioned for water, storm drainage, erosion control and sanitary sewage disposal which are consistent with the Camas Municipal Code and the Camas Design Standard Manual.

3. Provisions have been made for road, utilities, street lighting, street trees and other improvements that are consistent with the six-year street plan, the Camas Design Standard Manual and other state adopted standards and plans;

Roads: The proposed development is located west of NW Larkspur Street and south of NW Lambert Lane. The applicant is not proposing to provide any connectivity to NW Larkspur Street. NW Larkspur Street is designated as an existing 2-lane collector and is currently under construction to upgrade to a 3-lane collector. NW Lambert Lane is a 2-lane local road that currently dead-ends at the northern most boundary of the proposed development. The applicant is proposing to extend the existing road to the south, approximately 220-feet, to dead-end at a cul-de-sac. The applicant is proposing a cul-de-sac,

which will consist of a 35-foot public right-of-way radius, a 28-foot paved surface, curb & gutter, and attached 5-foot sidewalk. The proposed dead-end, with a cul-de-sac as a turnaround for emergencies vehicles and garbage and recycling vehicles, is consistent with the minimum standards per CMC 17.19.040.10.b for cross-circulation. The public street section proposed for the interior street to the site, is consistent with the public street section noted on CMC 17.19.040.B.8 Table 17.19.040-2 Minimum Public Street Standards. This street will consist of a 52-foot width right-of-way, a 28-foot paved surface, a 5-foot detached sidewalk and planter strips on both sides, and parking restricted to one side only. The proposed street section is the minimum allowable and requires approval from the City Engineer. The City Engineer supports the proposed street standards as shown.

[Pedestrian Circulation]: CMC 17.19.040.B.10.b.ii, requires a direct pedestrian or bicycle connection to the nearest available street or pedestrian oriented use when a cul-de-sac or dead-end is proposed. A cul-de-sac is proposed at the end of NW Lambert Lane. Staff finds a condition of approval is warranted for a 10-ft. wide pedestrian/bicycle easement with a 6-ft. paved surface to be provided between lots 1 through 4 that will connect NW Lambert Lane with NW Larkspur Street, including a plat note addressing ownership and maintenance responsibilities.

Utilities, Street Lighting, and Other Improvements:
[Street Lighting]: LED Street lighting will be installed along all street frontages in accordance with the Camas Design Standards Manual (CDSM). Street light locations are to be shown on the construction plans. Electrical plans are to be submitted for review and approval by the City prior to submittal to Clark Public Utilities.

[Street trees and Landscaping]: CMC 17.19.030.F.1 requires one 2-inch diameter street tree in the planter strip of the right-of-way for each dwelling unit. The proposed street tree locations are shown on the Preliminary Landscape Plan, Sheet P-07 (Exhibit 7) in compliance with this requirement. The applicant will also be required to provide acceptable fencing and landscaping behind lots 1-4 in accordance with CMC 17.19.030.D.6 *Double Frontage Lots* as further discussed under criterion 5 below. Additionally, prior to final engineering approval, the applicant is to show proposed driveway locations for each lot to ensure that street trees are not impacted and conditioned as such.

As conditioned, the street tree plantings and other landscaping, as discussed throughout this report, should be included on the landscaping plans with final engineering plan submittal for the site improvements. All landscaping should be installed or bonded for prior to final plat acceptance.

> **FINDING:** Staff finds that the applicant can or will make adequate provisions as conditioned for roads, utilities, street lighting, street trees, and other improvements that are consistent with the six-year street plan, the Camas Design Standard Manual and other state adopted standards and plans.

4. Provisions have been made for dedications, easements and reservations;

The application submittal does not include any private easements for the proposed perimeter french drain system shown on Lots 1-10, the storm treatment structure, or the manholes located on Lot 1. A condition of approval will be necessary to provide said easements on the construction drawings and on the final plat.

A homeowner's association (HOA) will be required for this development. A copy of the CC&R's for the development will need to be submitted to the City for review and approval. Additionally, the City is to receive a copy of the recorded CC&R's at time of Final Plat. Specifically, the applicant is to make provisions in the CC&R's for ownership and maintenance of the French drain system, storm treatment

structure and manholes, fencing, trails, landscaping, irrigation, and easements outside of the City's right-of-way. Further, all necessary easements, dedications, and tracts should be noted on the final plat.

> **FINDING:** Staff finds that adequate provisions for dedications, easements and reservations as conditioned can or will be made by the applicant at the time of final platting.

5. The design, shape and orientation of the proposed lots are appropriate to the proposed use;

Lot sizes and dimensions: The subject property is located within the single-family residential (R-7.5), which requires an average lot size of 7,500 square feet. The applicant proposes to exceed the average lot size requirement, which is permitted, but not more than 500 square feet as required per footnote 4 of CMC 18.09.040 Table 1. The required minimum 40 x 40 building envelopes are met and shown on the preliminary plat with the following required minimum setbacks: front yard 20-feet, side yard 5-feet, rear yard 25-feet (except the double-frontage Lots 1-4 will provide a 20-foot rear yard setback as described below).

Double-frontage lots: The preliminary plat proposed double frontage lots at Lots 1-4 adjacent to NW Larkspur Street. *"Double Frontage lots shall be avoided"* per CMC 17.19.030.D.6 except where the lots are adjacent to an arterial or collector; NW Larkspur Street is an Arterial Road. Consistent with CMC 17.19.030.D.6.a, the applicant has provided a 10-ft. wide landscape tract along the rear property lines of Lots 1-4 as shown on the preliminary plat sheet P-02 (See Exhibit 7). The landscape tract should include a minimum 2-inch caliper tree every thirty feet on center, three-foot tall shrubs that form a continuous screen and groundcover plants that fully cover the remainder of the landscape area per CMC 17.19.030.D.6.a. A 4-foot tall sight obscuring fence or masonry wall should be located at the line that separates the lot from the 10-foot tract per CMC Figure 17.19-1 and include columns or physical indentations every fifty lineal feet per CMC 17.19.030.D.6.b. Subject to CMC 17.19.030.D.6.d, a 20-foot setback is required from the property line separating the lot from the tract. The rear building elevations facing SW 40th Street should maintain the architectural design of the front building façade to avoid blank walls per CMC 17.19.030.D.6.c.

> **FINDING:** Staff finds the proposed lot sizes conform to the requirements of the R-7.5 zone and complies with the maximum allowable density of 5.8 du/acre. The application meets the single-family development standards of CMC 18.09.040 Table 1 and 2. Lots 1-4 will need to comply with the development standards for double frontage lots in CMC 17.19.030.D.6(a-d).

6. The subdivision complies with the relevant requirements of the Camas subdivision and zoning codes, and all other relevant local regulations;

CMC Section 17.19.030.A Environmental Regulations:
Relates to the preservation of significant trees and states, "*In addition to meeting the requirement of CMC Chapter 18.31, Tree Regulations, every reasonable effort shall be made to preserve existing significant trees and vegetation, and integrate them into the land use design.*" CMC 18.31.080.B further states, *"To the extent practical, existing healthy significant trees shall be retained. Preservation of groups of significant trees, rather than individual trees shall be preferred."* Out of the 33 trees present on site, all of the trees are planned for removal. The Tree Removal and Preservation letter from Clark Land Design, LLC (See Exhibit 8) stated that the majority of the existing trees on site conflict with new homes, roads, and utilities, are in poor health or dead, or subject to potential windthrow as identified on the applicant's tree survey (See Exhibit 9). However, the initial tree plan sheet P-06 (See Exhibit 6) submitted to the City identified significant trees (numbers 3, 4, 10, 15, 26, 27 and 33) that are located at the edge, or in some cases outside, of the building envelopes for potential preservation. Staff encourages the applicant to reassess these trees at construction for possible retention. Trees to be preserved should be

identified on the final engineering plans. For trees proposed for retention on lots, the applicant should install tree protection fencing on the outer perimeter of the critical root zone during construction.

CMC Section 15.50.090 Clearing and Grading Standards:
CMC 15.50.090.A requires clearing and grading activities be conducted as to minimize potential adverse impacts to the vegetation, drainage and other natural features of the land. Clearing and grading should be conducted in a manner to preserve and enhance the city of Camas aesthetic character to include the preservation of unique landforms and natural features per CMC 15.50.090.E. Further, CMC 15.50.100.B requires the minimization of clearing and grading on slopes greater than 15%. Residential land development projects with steep slopes often include retaining walls for flatter lots.

Per the applicant's narrative, the site was designed to access from the Village at Camas Meadows Phase 1 development from the north due to the steep slopes on site, thereby eliminating the need of major grading, extensive cuts/fills, and the need for placing retaining walls within the site. Although the proposed subdivision does not include any retaining walls at this time, the preliminary grading plan indicates final grades ranging from 7.2% to 20.2%. Staff finds a condition of approval is warranted if retaining walls are proposed with the final engineering plans and therefore the project would be subject to the requirements of CMC 18.17.060 *Retaining walls*, which addresses both interior and exterior facing walls. To minimize clearing and grading and to further highlight the existing aesthetic landscape character of Camas, a revised clearing and grading plan should be submitted in compliance with CMC 18.17.060 *Retaining walls* prior to final engineering plan approval.

> **FINDING:** As stated in the responses to criteria in this staff report and as conditioned herein, this proposal can or will meet all relevant codes, regulations, ordinances and other requirements as identified herein.

7. Appropriate provisions are made to address all impacts identified by the transportation impact study;

The applicant submitted a Traffic Information Report, prepared by HARB Engineering, on December 10, 2018. The report evaluated estimated trip generations based on the number of lots (10). The report used the trip generation rates from the ITE Trip Generation Manual (9th Edition, 2012), ITE code #210 – Single Family, in order to determine the number of trips generated per weekday.

The findings in the Traffic Information Report were as follows:

- The proposed development is expected to generate 76 daily, 6 AM peak hour (1.5 in, 4.5 out), and 8 PM peak hour (5.04 in, 2.96 out) net new trips.
- Based on the number of trips generated, and per the Camas Design Standards Manual – Transportation Impact Study Guidelines, when the vehicles per day (VPD) are 199 vpd or less, a Traffic Study was not required.

The Traffic Information Report did identify any potential adverse impacts to the area roadways.

Staff finds that there are no impacts needing mitigation associated with this development's traffic impacts to the area roadways based on the applicant's Traffic Information Report.

See detailed comments under the approval criteria number 3 above, within this Section.

> **FINDING:** Staff finds that this proposal can or will meet any impacts identified by the transportation impact study.

8. Appropriate provisions for maintenance of privately owned common facilities have been made;

A Homeowner's Association will be required for this development including Conditions, Covenants, and Restrictions (CC&R's) to ensure there are adequate and appropriate measures in place for the perpetual ownership and maintenance of trails, fencing, landscaping, french drain system located on Lots 1-10, the stormwater filter vault, and the stormwater manholes located at the northwest corner of Lot 1 within the landscape buffer area. Additionally, the CC&R's are to state that the City shall have right-of-entry to inspect the stormwater treatment vault and storm manholes. A note to this effect is warranted on the face of the final plat.

> **FINDING:** Staff finds that adequate provisions for maintenance of privately common owned facilities can or will be made as conditioned.

9. Appropriate provisions, in accordance with RCW 58.17.110, are made for: The public health, safety, and general welfare, and (b) the public use and interest will be served by the platting of such subdivision and dedication;

The applicant is proposing privately owned and maintained tracts for fencing, landscaping, and a trail connection. Furthermore, the applicant is providing adequate and appropriate utilities for stormwater, water, and sanitary sewer that will be dedicated to the public. The applicant will also provide sidewalks with the proposed street construction for adequate pedestrian mobility.

> **FINDING:** As discussed throughout this report, staff finds that the subdivision can be conditioned to provide the appropriate provisions for public health, safety, general welfare, and assure safe walking conditions for pedestrians.

10. The application and plans shall be consistent with the applicable regulations of the adopted comprehensive plans, shoreline master plan, state and local environmental acts and ordinances in accordance with RCW 36.70B.030;

> **FINDING:** Staff concurs that the proposed subdivision can or will meet the requirements of RCW 58.17 and other applicable state and local laws that are in at the time of final platting. The final plat will be processed in accordance with the requirements of CMC 17.21.060.

PUBLIC COMMENTS

As of the writing of this staff report, staff received written SEPA public comments from the Department of Ecology (See Exhibit 21).

CONCLUSION

Based on the above findings and discussion provided in this staff report, staff concludes that the Larkspur Subdivision (SUB18-03) should be approved, because it does comply with the applicable standards if all of the conditions of approval are met.

RECOMMENDATION

Staff recommends APPROVAL of the preliminary plat of the Larkspur Subdivision (SUB18-03) subject to the following conditions of approval *in addition* to the SEPA (SEPA18-21) permit:

CONDITIONS OF APPROVAL

Standard Conditions:

1. All construction plans will be prepared in accordance with City of Camas standards. The plans will be prepared by a licensed civil engineer in Washington State and submitted to the City for review and approval.
2. A 3% construction plan review and inspection fee shall be required for this development, which is collected by the Engineering Department. The fee will be based on an engineer's estimate or contractor's construction bid. The specific estimate will be submitted to the City's engineering department for review and approval. The fee will be paid prior to the construction plans being signed and released to the applicant. Under no circumstances will the applicant be allowed to begin construction prior to approval of the construction plans.
3. Any existing water wells, septic tanks and septic drain fields shall be properly abandoned in accordance with State and County guidelines prior to final plat approval. If applicable, any water rights associated with the abandoned well(s) shall be transferred to the City.
4. Any entrance structures or signs proposed or required for this project will be reviewed and approved by the City. All designs will be in accordance with applicable City codes. The maintenance of the entrance structure will be the responsibility of the homeowners.
5. The applicant will be responsible for ensuring that private utilities; underground power, telephone, gas, CATV, street lights, and associated appurtenances are installed prior to final acceptance.
6. A 6-foot private utility easement (PUE) shall be located outside of the right-of-way on public streets.
7. A street lighting plan shall be submitted to the City for review and approval prior to final plan submittal to Clark Public Utility.
8. The applicant will be required to purchase all permanent traffic control signs, street name signs, street lighting, and traffic control markings and barriers for the improved subdivision.
9. A homeowner's association (HOA) is required for this development. The applicant shall furnish a copy of the CC&R's for the development to the City for review and approval. Additionally, the applicant shall provide the City with a copy of the recorded CC&R's at time of final plat recording.
10. The applicant shall make provisions in the CC&R's for maintenance of the perimeter french drain system, the storm treatment vault, the conveyance system outside of the right-of-way, fencing, landscaping, irrigation, proposed retaining walls, tracts, and easements outside of the City's right-of-way. Further, all necessary easements, dedications, and tracts should be noted on the final plat.
11. Final plat and final as-built construction drawing submittals shall meet the requirements of the CMC 17.11.060, CMC 17.01.050 and the Camas Design Standards Manual.
12. The applicant shall remove all temporary erosion prevention and sediment control measures from the site at the end of the two-year warranty period, unless otherwise directed by the Public Works Director.
13. Street names shall be reviewed and approved by the Building Department prior to final construction plan approval from the Engineering Department.

14. Building permits shall not be issued until this subdivision has been granted Final Acceptance and the final plat is recorded and approved by the Planning, Engineering, Building, and Fire Departments.
15. Automatic fire sprinklers installed per NFPA 13D or 13R shall be required in all new residential structures.

Special Conditions:

16. The mitigation measure identified in SEPA18-21 shall be complied with.
17. Prior to engineering plan approval, a revised site specific Geotechnical report shall be prepared for the current development proposal. The applicant shall comply with the geotechnical recommendations of the revised report to minimize any potential hazards associated with construction.
18. Accessory dwelling units shall not be precluded from the CC&R's.
19. Prior to final acceptance, the applicant shall provide an acceptable backflow device (BFD) and yearly backflow testing for any private HOA irrigation service proposed.
20. Prior to final occupancy for each home with an irrigation system, the builder shall submit acceptable back flow device (BFD) testing for each irrigation meter installed and provide said testing results to the City.
21. The applicant is proposing the new road to be a public road, therefore the stormwater treatment structure shall be moved outside of the public roadway, placed within a Tract and owned and maintained by the homeowner's association (HOA). The City shall be granted a right-of-entry for purposes of inspections.
22. Prior to final engineering plan approval, the applicant shall submit a final stormwater report (TIS) to the City for review and approval. The final report shall verify that the perimeter french drain system has been sized adequately for the collection of both the offsite stormwater and the individual roof drains that are tied into this system. Additionally, the report shall provide the required documentation, per Ecology's 2014 SWMMWW, addressing the feasibility/infeasibility of LID BMPs.
23. The development shall comply with Camas Municipal Code (CMC) 17.21.030 for any land disturbing activity. The applicant shall submit an erosion prevention/sediment control plan in accordance with CMC 17.21.030 for any land disturbing activity that disturbs an acre or more or adds 5000 square feet or more of impervious surface. In accordance with CMC 17.21.030 the applicant shall be required to furnish to the City an approved form of security (e.g. Erosion Control Bond). The bond is to be in the amount of 200% of the engineer's estimated cost of the erosion prevention/sediment control measures, including associated labor.
24. Prior to final engineering plan approval, the applicant shall provide a copy of both their Stormwater Pollution Prevention Plan (SWPPP), which is a part of their application for their NPDES General Construction Stormwater Permit (GCSWP) that is required through the Washington State Department of Ecology for ground disturbing activities of one acre or more, and their NPDES GCSWP.
25. The individual lot owners shall be responsible for the cost and installation of the individual STEP systems at the time of home construction. A right-of-entry shall be granted to the City for the maintenance and repair of said STEP tanks.

26. Prior to final plat approval, a 10-ft. wide pedestrian/bicycle trail easement shall be provided between Lots 1 through 4 that will connect NW Lambert Lane with NW Larkspur Street. The pedestrian/bicycle trail easement shall be shown on the final engineering plans and the trail constructed or bonded for prior to final plat approval.
27. Prior to final engineering approval, the applicant shall show proposed driveway locations for each lot to ensure street trees are not impacted.
28. Prior to the Building Department issuing a Certificate of Occupancy, street trees shall be located within the planter strip or within the front yard setback for lots with curb tight sidewalks, as approved on the final plat. Trees shall be a minimum of two-inch diameter at breast height.
29. Required trees shall be maintained in good health, and shall be promptly replaced (within six months) if damaged or in poor health, and a note to this effect shall be on the final plat document.
30. Prior to final engineering plan approval, the applicant shall submit a landscape plan for City review and approval that details the location, plant species, planting, irrigation and fencing notes and associated details for all required landscaping including but not limited to the landscape buffer and pedestrian trail tracts.
31. All landscaping shall be installed or bonded for prior to final plat acceptance.
32. Easements for the perimeter french drain system, the storm treatment structure, and the manholes on Lot 1 shall be included on the construction drawings and the final plat.
33. All building envelopes and setbacks shall be shown on the final plat.
34. Lots 1-4 shall comply with the development standards for double frontage lots in CMC 17.19.030.D.6(a-d) to include:
    a. A 10-foot landscape tract shall be located along the rear property lines of Lots 1-4,
    b. The 10-foot landscape tract shall be planted with 2-inch caliper trees every thirty feet on center, three-foot tall shrubs that form a continuous screen and groundcover plants that fully cover the remainder of the landscape area,
    c. A 4-foot tall sight obscuring fence or masonry wall, located at the line that separates the lot from the 10-foot landscape tract, to include columns or physical indentations every fifty lineal feet,
    d. A 20-foot setback is required from the property line separating the lot from the tract, and
    e. The rear building elevations facing NW Larkspur Street shall maintain the architectural design of the front building façade to avoid blank walls.
35. Trees identified for preservation shall be shown on the final engineering plans. Tree protection fencing shall be installed on the outer perimeter for the critical zone prior to construction.
36. Prior to Engineering Plan approval, a revised clearing and grading plan shall be submitted in compliance with CMC 18.17.060 *Retaining walls* if retaining walls are proposed.
37. A note shall be added to the final plat stating that each new dwelling will be subject to the payment of appropriate impact fees at the time of building permit issuance.

Proposed Plat Notes

1. A homeowner's association (H.O.A) will be required for this development. Copies of the CC&R's shall be submitted and on file with the City of Camas.
2. The homeowner's association is responsible for maintaining all private roads and associated infrastructure in this subdivision, including but not limited to the pavement, curbs, sidewalks, trail, fencing, landscaping, street lights and storm drainage utilities.
3. All costs associated with the installation of the step tank for individual lots will be the responsibility of said individual lot owners.
4. A right-of-entry is hereby granted to the City of Camas for the repair and maintenance of the individual STEP tanks located on the lots within the plat.
5. The following minimum setbacks shall apply: Front yard 20-feet, Side yard 5-feet, Corner rear yard 5-feet, Side yard flanking a street 20-feet, Rear yard 25-feet with the exception of Lots 1-4 shall have a Rear yard of 20-feet.
6. No further short platting or subdividing will be permitted once the final plat has been recorded.
7. Building permits will not be issued by the Building Department until all subdivision improvements are completed and accepted by the City.
8. The lots in this subdivision are subject to traffic impact fees, school impact fees, and park/open space impact fees. Each new dwelling unit will be subject to the payment of appropriate impact fees at the time of building permit issuance or as otherwise provided by the city.
9. Prior to the Building Department issuing a Certificate of Occupancy, each lot shall install a minimum of one 2" caliper tree to be located in the planter strip as specified on the plat. Specified trees shall be maintained in good health, and damaged or dying trees shall be promptly replaced (within six months) by the homeowner.
10. Automatic fire sprinkler systems designed and installed in accordance with NFPA 13D are required in all structures.
11. Should archaeological materials (e.g. cones, shell, stone tools, beads, ceramics, old bottles, hearth, etc.) be observed during project activities, all work in the immediate vicinity should stop and the State Department of Archaeology and Historic Preservation (360-586-3065), the City planning office, and the affected Tribe(s) should be contacted immediately. If any human remains are observed, all work should cease and the immediate area secured. Local law enforcement, the county medical examiner (360-397-8405), State Physical Anthropologist, Department of Archaeology and Historic Preservation (360-586-3534), the City planning office, and the affected Tribe(s) should be contacted immediately. Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) and human remains (RCW 68.50) is required. Failure to comply with this requirement could constitute a Class C Felony.
12. All irrigation meters owned and maintained by the HOA shall provide acceptable back flow prevention testing reports on a yearly basis.
13. All irrigation meters located on individual lots shall be owned and maintained by the individual property owner and shall provide acceptable back flow prevention testing reports on a yearly basis.
14. The stormwater system, which includes the perimeter french drain system, the stormwater treatment structure, and the manholes located outside of the roadway are to be owned and maintained by the HOA. The City shall be granted a right-of-entry for purposes of inspections.

Exhibit 1

Community Development Department | Planning
616 NE Fourth Avenue | Camas, WA 98607
(360) 817-1568
communitydevelopment@cityofcamas.us

General Application Form **Case Number:**

Applicant Information

Applicant/Contact:: PROVENCE LLC - GUS HARB Phone: (360) 909-2397

Address: 701 COLUMBIA STREET, SUITE 111 GUSS@HARBENGINEERING.COM
Street Address *E-mail Address*

VANCOUVER WA 98660
City *State* *ZIP Code*

Property Information

Property Address: 6215 NW LARKSPUR ST
Street Address *County Assessor # / Parcel #*

CAMAS WA 98607
City *State* *ZIP Code*

Zoning District R-7.5 Site Size 2.09 ACRES

Description of Project

Brief description:
SUBDIVIDE 2.09 ACRES INTO 10 LOTS

Are you requesting a consolidated review per CMC 18.55.020(B)? YES ☐ NO ☐

Permits Requested: ☐ Type I ☐ Type II ☒ Type III ☐ Type IV, BOA, Other

Property Owner or Contract Purchaser

Owner's Name: PROVENCE LLC - GUS HARB Phone: (360) 909-2397
Last *First*

Address: 701 COLUMBIA STREET, SUITE 111 GUSS@HARBENGINEERING.COM
Street Address *Apartment/Unit #*

E mail Address: VANCOUVER WA 98660
City *State* *Zip*

Signature

I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.

Signature: Date: 7/26/2018

Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.

Date Submitted: Pre-Application Date:	
Staff: Related Cases # ☐ Electronic Copy Submitted	Validation of Fees

Revised: 11/30/17

Exhibit 2

GENERAL PROJECT INFORMATION

Applicant/ Contact:	***Harb Engineering*** ***Gus Harb, P.E.*** ***701 Columbia St. Suite 111*** ***Vancouver, WA 98660***
Property Owners:	***Provence, LLC***
Contact:	***Same as Applicant***
Location:	**SW 1/4 of Section 28, T2N, R3E, W.M.**
Project Size:	**+/- 2.09 acres**
Zoning:	**R-7.5 – Single-Family Residential**
Comprehensive Plan:	**SFM (Single Family Medium)**
Current Use:	**Single-family home which was removed**
Tax Lot Information:	**175961-000**
School District:	**Camas**
Water District:	**City of Camas**
Sewer District:	**City of Camas**

SITE CHARACTERISTICS AND PROJECT DESCRIPTION

The site is a vacant parcel which had a residential home that has been removed. The parcel is known as Parcel #175961-000 consisting of about 2.09 acres located in the SW ¼ of Section 28, T2N, R3E, W.M. Clark County, WA. The site is located within the R-7.5 Zoning District.

The site consists of grass vegetation and few trees. The following sections of this narrative describe how the proposal complies with applicable sections of the City of Camas code.

CAMAS MUNICIP AL CODE (CMC) SECTION 16.05: SEP A

A SEPA checklist has been prepared and included with the preliminary plat packet.

CMC SECTION 16.31: ARCHAEOLOGICAL RESOURCE PRESERVATION

Clark County GIS shows the site as having a moderate to high probability. An archaeological predetermination was completed by Archaeological Services of Clark County and determined that no archaeological materials were observed during the surface and subsurface portions of the predetermination survey. Therefore, no further archeological work is necessary. The predetermination was sent to the Department of Archaeology & Historic Preservation (DAHP).

CMC SECTION 16.53: WETLANDS

There is no wetlands on the site.

TRANSPORTATION

After meetings and close coordination with city staff, a proposed cul-de-sac has been designed to gain to be extended from phase 1 "The Village" project and will provide direct access to the proposed 10 lots. No direct access onto Larkspur Street is proposed. The new cul-de-sac will have 28-foot paved section plus curb and sidewalks on both sides located within a total of 52-foot right-of-way.

NW Larkspur Street fronting the site is scheduled to be improved by the City of Camas summer 2018. Right-of-way along the frontage has already being transferred to the City of Camas. There is no need for any right-of-way dedication along Larkspur Street.

EROSION CONTROL

Appropriate erosion control measures will be placed on the site prior to construction. A final erosion control plan and details will be prepared for review and approval and will be designed in accordance with City of Camas Municipal Code.

STORMWATER

Stormwater runoff from the cul-de-sac will be collected conveyed and treated by a stormwater filter. The runoff will then be discharged into an existing pipe that will convey the treated water into an existing wetland that has already being analyzed and approved for detention as part of the overall study prepared by "The Village at Camas Meadows" project. A separate stormwater lateral has already being constructed and stubbed from Camas Meadows Dr. into the subject parcel.

A separate conveyance system will collect runoff from offsite and direct it into the existing system.

Conveyance pipes will be installed the public street and the conveyance pipes collecting runoff from the lots will be placed within an easement.

Maintenance of the stormwater filter and conveyance pipes within the lots will be provided by the HOA.

SANITARY SEWER & WATER UTILITIES

The site is within the water and sanitary sewer service areas of the City of Camas and the site will connect to the City's public sewer and water systems. Both water and sewer will be extended within the cul-de-sac and will provide individual sewer laterals and water services to each individual lot.

CMC SECTION 17.11.030D: PRELIMINARY PLAT APPROVAL CRITERIA

Section 17.11.030D of the City's municipal code provides approval criteria for preliminary plat applications. This section of code includes a list of 10 approval criteria. The approval criteria are provided in a numbered list below followed by a discussion (see italic text) of how each criterion has been satisfied with the proposal.

1. The proposed subdivision is in conformance with the Camas comprehensive plan, parks and open space comprehensive plan, neighborhood traffic management plan, and any other city adopted plans;

The preliminary plat has been prepared keeping in mind adopted City plans including the comprehensive plan, the parks and open space plan, and neighborhood traffic management. Chapter V of the City's comprehensive plan focuses on housing.

Policy HO-4, is to encourage new residential development to achieve a substantial portion of the maximum density allowed. The plat has been laid out in a manner to attempt to approach the maximum densities allowed by the R-7.5.

In addition, the site has been designed to minimize impact on steep slopes and neighboring properties. After meeting with city staff and in close coordination with them, the site was designed to gain access through Phase 1 of "The Village" project" instead of a direct connection to Larkspur Street. Therefore, eliminating the need of major grading, extensive cuts/ fills and the need of placing retaining walls within the site. Also, by doing so, we avoided imposing major cuts along the neighboring property south and west of the site where the steep slopes exist.

Portions of the Transportation element of the comprehensive plan (Chapter VII) also apply to this project. The site has been designed to connect to Phase 1 of "The village" project. Additional right-of-way to Larkspur Street has already been completed in order to allow the City to construct the improvements and widening of Larkspur Street in Summer 2018.

2. Provisions have been made for water, storm drainage, erosion control and sanitary sewage disposal for the subdivision that are consistent with current standards and plans as adopted in the Camas Design Standard Manual;

The preliminary design for utilities to serve this site addresses improvements necessary to provide adequate utilities to serve the site. Erosion control measures including construction entrances, silt fencing, storm inlet protection, sediment traps and/or ponds, and protection of exposed soils will be incorporated into site construction drawings and the project will be required to obtain a construction stormwater NPDES permit from the Washington State Department of Ecology.

Public sewer and water will be extended within the proposed cul-de-sac and will provide laterals and services to each individual lot in accordance with The City of Camas Standards.

3. Provisions have been made for road, utilities, street lighting, street trees and other improvements that are consistent with the six-year street plan, the Camas Design Standard Manual and other state adopted standards and plans;

The proposed street layout including proposed right-of-way and pavement dimensions are shown in the preliminary drawings submitted as part of this preliminary plat application. Street trees are shown on the attached landscape plan and street lighting consistent with City standards will be documented on the final construction drawings.

The cul-de-sac will be constructed with 28-foot paved section plus curb and sidewalks within a 52-foot right-of-way in accordance with The City of Camas Standards.

Public utilities will be extended to the site and will provide services and laterals to each lot. Street lights and dry utilities will be constructed per standards.

4. Provisions have been made for dedications, easements and reservations;

Proposed right-of-way dedications are shown on the preliminary drawings. On-site utility easements that may be needed to provide utilities to each lot will be shown on the construction drawings. Right-of-way needed for future Larkspur Street widening has already been provided to the City of Camas. Improvements are scheduled to start in Summer 2018.

5. The design, shape and orientation of the proposed lots are appropriate to the proposed use;

The layout of the proposed subdivision took into account the steep slopes that exist within the southwest portion of the site. Therefore, street access is being provided from the north through the extension of a stubbed street from phase 1 of The Village project. By doing so, we eliminate the need of extensive grading, cuts/fills and placing big retaining walls neighboring adjacent properties. The propose use of single family residences is consistent with the R-7.5 Zoning District

6. The subdivision complies with the relevant requirements of the Camas land development and zoning codes, and all other relevant local regulations;

Discussion of the site's compliance with the City's land development and zoning codes is provided throughout this narrative and through the other documents submitted as part of the subdivision application including the preliminary plat and the various reports completed by the consultant team.

As mentioned previously, the proposed 10 lots subdivision meets or exceeds the minimum lot area and dimensions set by the R-7.5 Zoning District. The proposed lot width are 70 feet or more and depth are 90 feet or more. The maximum densities allowed, based on dwelling units per net acre is 5.8 DU/acre and the proposed density is 5.69 DU/ net acre, which is within the maximum allowed.

7. Appropriate provisions are made to address all impacts identified by the transportation impact study;

The site access has been designed in close coordination with city staff in order to gain access from Phase 1 'The Village" instead of a direct access to Larkspur Street. To do so, we had to eliminate one approved lot within phase 1 "The Village". Also, the site had an existing house

which was removed. Therefore, traffic generated for the new subdivision is equivalent to 8 new lots. The City does not require traffic study related to traffic generated from 9 lots or less.

The proposed street has been designed with a 28-foot paved section plus curb and sidewalk within a 52-foot right-of-way which is in compliance with City Standards.

8. Appropriate provisions for maintenance of commonly owned private facilities have been made;

Provisions for maintenance of commonly owned private facilities associated with the development will be incorporated into the Homeowner's Association documents when they are developed. HOA documents and CC&R' s have not yet been developed for the site since the ultimate homebuilder or builders that will be involved with the project have not yet been determined. Stormwater easements and landscape easements will be maintained by the future HOA.

9. Appropriate provisions, in accordance with RCW 58.17.110, are made for:

a. The public health, safety, and general welfare and for such open spaces, drainage ways, streets, or roads, alleys or other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe conditions at schools bus shelter/stops, and for students who walk to and from school, and;

b. The public use and interest will be served by the platting of such subdivision and dedication;

Satisfaction of the requirements of RCW 58.17.110 is provided through the information provided in the preliminary subdivision application. The application materials discuss such issues as potable water, sanitary

waste, storm drainage, and roadways in depth. Regarding parks and recreation, the project is located in an area where significant recreational opportunities are available in close proximity including Lacamas Lake and Lacamas Lake Park. Additionally, park impact fees will be paid at the time of building permits. These fees help fund local recreation opportunities.

It is anticipated students will be bussed to schools in the Camas School District. Sidewalks throughout the subdivision will provide adequate, safe access to school bus stops.

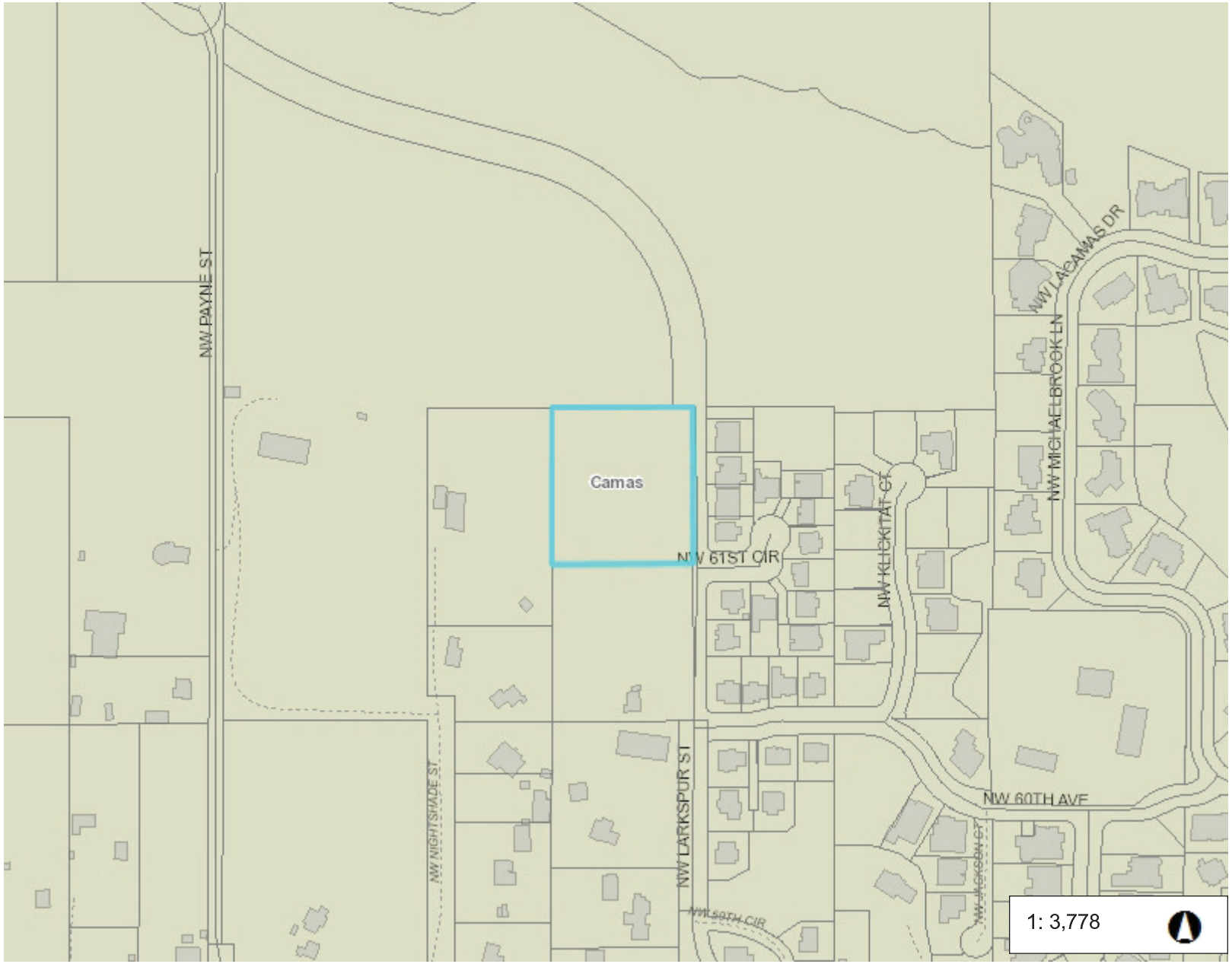
Platting of this site is consistent with the comprehensive plan and the zoning of the subject properties. The development of the property will result in the payment of impact fees, utility connection fees, and taxes used to support the public services of the community.

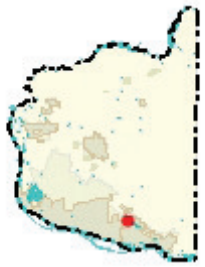
10. The application and plans shall be consistent with the applicable regulations of the adopted comprehensive plans, shoreline master plan, state and local environmental acts and ordinances in accordance with RCW 36.70B.030.

As mentioned previously, the proposed development is consistent with the comprehensive plan. The site is not located within any designated shoreline areas. No wetland or environmental areas exist within the site. After close coordination with city staff, the site access has been designed to minimize grading and any negative impact onto neighboring properties.

VICINITY MAP

Exhibit 3





Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

629.6 0 314.82 629.6 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

Exhibit 4

Pre-Application Meeting
Larkspur Short Plat
Parcel #175961000
File PA17-52

Thursday, December 28th, 2017
2:30pm, Public Works Conference Rm
616 NE Fourth Avenue, Camas, WA 98607

Applicant / Contact:	**Applicant**: Harb Engineering 701 Columbia Street, #111 Vancouver, WA 98660	**Contact:** Same
Representing City of Camas:	Robert Maul, Planning Manager Norm Wurzer, Engineer I Bob Cunningham, Building Official	
Location:	6215 NW Larkspur Street Camas, WA 98607	
Zoning:	R7.5	
Description:	The applicant is proposing a 8 lot short plat on 2.35 acres.	

NOTICE: Notwithstanding any representation by City staff at a pre-application conference, staff is not authorized to waive any requirement of the City Code. Any omission or failure by staff to recite to an applicant all relevant applicable code requirements shall not constitute a waiver by the City of any standard or requirement. [CMC 18.55.060 (C)] This pre-application conference shall be valid for a period of 180 days from the date it is held. If no application is filed within 180 days of the conference or meeting, the applicant must schedule and attend another conference before the City will accept a permit application. [CMC 18.55.060 (D)] Any changes to the code or other applicable laws, which take effect between the pre-application conference and submittal of an application, shall be applicable. [CMC 18.55.060 (D)]**. A link to the Camas Municipal Code (CMC) can be found on the City of Camas website, http://www.cityofcamas.us/ on the main page under "Business and Development".**

PLANNING DIVISION **Robert Maul (360) 817-7255**

An application for a short plat is considered a Type II permit. Applicable codes for development include Title 16 Environment, Title 17 Land Development and Title 18 Zoning of the Camas Municipal Code ("CMC"), which can be found on the city website. Please note it remains the **applicant's responsibility** to review the CMC and address all applicable provisions. The following pre-application notes are based on the application materials and site plan submitted to the City September 27, 2016:

Application Requirements

Your proposal will need to comply with the general application requirements per **CMC Section 18.55.110** in addition to the specific application requirements outlined in **CMC Section 17.09.030.B** for a preliminary short plat. The following is an excerpt from the requirements of CMC Section 17.09.030.B (see code section for full text):

A. A completed city application form and required fee(s);

Fees will be based on the adopted fees at the time of application submittal. The current fees include the following:

1.	Short Plat	$1,700 per lot
2.	SEPA	$710.00
3.	Archaeological Review	$120.00
4.	Fire Department Review	$250.00
5.	Building Permit and Plan Review	*based on the valuation of the project
6.	Engineering Review	3% of estimated construction costs

B. Complete applications for other required land use proposals applicable to the proposal;
C. A vicinity map showing location of the site; and
D. Site and development plans which provide the information outlined in CMC Section 17.09.030.B.5 (a-p);
E. Preliminary grading plan;
F. Preliminary stormwater plan and report;
G. A narrative addressing ownership and maintenance of open spaces, stormwater facilities, public trails and critical areas, and the applicable approval criteria (CMC Section 17.11.030.D) and standards of the Camas Municipal Code. Please note this is not necessarily a complete list of applicable code sections:

Chapter 17.01	General Provisions
Chapter 17.09	Short Subdivisions, especially Section 17.09.030(D) and 17.09.030(B)
Chapter 17.19	Design and Improvement Standards
Chapter 17.21	Procedures for Public Improvements
Chapter 18.55.110	Application – Required Information (for Type II applications)

And any other applicable sections of Title 16, Title 17, and Title 18.

H. A development sign must be posted on site per CMC Section 18.55.110.H (1-5).
I. A current mailing list of all owners within 300-feet of the parcel per CMC Section 18.55.110.C
J. Necessary drawings. In addition to three paper copies of all short plat application materials please submit all application materials, including drawings and reports, electronically or on a CD.

Preliminary Short Plat Review

The following comments are based on the site plan materials submitted with this Pre-Application:

1. The preliminary plat drawings must meet the dimensional standards for lots in a Single-Family Residential (R-7.5) zone, and infrastructure improvements (e.g. roads, easements, etc.).
2. Dimensional lot standards are found at CMC 18.09.040-Table 2, which includes the requirement for setbacks to be drawn on the plat.
3. Building envelopes (setbacks) shall be shown on the preliminary and final plats. Per CMC Section 17.19.030.D.3.a, a 40ft. by 40ft. square dwelling should be able to fit within the building envelope.
4. Any exceptions to Title 17 standards shall be specifically requested and justified in subsequent application materials pursuant to Chapter 17.23 CMC.
5. There is a one-time exception for divisions of land, which does not conform to the city's density standards. Refer to CMC 18.09.040 Table 2 (Note 4), *"For parcels with an existing dwelling, a one-time exception may be allowed to partition from the parent parcel a lot that exceeds the maximum lot size permitted in the underlying zone. Any further partitioning of the parent parcel or the oversized lot must comply with the lot size requirements of the underlying zone."*
6. All outbuildings not on the lot with the house must be removed before final approval.

SEPA

Your proposal is not categorically exempt from the requirements of the State Environmental Policy Act (SEPA) per CMC Section 16.07.025 as the proposed property for development contains environmentally sensitive areas. Therefore, a SEPA environmental checklist is required.

Archeological Review

The site is located in an area of low probability for the presence to archaeological objects. An archaeological predetermination may be required if there is a presence of archaeological objects within ¼ of the site per CMC 16.31.070.C.

ENGINEERING DIVISION **NORM WURZER (360) 817-7235**

General Requirements:

- Construction plans shall be prepared by a licensed Washington State engineer in accordance with City of Camas standards.
- Existing wells and septic tanks and septic drain fields shall be abandoned in accordance with state and county guide lines per CMC 17.19.020 (A3).
- A 3% plan review and inspection fee will be required per resolution number 1023. The fee will be based on an engineer's estimate or construction bid. The fee is due prior to approved construction drawings being released by the City.
- Per CMC 17.19.020(D) The applicant shall provide all underground utilities.
- Regulations for installation of public improvements, improvement agreements, bonding, final platting and final acceptance can be found at CMC 17.21.

Streets:

- NW Larkspur street improvements are TIF creditable however the City of Camas has a 90% completed project for these road improvements.
- The applicant will need to dedicate a minimum of 40' for the half street Right of Way or sufficient to match the Right of Way for Camas Meadows Drive (to the north of the site).
- Interior street rights-of-way shall meet the criteria of CMC 17.19.040(B), Table 17.19.040-2(C).

- The applicant will need to construct half street improvements to NW Larkspur meeting the requirements of the cities three lane collector/arterial as described on the City of Camas's street detail ST5. The City Engineer may determine that a fee is required in lieu of the applicant building said improvements per CMC 17.19.040 B (3).

This is already funded and planned to be constructed this Spring/summer!!!

- Based on the submitted lot configuration the applicant will need to construct half width street improvements to the south side of the site in alignment with NW 61st Circle in accordance with CMC 17.19.040(B). Half street improvements shall extend to the westerly end of the property. Half width street improvements will also include utilities extended to the west side of the property boundary.
- Exemptions from extending NW 61st and associated utilities to the westerly boundary will require an exception from requirements per **CMC 17.23.010 - Exceptions.**
- The applicant will be responsible for all traffic control signs, street name signs, pavement markings and street lighting per CMC 17.19.030 (I) (J). LED lighting is required for all street lighting.
- The applicant will be responsible for the design and submittal of the utility plan showing the locations for underground power, telephone, gas, CATV, street lights and associated accessories.
- CMC 17.19.040B10b.ii requires a pedestrian or bicycle connection from the end of the cul-de-sac to the nearest available street. This will likely be required on the north end of the proposed cul-de-sac. Construction of this path will most likely require a six foot wide hard surface path being ADA compliant.

Stormwater:

- Per CMC 14.02 stormwater treatment and runoff control, if triggered (5,000 SF of impervious surface), shall be designed in accordance with the 2014 (or latest edition) Stormwater Management Manual for Western Washington and the City of Camas Stormwater Design Standards Manual.
- Stormwater facilities shall be located and landscaped per CMC 17.19.030 (F6) and CMC 17.19.040 (C3a). (30' setback from NW Larkspur)
- Maintenance of the storm water facilities will be the responsibility of the HOA per CMC 17.19.040 (C3).
- Stormwater treatment for a class 303d water is required.

Water stub is already provided through The Village Project!!

Water:

- There is an 8" diameter ductile iron pipe on NW Larkspur. Water will need to be extended to the western boundary of the site.
- Applicant to discuss with the city to determine the location of the waterline connection to the mainline.

Sanitary Sewer:

- The property is subject to the Sewer Reimbursement Agreement made the 8th of March, 2006 between Kimball Hill Homes and the City of Camas. The applicant will be provided a copy of the agreement.
- There is a gravity 8" stub line from the existing sanitary pump station to NW Larkspur.

The pump station is already sized taking this parcel under consideration and that is why we will [aying $27,142 late comers agreement. The below sentence does not make sense. It is already done

- A pump station capacity study will be required.
- The sanitary design should be based on a STEF system (not STEP at the south). Sanitary will need to be extended to the western boundary of the site.
- Sanitary to be extended to west boundary (lot 8).

Impact Fees (IF) and System Development Charges (SDC)

All fees are subject to change and are paid at time of building permit issuance.
For each single family detached residential structure the 2018 impact fees and SDCs will be as follows:

- Transportation TIF $ 3,233.00 (South)
- School impact fee $ 5,371.00 (Camas)
- ¾" Water Meter SDC $ 4,778.00 (South)
- Water Connection fee $ 380.00
- Sewer SDC $ 2,493.00 (South)
- Parks/O.S. $ 2,290.00
- Fire Impact Fees $ 0.20/SF

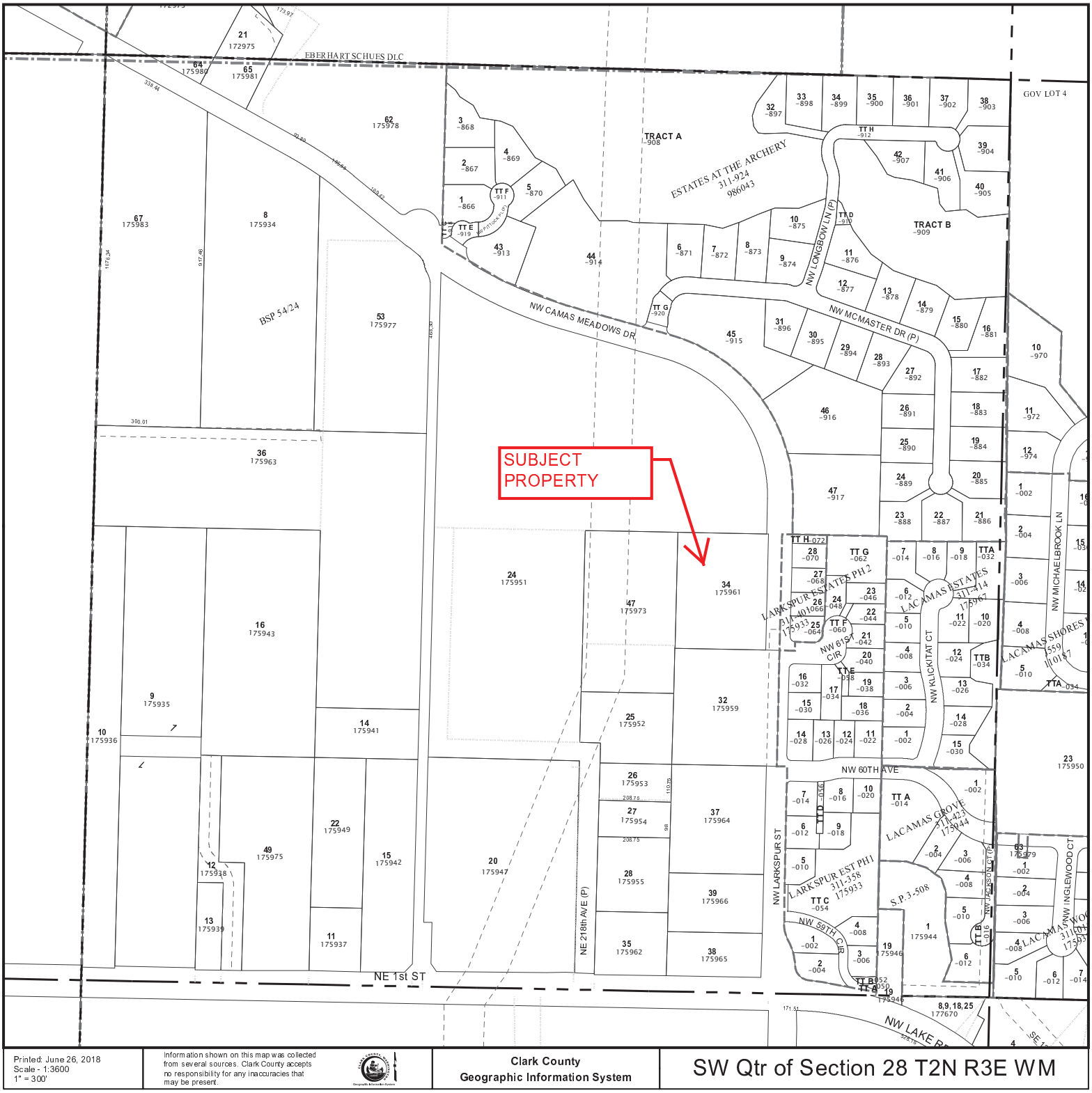
BUILDING DIVISION **BOB CUNNINGHAM (360) 817-1568**

- The placement of buildings and structures on or adjacent to slopes steeper than one unit vertical in three units horizontal shall conform to Sections R403.1.7.1 through R403.1.7.4. A geotechnical reports may be required.
- The structures will be reviewed under the most current building codes as adopted by The State of Washington.
- The structural drawings and calculations shall be prepared and stamped by a Professional Engineer licensed by the State of Washington.
- Required fire distance between buildings and from property line
- If required the fire suppression system shall be in accordance with IBC and other applicable codes standards and shall be reviewed by the Camas Fire Marshal's office.
- System Development Charges and Impact fees shall be assessed prior to permits
- Storm sewer disposal/connections
- Any development located within a special flood hazard area shall be in accordance with CMC 16.57
- Verify Water and sewer availability with the public works department
- Storm water from existing developments that slope towards the newly proposed developments should be taken into consideration.
- Flag lots shall have a monument address sign at the street/driveway entrance
- All lots shall be provided a storm drain lateral at the lowest practical location.

FIRE DEPARTMENT **RANDY MILLER (360) 834-6191**

- Any blasting work requires a permit with the Fire Marshals Office. Blasting permits can have a prolonged processing time as well as a third party review if the submittal is incomplete and does not clearly and accurately follow the Camas Municipal Blasting Code. CMC 15.40
- Underground Storage Tank Decommissioning permit required with the Fire Marshals Office for any underground oil or gasoline tank discovered on site.
- NFPA 13D residential fire sprinklers required in all new dwellings.
- Flag lots shall have provisions made for address monuments. To be installed where the driveway leaves the main road. Address signs shall be of a permanent nature and not easily damaged, removed or knocked over.
- Residential Fire Sprinklers normally allows the distance to a fire hydrant to be doubled.
- Installing Residential Fire Sprinklers and meeting additional CMC provisions may allow street grades to exceed 12%. CMC 17.19.040.B.12.b
- Contact the Fire Marshals Office at 360-834-6191 for all permit submittals or questions.
- Deputy Fire Marshal Randy Miller attended this meeting. 360-834-6191.

Exhibit 5



Printed: June 26, 2018
Scale - 1:3600
1" = 300'

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Clark County
Geographic Information System

SW Qtr of Section 28 T2N R3E WM

Exhibit 6

LARKSPUR SUBDIVISION

PARCEL #175961-000
IN A PORTION OF THE EAST
HALF AND THE WEST HALF OF
THE SW 1/4 OF SECTION 28
T. 2 N., R 3 E., W.M
CITY OF CAMAS
CLARK COUNTY, WASHINGTON

OWNER/ APPLICANT/ CONTACT:

PROVENCE LLC.
CONTACT PERSON: GUS HARB, PE
701 COLUMBIA ST., SUITE 111
VANCOUVER, WA 98660
PHONE: (360) 695-6520
EMAIL: guss@harbengineering.com

SURVEYOR:

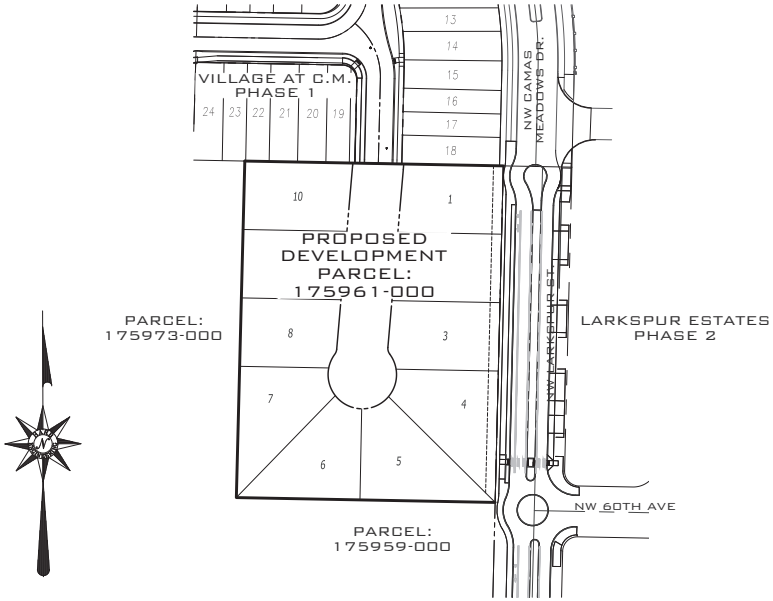
MINISTER & GLAESER SURVEYING, LLC
CONTACT PERSON: DAVE DENNY, PLS
2200 E. EVERGREEN BLVD
VANCOUVER, WA 98661
PHONE: 360-694-3313

GEOTECHINCAL ENGINEER:

COLUMBIA WEST ENGINEERING, INC.
CONTACT PERSON: DANIEL LEHTO, PE, GE
11917 NE 95TH ST.
VANCOUVER, WA 98682
PHONE: 360-823-2900

PARCEL INFORMATION:

PARCEL # 175961-000
PARCEL AREA IS: 2.09+/- ACRES



SITE MAP
1"=100'

VICINITY MAP
NOT TO SCALE

SHEET INDEX:

HARB ENGINEERING
LAND DEVELOPMENT CONSTRUCTION
PLANNING MANAGEMENT
ENGINEERING
701 COLUMBIA STREET, SUITE 111 VANCOUVER, WA 98660
PHONE: (360) 695-6520 WWW.HARBENGINEERING.COM

PRELIMINARY NOT FOR CONSTRUCTION

LARKSPUR SUBDIVISION

SHEET NAME:
COVER SHEET

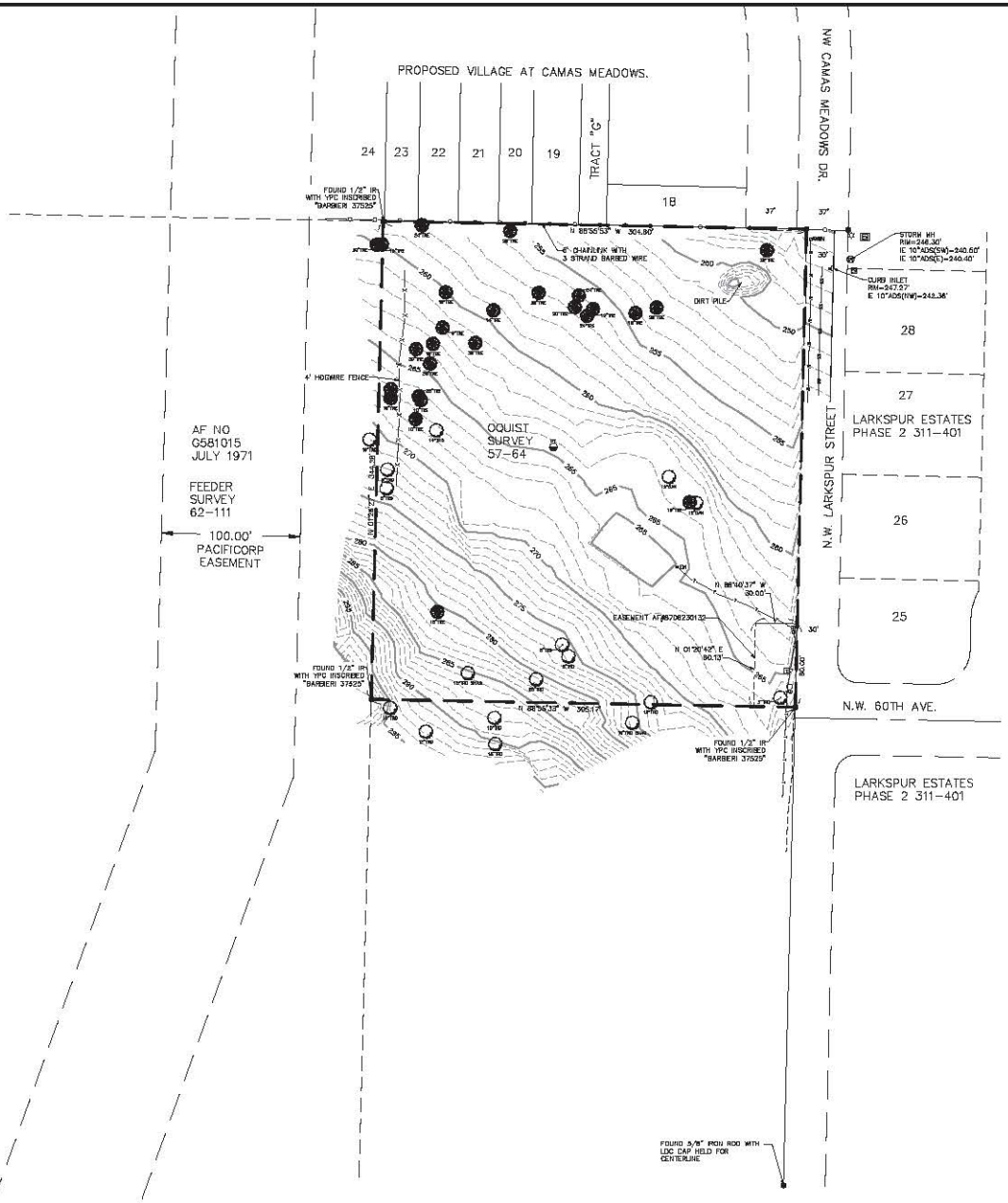
DRAWN BY: B.S.G.
DESIGNED BY: B.S.G.
CHECKED BY: G.G.H.

SHEET #
P-00

EXISTING CONDITIONS SURVEY

IN A PORTION OF THE SE 1/4
OF THE SW 1/4 OF SECTION 28
T. 2 N., R. 3 E., W.M.
CITY OF CAMAS, CLARK
COUNTY, WASHINGTON

JOB NO.: 18-042
DATA COLLECT: 02-01-18, 02-09-18, 02-28-18
DRAWING DATE: 03-2-18
SHEET 1 OF 1



LEGEND:

- INDICATES WATER VALVE
- INDICATES FIRE HYDRANT
- INDICATES WATER METER
- INDICATES CONTROL VALVE
- INDICATES WATER STAND PIPE
- INDICATES TELEPHONE PEDESTAL
- INDICATES STORM SEWER MANHOLE
- INDICATES CURB INLET
- INDICATES COMBINATION CURB INLET
- INDICATES CATCH BASIN
- INDICATES SANITARY CLEANOUT
- INDICATES POWER POLE WITH DIRECTION OF OVERHEAD LINES
- INDICATES LIGHT POLE
- INDICATES ELECTRIC VAULT
- INDICATES ELECTRIC SERVICE BOX
- INDICATES ELECTRIC METER
- INDICATES GAS RISER
- INDICATES MONUMENT FOUND AS NOTED
- INDICATES SIGN "NO PARKING ON PAVEMENT" UNLESS OTHERWISE NOTED
- INDICATES EVERGREEN TREE WITH TRUNK DIAMETER AND TYPE
- INDICATES DECIDUOUS TREE WITH TRUNK DIAMETER AND TYPE
- INDICATES BOLLARD
- INDICATES YELLOW PLASTIC CAP
- INDICATES STEEL ROD
- INDICATES PERC TEST PIT
- INDICATES TRANSFORMER
- INDICATES EDGE OF ASPHALT
- INDICATES EDGE OF GRAVEL
- INDICATES 10 FOOT INTERVAL CONTOUR
- INDICATES 2 FOOT INTERVAL CONTOUR
- INDICATES CHAINLINK FENCE LINE
- INDICATES ELECTRIC LOCATE
- INDICATES SANITARY LOCATE
- INDICATES WATER LOCATE

BASIS OF BEARING: THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 28, BETWEEN FOUND MONUMENTS PER MACKAY SURVEY BOOK 48 PAGE 185.

DAVID ALLAN DEDY — STATE OF WASHINGTON — 20043 — REGISTERED PROFESSIONAL LAND SURVEYOR — 3-2-2018

40 20 0 40 80

SCALE 1 INCH = 40 FEET

NOTE:
A UTILITY LOCATE WAS NOT CALLED FOR DURING THIS SURVEY.

VERTICAL DATUM:
NAVD 88 (GEOID 12A)

MINISTER-GLAESER SURVEYING INC.
2200 E. EVERGREEN BLVD.
VANCOUVER, WA 98661
(360) 694-3313

SCALE:	1"=40'
JOB NO.	18-042
DATE:	3-2-2018
CALC BY:	DAD
DRAWN BY:	DED
CHECKED BY:	DAD
SHEET	1 OF 1

DRAWING FILE: 18042T1.DWG

P-01 / EXISTING CONDITIONS PLAN

PARCEL INFO:

Property Identification Number: 175961000
Property Type: Real
Property Status: Active Tax Status: Regular
Site Address: 6215 NW LARKSPUR ST, CAMAS, 98607
Abbreviated Legal Description: #34 SEC 28 T2N R3EWM 2.41A

Zoning Designation - Codes	Residential-7,500 (R-7.5)
Zoning Overlay(s)	none
Comprehensive Plan	SFM
Comp. Plan Overlay(s)	none
Census Tract	406.08
Jurisdiction	Camas
Fire District	Camas Washougal FD
Park District	n/a
School District	Camas
Elementary	Grass Valley
Middle School	Skyridge Middle
High School	Camas
Sewer District	Camas
Water District	Camas
Neighborhood	n/a
Section-Township-Range	SW 1/4,S28,T2N,R3E image: PDF
Urban Growth Area	Camas
C-Tran Benefit Area	Yes
School Impact Fee	Camas
Transportation Impact Fee	Camas
Transportation Analysis Zone	653
Waste Connections Garbage Collection Day	Wednesday
Last Street Sweeping	n/a
CPU Lighting Utility District	0
Burning Allowed	No
Wildfire Danger Area	No
Public Health Food Inspector District	District 2
Public Health WRAP Inspector District	District 4

Land Data	
Clark County Road Atlas	page 11
Approximate Area Info...	104,980 sq. ft. 2.41 acres
Subdivision	no data
Survey	055057 057064

DEVELOPMENT STATISTICS:

ZONING:	R-7.5
TOTAL SITE AREA:	91,087.44± SF (2.09± ACRES)
TOTAL PROPOSED RIGHT-OF-WAY AREA:	13,480.04± SF (0.31± ACRES)
NET SITE AREA:	77,607.4± SF (1.78± ACRES)
D.U. / ACRE:	5.6
AVERAGE LOT AREA:	7,760.74± SF
MIN. LOT WIDTH:	VARIES
MIN. LOT DEPTH:	VARIES

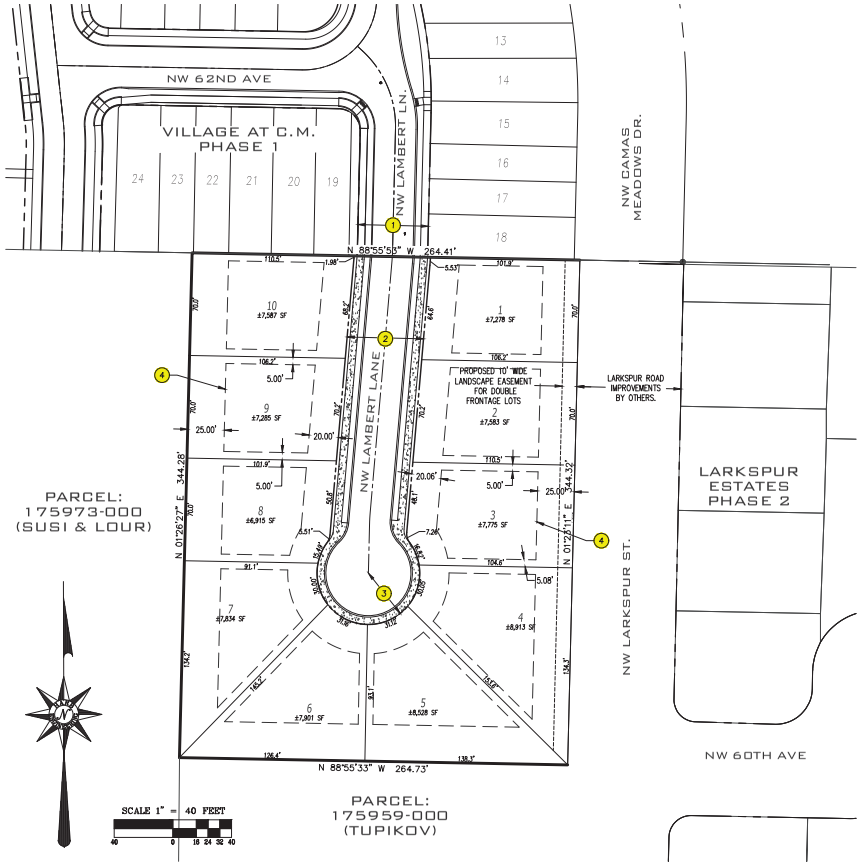
SETBACKS:

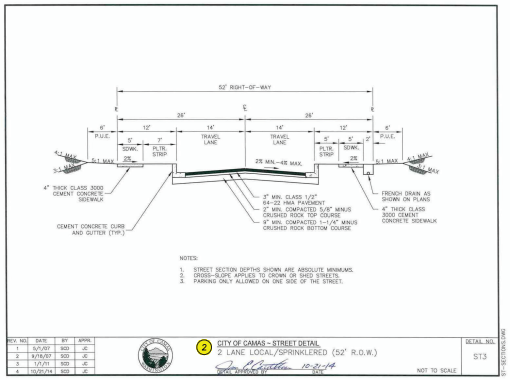
FRONT: 20'

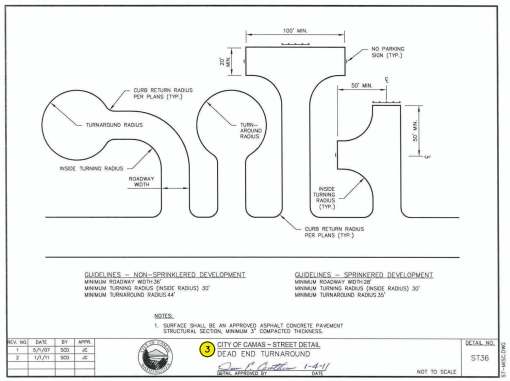
SIDE: 5'

STREET SIDE YARD: 20'

REAR: 25'







KEYED NOTES:

1. EXISTING 28' AC PAVED 2 LANE LOCAL ROADWAY W/ 5' DETACHED SIDEWALK AND 7' PLANTER STRIP.
2. PROPOSED 28' AC PAVED 2 LANE LOCAL ROADWAY W/ 5' DETACHED SIDEWALK AND 7' PLANTER STRIP INSIDE 52' PUBLIC RIGHT-OF-WAY PER DETAIL ST3 ABOVE.
3. PROPOSED CUL-DE-SAC, 28' AC PAVED TO FRONT EDGE OF GUTTER OF ROLLED CURB, 2' WIDE ROLLED CURB AND GUTTER, AND 5' ATTACHED SIDEWALK WITHIN 35' PUBLIC RIGHT-OF-WAY RADIUS PER ST35 ABOVE.
4. PROPOSED BUILDING SETBACKS PER CITY OF CAMAS ZONING CODE 18.09.040-TABLE 2. TYPICAL FOR EACH LOT.
   FRONT: 20'
   SIDE: 5'
   STREET SIDE YARD: 20'
   REAR: 25'

HARB ENGINEERING
LAND DEVELOPMENT CONSTRUCTION
PLANNING ENGINEERING MANAGEMENT
701 COLUMBIA STREET, SUITE 111 VANCOUVER, WA 98660
PHONE: (360) 695-6520 WWW.HARBENGINEERING.COM

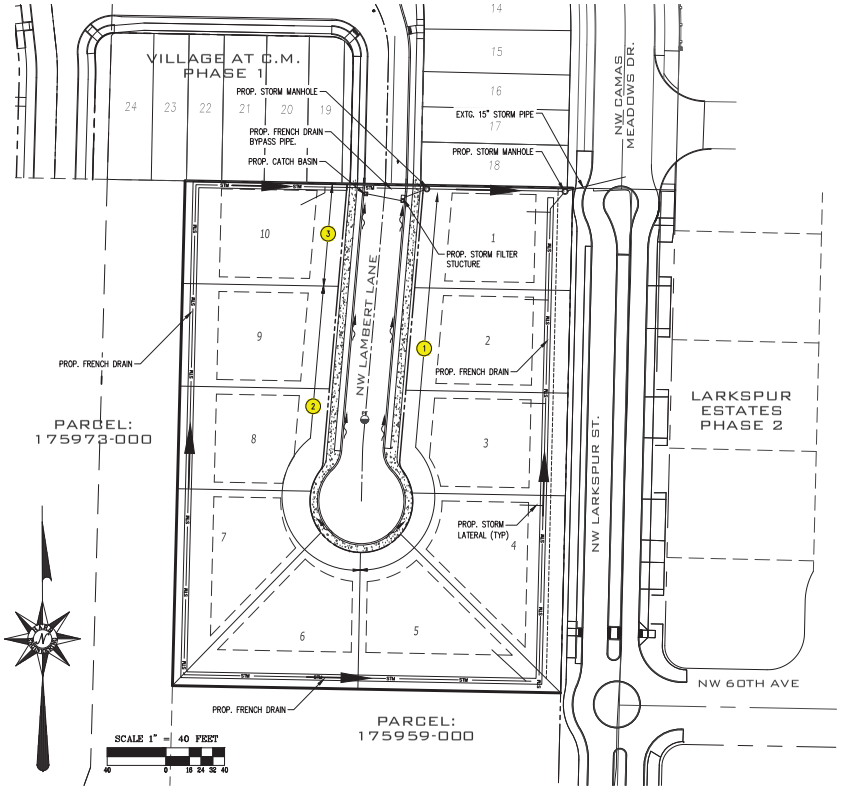
PRELIMINARY NOT FOR CONSTRUCTION EXPIRES JANUARY 2016

LARKSPUR SUBDIVISION

SHEET NAME:
PRELIMINARY PLAT

DRAWN BY: B.S.G.
DESIGNED BY: B.S.G.
CHECKED BY: G.G.H.

SHEET #
P-02



STORM DRAINAGE KEYED NOTES:

1. LOTS 1-5:
   DRIVEWAYS TO FLOW TO PROPOSED ROAD.
   ROOFS AND LANDSCAPE TO FLOW TO TO REAR YARD FRENCH DRAIN SYSTEM. EXCEPT FOR LOT 5, FRONT HALF OF LANDSCAPE TO FLOW TO PROPOSED ROAD.
2. LOTS 6-9"
   DRIVEWAYS TO FLOW TO PROPOSED ROAD.
   ROOFS AND LANDSCAPE TO FLOW TO PROPOSED ROAD.
3. LOT 10:
   DRIVEWAY TO FLOW TO PROPOSED ROAD.
   ROOF AND LANDSCAPE TO FLOW TO SIDEYARD FRENCH DRAIN SYSTEM.

HARB ENGINEERING
LAND DEVELOPMENT PLANNING ENGINEERING
CONSTRUCTION MANAGEMENT
701 COLUMBIA STREET, SUITE 111 VANCOUVER, WA 98660
PHONE: (360) 695-6520 WWW.HARBENGINEERING.COM

PRELIMINARY NOT FOR CONSTRUCTION

LARKSPUR SUBDIVISION

SHEET NAME:
PRELIMINARY STORM DRAINAGE PLAN

DRAWN BY: B.S.G.
DESIGNED BY: B.S.G.
CHECKED BY: G.G.H.

SHEET #
P-03

LARKSPUR SUBDIVISION

SHEET NAME: PRELIMINARY GRADING & EROSION CONTROL PLAN

DRAWN BY: B.S.G.

DESIGNED BY: B.S.G.

CHECKED BY: G.G.H.

SHEET # P-04

HARB ENGINEERING

LAND DEVELOPMENT PLANNING ENGINEERING
CONSTRUCTION MANAGEMENT

HARB ENGINEERING, INC

701 COLUMBIA STREET, SUITE 111 VANCOUVER, WA 98660
PHONE: (360) 695-6520 WWW.HARBENGINEERING.COM

HARB ENGINEERING

LAND DEVELOPMENT PLANNING ENGINEERING
CONSTRUCTION MANAGEMENT

HARB ENGINEERING, INC

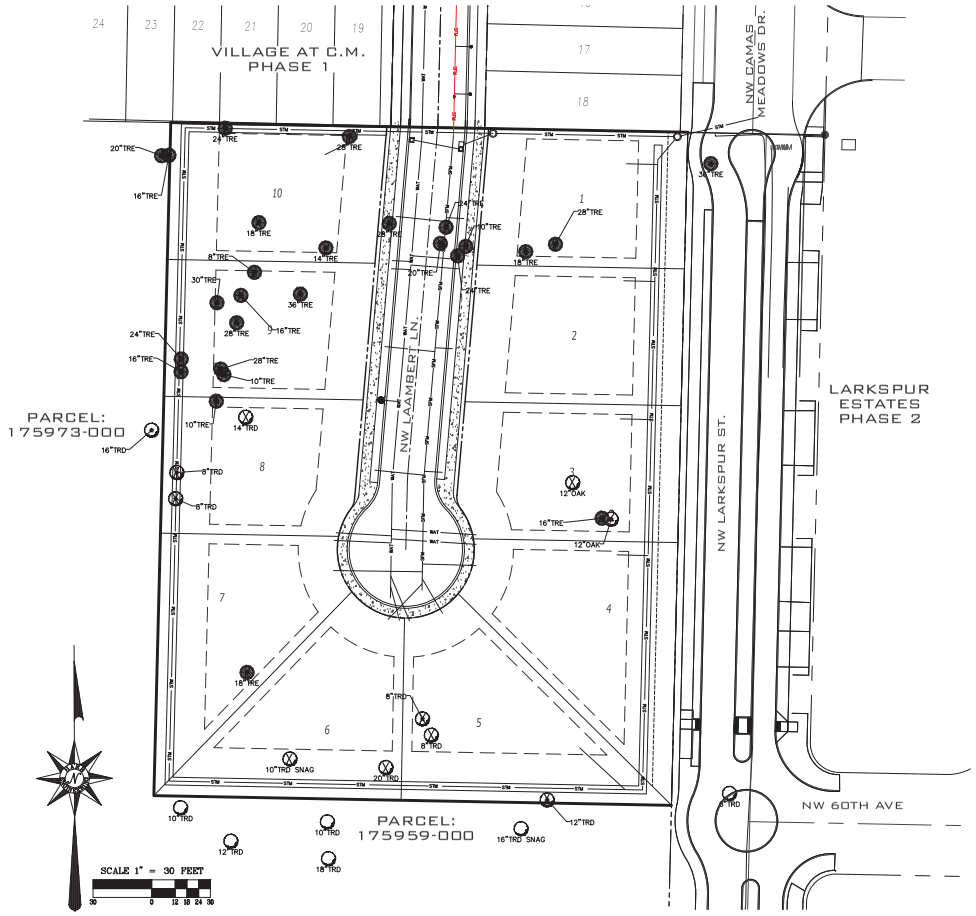
701 COLUMBIA STREET, SUITE 111 VANCOUVER, WA 98660
PHONE: (360) 695-6520 WWW.HARBENGINEERING.COM

LARKSPUR SUBDIVISION

SHEET NAME: PRELIMINARY UTILITY PLAN

DRAWN BY: B.S.G.
DESIGNED BY: B.S.G.
CHECKED BY: G.G.H.

SHEET # P-05



TREE REMOVAL AND PRESERVATION NOTES NOTES:

1 TREE TO BE PRESERVED AND PROTECTED

2 TREE TO BE CHECKED AT TIME OF BUILDING PERMIT FOR PROTECTION OR REMOVAL

X TREE TO BE REMOVED DUE TO EITHER STREET CONSTRUCTION, UTILITY TRENCH, FRENCH DRAIN, SITE GRADING OR WITHIN BUILDING FOOTPRINT.

TRD = TREE DECIDUOUS, BIG LEAF MAPLE OR OTHER
TRE = TREE EVERGREEN, FIR OR HEMLOCK OR OTHER
OAK = OAK TREE

HARB ENGINEERING
LAND DEVELOPMENT PLANNING ENGINEERING
CONSTRUCTION MANAGEMENT
701 COLUMBIA STREET, SUITE 111 VANCOUVER, WA 98660
PHONE: (360) 695-6520 WWW.HARBENGINEERING.COM

LARKSPUR SUBDIVISION

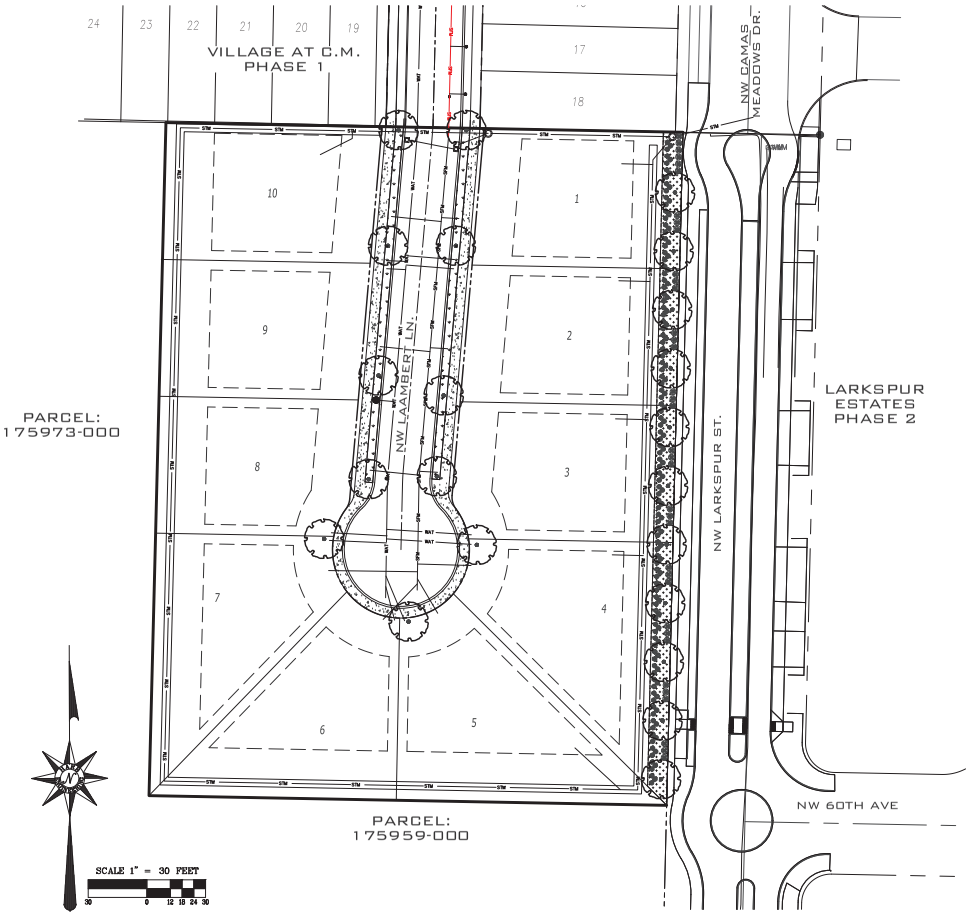
SHEET NAME:
PRELIMINARY TREE REMOVAL AND PRESERVATION PLAN

DRAWN BY: B.S.G.

DESIGNED BY: B.S.G.

CHECKED BY: G.G.H.

SHEET # P-06



TREES	CODE	BOTANICAL NAME / COMMON NAME	CONTAINER	SIZE	SPACING	QTY
	AR	Acer rubrum `Scarlet Sentinel` / Scarlet Sentinel Maple	B & B	2" cal	as shown	22

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	MAC	Mahonia aquifolium `Compacta` / Compact Oregon Grape	2 gal	15"-18"	3` o.c.	34

GRASSES	CODE	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	PM	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	1 gal	10"-12"	30" o.c.	141

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
		Bark dust				
		Grass				

HARB ENGINEERING
LAND DEVELOPMENT PLANNING ENGINEERING
CONSTRUCTION MANAGEMENT
701 COLUMBIA STREET, SUITE 111 VANCOUVER, WA 98660
PHONE: (360) 695-6520 WWW.HARBENGINEERING.COM

HARB ENGINEERING, INC

PRELIMINARY NOT FOR CONSTRUCTION
EXPIRES: JANUARY 2020

LARKSPUR SUBDIVISION

SHEET NAME:
PRELIMINARY LANDSCAPE PLAN

DRAWN BY: B.S.G.
DESIGNED BY: B.S.G.
CHECKED BY: G.G.H.

SHEET #
P-07

LARKSPUR SUBDIVISION

PARCEL #175961-000
IN A PORTION OF THE EAST
HALF AND THE WEST HALF OF
THE SW 1/4 OF SECTION 28
T. 2 N., R 3 E., W.M
CITY OF CAMAS
CLARK COUNTY, WASHINGTON

OWNER/ APPLICANT/ CONTACT:

PROVENCE LLC.
CONTACT PERSON: GUS HARB, PE
701 COLUMBIA ST., SUITE 111
VANCOUVER, WA 98660
PHONE: (360) 695-6520
EMAIL: guss@harbengineering.com

SURVEYOR:

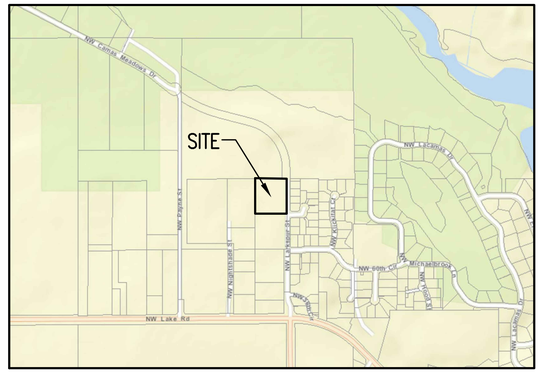
MINISTER & GLAESER SURVEYING, LLC
CONTACT PERSON: DAVE DENNY, PLS
2200 E. EVERGREEN BLVD
VANCOUVER, WA 98661
PHONE: 360-694-3313

GEOTECHINCAL ENGINEER:

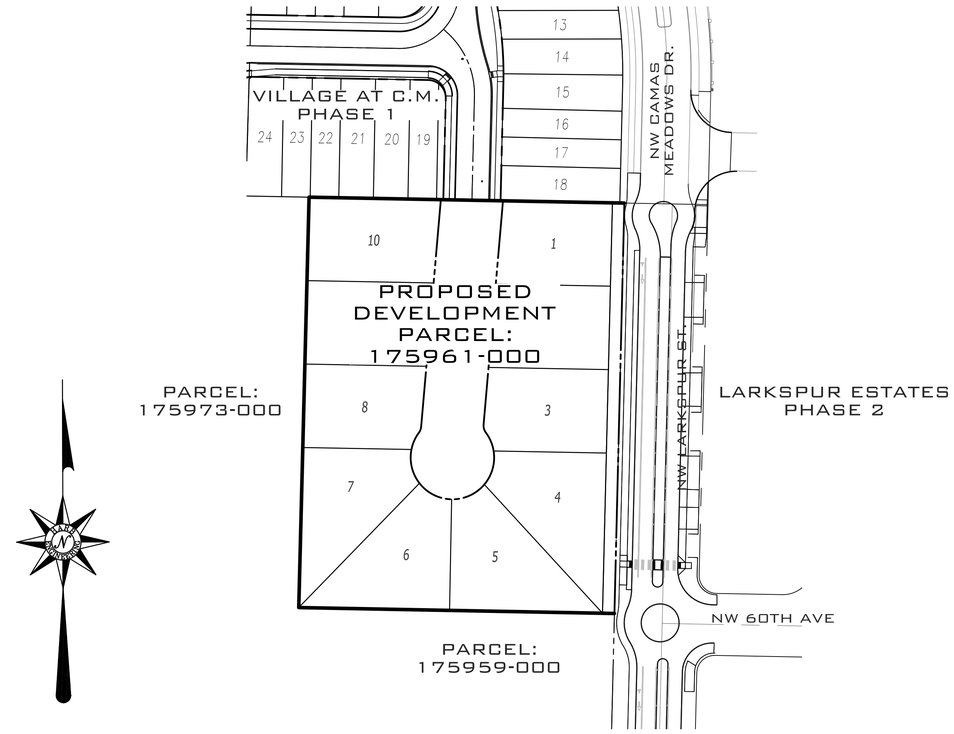
COLUMBIA WEST ENGINEERING, INC.
CONTACT PERSON: DANIEL LEHTO, PE, GE
11917 NE 95TH ST.
VANCOUVER, WA 98682
PHONE: 360-823-2900

PARCEL INFORMATION:

PARCEL # 175961-000
PARCEL AREA IS: 2.09+/- ACRES



VICINITY MAP
NOT TO SCALE



SITE MAP
1"=100'

SHEET INDEX:

HARB ENGINEERING
LAND DEVELOPMENT PLANNING ENGINEERING
CONSTRUCTION MANAGEMENT
701 COLUMBIA STREET, SUITE 111 VANCOUVER, WA 98660
PHONE: (360) 695-6520 WWW.HARBENGINEERING.COM

PRELIMINARY NOT FOR CONSTRUCTION
EXPIRES JANUARY 2020

LARKSPUR SUBDIVISION

SHEET NAME:
COVER SHEET

DRAWN BY: B.S.G.
DESIGNED BY: B.S.G.
CHECKED BY: G.G.H.

SHEET #
P-00

PARCEL INFO:

Property Identification Number: 175961000
Property Type: Real
Property Status: Active Tax Status: Regular
Site Address: 6215 NW LARKSPUR ST, CAMAS, 98607
Abbreviated Legal Description: #34 SEC 28 T2N R3EWM 2.41A

Zoning Designation - Codes	Residential-7,500 (R-7.5)
Zoning Overlay(s)	none
Comprehensive Plan	SFM
Comp. Plan Overlay(s)	none
Census Tract	406.08
Jurisdiction	Camas
Fire District	Camas Washougal FD
Park District	n/a
School District Elementary Middle School High School	Camas Grass Valley Skyridge Middle Camas
Sewer District	Camas
Water District	Camas
Neighborhood	n/a
Section-Township-Range	SW 1/4,S28,T2N,R3E image: .PDF
Urban Growth Area	Camas
C-Tran Benefit Area	Yes
School Impact Fee	Camas
Transportation Impact Fee	Camas
Transportation Analysis Zone	653
Waste Connections Garbage Collection Day	Wednesday
Last Street Sweeping	n/a
CPU Lighting Utility District	0
Burning Allowed	No
Wildfire Danger Area	No
Public Health Food Inspector District	District 2
Public Health WRAP Inspector District	District 4

Land Data	
Clark County Road Atlas	page 11
Approximate Area Info...	104,980 sq. ft. 2.41 acres
Subdivision	no data
Survey	055057 057064

ENVIRONMENTAL CONSTRAINTS:

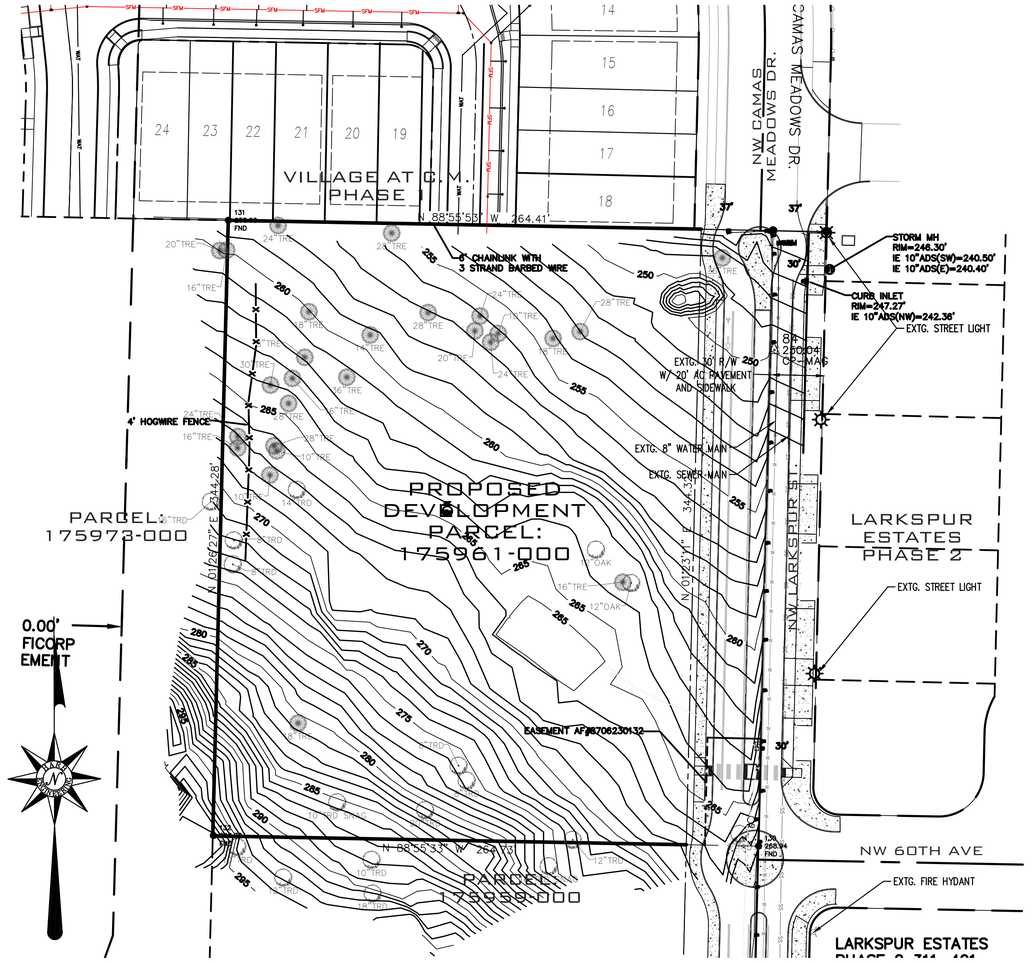
Wetlands and Soil Types	
Wetland Class:	No Mapping Indicators
Wetland Inventory: Info...	No Mapping Indicators
Flood Hazard Area: Info...	Outside Flood Area
Shoreline Designation:	none
Soil Types / Class:	Non-Hydric / HcD
Critical Aquifer Recharge Area:	
FEMA Map / FIRM Panel: Info...	53011C0414D 53011C0530D
Watershed:	Lacamas Creek
Sub Watershed:	Lacamas Lake
Water Resource Inventory Area:	Name: SALMON-WASHOUGAL Sub-Basin: LaCamas

Geological Hazards Info...	
Slope Stability:	
Geological Hazard:	Slopes > 15%
NEHRP Class:	C
Liquefaction:	Very Low

Habitat and Cultural Resources Info...	
Priority Habitat:	
Habitat Area Buffer:	
Species Area Buffer:	
Archaeological Probability:	Low-Moderate Moderate Moderate-High
Archaeological Site Buffer:	Yes
Historic Site:	No Mapping Indicators

NOTES:

1. THERE ARE NO WATER COURSES ON OR WITHIN 100' OF THE SITE.
2. THERE ARE NO WATER BODIES, AREAS PRONE TO FLOODING OR WETLANDS ON OR WITHIN 100' OF THE SITE.
3. THERE ARE NO FEMA DESIGNATED FLOOD PLAINS, FLOOD FRINGE, OR FLOODWAY ON OR WITHIN 100' OF THE SITE.
4. THERE ARE NO DESIGNATED SHORELINES ON OR WITHIN 100' OF THE SITE.
5. WETLANDS DO NOT EXIST ON SITE THEREFORE A WETLAND DETERMINATION IS NOT REQUIRED.
6. THERE ARE NO UNSTABLE SLOPES OR LANDSLIDE AREAS ON OR WITHIN 100' OF THE SITE.
7. THERE ARE NO SIGNIFICANT WILDLIFE HABITAT OR VEGETATION ON OR WITHIN 100' OF THE SITE.
8. THERE ARE NO SIGNIFICANT HISTORIC SITES ON OR WITHIN 100' OF THE SITE, PER ARCHEOLOGICAL INVESTIGATION PERFORMED BY APPLIED ARCHEOLOGICAL RESEARCH INC. IN AUGUST OF 2007.
9. THERE ARE NO EXISTING PEDESTRIAN FACILITIES LOCATED ON-SITE.
10. THERE ARE NO EXISTING BICYCLE FACILITIES LOCATED ON OR WITHIN 100 FEET OF THE SITE.
11. ACCORDING TO C-TRAN, THERE ARE NO TRANSIT ROUTES WITHIN 600' OF THE SITE.
12. NO STREETS PROVIDING ACCESS TO THE SITE ARE IN EXCESS OF 15%.



HARB ENGINEERING
LAND DEVELOPMENT PLANNING ENGINEERING
CONSTRUCTION MANAGEMENT
701 COLUMBIA STREET, SUITE 111 VANCOUVER, WA 98660
PHONE: (360) 695-6520 WWW.HARBENGINEERING.COM

PRELIMINARY NOT FOR CONSTRUCTION
EXPIRES JAN.JAR 2020

LARKSPUR SUBDIVISION

SHEET NAME:
EXISTING CONDITIONS PLAN

DRAWN BY: B.S.G.
DESIGNED BY: B.S.G.
CHECKED BY: G.G.H.

SHEET #
P-01

PARCEL INFO:

Property Identification Number: 175961000
Property Type: Real
Property Status: Active Tax Status: Regular
Site Address: 6215 NW LARKSPUR ST, CAMAS, 98607
Abbreviated Legal Description: #34 SEC 28 T2N R3EWM 2.41A

Zoning Designation - Codes	Residential-7,500 (R-7.5)
Zoning Overlay(s)	none
Comprehensive Plan	SFM
Comp. Plan Overlay(s)	none
Census Tract	406.08
Jurisdiction	Camas
Fire District	Camas Washougal FD
Park District	n/a
School District Elementary Middle School High School	Camas Grass Valley Skyridge Middle Camas
Sewer District	Camas
Water District	Camas
Neighborhood	n/a
Section-Township-Range	SW 1/4,S28,T2N,R3E image: .PDF
Urban Growth Area	Camas
C-Tran Benefit Area	Yes
School Impact Fee	Camas
Transportation Impact Fee	Camas
Transportation Analysis Zone	653
Waste Connections Garbage Collection Day	Wednesday
Last Street Sweeping	n/a
CPU Lighting Utility District	0
Burning Allowed	No
Wildfire Danger Area	No
Public Health Food Inspector District	District 2
Public Health WRAP Inspector District	District 4

Land Data	
Clark County Road Atlas	page 11
Approximate Area Info...	104,980 sq. ft. 2.41 acres
Subdivision	no data
Survey	055057 057064

DEVELOPMENT STATISTICS:

ZONING: *R-7.5*

LAND INVENTORY

TOTAL SITE AREA: (TOTAL ACREAGE)	*90,987± SF (± 2.09 ACRES)*
TOTAL DEVELOPED ACREAGE	*2.09 ACRES*
TOTAL PROPOSED RIGHT-OF-WAY AREA: (INFRASTRUCTURE ACREAGE)	*13,472± SF (0.31± ACRES)*
TOTAL PROPOSED LANDSCAPE TRACT AREA: (TOTAL TRACT AREA)	*3,442.48± SF (0.08± ACRES)*
TOTAL LOT AREA:	*74,156± SF (1.70± ACRES)*
APPROXIMATE ACREAGE OF STEEP SLOPES	*16,027.31± SF (0.37± ACRES)*
TOTAL ACREAGE OF RECREATIONAL OPEN SPACES	*NOT APPLICABLE*
D.U. / ACRE:	*5.6*
AVERAGE LOT AREA:	*7,760.74± SF*
MIN. LOT WIDTH:	*VARIES*
MIN. LOT DEPTH:	*VARIES*

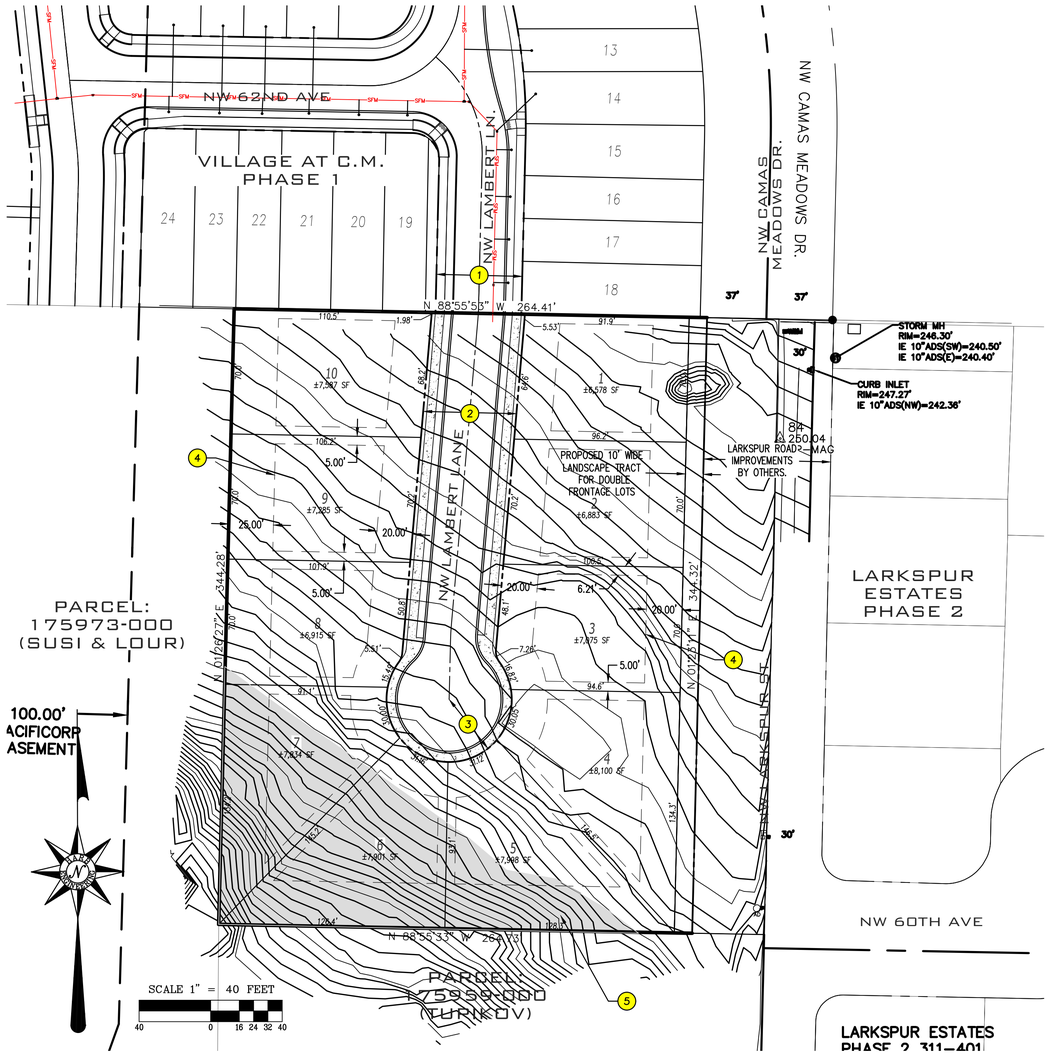
SETBACKS:

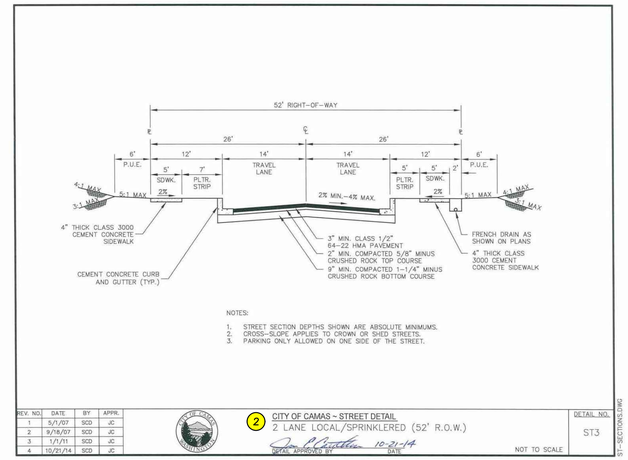
FRONT: 20'

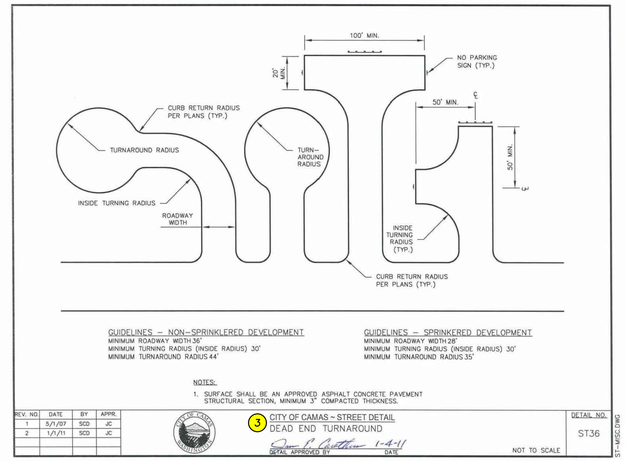
SIDE: 5'

STREET SIDE YARD: 20'

REAR: 25'







KEYED NOTES:

1. *EXISTING 28' AC PAVED 2 LANE LOCAL ROADWAY W/ 5' DETACHED SIDEWALK AND 7' PLANTER STRIP.*
2. *PROPOSED 28' AC PAVED 2 LANE LOCAL ROADWAY W/ 5' DETACHED SIDEWALK AND 7' PLANTER STRIP INSIDE 52' PUBLIC RIGHT-OF-WAY PER DETAIL ST3 ABOVE.*
3. *PROPOSED CUL-DE-SAC, 28' AC PAVED TO FRONT EDGE OF GUTTER OF ROLLED CURB, 2' WIDE ROLLED CURB AND GUTTER, AND 5' ATTACHED SIDEWALK WITHIN 35' PUBLIC RIGHT-OF-WAY RADIUS PER ST35 ABOVE.*
4. *PROPOSED BUILDING SETBACKS PER CITY OF CAMAS ZONING CODE 18.09.040-TABLE 2. TYPICAL FOR EACH LOT.*
   FRONT: 20'
   SIDE: 5'
   STREET SIDE YARD: 20'
   REAR: 20' (LOTS 1-4)
   REAR: 25' (LOTS 5-10)
5. *SLOPES IN EXCESS OF 15% AS MAPPED ON GIS. SITE DOES NOT CONTAIN LANDSLIDE HAZARD AREAS. FOLLOW GEOTECHNICAL ENGINEER'S RECOMMENDATIONS REGARDING STEEP SLOPES.*

NOTES:

ARCHITECTURAL DESIGN: SIDE AND REAR BUILDING FACADES VISIBLE FROM AN ARTERIAL OR COLLECTOR SHALL MAINTAIN THE ARCHITECTURAL DESIGN, HORIZONTAL AND VERTICAL ARTICULATION, LEVEL OF DETAIL, AND MATERIALS AND COLORS CONSISTENT WITH THE FRONT BUILDING FACADE. AVOID LARGE BLANK WALLS ON SIDE AND REAR BUILDING FACADES.

HARB ENGINEERING
LAND DEVELOPMENT PLANNING ENGINEERING
CONSTRUCTION MANAGEMENT
701 COLUMBIA STREET, SUITE 111 VANCOUVER, WA 98660
PHONE: (360) 695-6520 WWW.HARBENGINEERING.COM

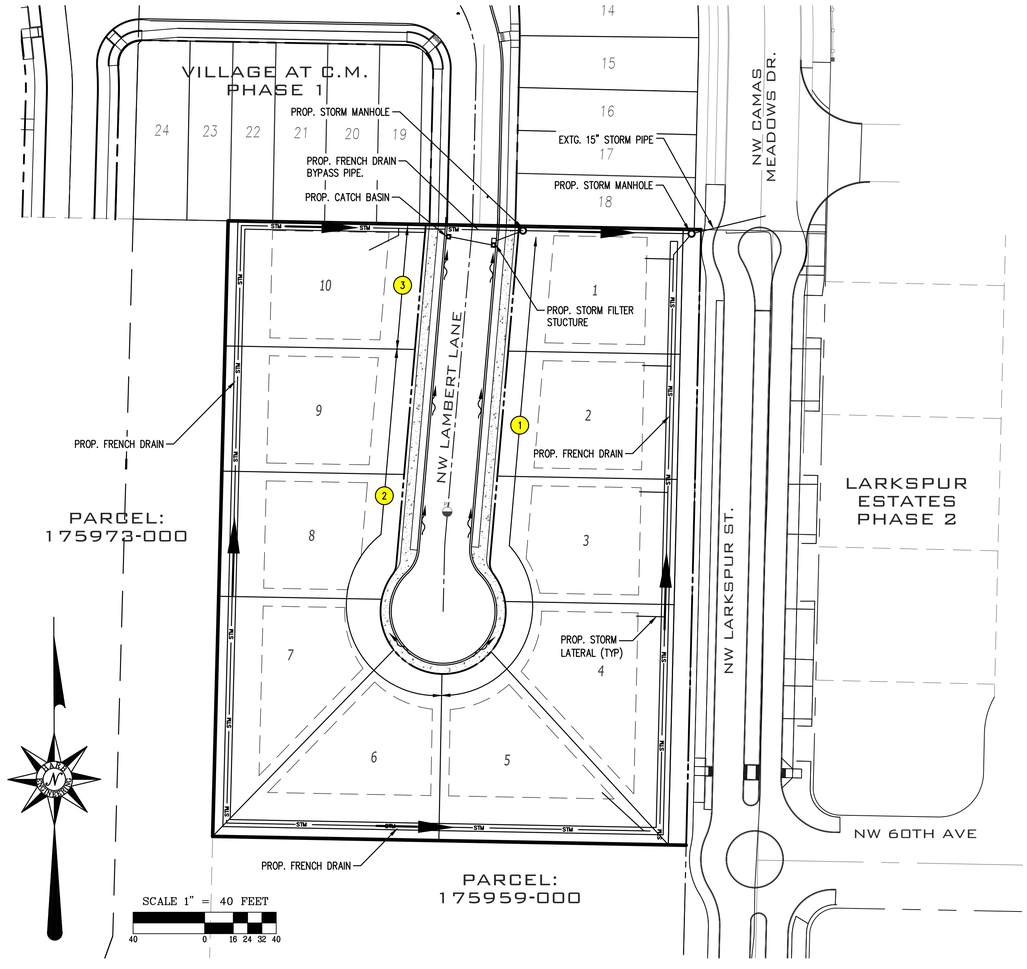
PRELIMINARY NOT FOR CONSTRUCTION
EXPIRES JANUARY 2020

LARKSPUR SUBDIVISION

SHEET NAME:
PRELIMINARY PLAT

DRAWN BY: B.S.G.
DESIGNED BY: B.S.G.
CHECKED BY: G.G.H.

SHEET #
P-02



STORM DRAINAGE KEYED NOTES:

1. *LOTS 1-5:*
   DRIVEWAYS TO FLOW TO PROPOSED ROAD.
   ROOFS AND LANDSCAPE TO FLOW TO TO REAR YARD FRENCH DRAIN SYSTEM. EXCEPT FOR LOT 5, FRONT HALF OF LANDSCAPE TO FLOW TO PROPOSED ROAD.
2. *LOTS 6-9"*
   DRIVEWAYS TO FLOW TO PROPOSED ROAD.
   ROOFS AND LANDSCAPE TO FLOW TO PROPOSED ROAD.
3. *LOT 10:*
   DRIVEWAY TO FLOW TO PROPOSED ROAD.
   ROOF AND LANDSCAPE TO FLOW TO SIDEYARD FRENCH DRAIN SYSTEM.

HARB ENGINEERING
LAND DEVELOPMENT PLANNING ENGINEERING
CONSTRUCTION MANAGEMENT
701 COLUMBIA STREET, SUITE 111 VANCOUVER, WA 98660
PHONE: (360) 695-6520 WWW.HARBENGINEERING.COM
HARB ENGINEERING, INC

PRELIMINARY NOT FOR CONSTRUCTION

LARKSPUR SUBDIVISION

SHEET NAME:

PRELIMINARY STORM DRAINAGE PLAN

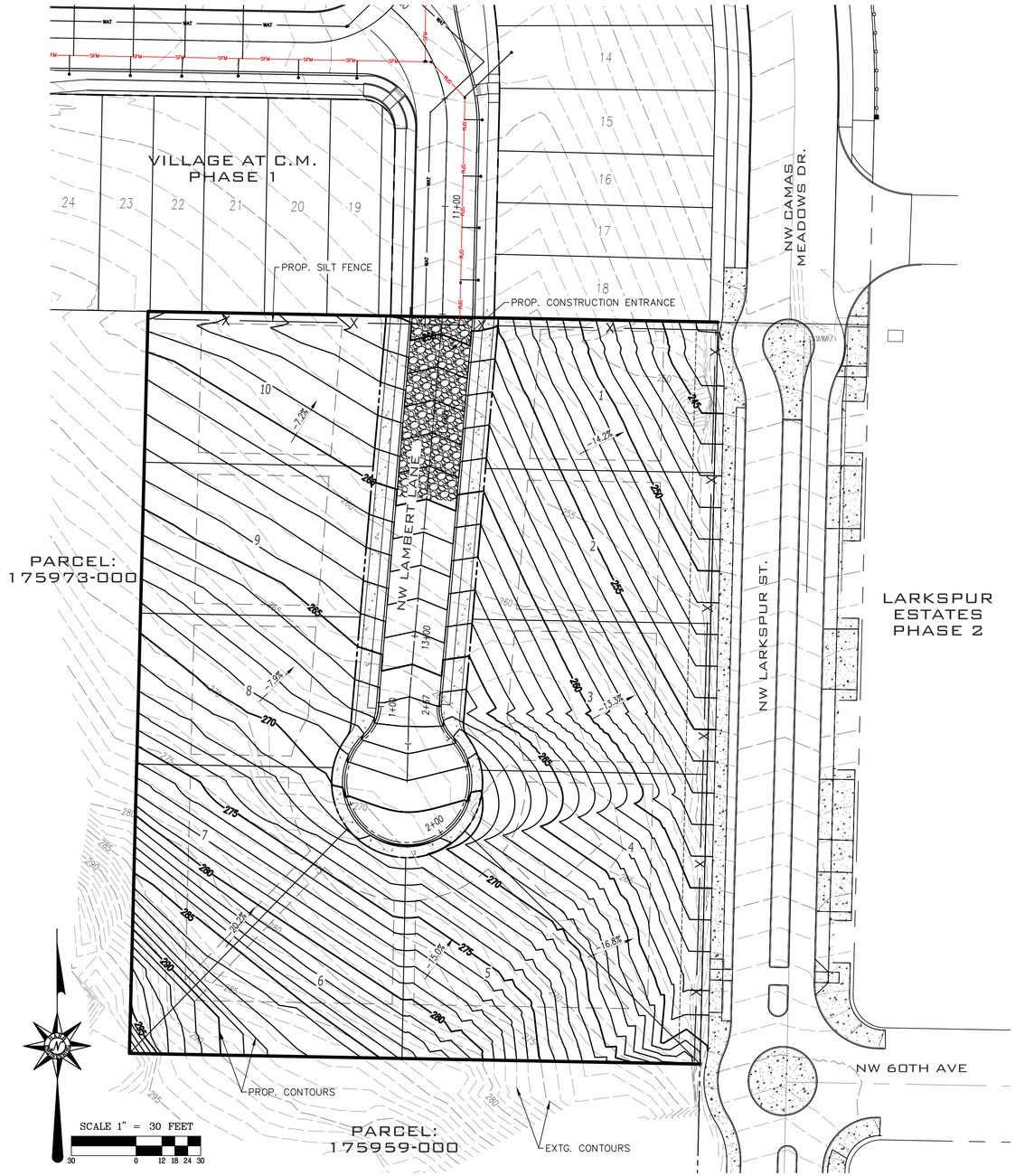
DRAWN BY: B.S.G.

DESIGNED BY: B.S.G.

CHECKED BY: G.G.H.

SHEET #

P-03



GRADING VOLUMES:

CUT: 2,000CY

FILL: 2,000CY

HARB ENGINEERING

LAND DEVELOPMENT PLANNING ENGINEERING
CONSTRUCTION MANAGEMENT

701 COLUMBIA STREET, SUITE 111 VANCOUVER, WA 98660
PHONE: (360) 695-6520 WWW.HARBENGINEERING.COM

PRELIMINARY NOT FOR CONSTRUCTION

LARKSPUR SUBDIVISION

SHEET NAME:

PRELIMINARY GRADING & EROSION CONTROL PLAN

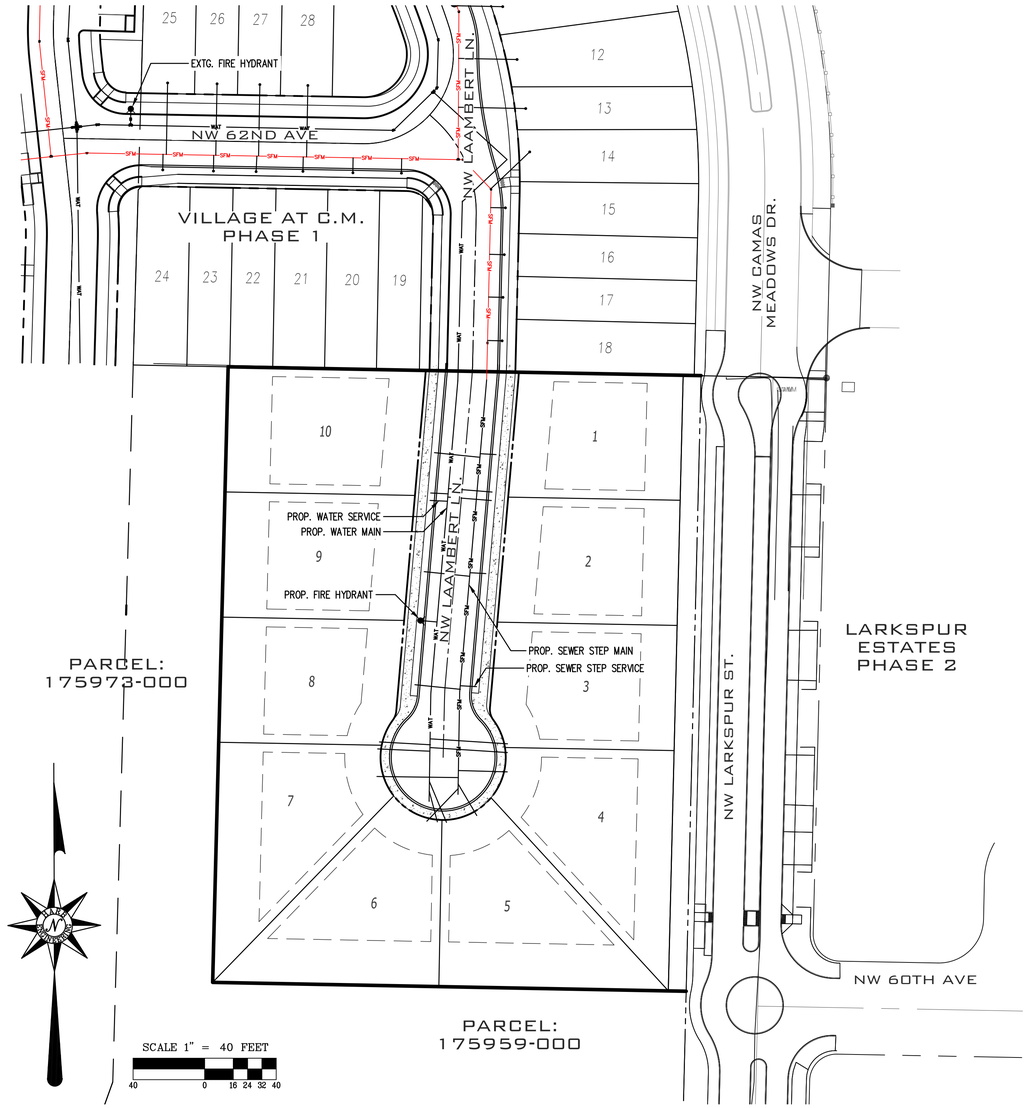
DRAWN BY: B.S.G.

DESIGNED BY: B.S.G.

CHECKED BY: G.G.H.

SHEET #

P-04



HARB ENGINEERING
LAND DEVELOPMENT PLANNING ENGINEERING
CONSTRUCTION MANAGEMENT
701 COLUMBIA STREET, SUITE 111 VANCOUVER, WA 98660
PHONE: (360) 695-6520 WWW.HARBENGINEERING.COM
HARB ENGINEERING, INC

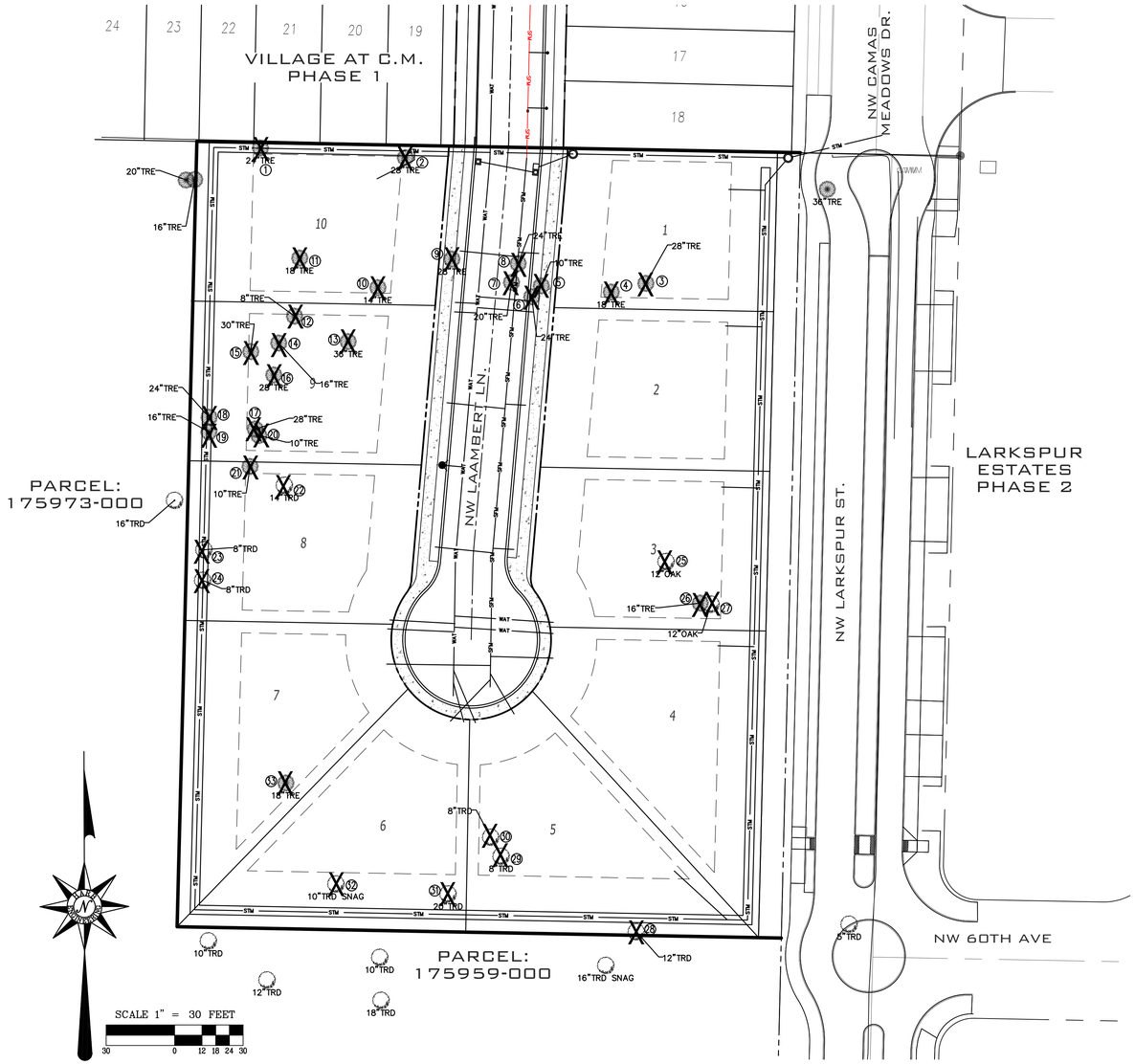
PRELIMINARY NOT FOR CONSTRUCTION

LARKSPUR SUBDIVISION

SHEET NAME:
PRELIMINARY UTILITY PLAN

DRAWN BY: B.S.G.
DESIGNED BY: B.S.G.
CHECKED BY: G.G.H.

SHEET #
P-05



TREE REMOVAL AND PRESERVATION NOTES NOTES:

X *TREE TO BE REMOVED DUE TO EITHER STREET CONSTRUCTION, UTILITY TRENCH, FRENCH DRAIN, SITE GRADING OR WITHIN BUILDING FOOTPRINT.*

TRD = TREE DECIDUOUS, BIG LEAF MAPLE OR OTHER
TRE = TREE EVERGREEN, FIR OR HEMLOCK OR OTHER
OAK = OAK TREE (NON-NATIVE)

EXISTING TREE TABLE:

#	ACTION	COMMENTS
1	REMOVE	TREE CONFLICTS WITH PROPOSED STORM TRENCH. TREE HAS EXISTING STRUCTURAL DEFECTS.
2	REMOVE	TREE CONFLICTS WITH PROPOSED STORM TRENCH AND FUTURE HOME.
3	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
4	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
5	REMOVE	TREE CONFLICTS WITH FUTURE STREET.
6	REMOVE	TREE CONFLICTS WITH FUTURE STREET.
7	REMOVE	TREE CONFLICTS WITH FUTURE STREET.
8	REMOVE	TREE CONFLICTS WITH FUTURE STREET.
9	REMOVE	TREE CONFLICTS WITH FUTURE STREET.
10	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
11	REMOVE	TREE CONFLICTS WITH FUTURE HOME. TREE IS DEAD.
12	REMOVE	TREE CONFLICTS WITH FUTURE HOME. TREE IS DEAD.
13	REMOVE	TREE CONFLICTS WITH FUTURE HOME. TREE HAS SPLIT TRUNK.
14	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
15	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
16	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
17	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
18	REMOVE	TREE CONFLICTS WITH PROPOSED STORM TRENCH.
19	REMOVE	TREE CONFLICTS WITH PROPOSED STORM TRENCH. TREE IS CROWDED
20	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
21	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
22	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
23	REMOVE	TREE CONFLICTS WITH PROPOSED STORM TRENCH.
24	REMOVE	TREE CONFLICTS WITH PROPOSED STORM TRENCH.
25	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
26	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
27	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
28	REMOVE	TREE HAS BROKEN TOP AND IS IN POOR HEALTH.
29	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
30	REMOVE	TREE CONFLICTS WITH FUTURE HOME.
31	REMOVE	TREE CONFLICTS WITH FUTURE GRADING.
32	REMOVE	TREE TREE IS DEAD.
33	REMOVE	TREE CONFLICTS WITH FUTURE HOME.

HARB ENGINEERING
LAND DEVELOPMENT PLANNING ENGINEERING
CONSTRUCTION MANAGEMENT
701 COLUMBIA STREET, SUITE 111 VANCOUVER, WA 98660
PHONE: (360) 695-6520 WWW.HARBENGINEERING.COM

HARB ENGINEERING, INC

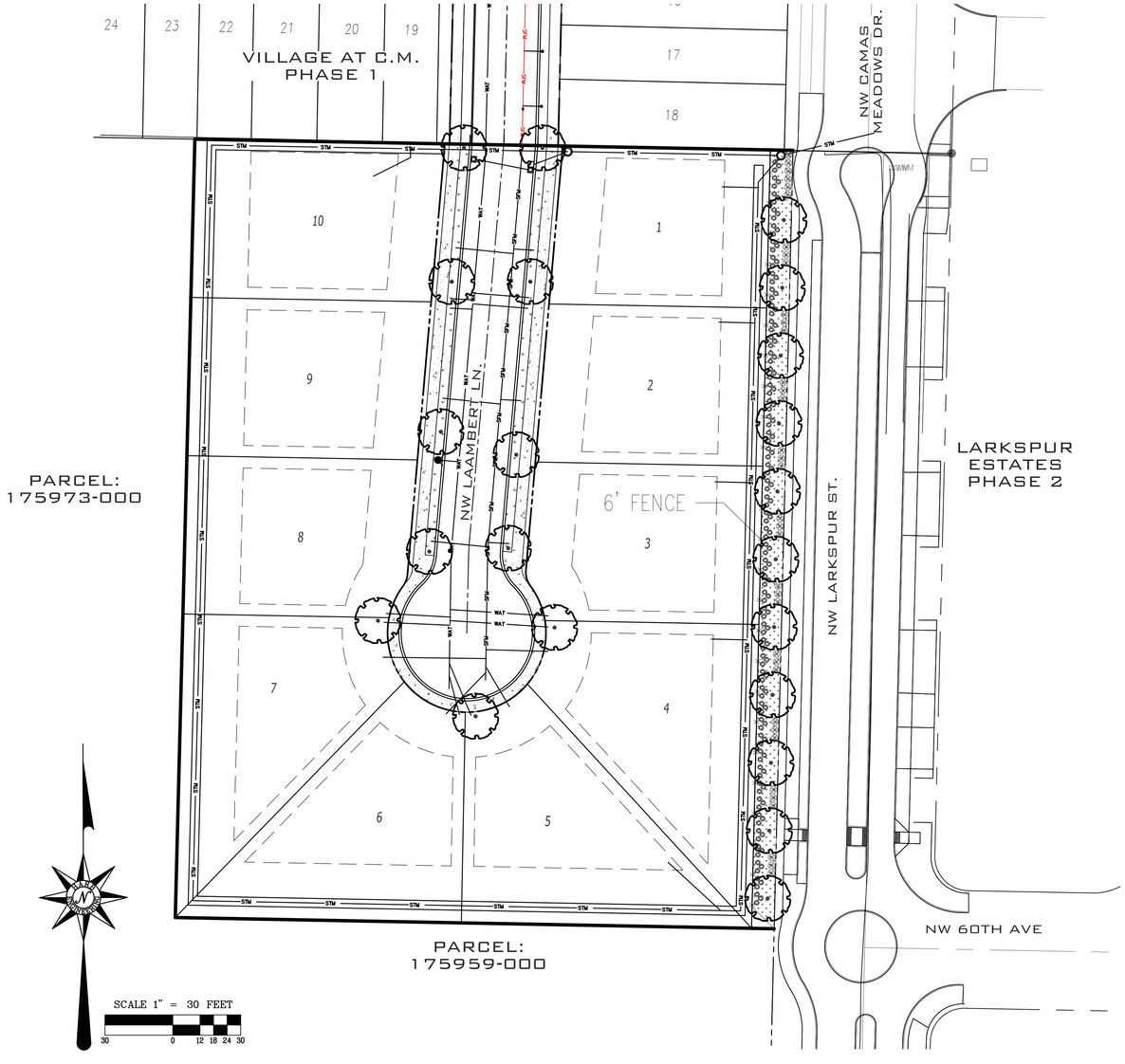
PRELIMINARY NOT FOR CONSTRUCTION

LARKSPUR SUBDIVISION

SHEET NAME:
PRELIMINARY TREE REMOVAL AND PRESERVATION PLAN

DRAWN BY: B.S.G.
DESIGNED BY: B.S.G.
CHECKED BY: G.G.H.

SHEET #
P-06



x x x 6' TALL SIGHT-OBSCURING FENCE WITH COLUMNS OR PHYSICAL INDENTATIONS EVERY 50 FEET.

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONTAINER	SIZE	SPACING	QTY
	AR	Acer rubrum `Scarlet Sentinel` / Scarlet Sentinel Maple	B & B	2" cal	as shown	22

SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	MAC	Mahonia aquifolium `Compacta` / Compact Oregon Grape	2 gal	15"-18"	3` o.c.	34

GRASSES	CODE	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
	PM	Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	1 gal	10"-12"	30" o.c.	141

GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONTAINER	SPREAD	SPACING	QTY
		Bark dust				
		Grass				

HARB ENGINEERING
LAND DEVELOPMENT PLANNING ENGINEERING
CONSTRUCTION MANAGEMENT
701 COLUMBIA STREET, SUITE 111 VANCOUVER, WA 98660
PHONE: (360) 695-6520 WWW.HARBENGINEERING.COM
HARB ENGINEERING, INC

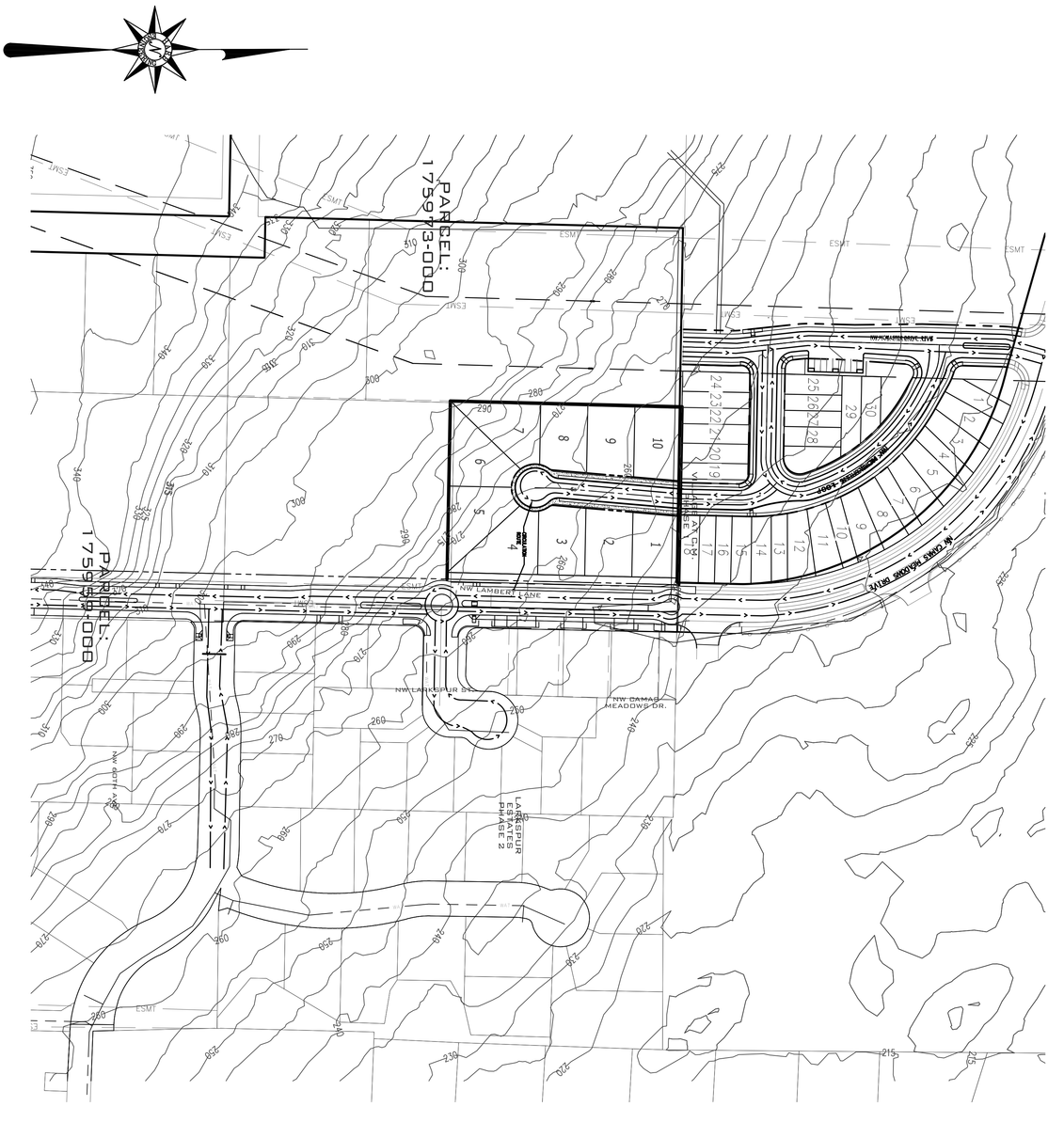
PRELIMINARY NOT FOR CONSTRUCTION
EXPIRES JANUARY 2020

LARKSPUR SUBDIVISION

SHEET NAME:
PRELIMINARY LANDSCAPE PLAN

DRAWN BY: B.S.G.
DESIGNED BY: B.S.G.
CHECKED BY: G.G.H.

SHEET #
P-07



SCALE 1" = 100 FEET

LARKSPUR SUBDIVISION

SHEET NAME: CIRCULATION PLAN

DRAWN BY: B.S.G.

DESIGNED BY: B.S.G.

CHECKED BY: G.G.H.

SHEET # P-08

PRELIMINARY NOT FOR CONSTRUCTION

EXPIRES JANUARY 2020

HARB ENGINEERING, INC

HARB ENGINEERING

LAND DEVELOPMENT PLANNING ENGINEERING
CONSTRUCTION MANAGEMENT

701 COLUMBIA STREET, SUITE 111 VANCOUVER, WA 98660
PHONE: (360) 695-6520 WWW.HARBENGINEERING.COM

Exhibit 8

Clark Land Design, pllc

Landscape Architecture - Land Use Planning - Development Consulting

September 27, 2018

Subject: Tree Removal and Preservation
Project: Larkspur Subdivision

The project Landscape Architect, James Clark, visited the site with the Owner on September 25 to assess the existing trees on the site. The site contains a number of tree species that include Douglas Fir, Western Hemlock, Red Oak, Red Alder, and Big-leaf Maple. Other vegetation includes Himalayan blackberry, thistle, and grasses. All significant trees were evaluated for their potential for preservation. Factors that were taken into consideration were:

- Conflicts with new homes, roads, and utilities.
- Tree structure.
- Tree health.
- Crowding due to close proximity to other trees.
- Potential for future windthrow hazard resulting from impacts to the critical root zone or removal of adjacent support trees.

The majority of the existing trees on the site are within the footprints of new buildings, roads, or utilities. Trees not directly in the footprint of future improvements are severely impacted by grading, already dead, in poor health, have poor structure, or are an undesirable species. Consequently, no existing trees are recommended for retention on the site.

Please refer the revised "Preliminary Tree Removal and Preservation Plan" (Sheet #P-06) for more detailed information.

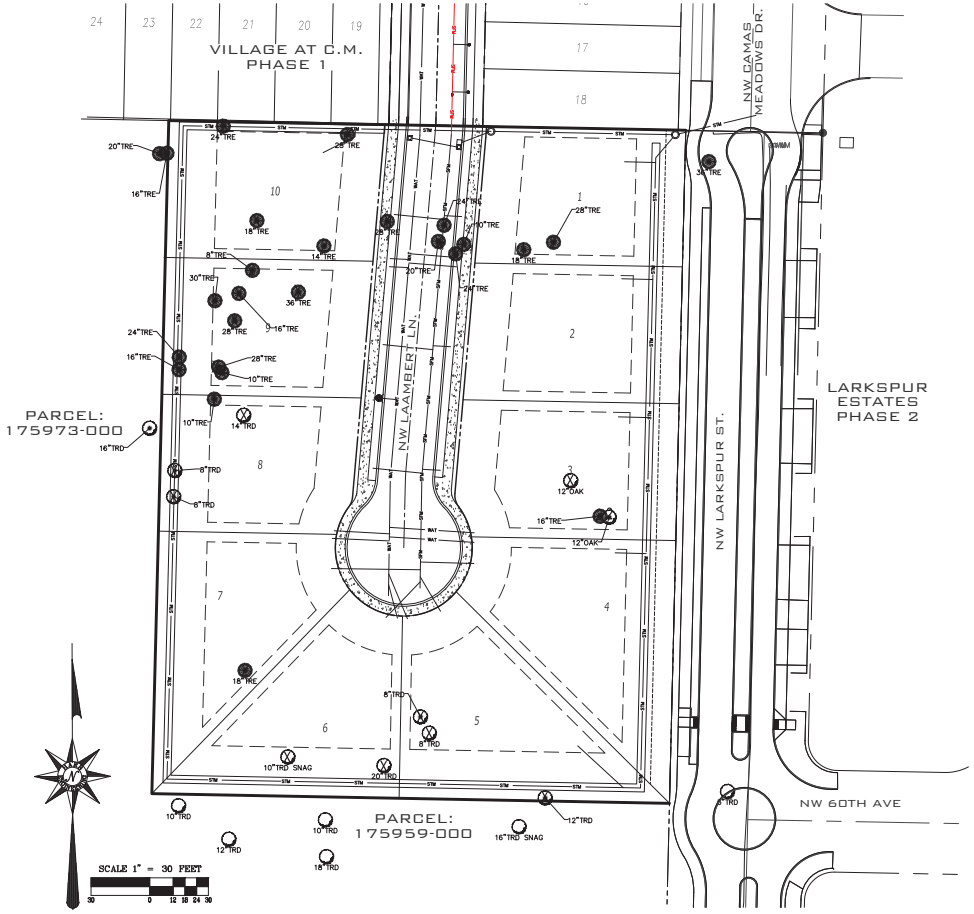
Please contact us with any comments or questions.

Sincerely,

James Clark, PLA, ASLA
Landscape Architect
Clark Land Design, PLLC

Mailing Address: 10013 NE Hazel Dell Avenue | PMB 177 | Vancouver, WA 98685
Office Address: 9901 NE 7th Avenue | Building A, Suite 214 | Vancouver, WA 98685
Cell: 360.921.4445 | Email: jclark@clarklanddesign.com

Exhibit 9



TREE REMOVAL AND PRESERVATION NOTES NOTES:

1 TREE TO BE PRESERVED AND PROTECTED

2 TREE TO BE CHECKED AT TIME OF BUILDING PERMIT FOR PROTECTION OR REMOVAL

X TREE TO BE REMOVED DUE TO EITHER STREET CONSTRUCTION, UTILITY TRENCH, FRENCH DRAIN, SITE GRADING OR WITHIN BUILDING FOOTPRINT.

TRD = TREE DECIDUOUS, BIG LEAF MAPLE OR OTHER
TRE = TREE EVERGREEN, FIR OR HEMLOCK OR OTHER
OAK = OAK TREE

HARB ENGINEERING
LAND DEVELOPMENT PLANNING ENGINEERING
CONSTRUCTION MANAGEMENT
701 COLUMBIA STREET, SUITE 111 VANCOUVER, WA 98660
PHONE: (360) 695-6520 WWW.HARBENGINEERING.COM

HARB ENGINEERING, INC

PRELIMINARY NOT FOR CONSTRUCTION

LARKSPUR SUBDIVISION

SHEET NAME:
PRELIMINARY TREE REMOVAL AND PRESERVATION PLAN

DRAWN BY: B.S.G.
DESIGNED BY: B.S.G.
CHECKED BY: G.G.H.

SHEET # P-06

Exhibit 10

HARB
ENGINEERING, INC

LARKSPUR SUBDIVISION

Traffic Information Report

The proposed development will consist of 10 NEW single-family units. The site previously contained a residence providing a credit of 1 residential unit being deducted from the total count. We are also taking a credit for the previously provided traffic report for 1 lot within the Village at Camas Meadows Phase 1, the development was approved for 31 residential lots and with the modification to Phase 1 for the entry of Larkspur Subdivision 1 lot was eliminated. Therefore we are applying this credit to this trip generation thus resulting in another lot deduction form the total. Using the trip generation rates form the ITE Trip Generation Manual (9th Edition, 2012), ITE code #210, the site proposed development will generate 76 trips per weekday. In the AM peak hour a total of 6 trips will be generated. In the PM peak hour a total of 8 trips will be generated. The following table presents the trip generation for the proposed development.

ITE LAND USE	UNITS	ADT	WEEKDAY AM PEAK HOUR			WEEKDAY PM PEAK HOUR		
			TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
SINGLE-FAMILY (#210)	8							
GENERATION RATE		9.52	0.75	25%	75%	1	63%	37%
SITE TRIPS		76.16	6	1.5	4.5	8	5.04	2.96

SOURCE: TRIP GENERATION, 9TH EDITION, ITE 2012 AVERAGE RATES

A Traffic Study is not required.

701 Columbia Street, Suite 111 Vancouver, WA 98660
email: harb@harbengineering.com phone: (360) 695-6520
WWW.HARBENGINEERING.COM

Exhibit 11

Certificate of the Engineer

Larkspur Subdivision
The City of Camas, Washington
Preliminary Technical Information Report

The technical information report and data contained in this report were prepared by the undersigned, whose seal, as a Professional Engineer licensed to practice as such, is affixed below. All information required by City of Camas Code is included in the proposed stormwater plan and the proposed stormwater facilities are feasible.

Exhibit 12

HARB
ENGINEERING, INC

LAND DEVELOPMENT

PLANNING

ENGINEERING

CONSTRUCTION MANAGEMENT

MANAGEMENT

LARKSPUR SUBDIVISION

A Residential Project

STORMWATER TIR

Date: July 2018

Submitted to:
City of Camas, WA
616 NE 4th Avenue
Camas, WA 98607

Owner:
Provence LLC
701 Columbia St. STE 111
Vancouver, WA 98660

Applicant:
Harb Engineering, INC.
701 Columbia Street, Suite 111
Vancouver, WA 98660
360-695-6520
guss@harbengineering.com

Contact:
Gus Harb, P.E.
360-695-6520
guss@harbengineering.com

HARB
ENGINEERING, INC

Table of Contents

APPENDICES

Appendix A files

A-1 Location and Other Maps
A-2 Basin Maps – Reference from Parklands
A-3 Soils Map
A-4 Isopluvial Maps

Appendix B files

B-1 through B-3 Basin Maps

Appendix C files – Hydrology/Hydraulics

C-1 Basin Area Input – HCAD
C-2 Basin Areas - Offsite Plus Site
C-2 Water Quality Treatment Design

701 Columbia Street, Suite 111 Vancouver, WA 98660
phone: (360) 695-6520
www.harbengineering.com

Section A – Project Overview

The "**Larkspur Subdivision**" proposal is to subdivide an existing parcel of land into a residential development, totaling approximately 2.09 acres. The property, tax parcel numbers 175961-00, and is located in a portion of the SW and SE ¼ Section 28, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington. The site will be developed into 10 single family residences within the R-7.5 Zone. The site address for parcel 175961-000 is 6215 NW Lakspur ST Camas WA 98607.

The property is currently undeveloped. The site topography slopes downhill from the south, northeasterly towards the north boundary which is developed as The Village at Camas Meadows. There is a large area of offsite natural runoff that flows overland from the south, northeasterly, toward the site and through the site. The site is currently covered with some trees, brush, and open field.

Construction of the "**Larkspur Subdivision**" will consist of grading approximately 2.09 acres for construction of private streets, sidewalks, 10 single family residential lots, underground utilities, and stormwater mitigation facilities (quality control).

Due to soil properties in this area it is unlikely stormwater management by infiltration BMPs will **not** be applicable.

Section B – Minimum Requirements

This project site was part of The "**Parklands Executive Residential Subdivision and Parklands Business Park**" proposal. Under this proposal the drainage area (onsite and offsite) contained only one threshold discharge area (TDA) and was subject to consideration of minimum requirements 1 – 10. However, only requirements 1-6, 9 and 10 were applicable. Therefore, runoff is allowed to discharge directly from this site. However, water quality treatment is required for runoff from pollution generating impervious surface and pervious surface runoff that mixes with these impervious surfaces.

Table B -1 - Summary of Land Disturbing Activities

The defined site area is 2.09 acres.

1. Amount of Existing Impervious surface	None
2. Amount of New Impervious surface*	11.43 ac.
3.Amount of Replaced Impervious surface	None
4. Amount of Native Vegetation converted to lawn or landscaping	12.03
5. Amount of Native Vegetation converted to pasture	None
6. Amount of Native Vegetation converted to pervious access area	None
7. Total amount of land-disturbing activity	2.09 acres

* Roofs at individual lots assumed at 3,500 sq ft per lot on this project and driveways at individual lots assumed at 500 sq ft per lot on this project

This project includes a design for management of runoff from offsite areas located upslope from this project and which presently drain overland to and through this site. The defined offsite **drainage area** is 13.47 acres

1. Amount of Existing Impervious surface	None
2. Amount of New Impervious surface*	0.220 ac. (street) 0.067 ac (sidewalk) 0.918 (roofs & drives)
3.Amount of Replaced Impervious surface	None
4. Amount of Native Vegetation converted to lawn or landscaping	0.885
5. Amount of Native Vegetation converted to pasture	None
6. Amount of Native Vegetation converted to pervious access area	None
7. Total amount of land-disturbing activity	2.09 acres

* Roofs and drives at individual lots assumed at 4,000 sq ft per lot on this project

Table B-2 - TDA Minimum Requirement Summary

TDA Number	Req'd to meet runoff control (treatment) requirements listed in Min. Requirement 6	Req'd to meet flow control requirements listed in Min. Requirement 7	Req'd to meet wetlands protection requirements listed in Min. Requirement 8
TDA # 1	Yes	N/A – large water body	Yes

The effective impervious area for the street ROW portion is 0.26 acres.

Section C – Soils Evaluation

The "Soil Survey of Clark County, Washington" indicates the soil at this site consists of the following:

> (HcB) Hesson clay loam, 0 to 8 percent slopes, (HcD) Hesson clay loam, 8 to 20 percent slopes.

Clark County GIS indicates that the site soils are designed as Soil Group 3 – Moderately Drained Soils for use with the Western Washington Hydrology Model (WWHM2012).

See the soils map in Appendix A for additional information. Subsurface infiltration testing was not performed.

Section D – Source Control

There are not any prohibited discharges planned for this site. A SWPP will be developed for the Final TIR that will further identify and list BMPs for Source Control and will include BMPS to prohibit sediment laden runoff from leaving the site and impacting any local or State waters. In addition, BMPs will be implemented as necessary to prevent pollutants from coming in contact with stormwater.

The proposed site is being developed with activities that are pollution generating. The following BMP categories have some degree of applicability, in particular, BMPs for Landscaping and Lawn/ Vegetation Management and Maintenance of Stormwater Drainage and Treatment Systems.

All source control BMPs in the public right-of-way will be the responsibility of Camas City forces per their established maintenance procedures. The stormwater facilities will be publicly owned and maintained in a manner consistent with the Stormwater Facility Maintenance Manual and BMPs for Landscaping and Lawn/Vegetation Management.

Individual lot owners will be responsible for source control BMPs related to installing and maintaining landscaping and roof downspout systems on their respective lots. This responsibility includes the prevention of introduction of pollutants into their system(s). Application of appropriate maintenance measures will also provide source control.

Additional Reference: SMMWW, Volume IV, Chapter 2 - Selection of Operational and Structural Source Control BMPs; 2.2 Pollutant Source-Specific BMPs

BMPs for Dust Control at Disturbed Land Areas and Unpaved Roadways and Parking Lots

BMPs for Landscaping and Lawn/ Vegetation Management

BMPs for Maintenance of Stormwater Drainage and Treatment Systems

BMPs for Urban Streets

Section E – Onsite Stormwater Management BMPs

An Erosion Control Plan will be developed for implementation of BMPs to manage stormwater during grading activities. These BMPs will be shown on the erosion control plan.

Individual lot owners will be responsible for installing and maintaining roof downspout systems on their respective lots consistent with Volume III, Chapter 3.1.1 of the SMMWW.

Section F – Runoff Treatment and Design

1) Basic stormwater treatment is required for the private streets in this project.
2) Phosphorous removal is also required.

The runoff from areas requiring treatment will be routed to specific Old Castle PerkFilter Systems (or Contech Stormfilter Systems). The systems will be off-line in nature and be sized to treat the off-line flow rate determined from a WWHM2012 analysis.

The management of flows above the WQ flow rates will be directed to the particular storm line system. The existing site release is the main wetland in “The Parklands Executive Residential

Subdivision and Parklands Business Park" with the release then flowing overland north into Lacamas Lake.

Initial installation cost and the expenses associated with long-term maintenance are expected to be typical of projects with similar street sections and with runoff from interior lots. The lots along the west side will have pervious surfaces that will run onto pollution-generating impervious surfaces (PGIS). The amount of pollution-generating surfaces is:

Street ROW = 0.296 acres impervious portion
From Lots & ROW = 0.361 ac. pervious + 0.374 ac. roofs/drives
Total = 1.031 acres

See App C-3 for sizing.

Section G – Flow Control Analysis and Design

This property was included as a developed site in "**The Parklands Executive Residential Subdivision and Parklands Business Park**" TIR submittal. That TIR addressed the requirement for flow control, i.e., established that there is no further requirement for this project.

Section H – Flow Control System Plan

This project is exempt as established in "**The Parklands Executive Residential Subdivision and Parklands Business Park**" TIR submittal and approval.

There is no proposed runoff from this site to other downslope property. The offsite areas with runoff onto and across this present site will be intercepted in a perimeter french drain and piped system. The 100-yr peak flow rate to the west property line is estimated as 1.72 cfs and to the south property line as 2.32 cfs. The interception rate required per linear foot of french drain is 0.005 cfs and 0.009 cfs respectively.

The storm system pipe size along the north property line to the outfall point is sized to manage these offsite areas.

Section I – Wetlands Protection

Camas Stormwater Design Standards Manual – Submittal Requirements

For projects with stormwater discharges to a wetland, either directly or indirectly through a conveyance system, the preliminary TIR shall describe wetland protection measures to be implemented in accordance with Minimum Requirement 8. The narrative shall describe the measures that will maintain the hydrologic conditions, hydrophytic vegetation, and substrate characteristics necessary to support existing and designated uses.

This property was included as a developed site in "**The Parklands Executive Residential Subdivision and Parklands Business Park**" TIR submittal. That TIR addressed the requirement for Wetland Protection, i.e., established that there is no further requirement for this project other than to provide erosion control during construction until the site is fully stabilized.

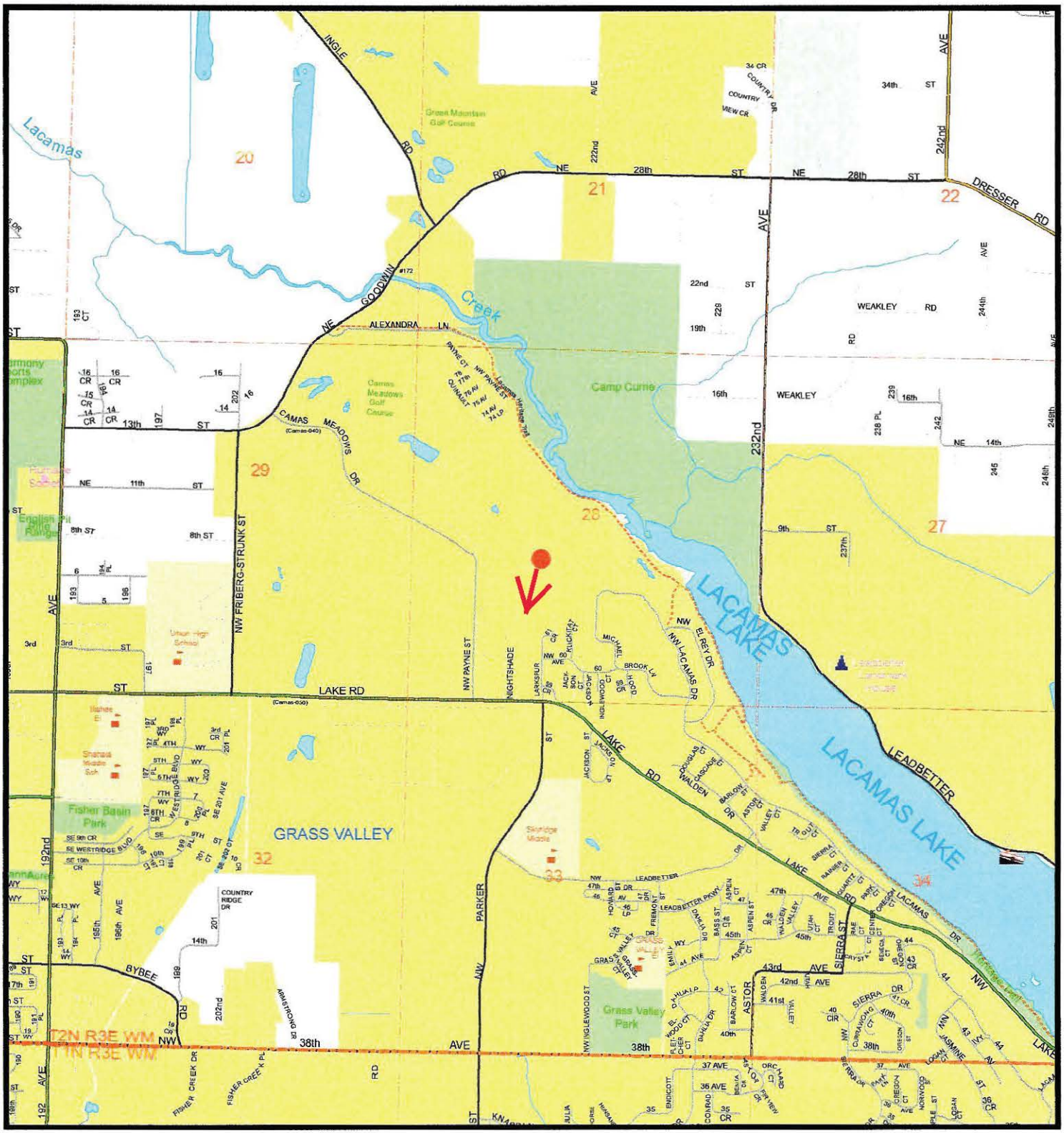
Appendix A files

A-1 Location and Other Maps

A-2 Basin Maps – Reference from Parklands

A-3 Soils Map

A-4 Isopluvial Maps



General Location Map

Printed on: February 04, 2015

Account No: 175948000, 986031650
Owner: CHINOOK LAND OWNERS GROUP LLC
Address: 1400 NW 63RD ST
C/S/Z: VANCOUVER, WA 98663

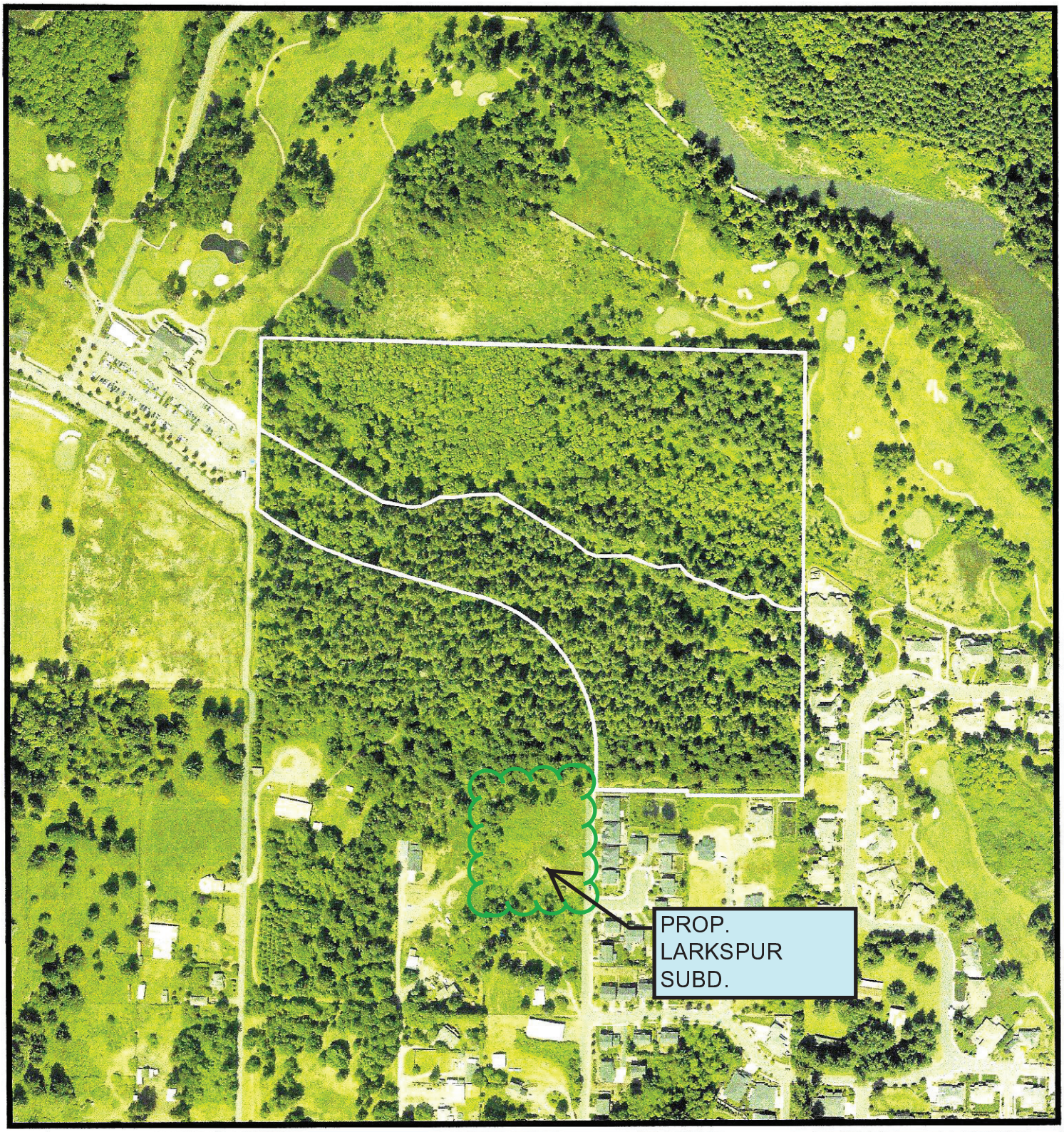
Subject Property Location

CLARK COUNTY, WASHINGTON
Geographic Information System

1:24,000

0 0.1 0.2 0.3 0.4 0.5 Miles

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



CLARK COUNTY, WASHINGTON
Geographic Information System

N

1:4,800

0 200 400 600 Feet

Developer's GIS Packet: Page 4 of 15

2014 Aerial Photography

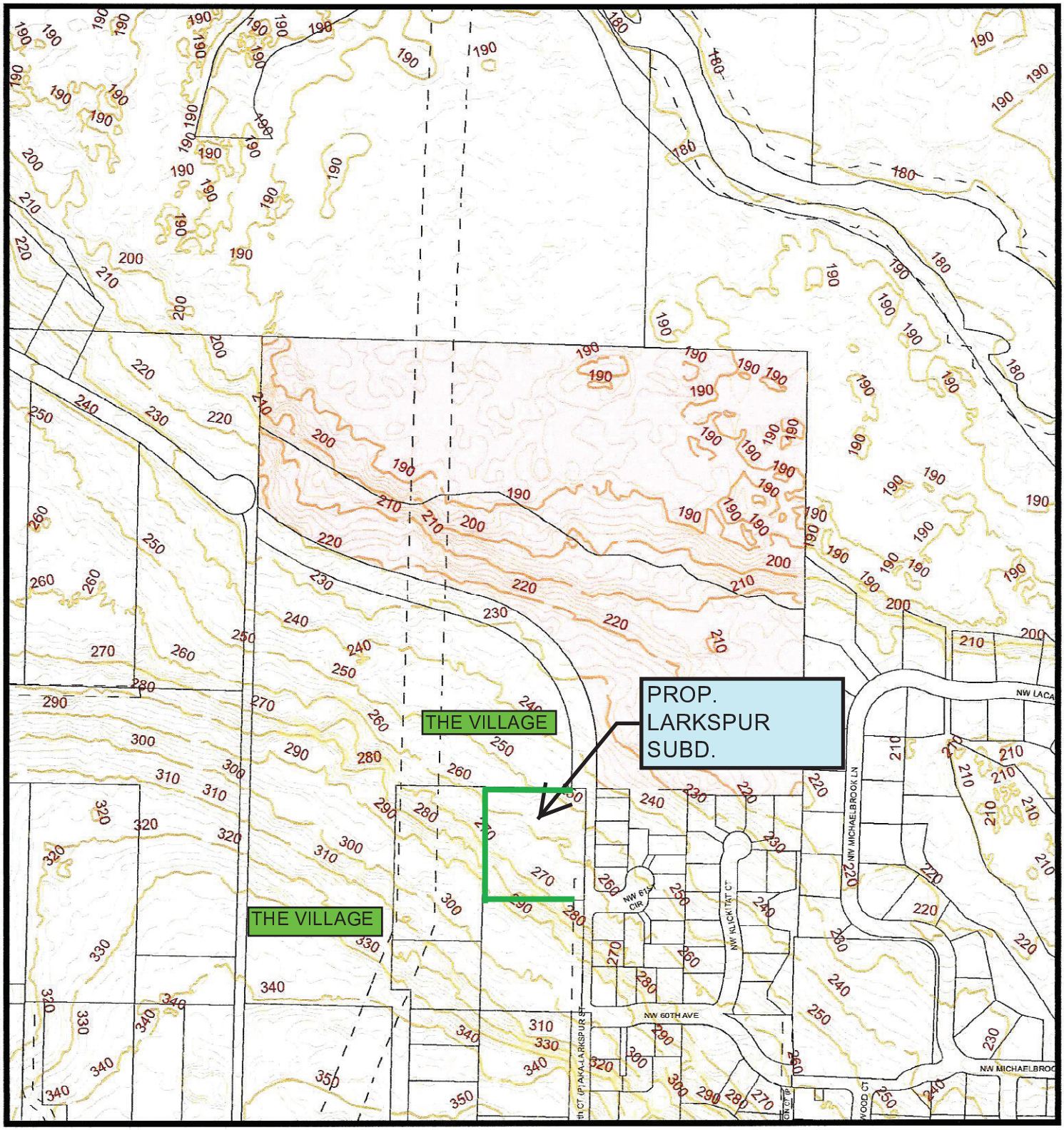
Account No: 175948000, 986031650
Owner: CHINOOK LAND OWNERS GROUP LLC
Address: 1400 NW 63RD ST
C/S/Z: VANCOUVER, WA 98663

Proposed Development Area

Printed on: February 04, 2015

23120	23121	23122
23129	23128	23127
23132	23133	23134

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



CLARK COUNTY, WASHINGTON
Geographic Information System

1:4,800

0 190 380 570 Feet

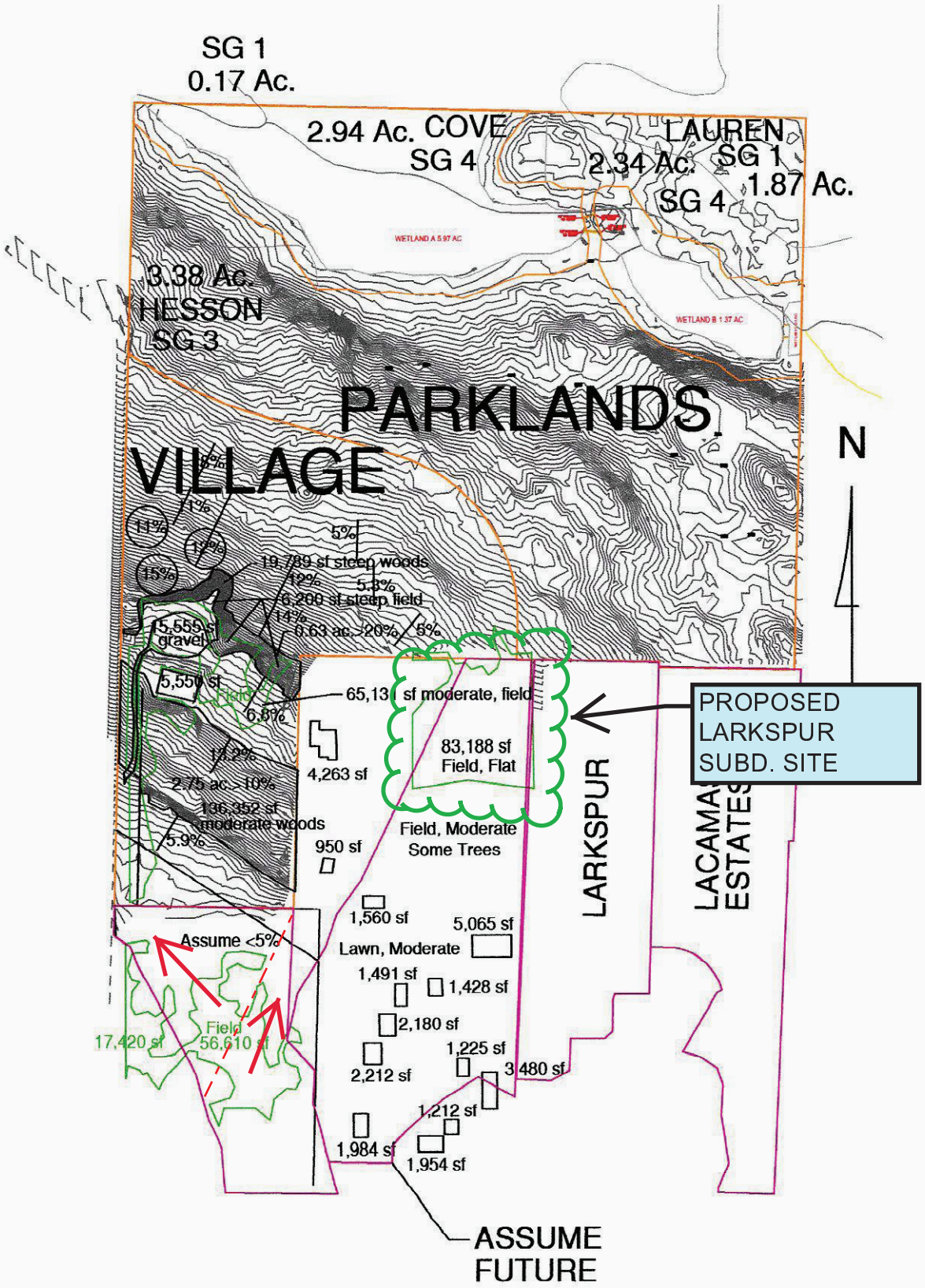
Elevation Contours

Printed on: February 04, 2015

Account No: 175948000, 986031650
Owner: CHINOOK LAND OWNERS GROUP LLC
Address: 1400 NW 63RD ST
C/S/Z: VANCOUVER, WA 98663

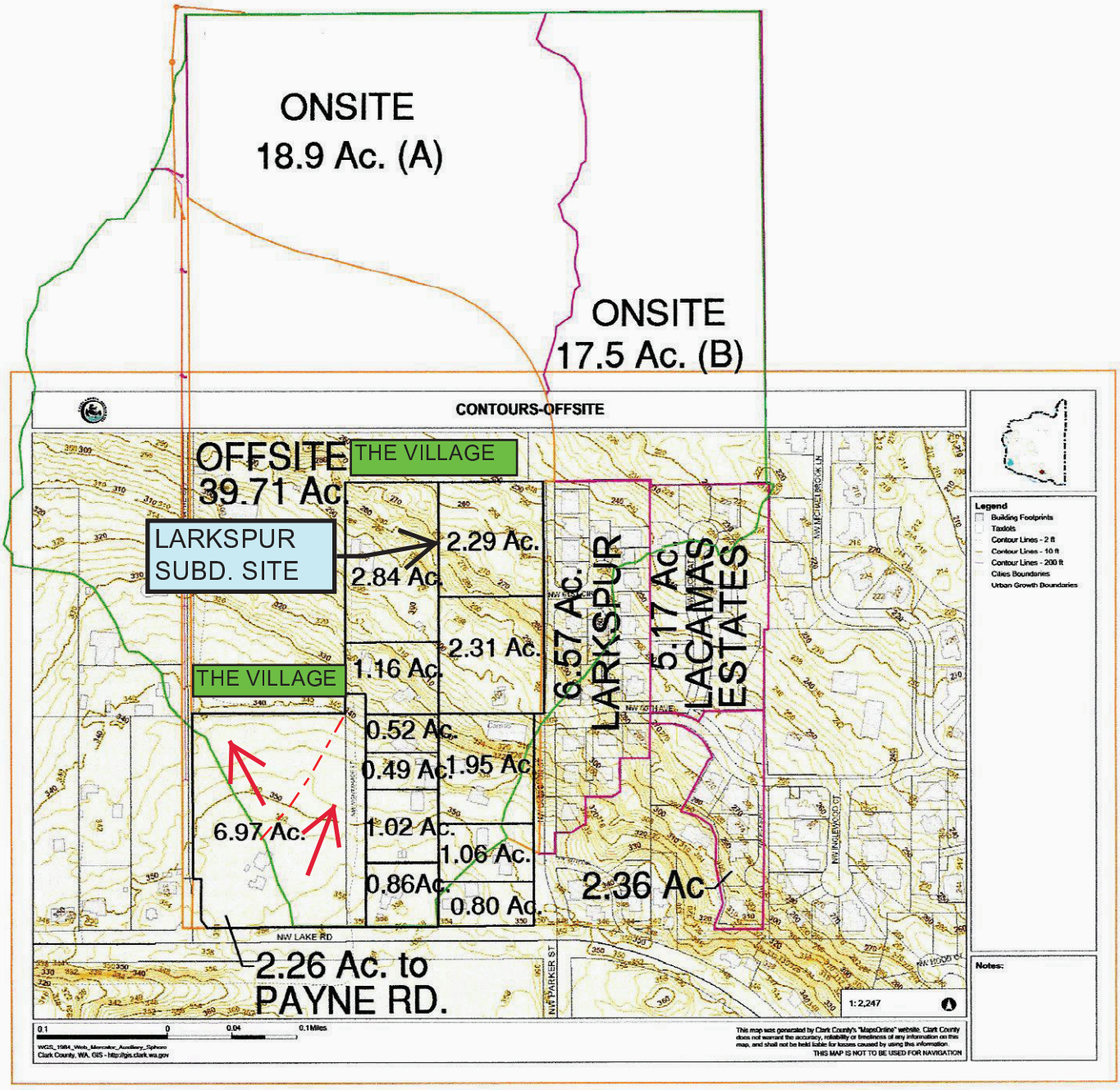
- Proposed Development Area
- Public Road
- Transportation or Major Utility Easement
- 2' Elevation Contour

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



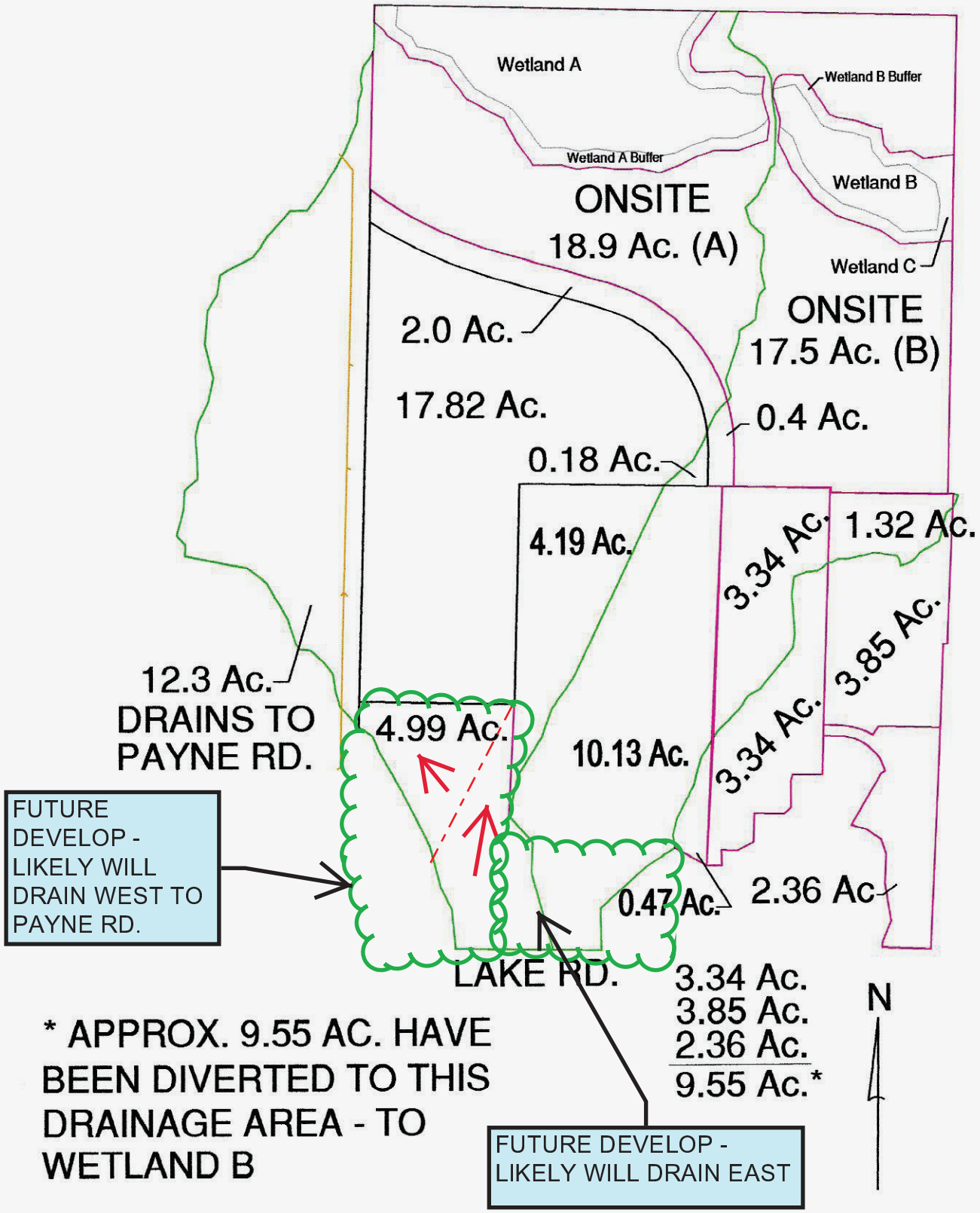
Add Project Limits

FIG. 2A EXISTING BASIN MAP



CONTOURS - BASIS FOR DELINEATION
ALSO MAPS AND AS-BUILT INFO FROM
LACAMAS ESTATES & LARKSPUR SUBD.

FIG. 2B EXISTING BASIN MAP



APPROXIMATELY 90.3 AC.

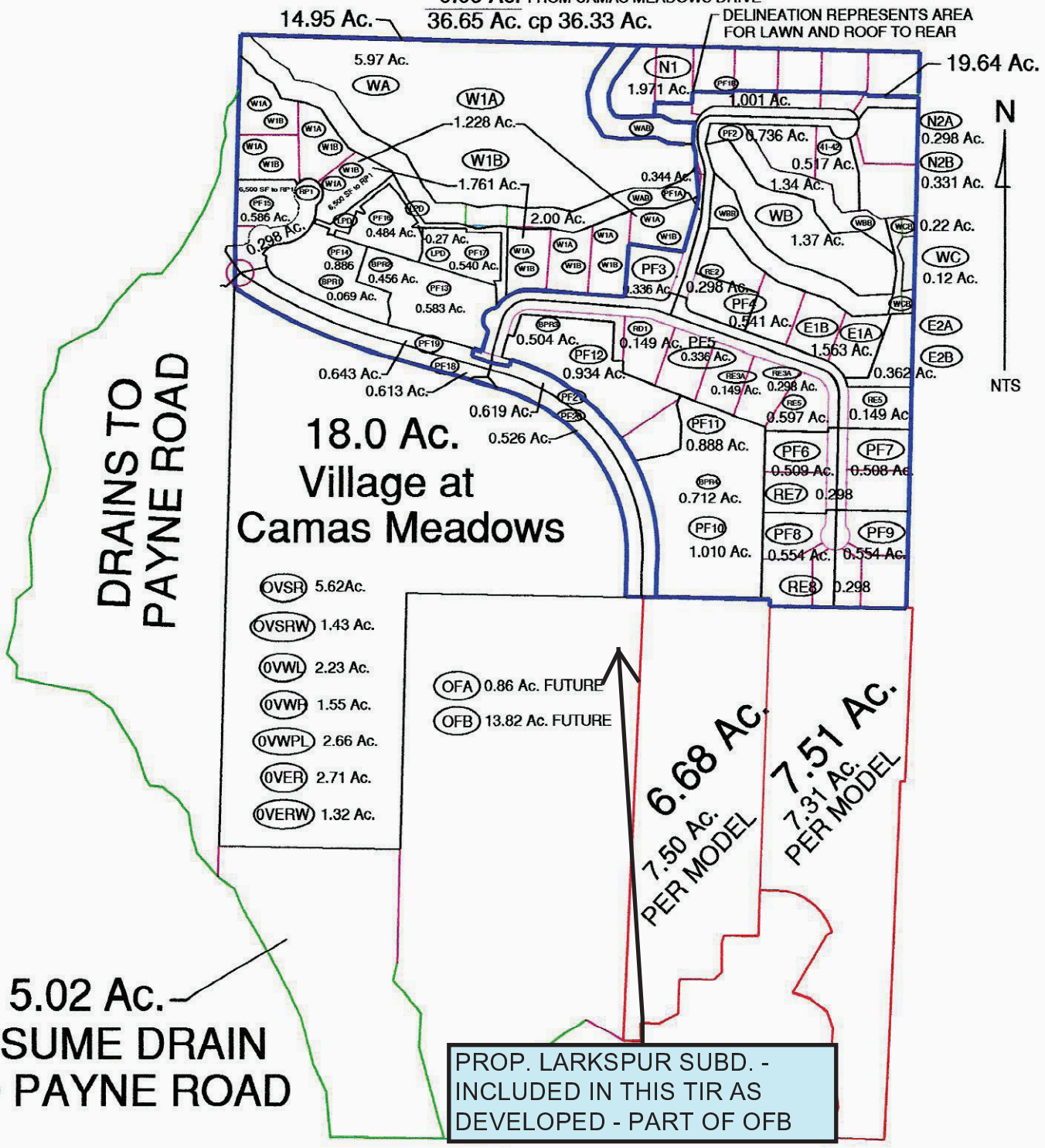
FIG. 2C EXISTING BASIN MAP

Parklands 36.33 Ac.

25.68 Ac. SITE PORTION
2.76 Ac. CAMAS MEADOWS DRIVE PORTION
10.95 Ac. WETLANDS AND BUFFERS
39.39 Ac. (or 36.63 Ac. without CMD)

1.97 Ac.
14.95 Ac.
19.64 Ac.
36.56 Ac.
0.09 Ac. FROM CAMAS MEADOWS DRIVE
36.65 Ac. cp 36.33 Ac.

NOTE: PORTIONS FROM N1, N2A/N2B, AND 41-42 DRAIN TO LONGBOW LN.



85.47 AC. IN HCAD MODEL

FIG. 3 - POST SUBBASIN AREAS

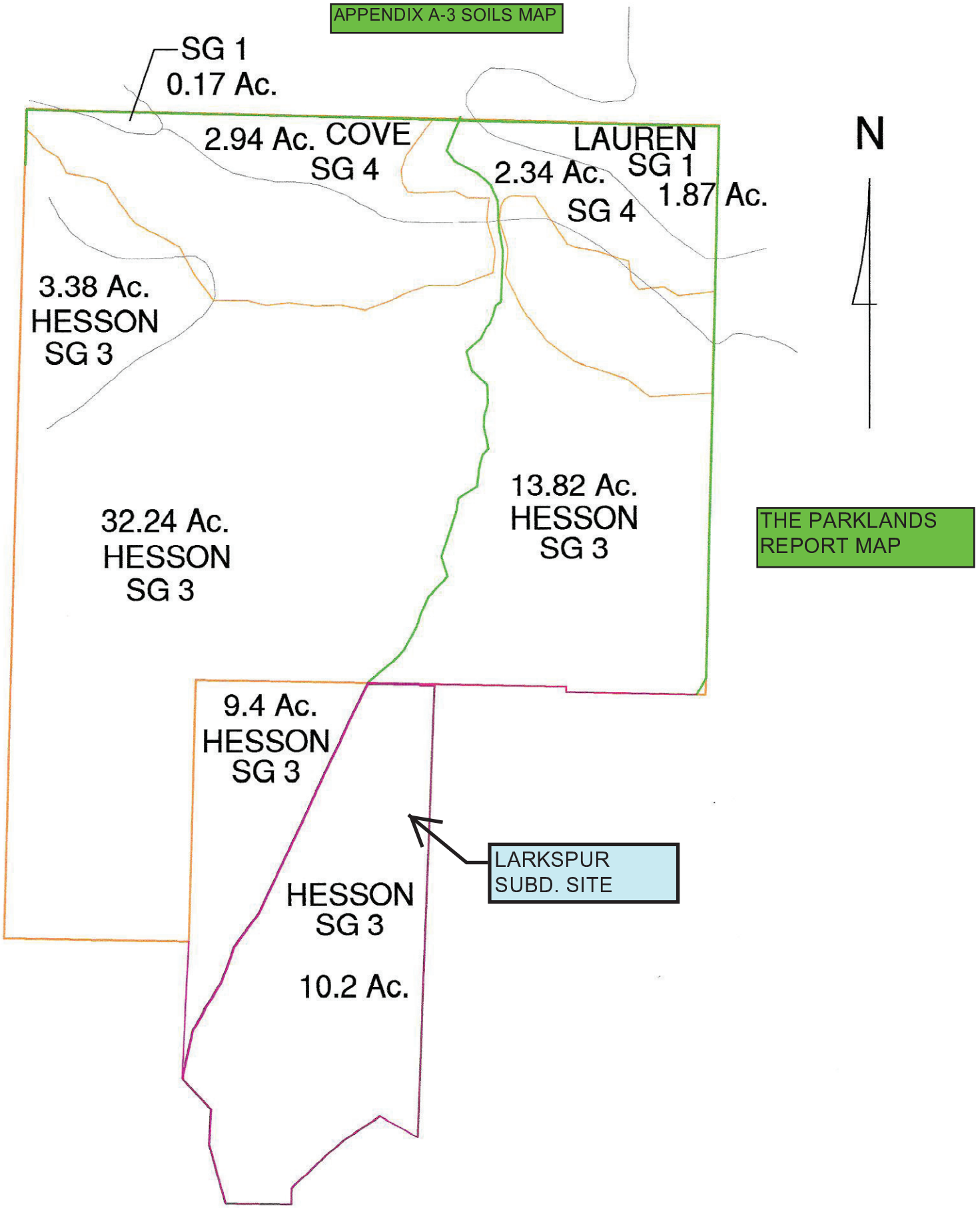
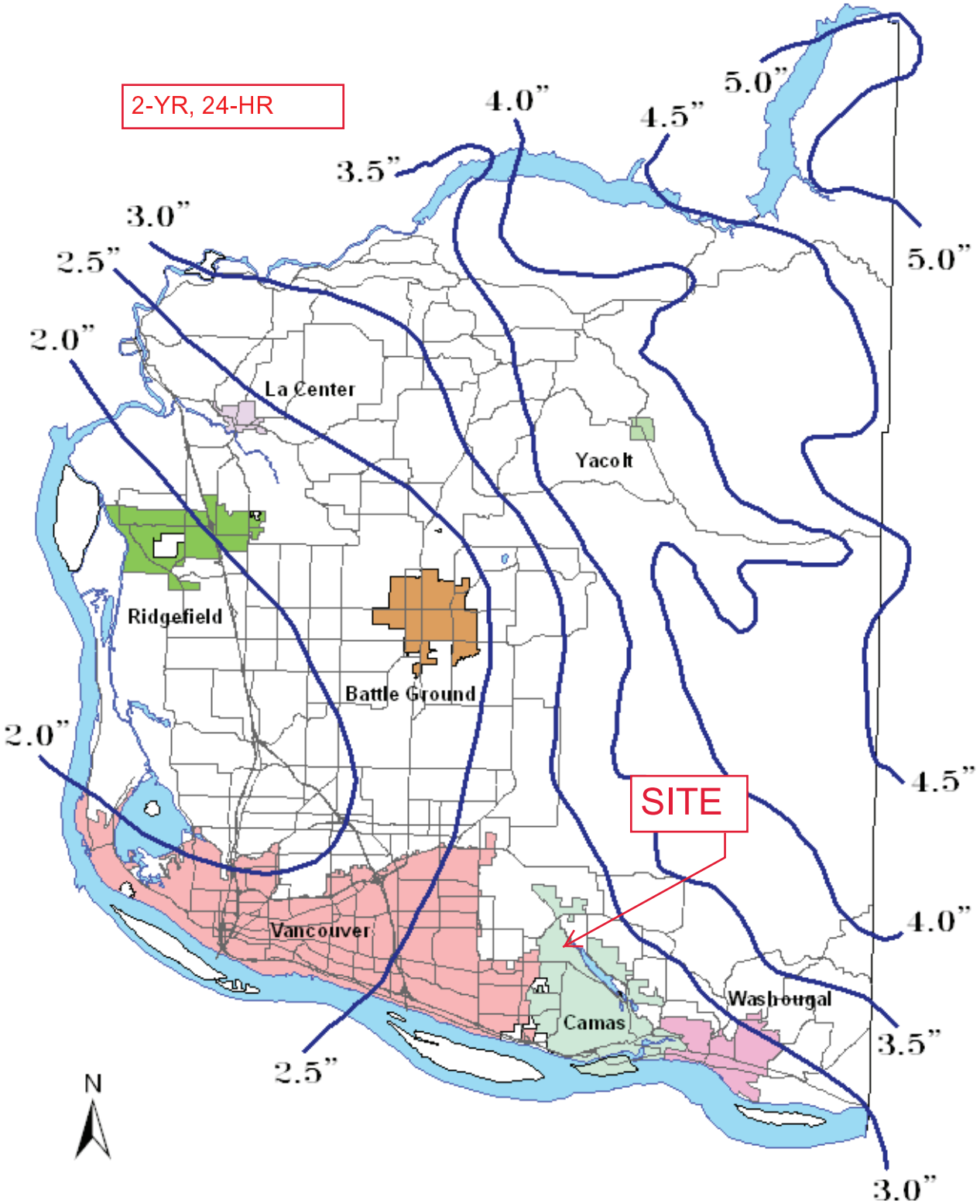
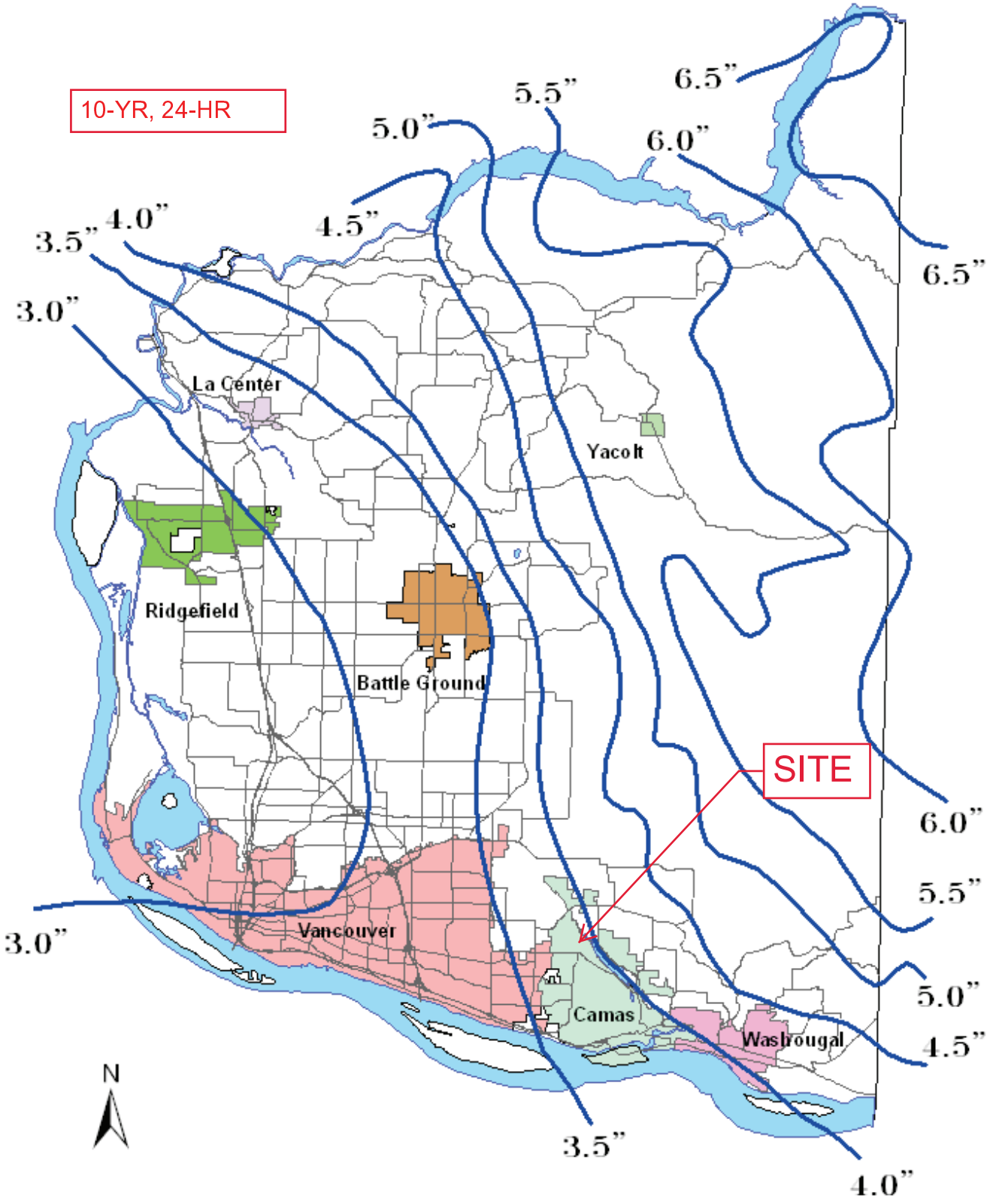
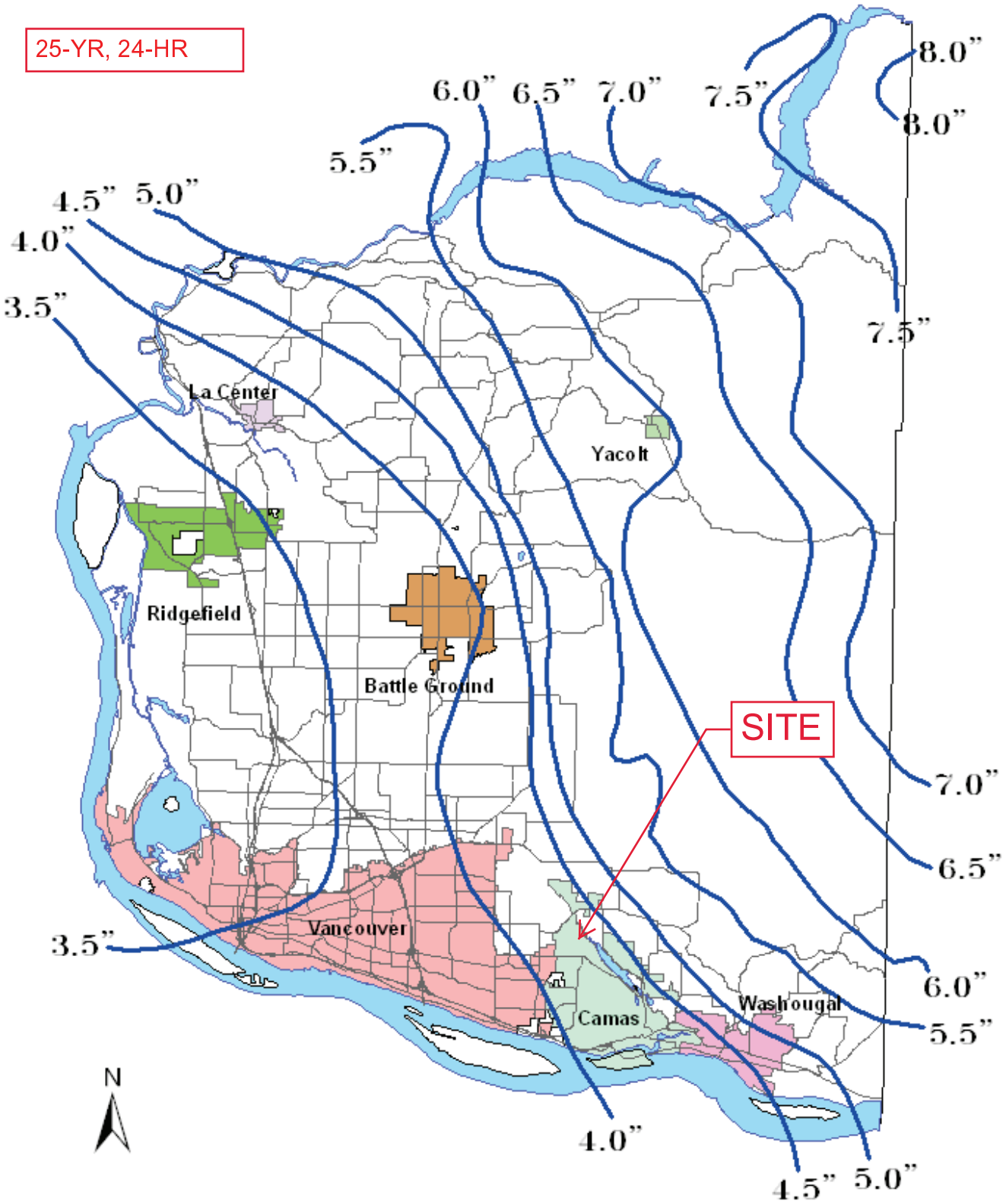


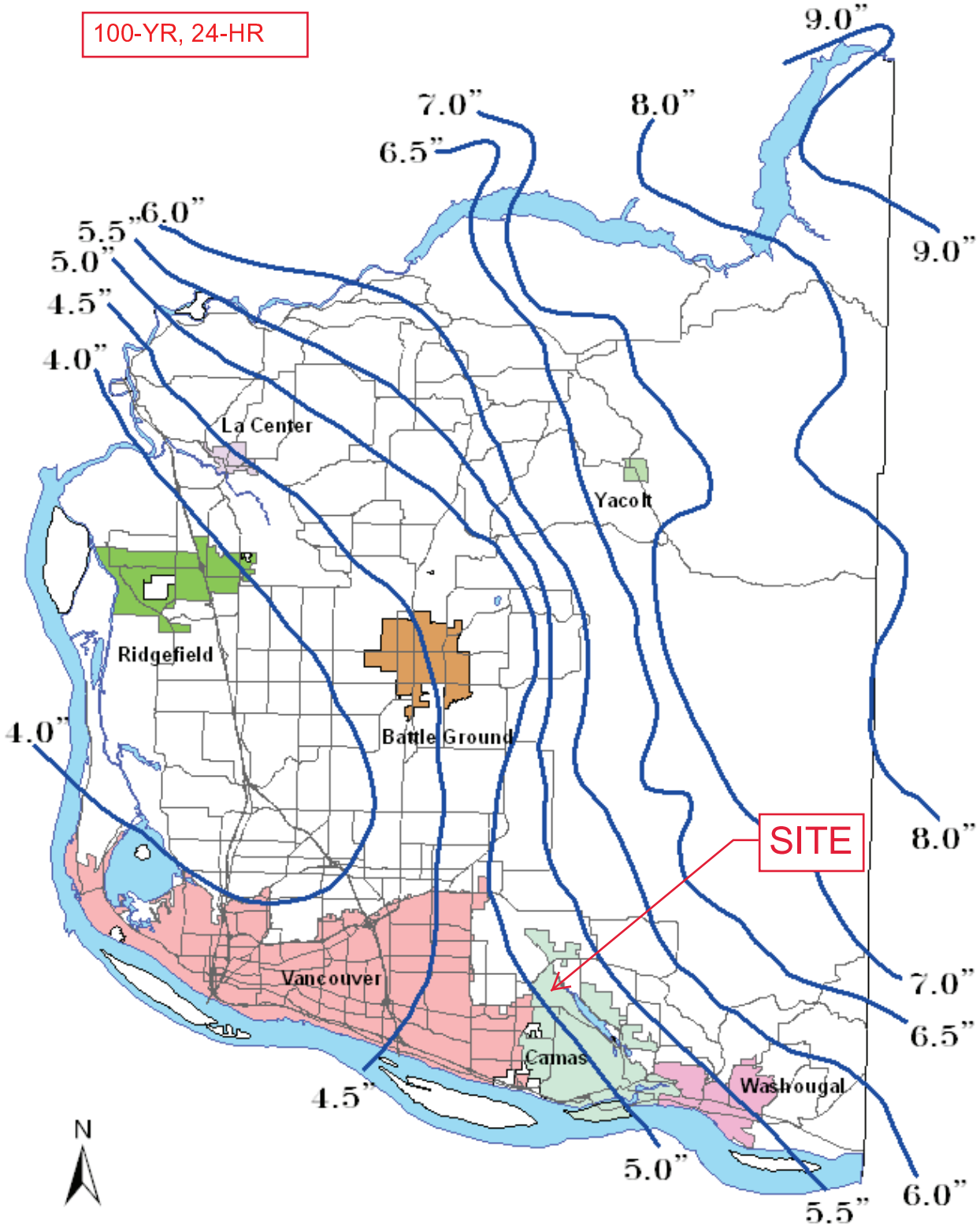
FIG. A-4 SOILS MAP

APPENDIX A-4


2-YR, 24-HR
5.0"
4.0"
4.5"
3.5"
3.0"
2.5"
5.0"
2.0"
La Center
Yacolt
Ridgefield
Battle Ground
2.0"
SITE
4.5"
4.0"
Vancouver
Washougal
Camas
3.5"
2.5"
3.0"
N

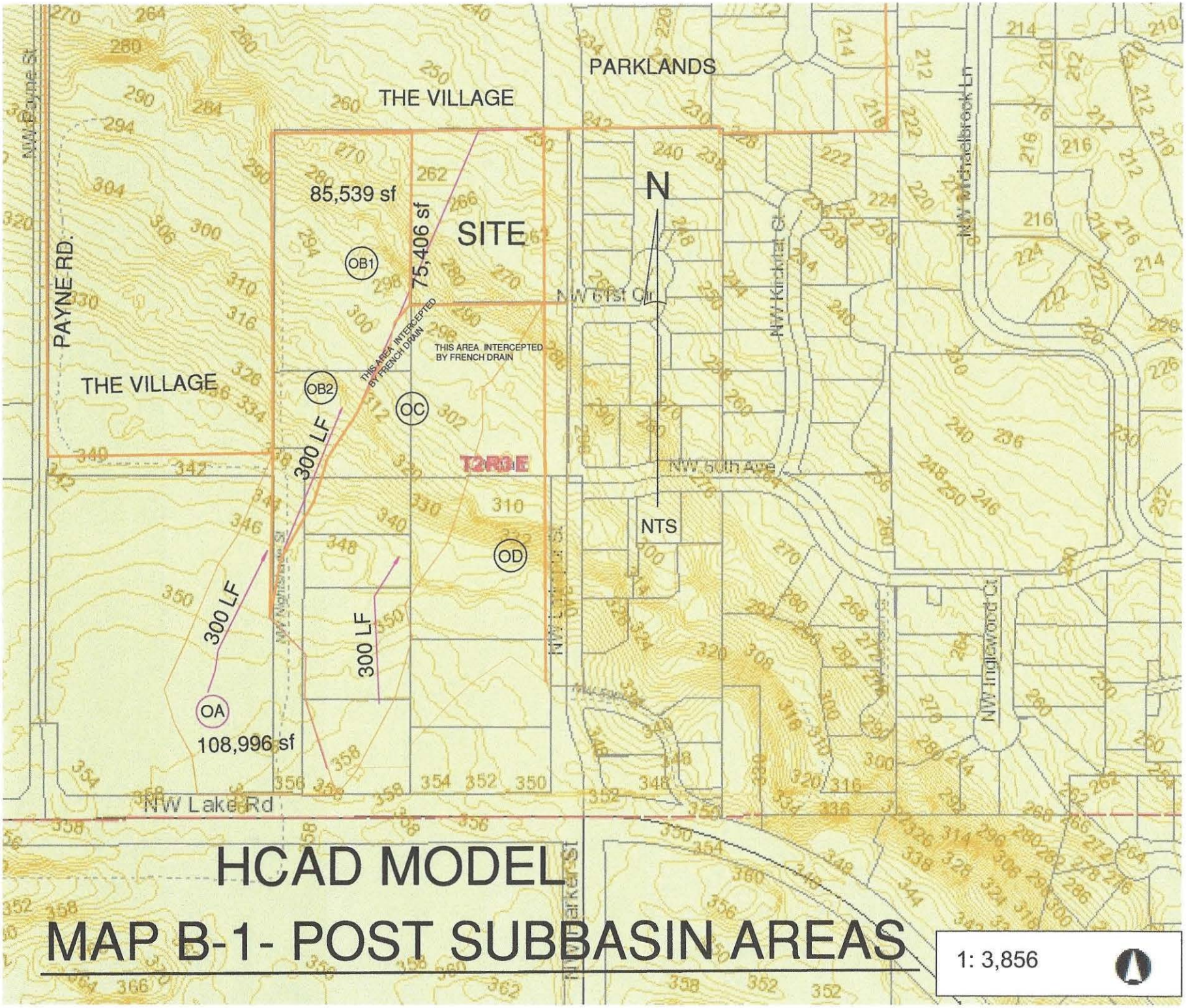

10-YR, 24-HR
3.0"
3.5"
4.0"
4.5"
5.0"
5.5"
6.0"
6.5"
La Center
Yacolt
Ridgefield
Battle Ground
Vancouver
Camas
Washougal
SITE
N


25-YR, 24-HR
8.0"
6.0"
6.5"
7.0"
7.5"
8.0"
5.5"
4.5"
5.0"
4.0"
3.5"
7.5"
La Center
Yacolt
Ridgefield
Battle Ground
SITE
7.0"
6.5"
3.5"
Vancouver
Camas
Washougal
6.0"
5.5"
N
4.0"
4.5"
5.0"

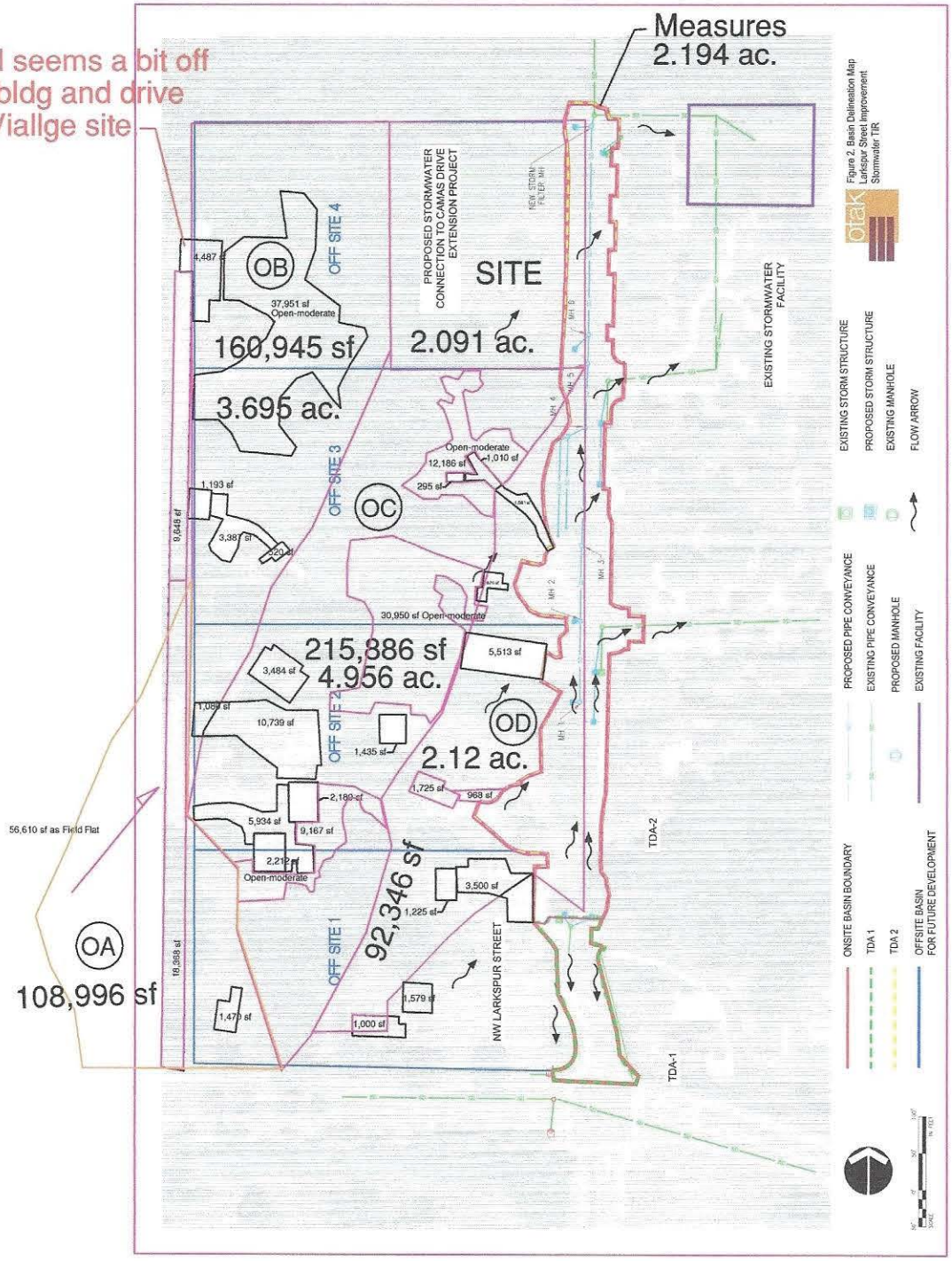

100-YR, 24-HR
9.0"
7.0"
8.0"
6.5"
6.0"
5.5"
5.0"
4.5"
4.0"
9.0"
La Center
Yacolt
Ridgefield
Battle Ground
4.0"
SITE
8.0"
7.0"
6.5"
Vancouver
Camas
Washougal
4.5"
5.0"
6.0"
5.5"
N

Appendix B files

B-1 through B-3 Basin Maps

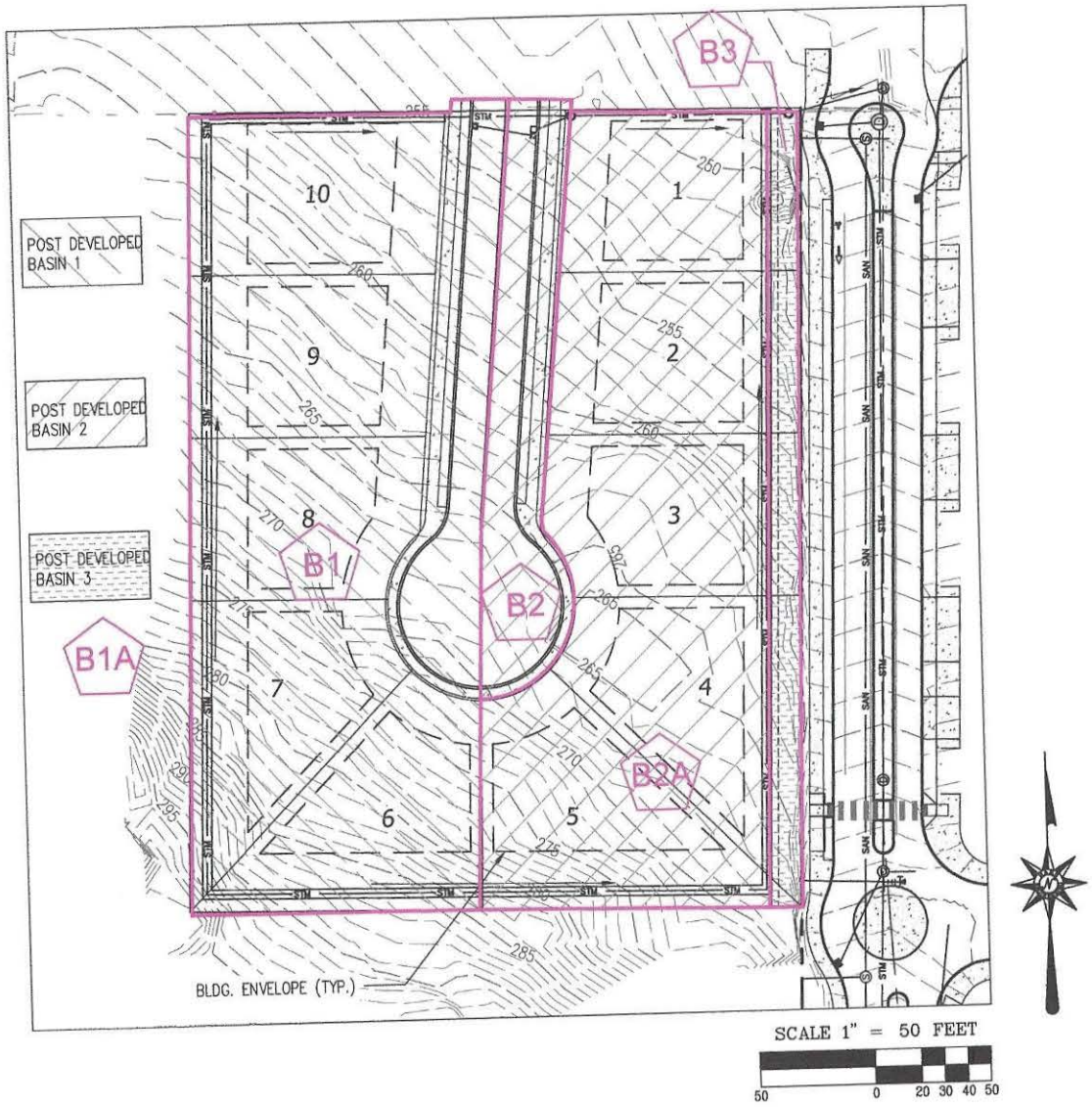

PARKLANDS
THE VILLAGE
85,539 sf
SITE
75,406 sf
OB1
PAYNE RD.
THE VILLAGE
OB2
OC
300 LF
THIS AREA INTERCEPTED BY FRENCH DRAIN
THIS AREA INTERCEPTED BY FRENCH DRAIN
T2RGE
OD
300 LF
300 LF
OA
108,996 sf
NW Lake Rd
NW 61st Ct
NW 60th Ave
NW Kirchner St
NW Whitebrook Ln
NW Inglewood Ct
N
NTS
HCAD MODEL
MAP B-1- POST SUBBASIN AREAS
1: 3,856
0
321.37
642.7 Feet

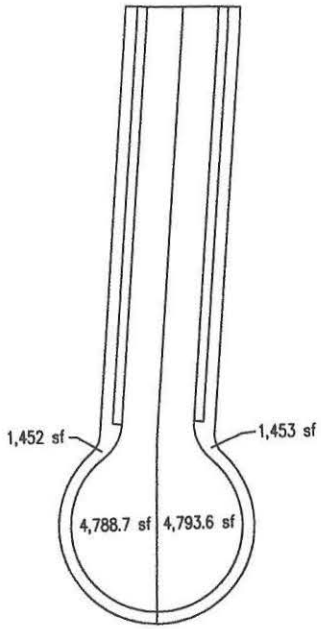
This aerial seems a bit off looks like bldg and drive is in The Viallge site



HCAD MODEL

MAP B-2- POST SUBBASIN AREAS





HCAD MODEL

MAP B-3- POST SUBBASIN AREAS

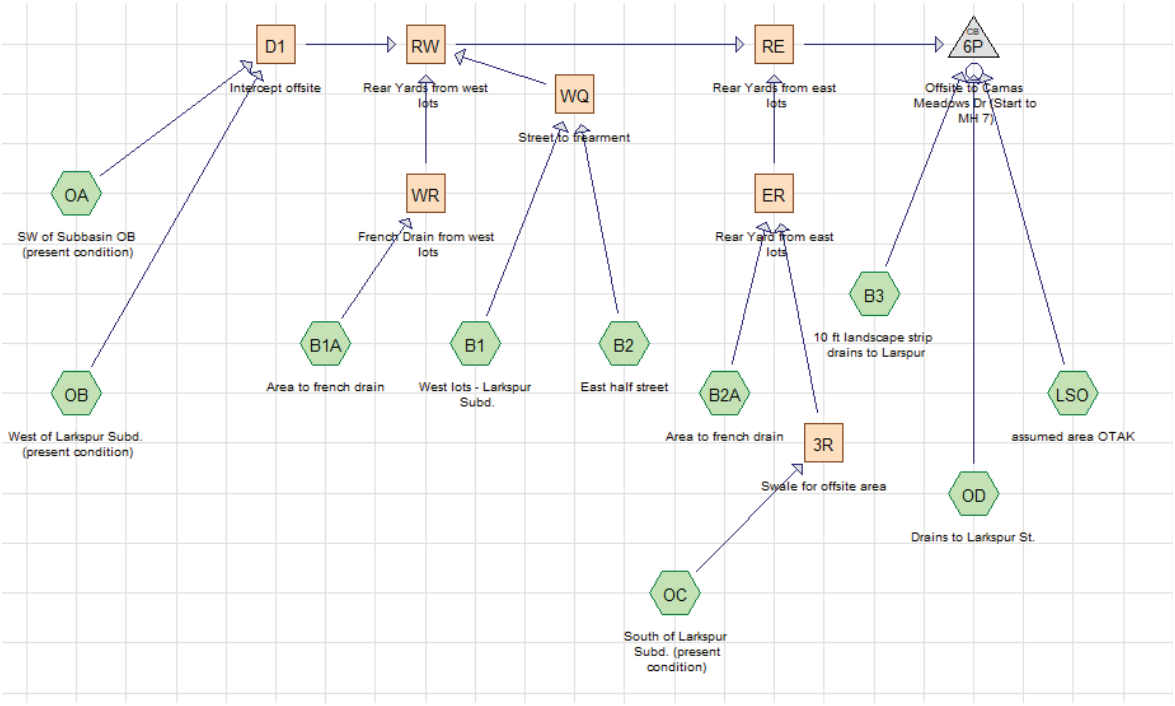
Appendix C files – Hydrology/Hydraulics

C-1 Basin Area Input – HCAD

C-2 Baisn Areas - Offsite Plus Site

C-2 Water Quality Treatment Design

APPENDIX C LARKSPUR SUBD. - HYDROLOGY/HYDRAULICS CALCS.
C-1 BASIN AREA INPUT SUMMARIES - HCAD



SITE AREAS

Summary for Subcatchment B1: West lots - Larkspur Subd.

Runoff = 0.29 cfs @ 7.92 hrs, Volume= 0.098 af, Depth= 1.38"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
Type IA 24-hr WQ Rainfall=1.96"

	Area (sf)	CN	Description
*	4,789	98.0	Street-west portion
*	1,452	98.0	Sidewalk
*	14,000	98.0	4 Roofs
*	1,000	98.0	2 drives from west lots (500 ea)
*	1,290	98.0	3 drives from west lots (430ea)
*	210	98.0	drive across landscape
*	14,485	86.0	Pervious
	37,226	93.3	Weighted Average
	14,485	86.0	38.91% Pervious Area
	22,741	98.0	61.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Assumed**

APPENDIX C LARKSPUR SUBD. - HYDROLOGY/HYDRAULICS CALCS.
C-1 BASIN AREA INPUT SUMMARIES - HCAD

Summary for Subcatchment B1A: Area to french drain

Runoff = 0.05 cfs @ 7.94 hrs, Volume= 0.019 af, Depth= 1.20"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
Type IA 24-hr WQ Rainfall=1.96"

	Area (sf)	CN	Description
*	4,833	86.0	Bypass
*	3,500	98.0	Roof tie-in from Lot 10
	8,333	91.0	Weighted Average
	4,833	86.0	58.00% Pervious Area
	3,500	98.0	42.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Assumed**

Summary for Subcatchment B2: East half street

Runoff = 0.07 cfs @ 7.90 hrs, Volume= 0.024 af, Depth= 1.57"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
Type IA 24-hr WQ Rainfall=1.96"

	Area (sf)	CN	Description
*	4,794	98.0	Street-west portion
*	1,453	98.0	Sidewalk
*	210	98.0	drive across landscape
*	485	86.0	Pervious
*	967	86.0	Pervious (front of Lot 5)
	7,909	95.8	Weighted Average
	1,452	86.0	18.36% Pervious Area
	6,457	98.0	81.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Assumed**

APPENDIX C LARKSPUR SUBD. - HYDROLOGY/HYDRAULICS CALCS.
C-1 BASIN AREA INPUT SUMMARIES - HCAD

Summary for Subcatchment B2A: Area to french drain

Runoff = 0.25 cfs @ 7.92 hrs, Volume= 0.087 af, Depth= 1.37"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
Type IA 24-hr WQ Rainfall=1.96"

	Area (sf)	CN	Description
*	13,366	86.0	Bypass
*	17,500	98.0	5 lots - roofs at 3,500 sf each
*	1,000	98.0	2 drives at 500 sf each
*	1,290	98.0	3 drives at 430 sf each
	33,156	93.2	Weighted Average
	13,366	86.0	40.31% Pervious Area
	19,790	98.0	59.69% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Assumed**

Summary for Subcatchment B3: 10 ft landscape strip drains to Larspur

Runoff = 0.02 cfs @ 7.98 hrs, Volume= 0.007 af, Depth= 0.82"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
Type IA 24-hr WQ Rainfall=1.96"

	Area (sf)	CN	Description
*	4,465	86.0	Pervious
	4,465	86.0	100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Assumed**

APPENDIX C LARKSPUR SUBD. - HYDROLOGY/HYDRAULICS CALCS.
C-1 BASIN AREA INPUT SUMMARIES - HCAD

OFFSITE AREAS

Summary for Subcatchment OA: SW of Subbasin OB (present condition)

Runoff = 0.24 cfs @ 8.31 hrs, Volume= 0.186 af, Depth= 0.89"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
Type IA 24-hr WQ Rainfall=1.96"

	Area (sf)	CN	Description
*	19,838	98.0	Roofs and Drives
*	56,610	86.0	Lawn/field, moderate (HSG C)
*	32,548	80.0	Trees (with deciduous), moderate (HSG C)
	108,996	86.4	Weighted Average
	89,158	83.8	81.80% Pervious Area
	19,838	98.0	18.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
34.6	300	0.0233	0.14		**Sheet Flow, Field/lawn** Grass: Dense n= 0.240 P2= 2.80"
28.0	840		0.50		**Direct Entry, assumed**
62.6	1,140	Total			

Summary for Subcatchment OB: West of Larkspur Subd. (present condition)

Runoff = 0.24 cfs @ 8.38 hrs, Volume= 0.208 af, Depth= 0.68"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
Type IA 24-hr WQ Rainfall=1.96"

	Area (sf)	CN	Description
*	10,667	98.0	Roofs and Drives
*	37,951	86.0	Lawn/field, moderate (HSG C)
*	112,327	80.0	Trees (with deciduous), moderate (HSG C)
	160,945	82.6	Weighted Average
	150,278	81.5	93.37% Pervious Area
	10,667	98.0	6.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
36.7	300	0.0870	0.14		**Sheet Flow, field/trees** n= 0.500 P2= 2.80"
18.0	540		0.50		**Direct Entry, assumed**
54.7	840	Total			

APPENDIX C LARKSPUR SUBD. - HYDROLOGY/HYDRAULICS CALCS.
C-1 BASIN AREA INPUT SUMMARIES - HCAD

Summary for Subcatchment OC: South of Larkspur Subd. (present condition)

Runoff = 0.37 cfs @ 8.35 hrs, Volume= 0.310 af, Depth= 0.75"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
Type IA 24-hr WQ Rainfall=1.96"

	Area (sf)	CN	Description
*	27,289	98.0	Roofs and Drives
*	52,323	86.0	Lawn/field, moderate (HSG C)
*	136,274	80.0	Trees (with deciduous), moderate (HSG C)
	215,886	83.7	Weighted Average
	188,597	81.7	87.36% Pervious Area
	27,289	98.0	12.64% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
41.9	300	0.0400	0.12		**Sheet Flow,** Woods: Light underbrush n= 0.400 P2= 2.80"
17.3	520		0.50		**Direct Entry, field/treed - assume velocity**
59.2	820	Total			

APPENDIX C LARKSPUR SUBD - HYDROLOGY/HYDRAULICS CALCS
C-2 BASIN AREA SUMMARY FOR OFFSITE AREAS

Offsite Basin Data Area per Parklands Model
Modeled as Fully Developed

Basin ID	Area (sf)	Area (ac)
OFA	37,500	0.861
OFB	602,064	13.821
	639,564	**14.682**

Modeled Input Parameters		
37,500	modeled at CN 98	Larkspur widening
9,800	modeled at CN 86	Larkspur widening
217,800	modeled at CN 96	Business - developed
374,464	modeled at CN 92	Residential- developed

639,564 Total (sf)
14.682 Total (ac)

Offsite Basin Data Area (Correct Relative OTAK's
Basin Delineation along Larkspur Widening)*
Remaning Offsite Delineation Update
Modeled at Present Condition

Basin ID	Area (sf)	Area (ac)
OA**	108,996	2.502
OB	160,945	3.695
OC	215,886	4.956
	485,827	11.153

* the southern portion of these subbasin areas will likely be directed to the storm system in the south end of Larkspur St. when(if) developed. This existing strom in Larkspur does not drain north.
** This area was assumed as future dev elopment with flow to the west development with flow to west (Payne Rd)
(Payne Rd storm system). Now assume as existing condition with some runoff toward the proposed site.

Site	79,385	1.822
OTAK	55,586	1.276
OD	92,346	2.120
	227,317	5.218
(add 11.153)		**16.372**
16.37 - 14.68 =		**1.69 ac**

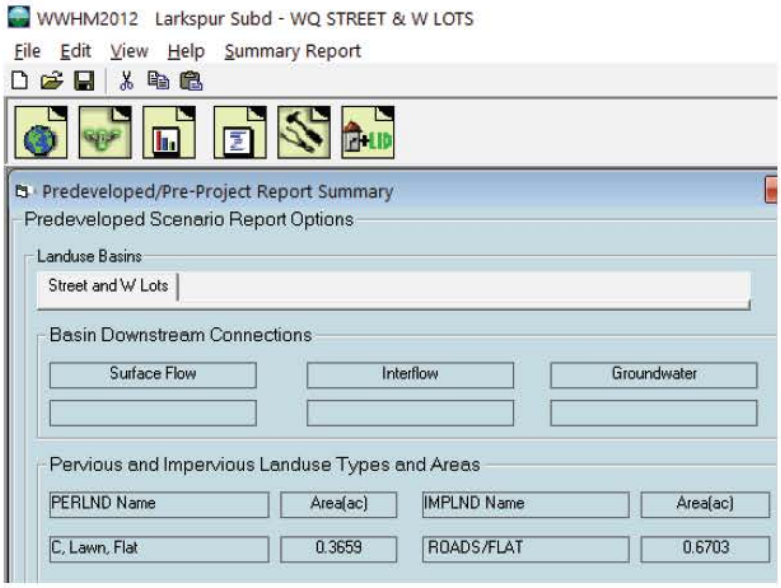
APPENDIX C LARKSPUR SUBD - HYDROLOGY/HYDRAULICS CALCS
C-2 BASIN AREA SUMMARY FOR OFFSITE AREAS

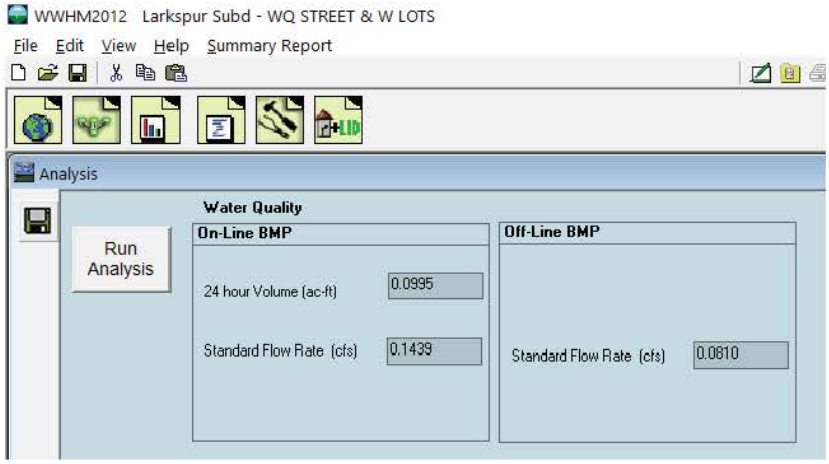
Notes:
1. The OTAK basin delineation did not indicate this area as part of main runoff area at Larkspur street.
2. The Otak basin map (Fig. 2) divides this offsite area west of Larkspur as 4 future equal future areas (future with the runoff WQ treatment) and then piped to storm system in Larkspur Street.
3. The 1.69 increase in the area modeled does not increase the previously determined runoff to the storm system in Camas Meadows Drive (CMD) as designed and approved with The Parklands project.

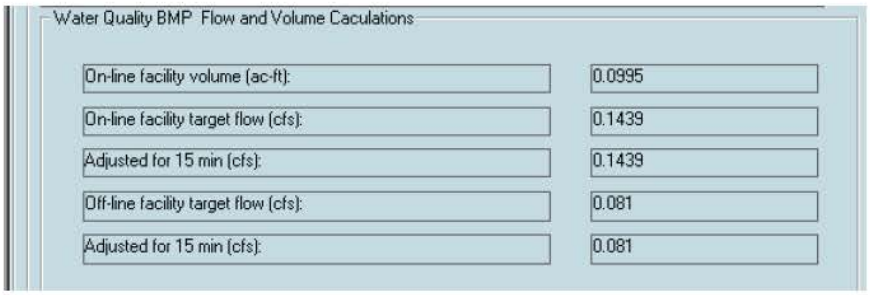
100-yr peak runoff rate to CMD (Larkspur Subdivision)	9.62 cfs
100-yr peak runoff rate to CMD (Parklands)	15.33 cfs

** In the hydrology/hydraulics model for The Parklands project, this area was assumed as developed and with discharge to the Payne Road storm system. At Payne Rd and Camas Meadows Drive the flow was proportiond to account for the increase due to development. The split flow amount was applied in the analysis for flow to and through the wetland evaluated with The Parklands project.

APPENDIX C LARKSPUR SUBD. –HYDROLOGY/HYDRAULICS CALCS.
C-3 WATER QUALITY SYSTEM DESIGN







APPENDIX C LARKSPUR SUBD. –HYDROLOGY/HYDRAULICS CALCS.
C-3 WATER QUALITY SYSTEM DESIGN

Design for PerkFilter

Kristar/Oldcastle Precast, Inc. FloGard Perk Filter™ (using ZPC Filter Media)

Ecology's Decision:

Based on Kristar/Oldcastle's application submissions, including the Draft Technical Evaluation Report, dated April 2010, Ecology hereby issues the following use level designations:

1. **General use level designation (GULD) for the Perk Filter™ for basic treatment:**
   - **Using a zeolite-perlite-carbon (ZPC) filter media as specified by Kristar/Oldcastle.**
   - **Sized at hydraulic loading rate of no more than 1.5 gpm/ft² of media surface area, per Table 1.**

Table 1. Design Flowrate per Cartridge

Effective Cartridge Height (inches)	12	18
Cartridge Flowrate (gpm/cartridge)	6.8	10.2

2. **General use level designation (GULD) for the Perk Filter™ for phosphorus treatment:**
   - **Using a zeolite-perlite-carbon (ZPC) filter media as specified by Kristar/Oldcastle.**
   - **Sized at hydraulic loading rate of no more than 1.5 gpm/ft² of media surface area, per Table 1.**

3. **Ecology approves Perk Filter™ units for treatment at the hydraulic loading rates shown in Table 1, and sized based on the water quality design flow rate for an off-line system. The internal weir in the inlet chamber functions as a bypass to route flow in excess of the water quality design flow rate around the treatment chamber. Calculate the water quality design flow rate using the following procedures:**

6.8 gpm (12" cartridge) = 0.0152 cfs and 0.081/.0152 = 5.33 cartridges – requires 6 cartridges

Use: 3 unit with 12" + 12" stacks (allowable rate = 0.091 cfs)

APPENDIX C LARKSPUR SUBD. –HYDROLOGY/HYDRAULICS CALCS.
C-3 WATER QUALITY SYSTEM DESIGN

Contech StormFilter – alternate

1. **As a basic stormwater treatment practice for total suspended solids (TSS) removal,**
   - **Using ZPG™ media (zeolite/perlite/granular activated carbon), with the size distribution described below,**
   - **Sized at a hydraulic loading rate of 1 gpm/ft^2 of media surface area, per Table 1, and**
   - **Internal bypassing needs to be consistent with the design guidelines in CONTECH's current product design manual.**

Table 1. StormFilter Design Flow Rates per Cartridge

Effective Cartridge Height (inches)	12	18	27
Cartridge Flow Rate (gpm/cartridge)	5	7.5	11.3

2. **Ecology approves StormFilter systems containing ZPG™ media for treatment at the hydraulic loading rates shown in Table 1, and sized based on the water quality design flow rate for an off-line system. Contech designs their StormFilter systems to maintain treatment of the water quality design flow while routing excess flows around the treatment chamber during periods of peak bypass. The water quality design flow rates are calculated using the following procedures:**

WQ System Designation	Off-line (cfs)	12" @ 5 gpm or 0.011 cfs	18" @ 7.5 gpm or 0.017 cfs	27" @ 11.3 gpm or 0.025 cfs
Larkspur Subd.	0.081	----	----	3.24 factor = 4 filters

Exhibit 13

HARB
ENGINEERING, INC

SECTION 11

SOILS ANALYSIS REPORT

701 Columbia Street, Suite 111 Vancouver, WA 98660
phone: (360) 695-6520
www.harbengineering.com

Brian Groth

From: G G <guss@harbengineering.com>
Sent: Monday, July 02, 2018 9:37 AM
To: Brian Groth
Subject: Fwd: 6215 NW Larkspur Street Test Pit Information
Attachments: image001.jpg; Untitled attachment 00075.html; 6215 NW Larkspur Street Geotechincal Investigation Proposal from CWE.PDF; Untitled attachment 00078.html; 17328, 6215 Larkspur Combined Test Plt Logs.pdf; Untitled attachment 00081.html; 17328, 6215 Larkspur PRELIM Figure 2 - Exploration Location Map.pdf; Untitled attachment 00084.html

The same info I sent you. Nothing more than his comments on the email. Note, the undocumented fill was fine as I remember talking to him. There was no unsuitable material on the site. it was basically within the foundation area and it was fine. Thanks

Begin forwarded message:

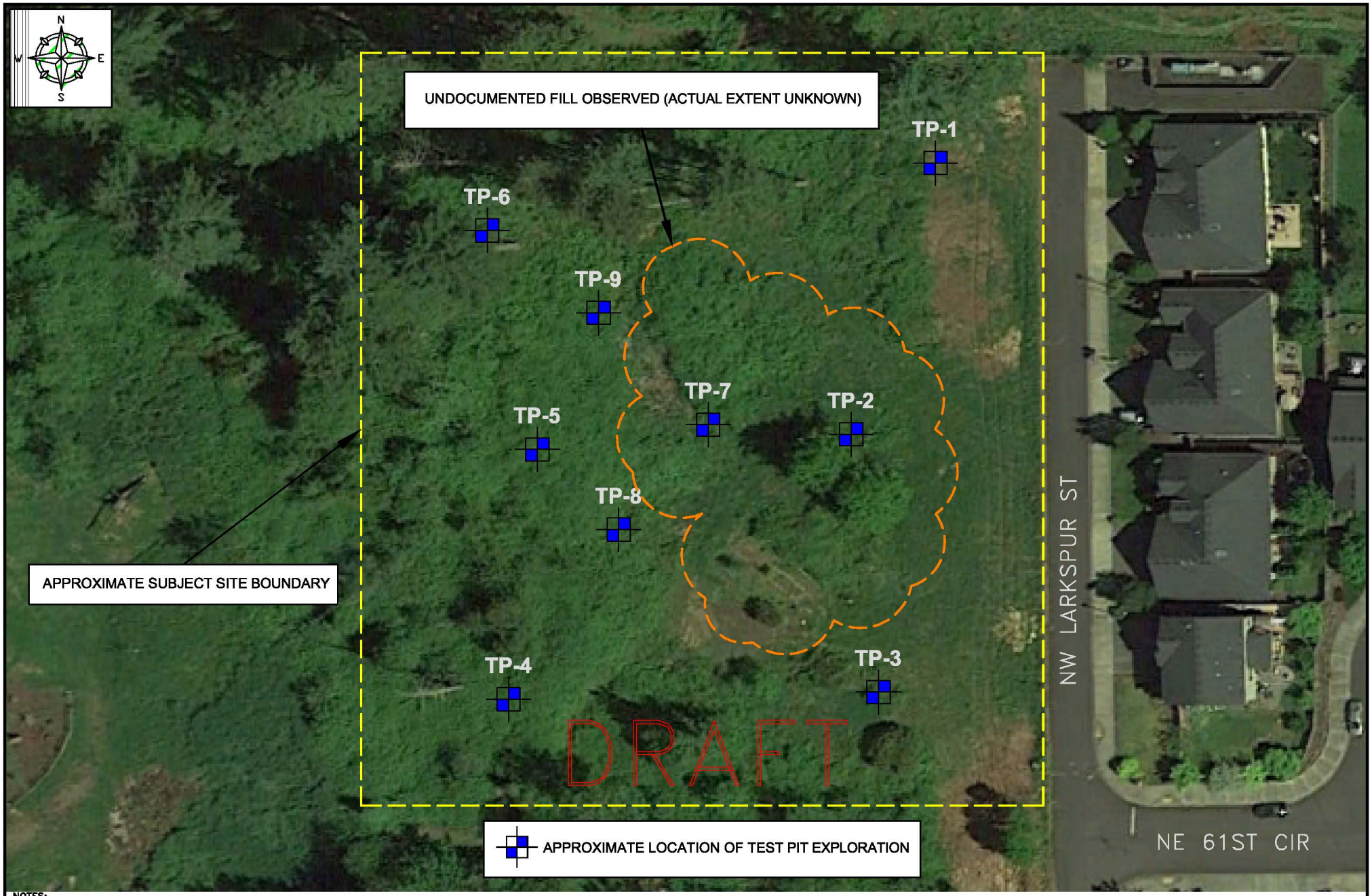
From: Alan Rutherford <alan@columbiawestengineering.com>
Subject: 6215 NW Larkspur Street Test Pit Information
Date: December 14, 2017 at 5:58:07 PM PST
To: "guss@harbengineering.com" <guss@harbengineering.com>, "Brian Groth (brian@harbengineering.com)" <brian@harbengineering.com>

Gus,
Attached is our test pit logs and a figure showing locations and approximate area of undocumented fill. Generally the fill we saw was just side-cast, loose clay material which would be fine as re-use for fill. The bedrock was generally digable for the top 3-5 feet before becoming difficult. Refusal is relative, as we were using a smaller machine.

Let me know if you have any questions. Or if we should go forward on a full Geotech report.
I have included a proposal for the geo report.

Best,

Alan Rutherford
Project Geologist



NOTES:
1. SITE LOCATION: 6215 NW LARKSPUR ST, CAMAS, WASHINGTON.
2. SITE CONSISTS OF PARCEL 175961000 TOTALING APPROXIMATELY 2.41 ACRES.
3. DRAWING IS NOT TO SCALE.
4. AERIAL PHOTO SOURCED FROM GOOGLE EARTH.
5. GROUNDWATER SEEPS ENCOUNTERED IN TP-3 AT 5-FT BGS AND IN TP-4 AT 2-FT BGS.
6. EXPLORATION LOCATIONS ARE APPROXIMATE AND NOT SURVEYED.
7. TEST PITS BACKFILLED LOOSELY WITH ONSITE SOIL ON DECEMBER 7, 2017.

Geotechnical • Environmental • Special Inspections
Columbia West Engineering, Inc
11917 NE 95th STREET
VANCOUVER, WASHINGTON 98682
PHONE: 360-823-2900 FAX: 360-823-2901
www.columbiawestengineering.com

Design:	Drawn: JFM	EXPLORATION LOCATION MAP	FIGURE 2
Checked: ASR	Date: 12/14/17		
Client: HARB	Rev / By / Date	6215 NW LARKSPUR STREET CAMAS, WASHINGTON	
Job No: 17328			
CAD File: FIGURE 2			
Scale: NONE			

11917 NE 95TH Street, Vancouver, Washington 98682
Phone: 360-823-2900, Fax: 360-823-2901
www.columbiawestengineering.com

Geotechnical ■ Environmental ■ Special Inspections
Columbia West Engineering, Inc

TEST PIT LOG

PROJECT NAME	CLIENT		PROJECT NO.	TEST PIT NO.
6215 NW Larkspur Street	Harb		17328	TP-1
PROJECT LOCATION	**CONTRACTOR**	**EQUIPMENT**	**ENGINEER**	**DATE**
Camas, Washington	Thompson Brothers	Excavator	ASR / JFM	12/7/17
TEST PIT LOCATION	**APPROX. SURFACE ELEVATION**	**GROUNDWATER DEPTH**	**START TIME**	**FINISH TIME**
See Figure 2	248 ft amsl	Not encountered	0816	0835

Depth (feet)	Sample Field ID	SCS Soil Survey Description	AASHTO Soil Type	USCS Soil Type	Graphic Log	LITHOLOGIC DESCRIPTION AND REMARKS	Moisture Content (%)	Passing No. 200 Sieve (%)	Liquid Limit	Plasticity Index	Infiltration Testing
0						Approximately 8 to 12 inches of grass and topsoil.					
		Hesson clay loam		CL		Dark brown sandy CLAY, damp to moist, medium dense [Soil Type 2].					
5						Weathered, varicolored, sedimentary bedrock [Soil Type 3].					
						Bottom of test pit at 6.0 feet. Groundwater not encountered.					
10											
15											

11917 NE 95TH Street, Vancouver, Washington 98682
Phone: 360-823-2900, Fax: 360-823-2901
www.columbiawestengineering.com

Geotechnical ■ Environmental ■ Special Inspections
Columbia West Engineering, Inc

TEST PIT LOG

PROJECT NAME	CLIENT		PROJECT NO.	TEST PIT NO.
6215 NW Larkspur Street	Harb		17328	TP-2
PROJECT LOCATION	**CONTRACTOR**	**EQUIPMENT**	**ENGINEER**	**DATE**
Camas, Washington	Thompson Brothers	Excavator	ASR / JFM	12/7/17
TEST PIT LOCATION	**APPROX. SURFACE ELEVATION**	**GROUNDWATER DEPTH**	**START TIME**	**FINISH TIME**
See Figure 2	260 ft amsl	Not encountered	0838	0848

Depth (feet)	Sample Field ID	SCS Soil Survey Description	AASHTO Soil Type	USCS Soil Type	Graphic Log	LITHOLOGIC DESCRIPTION AND REMARKS	Moisture Content (%)	Passing No. 200 Sieve (%)	Liquid Limit	Plasticity Index	Infiltration Testing
0						Approximately 6 to 8 inches of grass and topsoil.					
						FILL. Dark brown sandy clay, damp to moist, soft to medium stiff [Soil Type 1]					
5						Weathered varicolored sedimentary bedrock [Soil Type 3].					
						Bottom of test pit at 8.5 feet. Groundwater not encountered.					
10											
15											

11917 NE 95TH Street, Vancouver, Washington 98682
Phone: 360-823-2900, Fax: 360-823-2901
www.columbiawestengineering.com

Geotechnical ■ Environmental ■ Special Inspections
Columbia West Engineering, Inc

TEST PIT LOG

PROJECT NAME	CLIENT		PROJECT NO.	TEST PIT NO.
6215 NW Larkspur Street	Harb		17328	TP-3
PROJECT LOCATION	**CONTRACTOR**	**EQUIPMENT**	**ENGINEER**	**DATE**
Camas, Washington	Thompson Brothers	Excavator	ASR / JFM	12/7/17
TEST PIT LOCATION	**APPROX. SURFACE ELEVATION**	**GROUNDWATER DEPTH**	**START TIME**	**FINISH TIME**
See Figure 2	262 ft amsl	5 feet bgs	0851	0905

Depth (feet)	Sample Field ID	SCS Soil Survey Description	AASHTO Soil Type	USCS Soil Type	Graphic Log	LITHOLOGIC DESCRIPTION AND REMARKS	Moisture Content (%)	Passing No. 200 Sieve (%)	Liquid Limit	Plasticity Index	Infiltration Testing
0						Approximately 8 to 12 inches of grass and topsoil.					
		Hesson clay loam		CL		Dark brown sandy CLAY, damp to moist, medium dense [Soil Type 2].					
5 ▼						Weathered varicolored sedimentary bedrock [Soil Type 3]. Groundwater seep at 5.0 feet bgs.					
10						Bottom of test pit at 9.0 feet. Groundwater seep encountered at 5.0 feet.					
15											

11917 NE 95TH Street, Vancouver, Washington 98682
Phone: 360-823-2900, Fax: 360-823-2901
www.columbiawestengineering.com

Geotechnical ■ Environmental ■ Special Inspections
Columbia West Engineering, Inc

TEST PIT LOG

PROJECT NAME	CLIENT		PROJECT NO.	TEST PIT NO.
6215 NW Larkspur Street	Harb		17328	TP-4
PROJECT LOCATION	**CONTRACTOR**	**EQUIPMENT**	**ENGINEER**	**DATE**
Camas, Washington	Thompson Brothers	Excavator	ASR / JFM	12/7/17
TEST PIT LOCATION	**APPROX. SURFACE ELEVATION**	**GROUNDWATER DEPTH**	**START TIME**	**FINISH TIME**
See Figure 2	278 ft amsl	2 feet bgs	0910	0923

Depth (feet)	Sample Field ID	SCS Soil Survey Description	AASHTO Soil Type	USCS Soil Type	Graphic Log	LITHOLOGIC DESCRIPTION AND REMARKS	Moisture Content (%)	Passing No. 200 Sieve (%)	Liquid Limit	Plasticity Index	Infiltration Testing
0						Approximately 8 to 12 inches of grass and topsoil.					
						Weathered varicolored sedimentary bedrock [Soil Type 3]. Heavy groundwater seeps at 2.0 feet bgs.					
5											
10						Excavator met refusal at 10.0 feet. Heavy groundwater seeps encountered at 2.0 feet.					
15											

11917 NE 95TH Street, Vancouver, Washington 98682
Phone: 360-823-2900, Fax: 360-823-2901
www.columbiawestengineering.com

Geotechnical ■ Environmental ■ Special Inspections
Columbia West Engineering, Inc

TEST PIT LOG

PROJECT NAME	CLIENT		PROJECT NO.	TEST PIT NO.
6215 NW Larkspur Street	Harb		17328	TP-5
PROJECT LOCATION	**CONTRACTOR**	**EQUIPMENT**	**ENGINEER**	**DATE**
Camas, Washington	Thompson Brothers	Excavator	ASR / JFM	12/7/17
TEST PIT LOCATION	**APPROX. SURFACE ELEVATION**	**GROUNDWATER DEPTH**	**START TIME**	**FINISH TIME**
See Figure 2	266 ft amsl	Not encountered	0926	0936

Depth (feet)	Sample Field ID	SCS Soil Survey Description	AASHTO Soil Type	USCS Soil Type	Graphic Log	LITHOLOGIC DESCRIPTION AND REMARKS	Moisture Content (%)	Passing No. 200 Sieve (%)	Liquid Limit	Plasticity Index	Infiltration Testing
0						Approximately 8 to 12 inches of grass and topsoil.					
		Hesson clay loam		CL		Dark brown sandy CLAY, damp to moist, medium dense [Soil Type 2].					
5						Weathered varicolored sedimentary bedrock [Soil Type 3].					
10						Bottom of test pit at 8.5 feet. Groundwater not encountered.					
15											

11917 NE 95TH Street, Vancouver, Washington 98682
Phone: 360-823-2900, Fax: 360-823-2901
www.columbiawestengineering.com

Geotechnical ■ Environmental ■ Special Inspections
Columbia West Engineering, Inc

TEST PIT LOG

PROJECT NAME	CLIENT		PROJECT NO.	TEST PIT NO.
6215 NW Larkspur Street	Harb		17328	TP-6
PROJECT LOCATION	**CONTRACTOR**	**EQUIPMENT**	**ENGINEER**	**DATE**
Camas, Washington	Thompson Brothers	Excavator	ASR / JFM	12/7/17
TEST PIT LOCATION	**APPROX. SURFACE ELEVATION**	**GROUNDWATER DEPTH**	**START TIME**	**FINISH TIME**
See Figure 2	256 ft amsl	Not encountered	0940	0948

Depth (feet)	Sample Field ID	SCS Soil Survey Description	AASHTO Soil Type	USCS Soil Type	Graphic Log	LITHOLOGIC DESCRIPTION AND REMARKS	Moisture Content (%)	Passing No. 200 Sieve (%)	Liquid Limit	Plasticity Index	Infiltration Testing
0						Approximately 8 to 12 inches of grass and topsoil.					
		Hesson clay loam		CL		Dark brown sandy CLAY, damp to moist, medium dense [Soil Type 2].					
5						Weathered varicolored sedimentary bedrock [Soil Type 3].					
10						Excavator met refusal at 7.5 feet. Groundwater not encountered.					
15											

11917 NE 95TH Street, Vancouver, Washington 98682
Phone: 360-823-2900, Fax: 360-823-2901
www.columbiawestengineering.com

Geotechnical ■ Environmental ■ Special Inspections
Columbia West Engineering, Inc

TEST PIT LOG

PROJECT NAME	CLIENT		PROJECT NO.	TEST PIT NO.
6215 NW Larkspur Street	Harb		17328	TP-7
PROJECT LOCATION	**CONTRACTOR**	**EQUIPMENT**	**ENGINEER**	**DATE**
Camas, Washington	Thompson Brothers	Excavator	ASR / JFM	12/7/17
TEST PIT LOCATION	**APPROX. SURFACE ELEVATION**	**GROUNDWATER DEPTH**	**START TIME**	**FINISH TIME**
See Figure 2	262 ft amsl	Not encountered	0950	0955

Depth (feet)	Sample Field ID	SCS Soil Survey Description	AASHTO Soil Type	USCS Soil Type	Graphic Log	LITHOLOGIC DESCRIPTION AND REMARKS	Moisture Content (%)	Passing No. 200 Sieve (%)	Liquid Limit	Plasticity Index	Infiltration Testing
0						Approximately 8 to 12 inches of grass and topsoil.					
						FILL. Dark brown sandy clay, damp to moist, soft to medium stiff [Soil Type 1] Garbage encountered at 2.0 feet bgs.					
5						Weathered varicolored sedimentary bedrock [Soil Type 3].					
						Bottom of test pit at 7.0 feet. Groundwater not encountered.					
10											
15											

11917 NE 95TH Street, Vancouver, Washington 98682
Phone: 360-823-2900, Fax: 360-823-2901
www.columbiawestengineering.com

Geotechnical ■ Environmental ■ Special Inspections
Columbia West Engineering, Inc

TEST PIT LOG

PROJECT NAME	CLIENT		PROJECT NO.	TEST PIT NO.
6215 NW Larkspur Street	Harb		17328	TP-8
PROJECT LOCATION	**CONTRACTOR**	**EQUIPMENT**	**ENGINEER**	**DATE**
Camas, Washington	Thompson Brothers	Excavator	ASR / JFM	12/7/17
TEST PIT LOCATION	**APPROX. SURFACE ELEVATION**	**GROUNDWATER DEPTH**	**START TIME**	**FINISH TIME**
See Figure 2	266 ft amsl	Not encountered	1000	1005

Depth (feet)	Sample Field ID	SCS Soil Survey Description	AASHTO Soil Type	USCS Soil Type	Graphic Log	LITHOLOGIC DESCRIPTION AND REMARKS	Moisture Content (%)	Passing No. 200 Sieve (%)	Liquid Limit	Plasticity Index	Infiltration Testing
0						Approximately 8 to 12 inches of grass and topsoil.					
		Hesson clay loam		CL		Dark brown sandy CLAY, damp to moist, medium dense [Soil Type 2].					
						Weathered varicolored sedimentary bedrock [Soil Type 3].					
5						Bottom of test pit at 4.0 feet. Groundwater not encountered.					
10											
15											

11917 NE 95TH Street, Vancouver, Washington 98682
Phone: 360-823-2900, Fax: 360-823-2901
www.columbiawestengineering.com

Geotechnical ■ Environmental ■ Special Inspections
Columbia West Engineering, Inc

TEST PIT LOG

PROJECT NAME	CLIENT		PROJECT NO.	TEST PIT NO.
6215 NW Larkspur Street	Harb		17328	TP-9
PROJECT LOCATION	**CONTRACTOR**	**EQUIPMENT**	**ENGINEER**	**DATE**
Camas, Washington	Thompson Brothers	Excavator	ASR / JFM	12/7/17
TEST PIT LOCATION	**APPROX. SURFACE ELEVATION**	**GROUNDWATER DEPTH**	**START TIME**	**FINISH TIME**
See Figure 2	262 ft amsl	Not encountered	1020	1023

Depth (feet)	Sample Field ID	SCS Soil Survey Description	AASHTO Soil Type	USCS Soil Type	Graphic Log	LITHOLOGIC DESCRIPTION AND REMARKS	Moisture Content (%)	Passing No. 200 Sieve (%)	Liquid Limit	Plasticity Index	Infiltration Testing
0						Approximately 8 to 12 inches of grass and topsoil.					
		Hesson clay loam		CL		Dark brown sandy CLAY, damp to moist, medium dense [Soil Type 2].					
						Weathered varicolored sedimentary bedrock [Soil Type 3].					
						Bottom of test pit at 3.5 feet. Groundwater not encountered.					
5											
10											
15											

Exhibit 15

HARB
ENGINEERING, INC

SECTION 15

Ownership and Maintenance Narrative

An HOA will be formed to own and maintain Stormwater Treatment Vault.

701 Columbia Street, Suite 111 Vancouver, WA 98660
phone: (360) 695-6520
www.harbengineering.com

Exhibit 16


Notice of Proposed Development
Larkspur Subdivision - Proposed Type III 10 single-family lots - minimum 7,500 sq.ft
Applicant:
Hash Engineering, Inc.
(360) 695-6520
City Contact:
Lauren Hollenbeck
(360) 817-1568
616 NE 4th Avenue
Camas, Wa. 98607
Public Hearing Date/Time:
3/12/2019
4:00 PM
Location:
CAMAS CITY HALL
616 NE 4th AVE.
CAMAS, WA
COUNCIL CHAMBERS

Exhibit 17

GeoDesign Inc

January 30, 2019

Provence, LLC
701 Columbia Street, Suite 111
Vancouver, WA 98660

Attention: Gus Harb, P.E.

Reliance Letter
Larkspur Subdivision
Camas, Washington
GeoDesign Project: Provence-1-01

GeoDesign, Inc. issued a report of geotechnical engineering services for the Larkspur Subdivision in Camas, Washington, for Marnella Homes, LLC in 2016. The geotechnical engineering report was completed and the services were conducted in accordance with a specific scope of services and written contract between Marnella Homes and GeoDesign. We understand that Provence, LLC and their successors wish to use and rely on the information presented in our report entitled *Report of Geotechnical Engineering Services; Larkspur Estates Phase II; 6215 NW Larkspur Street; Camas, Washington*, dated September 21, 2016.

Information contained in this report is applicable on the date the report was prepared, and reliance on this report is expressly contingent upon Provence's acceptance of the attached General Conditions. An authorized signature shall indicate Provence's acceptance of the attached General Conditions. This offer is valid for 90 days from the date of this letter.

The work performed and summarized in this report was consistent with that level of care and skill normally exercised by members of the profession practicing in this area at the time the work was performed. The data and conclusions presented in the report reflect GeoDesign's professional opinion as of the date of the report. GeoDesign has no present or contemplated future ownership interest or financial interest in the real estate that is the subject of this report, GeoDesign has no personal interest with respect to the subject matter of this report or the parties involved, and GeoDesign has no relationship with the property or the owners thereof, which would prevent an independent analysis of the geotechnical or other conditions of the property.

♦ ♦ ♦

To formally authorize our services, return one signed copy of this reliance letter. Please call if you have questions concerning this letter.

Sincerely,

GeoDesign, Inc.

Reed Kistler, P.E.
Project Engineer

Shawn M. Dimke, P.E.
Principal Engineer

RSK:SMD:sn
Attachment
One copy submitted (via email only)
Document ID: Provence-1-01-013019-geol-reliance.docx

The attached General Conditions described are accepted as authorized by the following signature(s).

Harb Engineering, Inc.	by	
Organization		Signature
1-30-2019		Gus Harb, P.E.
Date		Printed Name
		Owner
		Title

Upon execution of this document, please return one original to GeoDesign, Inc. for our records.

GENERAL CONDITIONS

GeoDesign, Inc. strives to meet the needs of each client and to develop and maintain long-term relationships based on open communication, mutual trust, and respect. We believe that the achievement of an appropriate level of partnering and risk sharing on each assignment is necessary toward that end. Ultimately, this provides a significant level of protection for each client. The following General Conditions have been developed with this in mind.

INTEGRATION
The Agreement letter together with the General Conditions comprise the entire Agreement between the parties. This Agreement may not be changed without the prior written consent of all parties to the Agreement. There are no terms or conditions that are not expressed in this Agreement.

STANDARD OF CARE
GeoDesign, Inc. will perform its professional services in accordance with that degree of care and skill ordinarily exercised by similarly qualified geoscience professionals currently practicing in this area under similar conditions. No warranties or representations are expressed or implied.

THIRD PARTY INDEMNIFICATION
To the fullest extent permitted by law, Client agrees to defend, indemnify, and hold harmless GeoDesign, Inc. from any third party claims for injury or losses allegedly arising out of or related to GeoDesign, Inc.'s services under this Agreement, to the extent such claims arise out of the gross negligence or willful misconduct of Client or its employees.

CLIENT FURNISHED INFORMATION AND OBLIGATIONS
The Client is responsible to provide to GeoDesign, Inc. a description of the property, its location, the locations of any underground utilities, facilities, or structures on or adjacent to the property that could impact our work, as well as the nature and location of any known or suspected hazardous materials that may exist on the property. The Client agrees to defend and hold GeoDesign, Inc., its owners, employees, subcontractors, and agents harmless from any damage to subterranean structures known by Client to exist that are not specifically identified to GeoDesign, Inc. Client agrees that any hazardous materials, including asbestos, present at the work site prior to and during the performance of this Agreement were not generated, transported, stored, or disposed by GeoDesign, Inc.

SITE ACCESS/RIGHT-OF-ENTRY
The Client must advise GeoDesign, Inc., prior to commencement of our services, of any special requirements for site entry, work permits, security clearances, licenses, or any other required permissions. If the property is not owned by the Client, the Client shall obtain written permission for right-of-entry for the purpose of accomplishing our services.

SURFACE AND SUBSURFACE DISTURBANCE
GeoDesign, Inc. will take reasonable precautions to minimize surface and subsurface disturbance. In the normal course of exploratory work some surface disturbance may occur, the restoration of which is not part of this Agreement, unless specifically provided in the scope of services and budget.

UNANTICIPATED CONDITIONS OR HAZARDOUS MATERIALS
Subsurface conditions may vary from those encountered at the locations where surveys or explorations are made by GeoDesign, Inc. Because the data, interpretations, and recommendations of GeoDesign, Inc. are based solely on the information available to GeoDesign, Inc., limitations on available data will result in some level of uncertainty and, therefore, risk, with respect to the interpretation of environmental, geological, and geotechnical conditions, despite the use of due professional care. The discovery of unanticipated conditions or hazardous materials constitutes a changed condition mandating an appropriate re-negotiation of the scope of services and budget or termination of services. The discovery of unanticipated hazardous materials also may make it necessary for GeoDesign, Inc. to take immediate measures to address health and safety. GeoDesign, Inc. shall notify Client as soon as practically possible should hazardous materials be encountered. Client agrees to compensate GeoDesign, Inc. for the additional cost of services necessary to protect the health and safety of the public and GeoDesign, Inc.'s employees.

INDEMNIFICATION
Client and GeoDesign, Inc. each agree to indemnify and hold the other harmless, and their respective officers, employees, agents, and representatives from and against liability for all claims, losses, damages, and expenses, including reasonable attorneys' fees, to the extent such claims, losses, damages, or expenses are caused by the indemnifying party's negligent acts, errors, or omissions. In the event claims, losses, damages, or expenses are caused by the joint or concurrent negligence of Client and GeoDesign, Inc., they shall be borne by each party in proportion to its negligence.

The Client agrees that GeoDesign, Inc. will have no liability for any claim regarding bodily injury or property damage alleged to arise from or be caused by the presence of or exposure to any Biological Pollutants in or around any structure. Client further agrees to indemnify and hold GeoDesign, Inc. harmless from third party claims for damages arising from the presence of or exposure to any Biological Pollutants, except for damages arising from or caused by GeoDesign, Inc.'s sole negligence. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria, and viruses, and the byproducts of any such biological organisms.

REPORTING OF HAZARDOUS SUBSTANCE RELEASES
The Client is responsible for reporting releases of hazardous substances when such reports are required by government agencies. The Client agrees to defend and hold GeoDesign, Inc. harmless for government or other third party action taken from Client's failure to comply with hazardous substance release reporting requirements.

JOB SITE CONDUCT AND SAFETY
GeoDesign, Inc. will be responsible for its professional activities on the job site. This will not relieve the Client, Owner, or construction contractors of their obligation to maintain a safe job site. Neither GeoDesign, Inc.'s professional activities nor the presence of its employees or subcontractors shall be construed to imply responsibility for job site safety.

CONSTRUCTION AND REMEDIATION MONITORING
The Client understands that the recommendations for construction or remediation presented in GeoDesign, Inc.'s reports are based on interpretations of variable subsurface conditions. In order to validate its assumptions, GeoDesign, Inc. needs to be present during construction or remediation. Therefore, this Agreement should include pre-construction plan review and construction observation/remediation monitoring services by GeoDesign, Inc. if construction will be part of the project. If not allowed to provide pre-construction plan review and construction observation/remediation monitoring services, GeoDesign, Inc. will assume no liability for the accuracy of its preliminary assumptions and recommendations. GeoDesign, Inc.'s actions shall not be construed as altering any Agreement between the Client and others. Only the Client has the right to reject or stop work of any of the Client's agents. GeoDesign, Inc.'s presence on site does not in any way guarantee the completion,

quality, or performance of the work of any party retained by the Client to provide field or construction/remediation-related services. GeoDesign, Inc. will not be responsible for, and will not have control or charge of, specific means, methods, techniques, sequences, or procedures of construction or remediation selected by any agent or agreement of the Client, or safety precautions and programs incident thereto.

SAMPLE RETENTION AND DISPOSAL
Non-hazardous samples will be discarded sixty (60) days after they are obtained unless prior arrangements are made to store or deliver the samples. Samples containing hazardous materials that are regulated under federal, state, or local environmental laws will be returned to the Client, at the Client's expense, unless other written arrangements have been made.

INSTRUMENTS OF SERVICE
Reports, field data, laboratory data, analyses, calculations, estimates, designs, and other documents prepared by GeoDesign, Inc. as instruments of service shall remain the property of GeoDesign, Inc. GeoDesign, Inc. will retain pertinent records relating to the services performed for a period of ten (10) years following submission of the report. Copies of the instruments of service will be made available to the Client on request for a reasonable fee. Reuse of any instruments of service by the Client on extensions of this project, or on other projects, or otherwise outside the scope of this Agreement, without GeoDesign, Inc.'s written permission will be at the Client's risk. Client agrees to defend, indemnify, and hold harmless GeoDesign, Inc. from any claims, damages, and expenses arising out of such reuse.

BILLING AND PAYMENT
Billing for services will be submitted monthly. Payment is due on receipt of the invoice unless otherwise agreed in writing. A service charge of one and one-half percent (1-½%) per month will be added to unpaid accounts due over thirty (30) days. Expenses incurred for liening or collecting delinquent amounts, including, but not limited to, attorneys' fees, legal costs, and charges for GeoDesign, Inc.'s staff time shall be paid in addition to the delinquent amount.

TERMINATION OF SERVICES
This Agreement may be terminated by either party upon at least seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms and conditions through no fault of the terminating party. Such termination shall not be effective if the failure has been remedied before expiration of the period specified in the written notice. In the event that the Client requests early termination of our services, GeoDesign, Inc. reserves the right to complete such analyses and records as are necessary to place its files in order and to complete a report on the services performed to date. Charges for these termination activities shall be in addition to all charges incurred up to the date of termination.

INSURANCE
GeoDesign, Inc. maintains Worker's Compensation and Employer's Liability Insurance as required by state laws. GeoDesign, Inc. also maintains comprehensive general, auto, professional, and environmental impairment liability insurance, certificates of which are available on request.

LIMITATION OF REMEDIES
General: The parties agree that GeoDesign, Inc.'s limit of liability applies to all of its work on this project that is the subject of this Agreement. All prior and subsequent phases of work completed by GeoDesign, Inc. for this project will be executed under the terms of these General Conditions, and the aggregate liability for all phases of this project, including any indemnity obligation, will be the limits identified below.

Non-Professional Liability Claims: In the performance of this Agreement and subject to the limits, terms, and conditions of property damage and public liability coverage, GeoDesign, Inc. agrees to indemnify and hold Client harmless from GeoDesign, Inc.'s proportional share of liability resulting from its negligence or breach of contract compared to that of other persons or entities which results in damage to Client. GeoDesign, Inc. shall not be responsible for any loss, damage, or liability beyond the amounts, limits, coverage, or conditions of its insurance coverage on the date the claim is made. GeoDesign, Inc. shall not be responsible for Client's negligence nor the negligence of third parties.

Professional Liability Claims: In consideration of relative opportunities for financial reward from this project for the parties to this Agreement, Client agrees that the maximum aggregate amount of its recovery from GeoDesign, Inc. or its employees due to any and all claims of professional negligence and breach of contract arising out of any incident on non-residential projects shall be limited to the amount of GeoDesign, Inc.'s fee for the services provided under this Agreement or $50,000, whichever is the greater, unless a higher limit with commensurate compensation is specifically negotiated. Professional liability on residential projects is limited to the amount of GeoDesign, Inc.'s fee for the services provided under this Agreement. GeoDesign, Inc. shall not be responsible for Client's negligence, breach of contract, willful misconduct or other fault, or that of its contractors, agents, other consultants or third parties.

CONSEQUENTIAL DAMAGES
Neither Client nor GeoDesign, Inc. shall be liable for consequential damages, including loss of use or loss of profits, or indirect damages, regardless of whether such claim is based upon alleged breach of contract, willful misconduct, strict liability, breach of warranty or negligent act, error or omission, whether professional or nonprofessional.

DISPUTES
Any dispute, controversy, or claim arising out of or relating to this Agreement, or breach thereof, shall be referred to mediation before litigation may be pursued, unless the parties mutually agree otherwise. The law of the State of Oregon will govern the validity and execution of this Agreement and the disposition of any claims related to this Agreement.

TIME BAR TO LEGAL ACTION
Legal actions by either party against the other for breach of this Agreement, failure to perform in accordance with the applicable standard of care, claims of misrepresentation, or any other tort claim shall be barred two (2) years after the date Claimant knew or should have known of any damage or injury as a result of the services provided under this Agreement or six (6) years after termination of GeoDesign, Inc.' services, whichever is earlier.

ASSIGNS
Neither the Client nor GeoDesign, Inc. may delegate, assign, sublet, or transfer the duties, interests, or responsibilities set forth in this Agreement to other entities without the written consent of the other party.

SURVIVAL
These terms and conditions shall survive the completion of the services under the Agreement and the termination of the Agreement for any cause.

SEVERABILITY
Any element of this Agreement later held to violate a law or regulation shall be deemed void, and remaining provisions shall continue in force. Client and GeoDesign, Inc. shall in good faith attempt to replace any invalid or unenforceable provision with one that is valid and enforceable, and which comes as close as possible to expressing the intent of the original provision.

State Environmental Policy Act
Mitigated Determination of Non-Significance

CASE NO: SEPA18-21

APPLICANT: Gus Harb-Provence, LLC.
701 Columbia Street, Suite 111
Vancouver, WA 98660
File No. SUB18-03

REQUEST: To subdivide 2.09 acres into 10 lots.

Location: The parcel numbers are 175961000

Legal Description: The project is located in the City of Camas in the SW ¼ of Section 28, Township 2 North, Range 3 East, of the Willamette Meridian.

SEPA Determination: Mitigated Determination of Non-Significance (MDNS)

Comment Deadline: January 24, 2019, at 5:00 p.m.

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], the City of Camas must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- DS = Determination of Significance (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS).
- MDNS = Mitigated Determination of Non-Significance (The impacts can be addressed through conditions of approval), or;
- DNS = Determination of Non-Significance (The impacts can be addressed by applying the Camas Municipal Code).

Published in the Post Record on January 10, 2019 Legal Publication # 118540
Posted at Camas City Hall, Camas Library, City of Camas web site at: http://www.cityofcamas.us
Mailed to property owners within 300-feet on January 9, 2019

Determination:

Mitigated Determination of Non-Significance (MDNS). The City of Camas, as lead agency for review of this proposal, has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(e). This decision was made after review of a completed environmental checklist, and other information on file with the City of Camas.

Date of Publication & Comment Period:

Publication date of this MDNS is **January 10, 2019**, and is issued under WAC 197-11-350. The lead agency will not act on this proposal until the close of the 14-day comment period which ends on **January 24, 2019.** Comments may be sent by email to communitydevelopment@cityofcamas.us.

SEPA Appeal Process:

An appeal of any aspect of this decision, including the SEPA determination and any required mitigation, must be filed with the Community Development Department within fourteen (14) calendar days from the date of the decision notice. The letter of appeal should contain the following information.

1. The case number designated by the City of Camas and the name of the applicant; and,
2. The name and signature of each person or group (petitioners) and a statement showing that each petitioner is entitled to file an appeal as described under Section 16.13.060 of the Camas Municipal Code. If multiple parties file a single petition for review, the petition shall designate one party as the contact representative with the City Planner. All contact with the City Planner regarding the petition, including notice, shall be with this contact person.

The appeal request and appropriate fee of **$383** must be submitted to the Community Development Department between 8:00 a.m., and 5:00 p.m., Monday through Friday, at the address listed below:

Appeal to the City of Camas SEPA Official
Community Development Department
616 NE Fourth Avenue
Camas, Washington 98607

Responsible Official: Robert Maul (360) 817-1568

Robert Maul, Planning Manager and Responsible Official	**January 10, 2019** **Date of publication**

Published in the Post Record on January 10, 2019 Legal Publication # 118540
Posted at Camas City Hall, Camas Library, City of Camas web site at: http://www.cityofcamas.us
Mailed to property owners within 300-feet on January 9, 2019

SEPA Mitigation Measures for Larkspur Subdivision (SEPA18-21)

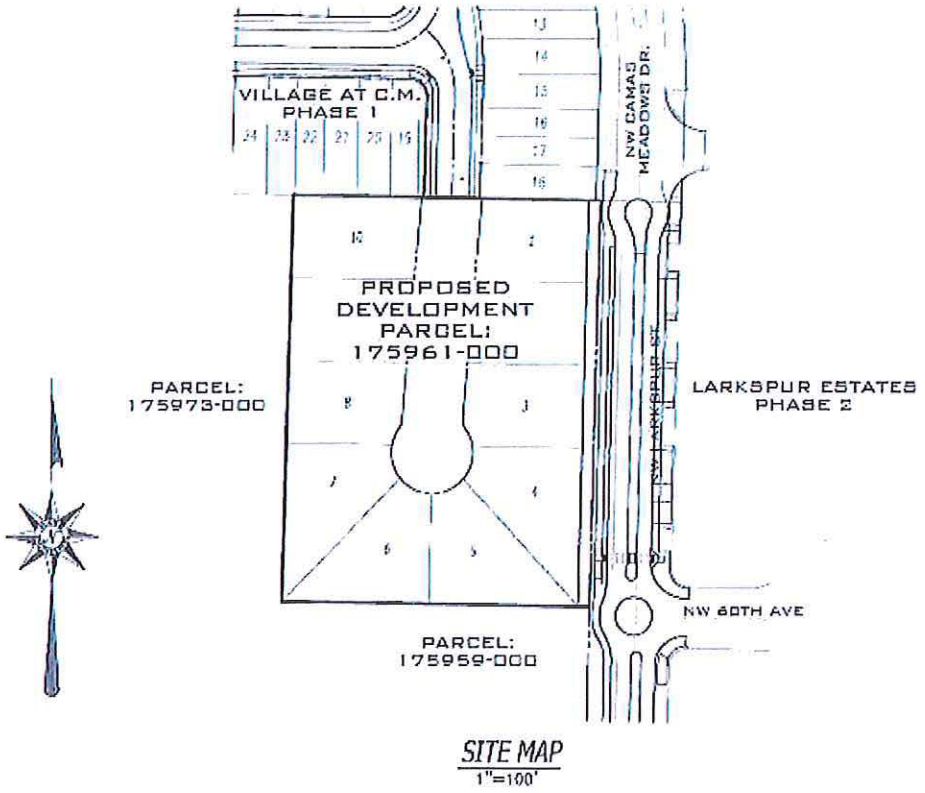
B) Environmental Elements

1) Earth

a. Clearing and grading, including utility and road construction activities, shall be allowed only from May 1st to October 1st of each year. The City may extend or shorten the dry season activities on a case-by-case basis depending on actual weather conditions.

LARKSPUR SUBDIVISION

PARCEL #175961-000
IN A PORTION OF THE EAST
HALF AND THE WEST HALF OF
THE SW 1/4 OF SECTION 25
T. 2 N., R 3 E., W.M
CITY OF CAMAS
CLARK COUNTY, WASHINGTON



SITE MAP
1"=100'

Published in the Post Record on January 10, 2019 Legal Publication # 118540
Posted at Camas City Hall, Camas Library, City of Camas web site at: http://www.cityofcamas.us
Mailed to property owners within 300-feet on January 9, 2019

Lauren Hollenbeck (LH)
Senior Planner

Larkspur Subdivision

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. **Name of proposed project, if applicable:**

   Larkspur Subdivision

2. **Name of applicant:**

   Harb Engineering, Inc.

3. **Address and phone number of applicant and contact person.**

   Contact: *Gus Harb, P.E.*
   Harb Engineering, Inc.
   Address: *701 Columbia Street, Suite 111*
   Vancouver, WA 98660
   Phone: *(360) 695-6520*
   Email: *guss@harbengineering.com*

4. **Date checklist prepared:**

   July 17th, 2018

5. **Agency requesting checklist:**

   City of Camas, WA

6. **Proposed timing or schedule (including phasing, if applicable):**

   The proposed project will be constructed in one phase. *Construction will begin upon approval of the construction plans. The construction of the infrastructure is estimated to last up to 4 months or less.*

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

   No.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

None.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

None.

10. **List any government approvals or permits that will be needed for your proposal, if known.**

We anticipate the following permits for implementation of this project:

City of Camas, WA
Preliminary plat approval
Grading Permit
Engineering plan approval
Individual Building permit(s)
Please advise us of any other permits necessary for project approval.
Archaeological review
Geotechnical review (LH)

11. **Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.**

We propose to construct a one phase residential project that will consist of subdividing +/- 2.4 acre parcel into 10 single-family detached residential lots. There was an old existing home that was removed.

12. **Location of the proposal.**

The site consists of (parcel #175951-000), located in the SW ¼ of SEC 28 T2N R3E WM.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: Flat, rolling, hilly, steep slopes, mountainous, other.

The site is partly moderately sloped and partly steep slope.

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope identified is approximately 18%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

According to the Soil Survey of Clark County the overall site consists of: Non Hydric Soil, HcB and HcD. A geotech report has been prepared and being submitted as part of the preliminary plat package. The test pits show sandy clay Type 2 and weathered sedimentary bedrock type 3.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no unstable slopes within the site.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Grading will be required for the construction of the proposed cul-de-sac and building sites. The site will be graded as necessary to provide sufficient slope for drainage. Cut or filling activities may generate up to 5,000 c.y. or more of material. The source of material will be subject to the Geotechnical engineer testing and approval before placing on the site. We will try to balance the site during the final grading design plans. Also, we avoided major grading by extending a cul-de-sac from Phase 1 of "The Village Project" Verses connecting to Larkspur which could have created major cuts and fill in addition to retaining walls.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

We anticipate only minor erosion due to construction activity. Any erosion that occurs will be *contained within the site with typical erosion control measures such as; construction entrance, silt fences, straw bales, bio-bag inlet protection, etc. A final erosion control plan designed by a professional engineer licensed in the State of Washington will be prepared for the site. Erosion control measures will be designed in accordance with City of Camas Standards.*

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 65% of the site will be covered with impervious surfaces at build out, consisting of paved road, sidewalks, driveways and rooftops.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A Final Erosion Control Plan prepared by a licensed professional engineer in the state of Washington will be submitted for review and approval by Clark County prior to any construction. The plan will propose erosion control measures designed to control erosion impacts. The plan will also call for implementing various temporary Best Management Practices (BMP), which include locating silt fences, sediment traps, construction entrances, soil stabilization techniques and protection of drainage structures.

2. Air

a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

The construction of this project would result in heavy equipment exhaust and small amounts of dust. The dust would be controlled by the use of a water truck during construction.
After implementation, the site would generate automobile and truck exhaust from tenants.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No sources of emissions known.

c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

The project construction would utilize a water truck when operating during dry conditions.

3. **Water**

a. **Surface:**

1) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

There is no wetland.

2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described water? If yes, please describe and attach available plans.**

No

3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

None.

4) **Will the proposal require surface water withdrawals or diversions. Give general description, purpose, and approximate quantities if known.**

No.

5) **Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.**

No, it is outside the flood area.

6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No waste material will discharge to surface water.

b. **Ground Water:**

1) **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

No direct withdrawals of groundwater are proposed.

2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

No waste material will be discharged into the ground. The new single-family residential homes will connect to public sewer system.

c. **Water Runoff (including storm water):**

1) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Stormwater will be collected from impervious surfaces on the site. The runoff will be conveyed into a proposed stormwater treatment consisting of stormwater filters. The treated water will then be discharged into the existing wetland to the north of the site which ultimately flows into Lacamas Lake. The stormwater system will be designed in accordance with City of Camas standards.

Final drainage plans will be designed by a professional engineer licensed in the State of Washington.

2) **Could waste materials enter ground or surface waters? If so, generally describe.**

No.

d. **Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:**

Surface runoff will be collected, treated and discharged in accordance with the City of Camas Standards. The preliminary stormwater plan has been designed in accordance to the City of Camas Standards.

4. **Plants**

a. **Check or circle types of vegetation found on the site.**

The following plant materials have been found on the site:
trees, shrubs and grass ground cover.

b. **What kind and amount of vegetation will be removed or altered?**

Vegetation will be removed to accommodate the proposed subdivision. Proposed landscape and street trees will be planted within the right-of-way and individual lots.

c. **List threatened or endangered species known to be on or near the site.**

None.

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any;**

We are proposing to plant street trees within the public road system as required. Also one tree per lot will be planted along the frontage, in addition to some landscape buffer as required.

5. Animals

a. Circle any birds and animals, which have been observed on or near the site or are known to be on or near the site:

Local birds.

b. List any threatened or endangered species known to be on or near the site.

None known.

c. Is the site part of a migration route? If so, explain.

No specific migration route is known.

d. Proposed measures to preserve or enhance wildlife, if any:

Street trees and lot landscape/trees will be planted within the site.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

This project will primarily utilize electricity & gas.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The construction of this facility will be executed in accordance with the current energy standards required by Washington State and International Building Codes as adopted by Clark County Building Department.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

This project anticipates that normal use of heavy equipment within OSHA guidelines during the construction phase will result in low health hazard exposure. The proposed use of the site should not create environmental health hazards.

1) Describe special emergency services that might be required.

Emergency services could include ambulance, fire, and police.

2) Proposed measures to reduce or control environmental health hazards, if any:

No specific health hazard is identified.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The primary source of noise generated off-site would be from vehicular traffic traveling on the adjacent roadway. We find these levels acceptable.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short Term: The project would produce noise from heavy construction equipment and building construction between 7 AM and 6 PM. All work activities will comply with state noise levels.

Long Term: Vehicular traffic would be the primary source of external noise during the use of the subdivision.

3) Proposed measures to reduce or control noise impacts, if any:

None

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The site is zoned R-7.5. The neighboring property to the North is zoned MF-18 , the East, South and West is zoned R-7.5.

b. Has the site been used for agriculture? If so, describe.

N/A

c. Describe any structures on the site.

There was existing building on the site which was removed few years ago.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

R-7.5.

f. What is the current comprehensive plan designation of the site?

SFM

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

i. **Approximately how many people would reside or work in the completed project?**

Approximately 25 people would reside at full occupancy.

j. **Approximately how many people would the completed project displace?**

None.

k. **Proposed measures to avoid or reduce displacement impacts, if any:**

None.

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

The proposal will consist of 10 single-family residences which is compatible with the R-7.5 zoning District. This project will also be compatible with existing surrounding uses.

9. **Housing**

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

This proposal will provide 10 middle income housing units.

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

One.

c. **Proposed measures to reduce or control housing impacts, if any:**

Not Applicable.

10. **Aesthetics**

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Building height will not exceed allowed maximum. As required there will be architectural diversity. This project will be unique in architectural design and layout.

b. What views in the immediate vicinity would be altered or obstructed?

No view impacts are anticipated.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The proposed project will consists of detached single family residences which will compliment the surrounding existing homes.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None are anticipated.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

None are anticipated.

c. What existing off-site sources of light or glare may affect your proposal?

The light levels generated off site are acceptable.

d. Proposed measures to reduce or control light and glare impacts, if any:

None are anticipated

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

There is a Golf Course within 500' of the site as well as Lacamas Lake within a short distance from the site.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No recreation displacement will occur as a result of this proposal.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None is provided.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

There are no known cultural sites on this parcel.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None.

c. Proposed measures to reduce or control impacts, if any:

Excavation operators will observe excavation for artifacts while in process. If artifacts are found, the discovery will be roped off and excavation will continue on the unimpacted areas of the site. The Office of Archaeology and Historic Preservation will be notified of the findings.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on-site plans, if any.

We propose extending a street from Phase 1 "The Village" project and end it with a cul-de-sac.

b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

There is no C-Tran route running near the site.

c. How many parking spaces would the completed project have? How many would the project eliminate?

Each lot will have a minimum 2.5 parking spaces.

d. Will the proposals require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Main access to the site will be provided by extending a local access from Phase 1 "The Village at Camas Meadows" Project. The street will end with a cul-de-sac serving the proposed 10 lots.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

10 avg. trips per day per lot will be created by the proposed lots with a total of 90 daily trips after deducting the trips from the prior existing house.

g. Proposed measures to reduce or control transportation impacts, if any:

A proposed local public cul-de-sac will be designed to provide adequate access to future lots.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? if so, generally describe.

The project currently falls within the Urban Area. Public services that are required for this project include: fire protection, police protection and health care.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Impact fees will be paid as part of the building permit submittal.

16. Utilities

a. **Circle utilities currently available at the site:**
Electricity, natural gas, water, refuse service, telephone, public sewer, **other.**

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water: City of Camas

Sewer: City of Camas

Electricity: Clark Public Utility Electricity.

Refuse: The site would be serviced by a private refuse carrier.

Gas: Northwest Natural Gas

Under the penalty of perjury, the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee Ghassan Harb

Position and Agency/Organization Manager / Provence, LLC

Date Submitted: 12-8-2018

Exhibit 21

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

January 24, 2019

Robert Maul, Planning Manager
City of Camas
Community Development Department
616 Northeast Fourth Avenue
Camas, WA 98607

Dear Robert Maul:

Thank you for the opportunity to comment on the mitigated determination of nonsignificance for the Larkspur Subdivision Project (SEPA18-21, SUB18-03) located at 6215 Northwest Larkspur Street as proposed by Gus Harb-Provence, LLC. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

SOLID WASTE MANAGEMENT: Derek Rockett (360) 407-6287

All grading and filling of land must utilize only clean fill. All other materials may be considered solid waste and permit approval may be required from your local jurisdictional health department prior to filling. All removed debris resulting from this project must be disposed of at an approved site. Contact the local jurisdictional health department for proper management of these materials.

WATER QUALITY: Chris Montague-Breakwell (360) 407-6364

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and

2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
    a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
    a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
    b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

You may apply online or obtain an application from Ecology's website at: http://www.ecy.wa.gov/programs/wq/stormwater/construction/ - Application. Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(MLD:201900149)

cc: Derek Rockett, SWM
Chris Montague-Breakwell, WQ
Gus Harb, P.E., Harb Engineering, Inc. (Applicant)

Exhibit 22

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

January 2, 2019

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

RE: Larkspur Subdivision (SUB18-03)

Dear Gus Harb,

The purpose of this letter is to inform you that the above application submitted on July 27th, 2018 and resubmitted Nov. 30th and Dec. 21st have been deemed complete in accordance with Camas Municipal Code (CMC) Section 18.55.130. Staff will begin reviewing the application and contact you should we have questions/comments.

If you have any questions, please contact me at (360) 817-7253.

Respectfully,

Lauren Hollenbeck
Senior Planner

Cc: Anita Ashton, Engineering Project Manager

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

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

Lauren Hollenbeck
Senior Planner

Exhibit 24

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

August 23rd, 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 application submittal for the Larkspur Subdivision project. There are items that remain to be addressed with your application. The purpose of this letter is to inform you that the above application submitted on July 27th, 2018 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:

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.
2. The archaeological report does not include proof of mailing or emailing to the tribes, in accordance with CMC 16.31.160.
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).
4. A current SEPA checklist must be used and can be found on the city website.
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."
6. A traffic study shall be submitted as required per CMC 17.11.030.B.12.
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.
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
    (B)(3) A land inventory in accordance with CMC 17.01.050.B.4
    e. Location of street lighting
    o. Location of all existing fire hydrants within 500 feet of the proposal

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.
2. A circulation plan shall be submitted in accordance with CMC 17.19.040.B.10.a.

3. The *Double Frontage Lot* standards in CMC 17.19.030.D.6 apply to proposed lots 1-4, which include the following:
    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, please contact me at (360) 817-7253.

Respectfully,

Lauren Hollenbeck

Lauren Hollenbeck
Senior Planner

ABBAY KUFLOM & WOLDAY ELSA
3530 NW 61ST CIR
CAMAS WA, 98607

ALAM SHAHID
3608 NW 61ST CIR
CAMAS WA, 98607

CASTLE MARK A & CASTLE MELISSA
6110 NW LARKSPUR ST
CAMAS WA, 98607

CHLOE INVESTMENTS LLC
701 COLUMBIA ST, STE 111
VANCOUVER WA, 98660

CLARK NICOLAS & CLARK SELENA
3539 NW 61ST CIR
CAMAS WA, 98607

DUBOIS RAYMOND GARY & DUBOIS
3544 NW 61st Cir.
CAMAS WA, 98607

FLYNN SHAUN E & FLYNN CHRISTINA
6040 NW LARKSPUR ST
CAMAS WA, 98607

GREIF ERIC A & GREIF SUSAN E
3550 NW 61ST CIR
CAMAS WA, 98607

JIANG YI CHUN & HSIEH FENG CHUN
4536 NW FREMONT ST
CAMAS WA, 98607

JOHNSON TIMOTHY W & JOHNSON
6160 NW LARKSPUR ST
CAMAS WA, 98607

KENDALL JAMES A & KENDALL
3538 NW 61ST CIR
CAMAS WA, 98607

KIMBALL HILL HOMES WASHINGTON
5999 NEW WILKE RD STE 203
ROLLING MDWS IL, 60008

LACKLAND CHAD E & LACKLAND LORI
3553 NW 60TH AVE
CAMAS WA, 98607

LARKSPUR ESTATES HOMEOWNERS
4317 NE THRUSTON WAY #100
VANCOUVER WA, 98662

LIN YU-CHI
5763 NW HOOD LOOP
CAMAS WA, 98607

MONCRIEFF SHAWN P S & MONCRIEFF
3524 NW 61ST CIR
CAMAS WA, 98607

PROVENCE LLC
701 COLUMBIA ST #111
VANCOUVER WA, 98660

SUSI CHRISTOPHER W & LOUR HOLLY
6212 NW NIGHTSHADE ST
CAMAS WA, 98607

TAO JIAN & WANG XIAOLI
6136 NW LARKSPUR ST
CAMAS WA, 98607

TEARNEY JAMES R
3521 NW 61ST CIR
CAMAS WA, 98607

TREACY ROBERT J & TREACY APRIL C
6010 NW NIGHTSHADE ST
CAMAS WA, 98607

TUPIKOV SERGEY & TUPIKOV
2016 NW 7TH AVE
CAMAS WA, 98607

VESTCAPITAL FUND II LLC
1903 SE 12TH AVE
CAMAS WA, 98607

VILLAGE AT CAMAS MEADOWS HOA
701 Columbia St. Ste 111
VANCOUVER WA, 98660

YAN ZHONGDE & YAM HEI
43632 Altamura Court
Temecula CA, 92592

YOUN REVOCABLE LIVING TRUST
PO Box 588
VANCOUVER WA, 98666

MAILED

64 MS

City of Camas WASHINGTON

Community Development Department

Notice of Application

Larkspur Subdivision

File No. SUB18-03 & SEPA18-21

"NOTICE IS HEREBY GIVEN LOCATION" that an application for "Larkspur Subdivision" a 10 lot single-family residential subdivision development requesting preliminary plat approval was received on July 27, 2018, and deemed technically complete on January 2, 2019. A public hearing is required for the Subdivision, and will be scheduled at a later time. A separate public notice for the public hearing will be mailed to all property owners within 300-feet of the subject development and published in the Post Record.

LOCATION: The 2.09 acre site is zoned single- family residential (R-7.5) in the City of Camas. The site is located at 6215 NW Larkspur Street in the SW 1/4 of Section 28, Township 2 North, Range 3 East; Camas, WA, Parcel Number: 175961000.

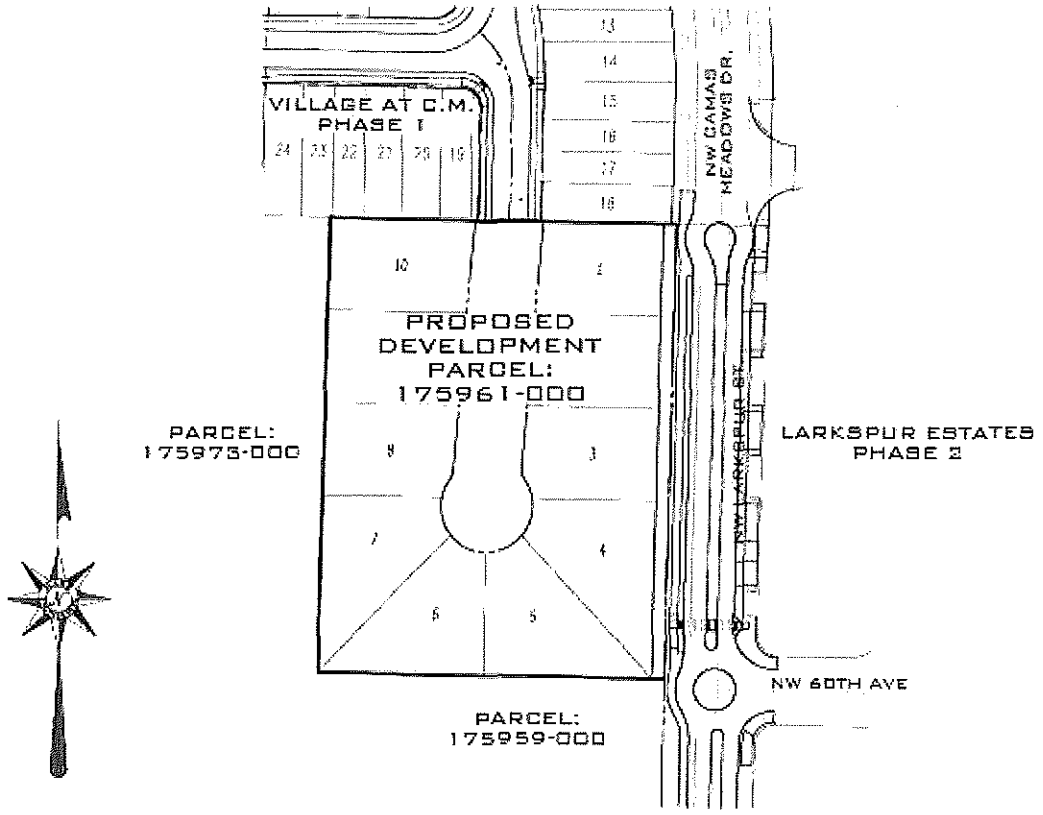
APPLICATION MATERIALS: The application included the following: SEPA checklist, tree survey, project narrative, proposed development plans, stormwater preliminary technical information report, traffic study and other required submittal documents. These documents are available for viewing at the Community Development Department (616 NE 4th Avenue, Camas, WA) during regular business hours Monday – Friday 8am-5pm.

Questions/Comments: For questions related to this application, please contact Lauren Hollenbeck, Senior Planner, at (360) 817-1568 or by email at communitydevelopment@cityofcamas.us.

Published in the Post Record on January 10, 2019 Legal publication No. 118450
Posted on bulletin boards at Camas City Hall and the Camas Library and on the City's website.
Mailed to property owners within 300-feet on January 9, 2019

LARKSPUR SUBDIVISION

PARCEL #175961-000
IN A PORTION OF THE EAST
HALF AND THE WEST HALF OF
THE SW 1/4 OF SECTION 25
T. 2 N., R 3 E., W.M
CITY OF CAMAS
CLARK COUNTY, WASHINGTON



SITE MAP
1"=100'

Published in the Post Record on January 10, 2019 Legal publication No. 118450
Posted on bulletin boards at Camas City Hall and the Camas Library and on the City's website.
Mailed to property owners within 300-feet on January 9, 2019

Notice of Public Hearing

Larkspur Subdivision

File No. SUB18-03

A public hearing for the "Larkspur Subdivision" will be held on **March 12, 2019, at 4:00 p.m.** or soon thereafter, at City Hall, 616 NE 4th Avenue, Camas, WA.

The Larkspur Subdivision was submitted by Gus Harb - Provence LLC, on July 27, 2018 and was deemed technically complete on January 2, 2019. The applicant requests approval of a 10-lot subdivision. The proposed project is located at 6215 NW Larkspur Street, on 2.09 acres [*Tax Parcel: 175961000]*. The project area is zoned Single-family Residential 7,500 (R-7.5).

APPLICATION MATERIALS: The Larkspur preliminary plat (subdivision) application included the following: Application form and fees; SEPA checklist; Vicinity Map, Tree Removal and Protection Plan, Narrative, Mailing Labels, Pre-Application Report, Proposed Development Plans, Stormwater TIR Preliminary Soils Investigation Memo and Report, Traffic Report; Geotechnical Report; Traffic Analysis; Assessors Map; and Archaeological Predetermination*. These documents are available for viewing at the Community Development Department (616 NE 4th Avenue, Camas, WA) during regular business hours Monday – Friday 8am-5pm.

Participate: All citizens are entitled to have equal access to the services, benefits and programs of the City of Camas. Please contact the City Clerk at (360) 834-6864 for special accommodations if needed. The City will provide translators for non-English speaking persons who request assistance at least three working days prior to a public meeting.

Public comments and questions are encouraged, and there are several opportunities available to interested citizens. *It is preferable that written comments be received two days prior to the public hearing, in order to be available with the online agenda and materials.* With that said, comments can also be accepted during the public hearing. The public hearing will follow the quasi-judicial process described within Camas Municipal Code §18.55.180. Comments related to this development may be submitted as follows: (1) In person by testifying at the public hearing; (2) by regular mail to Planning Division staff, Lauren Hollenbeck, Senior Planner, at the Camas City Hall, 616 NE 4th Avenue, Camas, WA 98607; (3) by email to: communitydevelopment@cityofcamas.us; or (4) by phone (360) 817-7253. **For questions related to this application, please contact Lauren Hollenbeck, Senior Planner, at (360) 817-7253 or communitydevelopment@cityofcamas.us.**

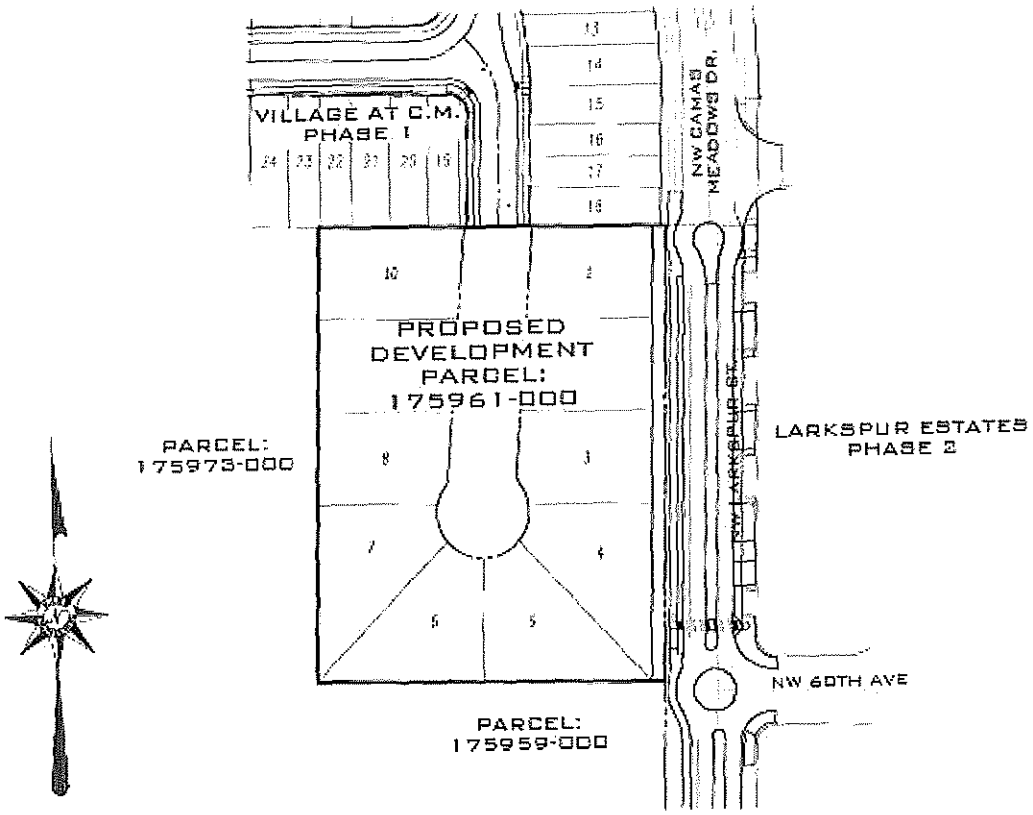
*Consistent with RCW 42.56.300, Archaeological information is exempt from public disclosure.

Published in the Post Record on February 28, 2019 [Legal Publication #149040]
Posted at Camas City Hall, Camas Library, City of Camas web site at: http://www.cityofcamas.us
Mailed to property owners within 300-feet on February 28, 2019

Excerpt from Preliminary Plat Application
Larkspur Subdivision (File #SUB18-02)

LARKSPUR SUBDIVISION

PARCEL #175961-000
IN A PORTION OF THE EAST
HALF AND THE WEST HALF OF
THE SW 1/4 OF SECTION 26
T. 2 N., R 3 E., W.M
CITY OF CAMAS
CLARK COUNTY, WASHINGTON



SITE MAP
1"=100'

EXHIBIT 28

Lauren Hollenbeck

From: G G <guss@harbengineering.com>
Sent: Wednesday, March 6, 2019 4:14 PM
To: Lauren Hollenbeck
Subject: Larkspur Draft Staff Report Comments
Attachments: 2-6-2019 Clark Landscape Letter.pdf; ATT00001.htm; 005A- Existing Tree Removal Report.pdf; ATT00002.htm

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Lauren,

Thank you for giving us the opportunity to review the Draft staff report and coordinate together. As briefly discussed per our phone conversation tis morning , I have few comments to clarify as well as to coordinate so we make the public hearing process smooth and straight forward. Also, it will eliminate any confusion in the future during construction stage. Below are our comments and I am also attaching couple reports one which you already have from our consulting as a supporting document:

1. We concur with the requirement of adding a pedestrian trail between the cul-de-sac and Larkspur. But please revise the comments on **page 7** to have the trail within 7 foot easement so it does not negatively impact the lots that are and building envelope since we do not have room to shift het lots and still meet the minimum width requirements. Can the sidewalk be 5 feet instead of 6 feet and this way it will ask match the width within the cup-de-sac? please update **condition 26 accordingly.**

2. As a clarification of the existing trees that will be removed. Harb Eng prepared the preliminary plans with the intention of saving some trees. But, when we hired the arborist, and visited the site, he determined that trees can not be saved and he prepared the report which is attached explaining that those trees are in poor health and poor structure and not recommended for retention. That is why the preliminary plat was updated and included his recommendation and his tree removal plan. **Please update the language on page 7 & 8 as well as condition 35 related to this issue so it is clarified so it does not reference the earlier plan for tree reservation and becomes a problem later on. Also to require street trees planting prior to issuing occupancy.**
Also, please update condition 31 to say that street trees shall be planted prior to issuing occupancy. Page 7 shall have the same language. Similar to what we did at The Village.

3. Please refer to the attached letter related to driveway location on the plan and please revise **condition 27 and the language on page 7** since we can not show the location prior to final engineering approval. We want to avoid issues late on during construction or final plat process.

We greatly appreciate your efforts and coordination with us and enjoy working with you. Cheers

Clark Land Design, pllc
Landscape Architecture - Land Use Planning - Development Consulting

March 6, 2019

Gus Harb
Harb Engineering, Inc.

Memo

Gus,

Below are my comments and recommendations regarding the draft staff report findings related to the timing of street frontage plantings and driveway locations.

Timing of street frontage plantings:
In my professional opinion and experience, it is usually not a good idea to install street trees prior to final plat. Planting is best completed as the final step after ALL other construction is done and underground irrigation is installed. Street trees and other plantings require quality topsoil, irrigation, and mulch to thrive. Typically, irrigation within the planter strips along a lot frontage is provided by the water service from the new home. There is no water service or irrigation available until AFTER the home is constructed, so street trees installed prior to home construction usually have no irrigation system to water them. Irrigation systems typically also need electricity which is provided from the home. Sidewalks are typically installed AFTER home construction because heavy equipment must access the lots during home construction and that equipment will break up the sidewalks. Also, without a sidewalk, there is no planter strip for the street tree and no boundary for an irrigation system. So, street trees installed prior to final plat are often damaged or destroyed by construction equipment during home construction, sidewalk construction, and/or irrigation installation. Or they die from lack of water and stress from poor soil. Lots are typically just rough graded using existing sub-soil at the time of final plat, so street trees planted prior to final plat are typically planted in substandard subsoil instead of the quality topsoil they need.

In conclusion:
It is almost always preferable to install plantings after all site, utility and home construction is complete. Therefore, it is better to make the installation of street trees a condition of occupancy rather than a condition of final plat approval. The only exception to this rule applies to street trees installed on adjacent collector/arterial streets on double frontage lots where homes do not directly access those streets. Street trees on Lambert Lane should be installed PRIOR TO OCCUPANCY.

Driveway Locations:
The location of driveways is usually determined by the builder or homeowner during the building permit process. It is not reasonable to determine driveway locations prior to final plat. Subdivisions are typically platted by a developer and then lots are sold to builders or future

homeowners. The floor plan of the home is usually the decision of the homeowner or builder, not the developer. Requiring developer to decide on the location of driveways prior to final plat unreasonably limits the floor plan choices of the homeowner or builder. The driveway locations are dictated by the building footprint during the building permit process. Street trees should be tentatively placed so that there are gaps for tentative driveway locations; however, driveway locations and street tree locations should be flexible and fluid until driveway locations are determined during the building permit approval process.

Sincerely,

James Clark, LA, ASLA - Principal
Clark Land Design, PLLC

MEMORANDUM

To: Hearings Examiner

From: Staff, Community Development Department

Date: March 7, 2019

Regarding: ***Larkspur Subdivision staff report- staff's responses to applicant's review comments***

The purpose of this memo is to address the applicant's review comments of the Larkspur Subdivision staff report provided in an email from Gus Harb (Exhibit 28) and a letter from Clark Land Design (Exhibit 29), the applicant's consultant, both dated March 6, 2019.

1. **Applicant concern Condition 26-** the 10-ft wide trail easement will negatively impact the lots and building envelopes and requests a 7-foot easement with a 5-foot trail.

   Staff response Condition 26- The Parks, Recreation and Open Space Comprehensive plan local trail requirement is a 6-foot wide trail with 2-feet of clearance on both sides for a total of 10-feet. Providing a 10-foot wide trail easement will not impact the lots widths and the building envelopes are wide enough to be adjusted to accommodate the easement and still comply with the minimum 40 x 40 building envelope requirement. **Staff recommends this condition not be changed.**

   For clarification, staff does recommend inserting the following language into Condition 26 for consistency with the finding language:

   > *Prior to final plat approval, a 10-ft. wide pedestrian/bicycle trail easement* ***with a 6-ft. wide paved trail*** *shall be provided between Lots 1 through 4 that will connect NW Lambert Lane with NW Larkspur Street. The pedestrian/bicycle trail easement shall be shown on the final engineering plans and the trail constructed or bonded for prior to final plat approval.*

2. **Applicant concern Condition 35-** Based on the arborist report, the applicant is not saving any trees and therefore this condition should be removed.

   Staff response Condition 35- The applicant's original site plan identified potential trees for preservation. Subsequently an arborist report was submitted that did not identify any trees for removal. To clarify, this condition does not require the applicant to retain trees but if trees are able to be retained then this condition would apply. **Staff recommends this condition not be changed.**

3. **Applicant concern Condition 31-** Requests trees to be planted prior to issuing building occupancy.

   Staff response Condition 31- This condition gives the applicant an option to plant or bond for prior to final acceptance. If the applicant chooses to bond, then planting can occur prior to building occupancy. **Staff recommends this condition not be changed.**

4. **Applicant concern Condition 27-** The location of the driveways is determined by the builder or homeowner depending on the house product.

   Staff response Condition 27- Because the applicant/developer is not the builder, **staff finds this condition may be removed.**

Index of Exhibits for Larkspur Subdivision (SUB18-03)

Exhibit	Title	Date
1	Application	7/27/2018
2	Narrative	7/27/2018
3	Vicinty Map	7/27/2018
4	Pre-Application Report	7/27/2018
5	Assessors Map	7/27/2018
6	Original Development Plans	7/27/2018
7	Revised Development Plans	12/21/2018
8	Existing Tree Removal Report	9/27/2018
9	Tree Removal and Protection Plan	7/27/2018
10	Traffic Analysis Letter	12/10/2018
11	Certificate of the Engineer	7/27/2018
12	Stormwater Report	7/27/2018
13	Preliminary Soild Investigation Memo	12/14/2017
14	Preliminary Soild Investigation Report	9/21/2016
15	Ownership and Maintenance Narrative	7/27/2018
16	Development Sign	11/30/2018
17	Reliance Letter	1/30/2019
18	Archaeological Report [*exempt from public disclosure RCW 42.56.300]*	1/23/2007
19	SEPA Mitigated Determination of Non-Significance	1/10/2019
20	SEPA Checklist (SEPA18-21)	1/8/2019
21	Department of Ecology SEPA Comments	1/24/2019
22	Technically Complete Letter	1/2/2019
23	Incompleteness Review Letter, December 2018	12/6/2018
24	Incompleteness Review Letter, August 2018	8/23/2018
25	Mailing Labels for Property Owners	12/3/2018
26	Notice of Development Application	1/10/2019
27	Notice of Public Hearing	2/28/2019
28	Gus Harb Comment Email	3/6/2019
29	Clark Land Design Comment Letter	3/6/2019
30	Staff Memo to Hearings Examiner	3/7/2019