

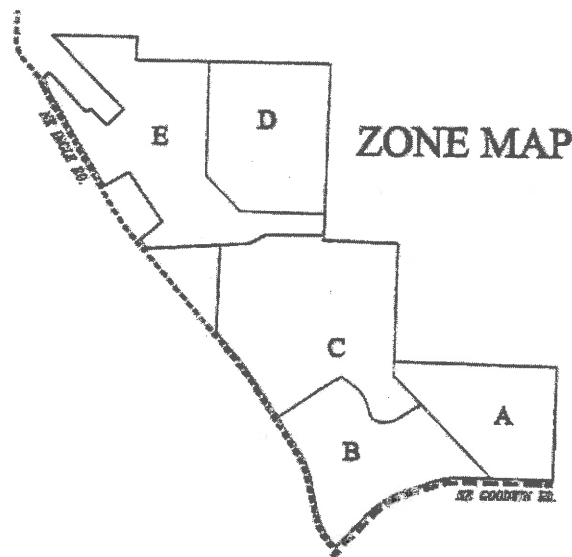
APPENDIX B

TREE PRESERVATION PLAN (DEVELOPMENT AGREEMENT – EXHIBIT E)

EXHIBIT E

Tree Preservation Plan

Zone	Pods Included in Zone	Total Trees in Zone	Trees Preserved	Percentage of Trees Preserved
Zone A (Southeast)	D4, D5, D6 E2, E3	170	90	39%
Zone B (South)	H (CC), A1, A2, A3, B5	342	265	77%
Zone C (Central)	B1, B2, B3, C1, C2, D1, D2, D3, E1	1,454	488	34%
Zone D (Northeast)	G	3,524	2,345	67%
Zone E (Northwest)	B4, E4, F1, F2, F3, F4	4,040	1,571	39%
<u>Total Site</u>		<u>9,589</u>	<u>4,759</u>	<u>50%</u>



The Tree Preservation Plan is based on a complete tree survey of the entire Property. This survey finds that nearly 9,600 trees are present on the property. The Property has been divided into five “zones” that identify five distinct areas of future development. The zones were established to assure that acceptable numbers of trees were preserved throughout the Property, not just in one isolated area rendering the remaining portions of the site bare of trees. The percentage of trees protected in a given zone varies from 34% to 77%, with the net result being that at least 50% of the existing trees on the Property will be preserved.

Compliance with the Tree Preservation Plan will take place with each future development application (Preliminary Plat or Site Plan Review), at which time the applicant will demonstrate that the number of trees protected will meet or exceed the amount listed in the “Trees Preserved” column in the above

table. In the event that a given development application covers only part of a zone, the applicant shall demonstrate that the current development application will not preclude the preservation of the minimum number of trees required to be preserved for that zone when the zone is fully developed. In addition to the trees that will be preserved, thousands of trees will be planted as part of the development's landscape requirements, including in parks, open spaces, streetscapes, and residential areas.

Consistent with Camas City code, Oregon White Oak trees over 20" dbh are considered habitats of local importance, as well as Oregon White Oaks that form a grove of one acre or larger. Such oaks shall be considered jurisdictional for the purposes of this Tree Preservation Plan. Any jurisdictional Oregon White Oak trees shall be mitigated for at a 2:1 stem count ratio and installed within an appropriate area on site. Oregon white oak trees installed as mitigation will be 1.5" caliper at a minimum. Where possible, oaks will be planted within vegetation voids associated with riparian corridors, oak groves and green space to increase oak habitat connectivity across the site. The location of oak plantings shall be at the direction of a professional biologist or certified arborist.