



November 17, 2016

City of Camas, Community Development
Robert Maul, Planning Manager
616 NE 4th Avenue
Camas, WA 98607

Re: Addendum to the Oregon White Oak Mitigation Plan | Green Mountain Mixed Use PRD – Phase 1 | Camas, Washington | City File No. SUB14-02

Dear Mr. Maul:

Ecological Land Services, Inc. (ELS) was contracted by CLB Washington Options Solutions, LLC to address impacts to an existing oak mitigation area in Wetland D's buffer that were unforeseen at the time the *Oregon White Oak Mitigation Plan for Green Mountain Mixed Use PRD – Phase 1 (Phase 1 Mitigation Plan)*; City File No. SUB14-02) was developed. Consequently, the applicant proposes modifying the oak mitigation plan and replacing the impacted area with an equivalent area elsewhere within Wetland D's buffer, for no net loss of oak mitigation area.

The oak mitigation areas for Phase 1 were installed in April 2016 within portions of Wetland D's buffer. Phase 2 of the PRD, which had not been designed when the Phase 1 oak mitigation plan was developed, consists of construction elements that impact the Phase 1 oak mitigation area. Specifically, portions of a private road and three residential lots are proposed within the mitigation areas for Oregon white oak. The *Phase 1 Mitigation Plan*, however, allowed some flexibility if future development was constrained by the oak mitigation areas, as the legal mechanism to preserve the oak mitigation areas in perpetuity will not be recorded until adjacent areas have been developed. Given that flexibility, the applicant proposes modifying the *Phase 1 Mitigation Plan* and replacing the impacted oak mitigation area with an equivalent area elsewhere within the same buffer.

A total of 1,816 square feet of existing oak mitigation area within the southeast buffer of Wetland D will be impacted by the proposed private road and residential lots for Phase 2. The impacted area will be fully replaced at a 1:1 ratio by transplanting plants within the impacted area and planting additional species as needed within 1,816 square feet on the northeast side of Wetland D, for no net loss of oak mitigation area (Table 1; Figure 6).

Table 1. Existing Phase 1 Oak Mitigation Area Impacts and Proposed Mitigation

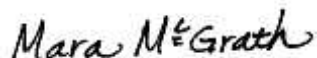
Critical Area	Location	Impact Area (sq. ft.)	Mitigation			
			Type	Ratio	Location	Area (sq. ft.)
Phase 1 Oak Mitigation Area	Wetland D SW buffer	1,816	Replacement of oak establishment/enhancement area	1:1	Wetland D NE buffer	1,816
Total						1,816

The modified oak mitigation area's planting specifications, performance standards, maintenance, monitoring, and long-term protection will be as previously described in the *Phase 1 Oak Mitigation Plan*. The plants will only be transplanted while the plants are dormant, and will be installed immediately after removal from the ground. If any plants are not able to be transplanted within the new area in the northeast side of Wetland D's buffer, these plants will be replaced with the same species to make up any deficiencies in plant quantity. Common situations that may lead to replacing plants include:

- damage to the roots while removing the plant,
- damage during transport,
- the plant is dead, or
- the plant is not robust enough to survive transplanting.

If you have any questions or concerns regarding the addendum to the Phase 1 oak mitigation plan, please feel free to contact Mara McGrath mara@eco-land.com, or Lacey Hoffmann at lacey@eco-land.com, or at (360) 578-1371.

Sincerely,



Mara McGrath, PWS
Senior Ecologist



Lacey Hoffmann
Biologist

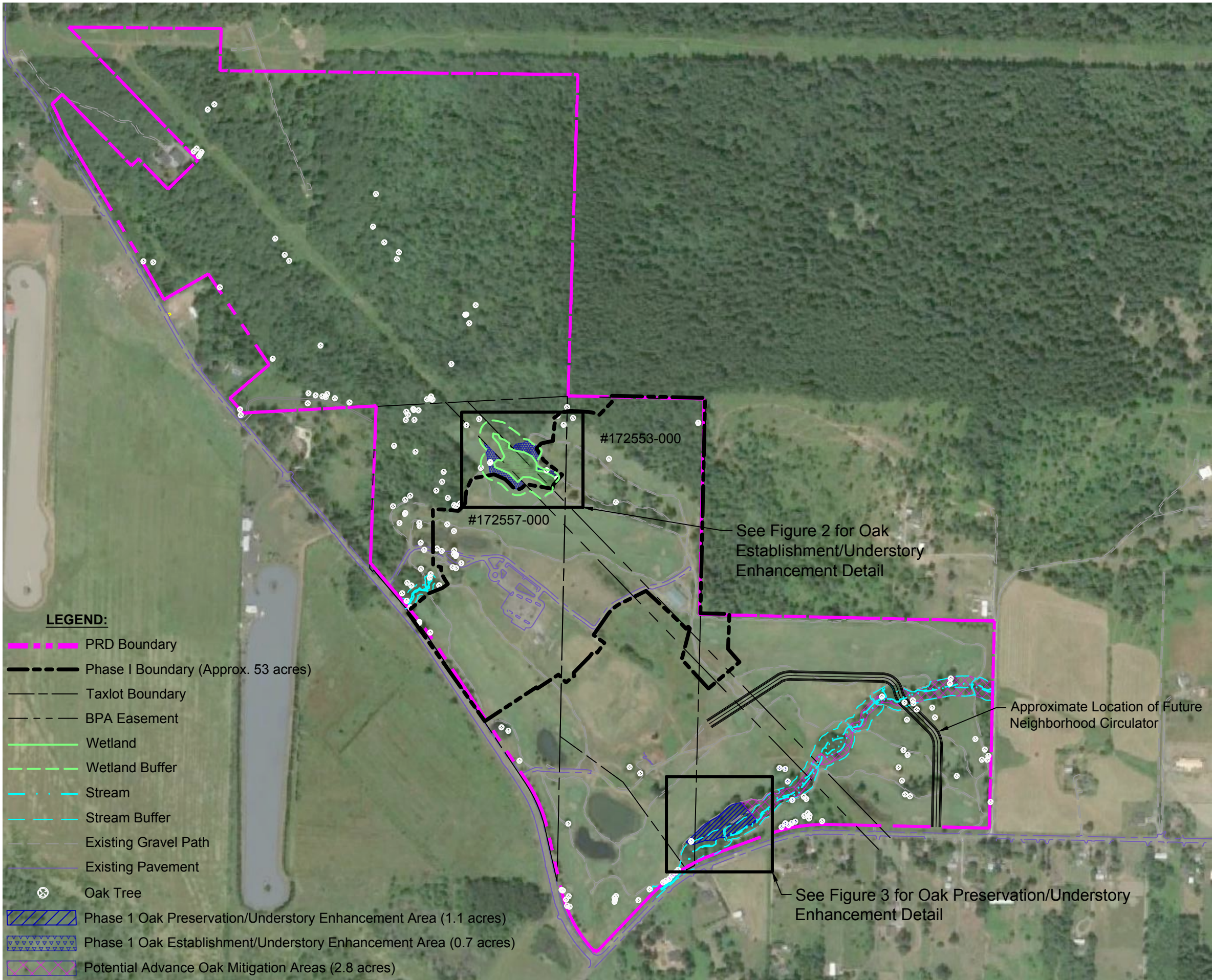
Attachments:

- Figure 1 Site Map
- Figure 2 Oak Enhancement Detail
- Figure 3 Oak Preservation Detail
- Figure 4 Cross Sections A & B
- Figure 5 Cross Section C
- Figure 6 Phase 1 Oak Mitigation Area

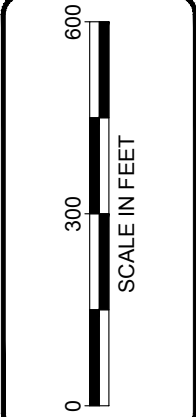
Cc: Ralph Emerson, CLB Washington Options Solutions, LLC
John Schmidt, Metropolitan Land Group, LLC

Attachments

- Figure 1 Site Map
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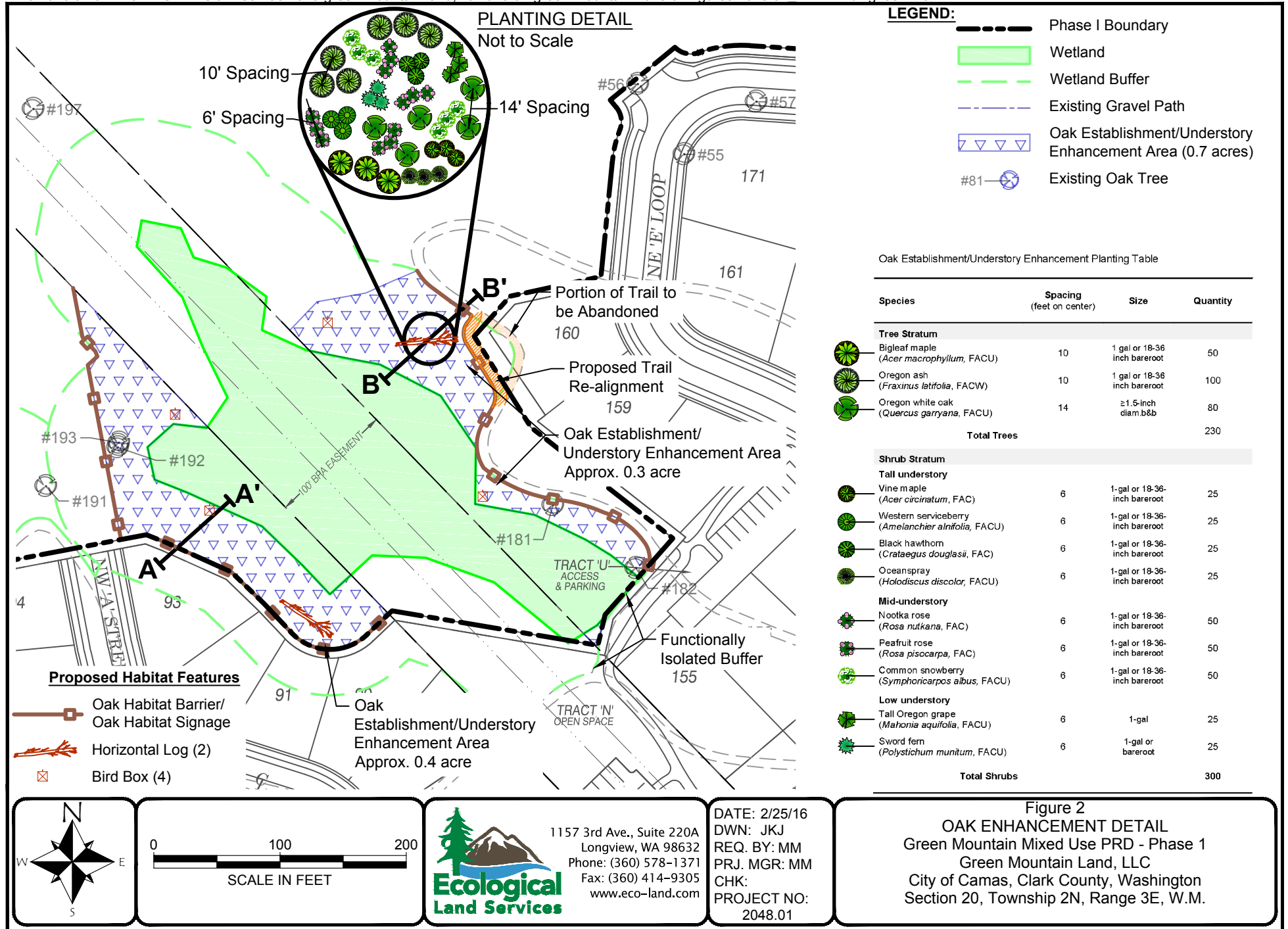


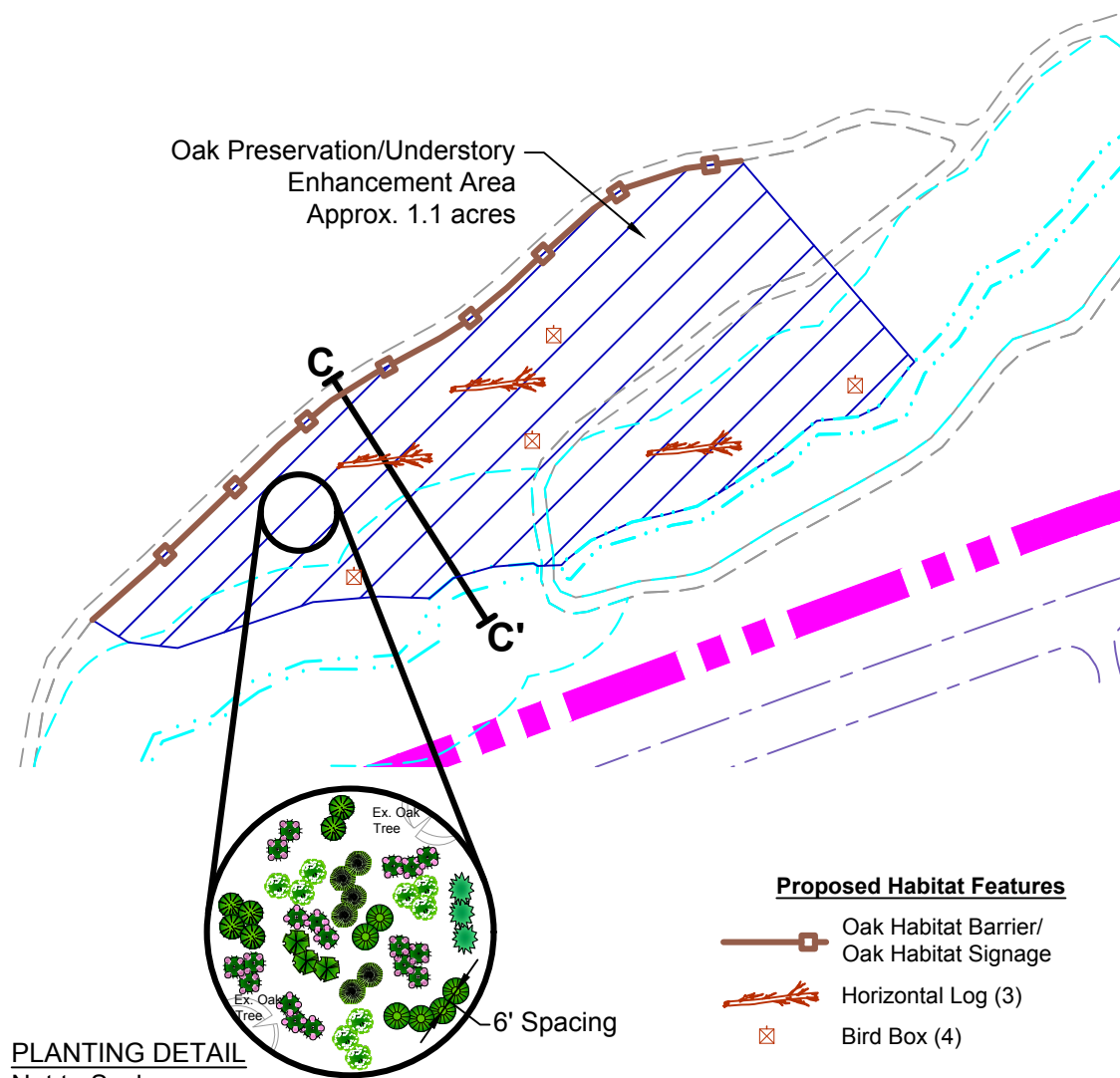
- NOTES:
1. Aerial photo from Google Earth™.
 2. Site surveyed by WRG Design, 2007.
 3. See Figures 2 & 3 for oak mitigation details.



DATE: 2/25/16
DWN: JKJ
REQ. BY: MM
PRJ. MGR: MM
CHK:
PROJECT NO: 2048.01

Figure 1
SITE MAP
Green Mountain Mixed Use PRD
Green Mountain Land, LLC
City of Camas, Clark County, Washington
Section 20, Township 2N, Range 3E, W.M.



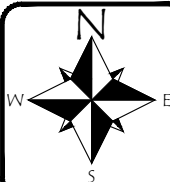


LEGEND:

- PRD Boundary
- OHWM of Type Np Stream
- 50' Stream Buffer
- Existing Gravel Path
- Existing Pavement
- Oak Preservation/Understory Enhancement Area (1.1 acres)

Oak Establishment/Understory Enhancement Planting Table

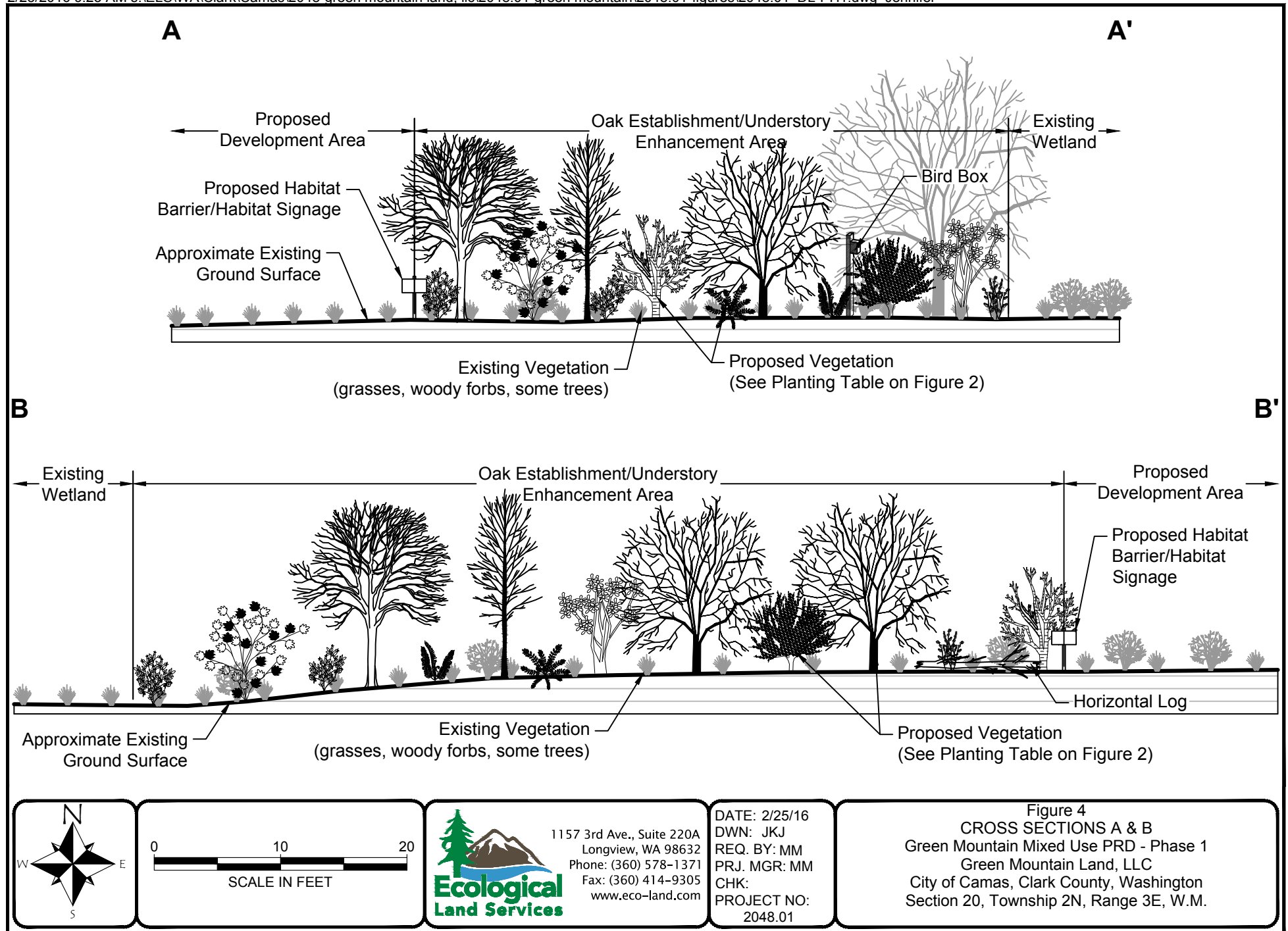
Species	Spacing (feet on center)	Size	Quantity
Shrub Stratum			
Tall understory			
Western serviceberry (<i>Amelanchier alnifolia</i> , FACU)	6	1-gal or 18-36-inch bareroot	50
Black hawthorn (<i>Crataegus douglasii</i> , FAC)	6	1-gal or 18-36-inch bareroot	50
Oceanspray (<i>Holodiscus discolor</i> , FACU)	6	1-gal or 18-36-inch bareroot	50
Mid-understory			
Nootka rose (<i>Rosa nutkana</i> , FAC)	6	1-gal or 18-36-inch bareroot	75
Peafruit rose (<i>Rosa pisocarpa</i> , FAC)	6	1-gal or 18-36-inch bareroot	75
Common snowberry (<i>Symphoricarpos albus</i> , FACU)	6	1-gal or 18-36-inch bareroot	75
Low understory			
Tall Oregon grape (<i>Mahonia aquifolia</i> , FACU)	6	1-gal	25
Sword fern (<i>Polystichum munitum</i> , FACU)	6	1-gal or bareroot	25
Total Shrubs			425

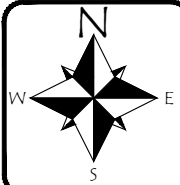
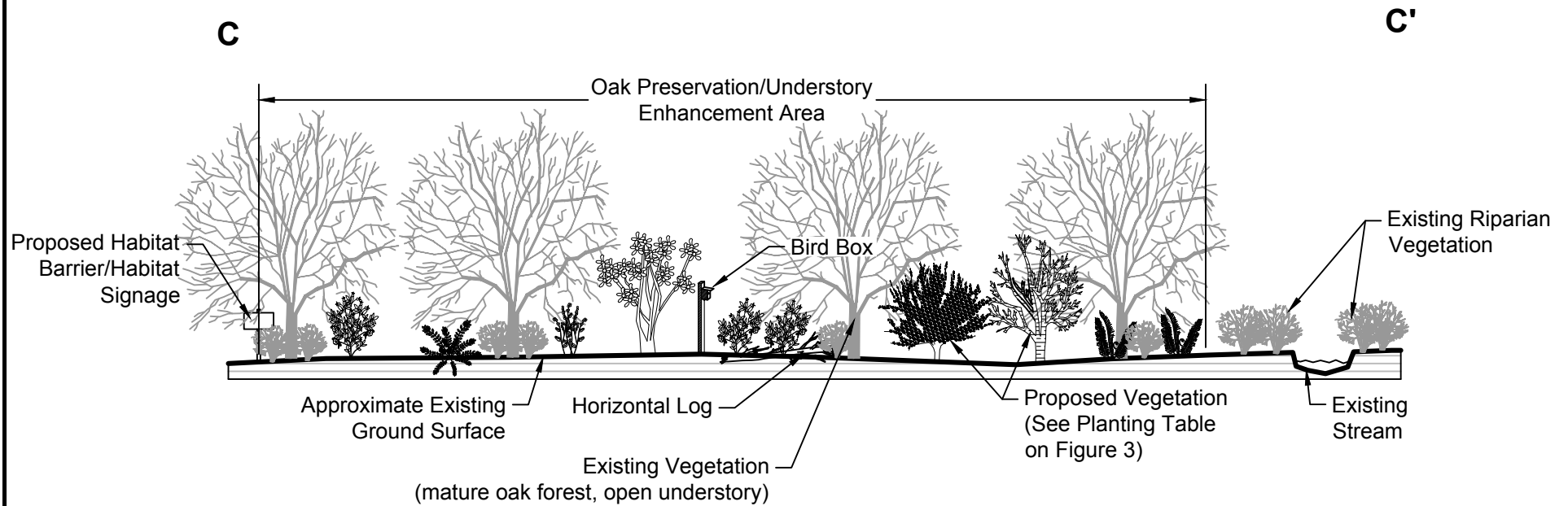


1157 3rd Ave., Suite 220A
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Fax: (360) 414-9305
www.eco-land.com

DATE: 2/25/16
DWN: JKJ
REQ. BY: MM
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Figure 3
OAK PRESERVATION DETAIL
Green Mountain Mixed Use PRD - Phase 1
Green Mountain Land, LLC
City of Camas, Clark County, Washington
Section 20, Township 2N, Range 3E, W.M.





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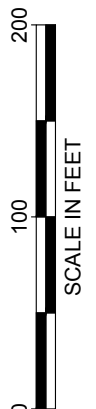
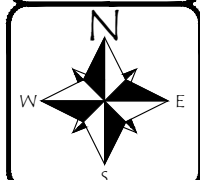
DATE: 2/25/16
DWN: JKJ
REQ. BY: MM
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PROJECT NO:
2048.01

Figure 5
CROSS SECTION C
Green Mountain Mixed Use PRD - Phase 1
Green Mountain Land, LLC
City of Camas, Clark County, Washington
Section 20, Township 2N, Range 3E, W.M.



LEGEND:

- PRD Phase 2 Study Area Boundary
- PRD Phase 1 (Permitted in 2015)
- Wetland Boundary
- Wetland Buffer
- Pavement/Gravel
- Existing Oak Mitigation Area
- Oak Mitigation Area Impact (1,816 sq. ft. total)
- Oak Mitigation Area Replacement (1,816 sq. ft. total)



DATE: 11/17/16
 DWN: JKJ
 REQ. BY: MM
 PRJ. MGR: MM
 CHK:
 PROJECT NO: 2415.01

Figure 6
PHASE 1 OAK MITIGATION AREA
 Green Mountain Mixed Use PRD Phase 2
 CLB Washington Options Solutions LLC
 City of Camas, Clark County, Washington
 Section 20, Township 2N, Range 3E, W.M.