



Memo

To: Lauren Hollenbeck, Senior Planner, City of Camas

From: Mara McGrath, Senior Ecologist, Ecological Land Services, Inc.

Date: May 2, 2019

Subject: Green Mountain Planned Residential Development - B1 Pod | SUB18-04

This memo addresses items no. 7 and 8 in the City of Camas' Incompleteness Review Letter for SUB18-04, Green Mountain PRD. The City's incompleteness items are in italics, followed by Ecological Land Service's response in regular font.

7. *A[s] stated in the pre-application meeting notes, a critical areas report is required for the proposed removal of Oregon White Oaks with this development to include an analysis of alternative designs that demonstrates an effort to avoid impacts. A mitigation plan is required.*

A mitigation plan has already been prepared for the two oaks, identified as #65 and #66, proposed to be removed in B1 Pod. Ecological Land Services prepared a February 2016 *Oregon White Oak Advance Mitigation Plan*, which is attached. The advance oak mitigation accounted for 52 Oregon white oaks that would be removed and mitigated in advance of project impacts. These two Oregon white oak (#65 and #66) near the western boundary of B1 Pod were included in the tally of 52 oaks included in the advance mitigation. The advance oak mitigation areas were installed in March 2016 and are entering their third year of monitoring. The advance oak mitigation areas have exceeded their ecological performance standards in plant survival and invasive plant cover. The Year 2 monitoring report is attached.

8. *Please confirm whether or not Wetland G and its buffer is located within the boundaries of this plat and if so, a critical areas report addressing this wetland and its buffer will be required.*

Wetland G and its buffer lie outside of the B1 Pod's project boundary.