



May 27, 2026

City of Camas SEPA Official
Community Development Department
616 NE Fourth Avenue
Camas, WA 98607

Re: Oliver Terrace Subdivision (SUB23-1010) | Camas | Response to WDFW Comments

Dear SEPA Official:

Riparian Area

The proposed project has been designed to meet the current regulations and requirements detailed in the Camas Municipal Code (CMC) 16.51-General Provisions for Critical Areas, 16.53- Wetlands, and 16.61- Fish and Wildlife Habitat Conservation Areas (March 2017) and currently meets the applicable City of Camas critical areas and stream buffer requirements for Stream A. The WDFW management recommendations mentioned in the comment letter have not been adopted by CMC as of this date. However, in consideration of WDFW's recommendations regarding riparian habitat functions and water quality protection, the applicant has elected to voluntarily increase the proposed riparian buffer to a minimum width of 100 feet within the project design. The applicant appreciates the additional scientific guidance and recommendations provided by WDFW regarding riparian ecosystem management and will continue to consider those recommendations during final design and project implementation.

Oak Mitigation

WDFW's comments regarding the Oregon white oak trees identified onsite are acknowledged. There is currently no intention to remove or impact the identified oak trees, and they will be retained and protected onsite as part of the proposed development. Additionally, the oak trees are located on a slope that naturally limits grading and development encroachment within the area surrounding the trees, including the critical root zone. The applicant intends to continue avoiding impacts to these habitat features during construction.

Priority Snags

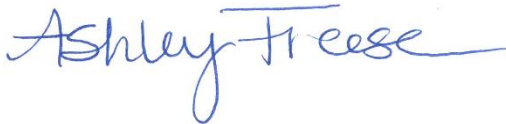
The applicant appreciates WDFW's acknowledgement of the proposed avoidance of impacts to the onsite priority snag habitat features. The current proposal does not include impacts to the identified snags, and avoidance measures will continue to be incorporated into the project design.

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The applicant appreciates the comments and recommendations provided by WDFW during the SEPA review process and will continue to comply with applicable City of Camas requirements while considering the additional agency input during final project planning and implementation.

If you have any questions or need additional information, please call me at (360) 578-1371 or email me at afreese@eco-land.com.

Regards,

A handwritten signature in blue ink that reads "Ashley Freese". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

Ashley Freese
Biologist II