



February 11, 2022

Madeline Sutherland, Planner
 City of Camas Community Development
 616 NE 4th Avenue
 Camas, WA 98607

RE: Camas Heights Subdivision (SUB21-01) application review comments

Dear Madeline:

I am writing to provide a formal response to your comments, dated January 19, 2022, as well as additional comments received from yourself and Anita Ashton through email following the initial comments.

- *Per the tree survey, there are multiple Oregon White Oaks over the DBH of 20-inches proposed for removal, therefore they are considered habitat of local importance per CMC 16.61.010.A.3.a. An oak mitigation plan is required per CMC 16.61.030. Per CMC 16.61.030.C, the first preferred option for mitigation is on site. The Critical Area Report submitted stated the Oregon White Oaks will be mitigation for by purchasing habitat credits. Mitigation needs to be on site to meet CMC 16.61.030.C.*

Response: Oak mitigation will be changed from purchasing of habitat credits to planting new Oregon white oaks on site, in Tract H. This location was chosen as it is close to the existing locations of the existing Oregon white oaks. Please provide a condition requiring a final mitigation plan be updated as opposed to updating the mitigation plan prior to the hearing.

- *The planting plan indicates that only 2 trees (#12049 and #12050) out of 237 trees are proposed to be retained. The applicant should retain as many trees as possible on site.*

Response: Trees 12049 and 12050 are located in Tract G, near the termination of NE Country View Circle. In addition, the Applicant is changing Lot 73 to an open space tract to protect the two existing Oregon 30" and 34" white oak trees in the tract. Please provide a condition that states Lot 73 is to be change to an open space tract as opposed to updating the preliminary plat prior to the hearing.

- *The narrative mentioned a small park will be constructed. What tract will the park be located in? What type of amenities will be provided in the park? Please submit examples of these.*

Response: The park will be located in Tract J. Amenities to be provided in the park will include a medium play area/structure, benches, picnic table, open lawn area, and native landscaping. In addition to Tract J, as mentioned above, Lot 73 will become an open space tract and the applicant will provide a bark trail and benches, along with open lawn area. Additionally, we are looking for opportunities to provide other public amenities throughout the proposed community. The location(s) for these amenities will depend on final community design elements, as determined by the land use review, final grading and site development, as well the established home aesthetics.

E-mail text from January 28 email from Madeline:

Anita and I met this morning to discuss the walls and tree retention. Many of the proposed walls are over 6' and you mentioned in your last email that if the walls were approved then additional trees could potentially be retained. How many more trees could be retained if the walls were approved?

E-mail text from January 28 follow up email from Anita:

In addition to Madeline's comments, please provide a plan sheet showing the proposed wall heights vs. grading vs. trees that would be retained if the walls were to be approved at the proposed heights.

Response: When I stated that there was the potential to save trees with the larger walls, I had misunderstood what had been described to me about the grading related to the walls. Even with providing the larger walls, due to the existing grade on the north end of the site, required grading behind the walls to catch existing grade, and structural requirements for the wall, all the trees will still need to be removed. However, by installing the larger walls, we leave a much larger open space for replanting trees to meet tree unit requirements. Additionally, in the long term, replanting this open space will provide canopy cover over a larger area of the site as compared to the canopy provided by tree protection in this area.

Sheets P4.0 and P4.1 shows the wall locations with a key note referencing a list of wall heights. Grading with the walls would provide flatter, more usable back yard space for the lots than what is shown on the current grading plans. Given that the walls will not protect additional trees, we have not prepared an additional plan showing that information.

Please feel free to reach out to myself or John Meier (John@aks-eng.com) with any additional questions.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC



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