



CANNON BEACH COMMUNITY DEVELOPMENT

163 E. GOWER ST.

PO Box 368

CANNON BEACH, OR 97110

MEMORANDUM

RE: Tree Removal Permit

740 Monica Ct., Taxlot 51020BC00507

March 6, 2024

A tree removal permit authorizing the removal of multiple trees in conjunction with the construction of a new single-family dwelling has been issued to Haggart Homes on behalf of property owner The Victoria Group LLC.

The application was submitted with a tree plan prepared by an ISA Certified Arborist. This plan delineates which trees need to be removed for the placement of the building and access or would be impacted by construction on this or adjacent lots in the Ecola Point Subdivision.

This removal application meets the criteria of CMBC 17.70.020(D) Permit Issuance – Criteria which states:

D. Removal of a tree(s) in order to construct a structure or development approved or allowed pursuant to the Cannon Beach Municipal Code, including required vehicular and utility access, subject to the requirements in Section 17.70.030(B) and (Q).

Section 17.70.030(B) Additional Requirements states:

B. For actions which require the issuance of a building permit, tree removal shall only occur after a building permit has been issued for the structure requiring removal of the tree(s).

A building permit for the construction of a new single-family dwelling was issued on March 4, 2024.

Section 17.70.030(Q) Additional Requirements states:

Q. An application for a tree removal permit under Section 17.70.020(D), submitted under the direction of a certified tree arborist for the removal of a tree(s) to construct a structure or development, must include the following:

- 1. A site plan showing the location of the tree(s) proposed for removal, the location of the proposed structure or development, and the location of any other trees six-inch DBH or larger on the subject property or off site (in the adjoining right-of-way or on adjacent property) whose root structure might be impacted by excavation associated with the proposed structure, or by soil compaction caused by vehicular traffic or storage of materials.*
- 2. Measures to be taken to avoid damaging trees not proposed for removal, both on the subject property and off site (in the adjoining right-of-way or on adjacent property).*
- 3. The area where a tree's root structure might be impacted by excavation, or where soil compaction caused by vehicular traffic or storage of materials might affect a tree's health, shall be known as a tree protection zone (TPZ).*

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4. *Prior to construction the TPZ shall be delineated by hi-visibility fencing a minimum of three and one-half feet tall, which shall be retained in place until completion of construction. Vehicular traffic, excavation and storage of materials shall be prohibited within the TPZ.*

The E-Permitting record this is application may be reviewed here: [164-23-000137-PLNG](#)

The E-Permitting record for the planned residential construction may be reviewed here: [164-23-000030-DWL](#)

This permit may be appealed to the Planning Commission by filing an appeal with the City Manager within 14 days of the date of this decision.

Sincerely,

A handwritten signature in black ink, appearing to be 'R. St. Clair', written over a horizontal line.

Robert St. Clair
Planner

City of Cannon Beach Tree Removal Application

Please fill out this form completely. Please type or print.

Applicant Name: Jeff Haggart

Mailing Address: 9720 SW Hillman Ct Ste 815

Phone: 503 743-4131 Email: jeffhaggart@haggarthomes.com

Property Owner Name: Victoria Group

Mailing Address: _____

Phone: _____ Email: _____

Property Location: 740 Monica Ct Map/Tax Lot Number: 510203C00507

The city shall issue a tree removal permit if one of the following criteria is met. Please circle the letter of the criteria that applies.

These criteria require a Tree Removal Report from an International Society of Arboriculture (ISA) Certified Arborist:

- A. You are constructing a structure or development approved and allowed by pursuant to Cannon Beach Municipal Code 17.70.030, which involves any form of ground disturbance; including required vehicular and utility access. **SEE ATTACHMENT A – Removing Trees Because of Construction.**
- B. Removal of a tree for the health and vigor of surrounding trees.

These criteria require an ISA Tree Hazard Evaluation Form prepared by an ISA Certified Arborist:

- C. The tree presents a safety hazard, where:
 - 1. The condition or location of the tree presents either a foreseeable danger to public safety, or a foreseeable danger of property damage to an existing structure; and,
 - 2. Such hazard or danger cannot reasonably be alleviated by pruning or treatment of the tree.
- D. The tree was damaged by storm, fire or other injury, which cannot be saved by pruning.

You must submit a tree removal permit with a reason if:

- E. The tree is dead.
- F. Tree removal is necessary to provide solar access to a solar energy system where pruning will not provide adequate solar access:
 - 1. The city may require documentation that a device qualifies for Oregon Department of Energy Solar Tax Credit, or other incentive for installation of solar devices offered by a utility.
 - 2. No tree measuring more than 24 inches in diameter shall be removed for solar access.
- G. Tree removal is for landscaping purposes, subject to the following conditions:
 - 1. The tree cannot exceed 10 inches in diameter.
 - 2. A landscape plan for the affected area must be submitted and approved by the City.
 - 3. The landscape plan must incorporate replacement trees for the trees removed. The replacement trees must be at least six feet in height or have a two-inch caliper; and,
 - 4. The City shall inspect the property one year after the approval of the permit to insure the landscape plan has been implemented.

If your tree presents an immediate danger of collapse and if such potential collapse represents a clear and present hazard to persons or property, please contact the Community Development Director (CDD). If it is determined by the CDD that there is an immediate danger, then a tree removal permit is not required prior to tree removal. However, within seven days after the tree removal, the tree owner shall make application for an after-the-fact permit. Where a tree presents an immediate danger of collapse, a complete ISA Tree Hazard Evaluation Form prepared by a certified arborist is not required. Where a safety hazard exists, as defined by this subsection, the city may require the tree's removal. If the tree has not been removed after forty-eight hours, the city may remove the tree and charge the costs to the owner.

Attach a site plan showing the location and type of all trees on the property, including the trees to be removed. Indicate the location of replacement trees and the type. SEE ATTACHMENT B – Site Plan. Attach photos of the trees to be removed and mark the trees with ribbon.

Explain how the request meets one or more of the applicable criteria. Include the number and type of trees requested for removal. If appropriate, explain why pruning would not accomplish the same goal as tree removal.

.....
Application fee: \$50.00 for 1-4 trees; \$100 for 5 or more trees

Note: The application fee is a **nonrefundable** fee that is due upon receipt of application, whether the removal request is approved or denied.

Applicant Signature _____

Date: 9/28/2023

If the applicant is other than the owner, the owner hereby grants permission for the applicant to act in their behalf.

Property Owner Signature: _____

Date: _____

Please attach the name, address, phone number and signature of any additional property owners.

I understand, as property owner, that I am responsible if an approved tree removal permit is violated in any way. As property owner, my signature or an authorized applicant's signature, allows any duly authorized employee of the City to enter upon all properties affected by this permit, for the purpose of follow-up inspection, observation or measurement.

***** City of Cannon Beach Finance Department *****

Date: _____ Fee Paid: \$ 2023 Receipt Number: _____ Permit #: _____

Application is:

_____ Approved FMIC _____ Denied

_____ Approved - Tree replacement required per Cannon Beach Municipal Code 17.70.040, Tree Replacement Policy.

X

_____ Approved with comments:

Applicant required to implement the tree protection recommendations detailed in the T. Prager report that accompanies this permit.

By: _____

Robert St. Clair, Planner

March 6, 2024

Date: _____

Decisions on the issuance of a tree removal permit may be appealed to the Planning Commission in accordance with Section 17.88.140 a, of the Municipal Code.

ATTACHMENT A

Removing Trees Because of Construction

If you are constructing a structure or development which involves any kind of ground disturbance; including required vehicular or utility access, prior to beginning construction, you must:

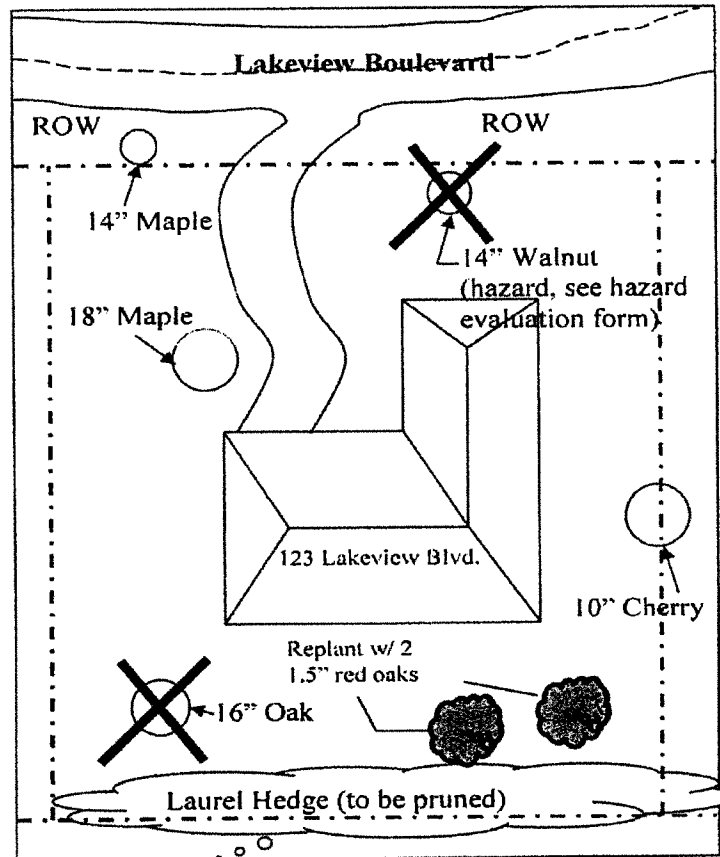
- 1) Contact a certified arborist
- 2) If the certified arborist determines that no trees will be affected by the proposed construction, then the certified arborist should write a letter stating these findings.
NOTE: The City reserves the right to have the City Arborist review all arborist recommendations and make an independent report for administrative review. All administrative decisions may be appealed.
- 3) If the certified arborist determines that trees will be affected,
 - a. A site plan must be submitted with a Tree Removal permit. The Site Plan should indicate the location of all trees over 6" DBH on the subject property or off-site (in the adjoining right-of-way or on adjacent property) whose root structure might be impacted by excavation associated with the proposed structure, or by soil compaction caused by vehicular traffic or storage of materials.
 - b. Measures must be taken to avoid damaging trees not proposed for removal, both on the subject property and off-site (in the adjoining right-of-way or on adjacent property).
 - c. The area where a tree's root structure might be impacted by excavation, or where soil compaction caused by vehicular traffic or storage of materials might affect a tree's health, shall be known as a Tree Protection Zone (TPZ).
 - d. Prior to construction the TPZ shall be delineated by hi-visibility fencing a minimum of 3.5 feet tall, which shall be retained in place until completion of construction. Vehicular traffic, excavation and storage of materials shall be prohibited within the TPZ.

The city may require the replanting of trees to replace those being removed. Tree replacements shall be in accordance with Cannon Beach Municipal Code 17.70.040 Tree replacement policy.

1. When a replacement tree is required, at least **one tree from the native tree list** will have to be replanted. The following trees are considered native: Sitka spruce; Western hemlock; Douglas fir; Western red cedar; Red alder; Mountain ash; Big leaf maple; Vine maple.
2. The replacement trees shall be planted so that they **do not create future problems** in terms of solar access, view protection, building maintenance, or the survivability of other trees. Trees should generally **not be planted within five feet of the property line** and should not cause future issues with existing utilities, e.g., water line, sewer lateral, gas main-power.
3. The replacement trees shall be **at least six feet in height** at the time of planting.

ATTACHMENT B SITE PLAN EXAMPLE FOR A TREE REMOVAL APPLICATION

A site plan is required as part of your tree removal request. The site plan should be on an 8.5" x 11" size paper, or larger and include the following information.



Items to include on your Site Plan:

- Address of the Tree Removal Site;
- Property lines;
- Public Right of Way, including the name of any streets;
- Existing or proposed structures;
- Creeks, Streams, or any other natural features;
- Location of any existing 6" or larger tree, as measured from breast height (approximately 4' from the ground), with diameter size and type of tree;
- Please indicate by clearly marking those proposed for removal with an "X"

Within 24 Hours of submitting your application, mark the tree(s) with yellow ribbon.



Todd Prager & Associates
LLC

Lot 5

MEMORANDUM

DATE: August 30, 2023

TO: Jeff Haggart (Haggart Homes LLC)

FROM: Christine Johnson, ISA Certified Arborist® PN-8730A

RE: Tree Plan for New Residential Development, Ecola Point Lot 5

Summary

A single-family residence is proposed on an undeveloped lot, Lot 5, in the Ecola Point Subdivision in Cannon Beach, Oregon. One-hundred and one (101) trees on and near the development site were inventoried in June 2023.

Based on the proposed plot plan and the client's request for 12 to 15 feet of working space surrounding the proposed house and driveway, 21 onsite trees over 6-inch diameter (DBH) are proposed for removal. Three of the 21 trees are dead. Sixty-nine (69) onsite trees over 6-inch diameter will be retained and protected with tree protection fencing.

Background

Haggart Homes LLC is developing single dwelling residential units on vacant lots. There are eight lots in total. This tree plan is for Lot 5, a 11,009 square foot lot. The proposed single-family residence is 3,218 square feet.

Assignment

The scope of work request of our firm was as follows:

1. Inventory, assess, and tag all trees over 6-inch DBH within and directly adjacent to the proposed construction area;
2. In coordination with Haggart Homes LLC, identify trees to be removed and retained; and,
3. Summarize the tree plan in a brief report.

Tree Inventory

On June 20, 2023, I assessed and tagged the trees on lots 5 through 8. The following information was recorded for 101 trees over 6-inch DBH on or adjacent to Lot 5: tree number, common name, scientific name, DBH (diameter at breast height), health condition, structural condition, location (on the site, off the site, or in the right-of-way), comments, and treatment (remove or retain), and reason for removal (Attachment 1). A total of 90 trees are onsite and 11 trees are offsite.

The tree numbers listed in Attachment 1 correspond to the tree numbers shown on the site plan in Attachment 2. S&F Land Services surveyed the tagged tree locations and recorded the corresponding tag numbers after the tree inventory was completed.

Tree Removal

Twenty-one (21) trees within the proposed house, driveway, and utility footprints are proposed for removal. In addition, trees within 12 to 15 feet of the proposed improvements are recommended for removal. This will allow for over excavation for the foundations and paving, placement of forms, safe working space surrounding the improvements for construction access, and transitional grading to the adjacent slopes.

Dead trees

There are seven dead trees on lot 5. Three dead trees (trees 754, 796, and 798) are close to the proposed house and could reach the house if they were to fail or cause severe harm if they were to hit a worker. These trees are proposed for removal to mitigate the risk of damage to the proposed house and to provide safe working conditions. The remaining four dead trees (trees 708, 709, 710 and 781) are far enough from the proposed house that they could not reach the house if they were to fail and could not reach the area surrounding the house where workers will be occasionally present. These trees can be retained as wildlife trees.

Tree Protection Recommendations

A typical minimum root protection zone allows encroachments no closer than a radius from a tree of 0.5 feet per inch of DBH if no more than 25 percent of the root protection zone area (estimated at one foot radius per inch of DBH) is impacted. Figure 1 illustrates this concept. This standard may need to be adjusted on a case-by-case basis due to tree health, species, root distribution, whether the tree will be impacted on multiple sides, the specific development proposed, and other factors.

There are 69 onsite trees that can be retained and protected during construction. Tree protection fencing is recommended per the locations shown on the tree plan (Attachment 2).

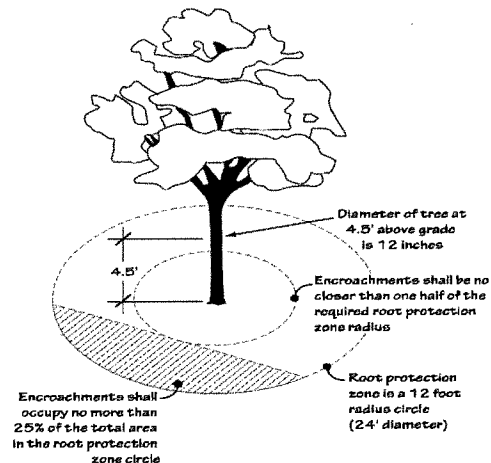


Figure 1: Typical minimum protection zone

The following tree protection measures are recommended for trees selected for preservation:

1. Tree protection fencing.

- Height:* Provide a minimum 3.5-foot-high hi-visibility fence.
- Posts & Spacing:* Secure fencing with metal t-stakes no more than 10 feet apart so as not to be moved.
- Existing Grade:* Install fencing flush to the ground.
- Locations:* Install fencing as shown in Attachment 2.
- Tree protection fencing shall not be moved without written approval from the project arborist.

- f. A tree protection fencing detail is on the tree protection plan (Attachment 2).
- 2. **Tree protection signage.**
 - a. Weatherproof tree protection signage shall be placed on tree protection fencing.
 - b. Signage should be placed at intervals of every 30 feet.
 - c. See Attachment 3 for an example tree protection sign.
- 3. **Tree protection fencing maintenance and removal.**
 - a. *Maintenance:* Maintain protection fencing in good effective condition at the approved and inspected location. Fencing that is damaged during site work shall be repaired and placed in the approved location prior to resuming work in the area.
 - b. *Removal:* Tree protection fencing may be removed when all work is complete, and the final inspection has occurred.
- 4. **Prevent protection zone impacts.** The following activities can cause significant harm to trees and should be prevented.
 - a. Dumping of harmful chemicals and materials, such as paints, thinners, cleaning solutions, petroleum products, concrete or dry wall excess, construction debris, or run-off;
 - b. Storage of materials such as building supplies, soil, rocks, or waste items;
 - c. Placement of portable toilets, drop-boxes, or similar temporary items;
 - d. Parking of vehicles or equipment; and,
 - e. Excavation, trenching, grading, root pruning, or similar activities unless directed by an arborist present on site.
- 5. **Pruning.** The west crown of tree 802 may need to be pruned to accommodate the proposed house. Pruning should be completed by a qualified ISA Certified Arborist®, who is familiar with the most current pruning standards outlined in ANSI A300 Part 1: Tree, shrub and other woody plant management – Standard Practices (Pruning).
 - a. *Type of pruning cuts:* Branch removal and reduction cuts.
 - b. *Location and size of cuts:*
 - 1. Remove or reduce all branches that are within five feet of the proposed house and roof edge.
 - 2. The pruning should be the minimum amount to achieve the required building clearance.
- 6. **Erosion control.** Any required sediment fencing shall be routed outside of tree protection fencing to protect the root systems of the trees to be retained. Sediment fencing should be installed by hand near trees 720, 721, 722, 750, 751, 747, and 802 to avoid damaging roots over 2.0-inches in diameter.
- 7. **Additional tree protection measures.** Additional tree protection measures consistent with industry standards and best management practices are in Attachment 4.
- 8. **Report sharing.** Share this report in its entirety with the project team and construction staff.

Conclusion

Twenty-one (21) trees are recommended for removal to facilitate the construction of a single-family residence on Lot 5 of the Ecola Point Subdivision. Three of the trees proposed for removal are dead. The remaining 69 trees can be retained and adequately protected with tree protection fencing and the tree protection measures recommended in this report.

Please contact me if you have any questions, concerns, or need additional information.

Sincerely,



Christine Johnson

ISA Certified Arborist®, PN-8730A

ISA Qualified Tree Risk Assessor

Member, American Society of Consulting Arborists

christine@toddprager.com | 971.978.9381

Enclosures: Attachment 1 – Tree Inventory
Attachment 2 – Tree Protection Plan
Attachment 3 – Tree Protection Signage
Attachment 4 – Additional Tree Protection Recommendations
Attachment 5 – Assumptions and Limiting Conditions



Attachment 1 - Tree Inventory
Ecola Point Subdivision, Lot 5

ID	Common Name	Scientific Name	DBH ¹ (in)	Single DBH ¹ (in)	C-Rad ³ (ft)	Condition ⁴	Structure ⁴	Property Status ⁵ (On/Off)	Comments	Treatment	Reason for removal
705	red alder	<i>Alnus rubra</i>	14	14	12	fair	fair	on (lot 5)	Suppressed	retain	n/a
706	red alder	<i>Alnus rubra</i>	12	12	10	fair	fair	on (lot 5)	Suppressed	retain	n/a
707	red alder	<i>Alnus rubra</i>	11	11	4	fair	fair	on (lot 5)	Thin, suppressed, dead branches	retain	n/a
708	red alder	<i>Alnus rubra</i>	15	15	0	dead	dead	on (lot 5)		retain	n/a
709	red alder	<i>Alnus rubra</i>	10	10	0	dead	dead	on (lot 5)	Snag at 20'	retain	n/a
710	red alder	<i>Alnus rubra</i>	13	13	0	dead	dead	on (lot 5)		retain	n/a
711	red alder	<i>Alnus rubra</i>	15	15	2	very poor	very poor	on (lot 5)	Thin, significant deadwood	retain	n/a
712	red alder	<i>Alnus rubra</i>	9	9	4	fair	fair	on (lot 5)	High crown, suppressed, thin	retain	n/a
713	red alder	<i>Alnus rubra</i>	9	9	5	fair	fair	off (lot 6)	High crown, self-corrected phototropic lean	n/a	n/a
714	Sitka spruce	<i>Picea sitchensis</i>	19	19	15	good	good	on (lot 5)		retain	n/a
715	red alder	<i>Alnus rubra</i>	12	12	8	good	good	off (lot 6)		n/a	n/a
716	red alder	<i>Alnus rubra</i>	9	9	6	good	fair	off (lot 6)	High crown, self-corrected phototropic lean	n/a	n/a
717	red alder	<i>Alnus rubra</i>	9	9	6	good	good	off (lot 6)		n/a	n/a
718	red alder	<i>Alnus rubra</i>	13	13	10	good	fair	off (lot 6)	Asymmetrical crown, self-corrected phototropic lean	n/a	n/a
719	red alder	<i>Alnus rubra</i>	10	10	2	very poor	very poor	on (lot 5)	Less than 5%	retain	n/a
720	Sitka spruce	<i>Picea sitchensis</i>	20	20	12	good	good	on (lot 5)		retain	n/a
721	Sitka spruce	<i>Picea sitchensis</i>	10	10	6	good	fair	on (lot 5)	Asymmetrical crown	retain	n/a
722	red alder	<i>Alnus rubra</i>	9	9	4	fair	poor	on (lot 5)	High crown, self-corrected phototropic lean	retain	n/a
723	red alder	<i>Alnus rubra</i>	10	10	4	fair	poor	on (lot 5)	High crown, self-corrected phototropic lean	retain	n/a
724	Sitka spruce	<i>Picea sitchensis</i>	12	12	12	good	fair	on (lot 5)	Asymmetrical crown	retain	n/a
725	red alder	<i>Alnus rubra</i>	10	10	4	fair	poor	on (lot 5)	High crown, self-corrected phototropic lean	retain	n/a
726	Sitka spruce	<i>Picea sitchensis</i>	8	8	4	poor	poor	on (lot 5)	High crown, less than 10% live foliage, suppressed	retain	n/a
727	Sitka spruce	<i>Picea sitchensis</i>	15	15	12	good	fair	on (lot 5)	Asymmetrical crown	retain	n/a
728	red alder	<i>Alnus rubra</i>	9	9	5	fair	fair	on (lot 5)	High crown, self-corrected phototropic lean, ivy	retain	n/a
729	red alder	<i>Alnus rubra</i>	9	9	5	fair	fair	on (lot 5)	High crown, self-corrected phototropic lean	retain	n/a
730	red alder	<i>Alnus rubra</i>	13	13	10	good	fair	on (lot 5)	Asymmetrical crown, self-corrected phototropic lean	retain	n/a
731	Sitka spruce	<i>Picea sitchensis</i>	10	10	8	good	fair	on (lot 5)	High crown, narrow crown	retain	n/a
732	red alder	<i>Alnus rubra</i>	12	12	8	good	fair	on (lot 5)	High crown, self-corrected phototropic lean	retain	n/a
733	Sitka spruce	<i>Picea sitchensis</i>	12	12	10	good	fair	on (lot 5)	Asymmetrical crown	retain	n/a
734	red alder	<i>Alnus rubra</i>	9	9	5	good	fair	on (lot 5)	Asymmetrical crown, high crown	retain	n/a
735	red alder	<i>Alnus rubra</i>	13	13	10	good	good	on (lot 5)		retain	n/a
736	red alder	<i>Alnus rubra</i>	9	9	4	fair	poor	on (lot 5)	High crown, narrow crown	retain	n/a
737	red alder	<i>Alnus rubra</i>	13	13	15	good	fair	on (lot 5)	Hooked trunk	retain	n/a
738	red alder	<i>Alnus rubra</i>	9	9	5	fair	fair	on (lot 5)	High crown, self-corrected phototropic lean	retain	n/a
739	red alder	<i>Alnus rubra</i>	16	16	15	good	fair	on (lot 5)	Self-corrected phototropic lean	retain	n/a
740	red alder	<i>Alnus rubra</i>	11	11	12	good	fair	on (lot 5)	High crown, self-corrected phototropic lean	retain	n/a



Attachment 1 - Tree Inventory
Ecola Point Subdivision, Lot 5

ID	Common Name	Scientific Name	DBH ¹ (in)	Single DBH ² (in)	C-Rad ³ (ft)	Condition ⁴	Structure ⁴	Property Status ⁵ (On/Off)	Comments	Treatment	Reason for removal
741	red alder	<i>Alnus rubra</i>	12	12	12	good	fair	on (lot 5)	High crown, self-corrected phototropic lean	retain	n/a
742	red alder	<i>Alnus rubra</i>	13	13	8	fair	fair	on (lot 5)	High crown, thin, dead branches	retain	n/a
743	red alder	<i>Alnus rubra</i>	9	9	5	fair	fair	on (lot 5)	High crown, narrow crown, asymmetrical crown	retain	n/a
744	red alder	<i>Alnus rubra</i>	10	10	6	fair	fair	on (lot 5)	High crown, narrow crown, asymmetrical crown	retain	n/a
745	Sitka spruce	<i>Picea sitchensis</i>	10	10	8	good	fair	on (lot 5)	Asymmetrical crown	retain	n/a
746	red alder	<i>Alnus rubra</i>	8	8	4	fair	poor	on (lot 5)	High crown, narrow crown, asymmetrical crown	retain	n/a
747	Sitka spruce	<i>Picea sitchensis</i>	12	12	10	good	good	on (lot 5)		retain	n/a
748	red alder	<i>Alnus rubra</i>	11	11	6	fair	fair	on (lot 5)	High crown, asymmetrical crown	remove	within 12 to 15 feet of house footprint
749	red alder	<i>Alnus rubra</i>	8	8	4	fair	fair	on (lot 5)	High crown, asymmetrical crown	remove	within 12 to 15 feet of house footprint
750	red alder	<i>Alnus rubra</i>	10	10	5	fair	fair	on (lot 5)	High crown	retain	n/a
751	Sitka spruce	<i>Picea sitchensis</i>	10	10	10	good	good	on (lot 5)		retain	n/a
752	red alder	<i>Alnus rubra</i>	9	9	8	good	fair	on (lot 5)	Self-corrected phototropic lean, asymmetrical crown, trunk wound	remove	within 12 to 15 feet of house footprint
753	red alder	<i>Alnus rubra</i>	14	14	12	good	fair	on (lot 5)	Self-corrected phototropic lean, asymmetrical crown, trunk wound	remove	within 12 to 15 feet of house footprint
754	red alder	<i>Alnus rubra</i>	7	7	3	dead	dead	on (lot 5)	Less than 10% live foliage	remove	dead
755	red alder	<i>Alnus rubra</i>	7	7	4	fair	fair	on (lot 5)	Asymmetrical crown, high crown	remove	within 12 to 15 feet of house footprint
756	red alder	<i>Alnus rubra</i>	13	13	8	good	fair	on (lot 5)	Asymmetrical crown, high crown, trunk wound	remove	within 12 to 15 feet of house footprint
757	Sitka spruce	<i>Picea sitchensis</i>	14	14	12	good	good	on (lot 5)		remove	within 12 to 15 feet of house footprint
758	red alder	<i>Alnus rubra</i>	8	8	4	good	fair	on (lot 5)	High crown, asymmetrical crown, self-corrected phototropic lean	remove	within 12 to 15 feet of house footprint
759	Sitka spruce	<i>Picea sitchensis</i>	10	10	8	good	fair	on (lot 5)	Asymmetrical crown	remove	within 12 to 15 feet of house footprint
760	red alder	<i>Alnus rubra</i>	18	18	15	good	fair	on (lot 5)	Asymmetrical crown	remove	within 12 to 15 feet of house footprint
761	red alder	<i>Alnus rubra</i>	11	11	8	good	fair	on (lot 5)	Asymmetrical crown, high crown	remove	within 12 to 15 feet of house footprint
762	red alder	<i>Alnus rubra</i>	12	12	8	good	fair	on (lot 5)	Asymmetrical crown, self-corrected phototropic lean	retain	n/a
763	red alder	<i>Alnus rubra</i>	12	12	8	good	fair	on (lot 5)	Asymmetrical crown, self-corrected phototropic lean	retain	n/a
764	Sitka spruce	<i>Picea sitchensis</i>	13	13	10	good	good	on (lot 5)	High crown, narrow crown	retain	n/a
765	red alder	<i>Alnus rubra</i>	8	8	3	poor	poor	on (lot 5)		retain	n/a
766	red alder	<i>Alnus rubra</i>	11	11	5	good	good	on (lot 5)		retain	n/a
767	Sitka spruce	<i>Picea sitchensis</i>	13	13	10	good	good	on (lot 5)		retain	n/a
768	Sitka spruce	<i>Picea sitchensis</i>	9.8	12	10	good	fair	on (lot 5)	Codominant leaders, asymmetrical crown	retain	n/a
769	Sitka spruce	<i>Picea sitchensis</i>	10	10	10	good	good	on (lot 5)		retain	n/a
770	red alder	<i>Alnus rubra</i>	11	11	7	fair	fair	on (lot 5)	High crown, crooked trunk	retain	n/a



Attachment 1 - Tree Inventory
Ecola Point Subdivision, Lot 5

ID	Common Name	Scientific Name	DBH ¹ (in)	Single DBH ² (in)	C-Rad ³ (ft)	Condition ⁴	Structure ⁴	Property Status ⁵ (On/Off)	Comments	Treatment	Reason for removal
771	red alder	<i>Alnus rubra</i>	13	13	15	good	fair	on (lot 5)	Self-corrected phototropic lean	retain	n/a
772	Sitka spruce	<i>Picea sitchensis</i>	9	9	8	good	good	on (lot 5)		retain	n/a
773	Sitka spruce	<i>Picea sitchensis</i>	10	10	10	good	good	on (lot 5)		retain	n/a
774	Sitka spruce	<i>Picea sitchensis</i>	6	6	5	poor	poor	off (east of property line)	Thin, asymmetrical crown, suppressed	n/a	n/a
775	red alder	<i>Alnus rubra</i>	19	19	18	good	fair	off (east of property line)	Self-corrected phototropic lean	n/a	n/a
776	Sitka spruce	<i>Picea sitchensis</i>	9	9	6	fair	fair	off (east of property line)	Thin, asymmetrical crown	n/a	n/a
777	Sitka spruce	<i>Picea sitchensis</i>	18	18	18	good	fair	off (east of property line)	Asymmetrical crown	n/a	n/a
778	red alder	<i>Alnus rubra</i>	13	13	5	fair	poor	off (east of property line)	High crown, narrow crown, self-corrected phototropic lean	n/a	n/a
779	red alder	<i>Alnus rubra</i>	11	11	5	fair	poor	off (east of property line)	High crown, narrow crown, self-corrected phototropic lean	n/a	n/a
780	Sitka spruce	<i>Picea sitchensis</i>	6	6	4	poor	poor	on (lot 5)	Suppressed	retain	n/a
781	red alder	<i>Alnus rubra</i>	8	8	0	dead	dead	on (lot 5)	Snag at 15'	retain	n/a
782	Sitka spruce	<i>Picea sitchensis</i>	13	13	10	good	good	on (lot 5)	Also #198	retain	n/a
783	red alder	<i>Alnus rubra</i>	14,12	22	18	good	fair	on (lot 5)	Codominant leaders	retain	n/a
784	red alder	<i>Alnus rubra</i>	14	14	12	good	good	on (lot 5)		retain	n/a
785	red alder	<i>Alnus rubra</i>	12	12	6	good	poor	on (lot 5)	Self-corrected phototropic lean, trunk wound	retain	n/a
786	Sitka spruce	<i>Picea sitchensis</i>	9	9	8	fair	fair	on (lot 5)	Sweeping trunk, thin	retain	n/a
787	red alder	<i>Alnus rubra</i>	19	19	15	good	good	on (lot 5)		retain	n/a
788	red alder	<i>Alnus rubra</i>	14	14	10	good	fair	on (lot 5)	High crown, asymmetrical crown, self-corrected phototropic lean	retain	n/a
789	red alder	<i>Alnus rubra</i>	12	12	12	good	good	on (lot 5)		retain	n/a
790	red alder	<i>Alnus rubra</i>	12	12	8	good	fair	on (lot 5)	Self-corrected phototropic lean, high crown	retain	n/a
791	red alder	<i>Alnus rubra</i>	15,9	20	20	good	fair	on (lot 5)	Codominant leaders, self-corrected phototropic lean	retain	n/a
792	red alder	<i>Alnus rubra</i>	11	11	10	good	good	on (lot 5)		retain	n/a
793	red alder	<i>Alnus rubra</i>	14	14	10	good	fair	on (lot 5)	Self-corrected phototropic lean	retain	n/a
794	red alder	<i>Alnus rubra</i>	10	10	8	good	fair	on (lot 5)	Self-corrected phototropic lean	retain	n/a
795	red alder	<i>Alnus rubra</i>	13	13	12	good	good	on (lot 5)		retain	n/a
796	red alder	<i>Alnus rubra</i>	9	9	0	dead	dead	on (lot 5)	Snag at 10'	remove	dead
797	red alder	<i>Alnus rubra</i>	15	15	15	fair	fair	on (lot 5)	Self-corrected phototropic lean, dead branches	remove	within 12 to 15 feet of house footprint
798	red alder	<i>Alnus rubra</i>	8	8	0	dead	dead	on (lot 5)	Snag at 10'	remove	dead
799	red alder	<i>Alnus rubra</i>	16	16	20	good	good	on (lot 5)		remove	within 12 to 15 feet of house footprint
800	red alder	<i>Alnus rubra</i>	15,10	21	16	good	fair	on (lot 5)	Asymmetrical crown, codominant leaders	remove	within 12 to 15 feet of house footprint
801	red alder	<i>Alnus rubra</i>	15	15	15	good	good	on (lot 5)		remove	within 12 to 15 feet of house footprint
802	red alder	<i>Alnus rubra</i>	15,15	21	15	good	fair	on (lot 5)	Codominant leaders	retain	n/a



Attachment 1 - Tree Inventory
Ecola Point Subdivision, Lot 5

ID	Common Name	Scientific Name	DBH ¹ (in)	Single DBH ² (in)	C-Rad ³ (ft)	Condition ⁴	Structure ⁴	Property Status ⁵ (On/Off)	Comments	Treatment	Reason for removal
803	red alder	<i>Alnus rubra</i>	16	16	15	good	fair	on (lot 5)	Self-corrected phototropic lean	remove	house footprint
804	red alder	<i>Alnus rubra</i>	12	12	8	fair	fair	on (lot 5)	Self-corrected phototropic lean, thin, asymmetrical crown	remove	house footprint
805	red alder	<i>Alnus rubra</i>	20	20	20	good	fair	on (lot 5)	Self-corrected phototropic lean	remove	house footprint

¹DBH is the trunk diameter in inches measured at 4.5 feet above ground level per International Society of Arboriculture (ISA) standards.

²Single DBH is the trunk diameter of a multi-stem tree converted to a single number according to the following formula: square root of the sum of the squared diameter of each trunk at 4.5 feet above mean ground level.

³C-Rad is the approximate crown radius in feet.

⁴Condition and Structure ratings range from dead, very poor, poor, fair, to good.

⁵Property Status is either on the lot, on a neighboring lot (specified in parentheses), or offsite, which is beyond the limits of the subdivision.



Date: 07/26/2027
Proj No: 210505-01
4858 SW SCHOLLS FERRY RD.
STE A, PORTLAND, OR 97225
(503) 345-0328
www.sflands.com
info@sflands.com

STOP!
DO NOT MOVE THIS FENCE.

TREE PROTECTION ZONE

Inside the fencing is a tree protection zone, not to be disturbed unless prior approval has been obtained from the project arborist.

For questions regarding tree protection please call the project arborist:
Todd Prager & Associates, LLC
todd@toddprager.com
971.295.4835

Attachment 4

Tree Protection Recommendations

The following recommendations will help to ensure that the trees to be retained are adequately protected:

Before Construction Begins

1. **Notify all contractors of the tree protection procedures.** For successful tree protection on a construction site, all contractors must know and understand the goals of tree protection.
 - a. Hold a tree protection meeting with all contractors to explain the goals of tree protection.
 - b. Have all contractors sign memoranda of understanding regarding the goals of tree protection. The memoranda should include a penalty for violating the tree protection plan. The penalty should equal the appraised value of the tree(s) within the violated tree protection zone per the current Trunk Formula Method as outlined in the current edition of the *Guide for Plant Appraisal* plus any resulting fines by government agencies.
 - c. The penalty should be paid to the owner of the property.
2. **Fencing.**
 - a. Establish fencing around each tree or group of trees to be retained.
 - b. The fencing should be put in place before the ground is cleared to protect the trees and the soil around the trees from disturbance.
 - c. Fencing should be established by the project arborist based on the needs of the trees to be protected and to facilitate construction.
 - d. Fencing should consist of 3.5-foot-high hi-visibility mesh fencing secured to metal posts to prevent it from being moved by contractors, sagging, or falling down.
 - e. Fencing should remain in the position that is established by the project arborist and not be moved without approval from the project arborist until final project approval.
3. **Signage.**
 - a. All tree protection fencing should be provided with signage so that all contractors understand the purpose of the fencing.
 - b. Signage should be placed every 30 feet.
 - c. Signage should be weathered and secured to fencing.
 - d. Signage has been included in Attachment 3.

During Construction

1. Protection Guidelines Within the Tree Protection Zones.

- a. No traffic should be allowed within the tree protection zones. This includes but is not limited to vehicle, heavy equipment, or even repeated foot traffic.
 - b. No storage of materials including but not limiting to soil, construction material, or waste from the site should be permitted within the tree protection zones. Waste includes but is not limited to concrete wash out, gasoline, diesel, paint, cleaner, thinners, etc.
 - c. Construction trailers should not to be parked/placed within the tree protection zones.
 - d. No vehicles should be allowed to park within the tree protection zones.
 - e. No activity should be allowed that will cause soil compaction within the tree protection zones.
2. The trees should be protected from any cutting, skinning or breaking of branches, trunks, or woody roots.
 3. The project arborist should be notified prior to the cutting of woody roots from trees that are to be retained to evaluate and oversee the proper cutting of roots with sharp cutting tools. Cut roots should be immediately covered with soil or mulch to prevent them from drying out.
 4. No grade changes should be allowed within the tree protection zones.
 5. Trees that have woody roots cut should be provided supplemental water during the summer months.
 6. Any necessary passage of utilities through the tree protection zones should be by means of tunneling under woody roots by hand digging or boring with oversight by the project arborist.
 7. Any deviation from the recommendations in this section should receive prior approval from the project arborist.

After Construction

1. **Carefully landscape the areas within the tree protection zones.** Do not allow trenching for irrigation or other utilities within the tree protection zones.
2. **Carefully plant new plants within the tree protection zones.** Avoid cutting the woody roots of trees that are retained.
3. **Irrigation.** Do not install permanent irrigation within the tree protection zones unless it is drip irrigation to support a specific planting, or the irrigation is approved by the project arborist.
4. **Drainage.** Provide adequate drainage within the tree protection zones and do not alter soil hydrology significantly from existing conditions for the trees to be retained.
5. **Inspect the landscape for pests and disease.** Provide for the ongoing inspection and treatment of insect and disease populations that can damage the retained trees and plants.
6. **Fertilization.** The retained trees may need to be fertilized if recommended by the project arborist.
7. Any deviation from the recommendations in this section should receive prior approval from the project arborist.

Attachment 5

Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. The site plans and construction information provided by Haggart Homes LLC was the basis of the information provided in this report.
2. It is assumed that this property is not in violation of any codes, statutes, ordinances, or other governmental regulations.
3. The consultant is not responsible for information gathered from others involved in various activities pertaining to this project. Care has been taken to obtain information from reliable sources.
4. Loss or alteration of any part of this delivered report invalidates the entire report.
5. The drawings and information contained in this report may not be to scale and are intended to be used as display points of reference only.
6. The consultant's role is only to make recommendations. Inaction on the part of those receiving the report is not the responsibility of the consultant.
7. The purpose of this report is to:
 - a. Inventory, assess, and tag all trees over 6-inch DBH within and directly adjacent to the proposed construction area;
 - b. In coordination with Haggart Homes LLC, identify trees to be removed and retained; and,
 - c. Summarize the tree plan in a brief report.