



City of Portland
Bureau of Development Services
Land Use Services Division

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Date: June 11, 2008
To: Interested Person
From: Paul Cathcart, Land Use Services
503-823-4378 / paul.cathcart@ci.portland.or.us

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

**CASE FILE NUMBER: LU 08-116969 TR
UNINCORPORATED MULTNOMAH COUNTY**

GENERAL INFORMATION

Applicant: Gregory Heinze
GH Properties
7008 SW Nyberg Rd
Tualatin, OR 97062

Site Address: 3632 SW 64TH PL

Legal Description: TL 1400 3.80 ACRES, SECTION 07 1S 1E; LOT 6, LAURIAN GROVE; LOT 7, LAURIAN GROVE

Tax Account No.: R991073370, R480900350, R480900400

State ID No.: 1S1E07CB 01400, 1S1E07CB 01406, 1S1E07CB 01407

Quarter Section: 3423

Neighborhood: Southwest Hills Residential League, contact Nancy Seton at 503-224-3840.

District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.

Other Designations: Unincorporated Multnomah County

Zoning: R20 – Residential 20,000

Case Type: Tree Review (TR)

Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant is requesting approval of a tree review for the purposes of changing the approved tree preservation plan for the Laurian Grove subdivision. The proposed change would remove 8 Western red cedar trees from the approved tree preservation plan (4 trees from Lot 6 and 4 trees from Lot 7) and replace them with 8 Douglas fir trees, 4 on each lot. The arborist report submitted with the application identified these trees as being dead.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

Tree Review:

33.853.040.B Changes to tree preservation or mitigation method**ANALYSIS**

Site and Vicinity: The 3.8 acre Laurian Grove subdivision is located north of SW Laber Road near the intersection of SW Scholls Ferry Road. The subdivision approved in case file LU 04-011399 approved seven lots, three open space tracts, and one water-quality tract. A new private street (SW 64th Place) with sidewalks has been installed. Frontage improvements including new sidewalks and curbs have also been made to SW Laber Road. The site slopes downward to the north, away from SW Laber Road toward a perennial stream that crosses near the center of the site. The subject Tree Review concerns trees on Lot 6 and 7, which are 12,196 and 15,598 square feet respectively, adjacent to the SW Laber Road.

Zoning: Residential 20,000 (R20). The R20 designation is one of the City's single-dwelling zones which is intended to preserve land for housing and to promote housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing.

Land Use History: City records indicate that prior land use reviews include the following:

Land Use Review	Summary
LU 04-011399 LDS	Approved 7-lot land division. Tree preservation plan adopted
LU 06-101649 TV	Tree Violation. Twenty-three trees removed. Approved mitigation consisted of 138 new trees.
LU 06-142005 TR	Tree Review. Approval to remove two trees from the tree preservation plan to allow access to an adjoining subdivision development.
LU 06-158788 AD	Adjustment to increase lot coverage for Lots 2, 3, and 4. Future tree review required and 10 buffer trees on Lot 2.
LU 07-111481 TR AD	Tree Review. Approved designation of the 29 trees identified as hazardous and exempt from tree preservation and to allow their removal. Adjustment to allow the removal of trees 3497, 3495, 3272, 3329, 3789, and 3791. Approved mitigation consisted of 57 trees for Lot 2 and 4 and Tracts A, C and D.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **April 2, 2008**.

1. **Neighborhood Review:** No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.
2. **Agency Review:** Several Bureaus and agencies have responded to this proposal. Please see Exhibits E for details. The comments are addressed under the appropriate criteria for review of this proposal.

ZONING CODE APPROVAL CRITERIA**Tree Review****33.853.010 Purpose**

The tree review process evaluates whether mitigation proposed for tree removal is both appropriate and adequate, considering the purpose of the regulations that limit removal. Tree review also evaluates whether changes to tree preservation plans are appropriate, and determines the appropriate mitigation for trees lost due to violations of tree regulations. The review allows flexibility for unusual situations and allows for the purpose of the tree regulations to be met using creative or innovative methods.

33.853.040 Approval Criteria

The approval criteria consist of three criteria (A-C). The site is not located in the Scenic Overlay Zone or Rocky Butte plan districts therefore Criterion A does not apply. The previous violation for tree removal (LU 06-101649 TV) at this site has been resolved, therefore Criterion C does not apply. Therefore only Criterion B is applicable and addressed below.

B. Changes to tree preservation or mitigation methods. The approval criteria for changes to tree preservation or mitigation methods, including a tree preservation plan, tree preservation, tree preservation tract, or mitigation plan are:

- 1. If the tree preservation or mitigation method was approved under the provisions of Chapter 33.630, the requested change will be approved if the review body finds that the applicant has shown that the revised method will continue to meet Chapter 33.630, Tree Preservation.**
- 2. If the tree preservation or mitigation method was not approved under the provisions of Chapter 33.630, the requested change will be approved if the review body finds that the applicant has shown that the revised method better meets the purpose of Chapter 33.630, Tree Preservation, stated in Section 33.630.010.**

Findings: The applicant proposes to modify the approved tree preservation plan for the Laurian Grove project (last amended by LU 07-111481 TR AD) to remove the following Western red cedar trees from the preservation designation:

Lot	Tree number	Size (inches - DBH)
6	3216	17
6	3675	19
6	3676	10
6	3678	28
Subtotal		74
7	3703	15
7	3704	15
7	3705	18
7	3706	18
Subtotal		66
Total		140

These trees were identified as healthy in the tree survey submitted with LU 07-111481 TR AD. However, a more recent tree survey conducted by the project arborist has noted the decline and death of these trees over the last several months. The arborist reports indicate that the decline and mortality of these cedars is likely caused by cumulative factors including site location (upland slope), summer drought, insect infestation and changes in soil hydrology. An inspection of Lots 5 and 6 by a City arborist in September of 2007 noted that the dead and dying Western red cedars appear to be suffering stress related to increased sun exposure and changes in soil drainage during the clearing and development of the site. Changes in the topography and hydrology up slope (east) of Lots 6 and 7 due to construction of improvements for the Pleasant Hills subdivision (06-104088 LDS) may have also contributed to the viability of these trees.

While the death of these trees does not appear to be attributable to any one cause, it does not appear that the death of the trees is due entirely to natural causes. It does appear that development activity in the area has been a contributing factor. Therefore, the death of these trees does not make them exempt from the tree preservation requirements of Section 33.630. As these trees are part of the tree preservation plan for the Laurian Grove subdivision (most

recently amended LU 07-111481 TR AD), their removal will require mitigation that is appropriate and adequate to the circumstances that cause the need for their removal.

The purpose of the Tree Review section of the Zoning Code (33.853.010) allows a determination of the appropriate mitigation for trees lost due to violations of tree regulations. This is not a case of a violation caused through a direct action of the applicant. The health of the subject trees has declined over time due to a number of contributing factors identified above. It is the applicant's responsibility to ensure that the site is maintained in a manner that will protect the long-term viability of the trees that are to be preserved. Changes to the slopes and hydrology due to development activity in the immediate area have occurred in a manner that will no longer allow the 8 trees identified above to survive. It is appropriate that they should be removed and the tree preservation plan changed to reflect their removal.

A Tree Review also allows flexibility for unusual circumstances and allows for the purpose of the tree regulation (in this case Section 33.630) to be met using creative or innovative methods. Recognizing that off-site impacts to Lots 6 and 7 may have contributed to the decline in health of the subject trees, mitigation required in this case should focus on improving site conditions on Lots 6 and 7 that contributed to the decline of the trees as well as the general loss of mature trees. This includes tree planting and restoration planting.

Tree planting

It is difficult to determine the location for additional trees on each lot without the benefit of house plans for each lot. While not provided with this application, the applicant has indicated, based on preliminary house plans, that there is sufficient space on Lots 6 and 7 for on-site tree planting. In consideration of the indeterminate causes of the tree demise, a total of 20 percent of the lost tree diameter should be planted on Lots 6 and 7. This equates to an equivalent of 29 inches of tree diameter or 10, 1 ½ inch trees on each lot. The applicant has proposed mitigation of 4 Douglas fir trees on each lot. Mitigation trees required from previous land use cases will plant 10 trees on Lot 6 and 5 trees on Lot 7. However, as Lot 7 is a corner lot and larger than Lot 6, there is more space for tree planting on Lot 7. Therefore the 10 mitigation trees required in 07-111419 TR for Lot 6 will now be planted on Lot 7 and vice versa. Therefore, in total, the following trees will need to be planted on Lots 6 and 7:

	Species	Prior mitigation requirement	Current mitigation requirement	Total
Lot 6	Douglas fir	1	4	5
	Big-leaf maple	1		1
	Cascara	3		3
	<ul style="list-style-type: none"> • Pacific Yew • Black Hawthorne (suksdorfii variety) • Cascara • Vine Maple* • Bitter Cherry • Chokecherry* 		10, using at least four of the species	10
Total		5	14	19
Lot 7	Grand fir	2		2
	Douglas fir	1	4	5
	Big-leaf maple	1		1
	Red alder	3		3
	Black hawthorn	3		3
	<ul style="list-style-type: none"> • Pacific Yew 			10, using at least

	Species	Prior mitigation requirement	Current mitigation requirement	Total
	<ul style="list-style-type: none"> • Black Hawthorne (suksdorfii variety) • Cascara • Vine Maple* • Bitter Cherry • Chokecherry* 		four of the species	
Total		10	14	24

* While not considered trees by the Portland Plant List, these species are arborescent shrubs and provide the same functions as trees.

Exhibit C.4 identifies the general location of these mitigation trees. The trees will be planted after the construction of the houses on each lot to minimize construction related impacts. The location of these trees will be determined in the field and inspected prior to City finalization of the building permit for each house.

Restoration plantings

In addition to the tree planting noted above, the planting of shrubs and ground cover on the site will help restore earthwork on the site and provide plant material that will retain stormwater functions that were altered by the driveway portion of the Pleasant Hills development to the east. Planting on the eastern portion of each lot outside of potential building footprints would achieve this objective. This restoration planting shall be established within the rear (east) building setback of each lot (10 feet) in the following densities:

- Three different native shrub species at a minimum 1-gallon size or bare root, planted at a density of 3 plants per 10 square feet with the remaining area planted with native ground cover using a minimum of 4-inch pots at a density of 8 plants per 10 square feet.

The restoration plantings should supplement the mitigation trees planted in this area. The details of this planting will need to be shown on the site or landscaping plan of the building permits for each house to be built on Lots 6 and 7.

The modification of the tree preservation plan to remove 8 additional trees identified in Exhibit C.1 totaling 140 inches of tree diameter meets the criterion of 33.853.040.B.1 with the condition that mitigation as described above occurs. Building permits must reflect required mitigation plantings and specify plants from the Native Plant List of the Portland Plant List.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The applicant's proposed amended tree preservation plan would remove 8 trees that were previously preserved as part of the tree preservation plan approved in LU 07-111481 TR AD. The project arborist has identified trees 3216, 3675, 3676, 3678, 3703, 3704, 3705, and 3706 as dead. As these trees were part of the tree preservation plan approved with LU 07-111481 TR AD, mitigation will need to be provided for their removal. As noted in this report, the tree

preservation plan can be changed and is able to meet the Tree Preservation criteria of 33.630, with conditions.

ADMINISTRATIVE DECISION

Approval of the Tree Review to allow the removal of 8 trees identified in Exhibit A.1. This approval is subject to the conditions of approval below.

- A.** Mitigation trees required as part of this decision shall be in conformance with the amended Tree Mitigation Plan (Exhibit C.4). Installation of the mitigation trees shall take into account site conditions and new development on Lot 6 and 7 and will avoid conflicts with new development on these lots. The following trees shall be planted:

	Species	Prior mitigation requirement	Current mitigation requirement	Total
Lot 6	Douglas fir	1	4	5
	Big-leaf maple	1		1
	Cascara	3		3
	<ul style="list-style-type: none"> • Pacific Yew • Black Hawthorne (suksdorfii variety) • Cascara • Vine Maple • Bitter Cherry • Chokecherry 		10, using at least four of the species	10
Total				19
Lot 7	Grand fir	2		2
	Douglas fir	1	4	5
	Big-leaf maple	1		1
	Red alder	3		3
	Black hawthorn	3		3
	<ul style="list-style-type: none"> • Pacific Yew • Black Hawthorne (suksdorfii variety) • Cascara • Vine Maple • Bitter Cherry • Chokecherry 		10, using at least four of the species	10
Total				24

The mitigation trees planted on Lots 6 and 7 shall be planted prior to final inspection of the building permits for the primary structure on each lot. The site plan for the building permit on Lot 7 ((06-179847 RS) or subsequent building permit if this permit has expired) shall be revised to reflect the removal of trees 3703, 3704, 3705, 3706, and the installation of mitigation trees. The mitigation trees must be shown on the site plan submitted with the building permit for Lot 6.

- B.** Restoration chosen from the Portland Plant List shall be established within the rear building setback of Lots 6 and 7 (10 feet) in the following densities:

- Three different native shrub species at a minimum 1-gallon size or bare root, planted at a density of 3 plants per 10 square feet with the remaining area planed with native ground cover using a minimum of 4-inch pots at a density of 8 plants per 10 square feet. Mitigation trees may also be located in this area.
- C.** The mitigation planting required in the decisions for case files LU 06-101649 TV, LU 06-158877 AD, and LU 07-111481 TR AD must also be installed on the remainder of the site. The mitigation planting required in condition A above does not supercede the mitigation planting required in these case files, with the exception of mitigation required on Lots 6 and 7.
- D.** Mitigation trees planted on Lots 6 and 7 may be counted toward meeting the T1 tree planting requirements of Section 33.248.020.H for Lots 6 and 7.

Decision rendered by: _____ **on June 9, 2008**

By authority of the Director of the Bureau of Development Services

Decision mailed: June 11, 2008

Staff Planner: Paul Cathcart

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on March 20, 2008, and was determined to be complete on March 31, 2008.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on March 20, 2008.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant extended the 120-day review period by 14 days.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review,

any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on June 25, 2008** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails.

Appeal fee waivers. Multnomah County may cover the appeal fees for their recognized associations. An appeal filed by a recognized association must be submitted to the City with either the appropriate fee or the attached form signed by the County. Contact Multnomah County at 503-988-3043, 1600 SE 190th, Portland, OR 97233.

The file and all evidence on this case are available for your review by appointment only. Please contact the receptionist at 503-823-7967 to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Hearings Officer is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Hearings Officer an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **June 26, 2008**).
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- **By Mail:** Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- **In Person:** Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

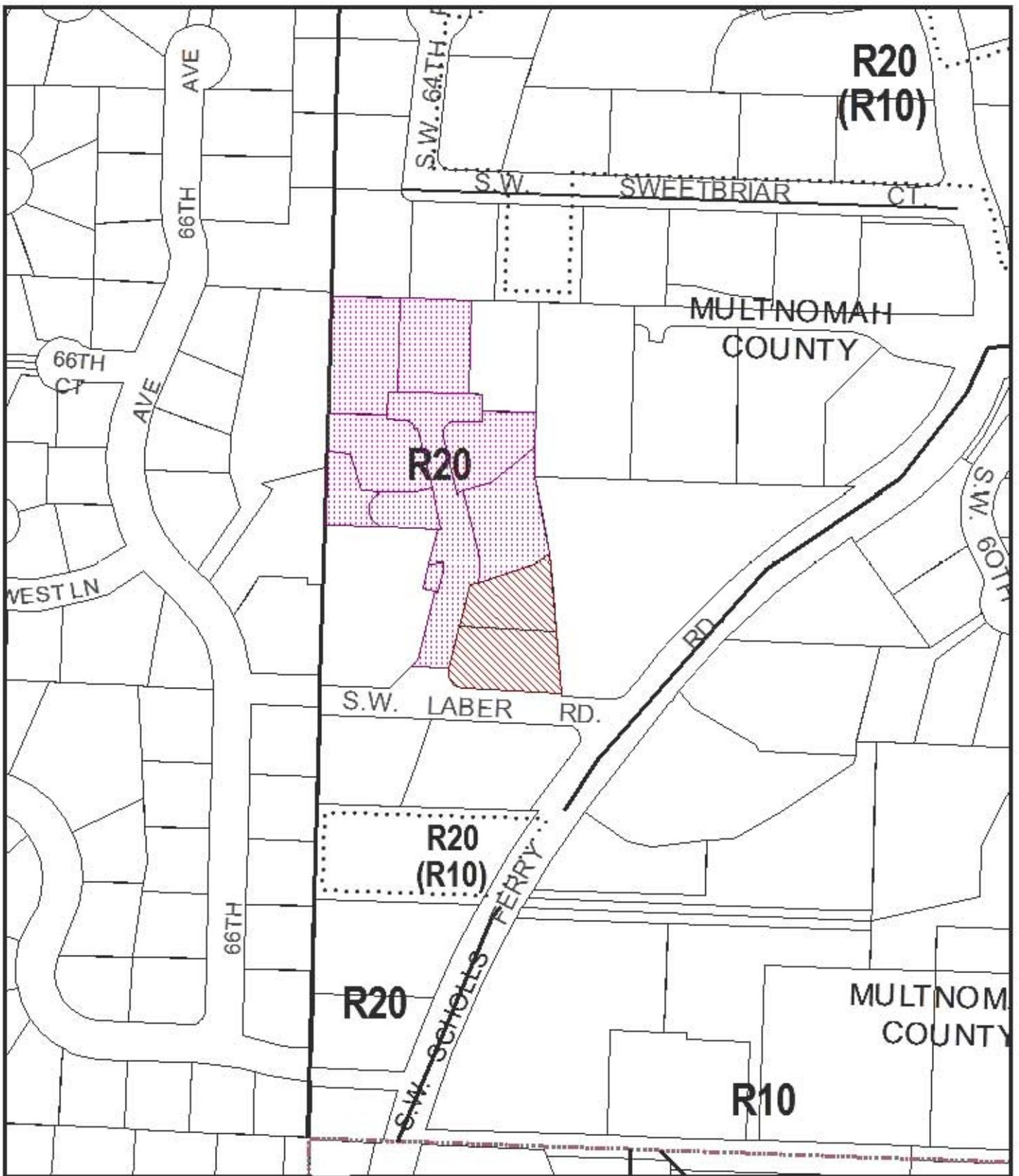
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittals
 1. Arborist Report dated March 14, 2008
 2. Tree Protection Project Record for Pleasant Hills March 28 – November 5, 2007
 3. Arborist Report Pleasant Hills Cedar Decline
 4. E-mail from Gregory Heinze to Paul Cathcart dated June 4, 2008
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Laurian Grove Tree Preservation Plan (Tree removal plan (attached))
 2. Laurian Grove Tree Mitigation Plan
 3. Lot by lot distribution of trees
 4. Revised Tree Mitigation plan (attached)
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Bureau of Environmental Services
 2. Bureau of Transportation Engineering and Development Review
 3. Water Bureau
 4. Fire Bureau
 5. Site Development Review Section of BDS
 6. Bureau of Parks, Forestry Division
 7. Life Safety Section of Bureau of Development Services
- F. Correspondence: None received
- G. Other:
 1. Original LU Application
 2. Site History Research

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).



ZONING

-  Site
-  Also Owned



File No.	<u>LU 08-116969 TR</u>
1/4 Section	<u>3423</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S1E07CB 1407</u>
Exhibit	<u>B</u> (Mar 25, 2008)

Laurian Grove Tree Preservation Plan

3-14-08 (Holen)

Revised 3/14/08

Morgan E. Holen
ISA Certified Arborist (PN-6185A)
Forest Biologist

morgan_holen@psenv.com
971.409.9354 MOBILE

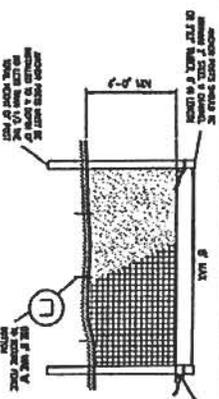
THE PROJECT ARBORIST MUST BE ON SITE DURING ANY WORK WITHIN THE TREE ROOT PROTECTION ZONE.

TREE PRESERVATION NOTES

1. ALL WORK SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE NOTES.
2. THE PROJECT ARBORIST MUST BE ON SITE DURING ANY WORK WITHIN THE TREE ROOT PROTECTION ZONE.
3. THE PROJECT ARBORIST MUST BE ON SITE DURING ANY WORK WITHIN THE TREE ROOT PROTECTION ZONE.
4. THE PROJECT ARBORIST MUST BE ON SITE DURING ANY WORK WITHIN THE TREE ROOT PROTECTION ZONE.

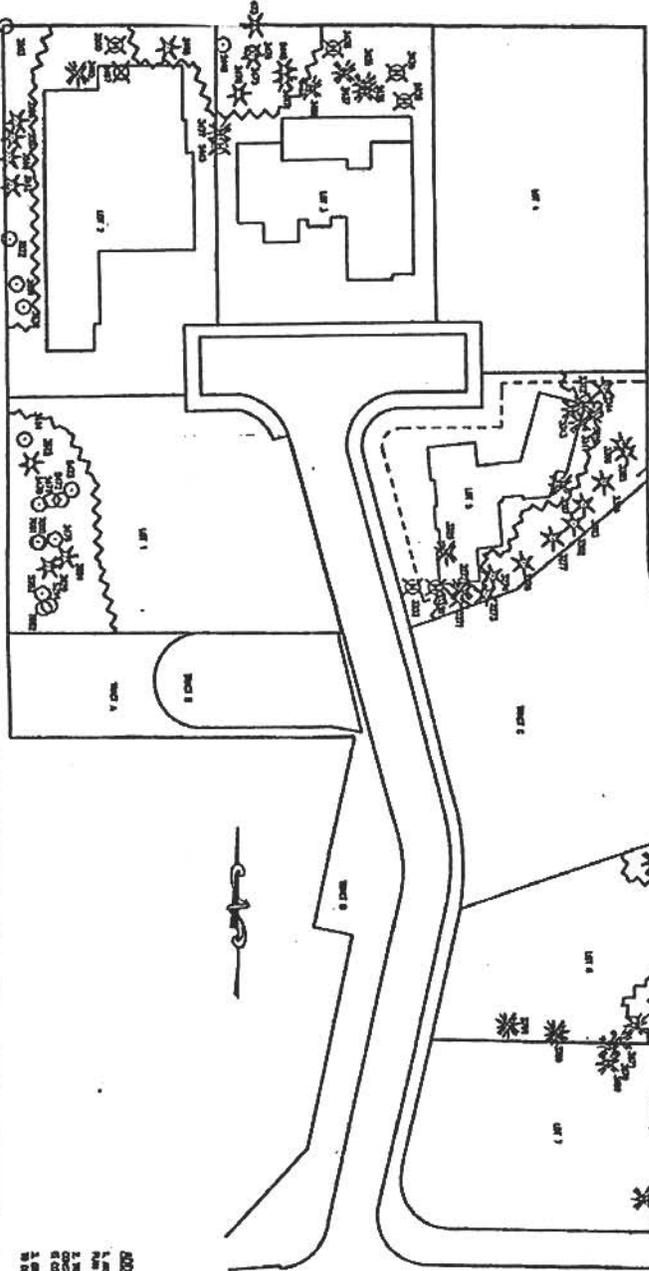
TREE REMOVAL AND PROTECTION LEGEND

- Existing trees to be removed for hazard condition
- Tree to be removed
- Tree to be protected
- Tree to be preserved
- Tree to be removed
- Tree to be protected
- Tree to be preserved
- Tree to be removed
- Tree to be protected
- Tree to be preserved



PLASTIC MESH TREE PROTECTION FENCE

1. THE FENCE SHALL BE INSTALLED TO PROTECT THE TREE FROM DAMAGE BY MACHINERY, EQUIPMENT, AND VEHICLES.
2. THE FENCE SHALL BE INSTALLED TO PROTECT THE TREE FROM DAMAGE BY MACHINERY, EQUIPMENT, AND VEHICLES.
3. THE FENCE SHALL BE INSTALLED TO PROTECT THE TREE FROM DAMAGE BY MACHINERY, EQUIPMENT, AND VEHICLES.



CASE NO. 11-09611-0001
EXHIBIT C-1

2-23-07



ADDITIONAL TREE PRESERVATION NOTES

1. THE PROJECT ARBORIST MUST BE ON SITE DURING ANY WORK WITHIN THE TREE ROOT PROTECTION ZONE.
2. THE PROJECT ARBORIST MUST BE ON SITE DURING ANY WORK WITHIN THE TREE ROOT PROTECTION ZONE.
3. THE PROJECT ARBORIST MUST BE ON SITE DURING ANY WORK WITHIN THE TREE ROOT PROTECTION ZONE.

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10. THE PROJECT ARBORIST MUST BE ON SITE DURING ANY WORK WITHIN THE TREE ROOT PROTECTION ZONE.

LAURIAN GROVE TREE PLAN

ENGINEERING • PLANNING

ENGINEERING • FORESTRY

LAURIAN GROVE OREGON

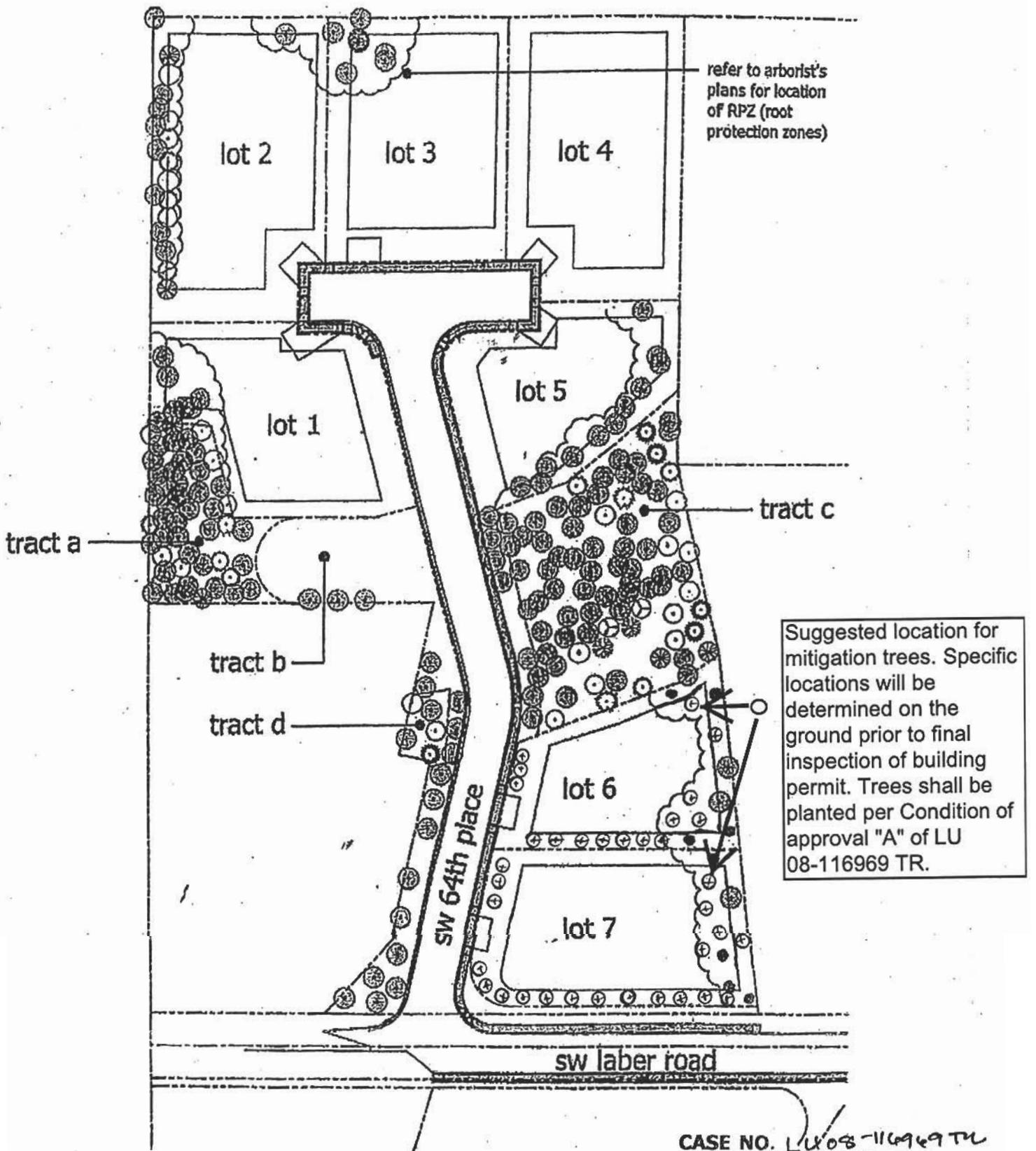
DATE: 3/14/08

PREPARED FOR: [Client Name]

PORTLAND OREGON

1624

3/14/08



Tree Mitigation Plan

LU 08-116969 TR

CASE NO. LU 08-116969 TR
EXHIBIT C-1

Morgan E. Helen
ISA Certified Arborist (07-6157)