



City of Portland
Bureau of Development Services
Land Use Services Division

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Date: September 22, 2008
To: Interested Person
From: Ruth M. Shriber/Land Use Services Division/503 823 3032

**NOTICE OF AN AMENDMENT TO AN APPROVED
TYPE I DECISION FOR A PROPOSAL IN YOUR
NEIGHBORHOOD**

This decision amends an earlier decision of approval issued by the Bureau of Development Services on May 18, 2007 for LU 07-107666 LDP, a 2-lot partition that created 2 standard commercial lots. The only portion of the decision being amended is section 33.630 - tree preservation, which is discussed under Section B, below. Originally, tree #194, which comprised 36% of the viable DBH on-site, was proposed for preservation. Saving this tree complied with option 1 of the tree preservation standards, which requires a minimum of 35% of the viable DBH on-site be retained. However, tree #194 is located very close to the northerly property line. New construction occurred recently on the site just north of the property line. The arborist has recommended an amendment to the original tree preservation plan to save four other viable trees on site. These four trees also total 36% of the viable tree diameter on site and comply with option 1 of tree preservation standards. Section B and condition D.1 have been amended to reflect the amended tree preservation plan. All other conditions shall remain as written in the original decision in LU 07 107666 LDP dated May 15, 2007.

The Bureau of Development Services has approved an Amendment to a decision regarding 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 to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 08-150165 AP

Applicant: Larry Ferreira
14234 SE Lee Ave
Milwaukie OR 97267

Achieve Capital LLC, Capital Fortune LLC,
Equity Fortune LLC
Po Box 220212
Portland, OR 97269

Site Address: **8033-8035 SE HOLGATE BLVD**

Legal Description: LOT 3 BLOCK 1, DINUCCI SUBDIVISION
Tax Account No.: R209700150
State ID No.: 1S2E08DD 05700

Quarter Section: 3438
Neighborhood: Foster-Powell, contact Ken Pliska at 503-775-9101.
Business District: Eighty-Second Avenue, contact Nancy Chapin at 503-774-2832.
District Coalition: Southeast Uplift, contact Cece Hughley Noel at 503-232-0010.
Zoning: CGb – General Commercial with a buffer overlay
Case Type: AP - Land Division Amendment Partition
Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is proposing to amend the Tree Preservation Section only of a Land use decision that was previously issued under LU 07-107666, which created two standard commercial lots. One tree, comprising 36% of the viable tree diameter on site, was proposed for preservation, which satisfied Option 1 of 33.630- Tree Preservation standards. That tree, a mature Douglas fir (#194), is located very close to the property line to the north. Recently, a building was constructed on the adjacent parcel to the north, very close to the Douglas fir. In addition, the tree is located in a limited ingress/egress area, which may subject it to further threat. The Arborist has recommended the Tree Preservation Section be amended to protect 4 other trees, which also total 36% of the viable tree diameter and have a better chance for long term viability.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are 33.662.120 and specifically 33.660 for the amendment to the tree preservation plan.

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. This application was submitted on July 29, 2008 and determined to be complete on August 13, 2008.

ANALYSIS

Site and Vicinity: The site is currently developed with a single story retail building currently used as a plasma collection facility. The remainder of the lot is paved for parking lot use. The southern half of the lot is striped with 59 parking spaces, and the northern half of the parking lot is un-striped. There are service doors and a loading area located on the north side of the building. There are no significant topological features on the site. There are many existing trees on the site, however most are exempt from the tree preservation requirements of Section 33.630 because they are either too small, or are located within 10 feet of the existing building. There is a variety of development patterns that surround the site. To the east of the property along SE 82nd there are mainly larger commercial developments including the Eastport Plaza shopping center. North of the property there are single family residential structures on individual lots. Across SE 80th Avenue from the site there is a power transformer owned by Portland General Electric. Across SE Holgate from the site is a large cemetery.

Zoning: The site is zoned CGb. The CG zone is intended to allow auto-accommodating commercial development in areas already predominantly built in this manner and in most newer commercial areas. The zone allows a full range of retail and service businesses with a local or regional market.

The “b” overlay is intended to provide additional buffering between nonresidential and residential zones.

Land Use History: City records indicate a prior land use review LU 07 107666 LDP for this site.

Agency and Neighborhood Review: A Notice of Proposal in your Neighborhood was mailed on August 15, 2008.

1. Agency Review: Several Bureaus and agencies were noticed about this proposal.. Please see Exhibits E for details. Any comments received are addressed under the appropriate criteria for review of the proposal.

2. Neighborhood Review: No written responses were received from the Foster-Powell Neighborhood Association or from an adjacent property owners.

APPROVAL CRITERIA-

APPROVAL CRITERIA FOR LAND DIVISIONS IN A COMMERCIAL, EMPLOYMENT, OR INDUSTRIAL ZONE

This amendment pertains only to the choice of different trees used to comply with approval criterion 33.630. All other approval criteria and conditions of approval from LU 07-107666 LDP apply and remain in effect.

Criterion	Code Chapter	Topic	Applicability Findings
A	33.613	Lots	Applicable – Refer to LU 07 107666
B	33.630	Trees	Applicable - See findings below.
C	33.631	Flood Hazard Area	Not applicable - The site is not within the flood hazard area.
D	33.632	Potential Landslide Hazard Area	Not applicable - The site is not within the potential landslide hazard area.
E	33.633	Phased Land Division or Staged Final Plat	Not applicable - A phased land division or staged final plat has not been proposed.
F	33.635 .100	Clearing and Grading	Not applicable - This approval criteria is not relevant because the site is primarily flat, is not located in the Potential Landslide Hazard Area, and the applicant has not proposed any grading on the site to occur prior to obtaining building permits for development on the individual lots.
F	33.635 .200	Land Suitability	Not applicable - There is no record of any previous land uses or conditions that would create a hazard.
G	33.636	Tracts and Easements	Applicable - Refer to LU 07 107666
H	33.639	Solar Access	Not applicable – Single Dwelling Detached development is not proposed for the site.
I	33.640	Streams, Springs, and Seeps	Not applicable - No streams, springs, or seeps are evident on the site.
J	33.641	Transportation Impacts	Applicable - Refer to LU 07 107666
K	33.651 - 33.654	Services and Utilities	Applicable - Refer to LU 07 107666

B. Trees. The standards and approval criteria of Chapter 33.630, Tree Preservation, must be met.

Findings: The regulations of Chapter 33.630 preserve trees and mitigate for the loss of trees. Certain trees are exempt from the requirements of this chapter.

The applicant has submitted a revised arborist report that inventories the trees within the land division site, evaluates their condition and specifies root protection zones (Exhibit A.1). Some trees have been exempted by the arborist because they are either too small, unhealthy, a nuisance species, located partially off the property or located within 10 feet of an existing structure to remain on the property.

The total non-exempt tree diameter on the site is 97 inches. The applicant proposes to preserve trees #322, 10" DBH Red Maple, #323, 10" DBH Red Maple, #324, 9" DBH Red Maple and tree #325, 6" DBH Sweetgum. These trees comprise of 35 inches of diameter, or 36 percent of the total non-exempt tree diameter. Originally, tree #194, a mature Douglas fir was proposed for preservation. Tree #194 is located very close to the property line to the north. Recently, a building was constructed on the adjacent parcel to the north, very close to the Douglas fir. In addition, the tree is located in a limited ingress/egress area which may subject it to further threat. The Arborist has recommended the Tree Preservation Section be amended to protect four other trees, which also total 36% of the viable tree diameter and have a better chance for long term viability. The 4 trees recommended for protection also comprise 35 inches of diameter, or 36 percent of the total non-exempt tree diameter. This complies with Option 1 of the tree preservation standards, which requires at least 35 percent of the total tree diameter on the site to be preserved. The applicant has provided a Revised Tree Preservation Plan showing the preserved trees and the required root protection zones (Exhibit C-1).

This criterion is met, subject to the condition that development on Parcels 1 and 2 be carried out in conformance with the Amended Tree Preservation Plan (Exhibit C-1) and the applicant's arborist report (Exhibit A-1) to preserve trees 322, 323, 324 and 325.

CONCLUSIONS

The applicant has proposed an amendment to the tree preservation section only of a 2 lot partition approved previously under LU 07 107666L DP. As discussed in this report, the relevant standards and approval criteria can be met with a condition of approval to address tree preservation. All other issues and conditions identified in LU 07 107666 LDP remain in effect and are repeated below for clarity.

ADMINISTRATIVE DECISION

Approval of an Amendment to Preliminary Plan for a 2-lot partition approved originally as LU 07-107666 LDP that revises the methodology to meet the tree preservation requirement subject to the following conditions:

A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey. That plan must portray how the conditions of approval listed below are met. In addition, the supplemental plan must show the surveyed location of the following:

- Any buildings or accessory structures on the site at the time of the final plat application;
- Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;
- Any other information specifically noted in the conditions listed below.

B. The final plat must show the following:

1. The applicant shall meet the street dedication requirements of the City Engineer for SE 80th Avenue. The required right-of-way dedication must be shown on the final plat.

2. A 20-foot wide Private Access Easement shall be shown and labeled over the relevant portion of Parcel 2 to allow access from SE Holgate Boulevard to Parcel 1. The easement shall allow use of this area for all of the purposes that a driveway would be typically used for.
3. A reciprocal private storm sewer easement, for the benefit of Parcels 1 and 2, shall be shown and labeled over the relevant portions of parking lot that straddles both parcels.
4. An Emergency Vehicle Access Easement, granted to the City of Portland, shall be shown over the relevant portions of Parcel 2 to provide necessary access to Parcel 1 to the satisfaction of the Fire Bureau.
5. A recording block for each of the legal documents such as maintenance agreement(s), as required by Condition C.3 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: *"A Declaration of Maintenance Agreement for the Private Access Easement/ Reciprocal Private Storm Sewer Easement has been recorded as document no. _____, Multnomah County Deed Records."*

C. The following must occur prior to Final Plat approval:

Utilities


1. The applicant shall meet the requirements of the Fire Bureau for installing a new fire hydrant. The applicant must contact the Water Bureau to purchase the hydrant. Verification of the purchase must be provided to the Fire Bureau before Final Plat approval.
2. The applicant shall meet the Fire Bureau requirements for providing 20 foot wide unobstructed access to Parcel 1, with a clear height of 13 feet 6 inches. The access must also meet the turning radius of the Fire Code. The applicant must verify that these standards can be met on the Supplemental Plan, or obtain an approved Fire Code appeal.

Required Legal Documents

3. A Maintenance Agreement shall be executed for the Private Access Easement area and the Reciprocal Private Storm Sewer Easement area described in Conditions B.2 and B.3 above. The agreement(s) shall include provisions assigning maintenance responsibilities for the easement areas and any shared facilities within those areas, consistent with the purpose of the easement, and all applicable City Code standards. The agreement(s) must be reviewed by the City Attorney and the Bureau of Development Services, and approved as to form, prior to final plat approval.

D. The following conditions are applicable to site preparation and the development of individual lots:

1. Development on Parcels 1 and 2 shall be in conformance with the Tree Preservation Plan (Exhibit C-1) and the applicant's arborist report (Exhibit A-3). Specifically, trees numbered 322, 323, 324 and 325 are required to be preserved, with the root protection zones indicated on Exhibit C-1 and A.1. Encroachment into the specified root protection zones may only occur under the supervision of a certified arborist. Planning and Zoning approval of development in the root protection zones is subject to receipt of a report from an arborist, explaining that the arborist has approved of the specified methods of construction, and that the activities will be performed under his supervision.
2. Vehicle access to SE 80th Avenue for Parcel 1 is prohibited. Vehicle access must be from SE Holgate Boulevard via the access easement across Parcel 2.

Decision rendered by:  on Sept. 19, 2008

Decision mailed: September 22, 2008

Staff Planner: Ruth M. Shriber

About this Decision. This land use decision is **not a permit** for development. A Final Plat must be completed and recorded before the proposed lots can be sold or developed. 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 February 8, 2007, and was determined to be complete on August 13, 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 July 29, 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 did not waive or extend the 120-day review period.

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.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date of decision, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. You may call LUBA at 1-503-373-1265 for further information on filing an appeal.

The file and all evidence on this case is available for your review by appointment. Please contact the receptionist at 503-823-0625 to schedule an appointment. Copies of all information in the file can be obtained for a fee equal to the cost for such services. You may

also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

Recording the land division. The final land division plat **must** be submitted to the City **within three years** of the date of the City's final approval of the preliminary plan. This final plat must be recorded with the County Recorder and Assessors Office after it is signed by the Planning Director or delegate, the City Engineer, and the City Land Use Hearings Officer, and approved by the County Surveyor. **The approved preliminary plan will expire unless a final plat is submitted within three years of the date of the City's approval of the preliminary plan.**

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Arborist Report (attached)
 - 2. Narrative
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Preliminary Plan/Amended Tree Preservation Plan (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Site Development Review Section of BDS
- F. Correspondence
 - 1. None
- G. Other:
 - 1. Original LU Application LU 07-107666 and attachments
 - 2. Site History Research
 - 3. Incomplete Letter dated February 28, 2007

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).

Tree Preservation Plan for 8033-8035 SE Holgate Boulevard

This Alternative Tree Preservation Plan pertains to 8033-8035 SE Holgate Boulevard, Portland, Oregon. By submitting this report to the City the owner implicitly agrees to comply with the tree preservation measures described below. The species, condition, and trunk diameters are listed for all trees at least 6 inches in diameter at breast height (DBH) and all significant trees. Subject trees are described in the attached Tree Table, and using the criteria defined by Chapter 33.630.030 in the City Code, they are classified as normal, significant, or exempt. Trees are numbered in the Tree Table, on the map, and numbered at the site with aluminum tags. Recommendations are made regarding trees to be retained and removed, and tree protection measures are described. The following species are present:

Black walnut (*Juglans nigra*)
 Douglas-fir (*Pseudotsuga menziesii*)
 Tree-of-heaven (*Ailanthus altissima*)
 Red maple (*Acer rubrum*)
 Shore pine (*Pinus contorta* var. *contorta*)
 Sweetgum (*Liquidambar styraciflua*)
 Sycamore maple (*Acer pseudoplatanus*)

Summary

Non-exempt DBH inches	97
Protected DBH inches	35
Percent DBH protected	36%
Significant trees protected	0 of 1
Option 1 compliant	

There are twenty-one trees described in the attached Tree Table, and the sum of the non-exempt diameters is 97 inches. Four trees will be protected, comprising 36% of the subject diameter and exceeding the requirements of Chapter 33.630.100, Option 1.

Tree Details

There are thirteen exempt trees listed in the attached Tree Table, and the reason for each exemption is given in the Code column. Code letters are defined in the Subject Trees section below.

- Tree 183 and 193 are growing in or shared with the City rights-of-way for public streets.
- Tree 184 and 185 are less than 6 inches DBH and are not significant trees.

- Trees 186 through 192 are within 10 ft. of an existing building that will remain on site.
- Tree 318 has a decayed trunk.
- Tree 319 is on the City nuisance list.

Trees 184, 194, 318 and 319 will be removed for construction.

Trees 322, 323, 324 and 325 are healthy trees that will be protected. Each one requires an 8 ft. root protection zone (RPZ). RPZs and the associated tree protection fences are described in detail below.

Trees with "remove" in the Action column of the Tree Table do not necessarily have to be cut down, but based on the information available at present, this appears to be the appropriate action. No tree can be removed without consent of the landowner. Where subject trees are close to the property line we recommend notifying the adjacent landowner of tree removal plans to confirm tree ownership. Where neighbor trees are close to property lines, we recommend staying outside their driplines with any disturbance to avoid damage to roots.

Tree Protection Requirements

This tree preservation plan is required because existing trees are subject to the tree preservation standard, Chapter 33.248.065. It will be accompanied by a site plan prepared by others, drawn to scale, showing:

1. Each tree to be preserved on the site, its species and diameter;
2. The location of water, sewer, and other utility easements;
3. The location of dry wells and soakage trenches;
4. The placement of tree protection fencing on the ground.

As directed by Chapter 33.248.068, trees selected for mandatory protection must be fenced off at the edge of the root protection zone by the property owner. The default RPZ is defined by Chapter 33.930.140 as a radius twelve times the tree diameter at breast height. In an Alternative Tree Preservation Plan, as explicitly permitted by Chapter 33.248.065.C, RPZs can be modified based on root habit and other site factors. The modifications will allow construction to take place while still providing an adequate root zone for protected trees.

Tree protection fencing must be installed before construction starts, and kept in place until construction is complete.

- Fencing shall be either steel fence on concrete blocks, or orange plastic mesh secured to metal posts in the ground.
- Fencing must be inspected and approved by a qualified arborist prior to construction, and may not be opened or removed unless directed by the arborist.

A "qualified arborist" can include the City Forester or any ISA Certified Arborist or ASCA Registered Consulting Arborist with possession of this tree protection plan.

Without supervision by a qualified arborist a root protection zone may be entered only for a task like surveying, measuring, or sampling. Upon completion of the task the fence must be closed. All other construction activities must be approved by an arborist first. Without authorization, none of the following is allowed within a root protection zone:

1. New buildings;
2. Grade change or cut and fill, during or after construction;
3. New impervious surfaces;
4. Utility or drainage field placement;
5. Staging or storage of materials and equipment during construction;
6. Vehicle maneuvering during construction.

Subject Trees

Tree diameter measurements were guided by the Guide for Plant Appraisal. In the attached Tree Table, trees with "exempt" in the Status column cannot be counted to meet the tree preservation requirement (Chapter 33.630.030.) The "exempt" classification does not mean that a tree can be cut down- many exempt trees, especially those on adjacent properties, require full protection. The following trees are exempt from the regulations of this Chapter:

- A. Trees that are listed as nuisance or prohibited on the Portland Plant List;
- B. Trees that pose an immediate danger to life and safety as determined by the City Forester or an arborist;
- C. Trees that are dead, as determined by the City Forester or an arborist;
- D. Trees that are diseased in a manner that threatens their continued viability, or represent a significant threat to the health of surrounding trees, as determined by the City Forester or an arborist;
- E. Trees that are within 10 ft. of an existing building that will remain on the site;
- F. Trees where the primary trunk is partially located in the right-of-way or on an adjoining site that is not part of the land division site;
- G. Trees where the primary trunk is located partially within Environmental Zones are instead subject to the regulations of Chapter 33.430, Environmental Zones;
- H. Trees that are less than 6 inches in diameter, and not listed as a Significant Tree at a smaller diameter than 6 inches in Table 630-1.
- I. Street trees are regulated by Chapter 20.40. The City Forester should be contacted for additional consultation if a street tree will be disturbed.
- J. The following situations are subject to additional rules. Please call the City of Portland Permit Center at 503.823.7526 for additional information.
 1. Trees living in a Design Zone, Scenic Zone, Greenway Zone, or Environmental Zone;

2. Trees already protected through an existing land use regulation;
3. Trees on properties with a Historical Landmark Designation.
- K. Trees designated as Heritage Trees are regulated by the Portland Parks Urban Forestry Department. Please call 503.823.4489 for assistance.

Conclusion

The goal of this Alternative Tree Protection Plan is to meet the minimum requirement that satisfies the Tree Preservation Code, and to observe all laws, rules, and regulations. We encourage the voluntary preservation of additional trees wherever feasible, and we are willing to assist in such endeavors.

We recommend a preconstruction meeting with the owner, contractors, and a qualified arborist. All trees to be removed should be verified and marked, and all tree protection measures should be inspected and approved before any clearing or grading work begins. It is the client's responsibility to implement this Tree Protection Plan fully, and to monitor the construction process to its conclusion. Deviations from this Tree Preservation Plan can result in tree damage, liability, and violations of the City Code.

References

Matheny, N. P., & Clark, J. R. (1998). Trees and Development, A Technical Guide to Preservation of Trees During Land Development. Urbana, Illinois: International Society of Arboriculture Books.

Council of Tree and Landscape Appraisers, Gooding, R.F. et al. Guide for Plant Appraisal, 9th Edition. Urbana, Illinois: International Society of Arboriculture Books.

Matheny, N. P., & Clark, J. R. (1994). Evaluation of Hazard Trees in Urban Areas, Second Edition. Savoy, Illinois: International Society of Arboriculture Books.

Assumptions and Limiting Conditions

Multnomah Tree Experts, Ltd. 8325 SW 42nd Ave. Portland, OR 97219
Voice (503) 452-8160 Fax (503) 452-2921 peter@multnomahtree.com

1. Any legal description provided to the consultant is assumed to be correct. Titles and ownerships to property are assumed to be good and marketable. No responsibility is assumed for legal matters.

2. Care has been taken to obtain all information from reliable sources. All data have been verified insofar as feasible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The consultant shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including additional fees.
4. This report and any values expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
5. Sketches, drawings and photographs in this report are intended as visual aids and may not be to scale. The reproduction of information generated by other consultants is for coordination and ease of reference. Inclusion of such information does not constitute a representation by the consulting arborist, or by Multnomah Tree Experts, Ltd., as to the sufficiency or accuracy of the information.
6. Unless expressed otherwise, information in this report covers only items that were examined, and reflects the condition of those items at the time of inspection. The inspection is limited to visual examination of accessible items without laboratory analysis, dissection, excavation, probing, or coring, unless otherwise stated.
7. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
8. This report is the completed work product. Any additional work, including production of a site plan, addenda and revisions, construction of tree protection measures, tree work, or inspection of tree protection measures, for example, must be contracted separately.
9. Loss or alteration of any part of the report invalidates the entire report. Ownership of any documents produced passes to the Client only when all fees have been paid.

Peter Torres 5/5/08

Peter Torres, Master of Forestry

CCB# 154349

ASCA RCA No. 372

ISA Board Certified Master Arborist PN 0650-B

Multnomah Tree Experts, Ltd.
8325 SW 42nd Ave. Portland OR 97219
Peter@multnomahtree.com CCB# 154349

9/13/07

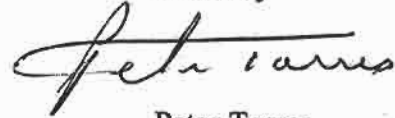
Joseph Pai
Pacific Western Realty Group
6400 SE Lake Rd. Suite 103
Milwaukie, OR 97222

Re: 8033 SE Holgate Boulevard

Mr. Pai;

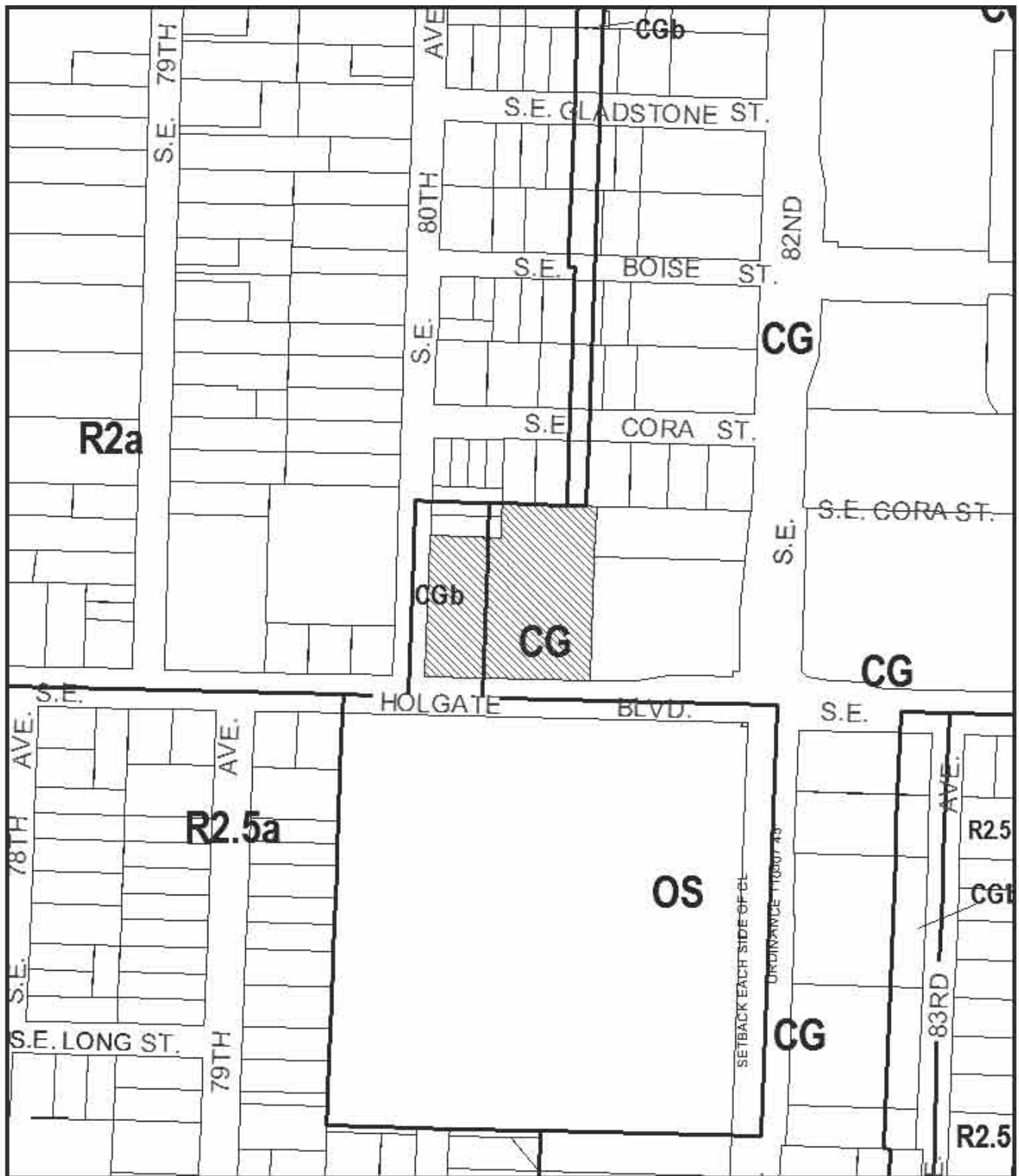
Here is the revised Tree Preservation Plan Arborist Report for your property. Good luck with your project.

Sincerely



Peter Torres

08-150165AP



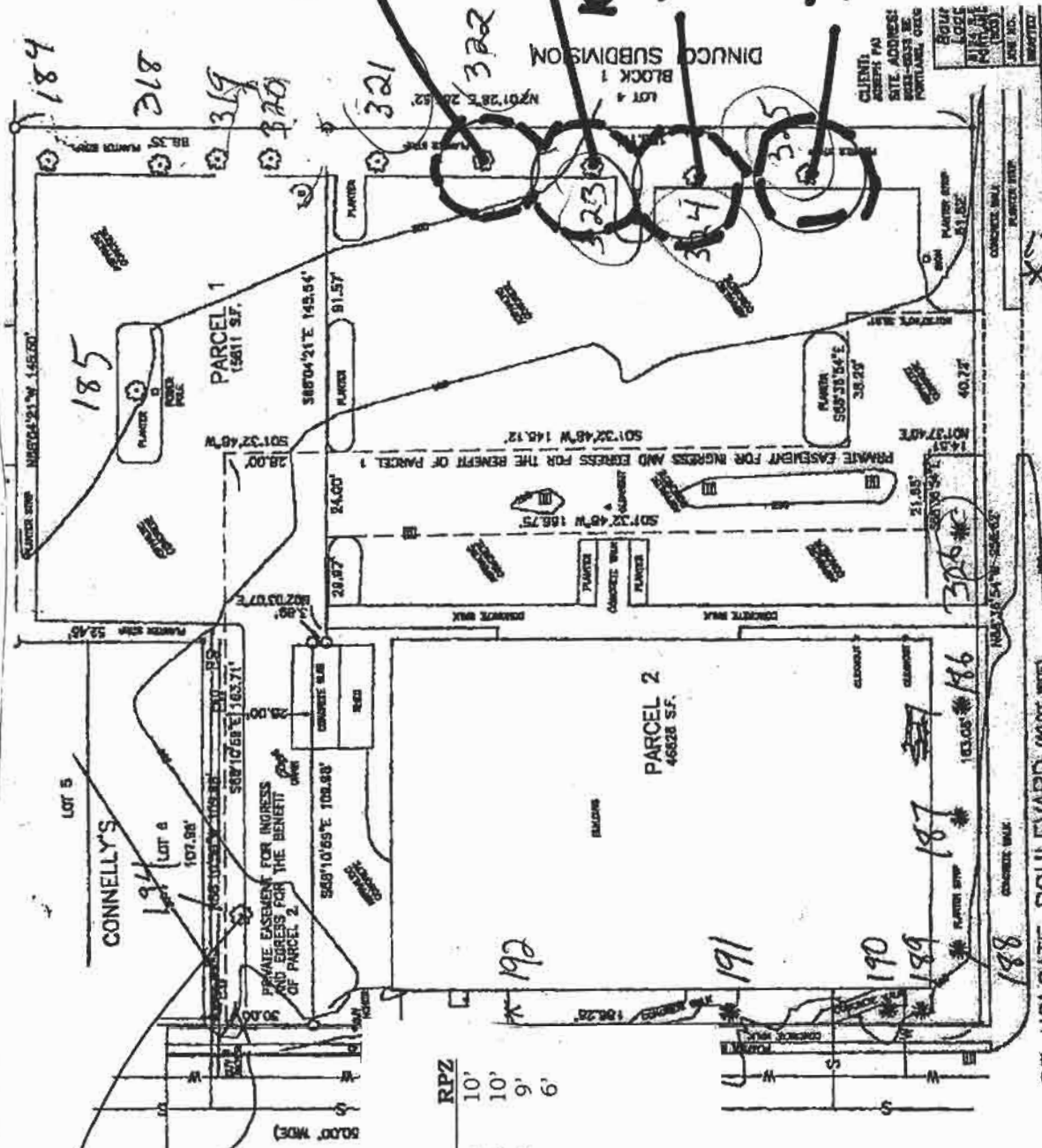
ZONING

 Site



File No.	<u>LU 08-150165 AP</u>
1/4 Section	<u>3438,3538</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S2E08DD 5700</u>
Exhibit	<u>B (Jul 30,2008)</u>

REVISION TO TREE PRESERVATION PLAN



194
PREVIOUSLY
Regulated 193

Preserve:

TREE #	SIZE	TYPE	RPZ
322	10"	Red Maple	10'
323	10"	Red Maple	10'
324	9"	Red Maple	9'
325	6"	Sweetgum	6'

08-150165AP

CASE NO. 150165AD
EXHIBIT C.1

SE HOLGATE BOULEVARD (60.00' WIDE)

LU 08 150165 AD