



Jerry Hofer

ISA Certified Arborist®

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Date: April 11, 2022

Following are my Certified Arborist recommendations for the trees involved in the Lacamas Counseling Center Development. The field work was done between March 22 and April 8, 2022. The trees on and adjacent to the project are included in the following table.

LACAMAS COUNSELING TREE MEASUREMENTS						
UPDATED: 4/10/2022						
Tree	Species	DBH	Height	Condition	Other Information	
1	White Oak	34"	75'	Excellent	27' North of Property, 25' from road, Neighbor's property	Retain
2	White Oak	34"	80'	Excellent	27' North of Property, 25' from road, Neighbor's property	Retain
3	Blk Locust	21"	80	Invasive	4' North of Property, 25' from road, Neighbor's property, tree forked	Leave/ Remove???
4	Blk Locust	23"	80'	Invasive	On N property line, 30' from road	Remove
5	Blk Locust	21"	70'	Invasive	On N property line, 30' from road	Remove
6	Ash??	12"	35'	Poor	4' from N property line, 0 80' from road	Remove
7	White Oak	31"	80'	Excellent	SW corner, 10' behind silt fence large limb toward E, Everett	Prune limbs overhanging
8	White Oak	27"	75'	Excellent	10' from North line, near back or development; Neighbors property	Prune at fenceline
9	White Oak	32	90	Excellent	16' from North line, near back or development; Off property	Prune at fenceline

LACAMAS COUNSELING TREE MEASUREMENTS						
UPDATED: 4/10/2022						
Tree	Species	DBH	Height	Condition	Other Information	
10	Maple	8"	15'	Dead	Tree dead, very rotten	Remove
11	Maple	8"	20"	Dead	Tree dead, top broken out	Remove
12	White Oak	18"	40'	Good	SW Corner, 30' behind silt fence	Retain
13	White Oak	15"	35'	Good	SW Corner, 28' behind silt fence	Retain
14	White Oak	11"	35'	Fair-Good	North West Corner	Retain
15	White Oak	10"	35'	Fair-Good	North West Corner	Retain
16	White Oak	26"	80'	Excellent	North West Corner; Neighbors property	Retain
17	White Oak	24"	75'	Excellent	North West Corner; Neighbors property	Retain
18	White Oak	11"	45'	Good	SW corner behind silt fence	Retain
19	White Oak	21"	75'	Excellent	SW corner behind silt fence	Retain

Trees #1 & #2 are on the neighbors property and are both large 34" dbh Oregon white oak trees that have grown together at the base. These trees are very healthy and only the top smaller branches overhang the parking lot. Therefore these trees will not be pruned or affected by any other activities on this project.

The trees on the development property most impacted are #4 & #5, a 23" and a 21" black locust tree. Black locust trees are classified as an invasive tree and are not on the County or Cities list of approved trees to plant on developments. The trees are immediately adjacent to the property line and the roots would be exposed by the excavation for the parking area (see picture #2). Also the branches of the crowns would hang over the parking lot and cars 10'-15'. Therefore, these trees will be removed.

Tree #3 is also a 21" black locust tree on the neighbors property (see picture #1). It could be removed if the neighbors wanted it to be. If the locust was removed, the 2 large Oregon white oaks 22' away have large crowns and would continue to provide substantial shade to the front yard and house. If they did not want to have the tree removed, limbs hanging over the property line should be pruned.

Tree #6 is a 12" hardwood tree, probably ash, 4' from the property line and 80' from the road. The tree is in poor condition and should be removed.

Tree #7 is a 31" Oregon white oak near the SW corner of the development. It has one large limb growing toward the SE and some smaller limbs above it that will hang over the corner of the building. These should be pruned. The tree is healthy and this pruning will have no adverse effect on it.

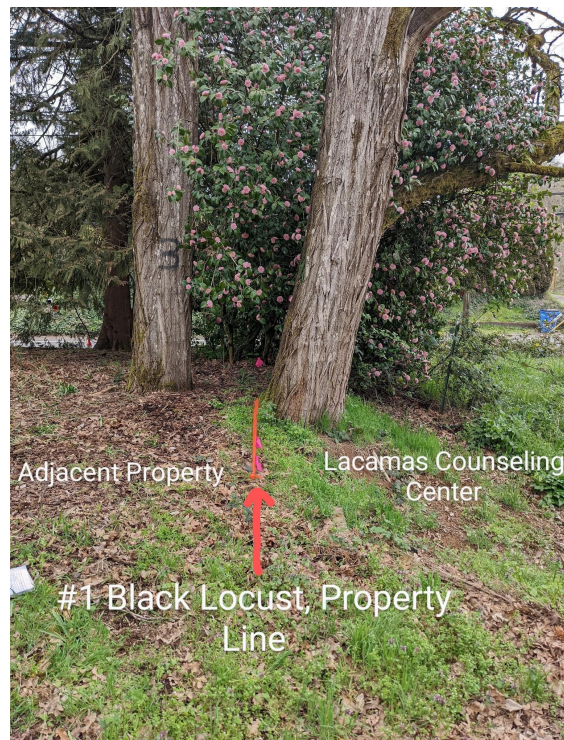
Tree #8, is a 27" and tree #9 is a 32" Oregon white oak. They are located 10' and 16' from the property line on the neighbors property. Both trees appear healthy and have large crowns. Both trees have limbs that hang over the development property and will hang over the building. I recommend pruning the lower limbs back to the property line (see photo # 4). This will have no adverse impact on these trees.

Trees #10 & #11 are 8" maple trees behind the silt fence on the SW side of the developing property. The trees are dead or have the top broken out and will be removed.

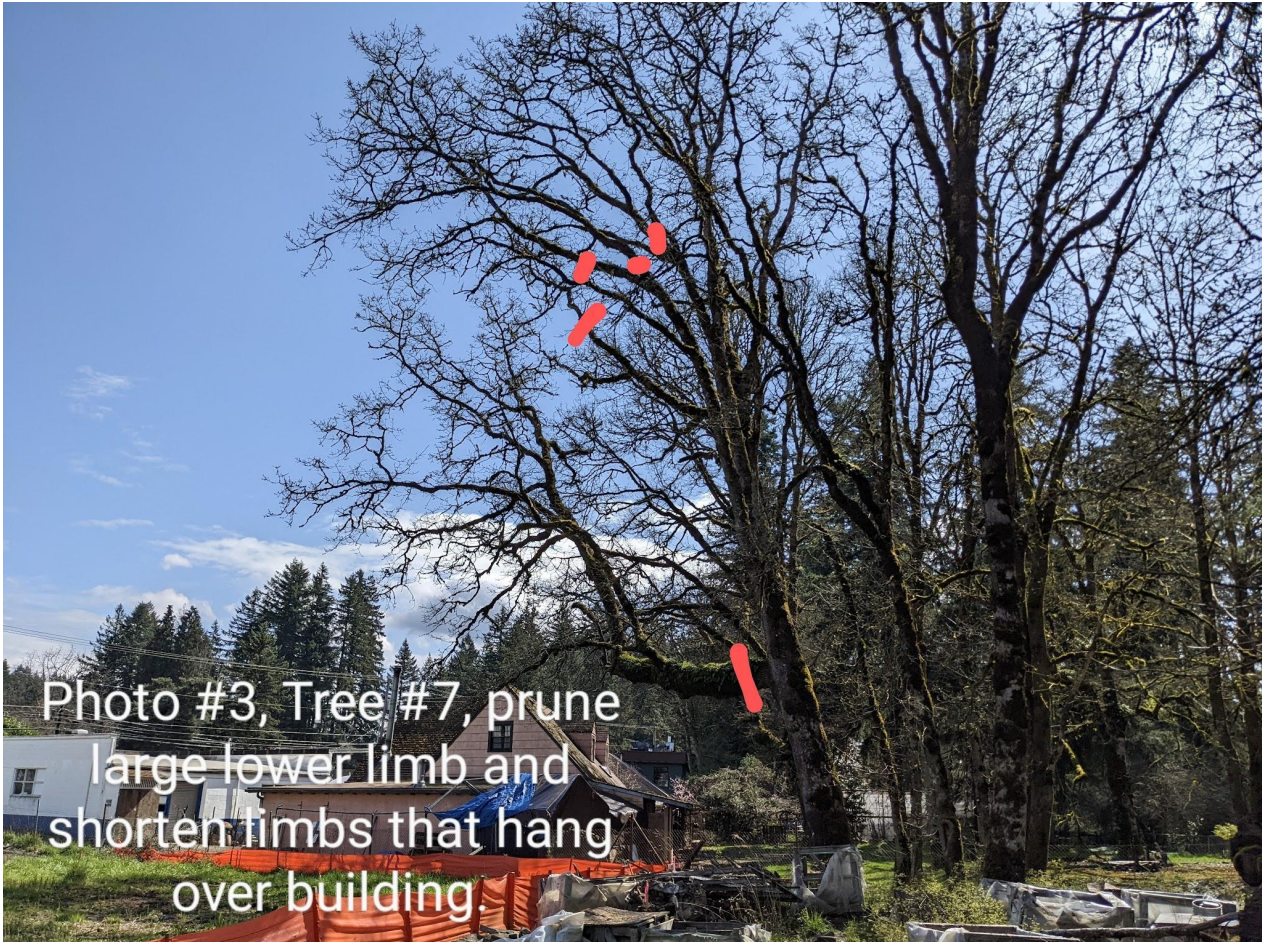
Trees #12, #13, #18, & #19 are Oregon white oak trees ranging from 11" to 21" diameter on the SW corner of the development. The trees are in good to excellent health and are behind the silt fence for the development. They will all be retained, and no pruning is needed.

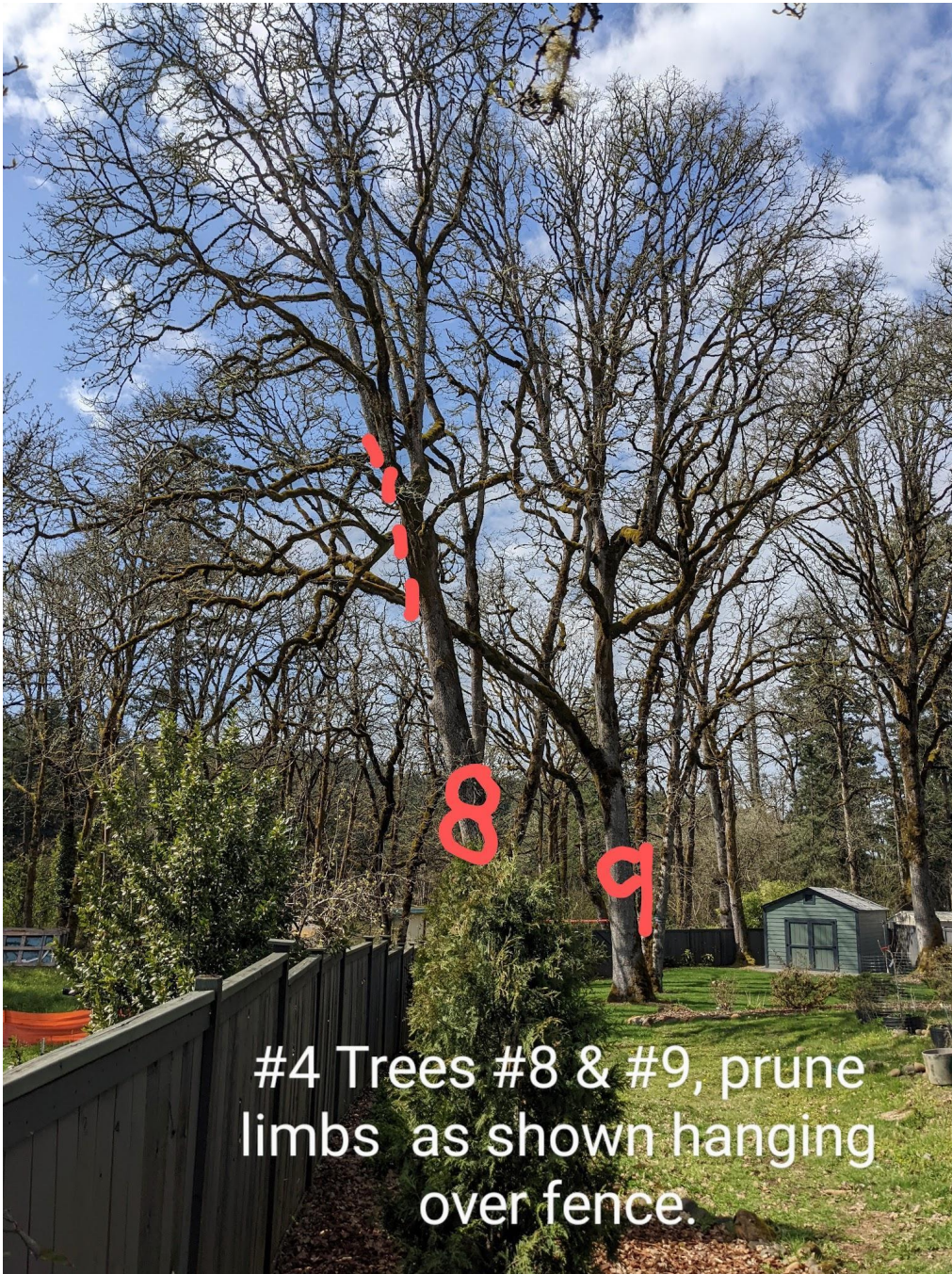
Trees #14, #15, are 11" Oregon white oak trees near the NE corner of the development. The trees are in fair-good condition and will be retained.

Trees #16, & #17 are 26" & 24" Oregon white oak trees located on the neighbors property near the NE corner of the development property. The trees are in excellent condition and will be retained with no pruning needed for the development. Attached are pictures of some of the trees from Lacamas Counseling Center Project.



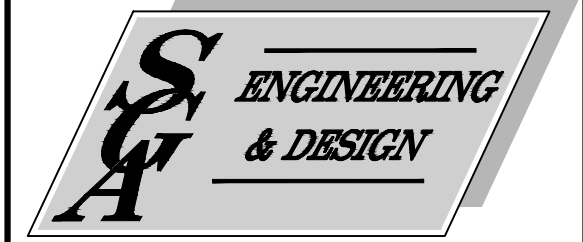
Trees #3 & #4; #5 is behind #4





If the site plan changes relative to the trees assessed or if additional information is needed please contact me.

/s/ Jerry L. Hofer
Certified Arborist Consultations
4414 NE 115th St
Vancouver, WA 98686



CIVIL ENGINEERING ~ LAND PLANNING
DEVELOPMENT SERVICES
LANDSCAPE ARCHITECTURE

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EXISTING CONDITIONS PLAN

LACAMAS COUNSELING CENTER

WASHINGTON

CITY OF CAMAS

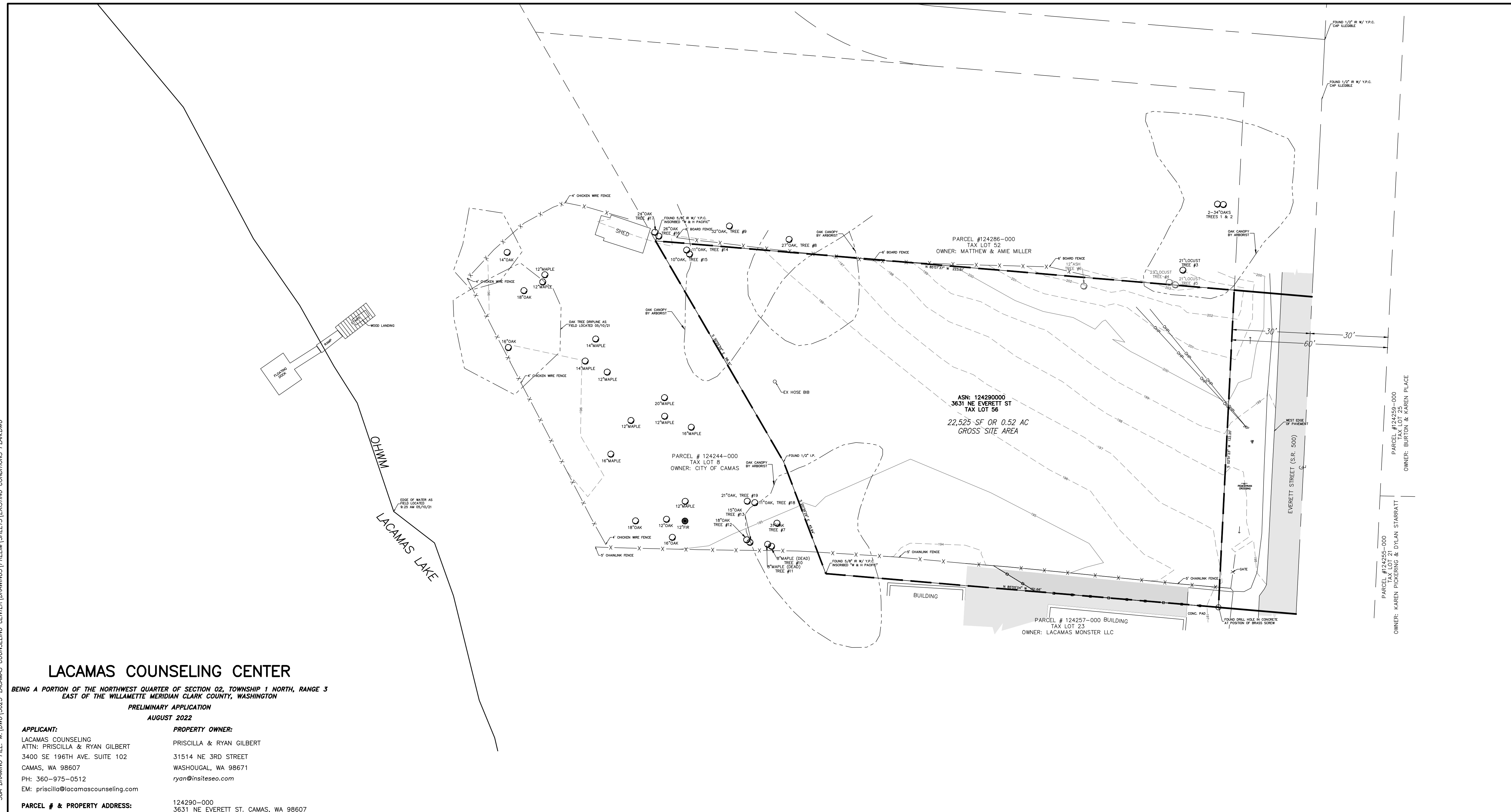
PRELIMINARY

REVISIONS

DESIGNED BY: SAT, SEM
DRAWN BY: SAT, SEM
CHECKED BY: KRS
SCALE: 1" = 20'

JOB NUMBER
5023

SHEET
PRE2.0



LACAMAS COUNSELING CENTER

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 02, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON
PRELIMINARY APPLICATION
AUGUST 2022

APPLICANT: LACAMAS COUNSELING ATTN: PRISCILLA & RYAN GILBERT 3400 SE 196TH AVE. SUITE 102 CAMAS, WA 98607 PH: 360-975-0512 EM: priscilla@lacamacounseling.com	PROPERTY OWNER: PRISCILLA & RYAN GILBERT 31514 NE 3RD STREET WASHOUGAL, WA 98671 ryan@insiteseo.com
PARCEL # & PROPERTY ADDRESS:	124290-000 3631 NE EVERETT ST. CAMAS, WA 98607

CONTACT PERSON:
SGA ENGINEERING, PLLC
ATTN: SCOTT TAYLOR
2005 BROADWAY STREET
VANCOUVER, WA 98663
PH: 360.993.0911
FX: 360.993.0912
EM: STAYLOR@SGAENGINEERING.COM

EXISTING SITE INFORMATION

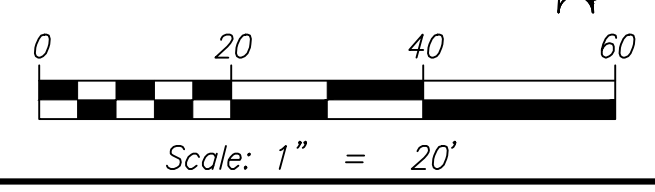
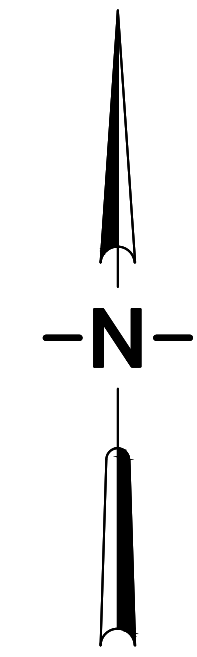
EXISTING PARCEL NUMBER	124290-000
CURRENT USE	VACANT LAND
ZONING DESIGNATION	MX
GROSS SITE AREA	0.52 ACRES 22,525 S.F.
TRANSIT ROUTES	NO KNOWN C-TRAN ROUTES WITHIN 1 MILE OF THE SITE.
EXISTING WATER AND SEWER	SEWER SERVICE WILL BE PROVIDED BY CITY OF CAMAS, PUBLIC WATER SERVICE WILL BE PROVIDED BY CITY OF CAMAS. NO SEPTIC SYSTEMS ARE KNOWN TO EXIST ON SITE. ONE WELL EXISTS ON-SITE.

ENVIRONMENTAL CONDITIONS
THE SITE CONTAINS SOME OF THE SIGNIFICANT ENVIRONMENTAL CONDITIONS LISTED IN THE APPLICATION CHECKLIST. THE SITE IS LOCATED IN THE LACAMAS CREEK WATERSHED. THE SITE IS MAPPED AS HAVING A HIGH PROBABILITY FOR ARCHAEOLOGICAL.

EXISTING CONDITIONS DISCLAIMER
THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM INFORMATION PROVIDED BY MGS SURVEYING AND PUBLIC SOURCES. SGA ENGINEERING, PLLC DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

LEGEND:

- INDICATES WELL
- INDICATES POWER POLE
- INDICATES GUY ANCHOR
- INDICATES GAS RISER
- INDICATES SIGN
- INDICATES BOUNDARY
- INDICATES EDGE OF ASPHALT
- INDICATES EDGE OF CONCRETE
- INDICATES EDGE OF GRAVEL
- INDICATES 5 FOOT INTERVAL CONTOUR
- INDICATES 1 FOOT INTERVAL CONTOUR
- INDICATES FENCE LINE
- INDICATES OVER HEAD POWER
- INDICATES EVERGREEN TREE WITH TRUNK DIAMETER AND TYPE
- INDICATES DECIDUOUS TREE WITH TRUNK DIAMETER AND TYPE



© SGA ENGINEERING PLLC - DATE PLOTTED: Oct. 07, 2022 - 4:31 PM SGA DRAWING FILE: W:\DWG\5023-LACAMAS COUNSELING CENTER\DRAWINGS\PRELIM\SHEETS\EXISTING CONDITIONS PLAN.DWG



PRELIMINARY GRADING AND EROSION CONTROL PLAN

LACAMAS COUNSELING CENTER

WASHINGTON

CITY OF CAMAS

PRELIMINARY

REVISIONS

DESIGNED BY: SAT, SEM
 DRAWN BY: SAT, SEM
 CHECKED BY: KRS
 SCALE: 1" = 10'

JOB NUMBER: 5023 SHEET: PRE3.0



PARCEL #124286-000
 TAX LOT 52
 OWNER: MATTHEW & AMIE MILLER

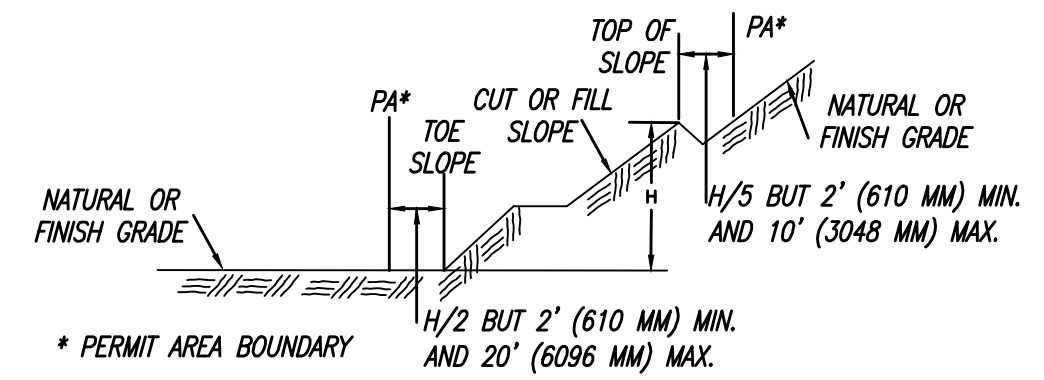
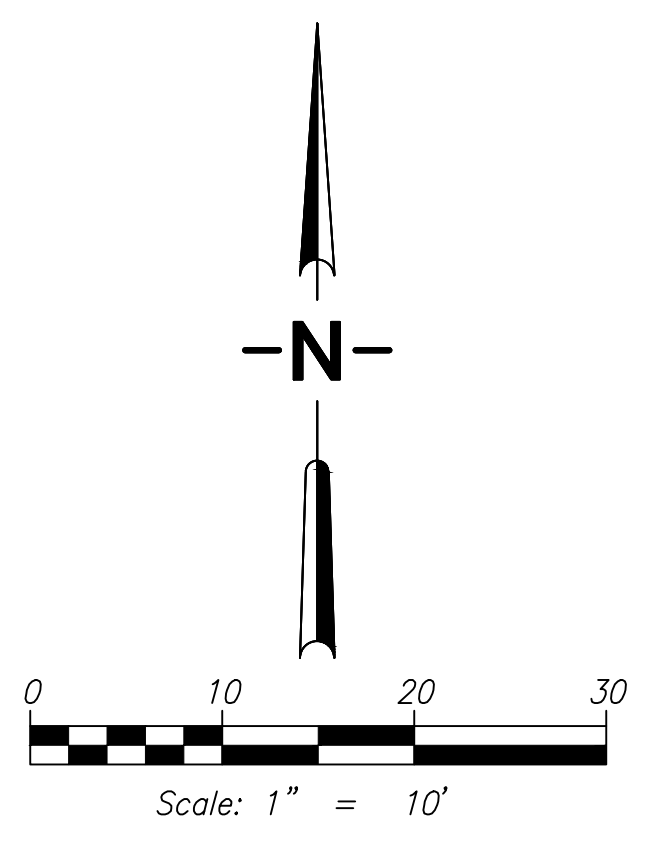
PARCEL # 124244-000
 TAX LOT 8
 OWNER: CITY OF CAMAS

PARCEL # 124257-000 BUILDING
 TAX LOT 23
 OWNER: LACAMAS MONSTER LLC

22,525 SF OR 0.52 AC
 GROSS SITE AREA

LEGEND

- FILL AREA
- CUT AREA
- FG 100 FINISHED GRADE CONTOURS
- 100 EXISTING MAJOR CONTOURS
- STABILIZED CONSTRUCTION ENTRANCE (PER DETAIL EC6)
- TEMPORARY SEDIMENTATION TRAP (PER DETAIL E22)
- TEMPORARY SILT FENCE (PER DETAIL EC12)
- FLOW ARROW



NOTE: GRADING ACTIVITIES MUST BE AT LEAST TWO (2) FEET AWAY FROM PROPERTY BOUNDARIES

IBC APPENDIX J GRADING DETAIL

NO SCALE

DIRT QUANTITIES (CY)

ITEM	CUT	FILL
SITE GRADING	160	600
TRENCH SPOILS	TBD	---
IMPORT	440	---
TOTAL	600	600

- ASSUMED 1.00' FOR SITE STRIPPINGS PER GEOTECH RECOMMENDATIONS. ACTUAL CONDITIONS MAY VARY AND WILL AFFECT THE STRIPPING VOLUME.
- EXCESS TRENCH SPOILS WILL BE STOCKPILED PRIOR TO BEING HAULED OFF SITE OR MAY BE USED AS STRUCTURAL FILL.
- STRIPPINGS WILL BE STOCKPILED PRIOR TO BEING HAULED OFF SITE OR MAY BE USED NON-STRUCTURAL FILL.

QUANTITIES DO NOT ACCOUNT FOR SHRINK AND SWELL FACTORS. ACTUAL MATERIAL QUANTITIES MAY VARY PER SOIL TYPE, SOIL CONDITIONS, & CONSTRUCTION PRACTICES.

(P) PROTECTION OF BIORETENTION AREAS & INFILTRATION TRENCHES: MINIMIZE COMPACTION OF THE BASE AND SIDEWALLS OF THE BIORETENTION AREAS & INFILTRATION TRENCHES. EXCAVATION SHOULD NOT BE ALLOWED DURING WET OR SATURATED CONDITIONS. EXCAVATION SHOULD BE PERFORMED BY MACHINERY OPERATING ADJACENT TO THE BIORETENTION AREAS & INFILTRATION TRENCHES. NO HEAVY EQUIPMENT WITH NARROW TRACKS, NARROW TIRES OR LARGE LUGGED, HIGH PRESSURE TIRES SHOULD BE ALLOWED IN THE BIORETENTION AREAS & INFILTRATION TRENCHES. BIORETENTION AREAS & INFILTRATION TRENCHES SHOULD BE PROTECTED FROM CONSTRUCTION STORMWATER RUNOFF.

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