

1811 NW Hood Street Tree Survey Camas, Washington



Prepared For:
Modern NW
1801 NE Glisan Street
Portland, OR 97213

Prepared By:
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June 15, 2021



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TREE SURVEY

Project: 1811 Hood Street
Applicant: Modern NW
Location: 1811 Hood Street, Camas, Washington
Legal Description: NE and NW ¼ Section 09, T1N, R3E W. M., Clark County
Serial Number(s): 127415-000 (4.67 ac.) and 127440-000 (1.41 ac.)
Study Area Size: 6.08 acres
Jurisdiction: Camas
Zoning: R-7.5
ComPlan: SFM (Single Family Medium)
Assessment by: Kevin Terlep, ISA Certified Arborist #WE-10893A
Site Visit: 6/14/2021
Report Date: 6/15/2021

1.0 INTRODUCTION

This report details the results of a tree survey conducted for Modern NW by Olson Environmental, LLC. (OE). The study area is located at 1811 Hood Street, Camas, Washington (Fig. 1). This report identifies the location and assessment of the general condition of all significant trees as defined locally by the City of Camas under Camas Municipal Code (CMC) 18.13.045.

2.0 SITE DESCRIPTION

The 6.08-acre properties includes parcel 127415-000 (4.67 acres) and 127440-000 (1.41 acres). The study area includes the entirety of both parcels for a proposed 14-unit single family residential development and associated roads. The majority of the study area is pasture, it moderately slopes from the northeast to the southwest. One existing houses is located on the adjacent parcel to southwest. The eastern property line is immediately parallel to Northwest Hood Street and NW Columbia Summit Drive and NW Klickitat Street are to the north and west, respectively. The majority of the trees visible on this site are located outside of the study area on adjacent parcels.

3.0 METHODS

OE conducted a site visit on 06/14/2021 to survey all significant trees within the study area. According to CMC, significant trees are defined as evergreen trees with a diameter at breast height (4.5' above the ground, DBH) of 8 inches or greater and deciduous trees with a DBH of 12" or greater. This definition does not include invasive species or hazard trees.

The entire site was traversed by foot and all tree locations were recorded with a hand-held GPS. The scientific name, DBH, health, and failure potential was assessed and recorded (Appendix A).

4.0 RESULTS AND RECOMENDATIONS

A total of 5 (five) trees were recorded within the study area, all were located within the northern parcel (Fig. 1 and Appendix 1).

- One ornamental apple tree (*Malus sp.*) (Tree#1) is located within the northwest corner of the parcel (Fig. 2) Tree#1 is healthy, but a French drain is located directly below it in the adjacent parcel (Photo Sheets 1 and 2). No uprooting is occurring at the present time but there is a high likelihood of this occurring in the future. Additionally, this tree falls within the footprint of a proposed residential lot, unavoidable rootzone impacts are likely to occur during construction. This tree is recommended for removal.
- Three mature big-leaf maples (*Acer macrophyllum*) (Tree#2-4) are located approximately in the center of the northern property line (Fig. 2). The central maple (Tree#3) has a small cavity at the base and minor exposed roots, the health of this tree is fair. The other two bigleaf maples in this location (Tree#2, 4) are healthy. These trees fall within the footprint of a proposed residential lot, unavoidable rootzone impacts are likely to occur during construction. These trees are recommended for removal.
- One large over-mature bigleaf maple (Tree#5) is located within the southwest corner of the northern parcel just north of the property line for 1611 Hood Street (Fig. 2). Tree#5 has many structural issues (Photo Sheet 1) including a large crack bifurcating the bole along the south side, a 6' crack along the west side as well as signs of previous branch failure and moderate to severe rotting at the base. This tree currently poses a high risk to the fence and yard belonging to the property to the south. Additionally, these trees fall within the footprint of a proposed residential lot, unavoidable rootzone impacts are likely to occur during construction. This tree is recommended for removal.

Please note that the house and trees visible in aerial imagery within the northeast corner of the property are no longer present. This area is currently under development and stumps are visible on the ground.

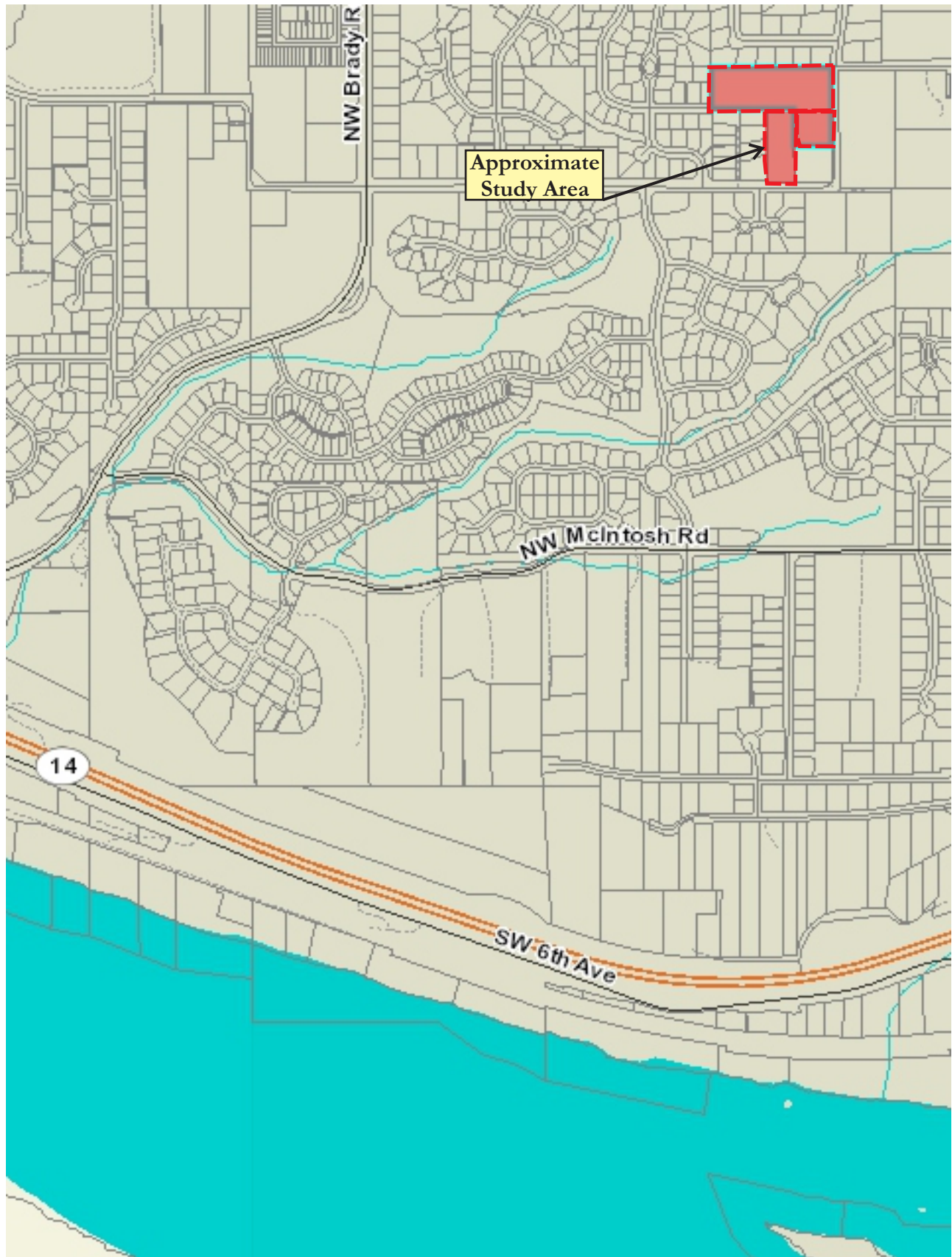
An additional 9 (nine) trees were identified on adjacent parcels to the west and southeast of the study area (Fig. 2). Most of these trees were just on the other side of the western fence-line of the southern parcel and could not be fully assessed. The DBH for these trees was estimated from the east side of the fence and general health was noted (Appendix 1 and Photo Sheet 1). Proper investigation of the roots and stem below eye-level over the fence could not be completed from this vantage. An additional two trees are located within the yard of the adjacent parcel to the southeast. Retention versus removal of all off-site trees is not addressed here due to both the inaccessibility for full assessment and the ownership status of these trees relative to the proposed development. Please also note that the root protection zone for all off-site trees is based on estimated DBH.

Additionally, the following measures shall be taken to protect existing trees within the root protection zone:

- Erect and maintain readily visible Root Protection Zone (RPZ) fencing approximately 30' from the outer dripline of the trees to be preserved. The fence shall be 4' orange construction/snow fencing and at least four feet high
- Maintain the protective barriers in place until the final construction acceptance is issued
- If excavation is required at the edge of the RPZ, cleanly sever the roots of trees to be retained
- Install Arborist chips on the outer edge of the dripline as a buffer between the construction zone and the outer edge of the dripline. This material is considered an excellent product to prevent stress from the construction activities.

5. ARBORIST DISCLOSURE

Arborists are tree specialist who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the health of trees and attempt to reduce the risk of living near trees. The client and the jurisdiction may choose to accept or disregard the recommendations of the arborist or seek additional expertise. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that may fail in ways that we do not fully comprehend. Conditions are often hidden within the trees and below ground within their root systems. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments are not always a guarantee.



APPLICANT:
 Modern NW
 8101 NW Glisan
 Portland, OR 97213

PURPOSE:
 Tree Survey

Project Location
 1811 NW Hood Street
 Camas, Washington



222 E. Evergreen Blvd., Vancouver, WA 98660 ph: 360-693-4555 fax: 360-699-6242

PROPOSED ACTIVITIES IN:
 Lacamas Creek Watershed
LEGAL: NE & NW 1/4 of S09, T1N, R3E
 W. M.
NEAR: Camas, Washington
COUNTY: Clark County
DATE: 06/16/2021

Figure 1



APPLICANT:
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PURPOSE:
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Tree Plan and Protection Zones
 1811 NW Hood Street
 Camas, Washington



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Appendix 1



Tree#1



Tree#5



Tree#1 French Drain



Tree#5 West crack



Tree#2-4



Tree#5 South crack/bole splitting

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Photo Sheet 1
1811 NW Hood Street
Camas, Washington



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Photo-Sheet 1



Off-site Tree#1-3



Off-site Tree#4-6

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Photo Sheet 2
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Photo-Sheet 2

APPENDIX A

TREE INVENTORY

<u>On-site Trees</u>								
Tree#	Scientific Name	Common Name	DBH (inches)	Notes:	Health	Retain/Remove?	Hazard Rating (1-4, Low-High)	
1	<i>Malus spp.</i>	apple	13	On top of French drain	good	Remove	NA	
2	<i>Acer macrophyllum</i>	big-leaf maple	18	moderate lean	good	Remove	NA	
3	<i>Acer macrophyllum</i>	big-leaf maple	15	small cavity at base, exposed roots at surface	good	Remove	NA	
4	<i>Acer macrophyllum</i>	big-leaf maple	19		good	Remove	NA	
5	<i>Acer macrophyllum</i>	bigleafmaple	43	Overmature. Large fissure bifurcating south side of tree, major rot at base, 6' crack along west side of bole, bark loss and previous branch failure.	fair	Remove	4	
<u>Off-site Trees</u>								
Tree#	Scientific Name	Common Name	DBH (inches)	Notes:	Health	Retain/Remove	*Hazard rating not addressed	
1	<i>Thuja plicata</i>	western red cedar	22		fair	N/A		
2	<i>Thuja plicata</i>	western red cedar	16		fair	N/A		
3	<i>Pseudotsuga menziesii</i>	Douglas-fir	30		good	N/A		
4	<i>Franius latifoloia</i>	Oregon ash	12		good	N/A		
5	<i>Franius latifoloia</i>	Oregon ash	12		good	N/A		
6	<i>Pinus sp.</i>	pine	26	2-stem	good	N/A		
7	<i>Pseudotsuga menziesii</i>	Douglas-fir	28		good	N/A		