



CITY OF ASHLAND



TREE COMMISSION - REGULAR MEETING January 7, 2021 AGENDA

I. **CALL TO ORDER**
6:00 p.m. via ZOOM

II. **APPROVAL OF MINUTES**
A. **Tree Commission regular meeting of December 3, 2020 regular meeting minutes.**

III. **LIAISON REPORTS**

- Council Liaison
- Parks & Recreation Liaison
- Community Development Liaison

IV. **TYPE I REVIEWS**

PLANNING ACTION: TREE-2020-00134

SUBJECT PROPERTY: 386 B Street

OWNER / APPLICANT: Peter and Mari Tardiff

DESCRIPTION: A request for approval to remove one large Box Elder tree located at the rear of the property, approximately 15' from the alley. The application explains that in recent years the tree has begun to lean considerably and now leans forty-five-degree angle and poses a hazard should it collapse. Despite years of maintenance removing canopy weight through regular pruning the applicant states that any additional removal of the canopy will have a detrimental effect on the overall health of the tree. The application concludes that mitigation of the hazard posed can only be accomplished by removal of the tree.

COMPREHENSIVE PLAN DESIGNATION: Multi Family Residential; **ZONING:** R-2;

MAP: 39 1E 09 BA; **TAX LOT:** 6600

PLANNING ACTION: TREE-2020-00135

SUBJECT PROPERTY: 60 Fifth St.

OWNER / APPLICANT: Tom Phillips

DESCRIPTION: A request for approval to remove one large Box Elder in the back of the property at 60 Fifth St. The tree is described as approximately 30" across and 50-60' tall. The tree has a large cavity about three feet above the ground with signs of extensive decay. The tree has dropped several large branches posing a hazard to pedestrians and vehicle traffic. The application

COMPREHENSIVE PLAN DESIGNATION: Multi Family Residential; **ZONING:** R-2;

MAP: 39 1E 09 AC; **TAX LOT:** 7400

PLANNING ACTION: TREE-2020-00136

SUBJECT PROPERTY: *Adjacent to* 2810 Diane St.

OWNER / APPLICANT: Michael Smith President Clay Creek HOA

DESCRIPTION: A request for approval to remove one large hazard tree identified as a large Alder tree on the bank of Clay Creek. The property is a vacant parcel of land dedicated as open space to the Clay Creek HOA. The application includes a letter from Victor's Tree Service describing the tree as having a large rotted area in the trunk, and a letter from the adjacent

property owner expressing concern that the tree could fall towards his house. The application includes several photos documenting both the severe lean of the tree and the area of rot. The application states that the tree poses a hazard that can not be alleviated by pruning, and that removal is the only option to mitigate the risk.

COMPREHENSIVE PLAN DESIGNATION: Single Family Residential; **ZONING:** R-1-5; **MAP:** 39 1E 14 BC; **TAX LOT:** 2111

PLANNING ACTION: PA-T1-2020-00133

SUBJECT PROPERTY: 39 1E 16AC #300

Morton Street to West Ivy Lane

APPLICANT: Hardey Engineering & Associates / City of Ashland

OWNER: D & S Ventures LLC

DESCRIPTION: A request for Physical and Environmental Constraints Review Permit for Hillside Land to facilitate the construction of an approximately 300-foot section of a 12-inch water line that extends from Ivy Lane to Morton Street. The area of disturbance subject to the review is just west of the West Ivy Lane right-of-way. The request includes Severe Constraints Review because portions of the property are greater than 35 percent slopes. The application also includes a request for a Tree Removal Permit to remove 19 trees between 6-inches DBH to 18-inches DBH.

COMPREHENSIVE PLAN DESIGNATION: Rural Residential and Woodland Residential;

ZONING: RR-.5 & WR; **ASSESSOR'S MAP:** 39 1E 16AC; **TAX LOT:** 300

PLANNING ACTION: PA-A-2020-00143

SUBJECT PROPERTY: Clay Creek Gardens HOA

V. **TYPE II REVIEWS** – None

VI. **STREET TREE REMOVAL PERMITS** – None

VII. **OLD BUSINESS**

VIII. **DISCUSSION ITEMS**

- Arborist license changes

IX. **ADJOURNMENT**

Next Meeting: February 7, 2021

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Community Development office at 541-488-5305 (TTY phone is 1-800-735-2900). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1).



CITY OF ASHLAND



Ashland Tree Commission Draft Minutes December 3, 2020

Call to Order

Commission Chair John called the meeting to order at 6:01 pm via ZOOM.

Commissioners Present:	Council Liaison
Christopher John	Stephen Jensen
Asa Cates	
Eric Simpson	Park Liaison
Cat Gould	Peter Baughman
	Staff Present:
	Aaron Anderson: Associate Planner
Commissioners Not In Attendance:	ALL PRESENT

Approval of Minutes

Commissioners Gould / John m/s to approve the minutes of November 3, 2020. Voice Vote: All AYES. Motion passed.

Public Forum

There was no one wishing to speak.

Liaison reports

Council Liaison - Councilor Jensen gave a brief update, including the outcome of the election and the change in the city charter. He gave an update on the Fire Chief and the City Manager position and mentioned the approval of the Kendrick annexation.

Parks & Recreation Liaison – Baughman reported that the forestry division is doing fuel reduction above white rabbit trail. The Japanese garden progress is continuing, and all tree protection fencing is in place. He went on to say that the ice rink will not be opening this year due to covid restrictions.

Community Development Liaison – Anderson reported that Tree of the year nominations should have started and wanted feedback on whether to cancel in 2021.

TYPE I REVIEWS

PLANNING ACTION: TREE-2020-00128

SUBJECT PROPERTY: 485 Clinton St.

OWNER/APPLICANT: Dolly Travers for Riverwalk HOA

DESCRIPTION: A request for approval to remove two conifer trees from a common area at the Riverwalk subdivision. The application materials indicate that the trees are in poor health as indicated by lack of root flare visible canker wounds and a pronounced lean. The application explains that the HOA feels that these trees pose a fire hazard as well. **COMPREHENSIVE PLAN DESIGNATION:** Single Family Residential; **ZONING:** R-1-5;

MAP: 39 1E 04 DD; **TAX LOT:** 1600

Anderson explained that staff had this come before them again because the staff advisor wanted the Tree Commission to discuss pruning to wildfire standards and if that would affect the health of the tree.

The applicants were there to give a brief presentation in support of the application.

Chair John remarked that he did not concur with the health and stability concerns that were presented by the applicant and there was discussion about why a removal can't be approved for aesthetic reason. Anderson pointed out that the criteria for removal requires that the Commission make a finding that the tree is a hazard.

Simpson/Cates M/S recommend denial of the application. 4-0

PLANNING ACTION: TREE-2020-00132

SUBJECT PROPERTY: 265 6th Street

APPLICANT: Quality Tree Care

OWNER: Leonard Eisenberg

DESCRIPTION: A request for approval to remove two hazard trees, the first is a 36" DBH Catalpa which has three main stems, the second tree is a 12" DBH blue spruce. The application materials include a report by an ISA certified arborist as well as completed risk assessment forms. The application materials explain that the root system of the catalpa is damaging the nearby foundation and sewer line. The application explains that due to the shallow root system of the spruce the removal of the catalpa will expose the spruce to wind loads that may cause the tree to fall into the neighboring property. **COMPREHENSIVE PLAN DESIGNATION:** Multi Family Residential; **ZONING:** R-2; **MAP:** 39 1E 09 AB; **TAX LOT:** 4400

Anderson briefly presented the application and stated that the applicant is an ISA certified arborist and did include a risk assessment form with the application.

There was no one in attendance in support of the application.

There was general agreement that the argument for removal of the spruce tree was not well developed. It was discussed that there was not sufficient evidence in the record that the tree was cracking the foundation.

Cates/John M/S to approve the removal of the catalpa with the condition of approval that they provide photographic evidence of the damage to the foundation, and denial of the removal of the spruce. application. 4-0

PLANNING ACTION: TREE-2020-00133

SUBJECT PROPERTY: 565 B Street

OWNER/APPLICANT: Mary Ellen Wilson

DESCRIPTION: A request for approval to a single native plum tree that is identified as posing a hazard due to a large section of decay near the base of the tree. The tree is 18" DBH and approximately thirty-feet in height. The application materials include a report by an arborist stating that the hazard cannot reasonably be mitigated through pruning and recommends removal of the tree. **COMPREHENSIVE PLAN DESIGNATION:** Multi Family Residential; **ZONING:** R-2; **MAP:** 39 1E 09 AB; **TAX LOT:** 6200

Anderson presented the application.

There was no one in attendance in support of the application.

Simpson remarked that the tree was in poor form and leaning significantly over the alley.

Simpson/Cates M/S to approve the application as submitted. 4-0

PLANNING ACTION: PA-A-2020-00133

APPLICANT: Birchwood HOA

DESCRIPTION: A request to review and administratively approve an update to the street tree and common area landscaping plan for the Birchwood HOA. The application includes updated species that are more appropriate to the site so that in the future should a tree need to be removed due to either death or disease. The application does not include a request for any tree removals at this time.

Anderson presented the application.

There was no one in attendance in support of the application.

There was general agreement that the species being proposed are appropriate.

Gould/Simpson M/S to approve the application as presented 4-0

TYPE II REVIEWS

Nothing up for review

STREET TREE REMOVAL PERMITS

Nothing up for review

DISCUSSION ITEMS

Wildlife best practices-condition of approval (Gould):

Gould discussed the laws and guidelines that she has collected as a rough draft for consideration as an attachment for approved street tree removals. There was general agreement that a hand out with this information is a good resource to include with approved tree removals. There were some suggestions for improvement and Gould indicated that she would bring back a revised draft at a future meeting.

Tree of the Year:

Anderson suggested skipping Tree of the Year 2020. Gould strongly felt that there should be a Tree of the Year even if the nomination / voting happen in 2021. Gould suggested that the form could be converted to a flyer directing people to submit their nominations via email.

ADJOURNMENT:

Meeting adjourned at 7:39 pm

Next meeting: January 7, 2021

Respectfully submitted by Regan Trapp

**TYPE I
REVIEWS**

**TREE-2020-00134
386 B Street**



Planning Division
51 Winburn Way, Ashland OR 97520
541-488-5305 Fax 541-488-6006

ZONING PERMIT APPLICATION

FILE # Tree-2020-00134

DESCRIPTION OF PROJECT Removal of Box Elder

DESCRIPTION OF PROPERTY

Pursuing LEED® Certification? YES NO

Street Address 386 B STREET

Assessor's Map No. 39 1E _____ Tax Lot(s) _____

Zoning _____ Comp Plan Designation _____

APPLICANT

Name PETER TARDIFF Phone 541-708-0069 E-Mail TARDIFFPETERJEF@SMIIL.COM

Address 386 B STREET City ASHLAND Zip 97520

PROPERTY OWNER (SAME)

Name PETER TARDIFF Phone 541-708-0069 E-Mail TARDIFFPETERJEF@SMIIL.COM

Address 386 B STREET City ASHLAND Zip 97520

SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OTHER

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location found to be incorrect, the owner assumes full responsibility. I further understand that if this request is subsequently contested, the burden will be on me to establish:

- 1) that I produced sufficient factual evidence at the hearing to support this request;
- 2) that the findings of fact furnished justifies the granting of the request;
- 3) that the findings of fact furnished by me are adequate; and further
- 4) that all structures or improvements are properly located on the ground.

Failure in this regard will result most likely in not only the request being set aside, but also possibly in my structures being built in reliance thereon being required to be removed at my expense. If I have any doubts, I am advised to seek competent professional advice and assistance.

[Signature]
Applicant's Signature

12-1-2020
Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

[Signature]
Property Owner's Signature (required)

12-1-2020
Date

(To be completed by City Staff)

Date Received 12/7/20 Zoning Permit Type Tree Removal Filing Fee \$ 30.50

OVER ►►

Received 12.7.2020

Derek Severson, Senior Planner
City of Ashland, Department of Community Development

Derek, the following is the statement requested per Application Submission Requirements (18.5.7.030).

The tree that we are requesting to have removed is a 25 year old Box Elder. The tree is located in our back yard about 15 feet off of the alley and 3 feet from the neighbors property. The Box Elder right next to it is very healthy and growing vertically.

The reason for removal is the angle that the tree has taken over the last 10 years, and the danger of it causing structural damage or harm to inhabitants.

As you can see in the pictures I've included, the trunk is at a 45 degree angle. The canopy has become very large, and has a lot of weight that extends over the main house and the neighbors home. In the last 10 years we have had professional arborists evaluate the tree and have removed major limbs to decrease the load.

Two weeks ago I had the arborist from Southern Oregon Tree Care come out and evaluate the tree, hoping just to have the canopy cut back. At that time he noted the tree was healthy, but was showing stress from the lean. A major tree limb comes off the already angled main trunk at 90 degrees. He noted cutting back the canopy any more would have detrimental effects on the Tree and only minimally take weight off.

We do not take the removal of this tree lightly. We love the look of it and the shade it has provided us. I feel we are at a point where it has become dangerous to us and our neighbors. Since we have moved into our home we have planted over 16 trees and have a total of over 25 trees on the property of different shapes and sizes.

Thank you for your time and consideration of this issue,

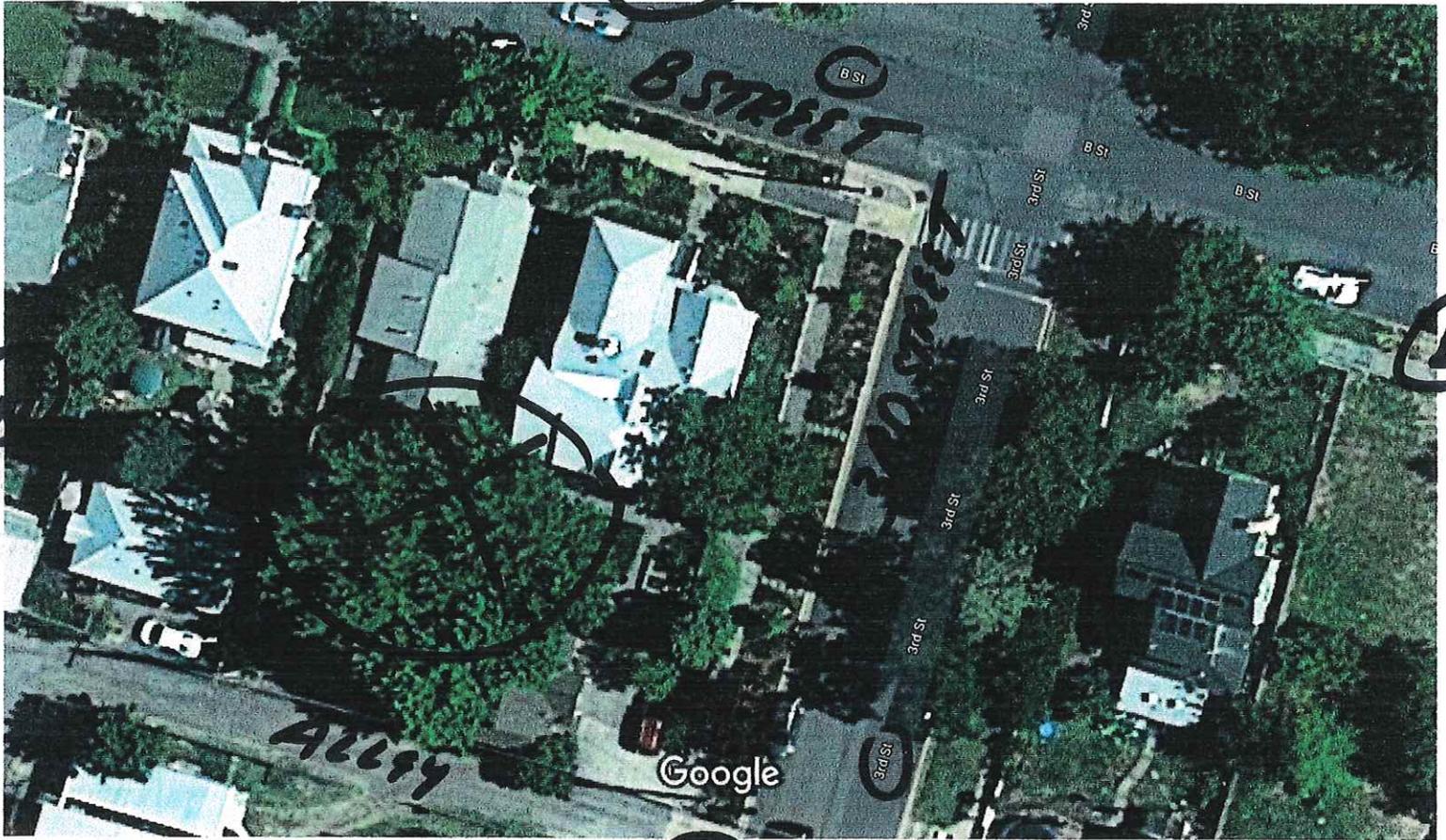
Peter and Mari Tardiff

386 B street (corner of B and 3RD Street)

Ashland, Oregon 97520

541-708-0069

Received 12.7.2020



Map data ©2020, Map data ©2020 20 ft

TWO BOX ELDERS -

THE NORTH TREE WHICH HAS AN
EXCESSIVE LEAN IS BEING CONSIDERED
FOR REMOVAL.

MISS DISC W/PUNCH
53

NW

"B" STREET

(N 74°22' W

370)

S 74°07'55" E

370.27

FOUND 3" BRASS DISC W/PUNCH
REF: FS 4896

300.26 (300)

35

35

35

35

DN 2011-019078

134.01

(N15°48'E

134)

549'47"E

(N15°48'E

134)

60.04

50.04 (50)

60.04

50.04 (50)

133.98 (134)

16.00

9 9 8 7 6 5 4 3 2 1

N 74°09'31" W

300.23 (300)

ALLEY

S 74°09'31" E

300.22

469.88

(S 15°49'56" W)R1

THIRD STREET

399.93

S 15°49'46" W

(S 15°38' W

249.95

BLOCK M

MAP OF

RAILROAD ADDITION

THE TOWN OF ASHLAND

Received 12.7.2020



Received 12.7.2020

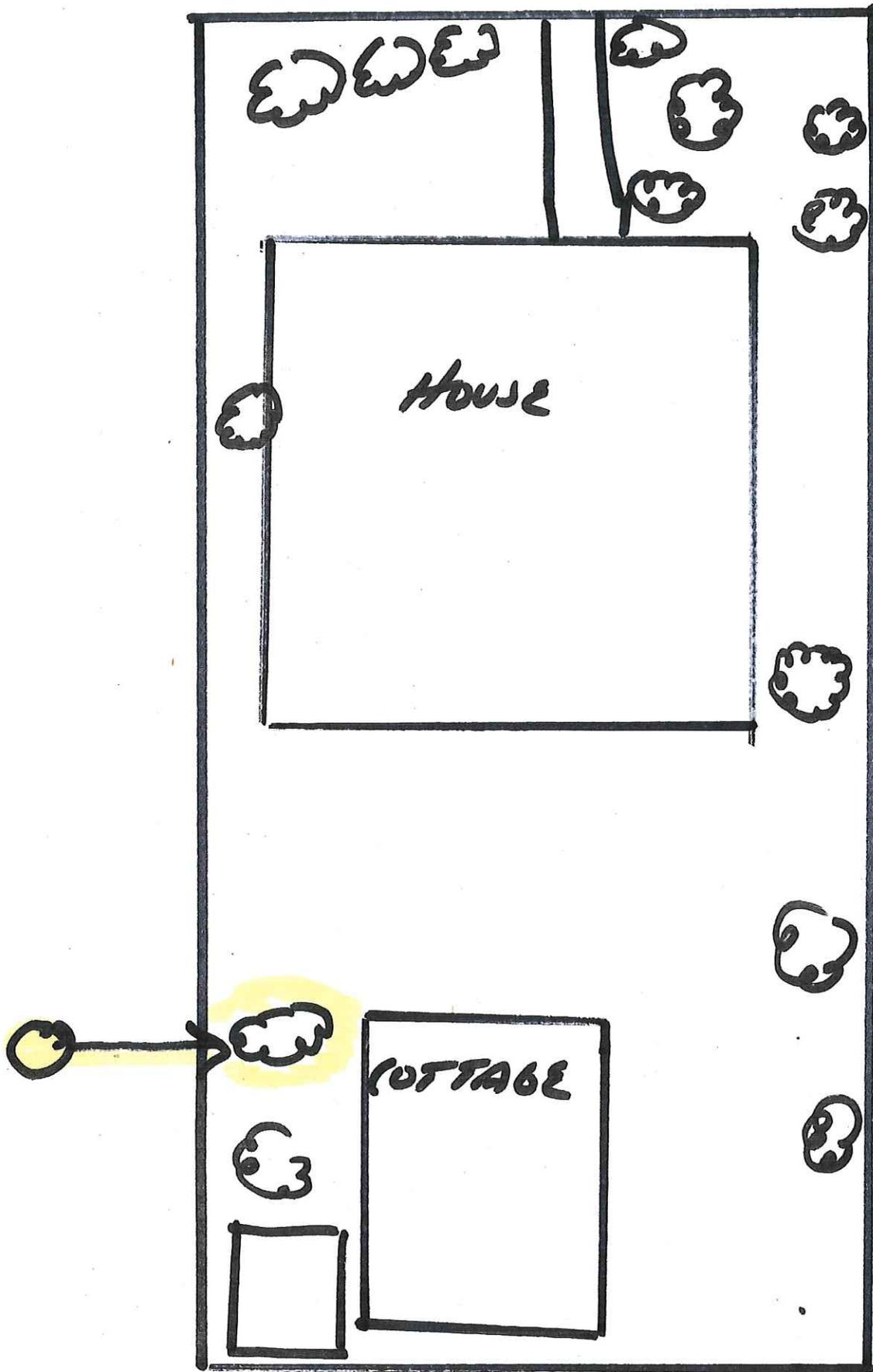


LEANS
OUR FEELINGS - BOTH OUR
NEIGHBORS & OUR HOME.

Received 12.7.2020



Received 12.7.2020



ALLEY
Received 12.7.2020

(S)

Aaron Anderson

From: Peter <tardiffpetervet@gmail.com>
Sent: Tuesday, December 22, 2020 8:05 AM
To: Aaron Anderson
Subject: Fwd: Tree removal for safety considerations ,also access for disabled wife

[EXTERNAL SENDER]

Sent from my iPad

Begin forwarded message:

From: Peter <tardiffpetervet@gmail.com>
Date: December 22, 2020 at 7:53:33 AM PST
To: aaron.anderson@ashland.or.usa
Subject: Tree removal for safety considerations ,also access for disabled wife

Good morning Aaron. I did get a hold of our arborist at Oregon Tree Care. They are going to get a letter to me that I can forward to you by next Tuesday. After talking to you , I was speaking to my wife who is disabled and if she doesn't have her electronic braces on is wheel chair bound. We modified our 135 year old home 10 years ago to allow her to have quality of accessibility in the home and into the home. Because it is in the historical district we did no modifications to the front of the home. I note this because her only access to and from the home is the back yard where the tree in question is located. After the Alameda fires and the winds we experienced I forgot how much anxiety this caused her. After reading the ADA guidelines it appears to make our home safe, tree removal from her only area of escape is not prohibited. It no longer becomes a city issue, but rather federal. To go a step further, I will be more than happy to seek professional representation to address this issue. Let me know if this is something that your package might need to present our request to the commission. Let me know,
Thank You.
Peter and Mari Tardiff
386 B Street, Ashland

Sent from my iPad



SOUTHERN OREGON TREE CARE, LLC

P.O. Box 5140
Cantral Point, OR 97502
(541)772-0404
info@sotreecare.com

I was asked my Mr. Peter Tardiff to write a report requesting permission to remove a large boxelder maple (*Acer negundo*) on his property. I made a site visit today, December 22nd 2020 to see the tree located at 386 B St. in Ashland Oregon. The limitations of my report were visual observations from the ground, and I was limited to a single page to limit expenses.

This tree appeared healthy for this species, which is notorious for large limb failures and extensive decay. This particular tree is 27 inches diameter at breast height and approximately 60 feet tall. The tree also has a lean of about 45 degrees which is significant. This would make the length of the tree approximately 85 feet long. This tree is growing out from under another Boxelder maple causing the lean as it tries to reach for the sunlight. There is a large branch coming off one side of the tree at 90 degrees to the side and is around 90-100% of the diameter, any branch that is 50% or greater than the diameter of the branch it is attached to is considered a weak attachment. On this limb is another large limb that has obvious included bark, this means there are two layers of bark impacted between the limbs also creating another weak point. There are three homes and a fence in the strike zone of this tree if it were to fail as a whole tree. Mr. Tardiff's home is recognized as a historic home having originally been built in 1888! His wife is handicapped and the only ramp to allow here in and out of her home is in the back, under this tree. If this tree were to fail in part or whole, it is likely she would have no egress from the home until it was cleared and any possible damage to the ramp repaired. The larger portion of this tree is hanging over the next-door neighbor's home and would likely damage this home as well in a whole or part tree failure. Knowing this species characteristics of not being very resistant to decay, very soft, weak wood and prone to shed large, horizontal limbs as well as the consequences of failure I would recommend removal of this tree. There is another boxelder maple right beside this one that is more vertical so species diversity in this area would not be changed, Mr. Tardiff has planted many trees on his lot that are well on their way to being established and his property is well landscaped and maintained. I seldom recommend healthy trees for removal but in this case, I would encourage the tree commission to drive by and look at the scenario with the above mentioned things in mind.

We request permission to remove this tree. Please feel free to contact my office with any questions regarding this tree at (541)-772-0404.

Willie Gingg

Southern Oregon Tree Care, LLC

I.S.A. Board Certified Master Arborist PN 5564B

Sign  Date 12-22-2020





City of Ashland
Community Development Department
51 Winburn Way
Ashland, OR 97520
Telephone: 541-488-5305
Inspection Line: 541-552-2080

PERMIT NUMBER
TREE-2020-00134
Apply Date: 12/7/2020

Plan Type: Tree Removal

Work Class: Tree Removal Permit Review

Map & Tax Lot	Property Address
391E09BA6600	386 B St

Owner Information	Applicant Information
Owner: Peter Tardiff Owner 386 B St Address: Ashland, OR 97520 Phone: (541) 708-0069	Applicant: Peter Tardiff Applicant 386 B St Address: Ashland, OR 97520 Phone: (541) 708-0069

Project Description
Removal of 2 box elders

Fees	
Fee Description:	Amount:
Tree Removal/Verification Fee (Type I)	\$30.50

Applicant: _____

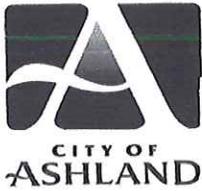
Date: _____

Total Fees:	\$30.50
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Received 12.7.2020

**TYPE I
REVIEWS**

**TREE-2020-00135
60 Fifth Street**



Planning Division
51 Winburn Way, Ashland OR 97520
541-488-5305 Fax 541-488-6006

ZONING PERMIT APPLICATION

FILE # TREE-2020-00135

DESCRIPTION OF PROJECT OLD, AT RISK, Tree Removal along Back Alley

Pursuing LEED® Certification? YES NO

DESCRIPTION OF PROPERTY

Street Address 60 FIFTH ST Ashland OR

Assessor's Map No. 39 1E 09AC1400 Tax Lot(s) # 7400

Zoning R 2 Comp Plan Designation _____

APPLICANT

Name Tom Phillips Phone 541 482 4829 E-Mail tmppsworks@yahoo.com

Address 60 FIFTH ST City Ashland Zip 97520

PROPERTY OWNER SAME

Name Tom Phillips Phone 541 482 4829 E-Mail tmppsworks@yahoo.com

Address 60 FIFTH ST City Ashland Zip 97520

SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OTHER

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location found to be incorrect, the owner assumes full responsibility. I further understand that if this request is subsequently contested, the burden will be on me to establish:

- 1) that I produced sufficient factual evidence at the hearing to support this request;
- 2) that the findings of fact furnished justifies the granting of the request;
- 3) that the findings of fact furnished by me are adequate; and further
- 4) that all structures or improvements are properly located on the ground.

Failure in this regard will result most likely in not only the request being set aside, but also possibly in my structures being built in reliance thereon being required to be removed at my expense. If I have any doubts, I am advised to seek competent professional advice and assistance.

Thomas R. Phillips
Applicant's Signature

12.16.2020
Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

T.R. Phillips
Property Owner's Signature (required)

12.16.2020
Date

\$ 30.25

[To be completed by City Staff]

Date Received _____ Zoning Permit Type _____ Filing Fee \$ _____

OVER >>

541-482-4829 trimpworks@yahoo.com

FROM: Tom Phillips: 60 Fifth St. Ashland 97520
for tax lot #7400

We have an old Box Elder tree in the 'back' of our property, which keeps having limbs break off. In particular near the base a large cavity exists where a large branch broke away. * I have sent e-photos* to Aaron Anderson of the tree, this big hole & one hole further up the main trunk.

This tree overhangs an alley that is used regularly by several neighbors. We have 2 alleys bordering our property and this ~~one~~ ^{one} connects one alley (going 5th to 6th st.) to C. St. I have put a pink ribbon around it's trunk to identify it. The trunk is about 30" across at ~5' from ground level & stands maybe 50'-60' tall.

Though we will dearly miss this tree, we do hope to bring it down safely before it causes problems. Box Elders are not 'strong' sturdy trees & there are enough signs of decay to cause us real concerns. The bigger cavity is visible best from inside our yard. If you would care to examine that, please call & schedule a visit to be sure that our dog does not bother anyone---

I hope this is enough info. for you to make a decision w/ the addition of the e-photos I have sent to A. Anderson.

Thank you for your understanding & assistance,
Tom Phillips

Liz Hamilton

From: Aaron Anderson
Sent: Thursday, December 17, 2020 1:43 PM
To: Liz Hamilton
Subject: FW: old Box Elder at back of #60 Fifth st.
Attachments: IMG_3617.JPG; IMG_3613.jpg; IMG_3623.JPG

From: Tom Phillips <tmpsworks@yahoo.com>
Sent: Thursday, December 17, 2020 10:04 AM
To: Aaron Anderson <aaron.anderson@ashland.or.us>
Subject: old Box Elder at back of #60 Fifth st.

[EXTERNAL SENDER]

Hi Aaron and Tree committee,
Here are some photos of our mature Box Elder located by an alley behind tax lot #7400 in Ashland's railroad district. As I mention in the note included w/ the application for removal, this tree has had limbs breaking off during these last few years. The cavity shown in photo #3617 is so deep I can put my arm all the way into it. That hole is about waist high from the ground, and must be affecting the integrity of the main trunk. We wish to replace this tree w/ a Scarlet Oak, *Quercus coccinea*, during this winter season. We will certainly miss this big established tree, but fear that it will break more and/or fall into the alley-way during the stormy season. We hope that you can approve this take-down and replanting strategy. Thank you for your assistance, Tom Phillips 541-482-4829

ps. I will be dropping off the paper-work to the planning dept. later today and know to call first , so that the drop-box will be unlocked for that time.







**TYPE I
REVIEWS**

**TREE-2020-00136
Adjacent to 2810 Diane Street**



Planning Division
51 Winburn Way, Ashland OR 97520
541-488-5305 Fax 541-488-6006

ZONING PERMIT APPLICATION

FILE # TREE-2020-00136

DESCRIPTION OF PROJECT Removal of tree in HOA common area

DESCRIPTION OF PROPERTY Pursuing LEED® Certification? YES NO

Street Address 2830 Diane St.

Assessor's Map No. 39 1E 14 BC 2111 Tax Lot(s) 2111

Zoning R-15 Comp Plan Designation Single Family Residential

APPLICANT

Name Michael Smith Phone 541-941-7424 E-Mail tikimick@hotmail.com

Address 2790 Diane St City Ashland Zip 97520

PROPERTY OWNER

Name Clay Creek Estates Homeowners Assn. Phone 541-941-7424 E-Mail tikimick@hotmail.com

Address 2790 Diane St City Ashland Zip 97520

SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OTHER

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location found to be incorrect, the owner assumes full responsibility. I further understand that if this request is subsequently contested, the burden will be on me to establish:

- 1) that I produced sufficient factual evidence at the hearing to support this request;
- 2) that the findings of fact furnished justifies the granting of the request;
- 3) that the findings of fact furnished by me are adequate; and further
- 4) that all structures or improvements are properly located on the ground.

Failure in this regard will result most likely in not only the request being set aside, but also possibly in my structures being built in reliance thereon being required to be removed at my expense. If I have any doubts, I am advised to seek competent professional advice and assistance.

[Signature] Applicant's Signature Date 1/21/20

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

[Signature] Property Owner's Signature (required) Date 12/21/20

(To be completed by City Staff)
Date Received 12.21.2020 Zoning Permit Type Tree Removal Filing Fee \$ 30.50

Received 12.21.2020

OVER >>

Proposed Findings of Fact

in support of tree removal application Diane Street

1. The tree to be removed is an alder with a DBH of 96" and is adjacent to Clay Creek and 40' south of Diane Street. The tree is located in an unoccupied common area maintained by the Clay Creek Homeowners Association which consists of 14 lots located in the Diane Street neighborhood. (See Plot map)
2. The tree is expected to be removed as soon as city approval is obtained and is to be replaced by a 1 ½" caliper Oregon Ash in the area further back from Clay Creek.
3. The tree is rotted near the base of the trunk as can be seen from pictures included with the tree removal application. It appears to be a hazard tree in that it presents a public safety hazard that cannot be alleviated by further pruning, treatment or relocation. (See letters from Victor's Tree Service and from neighbor, Mary Kay Michelson))

Received 12.21.2020

VICTOR'S TREE SERVICE

427 Berrydale Avenue, Medford OR 97501

541-301-6457

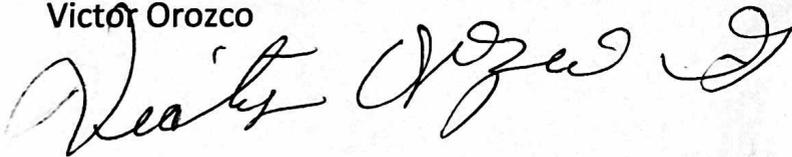
To Whom it May Concern:

I am an arborist and have examined the alder tree located at 2770 Diane Street. It appears to be rotted in a 4' area of the trunk nearest the creek . It is leaning out over the adjacent creek and is in danger of falling across the creek and if, so it would likely strike the residential structure located at 2810 Diane Street.

In my opinion I believe that this tree presents an immediate and present danger of falling and would likely result in damage to the adjacent structure. If you have any questions please contact me at the above number.

Very truly yours,

Victor Orozco

A handwritten signature in black ink, appearing to read "Victor Orozco", written in a cursive style.

Received 12.21.2020

Mary Kay Michelson
2810 Diane Street
Ashland, Oregon 97520

December 16, 2020

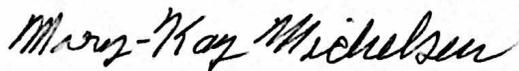
Dear City of Ashland Planning Division
Re: Tree Removal Application

Dear City Staff,

I am writing in support for the Clay Creek Homeowner's Association's plan to remove the large Alder tree that is on the ^{east} bank of Clay Creek. For some years now, I have been concerned that this tree could fall in the direction of my home, which is on the other bank of that same creek. It leans in the direction of my house and is sufficiently tall to damage my roof and the side of the house. I have watched it suffer increasingly dead sections for the past five years and notified the Association after securing bids to remove it. Due to a shortage of funds, the association could not previously remove it, and more and more branches have failed since that time.

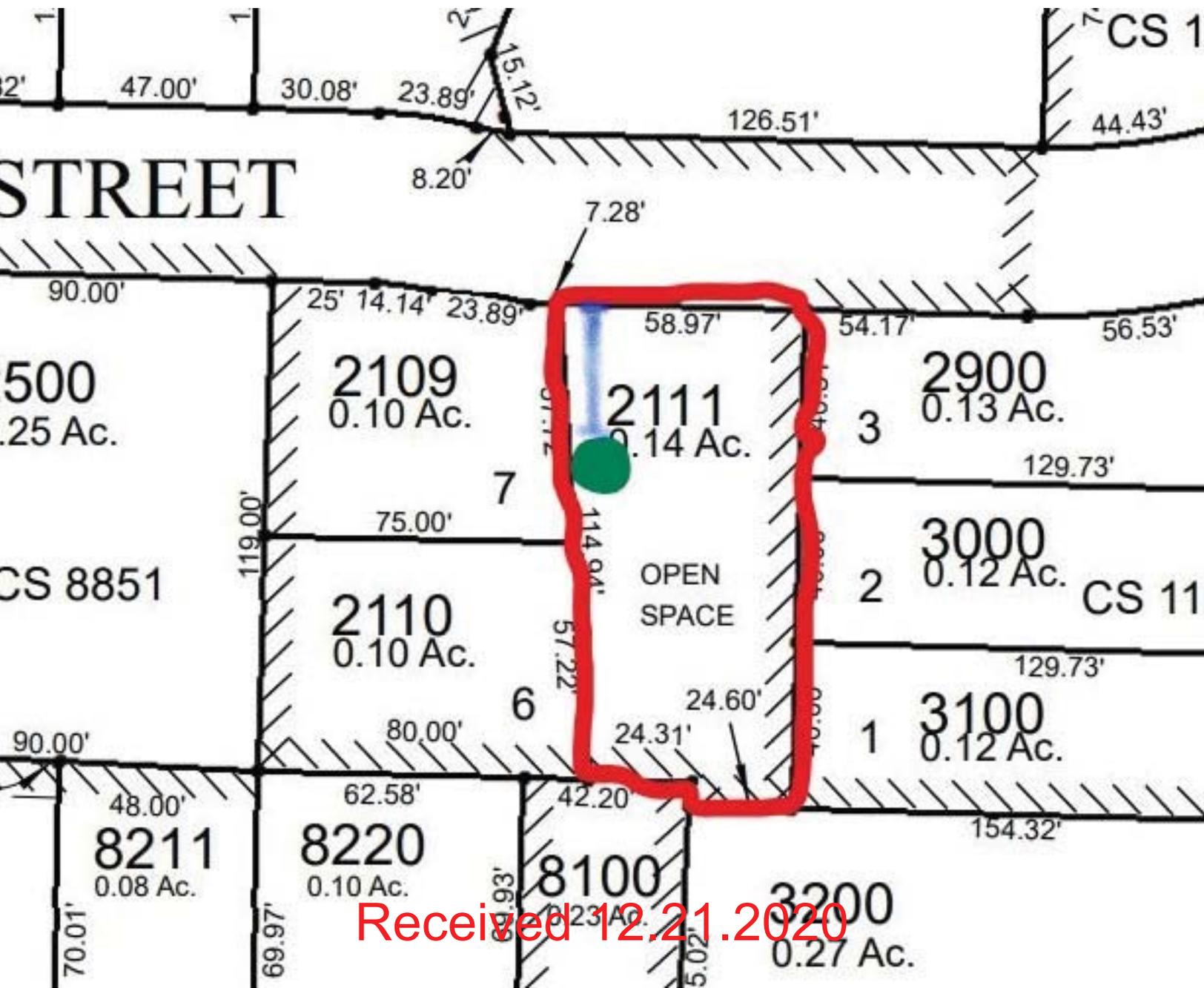
The Association has been reserving dues during this time and is now able to cover the cost of its removal. With bids from three different arborists, and an informal consultation with the City of Talent arborist, it is clear that the time for its removal is now. By the way, I live in the only property effected by this tree. I am grateful that it will be removed before it falls down in the direction of my home.

Sincerely,



Mary Kay

Received 12.21.2020



Received 12.21.2020



Received 12-21-2020









Received 12/01/2020



Received 12.21.2020



Received 12.21.2020



City of Ashland
Community Development Department
51 Winburn Way
Ashland, OR 97520
Telephone: 541-488-5305
Inspection Line: 541-552-2080

PERMIT NUMBER
TREE-2020-00136
Apply Date: 12/21/2020

Plan Type: Tree Removal

Work Class: Tree Removal Permit Review

Map & Tax Lot	Property Address
391E14BC2111	

Owner Information	Applicant Information
Owner: Clay Creek Homeowners Association Owner: 2790 Diane St Address: Ashland, OR 97520 Phone: (541) 941-7424	Applicant: Michael Smith Applicant: 2790 Diane St Address: Ashland, OR 97520 Phone: (541) 941-7424

Project Description
Removal of Alder Tree in HOA common area next to 2810 Diane Street

Fees	
Fee Description:	Amount:
Tree Removal/Verification Fee (Type I)	\$30.50

Applicant: _____

Date: _____

Total Fees:	\$30.50
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**TYPE I
REVIEWS**

**PA-T1-2020-00143
Morton Street to West Ivy Lane**



Planning Division
 51 Winburn Way, Ashland OR 97520
 541-488-5305 Fax 541-488-6006

ZONING PERMIT APPLICATION

FILE # _____

DESCRIPTION OF PROJECT Ivy Morton Waterline: City of Ashland Project #2014-04

DESCRIPTION OF PROPERTY

Pursuing LEED® Certification? YES NO

Street Address Ivy Lane Ashland, OR

Assessor's Map No. 39 1E 16 Tax Lot(s) 300

Zoning RR .5, WR, P-overlay Comp Plan Designation Low density residential. Woodland

APPLICANT

Name Kevin Caldwell, City of Ashland Phone 541-552-2414 E-Mail kevin.caldwell@ashland.or.us

Address Ashland Public Works 20 E Main St City Ashland Zip 97520

PROPERTY OWNER

Name D&S Ventures, LLC Phone _____ E-Mail _____

Address 1000 N. Northlake Way 133 City Seattle, WA Zip 98103

SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OTHER

Title President Name John Hardey P.E. Phone 541-772-6880 E-Mail info@hardeygroup.com

Address PO Box 1625 City Medford Zip 97501

Title Principle Name Robin Warren G.E./P.G. Phone 541-226-6658 E-Mail robin.warren@agegc.com

Address 1314B Center Dr #452 City Medford Zip 97501

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location found to be incorrect, the owner assumes full responsibility. I further understand that if this request is subsequently contested, the burden will be on me to establish:

- 1) that I produced sufficient factual evidence at the hearing to support this request;
- 2) that the findings of fact furnished justifies the granting of the request;
- 3) that the findings of fact furnished by me are adequate; and further
- 4) that all structures or improvements are properly located on the ground.

Failure in this regard will result most likely in not only the request being set aside, but also possibly in my structures being built in reliance thereon being required to be removed at my expense. If I have any doubts, I am advised to seek competent professional advice and assistance.

Kevin Caldwell _____ Date 11/25/20
 Applicant's Signature Date

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.
[Signature] _____ Date 28 NOV 20
 Property Owner's Signature (required) Date

[To be completed by City Staff]

Date Received _____ Zoning Permit Type _____ Filing Fee \$ _____

OVER ►►

ZONING PERMIT SUBMITTAL REQUIREMENTS

- ✓ APPLICATION FORM must be completed and signed by both applicant and property owner.
- ✓ FINDINGS OF FACT – Respond to the appropriate zoning requirements in the form of factual statements or findings of fact and supported by evidence. List the findings criteria and the evidence that supports it. Include information necessary to address all issues detailed in the Pre-Application Comment document.
- ☐ ~~2 SETS OF SCALED PLANS no larger than 11"x17". Include site plan, building elevations, parking and landscape details. (Optional -- 1 additional large set of plans, 2'x3', to use in meetings)~~-----
- ✓ FEE (Check, Charge or Cash)
- ☐ LEED® CERTIFICATION (*optional*) – Applicant's wishing to receive priority planning action processing shall provide the following documentation with the application demonstrating the completion of the following steps:
 - Hiring and retaining a LEED® Accredited Professional as part of the project team throughout design and construction of the project; and
 - The LEED® checklist indicating the credits that will be pursued.

NOTE:

- Applications are accepted on a first come, first served basis.
- Applications will not be accepted without a complete application form signed by the applicant(s) AND property owner(s), all required materials and full payment.
- All applications received are reviewed for completeness by staff within 30 days from application date in accordance with ORS 227.178.
- The first fifteen COMPLETE applications submitted are processed at the next available Planning Commission meeting. (Planning Commission meetings include the Hearings Board, which meets at 1:30 pm, or the full Planning Commission, which meets at 7:00 pm on the second Tuesday of each month. Meetings are held at the City Council Chambers at 1175 East Main St).
- A notice of the project request will be sent to neighboring properties for their comments or concerns.
- If applicable, the application will also be reviewed by the Tree and/or Historic Commissions.

**Ivy-Morton Waterline
City of Ashland
Project No. 2014-04**

Findings of Fact

Compliance Criteria

The Morton/Ivy Waterline project is an approved component of the current Ashland Comprehensive Water Master Plan. It is intended to provide a water loop between South Mountain Avenue, via West Ivy Lane and Morton Street to increase water pressures, eliminate an existing dead-ended water system and to enable the City to remove an existing outdated pump station. A 300-foot section of pipeline, located just west of the West Ivy Lane right-of-way, will be situated on private property on lands with some slopes of 36 percent.

This application will demonstrate compliance with AMC Chapter 18.3.10, the 'Physical and Environmental Constraints Overlay,' including sections 18.3.10.090 the 'Development Standards for Hillside Lands' and section 18.3.10.110 the 'Development Standards for Severe Constraint Lands.' While this waterline construction project involves the alteration of land at the threshold levels of 18.3.10.020 'Applicability' to require a Physical and Environment Constraints Review permit, it does not involve the construction of buildings, roads, driveways, parking or other structures and as such the application of the Development Standards is somewhat limited.

This application will demonstrate that the project will occur in such a manner as to protect the natural and topographic character of the area, environmental resources, aesthetic qualities of the land, and the public health, safety and general welfare by insuring that the project does not create soil erosion, sedimentation of lower slopes, slide damage, flooding problems or severe cutting or scarring, and to allow for reasonable use that complements the natural and visual character of the City.

AMC 18.3.10.090 Development Standards for Hillside Lands

A. General Requirements. *The following general requirements shall apply in Hillside Lands.*

1. **Buildable Area.** *All development shall occur on lands defined as having buildable area. Slopes greater than 35 percent shall be considered unbuildable except as allowed below. Exceptions may be granted to this requirement only as provided in subsection 18.3.10.090.H.*
 - a. *Existing parcels without adequate buildable area less than or equal to 35 percent shall be considered buildable for one unit.*
 - b. *Existing parcels without adequate buildable area less than or equal to 35 percent cannot be subdivided or partitioned.*

Response: The development within this easement corridor (Exhibit E) is limited to an underground 12-inch ductile iron water pipeline. The pipeline will be constructed in a straight line down the slope and will require no permanent landings, staging areas or extensive clearings. The project is located upon an existing established lot (39 1E I6AC TL 300) containing 17.79 acres. Other than the completed 20-foot wide waterline easement, no further lot divisions will be required.

2. **Building Envelope.** *All newly created lots either by subdivision or partition shall contain a building envelope with a slope of 35 percent or less.*

Response: This standard does not apply as the proposal does not involve the creation of new lots through subdivision or partition.

3. **New Streets and Driveways.** *New streets, flag drives, and driveways shall be constructed on lands of less than or equal to 35 percent slope with the following exceptions.*
 - a. *The street is indicated on the Street Dedication map.*
 - b. *The portion of the street, flag drive, or driveway on land greater than 35 percent slope does not exceed a length of 100 feet.*

Response: No new streets, flag drives, or driveways will be constructed under this project. All areas disturbed by construction access will be restored to their pre-construction condition with the exception of the placement of erosion control devices. No permanent accessways will be established over this section of the pipeline corridor.

4. **Geotechnical Studies.** *For all applications on Hillside Lands involving subdivisions or partitions, the following additional information is required: A geotechnical study prepared by a geotechnical expert indicating that the site is stable for the proposed use and development. The study shall include the following information.*
 - a. *Index map.*
 - b. *Project description to include location, topography, drainage, vegetation, discussion of previous work and discussion of field exploration methods.*
 - c. *Site geology, based on a surficial survey, to include site geologic maps, description of bedrock and surficial materials, including artificial fill, locations of any faults, folds, etc., and structural data including bedding, jointing and shear zones, soil depth, and soil structure.*
 - d. *Discussion of any off-site geologic conditions that may pose a potential hazard to the site, or that may be affected by on-site development.*
 - e. *Suitability of site for proposed development from a geologic standpoint.*

- f. *Specific recommendations for cut and fill slope stability, seepage and drainage control, or other design criteria to mitigate geologic hazards.*
- g. *If deemed necessary by the engineer or geologist to establish whether an area to be affected by the proposed development is stable, additional studies and supportive data shall include cross-sections showing subsurface structure, graphic logs with subsurface exploration, results of laboratory test and references.*
- h. *Signature and registration number of the engineer and/or geologist.*
- i. *Additional information or analyses as necessary to evaluate the site.*
- j. *Inspection schedule for the project as required in 18.3.10.090.B.9.*
- k. *Location of all irrigation canals and major irrigation pipelines.*

Response: The proposal does not involve subdivision or partition, but some work will be done on slopes in excess of 35% (36%) triggering a Geotechnical evaluation. The Public Works Department contracted with Applied Geotechnical Engineering and Geologic Consulting to complete this evaluation (attached as Exhibit C). Finding of this evaluation include "construction of the waterline will not increase the risk of slope instability or substantially change surface water or groundwater conditions." Additionally, this report favors straw waddles vs. the rock check dams shown on the plans. The Public Works Dept. will implement the recommendations in the evaluation including the recommendations on straw waddles.

B. Hillside Grading and Erosion Control. All development on lands classified as Hillside shall provide plans conforming to the following items.

- 1. *All grading, retaining wall design, drainage, and erosion control plans for development on Hillside Lands shall be designed by a geotechnical expert. All cuts, grading or fills shall conform to the International Building Code and be consistent with the provisions of this ordinance. Erosion control measures on the development site shall be required to minimize the solids in runoff from disturbed areas.*

Response: This project does not incorporate any structural cuts or fills. A single two-foot wide by four-and-a-half-foot deep trench will be excavated with a tracked excavator. The 12-inch ductile iron pipe will be placed in six-inches of ¾-minus crushed rock in the trench bottom as pipe bedding. Additional ¾-minus crushed rock will be placed around the pipe zone to a depth of six-inches over the pipe top. The remainder of the trench will be back-filled with select native excavated material in an effort to establish a condition as close to the original site as possible. Backfill material will be compacted to 95 percent density to prevent settling of the trench proper. The trench area and all other disturbed areas will be re-seeded by hydro-seeding with a mixture of grass seed, fertilizer and a tackifier to hold the mixture in place on the steep grade. Straw wattles will also be placed at approximately 25-foot intervals across the excavated areas to prevent erosion resulting from surface run-off. Erosion control details are shown in greater detail on the plans included with the application.

- 2. *Timing of Improvements.* For development other than single family homes on individual lots, all grading, drainage improvements, or other land disturbances shall only occur from May 1 to October 31. Excavation shall not occur during the remaining wet months of the year. Erosion control measures shall be installed and functional by October 31. Up to 30 day modifications to the October 31 date, and 45 day modification to the May 1 date may be made by the Planning Director, based upon weather conditions and in consultation with the project geotechnical expert. The modification of dates shall be the minimum necessary, based upon evidence provided by the applicant, to accomplish the necessary project goals.

Response: The Ashland Public Works Department has indicated a start date for this project of January 2020, with an estimated completion date of April 2020. However, work will be paused if wet conditions are substantial enough to cause damage to the site.

- 3. *Retention in natural state.* On all projects on Hillside Lands involving partitions and subdivisions, and existing lots with an area greater than one-half acre, an area equal to 25 percent of the total project area, plus the percentage figure of the average slope of the total project area, shall be retained in a natural state. Lands to be retained in a natural state shall be protected from damage through the use of temporary construction fencing or the functional equivalent. For example, on a 25,000 square feet lot with an average slope of 29 percent, 25%+29%=54% of the total lot area shall be retained in a natural state. The retention in a natural state of areas greater than the minimum percentage required here is encouraged.

Response: The subject parcel is 17.79 acres or 774,932 square feet in size. The construction area is approximately 6,000 square feet, or less than one percent of the total area. Most of the 17.79-acre parcel is undisturbed lower elevation woodlands with the predominant tree species being oaks and madrones with a few scattered conifers. The tree canopy is open enough to allow a variety of grasses among the trees. This project will re-establish a similar growth of grass and will maintain an appearance similar to that prior to the construction, however no trees are proposed to be planted within ten feet of either side of the waterline to provide for future pipeline maintenance and access.

- 4. **Grading - Cuts.** On all cut slopes on areas classified as Hillside Lands, the following standards shall apply.
 - a. *Cut slope angles shall be determined in relationship to the type of materials of which they are composed. Where the soil permits, limit the total area exposed to precipitation and erosion. Steep cut slopes shall be retained with stacked rock, retaining walls, or functional equivalent to control erosion and provide slope stability when necessary. Where cut slopes*

are required to be laid back (1:1 or less steep), the slope shall be protected with erosion control netting or structural equivalent installed per manufacturers specifications, and revegetated.

- b. *Exposed cut slopes, such as those for streets, driveway accesses, or yard areas, greater than seven feet in height shall be terraced. Cut faces on a terraced section shall not exceed a maximum height of five feet. Terrace widths shall be a minimum of three feet to allow for the introduction of vegetation for erosion control. Total cut slopes shall not exceed a maximum vertical height of 15 feet. The top of cut slopes not utilizing structural retaining walls shall be located a minimum setback of one-half the height of the cut slope from the nearest property line. See Figure 18.3.10.090.B.4.b. 'Cut and Fill Slopes.'*
- c. *Cut slopes for structure foundations which reduce the effective visual bulk, such as split pad or stepped footings, shall be exempted from the height limitations of this section. See Figure 18.3.10.090.B.c. 'Stepped Foundations.'*
- d. *Revegetation of cut slope terraces shall include the provision of a planting plan, introduction of top soil where necessary, and the use of irrigation if necessary. The vegetation used for these areas shall be native, or species similar in resource value to native plants, which will survive, help reduce the visual impact of the cut slope, and assist in providing long term slope stabilization. Trees, bush-type plantings, and cascading vine-type plantings may be appropriate.*

Response: The work proposed is limited to an underground pipeline. There are no cuts proposed for this project.

5. **Grading - Fill.** *On all fill slopes on lands classified as Hillside Lands, the following standards shall apply.*
 - a. *Fill slopes shall not exceed a total vertical height of 20 feet. The toe of the fill slope area not utilizing structural retaining shall be a minimum of six feet from the nearest property line.*
 - b. *Fill slopes shall be protected with an erosion control netting, blanket or functional equivalent. Netting or blankets shall only be used in conjunction with an organic mulch such as straw or wood fiber. The blanket must be applied so that it is in complete contact with the soil so that erosion does not occur beneath it. Erosion netting or blankets shall be securely anchored to the slope in accordance with manufacturer's recommendations.*
 - c. *Whenever possible, utilities shall not be located or installed on or in fill slopes. When determined that it necessary to install utilities on fill slopes, all plans shall be designed by a geotechnical expert.*
 - d. *Revegetation of fill slopes shall utilize native vegetation or vegetation similar in resource value and which will survive and stabilize the surface. Irrigation may be provided to ensure growth if necessary. Evidence shall be required indicating long-term viability of the proposed vegetation for the purposes of erosion control on disturbed areas.*

Response: The work proposed is limited to an underground pipeline. There are no fill slopes proposed for this project.

6. **Revegetation Requirements.** *Where required by this chapter, all required revegetation of cut and fill slopes shall be installed prior to the issuance of a certificate of occupancy, signature of a required survey plat, or other time as determined by the hearing authority. Vegetation shall be installed in such a manner as to be substantially established within one year of installation.*

Response: Since there are no cut or fill slopes associated with this project, these revegetation standards do not apply. Please see the following section for revegetation plans for other disturbed areas.

7. **Maintenance, Security, and Penalties for Erosion Control Measures.**
 - a. **Maintenance.** *All measures installed for the purposes of long-term erosion control, including but not limited to vegetative cover, rock walls, and landscaping, shall be maintained in perpetuity on all areas which have been disturbed, including public rights-of-way. The applicant shall provide evidence indicating the mechanisms in place to ensure maintenance of measures.*
 - b. **Security.** *Except for individual lots existing prior to January 1, 1998, after an Erosion Control Plan is approved by the hearing authority and prior to construction, the applicant shall provide a performance bond or other financial guarantees in the amount of 120 percent of the value of the erosion control measures necessary to stabilize the site. Any financial guarantee instrument proposed, other than a performance bond, shall be approved by the City Attorney. The financial guarantee instrument shall be in effect for a period of at least one year, and shall be released when the Community Development Director and Public Works Director determine, jointly, that the site has been stabilized. All or a portion of the security retained by the City may be withheld for a period up to five years beyond the one year maintenance period if it has been determined by the City that the site has not been sufficiently stabilized against erosion.*

Response: Erosion control measures for this project consist of straw waddles, silt fences, stormdrain inlet protection and hydro-seeding to re-establish a natural grass groundcover similar to what presently exists. Due to the rural and steep nature of the site, the grass cover will be left to naturally propagate without benefit of irrigation or other cultivation. Erosion control details are found in the attached Erosion Control

plan as well as the Geotechnical evaluation labeled Exhibit C. The rock check dams shown on the construction drawings will be replaced with the straw wattles as recommended in the Geotechnical evaluation.

On slopes exceeding 30%, straw wattles will be placed perpendicular to the disturbance and spaced at 30 foot intervals. These wattles will extend 2 feet beyond the disturbance areas and will alternate direction to evenly distribute any potential surface water present. Wattles will be securely staked in place and remain after construction. The wattles will eventually bio-degrade after the grass and ground cover have been established.

Regardless of slope, all areas along the pipeline alignment will have silt fencing and/or straw wattles present on the downhill side of construction.

This parcel was created prior to January 1, 1998, and as such is not subject to a financial guarantee requirement for the erosion control measures, however it will be subject to periodic inspection and maintenance by the City of Ashland's Public Works Department.

8. **Site Grading.** *The grading of a site on Hillside Lands shall be reviewed considering the following factors.*
- a. *No terracing shall be allowed except for the purposes of developing a level building pad and for providing vehicular access to the pad.*
 - b. *Avoid hazardous or unstable portions of the site.*
 - c. *Avoid hazardous or unstable portions of the site.*
 - d. *Building pads should be of minimum size to accommodate the structure and a reasonable amount of yard space. Pads for tennis courts, swimming pools and large lawns are discouraged. As much of the remaining lot area as possible should be kept in the natural state of the original slope.*

Response: As this project is not a residential development, no terraces, building pads, level areas or vehicular accesses will be constructed. There are no hazardous or unstable areas within the pipeline construction area.

9. *Inspections and Final Report. Prior to the acceptance of a subdivision by the City, signature of the final survey plat on partitions, or issuance of a certificate of occupancy for individual structures, the project geotechnical expert shall provide a final report indicating that the approved grading, drainage, and erosion control measures were installed as per the approved plans, and that all scheduled inspections, as per 18.3.10.090.A.4.j were conducted by the project geotechnical expert periodically throughout the project.*

Response: Although this project is not a residential development or subject to a certificate of occupancy, it will be subject to submittal of As-Built Drawings by the project engineer and acceptance by the City Engineer. These As-Built Drawings and associated documentation will indicate that the project was built according to the approved engineered plans, or detail any changes that might have been necessary during the course of construction.

- C. **Surface and Groundwater Drainage.** *All development on Hillside Lands shall conform to the following standards.*
1. *All facilities for the collection of stormwater runoff shall be constructed on the site and according to the following requirements:*
 - a. *Stormwater facilities shall include storm drain systems associated with street construction, facilities for accommodating drainage from driveways, parking areas and other impervious surfaces, and roof drainage systems.*
 - b. *Stormwater facilities, when part of the overall site improvements, shall be, to the greatest extent feasible, the first improvements constructed on the development site.*
 - c. *Stormwater facilities shall be designed to divert surface water away from cut faces or sloping surfaces of a fill.*
 - d. *Existing natural drainage systems shall be utilized, as much as possible, in their natural state, recognizing the erosion potential from increased storm drainage.*
 - e. *Flow-retarding devices, such as detention ponds and recharge berms, shall be used where practical to minimize increases in runoff volume and peak flow rate due to development. Each facility shall consider the needs for an emergency overflow system to safely carry any overflow water to an acceptable disposal point.*
 - f. *Stormwater facilities shall be designed, constructed and maintained in a manner that will avoid erosion on-site and to adjacent and downstream properties.*
 - g. *Alternate stormwater systems, such as dry well systems, detention ponds, and leach fields, shall be designed by a registered engineer or geotechnical expert and approved by the Public Works Department or Building Official.*

Response: This project will create no new impervious surfaces or areas that will require constructed drainage facilities to move stormwater run-off from the site. By using check dams, wattles and hydro-seeding of all disturbed areas, permeable conditions will be maintained to minimize any possible run-off.

- D. **Tree Conservation, Protection and Removal.** *All development on Hillside Lands shall conform to the following requirements:*

1. **Inventory of Existing Trees.** A tree survey at the same scale as the project site plan shall be prepared, which locates all trees greater than six inches diameter at breast height (DBH) identified by DBH, species, approximate extent of tree canopy. In addition, for areas proposed to be disturbed, existing tree base elevations shall be provided. Dead or diseased trees shall be identified. Groups of trees in close proximity (i.e., those within five feet of each other) may be designated as a clump of trees, with the predominant species, estimated number and average diameter indicated. All tree surveys shall have an accuracy of plus or minus two feet. The name, signature, and address of the site surveyor responsible for the accuracy of the survey shall be provided on the tree survey. Portions of the lot or project area not to be disturbed by development need not be included in the inventory.

Response: There are 13 trees to be removed within the construction area, ranging in size from six-inches to 21-inches. A tree removal survey is attached which more clearly shows the location, size and type of each tree scheduled for removal, this schedule is labeled Exhibit B. The largest tree proposed for removal is a dead 21 inch Douglas fir that has a broken top and is leaning substantially. All trees will be removed in entirety to allow for the sub-surface pipeline.

2. **Evaluation of Suitability for Conservation.** All trees indicated on the inventory of existing trees shall also be identified as to their suitability for conservation. When required by the hearing authority, the evaluation shall be conducted by a landscape professional. The following factors shall be included in this determination.
 - a. **Tree Health.** Healthy trees can better withstand the rigors of development than non-vigorous trees.
 - b. **Tree Structure.** Trees with severe decay or substantial defects are more likely to result in damage to people and property.
 - c. **Species.** Species vary in their ability to tolerate impacts and damage to their environment.
 - d. **Longevity.** Potential longevity.
 - e. **Variety.** A variety of native tree species and ages.
 - f. **Size.** Large trees provide a greater protection for erosion and shade than smaller trees.

Response: The parent property upon which the pipeline will be constructed is 17.79 acres with a fairly uniform cover of mostly Oak and Madrone trees and a scattering of Fir trees. The property is uniformly steep with a south-sloping grade of 15 to 36 percent. The 13 trees to be removed represent approximately ½-percent of the existing tree canopy and the proposal will not result in a significant reduction in the tree population. There may, in fact, be a slight benefit in wildfire fuels reduction resulting from the tree removals especially in that the tree removals are all located along the easterly boundary of the property, providing a minor wildfire buffer area. Additionally, 3 of the trees proposed for removal are dead and pose a current hazard.

Due to the need for possible future waterline maintenance and access, it is not practical to replant trees where the 13 trees are to be removed. The remaining property has a dense enough tree population that additional tree planting would not be warranted.

3. **Tree Conservation in Project Design.** Significant conifer trees having a trunk 18 caliper inches or larger in diameter at breast height (DBH), and broadleaf trees having a trunk 12 caliper inches or larger in diameter at breast height (DBH), shall be protected and incorporated into the project design whenever possible.
 - a. Streets, driveways, buildings, utilities, parking areas, and other site disturbances shall be located such that the maximum number of existing trees on the site are preserved, while recognizing and following the standards for fuel reduction if the development is located in Wildfire Lands. (See **Figure 18.3.10.090.D.3.a. Site Planning for Tree Preservation.**)
 - b. Building envelopes shall be located and sized to preserve the maximum number of trees on site while recognizing and following the general fuel modification standards if the development is located in Wildfire Lands.
 - c. Layout of the project site utility and grading plan shall avoid disturbance of tree protection areas.

Response: Other than the 13 trees listed for removal there are no significant trees within the construction area. The construction corridor is proposed in a 20-foot wide easement adjacent to the easterly boundary of the D & S Ventures LLC property. This also is the most practical location for the pipeline placement and resulting tree removals for the following reasons:

- a. The straight alignment limits the number of trees encountered.
 - b. The area is void of any significant trees.
 - c. The tree removals provide a wildfire buffer zone between residential properties to the east.
 - d. There are no cuts or fills to create and maintain since the excavation will follow the existing slope perpendicular to the contour.
4. **Tree Protection.** On all properties where trees are required to be preserved during the course of development, the developer shall follow the following tree protection standards.
 - a. All trees designated for conservation shall be clearly marked on the project site. Prior to the start of any clearing, stripping, stockpiling, trenching, grading, compaction, paving or change in ground elevation, the applicant shall install tree protection fencing in accordance with 18.4.5.030.C Prior to any construction activity, the shall be inspected pursuant to section 18.4.5.030.D.
 - b. Construction site activities, including but not limited to parking, material storage, soil compaction, and concrete washout, shall be arranged so as to prevent disturbances within tree protection areas.
 - c. No grading, stripping, compaction, or significant change in ground elevation shall be permitted within the drip line of trees designated for conservation unless indicated on the grading plans, as approved by the City, and landscape professional. If grading or construction is approved within the drip-line, a landscape professional may be required to be present during grading operations, and shall have authority to require

- protective measures to protect the roots.*
- d. *Changes in soil hydrology and site drainage within tree protection areas shall be minimized. Excessive site run-off shall be directed to appropriate storm drain facilities and away from trees designated for conservation.*
- e. *Should encroachment into a tree protection area occur which causes irreparable damage, as determined by a landscape professional, to trees, the project plan shall be revised to compensate for the loss. Under no circumstances shall the developer be relieved of responsibility for compliance with the provisions of this chapter.*

Response: The proposed construction will be very limited in its width due primarily to the steep grade of the property. The site does not provide any convenient locations to stockpile imported materials, crushed rock or pipe materials. The grade of the property dictates that all necessary material be stockpiled to the east of the project site in the Ivy Lane right-of-way or to the northwest of the site on the existing Waterline Road accessway. The slope of the property is a self-limiting factor in the construction of the waterline and ensures that the disturbed area will be as narrow as possible.

In ordinary residential construction it would be necessary to more closely follow the land's contours to reduce the grade of driveways, accessways and building sites. By choosing to construct the pipeline in a straight line in the shortest route possible the impact to existing adjacent trees is negated and the need to protect significant adjacent trees is greatly reduced.

5. **Tree Removal.** *Development shall be designed to preserve the maximum number of trees on a site. The development shall follow the standards for fuel reduction if the development is located in Wildfire Lands. When justified by findings of fact, the hearing authority may approve the removal of trees for one or more of the following conditions:*
- a. *The tree is located within the building envelope.*
 - b. *The tree is located within a proposed street, driveway, or parking area.*
 - c. *The tree is located within a water, sewer, or other public utility easement.*
 - d. *The tree is determined by a landscape professional to be dead or diseased, or it constitutes an unacceptable hazard to life or property when evaluated by the standards in subsection 18.3.10.090.D.2.*
 - e. *The tree is located within or adjacent to areas of cuts or fills that are deemed threatening to the life of the tree, as determined by a landscape professional.*
 - f. *The tree is identified for removal as part of an approved Fire Prevention and Control Plan per subsection 18.3.10.100.A, or with the exception of significant trees the tree removal is recommended by the Fire Code Official, and approved by the Staff Advisor, as part of a comprehensive fuels reduction strategy to implement a General Fuel Modification Area consistent with subsection 18.3.10.100.B.*

Response: The tree removals are limited strictly to those within the 20-foot wide waterline easement as identified in the attached Exhibit B.

6. **Tree Replacement.** *Trees approved for removal, with the exception of trees removed because they were determined to be diseased, dead, a hazard, or to comply with General Fuel Modification Area requirements, shall be replaced in compliance with the following standards:*
- a. *Replacement trees shall be indicated on a tree replanting plan. The replanting plan shall include all locations for replacement trees, and shall also indicate tree planting details.*
 - b. *Replacement trees shall be planted such that the trees will in time result in canopy equal to or greater than the tree canopy present prior to development of the property. (See **Figure 18.3.10.090.D.6.b. Tree Planting Guideline**). The canopy shall be designed to mitigate of the impact of paved and developed areas, reduce surface erosion, and increase slope stability. Replacement tree locations shall consider impact on the Wildfire Prevention and Control Plan. The hearing authority shall have the discretion to adjust the proposed replacement tree canopy based upon site-specific evidence and testimony.*
 - c. *Maintenance of replacement trees shall be the responsibility of the property owner. Required replacement trees shall be continuously maintained in a healthy manner. Trees that die within the first five years after initial planting must be replaced in kind, after which a new five-year replacement period shall begin. Replanting must occur within 30 days of notification unless otherwise noted.*

Response: The applicant requests that an Exception to the Development Standards for Hillside Lands (AMC 18.3.10.090.H) be granted to the requirement to replace trees removed during construction for the following reasons:

- a. The parent property is already densely forested with trees similar to those to be removed.
 - b. To plant trees within the construction corridor would inhibit the City's ability to access and maintain the waterline in future years.
 - c. The tree removal constitutes only a ½-percent reduction in the total number of trees on the property.
 - d. The removal of the trees in the construction area will create a wildfire buffer zone between the property and the adjacent residential properties.
 - e. Three of the trees proposed for removal are currently dead and pose a hazard.
7. **Enforcement.**
- a. *All tree removal shall be done in accord with the approved tree removal and replacement plan. No trees designated for conservation shall be removed without prior approval of the City.*
 - b. *Should the developer or developer's agent remove or destroy any tree that has been designated for conservation, the developer may be fined up to three times the current appraised value of the replacement*

trees and cost of replacement or up to three times the current market value, as established by a professional arborist, whichever is greater.

- c. Should the developer or developer's agent damage any tree that has been designated for protection and conservation, the developer shall be penalized \$50.00 per scar. If necessary, a professional arborist's report, prepared at the developer's expense, may be required to determine the extent of the damage. Should the damage result in loss of appraised value greater than determined above, the higher of the two values shall be used.

Response: The City of Ashland Public Works Department acknowledge this section.

E. Building Location and Design Standards. All buildings and buildable areas proposed for Hillside Lands shall be designed and constructed in compliance with the following standards.

1. **Building Envelopes.** All newly created lots, either by subdivision or partition, shall contain building envelopes conforming to the following standards.

- a. The building envelope shall contain a buildable area with a slope of 35 percent or less. See Figure 18.3.10.090.E.1.a. Buildable Area
- b. Building envelopes and lot design shall address the retention of a percentage of the lot in a natural state as required in 18.3.10.090.B.3.
- c. Building envelopes shall be designed and located to maximize tree conservation as required in 18.3.10.090.D.3 while recognizing and following the standards for fuel reduction if the development is located in Wildfire Lands.
- d. It is recommended that building envelope locations should be located to avoid ridgeline exposures, and designed such that the roofline of a building within the envelope does not project above the ridgeline as illustrated in Figure 18.3.10.090.E.1.d.

2. **Building Design.** To reduce hillside disturbance through the use of slope responsive design techniques, buildings on Hillside Lands, excepting those lands within the designated Historic District, shall incorporate the following into the building design and indicate features on required building permits.

- a. The height of all structures shall be measured vertically from the natural grade to the uppermost point of the roof edge or peak, wall, parapet, mansard, or other feature perpendicular to that grade. Maximum hillside building height shall be 35 feet. See Figure 18.3.10.090.E.2.a.i. 'Hillside Building Height/Permitted' and Figure 18.3.10.090.E.2.a.ii. 'Hillside Building Height/Not Permitted.'
- b. Cut buildings into hillsides to reduce effective visual bulk.
 - i. Split pad or stepped footings shall be incorporated into building design to allow the structure to more closely follow the slope.
 - ii. Reduce building mass by utilizing below grade rooms cut into the natural slope.
- c. A building step back shall be required on all downhill building walls greater than 20 feet in height, as measured above natural grade. Step-backs shall be a minimum of six feet. Decks projecting out from the building wall and hillside shall not be considered a building step-back. No vertical walls on the downhill elevations of new buildings shall exceed a maximum height of 20 feet above natural grade. See Figure 18.3.10.090.E.2.c. 'Downhill Building Step Back.'
- d. Continuous horizontal building planes shall not exceed a maximum length of 36 feet. Planes longer than 36 feet shall include a minimum offset of six feet. See Figure 18.3.10.090.E.2.d. 'Horizontal Offsets.'
- e. It is recommended that roof forms and roof lines for new structures be broken into a series of smaller building components to reflect the irregular forms of the surrounding hillside. Long, linear unbroken roof lines are discouraged. Large gable ends on downhill elevations should be avoided, however smaller gables may be permitted. See Figure 18.3.10.090.E.2.c.
- f. It is recommended that roofs of lower floor levels be used to provide deck or outdoor space for upper floor levels. The use of overhanging decks with vertical supports in excess of 12 feet on downhill elevations should be avoided.
- g. It is recommended that color selection for new structures be coordinated with the predominant colors of the surrounding landscape to minimize contrast between the structure and the natural environment.

F. All structures on Hillside Lands shall have foundations designed by an engineer or architect with demonstrable geotechnical design experience. A designer, as defined, shall not complete working drawings without having foundations designed by an engineer.

G. All newly created lots or lots modified by a lot line adjustment must include building envelopes containing a buildable area less than 35 percent slope of sufficient size to accommodate the uses permitted in the underlying zone, unless the division or lot line adjustment is for open space or conservation purposes.

Response: Since this project does not involve the construction of a building, the construction of a foundation, or the creation of a new lot or the modification of an existing lot line, the previous few sections (E, F & G) do not apply.

H. Exception to the Development Standards for Hillside Lands. An exception under this section is not subject to the variance requirements of Chapter 18.5.5 'Variances.' An application for an exception is subject to the Type I procedure in section

AMC 18.5.1.050 and may be granted with respect to the Development Standards for Hillside Lands if the proposal meets all of the following criteria.

1. There is demonstrable difficulty in meeting the specific requirements of this chapter due to a unique or unusual aspect of the site or proposed use of the site.
2. The exception will result in equal or greater protection of the resources protected under this chapter.
3. The exception is the minimum necessary to alleviate the difficulty.
4. The exception is consistent with the stated Purpose and Intent of Chapter 18.3.10 'Physical and Environmental Constraints Overlay' and section 18.3.10.090 'Development Standards for Hillside Lands.'

Response: The applicant requests that an Exception to the Development Standards for Hillside Lands (AMC 18.3.10.090.H) be granted to the requirement to replace trees removed during construction for the following reasons:

- a. The parent property is already densely forested with trees similar to those to be removed.
- b. To plant trees within the construction corridor would inhibit the City's ability to access and maintain the waterline in future years.
- c. The tree removal constitutes only a ½-percent reduction in the total number of trees on the property.
- d. The removal of the trees in the construction area will create a wildfire buffer zone between the property and the adjacent residential properties.
- e. Three of the trees proposed for removal are currently dead and pose a hazard.

In closing, the applicant, City of Ashland Public Works Department respectfully submit these findings in the hope that this project might be approved as shown on the various plans and exhibits, and that the requested valiance to plant additional trees may be granted.

Attachments

- Exhibit A: Site Photos
- Exhibit B: Tree Survey
- Exhibit C: Geotechnical Evaluation
- Exhibit D: Construction Plans
- Exhibit E: Easement with D&S Ventures LLC

END OF FINDINGS OF FACT

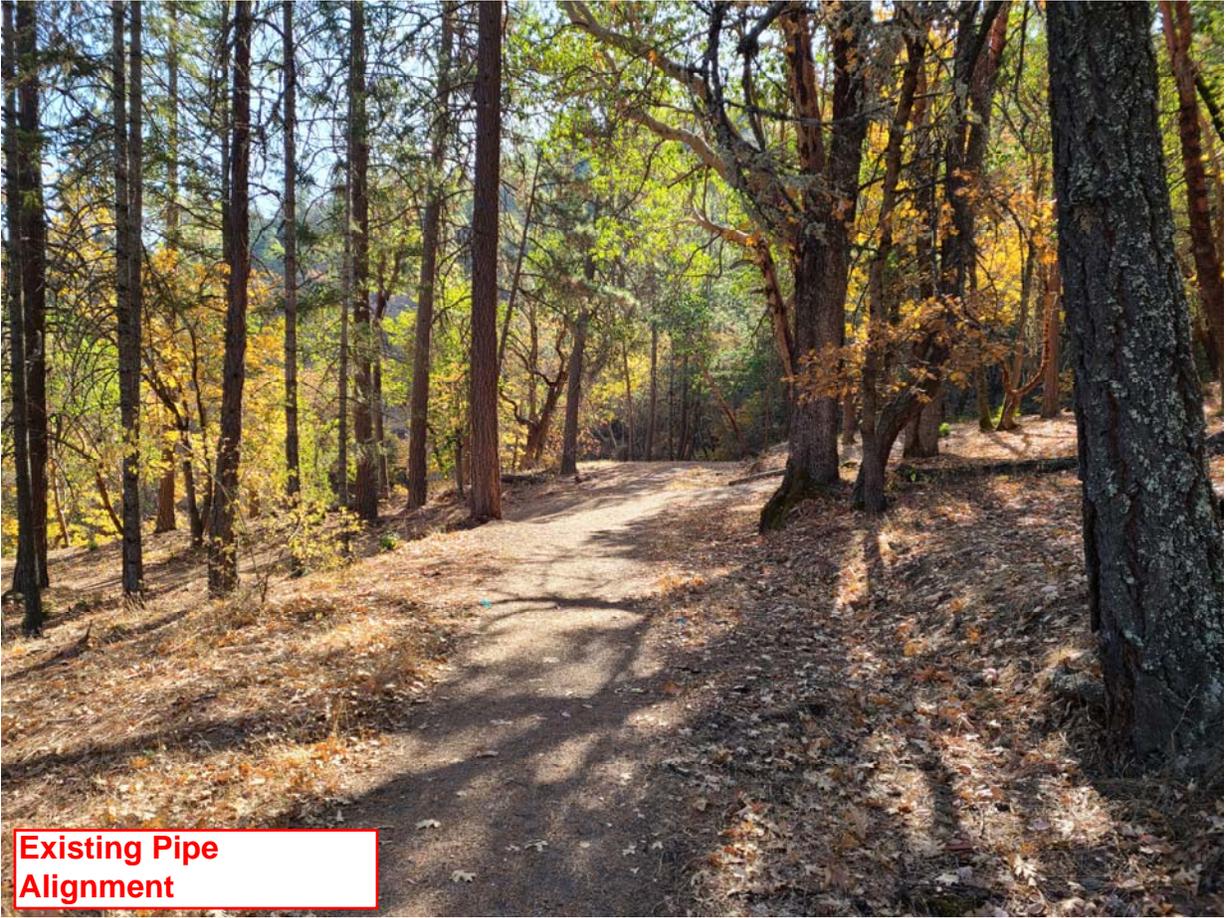
Exhibit A: Site Photos



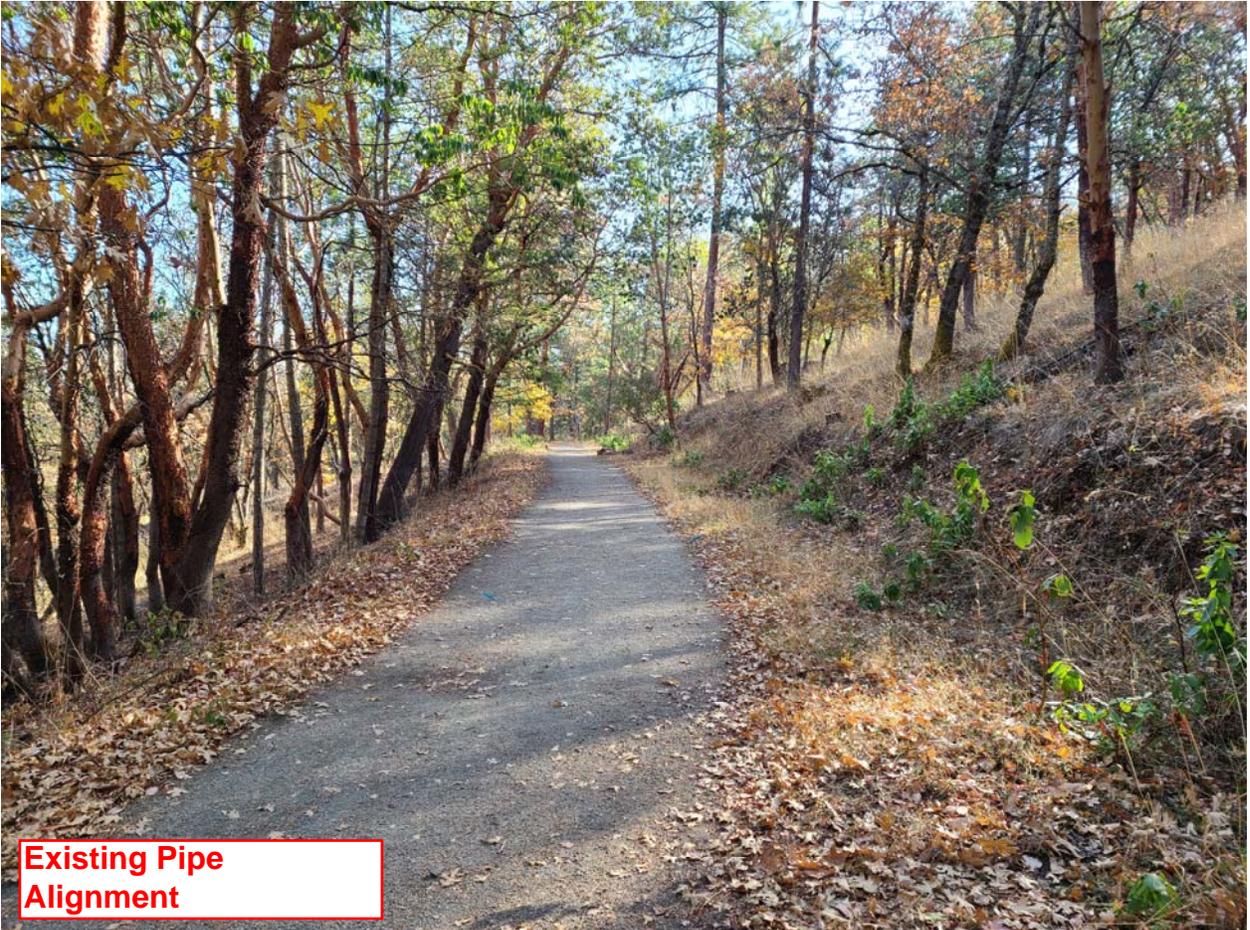
**Easement Access
From Bottom**



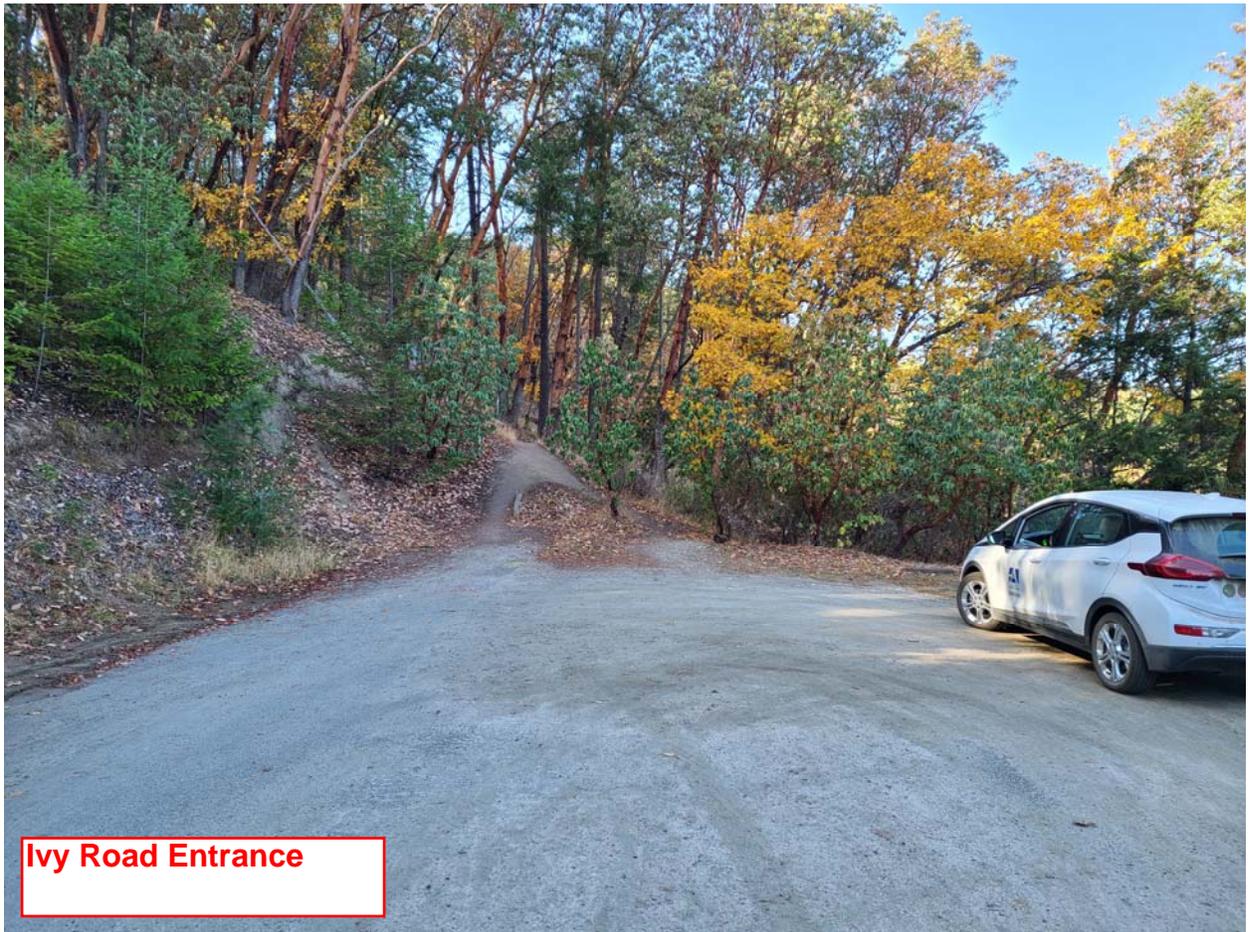
**Easement Access
From Top**



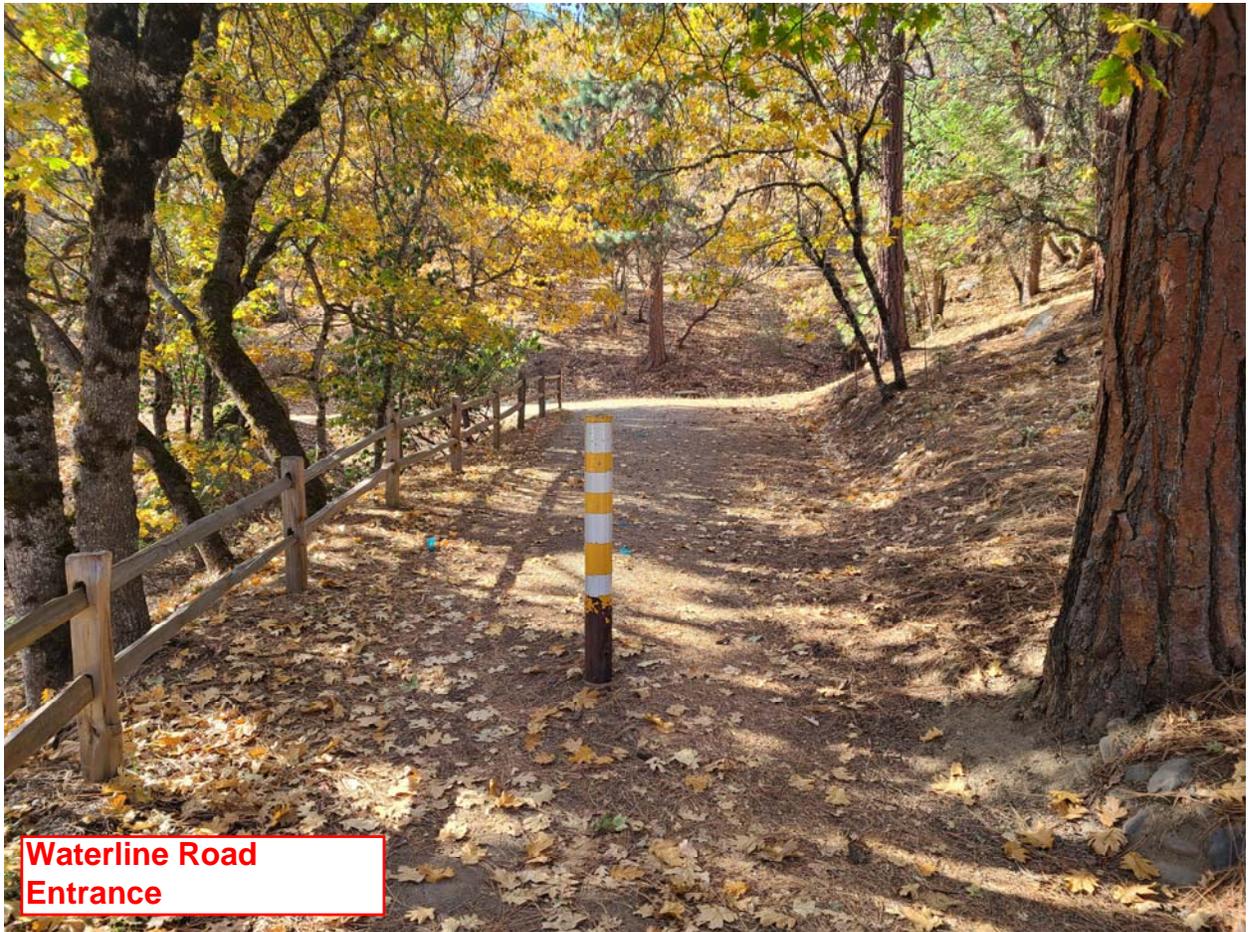
Existing Pipe Alignment



Existing Pipe Alignment



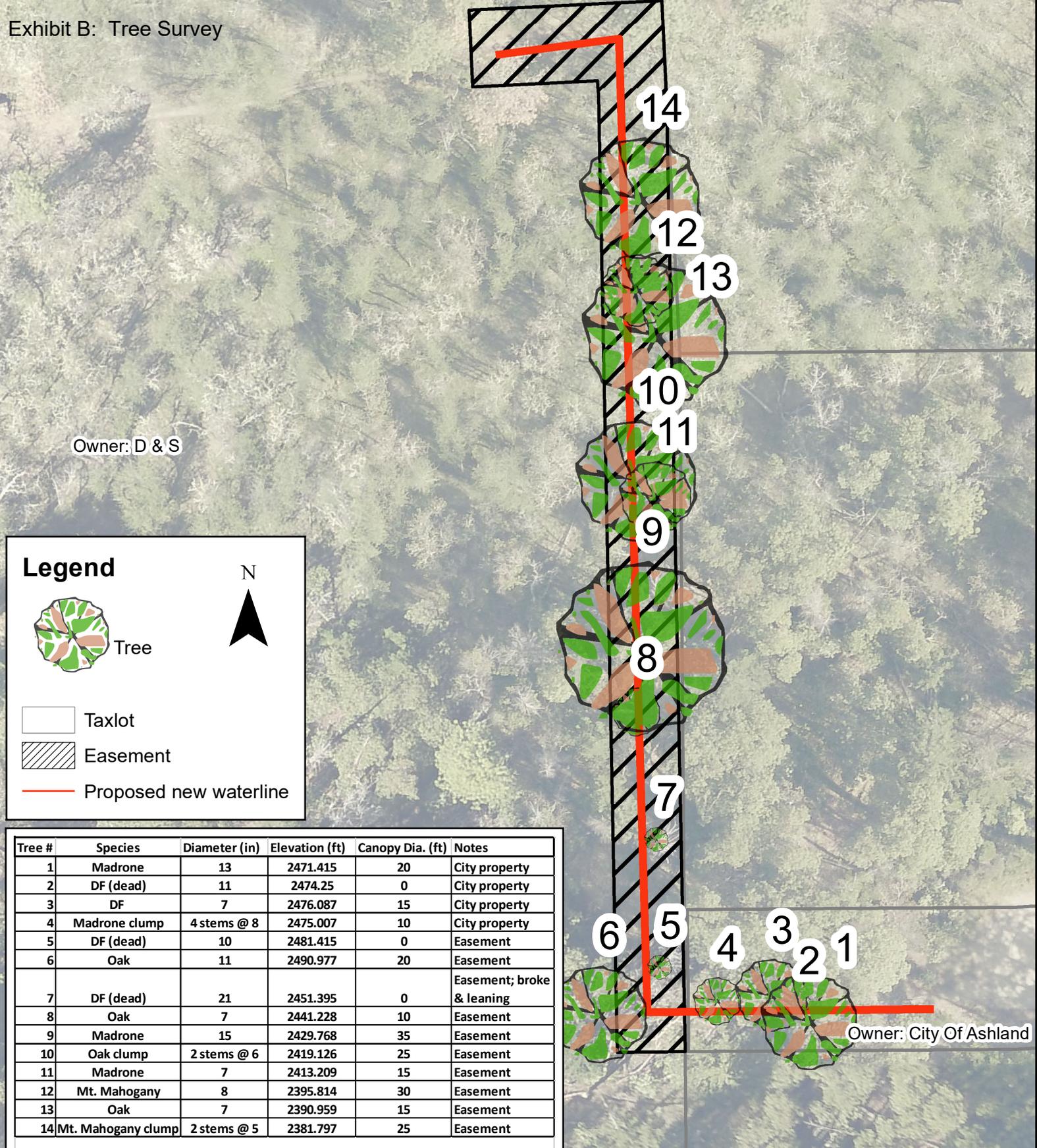
Ivy Road Entrance



Waterline Road Entrance

IVY-MORTON WATERLINE TREE REMOVAL TABLE CITY OF ASHLAND PROJECT #2014-04

Exhibit B: Tree Survey



Owner: D & S

Owner: City Of Ashland

Legend

 Tree

 N

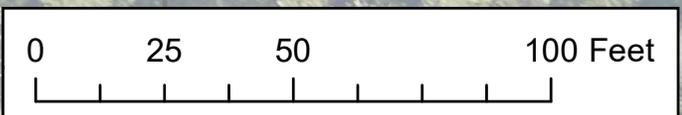
 Taxlot

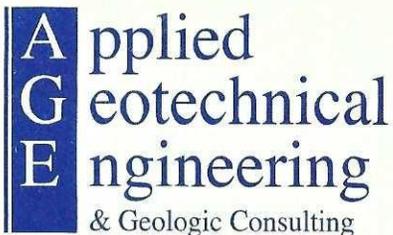
 Easement

 Proposed new waterline

Tree #	Species	Diameter (in)	Elevation (ft)	Canopy Dia. (ft)	Notes
1	Madrone	13	2471.415	20	City property
2	DF (dead)	11	2474.25	0	City property
3	DF	7	2476.087	15	City property
4	Madrone clump	4 stems @ 8	2475.007	10	City property
5	DF (dead)	10	2481.415	0	Easement
6	Oak	11	2490.977	20	Easement
7	DF (dead)	21	2451.395	0	Easement; broke & leaning
8	Oak	7	2441.228	10	Easement
9	Madrone	15	2429.768	35	Easement
10	Oak clump	2 stems @ 6	2419.126	25	Easement
11	Madrone	7	2413.209	15	Easement
12	Mt. Mahogany	8	2395.814	30	Easement
13	Oak	7	2390.959	15	Easement
14	Mt. Mahogany clump	2 stems @ 5	2381.797	25	Easement

This tree survey and table replaces the original found on sheet W4 of the construction plans.
 Survey completed on 10/8/2020 by the City of Ashland Engineering Dept.
 Accuracy of locations/elevation is +/- 2 feet.
 There is approximately 6 additional trees that need to be removed that fall below the 6 inch minimum.





September 1, 2020

City of Ashland
Attention: Kevin Caldwell PMP
20 N Main Street
Ashland, OR 97520

**SUBJECT: GEOTECHNICAL AND GEOLOGIC EVALUATION, MORTON STREET TO
IVY LANE WATER LINE, ASHLAND, OREGON**

At your request, Applied Geotechnical Engineering and Geologic Consulting LLC (AGEGC) has provided geotechnical and geologic evaluations of the proposed new waterline alignment for the City of Ashland. The approximate location of the waterline is shown on the Vicinity Map, Figure 1. Our work included a review of geologic and geotechnical information for the project area, a ground level reconnaissance by a licensed geotechnical engineer/geologist, a review of the existing project plans and specifications, and engineering analyses. This report summarizes our work and provides our conclusions and recommendations for the design and construction of the new water line.

Project Description

The new waterline will extend between Morton Street and Ivy Lane on the southwestern side of Ashland. The civil engineering plans for the project were completed by the Hardy Group, Inc. and are dated June 2015. Based on our review of the project plans, we understand the new waterline will be 12 in. Class 52 ductile iron with restrained joints.

Based on the topographic information provided in the project plans, the majority of the alignment has relatively gentle slopes; however, between STA 25+17 and STA 27+96, the water line has a change in elevation of about 110 ft (a grade of about 40%). In this section, the waterline runs perpendicular to the steep slope. Between STA 27+96 and STA 28+85, the alignment crosses the steep slope, roughly following the contour line of elevation. Along these sections of the alignment, the plans require the pipe to have a minimum cover of 3 ft. The bedding and pipe zone backfill will consist of $\frac{3}{4}$ -in.-minus aggregate base rock. The remainder of the trench will be backfilled with excavation spoils compacted to at least 95% of the maximum dry density as determined by ASTM D 598.

Alignment Conditions

A licensed geotechnical engineer/geologist from AGEGC completed several site visits to the project area in August 2020. Based on our observations at the site and our review of geologic information for this area, the alignment is underlain by granite. The granite is mantled with a variable thickness layer of silt

soil. Along the steep section of the alignment, the area is vegetated with grasses and scattered second growth trees. The ground surface is also covered with forest duff and wood debris including logs.

Granite is exposed in the roadcuts for Ivy Lane at the southeastern terminus of the new waterline. The surficial granite is severely weathered to a silt soil and relatively soft. The silt is typically less than 2 ft thick in the cut. The granite becomes less weathered and harder with depth. In general, unweathered (hard) granite is not typically encountered in this area; however, remnants boulders of fresh granite may be locally present. The decomposed granite is easily eroded when disturbed by construction activities. In general, the steeper the slope, the shallower the depth to competent (hard) granite. On steeper slopes, the silt is thin or absent.

Indications of shallow groundwater or seeps were not observed along this section of the alignment. In general, we anticipate that groundwater occurs at a depth of greater than 50 ft; however, perched groundwater will occur on top of the weathered granite during periods of heavy and/or continuous rainfall.

Indications of deep-seated slope instability were not observed on the steeper slopes. The ground surface along this section of the alignment slopes uniformly down to the north. Typically, areas of slope instability have hummocky, irregular sloped ground surface. There is a slight risk of soil creep on the relatively steep slope. Soil creep is the gradual downslope movement of surface soils due to gravity. In general, soil creep is limited to the surficial soils and does not extend into the weathered granite.

Erosion features were not observed on the steep slope. The granitic soils are easily eroded when disturbed.

CONCLUSIONS AND RECOMMENDATIONS

The waterline alignment is underlain by silt soils (altered granite) over weathered (decomposed) granite. The slopes along the alignment are stable and have almost no risk of deep-seated slope instability. In our opinion, the most important geotechnical/geologic risk associated with this project is erosion of the disturbed soils along the alignment. The highest risk of post-construction erosion along the alignment is along the steep section between STA 25+17 and STA 28+85. In our opinion, construction of the waterline will not increase the risk of slope instability or substantially change surface water or groundwater conditions.

To reduce the risk of erosion along the alignment, we recommend that the surficial duff and organics from areas along the alignment that will be disturbed (primarily the trench and trench spoil stockpile areas) be stripped and pushed to one side of the alignment. The organics should not be significantly contaminated with surficial silt soils. The intent is to save the surficial organics to be spread over the disturbed area after the waterline is installed and backfilled. To reduce the concentration of surface water flows along the pipeline, we recommend straw wattles intended for erosion control be installed along sections of the alignment where grades are steeper than 30%. The wattles should be installed in conformance with the manufacturer's recommendations. The wattles should be spaced every 30 ft. The wattles should be slightly sloped to direct surface water away from the trench. The direction of the wattle slope should

alternate between adjacent wattles. The wattles should extend at least 2 ft past the area of surficial disturbance along the alignment. The main benefit of using wattles for erosion control is the ability to replace them if needed during wet winter and spring weather using hand labor (without equipment). After installation of the wattles, the native organic strippings should be uniformly spread over the exposed silt soil. Larger wood debris (such as logs larger than about 6 in. in diameter and stumps) may be used for the ground cover only where approved by the city.

We anticipate that the southeastern end of the waterline that extends from the western end of Ivy Lane (STA 27+96 and STA 28+85) will need a cut to provide a level bench to allow access of the construction equipment. Final cut slopes should be no steeper than 1H:1V and excess excavation spoils should be removed from the site. Fill soils should not be placed on slopes steeper than 4H:1V. If the city requires it, compacted fill soils made be placed in the cut for the access road to grade the cut area to about original grades. The native organics should be placed on the fill slope as discussed above for the waterline in steep slope section.

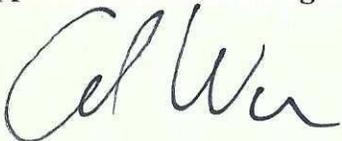
LIMITATIONS

This report has been prepared to aid in the evaluation of the waterline and to assist the city in the design of this project. The scope is limited to the specific project and location described herein, and our description of the project represents our understanding of the significant aspects of the project relevant to the design and construction of the proposed Morton-Ivy waterline in southwestern Ashland, Oregon. In the event that any changes in the design and location of the project, as outlined in this report, are planned, we should be given the opportunity to review the changes and to modify or reaffirm the conclusions and recommendations of this report in writing.

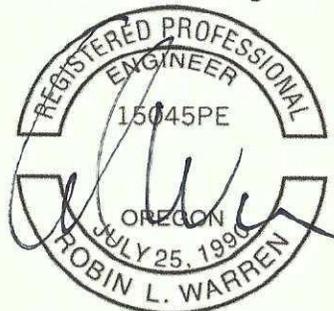
The conclusions and recommendations submitted in this report are based on sources of information discussed in this report. If, during construction, subsurface conditions different from those described in this report are observed or encountered, we should be advised at once so that we can observe and review these conditions and reconsider our recommendations where necessary.

Please contact AGEGC if you have any questions or require additional information.

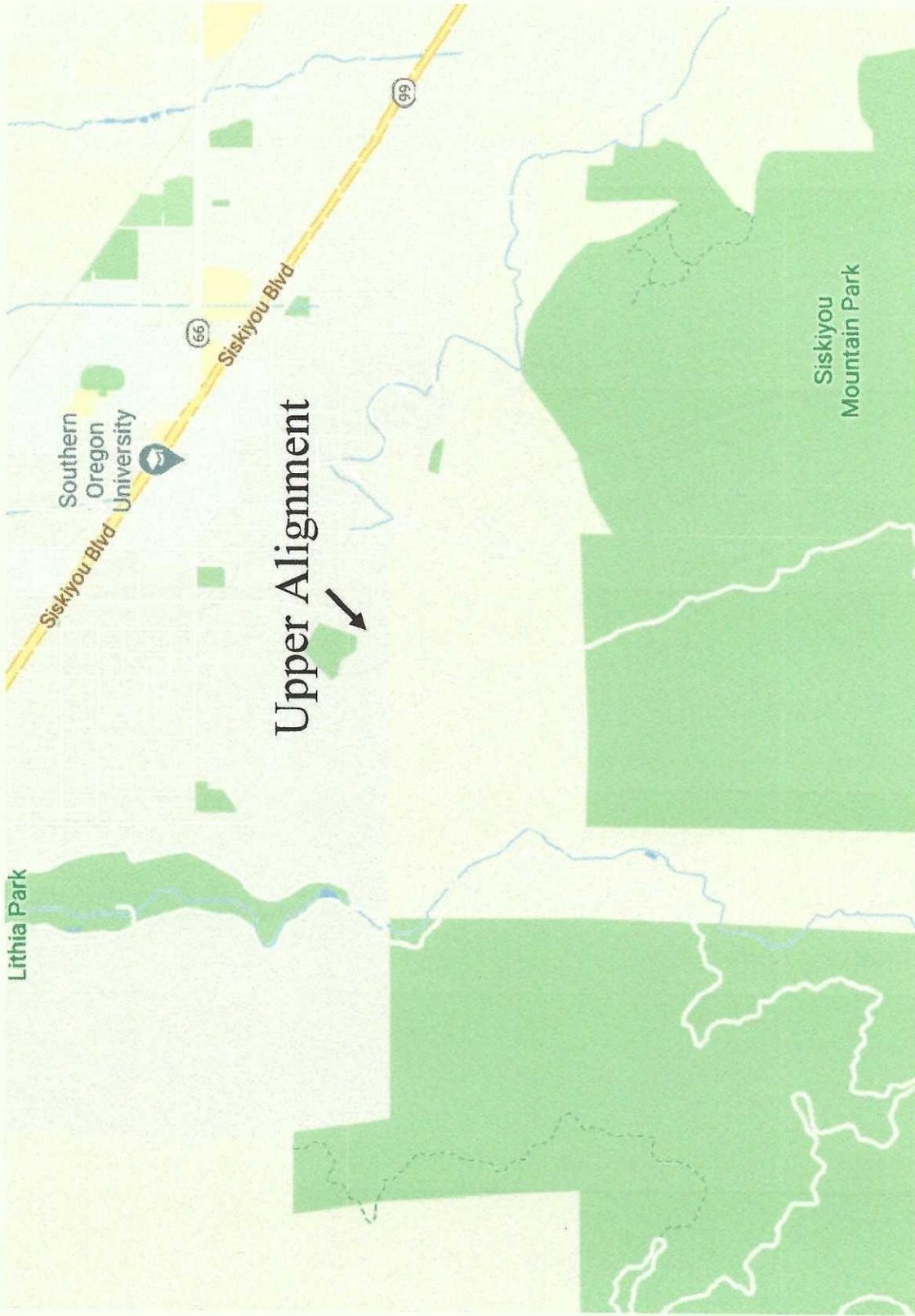
Applied Geotechnical Engineering and Geologic Consulting LLC



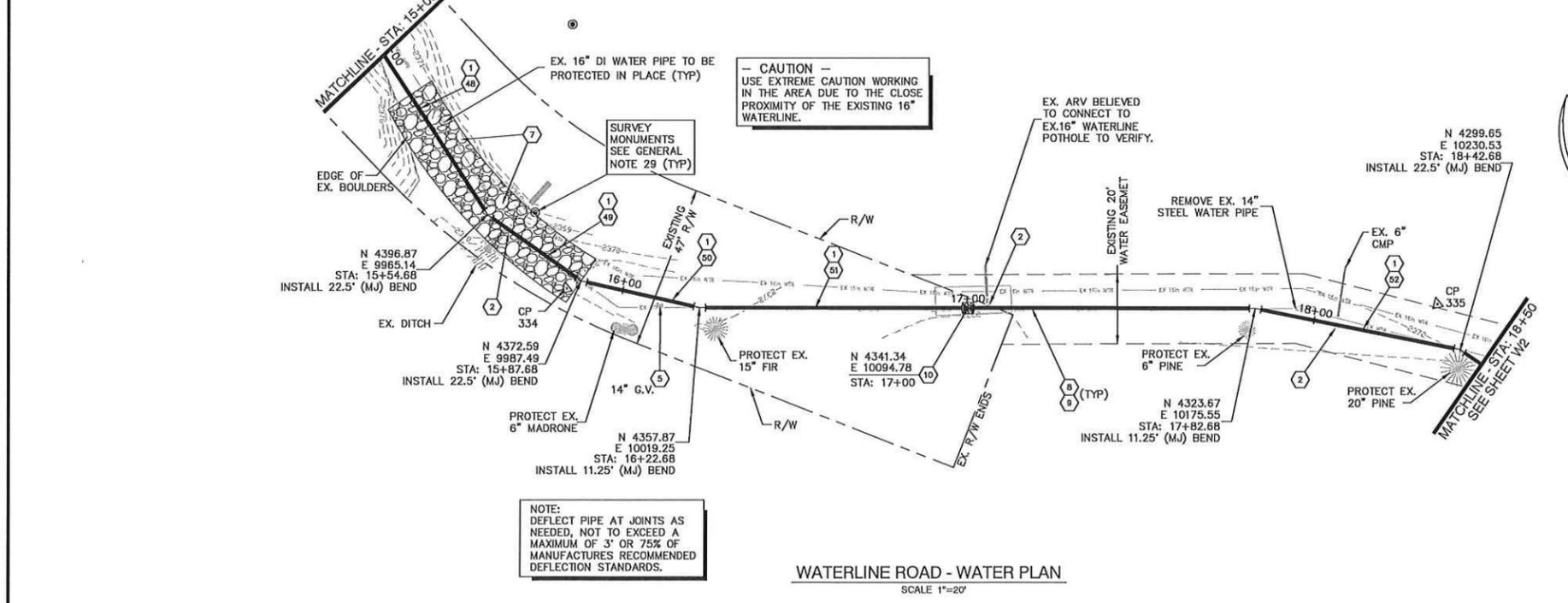
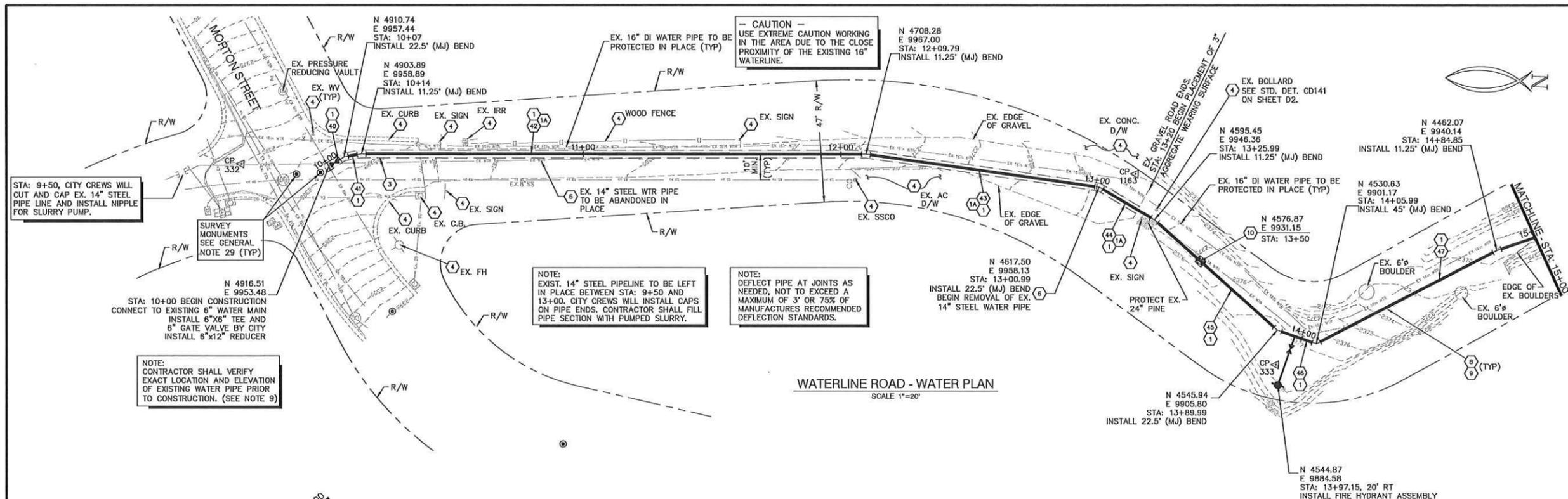
Robin Warren, G.E., P.G.
Principal



Renewal: June 2022

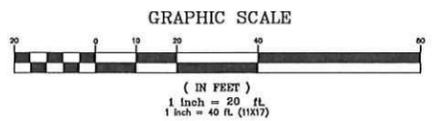


**Vicinity Map
 Figure 1**



CONSTRUCTION NOTES

- 1 CONSTRUCT TRENCH BACKFILL, BEDDING AND PIPE ZONE PER CITY STD DWG NO CD300.
- 1A THE EXIST. STREET SURFACE FROM STA:10+35 TO STA:13+20 CONSISTS OF COMPACTED RECLAIMED ASPHALT PAVEMENT (RAP). RAP SHALL BE USED TO A DEPTH OF 6" TO CAP ALL TRENCH EXCAVATION WITHIN THIS AREA. THE CITY WILL PROVIDE RAP FOR THIS WORK.
- 2 **CAUTION** UTILITY CROSSING. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IF PROBLEM EXISTS.
- 3 CONTRACTOR TO SAWCUT & REMOVE EXISTING A.C., REPLACE WITH EXISTING SECTION PLUS ADDITIONAL 1" OF A.C. PER OREGON STD DWG NO RD302. (MIN. 4" A.C. THICKNESS)
- 4 PROTECT EXISTING ITEM IN PLACE, OR IF REQUIRED REMOVE AND RE-INSTALL.
- 5 REMOVE EXISTING ITEM.
- 6 FILL ABANDONED IN PLACE 14" WATERLINE WITH 1 SACK SAND SLURRY MIX.
- 7 ADDITIONAL FILL REQUIRED TO MAINTAIN MINIMUM COVER OVER 12" PIPE. INSTALL 1" MINUS CRUSHED ROCK MIN. 12" WIDE ROADWAY AS SHOWN. BLEND EDGES TO MATCH EXISTING CONDITIONS. (SEE PROFILE SHEET W3.)
- 8 CAP EXISTING ROAD SURFACE WITH 3" OF 1"-0 CRUSHED ROCK TO APPROXIMATELY 12" WIDTH FROM STA: 13+20 TO STA: 25+20.
- 9 THE CONTRACTOR SHALL POTHOLE BOTH THE LIVE 16" D.I. PIPE AND THE ABANDONED 14" STEEL PIPE AT LEAST 100 FEET IN ADVANCE OF CONSTRUCTION. THE PIPES SHALL BE POTHOLED AT 100 FOOT INTERVALS, EXCEPT AT THE FOLLOWING STATIONS WHERE THE POTHOLES SHALL BE AT 25' INTERVALS:
 STA: 12+75 TO STA: 13+50
 STA: 13+75 TO STA: 14+25
 STA: 15+25 TO STA: 16+00
 BECAUSE OF THE SIGNIFICANCE OF THE 16" D.I. PIPE ALL POTHOLES SHALL BE DONE BY WATER JETTING AND VACUUMING. BACKHOES AND EXCAVATORS SHALL NOT BE USED FOR POTHOLES. THE PIPES SHALL BE FULLY EXPOSED SO THAT PIPE DIAMETERS CAN BE DETERMINED.
- 10 INSTALL 12" GATE VALVE. POUR 24"x24"x4" CONCRETE COLLAR AROUND VALVE BOX. (TYP)
- 40 7 LF OF 12" DI (CL 52)
- 41 7 LF OF 12" DI (CL 52)
- 42 196 LF OF 12" DI (CL 52)
- 43 91 LF OF 12" DI (CL 52)
- 44 25 LF OF 12" DI (CL 52)
- 45 64 LF OF 12" DI (CL 52)
- 46 16 LF OF 12" DI (CL 52)
- 47 79 LF OF 12" DI (CL 52)
- 48 70 LF OF 12" DI (CL 52)
- 49 33 LF OF 12" DI (CL 52)
- 50 35 LF OF 12" DI (CL 52)
- 51 156 LF OF 12" DI (CL 52)
- 52 60 LF OF 12" DI (CL 52)



*** CAUTION ***
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION, TO REQUEST EXACT FIELD LOCATION OF UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. (1-800-332-2344) CONTRACTOR IS RESPONSIBLE TO VERIFY ALL EXISTING UTILITIES WITH OWNER & CONTRACTOR TO LOCATE ALL UTILITIES.

Hardey Group, Inc.
 P.O. BOX 1025
 WOODBURN, OREGON 97151
 PHONE: 503-535-8800
 FAX: 503-535-9873
 EMAIL: info@hardeygroup.com

REGISTERED PROFESSIONAL ENGINEER
 NO. 4119
 DIGITAL SIGNATURE
 OREGON
 JOHN HARDEY
 EXPIRES DATE: 6/30/2017

STAMP

ASHLAND, OR

JACKSON COUNTY

PROJECT

NO.	DATE	BY	REVISION

CITY OF ASHLAND - ENGINEERING DEPT.
 IVY TO MORTON WATERLINE

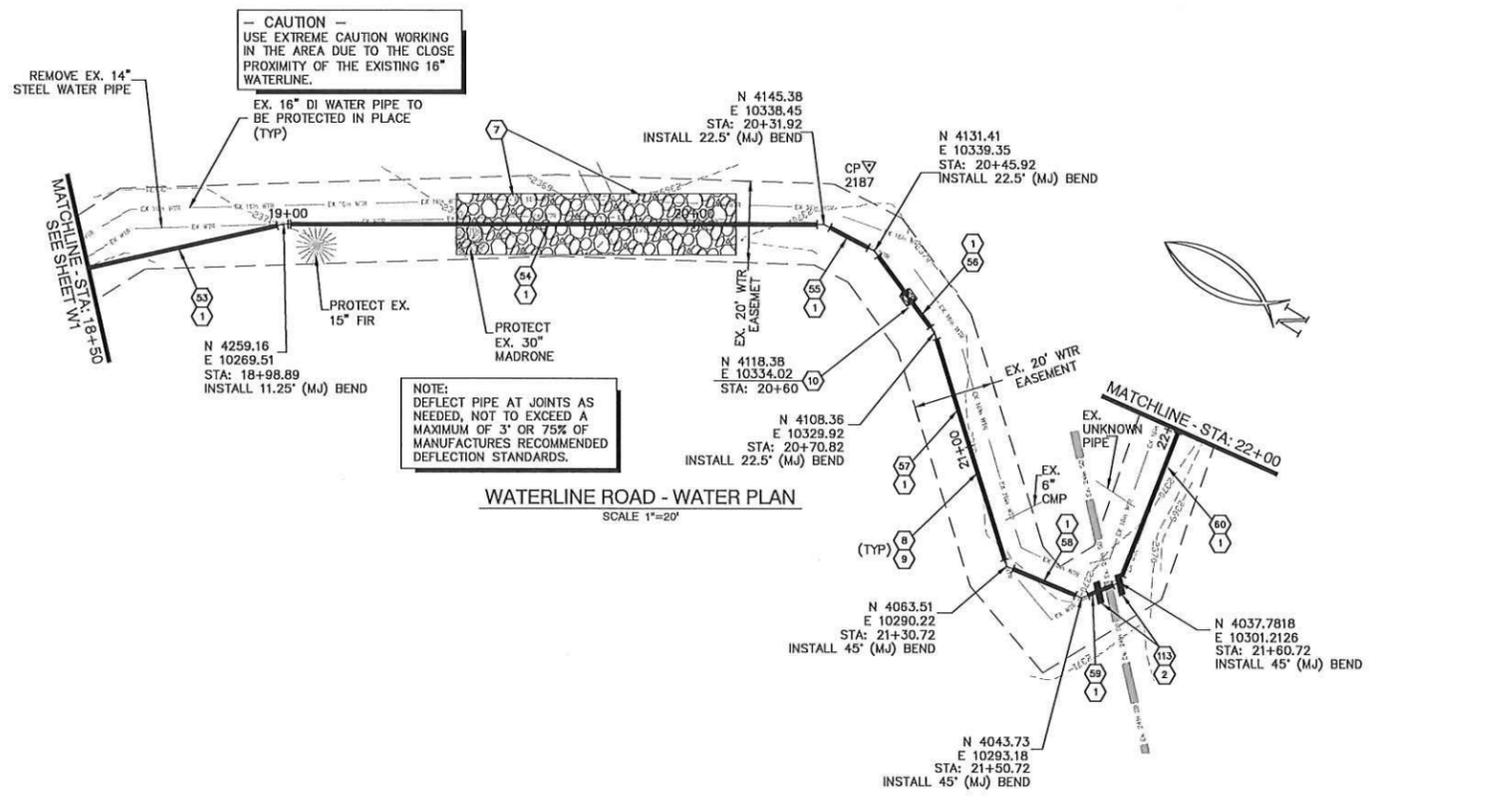
DATE: 4/25/14
 DATE: 4/25/14
 DATE: 2014-04

PROJECT INFO
 HEA Project No.: 038-19-14
 Drawing File: PLAN WATERLINE
 Drawing Status: 100% PLAN SET

SHEET
 W1 OF 8

This document, and the ideas and designs incorporated herein, are an instrument of professional service, in the property of HEA, Inc. and is not to be used, in whole or in part, for any other purpose without the written authorization of HEA, Inc.

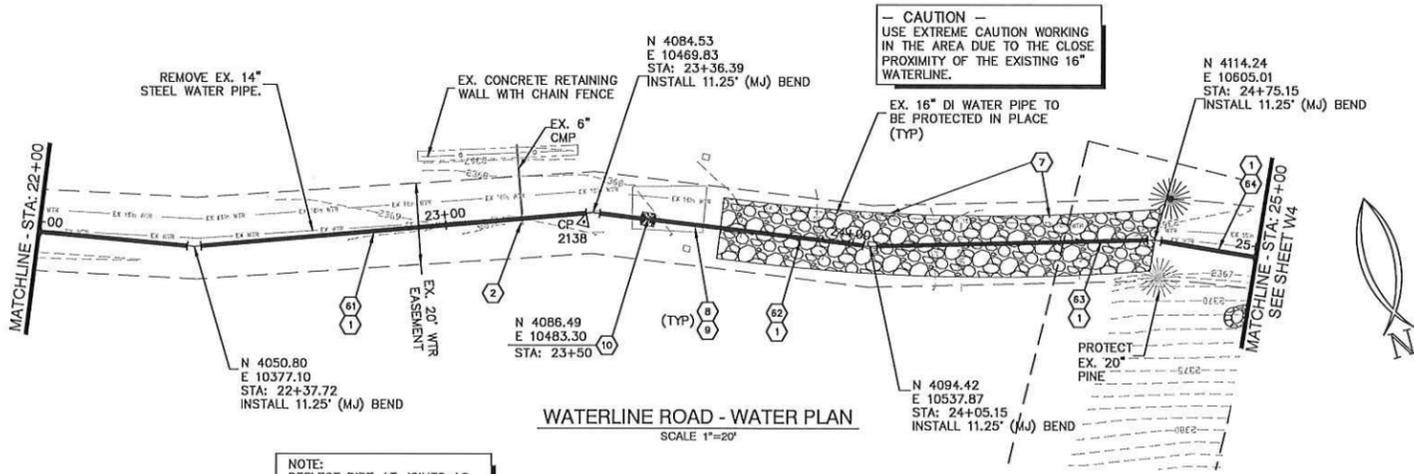
IVY TO MORTON WATER LINE
 PROJECT NO. 2014-04



NOTE:
DEFLECT PIPE AT JOINTS AS
NEEDED, NOT TO EXCEED A
MAXIMUM OF 3" OR 75% OF
MANUFACTURER'S RECOMMENDED
DEFLECTION STANDARDS.

— CAUTION —
USE EXTREME CAUTION WORKING
IN THE AREA DUE TO THE CLOSE
PROXIMITY OF THE EXISTING 16"
WATERLINE.

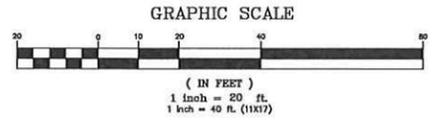
— CAUTION —
USE EXTREME CAUTION WORKING
IN THE AREA DUE TO THE CLOSE
PROXIMITY OF THE EXISTING 16"
WATERLINE.



NOTE:
DEFLECT PIPE AT JOINTS AS
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MANUFACTURER'S RECOMMENDED
DEFLECTION STANDARDS.

CONSTRUCTION NOTES

- 1 CONSTRUCT TRENCH BACKFILL, BEDDING AND PIPE ZONE PER CITY STD DWG NO CD300.
- 2 ****CAUTION**** UTILITY CROSSING. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IF PROBLEM EXISTS.
- 4 PROTECT EXISTING ITEM IN PLACE, OR IF REQUIRED REMOVE AND RE-INSTALL.
- 7 ADDITIONAL FILL REQUIRED TO MAINTAIN MINIMUM COVER OVER 12" PIPE. INSTALL 1" - MINUS CRUSHED ROCK MIN. 12" WIDE ROADWAY AS SHOWN. BLEND EDGES TO MATCH EXISTING CONDITIONS. (SEE PROFILE SHEET W3.)
- 8 CAP EXISTING ROAD SURFACE WITH 3" OF 1"-0 CRUSHED ROCK TO APPROXIMATELY 12" WIDTH FROM STA: 13+20 TO STA: 25+20.
- 9 THE CONTRACTOR SHALL POTHOLE BOTH THE LIVE 16" D.I. PIPE AND THE ABANDONED 14" STEEL PIPE AT LEAST 100 FEET IN ADVANCE OF CONSTRUCTION. THE PIPES SHALL BE POTHOLED AT 100 FOOT INTERVALS, EXCEPT AT THE FOLLOWING STATIONS WHERE THE POTHOLE SHALL BE AT 25' INTERVALS:
STA: 21+25 TO STA: 21+50
BECAUSE OF THE SIGNIFICANCE OF THE 16" D.I. PIPE ALL POTHOLING SHALL BE DONE BY WATER JETTING AND VACUUMING. BACKHOES AND EXCAVATORS SHALL NOT BE USED FOR POTHOLING. THE PIPES SHALL BE FULLY EXPOSED SO THAT PIPE DIAMETERS CAN BE DETERMINED.
- 10 INSTALL 12" GATE VALVE. POUR 24"x24"x4" CONCRETE COLLAR AROUND VALVE BOX. (TYP)
- 53 56 LF OF 12" DI (CL 52)
- 54 133 LF OF 12" DI (CL 52)
- 55 14 LF OF 12" DI (CL 52)
- 56 25 LF OF 12" DI (CL 52)
- 57 60 LF OF 12" DI (CL 52)
- 58 20 LF OF 12" DI (CL 52)
- 59 10 LF OF 12" DI (CL 52)
- 60 77 LF OF 12" DI (CL 52)
- 61 99 LF OF 12" DI (CL 52)
- 62 69 LF OF 12" DI (CL 52)
- 63 70 LF OF 12" DI (CL 52)
- 64 38 LF OF 12" DI (CL 52)
- 113 INSTALL PIPE SUPPORT PIER PER MWC STD. DET. 113



*** CAUTION ***
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Hardey Group, Inc.
P.O. BOX 1625
MEDFORD, OREGON 97501
PHONE: 541-772-5500
FAX: 541-772-5573
EMAIL: info@hardeygroup.com



STAMP
RENEWAL DATE: 6/30/2017
ASHLAND, OR

IVY TO MORTON WATER LINE
PROJECT NO. 2014-04

NO.	REVISION	DATE	BY	PROJECT
				IVY TO MORTON WATERLINE

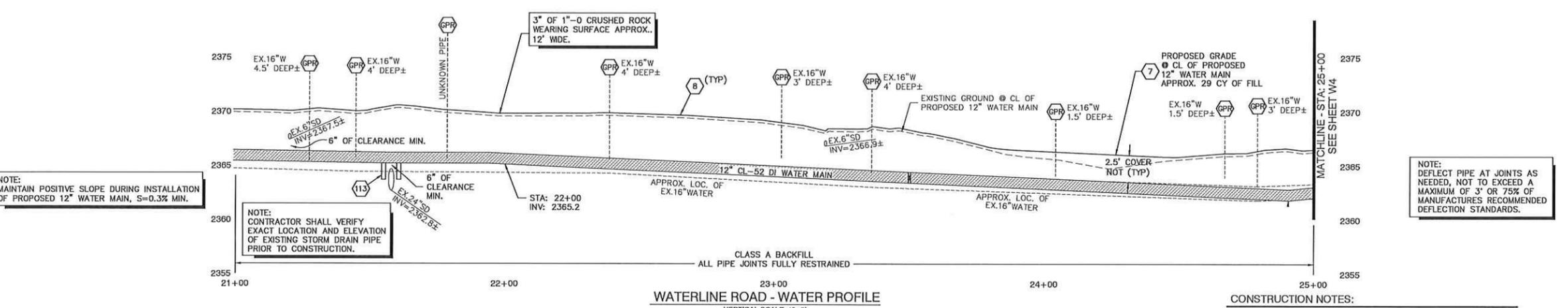
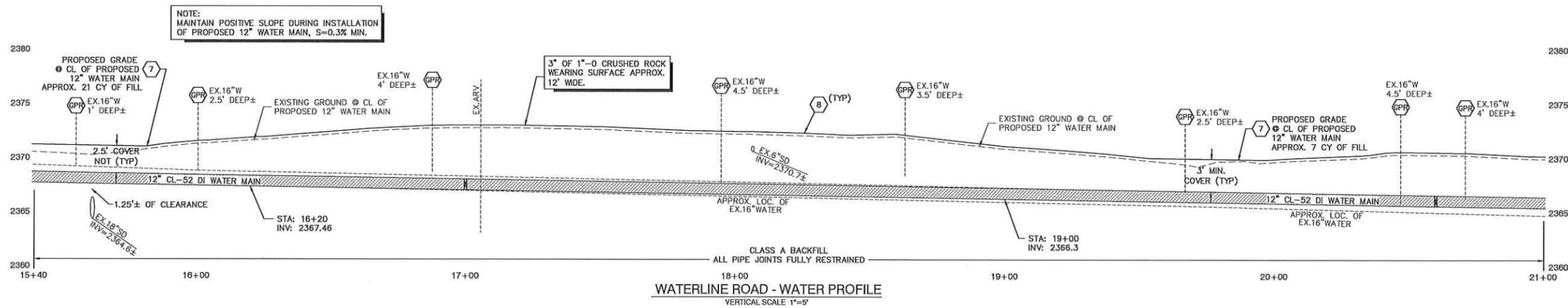
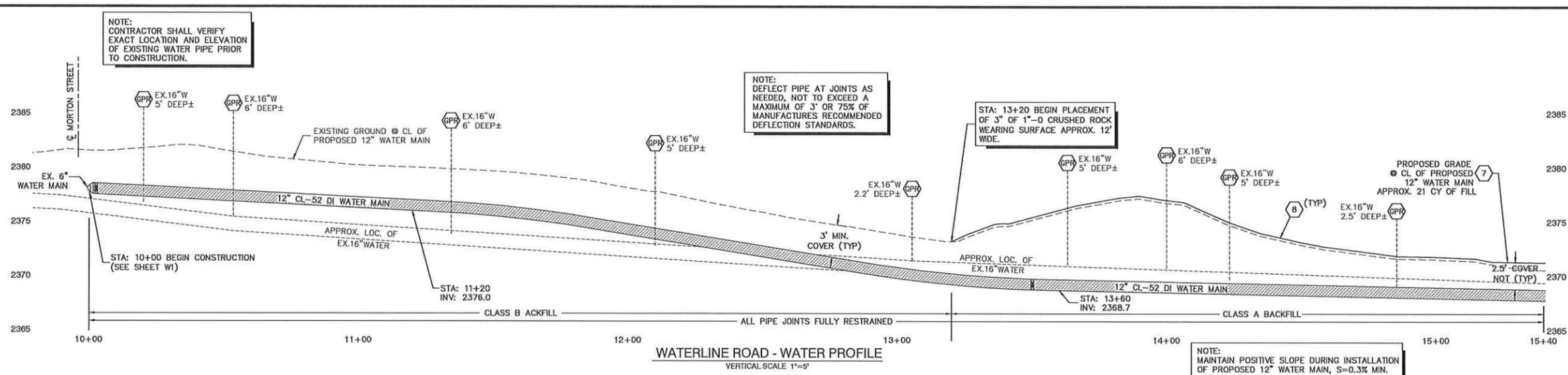
DESIGNED BY: JHM	DATE: 8/2015	PROJECT NO: 2014-04
DRAWN BY: JHM	DATE: 8/2015	PROJECT NO: 2014-04
CHECKED BY: JHM	DATE: 8/2015	PROJECT NO: 2014-04
CITY DESIGNER: JHM	DATE: 8/2015	PROJECT NO: 2014-04

PROJECT INFO
HEA Project No: 036-04-14
Drawing File: PLAN WATER.dwg
Drawing Status: 100% PLAN SET

CITY OF ASHLAND - ENGINEERING DEPT.
IVY TO MORTON WATERLINE

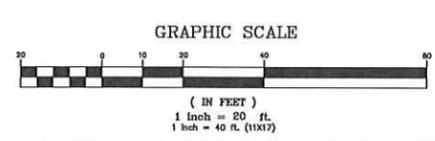
SHEET
W2 OF 8





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- CONSTRUCTION NOTES:**
- (GPR) LOCATION DATA IS PER GROUND PENETRATING RADAR.
 - (7) ADDITIONAL FILL REQUIRED TO MAINTAIN MINIMUM COVER OVER 12" PIPE. INSTALL 1" MINUS CRUSHED ROCK MIN. 12' WIDE ROADWAY AS SHOWN. BLEND EDGES TO MATCH EXISTING CONDITIONS. (SEE PROFILE SHEET W3.)
 - (8) CAP EXISTING ROAD SURFACE WITH 3" OF 1"-0 CRUSHED ROCK TO APPROXIMATELY 12' WIDTH FROM STA: 13+20 TO STA: 25+20.
 - (113) INSTALL PIPE SUPPORT PIER PER MWC STD. DET. 113
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REGISTERED PROFESSIONAL ENGINEER
10,419
DIGITAL SIGNATURE
OREGON
SEP 14, 2013
JOHN HARDEY

RENEWAL DATE: 6/30/2017

ASHLAND, OR

**IVY TO MORTON WATER LINE
PROJECT NO. 2014-04**

JACKSON COUNTY

NO.	DATE	BY	REVISION

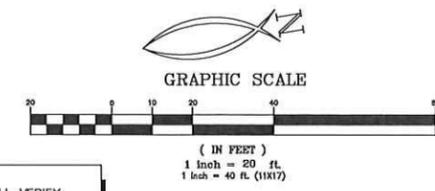
PROJECT: IVY TO MORTON WATERLINE
CITY OF ASHLAND - ENGINEERING DEPT.
DRAWN BY: JIM
CHECKED BY: JLN
DATE: 6/2015
PROJECT NO.: 2014-04
SHEET NO.: W3 OF 8

NOTES

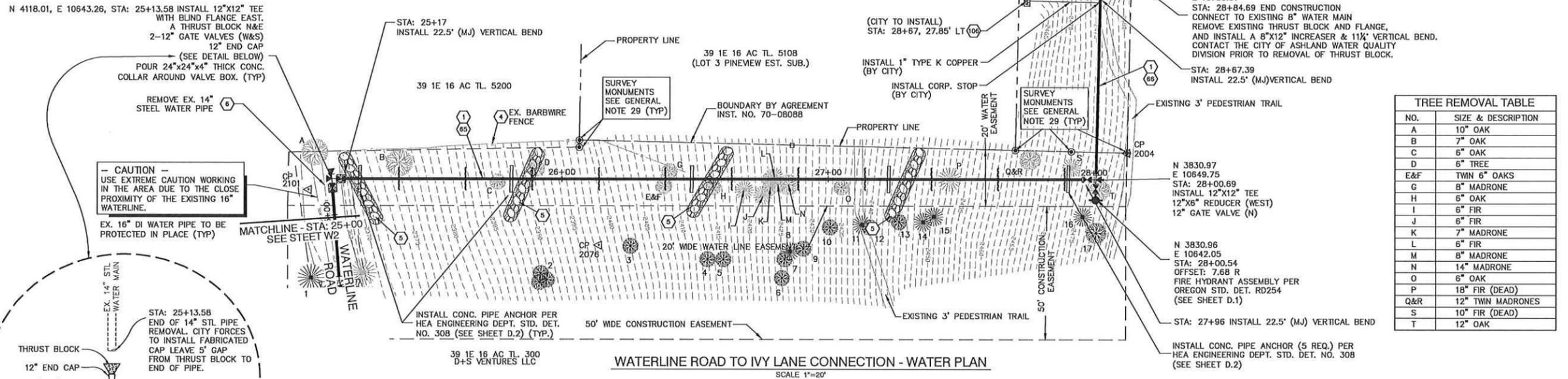
- COVER ALL DISTURBED AREA WITHIN THE EASEMENT WITH HYDROSEEDED MIXTURE OF GRASS SEED, FERTILIZER AND TACKIFIER. HYDROSEEDING MIXTURE SHALL BE AS FOLLOWS:
 BLUE WILDRYE (ELYMUS GLAUCUS) - 25%
 CALIFORNIA CATGRASS (DANTHONIA CALIFORNICA) - 25%
 IDAHO FESCUE (FESTUCA IDAHOENSIS) - 25%
 BLUEBUNCH WHEATGRASS (PSEUDOREGNARIA SPICOTA) - 25%
 TACKIFIER (AS NEEDED)
 APPLICATION RATE SHALL BE 10 LB PER ACRE
- INSTALL CONCRETE PIPE ANCHOR AT 75 FOOT INTERVALS WITHIN EASEMENT AREA. (SEE DETAIL NO. 308 ON SHEET D.1)
- SEE TREE REMOVAL SCHEDULE FOR A LISTING OF ALL TREES, 6 INCH DBH OR LARGER, THAT ARE TO BE REMOVED WITHIN THE EASEMENT AREA.
- PIPE BEDDING AND PIPE ZONE MATERIAL SHALL BE 3/4"-0" CRUSHED ROCK.
- TRENCH BACKFILL SHALL BE CLASS A, SELECT NATIVE MATERIAL COMPACTED TO 95% OPTIMUM DENSITY.

CONSTRUCTION NOTES

- CONSTRUCT TRENCH BACKFILL, BEDDING AND PIPE ZONE PER CITY STD DWG NO CD300.
- **CAUTION**** UTILITY CROSSING. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IF PROBLEM EXISTS.
- PROTECT EXISTING ITEM IN PLACE, OR IF REQUIRED REMOVE AND RE-INSTALL.
- CONSTRUCT A 4"-0" CRUSHED ROCK CHECK DAM. SLOPE THE DIRECTION AS SHOWN ON PLANS. (SEE DETAIL SHEET D1)
- 287 LF OF 12" DI (CL 52)
- 87 LF OF 12" DI (CL 52)
- 1" AIR VALVE BY CITY.

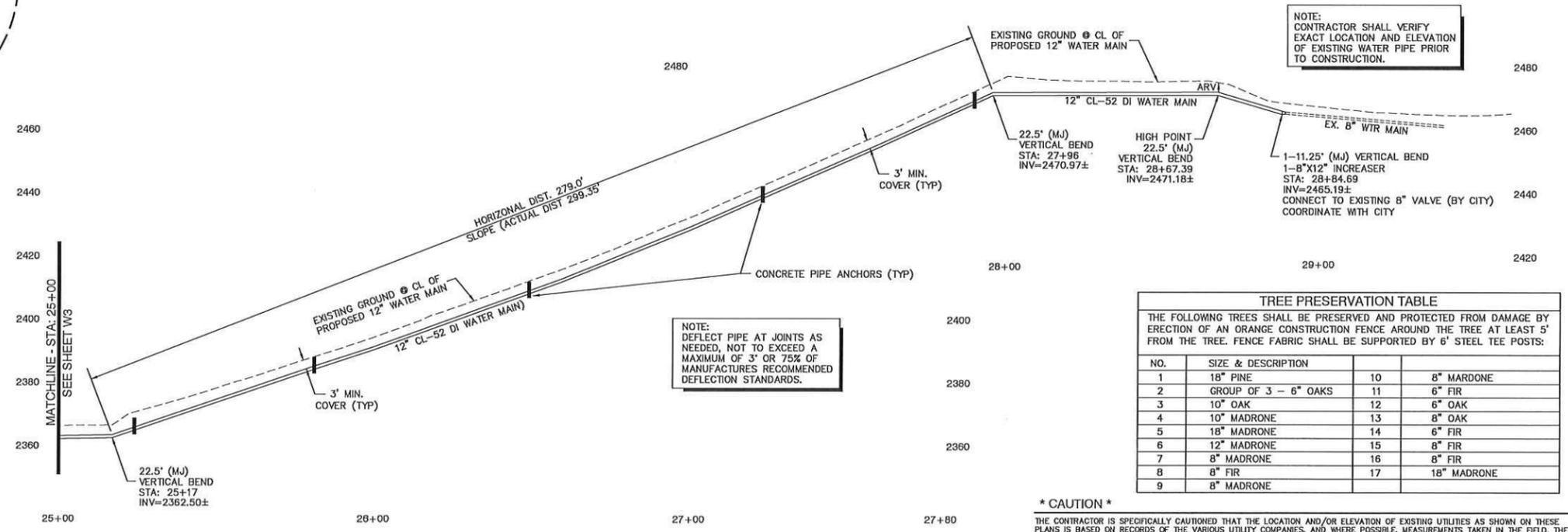


Hardey Group, Inc.
 REGISTERED PROFESSIONAL ENGINEER
 10,419
 DIGITAL SIGNATURE
 OREGON
 SEP 14, 2013
 JOHN HARDEY
 RENEWAL DATE: 6/30/2017



TREE REMOVAL TABLE

NO.	SIZE & DESCRIPTION
A	10" OAK
B	7" OAK
C	6" OAK
D	6" TREE
E&F	TWIN 6" OAKS
G	8" MADRONE
H	6" OAK
I	6" FIR
J	6" FIR
K	7" MADRONE
L	6" FIR
M	8" MADRONE
N	14" MADRONE
O	6" OAK
P	18" FIR (DEAD)
Q&R	12" TWIN MADRONES
S	10" FIR (DEAD)
T	12" OAK



TREE PRESERVATION TABLE

THE FOLLOWING TREES SHALL BE PRESERVED AND PROTECTED FROM DAMAGE BY ERECTION OF AN ORANGE CONSTRUCTION FENCE AROUND THE TREE AT LEAST 5' FROM THE TREE. FENCE FABRIC SHALL BE SUPPORTED BY 6" STEEL TEE POSTS:

NO.	SIZE & DESCRIPTION		
1	18" PINE	10	8" MADRONE
2	GROUP OF 3 - 6" OAKS	11	6" FIR
3	10" OAK	12	6" OAK
4	10" MADRONE	13	8" OAK
5	18" MADRONE	14	6" FIR
6	12" MADRONE	15	8" FIR
7	8" MADRONE	16	8" FIR
8	8" FIR	17	18" MADRONE
9	8" MADRONE		

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ASHLAND, OR
 JACKSON COUNTY
 PROJECT: IVY TO MORTON WATER LINE
 PROJECT NO. 2014-04
 SHEET: W4 OF 8
 DRAWN BY: JIM
 CHECKED BY: JIM
 DATE: 8/2013
 PROJECT NO. 2014-04
 CITY OF ASHLAND - ENGINEERING DEPT.
 IVY TO MORTON WATERLINE
 PROJECT INFO: HEA Project No. 035-15-14
 Drawing File: PLAN WATER.DWG
 Drawing Status: LODS, IN PLAN SET

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THRUST BLOCKING

PIPE DIA.	Thrust (T) at 100 psi in Pounds				
	A	B	C	D	E
4"	350	300	430	315	415
6"	550	450	625	475	625
8"	750	600	875	675	875
10"	1000	800	1150	900	1150
12"	1300	1050	1500	1150	1500
14"	1650	1350	1900	1450	1900
16"	2050	1700	2350	1850	2350

Soil Type	Soil Bearing Capacity (q) in PSI
Mud, peat, etc.	0
Silt Clay	1000
Sand	2000
Sand and gravel	3000
Sand and gravel cemented with clay	4000
Hard shale	10,000

PIPE DIA.	Table Angle (deg)	Concrete Volume (cu ft)		Stump Dia. (in)	Stump Spacing (ft)	Stump Bar #
		Table	Concrete			
4"	22.5	0.41	2.3	N	17	5
	11.25	0.21	1.8	N	17	5
6"	22.5	0.41	2.3	N	17	5
	11.25	0.43	2.4	N	17	5
8"	22.5	0.46	2.5	N	17	5
	11.25	0.46	2.5	N	17	5
10"	22.5	0.46	2.5	N	17	5
	11.25	0.46	2.5	N	17	5
12"	22.5	0.46	2.5	N	17	5
	11.25	0.46	2.5	N	17	5
14"	22.5	0.46	2.5	N	17	5
	11.25	0.46	2.5	N	17	5
16"	22.5	0.46	2.5	N	17	5
	11.25	0.46	2.5	N	17	5

THRUST BLOCK BEARING AREA EQUATION

NOTE: WHEN THRUST BLOCK BEARING AREA IS NOT SPECIFIED ON THE PLANS OR DETERMINED BY THE ENGINEER, USE THE FOLLOWING PROCEDURE TO DETERMINE REQUIRED BEARING AREA.

- Determine Thrust (T) in lbs from Table A.
- Determine Design (FWD) Pressure from Standard Specifications or Special Provisions.
- Determine Table Pressure from Table A.
- Determine Soil Bearing Capacity (q) of soil from Table B.
- Determine required bearing area (A) in sq. ft. as follows:

$$A = \frac{T}{(FWD) \times (q)}$$

Example: Design (FWD) Pressure = 150 PSI
 Thrust = 1000 lbs
 $A = \frac{1000}{(150) \times (2000)} = 0.0033$ sq. ft.

GENERAL NOTES FOR ALL DETAILS:

- Concrete to provide bearing area to withstand full test pressure.
- Four concrete blocking against unbalanced earth.
- All concrete shall be commercial grade concrete.
- Wrap pipe and/or fittings with 2 layers of polyethylene film when in contact with concrete.
- Temp concrete cover of all joints and accessories.
- Blockings shall be delivered precast and shall meet ASTM D1511 (ASTM A815), Grade 60, C501 with coat for epoxy after installation.

DATE: 14-JUL-2014
 SHEET NO.: RD250
 PROJECT: THRUST BLOCKING

HYDRANT ASSEMBLY

GENERAL NOTES FOR ALL DETAILS:

- When pipe is shorter than 18', no joints allowed. Use mechanical joint rather than flange. Two 1/2" galvanized flat washers are used in line of thrust blocks for installation less than 18' long. One to each side with two coats of seal tar epoxy.
- When pipe is longer than 18' rather joints not required.
- There shall be a minimum of 18" horizontal clearance around hydrant.
- When placed adjacent to curb, hydrant port shall be 24" from face of curb.
- Concrete thrust blocks shall be constructed as per thrust blocking (Std. Drg. RD250). Do not block curb hole.
- Extensions required for hydrant systems shall be installed to the manufacturer's specifications.
- Hydrants shall be placed to provide a minimum of 8' clearance from driveways, poles, and other obstructions.
- Hydrant pump-out port shall face direction of access.
- See hydrant plans in all directions.

DATE: 14-JUL-2014
 SHEET NO.: RD254
 PROJECT: HYDRANT INSTALLATION

Wattles

PLAN VIEW

- Staking specifications:
 1. 1" x 2" wooden stakes
 2. Additional stakes may be installed on downhill side of wattle, on steep slope or highly erosive soils.
- Special Installation Instructions:
 1. Counter Sink on Hillsides only, not on Road bed. Install on surface without trenching from station 13+50 to station 24+00.

DATE: 14-JUL-2014
 SHEET NO.: RD254
 PROJECT: WATTLE INSTALLATION

TRENCH BACKFILL, BEDDING, PIPE ZONE AND MULTIPLE INSTALLATIONS

TABLE A

MIN. DIA. (in)	MIN. DIA. (in)	MIN. DIA. (in)	MIN. DIA. (in)
4	10	4	8
6	10	4	8
8	10	6	10
10	10	6	10
12	12	6	10
15	12	6	10
18	16	6	12
21	16	6	12
24	18	6	12
30	18	6	12
36	24	6	14
42	24	6	14
48	24	6	14
54	24	6	14
60	24	6	14
66	24	6	14
72	24	6	14

For pipes over 72" diameter, see general note 3.

GENERAL NOTES FOR ALL DETAILS:

- Bedding of all areas shall comply with latest Std. Drg. RD200.
- For pipe installation in unbalanced areas where the trench method will not be used and the pipe is to be 2" 3/4" diameter, increase dimension "B" to nominal pipe diameter.
- Pipes over 72" diameter are structures, and are not applicable to this drawing.
- See Std. Drg. RD200 for trench width details (if any required).

DATE: 14-JUL-2014
 SHEET NO.: RD300
 PROJECT: TRENCH BACKFILL, BEDDING, PIPE ZONE AND MULTIPLE INSTALLATIONS

ROCK CHECK DAM

GENERAL NOTES FOR ALL DETAILS:

- Rock check dams are intended to prevent runoff from concentrating over the trench line by slowing runoff and diverting it away from the trench area.

DATE: 14-JUL-2014
 SHEET NO.: RD300
 PROJECT: ROCK CHECK DAM

SEDIMENT FENCE

GENERAL NOTES FOR ALL DETAILS:

- Bury bottom of filter fabric 6" vertically below finished grade.
- 2" x 2" 4x, pine or steel fence posts.
- Posts to be installed on uphill side of slope.
- Compact both sides of filter fabric trench.

DATE: 14-JUL-2014
 SHEET NO.: RD300
 PROJECT: SEDIMENT FENCE



HARVEY GROUP, INC.

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REGISTERED PROFESSIONAL ENGINEER
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 DIGITAL SIGNATURE
 OREGON
 JOHN HARVEY
 RENEWAL DATE: 6/30/2017

IVY TO MORTON WATER LINE
 PROJECT NO. 2014-04

ASHLAND, OR
 JACKSON COUNTY

PROJECT INFO

HEA Project No.: 036-15-14
 Drawing File: P:\m\1404\04\04.DWG
 Drawing Status: 100% IN PLAN SET

CITY OF ASHLAND - ENGINEERING DEPT.
 IVY TO MORTON WATERLINE

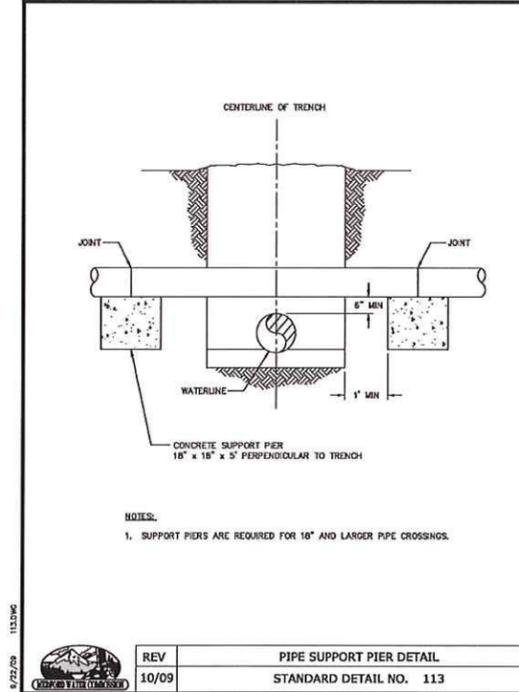
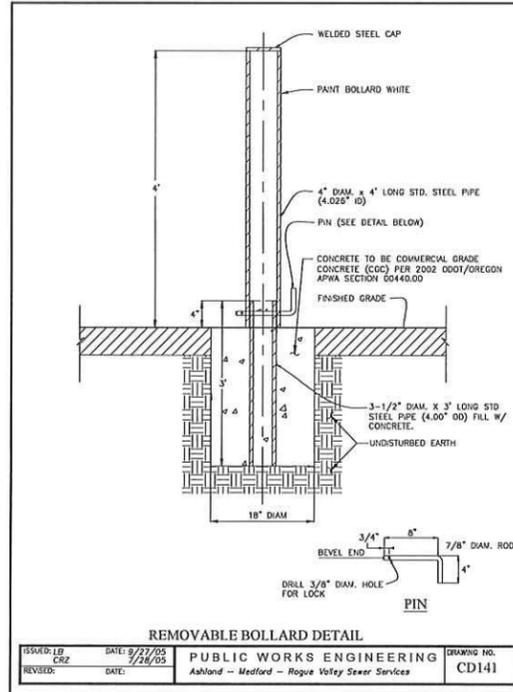
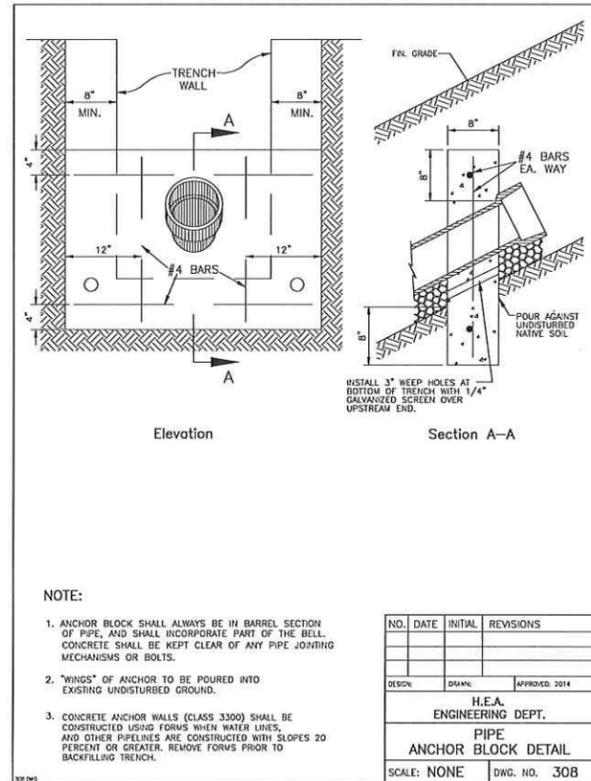
DATE: 02/25/2014
 TIME: 10:41 AM
 DRAWN BY: JAH
 CHECKED BY: JAH
 CITY ENGINEER

SHEET

D1

OF 8

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 EMAIL: INFO@HARDEYGROUP.COM

REGISTERED PROFESSIONAL ENGINEER
 10,419
 OREGON
 DEC 14, 1978
 JOHN HARDEY
 RENEWAL DATE: 6/30/2017

STAMP

IVY TO MORTON WATER LINE
PROJECT NO. 2014-04

ASHLAND, OR
 JACKSON COUNTY

NO.	REVISION	DATE

PROJECT

DATE:	
BY:	

CITY OF ASHLAND - ENGINEERING DEPT.
 IVY TO MORTON WATERLINE

DATE:	
BY:	
DATE:	
BY:	
DATE:	
BY:	

DRAWN BY: JAM
 CHECKED BY: JAM
 DESIGNED BY: JAM
 CITY ENGINEER

PROJECT INFO
 HEA Project No.: 036-15-14
 Drawing File: PLAN DETAIL.dwg
 Drawing Status: 100% PLAN SET

SHEET **D2** OF **8**



01658190201500065680040048

I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.

Christine Walker - County Clerk

Grantor: D & S Ventures, LLC
1000 N. Northlake Way 133
Seattle, WA 98103

Grantee: City of Ashland, Oregon

Document to be Returned to:
Barbara Christensen, City Recorder
20 East Main Street, Ashland, OR 97520

True and Actual Consideration: \$5,000.00

Send Tax Statements to: Not Applicable

WATER LINE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT

1. **Grant.** Subject to prior easements or encumbrances of record, **D & S Ventures, LLC**, (the "Grantor"), owner of property legally described in **Assessor's Map No. 39 1E 16AC, Tax Lot 300**, (the "Property") hereby grants to City of Ashland, a municipal corporation of the State of Oregon, its successors and assigns and invitees (the "Grantee"); A) a temporary, nontransferable, and nonexclusive easement in gross for a right to occupy an area on the Property with the right of ingress and egress to the easement area from adjacent land of Grantor for all activities in connection and consistent with constructing a public utility; and B) a permanent, appurtenant and nonexclusive easement for placement and operation of a public utility together with the right of access to the right of way from adjacent land of Grantor for all activities in connection with the purposes described below for which this easement has been granted.

2. **Description.** The location of the easement is along the general course(s) now located by Grantee on, over or under the surface of the Property, this easement more particularly described legally as follows:

Exhibit A and B, attached and incorporated, (the "Easement Area").

3. **Purpose.** These easements have all purposes for:

A) Temporarily mobilizing, fabricating and assembling equipment and material on the Property in preparation to constructing a public improvement, a water line with accessories and appurtenances within the Easement Area; and to store equipment, materials, and construction waste on the Property; and to have access to adjacent City-owned property as necessary for construction purposes reasonably related to the construction of said public improvement; and

1. This temporary easement shall terminate upon completion of construction of the public improvement.

B) Perpetual operation, maintenance, repair, replacement, enlargement and removal of a water line, and whether they are above or underground, all necessary or desirable accessories and appurtenances to the water line (hereafter referred to altogether as "facilities") within the Easement Area.

Further purposes of this easement is the present and (without payment therefore) the future right to keep the right of way and said adjacent lands clear of all brush, trees, timber, structures and other hazards which might endanger Grantee's facilities or impede Grantee's activities to operate and maintain its facilities within the Easement Area, and includes the following:

4. **Terms and Conditions.**

4.1 Grantor shall have the right to use the area within the easement in any manner that does not reasonably interfere with facilities within the easement area.

4.2 Other than standard operation and maintenance, Grantee shall provide Grantor reasonable notice prior to performing work in the Easement Area. Pursuant to such work, Grantee shall:

A. Fill any and all excavations as soon as practicable after opening;

B. Dispose of all brush and debris;

- C. Replace in their former condition all improvements, trees, ornamental shrubs and crops, if practicable, as soon as possible after damage or destruction, but if not practicable then pay to Grantor the reasonable value thereof.
- D. Accepts all responsibility for maintenance of any facilities placed on the easement.
- E. To pay Grantor for any and all damage that may arise from construction, reconstruction, operation, maintenance, repair, replacement, enlargement or removal of the facilities;
- F. Within the limits of the Oregon Tort Claims Act, accept liability for all injuries to persons or property resulting from Grantee's or its duly appointed agents' performance of the stated purposes of this easement. Grantee agrees to indemnify Grantor and hold Grantor harmless against all claims, suits, costs, losses and expenses that may in any manner result from or arise out of the purpose and activities permitted under this easement.

5. **Termination.** This easement shall terminate if and when Grantee shall have abandoned all use of the right of way and no longer has any future need therefore.

6. **Litigation costs.** In case of suit, action or proceeding to enforce any rights or conditions of this easement or appeal from said suit, action or proceedings, it is mutually agreed that the losing party in such suit, action, proceeding or appeal shall pay the prevailing party therein a reasonable attorney's fee in such amount as set by the court hearing such suit, action, proceeding or appeal.

IN WITNESS WHEREOF, the parties hereto have subscribed this instrument this 12th day of February, 2015.

GRANTOR:

D & S Ventures, LLC

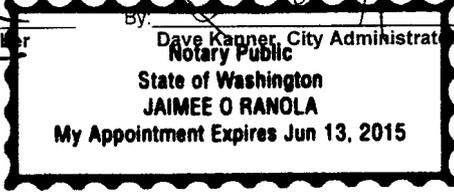
By: [Signature]
Daniel Kranzler, Managing Member

WASHINGTON)
STATE OF OREGON)
) ss.
) KING)
County of Jackson)

GRANTEE:

CITY ACCEPTANCE (ORS 83.808);
CITY OF ASHLAND, GRANTEE

By: [Signature]
Dave Kanner, City Administrator
Notary Public

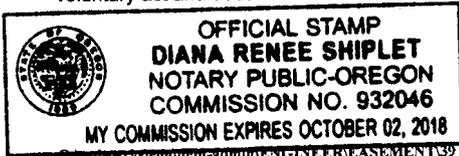


Personally appeared before me this 12th day of February, 2015, Daniel Kranzler, Managing Member and acknowledged the foregoing instrument to be his voluntary act and deed.

[Signature]
Notary Public for ~~Oregon~~ Washington
My Commission Expires: 6/13/15

STATE OF OREGON)
) ss.
County of Jackson)

Personally appeared before me this 24th day of February, 2015, Dave Kanner, City Administrator for the City of Ashland, Oregon, and acknowledged the foregoing instrument to be his voluntary act and deed.



[Signature]
Notary Public for Oregon
My Commission Expires: _____

APPROVED AS TO FORM
[Signature]
Ashland Asst. City Attorney
Date 12/8/14

EXHIBIT A

A water line easement, variable in width, over the eastern portion of the property deeded to D & S Ventures, L.L.C., a Washington limited liability company, as described in deed recorded as No. 99-23903 of the Official Records of Jackson County, Oregon. Said water line easement is described as follows:

Beginning at the northwest corner of Lot 2 of PINEVIEW ESTATES SUBDIVISION in the City of Ashland, according to the official plat thereof, now of record in Jackson County, Oregon; thence North 89°57'09" West 20.00 feet; thence North 01°17'34" West 315.00 feet; thence East 20.00 feet to a boundary line as described in agreement recorded as No. 70-08088 of said Official Records; thence South 02°19'58" East (deed record South 02°20'10" East), along said agreement boundary, 109.06 feet to a found 5/8 inch iron pin per deed reference, said monument being also the point of beginning of a boundary line as described in agreement recorded as No. 70-08062 of said Official Records; thence North 89°50'12" East (deed record North 89°50'00" East), along said agreement boundary, 2.63 feet to a found 5/8 inch rebar with plastic cap marking the northwest corner of Lot 3 of said PINEVIEW ESTATES SUBDIVISION; thence South 00°00'39" East, along the west boundary of said subdivision, 205.97 feet to the true point of beginning.

Basis of Bearing: PINEVIEW ESTATES SUBDIVISION

TOGETHER WITH a construction easement 50 feet in width and 315.00 feet in length, the east line of which is coincident with the west line of the above described permanent water line easement.

39-1E-16AC, Tax Lot 300
October 07, 2014

Richard L. Bath, PLS 1069
Director of Surveying

HEA Hardey Engineering & Assoc.
PO Box 1625; 2870 Nansen Drive
Medford, Oregon 97501
Ph. (541)772-6880; Cell (541)944-0936
Email: rbath@hea-inc.com
Website: www.hea-inc.com

REGISTERED
PROFESSIONAL
LAND SURVEYOR

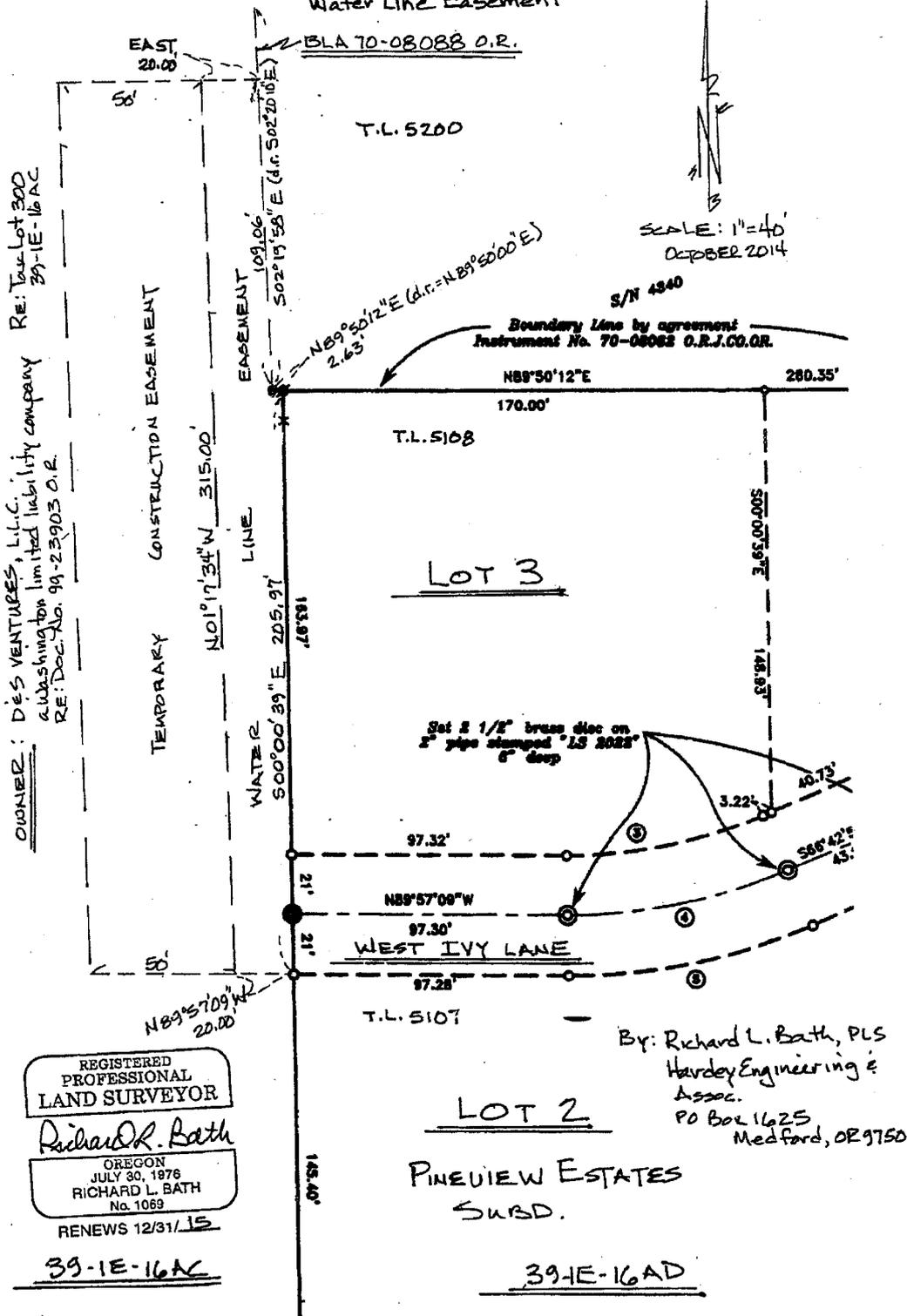
Richard L. Bath

OREGON
JULY 30, 1976
RICHARD L. BATH
No. 1069

RENEWS 12/31/15

EXHIBIT B

CITY OF ASHLAND
Water Line Easement

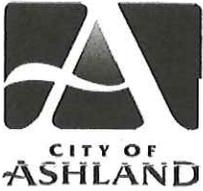


REGISTERED
PROFESSIONAL
LAND SURVEYOR
Richard L. Bath
OREGON
JULY 30, 1976
RICHARD L. BATH
No. 1069
RENEWS 12/31/15
39-1E-16AC

LOT 2
PINEVIEW ESTATES
SUBD.
39-1E-16AD

**TYPE I
REVIEWS**

**PA-A-2020-00143
Clay Creek Gardens HOA**



Planning Division
51 Winburn Way, Ashland OR 97520
541-488-5305 Fax 541-488-6006

ZONING PERMIT APPLICATION

FILE # PA-A-2020-00143

DESCRIPTION OF PROJECT Multi-year Hazardous Street Tree Abatement Project

DESCRIPTION OF PROPERTY Pursuing LEED® Certification? YES NO

Street Address Clay Creek Gardens HOA (Takelma Way, Clay Creek Way,

Assessor's Map No. 39 1E Plats for CCGHOA Tax Lot(s) Michelson Way)
subdivision - Phases 1 & 2

Zoning _____ Comp Plan Designation _____

APPLICANT

Name Amy Richard Phone 541-601-8918 E-Mail amylizabethrichard@gmail.com

Address 2669 Takelma Way City Ashland Zip 97520

PROPERTY OWNER

Name Clay Creek Gardens HOA Phone 541-292-3079 E-Mail sue.kennedy.01@gmail.com

Address 2703 Mickelson Way City Ashland Zip 97520
sue Kennedy, President CCGHOA

SURVEYOR, ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OTHER

Title Arborist Name Casey P. Roland Phone 541-488-0782 E-Mail _____

Address _____ City _____ Zip _____

Title _____ Name _____ Phone _____ E-Mail _____

Address _____ City _____ Zip _____

I hereby certify that the statements and information contained in this application, including the enclosed drawings and the required findings of fact, are in all respects, true and correct. I understand that all property pins must be shown on the drawings and visible upon the site inspection. In the event the pins are not shown or their location found to be incorrect, the owner assumes full responsibility. I further understand that if this request is subsequently contested, the burden will be on me to establish:

- 1) that I produced sufficient factual evidence at the hearing to support this request;
- 2) that the findings of fact furnished justifies the granting of the request;
- 3) that the findings of fact furnished by me are adequate; and further
- 4) that all structures or improvements are properly located on the ground.

My signature indicates submission of materials necessary to address Failure in this regard will result most likely in not only the request being set aside, but also possibly in my structures being built in reliance thereon being required to be removed at my expense. If I have any doubts, I am advised to seek competent professional advice and assistance.

The CCGHOA Multiyear Hazardous Tree Abatement Project

Applicant's Signature [Signature] Date 12-20-20

As owner of the property involved in this request, I have read and understood the complete application and its consequences to me as a property owner.

Property Owner's Signature (required) [Signature] Date 12-21-20

[To be completed by City Staff]

Date Received 12/21/20 Zoning Permit Type Admin Filing Fee \$ 361.25

OVER >>

December 21, 2020

To: Planning Department, Tree Commission

From: Clay Creek Gardens Homeowners Association

RE: Multi-year Hazardous Street Tree Abatement Project

Enclosed you will find the documents for our request for a revised street tree plan for the HOA. Aaron Anderson, assistant planner, advised us to proceed in this way, as we have a number of street trees that are hazardous or dying. Because of the number of trees that need to be removed, he felt it was best to submit the requested changes as a zoning permit, covering a number of trees, for two to three years. In addition, our arborist has advised us that other trees, not included in this List, will need to be removed in the near future.

Clay Creek Gardens, built in 2002, is now a lovely shaded neighborhood due to the mature trees lining the street. Unfortunately, while London Planetree (sycamore cultivar) was recommended by the City at the time, it is no longer on the list. We understand why. In the past few years, with the help of certified arborist Casey Roland (Casey P. Roland Tree Care), the Board of Directors and the Landscape Committee have come to recognize that many of the sycamores in the neighborhood are in declining health, to the point of becoming dangerous to community property and personal safety.

Starting in 2019, we took remedial action to mitigate the risk of failing branches by contracting Casey to prune the sycamores, while we worked on a longer-term plan. He has been in the neighborhood numerous times not only to prune, but to remove tops of trees and branches that have fallen after wind storms. It is clear that the trees have become increasingly hazardous.

The Board and Landscape Committee have spent numerous hours walking the neighborhood with Casey to review the trees and also with Dan Bish of Plant Oregon in consultation about replacement trees.

This submission represents what we hope will be the next step in achieving the long-term solution of replacing the hazardous and dying trees, many of which, but not all, are sycamores.

We understand that ultimately the City and the Tree Commission will decide how this plan unfolds, and our hope is that you will approve a two-to-three-year plan so we can remove the hazardous and dying trees and replant with more appropriate recommended trees for the neighborhood. Those under consideration are a Maple cultivar, an Oak cultivar, Zelkova (shorter variety), and Parrotia—all of which are among the City of Ashland's recommended street trees.

We view this as a multi-year plan because we do not want to lose the entire canopy of the neighborhood. Also, we want to plant the new trees at the appropriate seasonal times in order to give them the best possible chance for a healthy future.

We thank you for your time and consideration, and if you have questions, please do not hesitate to contact the following:

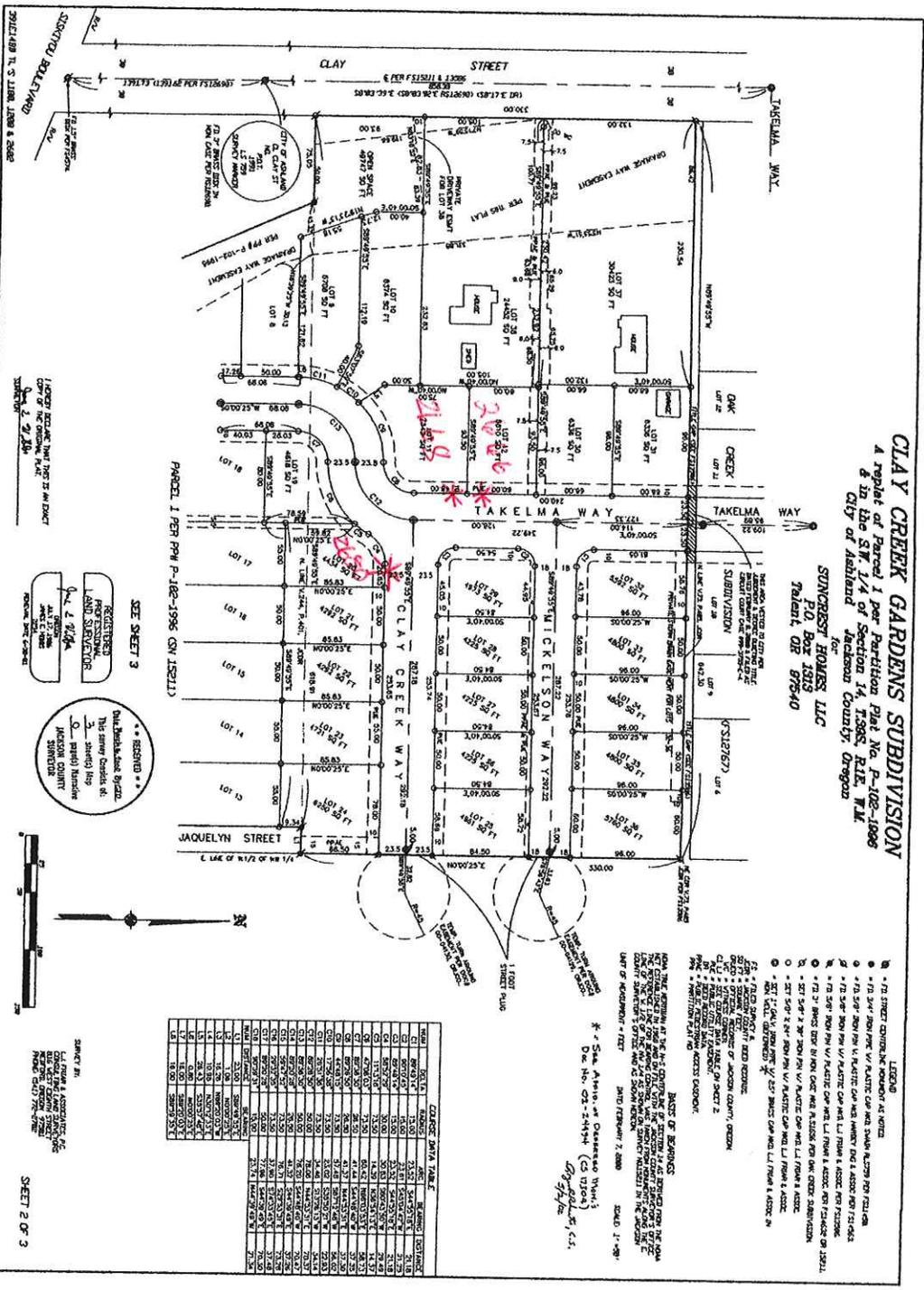
Sue Kennedy, President, Clay Creek Gardens HOA Board of Directors; 541-292-3079
Amy Richard, Landscape Committee Chair; 541-601-8918

Documents included:

- Cover Letter
- Zoning Permit Request
- Plats for Clay Creek Gardens Subdivision (Phase 1 and 2): marked with trees designated by arborist as hazardous or dying
- Basic Tree Assessment Forms, completed by Casey Roland (18 assessments)
- List of trees assessed as needing removal by Casey Roland with addresses

* Sycamores
L Lindens
A Ash
M Maple
O cherries

16451



CLAY CREEK GARDENS SUBDIVISION
 A Reg plat of Parcel 1 per Partition Plat No. P-102-1986
 of the SW 1/4 of Section 14, T36S, R1E, W4E
 City of Astoria, Jackson County, Oregon

SUNBROOK HOMERS LLC
 PO Box 1023
 Talent, OR 97540

LOT	AREA	PERCENTAGE	REMARKS
11	10,000	10.00	
12	10,000	10.00	
13	10,000	10.00	
14	10,000	10.00	
15	10,000	10.00	
16	10,000	10.00	
17	10,000	10.00	
18	10,000	10.00	
19	10,000	10.00	
20	10,000	10.00	
21	10,000	10.00	
22	10,000	10.00	
23	10,000	10.00	
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37	10,000	10.00	
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93	10,000	10.00	
94	10,000	10.00	
95	10,000	10.00	
96	10,000	10.00	
97	10,000	10.00	
98	10,000	10.00	
99	10,000	10.00	
100	10,000	10.00	

SEE SHEET 3
 REGISTERED LAND SURVEYOR
 P. J. WILSON
 ASTORIA, OREGON
 LICENSE NO. 10000

DATE OF RECORDING: 10/15/2024
 COUNTY: CLATSOP
 BOOK: 10000
 PAGE: 10000

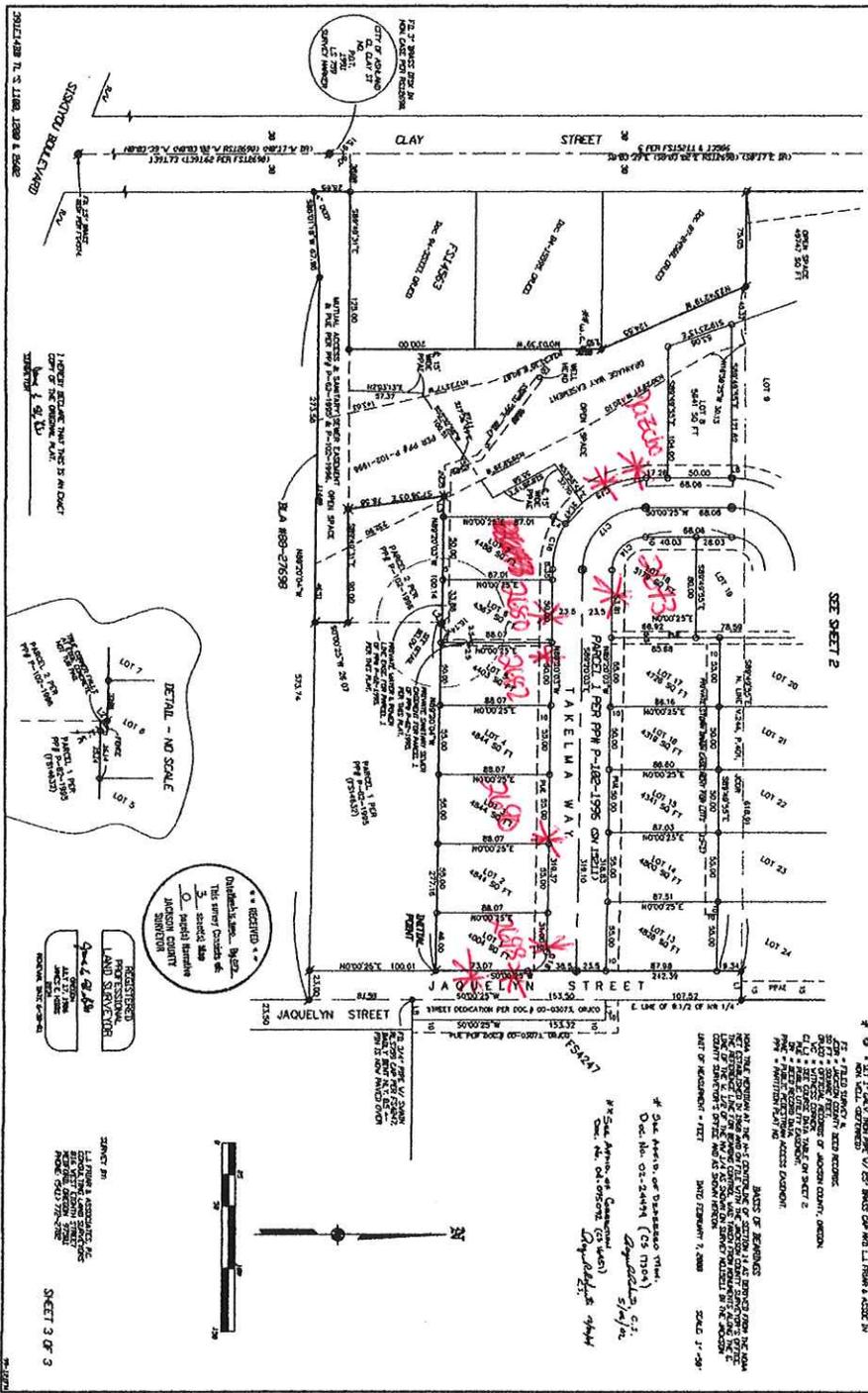
16451

10/17/24

EXHIBITS OF RECORD

- 1) MAP OF THE PROPOSED AND EXISTING UTILITY LINES
- 2) MAP OF THE PROPOSED AND EXISTING EASEMENTS AND RIGHTS OF WAY
- 3) MAP OF THE PROPOSED AND EXISTING LOT LINES
- 4) MAP OF THE PROPOSED AND EXISTING STREETS
- 5) MAP OF THE PROPOSED AND EXISTING CURBS
- 6) MAP OF THE PROPOSED AND EXISTING SIDEWALKS
- 7) MAP OF THE PROPOSED AND EXISTING DRIVEWAYS
- 8) MAP OF THE PROPOSED AND EXISTING FENCES
- 9) MAP OF THE PROPOSED AND EXISTING TREES
- 10) MAP OF THE PROPOSED AND EXISTING UTILITIES
- 11) MAP OF THE PROPOSED AND EXISTING EASEMENTS
- 12) MAP OF THE PROPOSED AND EXISTING RIGHTS OF WAY

CLAY CREEK GARDENS SUBDIVISION
 A map of Parcel 1 per Partition Plat No. P-102-1986
 & the SW 1/4 of Section 14 T38S, R1E, W1E
 City of Madras
 Jackson County, Oregon
 for
SUNCREST HOMES LLC
 P.O. Box 1313
 Talent, OR 97540



CCGHOA Sycamore Tree Assessment			As of: 10/12/20 Amy Richard and Casey Roland		
#	Address	Street	Tree		Rank
1	2666 Takelma Way		Sycamore		
2	2668 Takelma Way		Sycamore		
3	2680 Clay Creek Way		Sycamore		
4	Lawn 1 (Tolman Creek & Takelma		Modesto Ash		
5	2680 Takelma Way		Sycamore		
6	2682 Takelma Way		Sycamore		
7	2673 Takelma Way		Sycamore		
8	2690 Takelma Way		Sycamore		
9	2698 Takelma Way		Sycamore		
10	2698 Takelma/Jaquelyn/at driveway		Sycamore		
11	2698 Takelma Way/Jaquelyn		Sycamore		
12	Lawn 2 (Gazebo) tree to south		Sycamore		
13	Lawn 2 (Gazebo) tree to north		Sycamore		
14	2702 Takelma Way		Red Maple		
15	2736 Takelma Way		Cherry		
16	2740 Takelma Way/east of tree 15		Cherry		
17	Takelma Way/Tolman/100' w/o Tolman		Linden		
18	2736 Takelma Way		Linden		

ISA Basic Tree Risk Assessment Form

Client CLAY CREEK GARDENS HOA Date DEC 15 2020 Time 11:30
 Address/Tree location 2668 TAKALWA WAY (2666) Tree no. #1 Sheet 1 of 2
 Tree species LONDON Plane tree dbh 15" Height 35' Crown spread dia. 20'
 Assessor(s) C. POLANO Tools used _____ Time frame _____

Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1x Ht.	Target within 1.5x Ht.			
1	<u>Frequent foot traffic</u>		<u>100</u>			<u>4</u>	<u>NO</u>	<u>NO</u>
2								
3								
4								

Site Factors

History of failures Tree sheds limbs frequently Topography Flat Slope % Aspect _____
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots 100 % Describe _____
 Prevailing wind direction E Common weather Strong winds Ice Snow Heavy rain Describe _____

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal _____% Chlorotic _____% Necrotic 50 %
 Pests/Biotic Severe Anthracnose Abiotic _____
 Species failure profile Branches Trunk Roots Describe _____

Load Factors

Wind exposure Protected Partial Full Wind funneling Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss
 Recent or expected change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR _____% Cracks Lightning damage
 Dead twigs/branches _____% overall Max. dia. _____ Codominant Included bark
 Broken/Hangers Number _____ Max. dia. _____ Weak attachments Cavity/Nest hole _____% circ.
 Over-extended branches Previous branch failures Similar branches present
Pruning history
 Crown cleaned Thinned Raised
 Reduced Topped Lion-tailed
 Flush cuts Other _____
 Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Conks Heartwood decay
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____% circ. Depth _____ Poor taper
 Lean _____° Corrected? _____
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____% circ.
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent

Tree # 1

Risk Categorization																			
Target (Target number or description)	Tree part	Condition(s) of concern	Likelihood											Consequences		Risk rating (from Matrix 2)			
			Failure				Impact				Failure & Impact (from Matrix 1)			Negligible	Minor		Significant	Severe	
			Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat	Likely						Very likely
	All	High traffic Area																	

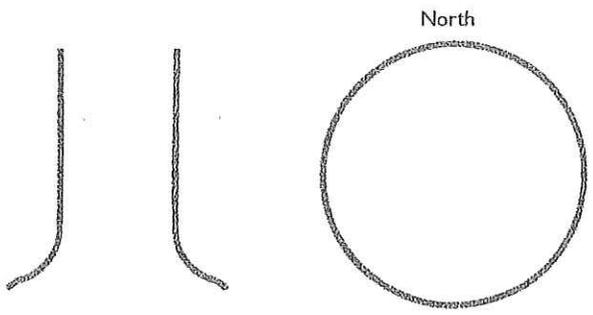
Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Notes, explanations, descriptions
 Tree lost large limb socket
 TEAR-OUT major injury on
 main stem
 constantly sheds large limbs



Mitigation options

1. Remove & replace with appropriate species Residual risk _____
2. _____ Residual risk _____
3. _____ Residual risk _____
4. _____ Residual risk _____

Overall tree risk rating Low Moderate High Extreme

Overall residual risk None Low Moderate High Extreme Recommended inspection interval _____

Data Final Preliminary Advanced assessment needed No Yes-Type/Reason _____

Inspection limitations None Visibility Access Vines Root collar buried Describe _____

ISA Basic Tree Risk Assessment Form

Client Clay Creek Gardens HOA Date Dec 15, 2020 Time 11:00 AM
 Address/Tree location 2668 TAKECUM WAY Tree no. 32 Sheet 1 of 2
 Tree species LONDON Plane tree dbh 14" Height 37' Crown spread dia. 19'
 Assessor(s) C. Peard Tools used _____ Time frame _____

Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1x Ht.	Target within 1.5x Ht.			
1	<u>Frequent foot traffic</u>		<u>100</u>			<u>4</u>	<u>NO</u>	<u>NO</u>
2								
3								
4								

Site Factors

History of failures TREE LOSES LIMBS FREQUENTLY Topography Flat Slope % Aspect _____
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots 100 % Describe _____
 Prevailing wind direction SE Common weather Strong winds Ice Snow Heavy rain Describe _____

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal _____ % Chlorotic _____ % Necrotic 50 %
 Pests/Biotic SEVERE ANTHRAQUINONE Abiotic _____
 Species failure profile Branches Trunk Roots Describe _____

Load Factors

Wind exposure Protected Partial Full Wind funneling Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss _____
 Recent or expected change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR _____ %
 Dead twigs/branches _____ % overall Max. dia. _____
 Broken/Hangers Number _____ Max. dia. _____
 Over-extended branches
 Pruning history
 Crown cleaned Thinned Raised
 Reduced Topped Lion-tailed
 Flush cuts Other _____
 Cracks _____ Lightning damage
 Codominant _____ Included bark
 Weak attachments _____ Cavity/Nest hole _____ % circ.
 Previous branch failures _____ Similar branches present
 Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Conks Heartwood decay _____
 Response growth _____
 _____ Condition(s) of concern _____
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____ % circ. Depth _____ Poor taper
 Lean _____ ° Corrected? _____
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____ % circ.
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

ISA Basic Tree Risk Assessment Form

Client Clay Creek Gardens HOA Date DEC 15 2020 Time 10:30
 Address/Tree location 2680 Clay Cr. Way Tree no. 3 Sheet 1 of 2
 Tree species London Plane tree dbh 14" Height 35' Crown spread dia. 25'
 Assessor(s) C. Roland Tools used _____ Time frame _____

Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1x Ht.	Target within 1.5x Ht.			
1	Frequent Root traffic		100				NO	NO
2								
3								
4								

Site Factors

History of failures tree lost 50% of top in Sept 8 Topography Flat Slope % Aspect _____
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots 100% Describe _____
 Prevailing wind direction S/E Common weather Strong winds Ice Snow Heavy rain Describe _____

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal _____% Chlorotic _____% Necrotic _____%
 Pests/Biotic Severe Anthracnose Abiotic _____
 Species failure profile Branches Trunk Roots Describe CONSTANT Limb/STEM FAILURE

Load Factors

Wind exposure Protected Partial Full Wind funneling Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss _____
 Recent or expected change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR _____%
 Dead twigs/branches 50% overall Max. dia. _____
 Broken/Hangers Number _____ Max. dia. _____
 Over-extended branches
 Pruning history
 Crown cleaned Thinned Raised
 Reduced Topped Lion-tailed
 Flush cuts Other _____
 Cracks Lightning damage
 Codominant Included bark
 Weak attachments Cavity/Nest hole _____% circ.
 Previous branch failures Similar branches present
 Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Conks Heartwood decay
 Response growth _____
 _____ Condition(s) of concern _____
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____% circ. Depth _____ Poor taper
 Lean _____° Corrected? _____
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____% circ.
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

ISA Basic Tree Risk Assessment Form

Client CLAY Creek Gardens H.O.A. Date DEC. 15 2020 Time 10:00 AM
 Address/Tree location Common Area C/O Tolman Cr. E. TAYLORVALE VA Tree no. 4 Sheet 1 of 2
 Tree species ADDED, ASH dbh 19" Height 32 Crown spread dia. 21'
 Assessor(s) C. Roland Tools used _____ Time frame _____

Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1x Ht.	Target within 1.5x Ht.			
1	<u>LANDSCAPE planting / foot traffic</u>	<u>N/A</u>	<u>100</u>	<u>100</u>	<u>100</u>	<u>1</u>	<u>NO</u>	<u>NO</u>
2								
3								
4								

Site Factors

History of failures _____ Topography Flat Slope % Aspect _____
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots % Describe _____
 Prevailing wind direction SSE Common weather Strong winds Ice Snow Heavy rain Describe _____

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal _____% Chlorotic _____% Necrotic _____%
 Pests/Biotic Anthracnose in spring Abiotic _____
 Species failure profile Branches Trunk Roots Describe _____

Load Factors

Wind exposure Protected Partial Full Wind funneling _____ Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss _____
 Recent or expected change in load factors N/A

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR _____%
 Dead twigs/branches _____% overall Max. dia. _____
 Broken/Hangers Number _____ Max. dia. _____
 Over-extended branches
 Pruning history
 Crown cleaned Thinned Raised
 Reduced Topped Lion-tailed
 Flush cuts Other _____
 Cracks _____ Lightning damage
 Codominant _____ Included bark
 Weak attachments _____ Cavity/Nest hole _____% circ.
 Previous branch failures _____ Similar branches present
 Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Conks Heartwood decay _____
 Response growth _____
 _____ Condition(s) of concern _____
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____% circ. Depth _____ Poor taper
 Lean 100% Corrected? _____
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____% circ.
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

ISA Basic Tree Risk Assessment Form

Client Clay Creek Gardens H.O.A. Date 12-18-2020 Time 2:15
 Address/Tree location 2150 TAKELINA WAY Tree no. 15 Sheet 1 of 2
 Tree species London Plane Tree dbh 18" Height 40' Crown spread dia. 20'
 Assessor(s) C. Roland Tools used _____ Time frame _____

Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1x Ht.	Target within 1.5x Ht.			
1	<u>Foot of vehicle traffic</u>		<u>100%</u>			<u>3/4</u>	<u>NO</u>	<u>NO</u>
2								
3								
4								

Site Factors

History of failures MANY FAILED LIMBS Topography Flat Slope % Aspect _____
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots 100% Describe _____
 Prevailing wind direction _____ Common weather Strong winds Ice Snow Heavy rain Describe _____

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal _____% Chlorotic _____% Necrotic _____%
 Pests/Biotic SEVERE ANTHRACNOSE INFECTION Abiotic _____
 Species failure profile Branches Trunk Roots Describe _____

Load Factors

Wind exposure Protected Partial Full Wind funneling Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss _____
 Recent or expected change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR _____%
 Dead twigs/branches _____% overall Max. dia. _____
 Broken/Hangers Number _____ Max. dia. _____
 Over-extended branches
 Pruning history
 Crown cleaned Thinned Raised
 Reduced Topped Lion-tailed
 Flush cuts Other _____
 Cracks _____ Lightning damage
 Codominant _____ Included bark
 Weak attachments _____ Cavity/Nest hole _____% circ.
 Previous branch failures MANY Similar branches present
 Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Conks Heartwood decay _____
 Response growth _____
 Condition(s) of concern _____

Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____% circ. Depth _____ Poor taper
 Lean _____° Corrected? _____
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____% circ.
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

ISA Basic Tree Risk Assessment Form

Client Clay Creek Gardens Host Date 12-18-2020 Time 2:45 PM
 Address/Tree location 2682 TAKEUMA WAY Tree no. 186 Sheet 1 of 2
 Tree species LONDON Plane tree dbh 16" Height 40' Crown spread dia. 20'
 Assessor(s) C. Roland Tools used _____ Time frame _____

Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1x Ht.	Target within 1.5x Ht.			
1	<u>Foot & Vehicle traffic</u>		<u>100%</u>			<u>3/4</u>	<u>no</u>	<u>no</u>
2								
3								
4								

Site Factors

History of failures tree frequently sheds LIMBS Topography Flat Slope % Aspect _____
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots 100% Describe _____
 Prevailing wind direction SW Common weather Strong winds Ice Snow Heavy rain Describe _____

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal _____% Chlorotic _____% Necrotic _____%
 Pests/Biotic Severe Anthracnose infection Abiotic _____
 Species failure profile Branches Trunk Roots Describe many

Load Factors

Wind exposure Protected Partial Full Wind funneling Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss _____
 Recent or expected change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR _____% Cracks Lightning damage
 Dead twigs/branches _____% overall Max. dia. _____ Codominant Included bark
 Broken/Hangers Number _____ Max. dia. _____ Weak attachments Cavity/Nest hole _____% circ.
 Over-extended branches Previous branch failures Similar branches present
Pruning history
 Crown cleaned Thinned Raised Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Reduced Topped Lion-tailed Conks Heartwood decay
 Flush cuts Other _____ Response growth _____
 _____ Condition(s) of concern _____
 Part Size _____ Fall Distance _____
Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent
 _____ Condition(s) of concern _____
 Part Size _____ Fall Distance _____
Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____% circ. Depth _____ Poor taper
 Lean _____° Corrected? _____
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____% circ.
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent

ISA Basic Tree Risk Assessment Form

Client Clay Creek Gardens HOA Date DEC 15 2020 Time 10:00 AM
 Address/Tree location 2673 TAILEUA WAY PARK ROW Tree no. 7 Sheet 1 of 2
 Tree species LONDON Plane tree dbh 17" Height 30' Crown spread dia. 30'
 Assessor(s) C. Roland Tools used _____ Time frame _____

Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1x Ht.	Target within 1.5x Ht.			
1			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		3	NO	NO
2								
3								
4								

Site Factors

History of failures TREE LOST 75% of top SEPT 8 Topography Flat Slope _____ % Aspect _____
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots 100% Describe _____
 Prevailing wind direction SE Common weather Strong winds Ice Snow Heavy rain Describe _____

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal _____ % Chlorotic _____ % Necrotic _____ %
 Pests/Biotic _____ Abiotic _____
 Species failure profile Branches Trunk Roots Describe _____

Load Factors

Wind exposure Protected Partial Full Wind funneling Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss _____
 Recent or expected change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR _____ % Cracks Lightning damage
 Dead twigs/branches _____ % overall Max. dia. _____ Codominant Included bark
 Broken/Hangers Number _____ Max. dia. _____ Weak attachments Cavity/Nest hole _____ % circ.
 Over-extended branches Previous branch failures Many Similar branches present
Pruning history
 Crown cleaned Thinned Raised
 Reduced Topped Lion-tailed
 Flush cuts Other _____
 Conks Heartwood decay
 Response growth _____
 Condition(s) of concern _____

Part Size _____ Fall Distance _____
Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____ % circ. Depth _____ Poor taper
 Lean _____ ° Corrected? _____
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____ % circ.
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent

Risk Categorization																					
Target (Target number or description)	Tree part	Condition(s) of concern	Likelihood											Consequences				Risk rating (from Matrix 2)			
			Failure				Impact				Failure & Impact (from Matrix 1)			Negligible	Minor	Significant	Severe				
			Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat	Likely						Very likely		
	All	High traffic Area																			

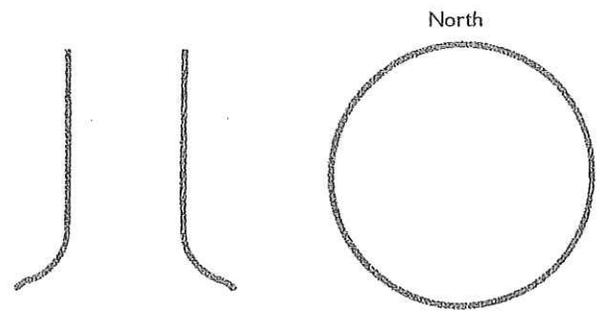
Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Notes, explanations, descriptions
TREE LOST 75% of crown
in SEPT 8 WIND EVENT



Mitigation options

- Remove & replace with appropriate species Residual risk _____
- _____ Residual risk _____
- _____ Residual risk _____
- _____ Residual risk _____

Overall tree risk rating Low Moderate High Extreme

Overall residual risk None Low Moderate High Extreme Recommended inspection interval _____

Data Final Preliminary Advanced assessment needed No Yes-Type/Reason _____

Inspection limitations None Visibility Access Vines Root collar buried Describe _____



Basic Tree Risk Assessment Form

Client Clay Creek Gardens HOA Date 12-18-2020 Time 2:00 PM
 Address/Tree location 2690 TAKELINE WAY Tree no. 178 Sheet 1 of 2
 Tree species LONDON PLATANUS dbh 13" Height 30' Crown spread dia. 30'
 Assessor(s) C. Roland Tools used _____ Time frame _____

Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1x Ht.	Target within 1.5x Ht.			
1	<u>SIOWALK DRIVEWAY & STREET</u>		<u>100%</u>			<u>4</u>	<u>NO</u>	<u>NO</u>
2								
3								
4								

Site Factors

History of failures TREE LOST 65% of canopy in wind Topography Flat Slope % Aspect _____
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots 100 % Describe _____
 Prevailing wind direction SW Common weather Strong winds Ice Snow Heavy rain Describe _____

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal _____% Chlorotic _____% Necrotic _____%
 Pests/Biotic SEVERE ANTHRACNOSE INFECTION Abiotic _____
 Species failure profile Branches Trunk Roots Describe STEM FAILURE

Load Factors

Wind exposure Protected Partial Full Wind funneling Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss _____
 Recent or expected change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR _____%
 Dead twigs/branches _____% overall Max. dia. _____
 Broken/Hangers Number _____ Max. dia. _____
 Over-extended branches
 Pruning history
 Crown cleaned Thinned Raised
 Reduced Topped Lion-tailed
 Flush cuts Other _____
 Cracks _____ Lightning damage
 Codominant _____ Included bark
 Weak attachments _____ Cavity/Nest hole _____% circ.
 Previous branch failures _____ Similar branches present
 Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Conks Heartwood decay _____
 Response growth _____
 _____ Condition(s) of concern _____

 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____% circ. Depth _____ Poor taper
 Lean _____° Corrected? _____
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____% circ.
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

ISA Basic Tree Risk Assessment Form

Client Clay Creek Gardens HOA. Date 12-18-2020 Time 1:15 PM
 Address/Tree location 2698 TRACINA WAY Tree no. 9 Sheet 1 of 2
 Tree species LONDON Plane tree dbh 10" Height 35' Crown spread dia. 20'
 Assessor(s) C. Polino Tools used _____ Time frame _____

Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1x Ht.	Target within 1.5x Ht.			
1	<u>Foot & Vehicle Traffic</u>		<u>100</u>			<u>3</u>	<u>NO</u>	<u>NO</u>
2								
3								
4								

Site Factors

History of failures Many limb failures Topography Flat Slope % Aspect _____
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots 100 % Describe _____
 Prevailing wind direction SW Common weather Strong wind Ice Snow Heavy rain Describe _____

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal _____ % Chlorotic _____ % Necrotic 20 %
 Pests/Biotic Severe Anthracnose infection Abiotic _____
 Species failure profile Branches Trunk Roots Describe _____

Load Factors

Wind exposure Protected Partial Full Wind funneling Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss _____
 Recent or expected change in load factors SEE PAGE 2

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR _____ % Cracks Lightning damage
 Dead twigs/branches _____ % overall Max. dia. _____ Included bark
 Broken/Hangers Number _____ Max. dia. _____ Weak attachments Cavity/Nest hole _____ % circ.
 Over-extended branches Previous branch failures Many Similar branches present
Pruning history
 Crown cleaned Thinned Raised
 Reduced Topped Lion-tailed
 Flush cuts Other _____ Conks Heartwood decay
 Response growth _____
 Condition(s) of concern _____

Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____ % circ. Depth _____ Poor taper
 Lean _____ ° Corrected? _____
 Response growth _____
 Condition(s) of concern _____

Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____ % circ.
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth _____
 Condition(s) of concern _____

Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

ISA Basic Tree Risk Assessment Form

Client Clay Creek Gardens M.O.A. Date 12-17-2020 Time 10:30
 Address/Tree location 2698 TAKEWA WAY TREE @ DRIVEWAY Tree no. 10 Sheet 1 of 2
 Tree species London Planetree dbh 14" Height 45' Crown spread dia. 16'
 Assessor(s) C. Roland Tools used _____ Time frame _____

Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1x Ht.	Target within 1.5x Ht.			
1	<u>SIDEWALK DRIVEWAY</u>		<u>100</u>			<u>3</u>	<u>NO</u>	<u>NO</u>
2	<u>TREE IS ON JACQUELYN ST. AT</u>							
3	<u>DRIVEWAY</u>							
4								

Site Factors

History of failures TREE SHEDS LARGE LIMBS OF TWG Topography Flat Slope % Aspect _____
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots 100 % Describe _____
 Prevailing wind direction _____ Common weather Strong winds Ice Snow Heavy rain Describe _____

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal _____ % Chlorotic _____ % Necrotic _____ %
 Pests/Biotic SEVERE ANTHRACNOSE Abiotic _____
 Species failure profile Branches Trunk Roots Describe _____

Load Factors

Wind exposure Protected Partial Full Wind funneling Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss
 Recent or expected change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR _____ %
 Dead twigs/branches _____ % overall Max. dia. _____
 Broken/Hangers Number _____ Max. dia. _____
 Over-extended branches
 Pruning history
 Crown cleaned Thinned Raised
 Reduced Topped Lion-tailed
 Flush cuts Other _____
 Cracks Lightning damage
 Codominant Included bark
 Weak attachments Cavity/Nest hole _____ % circ.
 Previous branch failures Similar branches present
 Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Conks Heartwood decay
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____ % circ. Depth _____ Poor taper
 Lean _____ ° Corrected? _____
 Response growth _____
 Condition(s) of concern SUNKEN CRACK ON STEM
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____ % circ.
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

Risk Categorization																						
Target (Target number or description)	Tree part	Condition(s) of concern	Likelihood								Consequences				Risk rating (from Matrix 2)							
			Failure				Impact				Failure & Impact (from Matrix 1)											
			Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat likely	Likely	Very likely		Negligible	Minor	Significant	Severe			
	LIMBS & MAIN STEM				X																	

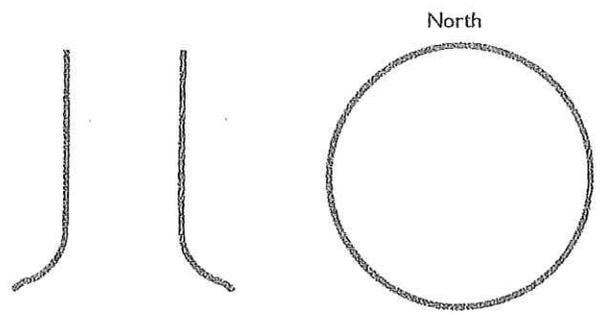
Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Notes, explanations, descriptions
 SUNKEN CRACKED ON SOUTH STEM
 10-15' AGL.
 Tree severely damaging sidewalk
 HAS shed many large LIMBS



Mitigation options

1. REMOVE & REPLACE with appropriate SPECIES. Residual risk _____
2. Residual risk _____
3. Residual risk _____
4. Residual risk _____

Overall tree risk rating Low Moderate High Extreme

Overall residual risk None Low Moderate High Extreme Recommended inspection interval _____

Data Final Preliminary Advanced assessment needed No Yes-Type/Reason _____

Inspection limitations None Visibility Access Vines Root collar buried Describe _____

ISA Basic Tree Risk Assessment Form

Client Clay Creek Gardens MOA Date Dec 12 2020 Time 1:30 PM
 Address/Tree location C/O 2698 Tarsuna Tree on Jacquelyn Tree no. 11 Sheet 1 of 2
 Tree species London Plane tree dbh 12" Height 40' Crown spread dia. 20'
 Assessor(s) _____ Tools used _____ Time frame _____

Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1x Ht.	Target within 1.5x Ht.			
1	<u>Foot of vehicle traffic</u>		<u>100</u>			<u>3/4</u>	<u>No</u>	<u>No</u>
2								
3								
4								

Site Factors

History of failures many limb failures Topography Flat Slope % Aspect _____
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots 100 % Describe _____
 Prevailing wind direction SW Common weather Strong winds Ice Snow Heavy rain Describe _____

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal _____ % Chlorotic _____ % Necrotic _____ %
 Pests/Biotic SEVERE ANTHRACNOSE INFECTION Abiotic _____
 Species failure profile Branches Trunk Roots Describe _____

Load Factors

Wind exposure Protected Partial Full Wind funneling Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss
 Recent or expected change in load factors tree will bear full force of wind when neighboring tree removed

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR _____ %
 Dead twigs/branches _____ % overall Max. dia. _____
 Broken/Hangers Number _____ Max. dia. _____
 Over-extended branches
 Pruning history
 Crown cleaned Thinned Raised
 Reduced Topped Lion-tailed
 Flush cuts Other _____
 Cracks Lightning damage
 Codominant Included bark
 Weak attachments Cavity/Nest hole _____ % circ.
 Previous branch failures many Similar branches present
 Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Conks Heartwood decay
 Response growth _____
frequently sheds limbs Condition(s) of concern _____
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____ % circ. Depth _____ Poor taper
 Lean _____ ° Corrected? _____
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____ % circ.
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent



Basic Tree Risk Assessment Form

southern most tree in area ^{green}

Client Clay Creek Gardens MOA Date DEC 15 2020 Time 10:15 AM
 Address/Tree location GAZEBO/GREEN SPACE PAUL ROW Tree no. 2512 Sheet 1 of 2
 Tree species LONDON PLANE TREE dbh 20" Height 45-50' Crown spread dia. 20'
 Assessor(s) C. Roland Tools used _____ Time frame _____

Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1x Ht.	Target within 1.5x Ht.			
1	<u>frequent foot traffic</u>		<u>100</u>				<u>NO</u>	<u>NO</u>
2								
3								
4								

Site Factors

History of failures CONSTANT & frequent limb failure Topography Flat Slope _____ % Aspect _____
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots _____ % Describe _____
 Prevailing wind direction SE Common weather Strong winds Ice Snow Heavy rain Describe _____

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal _____ % Chlorotic _____ % Necrotic 50 %
 Pests/Biotic SEVERE ANTRACNOSE Abiotic _____
 Species failure profile Branches Trunk Roots Describe CONSTANTLY sheds LIMBS

Load Factors

Wind exposure Protected Partial Full Wind funneling _____ Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss _____
 Recent or expected change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR _____ % Cracks _____ Lightning damage
 Dead twigs/branches 50 % overall Max. dia. _____ Codominant _____ Included bark
 Broken/Hangers Number _____ Max. dia. _____ Weak attachments _____ Cavity/Nest hole _____ % circ.
 Over-extended branches Previous branch failures _____ Similar branches present
Pruning history
 Crown cleaned Thinned Raised
 Reduced Topped Lion-tailed
 Flush cuts Other _____
 Response growth _____
 Condition(s) of concern _____

Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____ % circ. Depth _____ Poor taper
 Lean _____ ° Corrected? _____
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____ % circ.
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

ISA Basic Tree Risk Assessment Form

Client Clay Creek Gardens HOA Date Dec 15 2020 Time 10:45
 Address/Tree location FLYBRO GREENSPACE PARKROW Tree no. 2913 Sheet 1 of 2
 Tree species London Plane tree dbh 16" Height 40 Crown spread dia. 20
 Assessor(s) C. Nolan Tools used _____ Time frame _____

Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1x Ht.	Target within 1.5x Ht.			
1	<u>Frequent foot traffic</u>		<u>100</u>				<u>NO</u>	<u>NO</u>
2								
3								
4								

Site Factors

History of failures Frequent limb failure Topography Flat Slope % Aspect _____
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots 100 % Describe _____
 Prevailing wind direction S/E Common weather Strong winds Ice Snow Heavy rain Describe _____

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal _____ % Chlorotic _____ % Necrotic SD %
 Pests/Biotic SEVERE ANTHRACNOSE Abiotic _____
 Species failure profile Branches Trunk Roots Describe SEE ABOVE

Load Factors

Wind exposure Protected Partial Full Wind funneling Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss
 Recent or expected change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR _____ % Cracks Lightning damage
 Dead twigs/branches 50 % overall Max. dia. _____ Codominant Included bark
 Broken/Hangers Number _____ Max. dia. _____ Weak attachments Cavity/Nest hole _____ % circ.
 Over-extended branches Previous branch failures Similar branches present
Pruning history
 Crown cleaned Thinned Raised
 Reduced Topped Lion-tailed
 Flush cuts Other _____
 Response growth _____
 Condition(s) of concern _____

Part Size _____ Fall Distance _____
Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent
 Part Size _____ Fall Distance _____
Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____ % circ. Depth _____ Poor taper
 Lean _____ ° Corrected? _____
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____ % circ.
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent

ISA Basic Tree Risk Assessment Form

Client Clay Creek Gardens HOA Date Dec 15 2020 Time 9:30
 Address/Tree location 2702 TAKELMA PARK ROW Tree no. 14 Sheet 1 of 2
 Tree species RED MAPLE dbh 13" Height 35' Crown spread dia. 30'
 Assessor(s) C. Roland Tools used _____ Time frame _____

Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1x Ht.	Target within 1.5x Ht.			
1	VEHICLE / FOOT TRAFFIC		100	100		3	NO	NO
2								
3								
4								

Site Factors

History of failures TREE HAS DECLINED IN LAST 3 YEARS Topography Flat Slope % Aspect _____
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots % Describe 90
 Prevailing wind direction S/S/E Common weather Strong winds Ice Snow Heavy rain Describe _____

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal _____% Chlorotic _____% Necrotic _____%
 Pests/Biotic _____ Abiotic _____
 Species failure profile Branches Trunk Roots Describe _____

Load Factors

Wind exposure Protected Partial Full Wind funneling Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss
 Recent or expected change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR _____% Cracks Lightning damage
 Dead twigs/branches _____% overall Max. dia. _____ Codominant Included bark
 Broken/Hangers Number _____ Max. dia. _____ Weak attachments Cavity/Nest hole _____% circ.
 Over-extended branches Previous branch failures Similar branches present
Pruning history
 Crown cleaned Thinned Raised
 Reduced Topped Lion-tailed
 Flush cuts Other _____
 Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Conks Heartwood decay
 Response growth _____
 _____ Condition(s) of concern _____
 Part Size _____ Fall Distance _____
Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent
Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____% circ. Depth _____ Poor taper
 Lean _____° Corrected? _____
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____% circ.
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent

Risk Categorization																			
Target (Target number or description)	Tree part	Condition(s) of concern	Likelihood								Consequences				Risk rating (from Matrix 2)				
			Failure				Impact				Failure & Impact (from Matrix 1)								
			Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat	Likely	Very likely		Negligible	Minor	Significant	Severe
	All	High traffic Area				X											X		

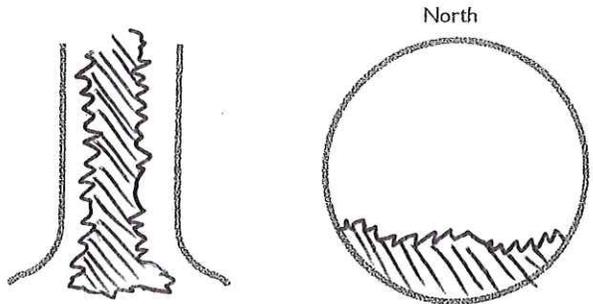
Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Notes, explanations, descriptions
SUNKEN BANK, Oozing, DEAD
TISSUE AS NOTED IN DIAGRAM



- Mitigation options
1. REMOVE & REPLACE WITH APPROPRIATE SPECIES Residual risk _____
 2. _____ Residual risk _____
 3. _____ Residual risk _____
 4. _____ Residual risk _____

Overall tree risk rating Low Moderate High Extreme

Overall residual risk None Low Moderate High Extreme Recommended inspection interval _____

Data Final Preliminary Advanced assessment needed No Yes-Type/Reason _____

Inspection limitations None Visibility Access Vines Root collar buried Describe _____

ISA Basic Tree Risk Assessment Form

Client Clay Creek Gardens H.O.A. Date 12-17-2020 Time 10:15 Am
 Address/Tree location 2736 TAKELWA WAY Tree no. 15 Sheet 1 of 1
 Tree species CHERRY dbh 11" Height 12' Crown spread dia. 8'
 Assessor(s) C. Roland Tools used _____ Time frame _____

Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1x Ht.	Target within 1.5x Ht.			
1								
2								
3								
4								

Site Factors

History of failures _____ Topography Flat Slope _____ % Aspect _____
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots 100% Describe _____
 Prevailing wind direction _____ Common weather Strong winds Ice Snow Heavy rain Describe _____

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal _____ % Chlorotic _____ % Necrotic _____ %
 Pests/Biotic _____ Abiotic _____
 Species failure profile Branches Trunk Roots Describe SUN SCALD

Load Factors

Wind exposure Protected Partial Full Wind funneling _____ Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss _____
 Recent or expected change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR _____ % Cracks Lightning damage
 Dead twigs/branches _____ % overall Max. dia. _____ Codominant Included bark
 Broken/Hangers Number _____ Max. dia. _____ Weak attachments Cavity/Nest hole _____ % circ.
 Over-extended branches Previous branch failures Similar branches present
Pruning history
 Crown cleaned Thinned Raised Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Reduced Topped Lion-tailed Conks Heartwood decay
 Flush cuts Other _____ Response growth _____
 Condition(s) of concern _____

Part Size _____ Fall Distance _____ Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color Cracks
 Codominant stems Included bark Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____ % circ. Depth _____ Poor taper
 Lean _____ ° Corrected? _____
 Response growth _____
 Condition(s) of concern SEVERE S/W DAMAGE

Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____ % circ.
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth _____
 Condition(s) of concern _____

Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

ISA Basic Tree Risk Assessment Form

Client Clay Creek Gardens MOA Date 12-17-2020 Time 10:30
 Address/Tree location 2736 TAKECUM EAST of tree # 15 Tree no. 16 Sheet 1 of 2
 Tree species CHERRY dbh 11" Height 12' Crown spread dia. 8'
 Assessor(s) C. Kolada Tools used _____ Time frame _____

Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1x Ht.	Target within 1.5x Ht.			
1								
2								
3								
4								

Site Factors

History of failures _____ Topography Flat Slope _____ % Aspect _____
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots 100 % Describe _____
 Prevailing wind direction _____ Common weather Strong winds Ice Snow Heavy rain Describe _____

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal _____ % Chlorotic _____ % Necrotic _____ %
 Pests/Biotic _____ Abiotic _____
 Species failure profile Branches Trunk Roots Describe SUNSCALD

Load Factors

Wind exposure Protected Partial Full Wind funneling _____ Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss _____
 Recent or expected change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR _____ %
 Dead twigs/branches _____ % overall Max. dia. _____
 Broken/Hangers Number _____ Max. dia. _____
 Over-extended branches
 Pruning history
 Crown cleaned Thinned Raised
 Reduced Topped Lion-tailed
 Flush cuts Other _____
 Cracks _____ Lightning damage
 Codominant _____ Included bark
 Weak attachments _____ Cavity/Nest hole _____ % circ.
 Previous branch failures _____ Similar branches present
 Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Conks Heartwood decay _____
 Response growth _____
 _____ Condition(s) of concern _____
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____ % circ. Depth _____ Poor taper
 Lean _____ ° Corrected? _____
 Response growth _____
 Condition(s) of concern SEVERE S/W DAMAGE
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____ % circ.
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

ISA Basic Tree Risk Assessment Form

Client Clay Creek Gardens H.O.A. Date 12-18-2020 Time 1:00 PM
 Address/Tree location C/O TAKEWA WAY & TOLMAN CR. 100' W/D TOLMAN Tree no. 17 Sheet 1 of 2
 Tree species LIMBET dbh 7" Height 18' Crown spread dia. 10'
 Assessor(s) C. Roland Tools used _____ Time frame _____

Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1x Ht.	Target within 1.5x Ht.			
1	<u>SIDEWALK & STREET</u>		<u>100</u>					
2								
3								
4								

Site Factors

History of failures _____ Topography Flat Slope % Aspect _____
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots 80 % Describe _____
 Prevailing wind direction SW Common weather Strong winds Ice Snow Heavy rain Describe _____

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal _____ % Chlorotic _____ % Necrotic _____ %
 Pests/Biotic _____ Abiotic _____
 Species failure profile Branches Trunk Roots Describe SUNBLACD / DECAY ON SOUTHWEST TRUNK

Load Factors

Wind exposure Protected Partial Full Wind funneling _____ Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss _____
 Recent or expected change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR _____ % Cracks _____ Lightning damage
 Dead twigs/branches _____ % overall Max. dia. _____ Codominant _____ Included bark
 Broken/Hangers Number _____ Max. dia. _____ Weak attachments _____ Cavity/Nest hole _____ % circ.
 Over-extended branches Previous branch failures many Similar branches present
Pruning history
 Crown cleaned Thinned Raised Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Reduced Topped Lion-tailed Conks Heartwood decay _____
 Flush cuts Other _____ Response growth _____
 _____ Condition(s) of concern _____

 Part Size _____ Fall Distance _____ Part Size _____ Fall Distance _____
Load on defect N/A Minor Moderate Significant **Load on defect** N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent **Likelihood of failure** Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____ % circ. Depth _____ Poor taper
 Lean _____ ° Corrected? _____
 Response growth _____
 Condition(s) of concern DAMAGE TO STEM
 Part Size _____ Fall Distance _____
Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____ % circ.
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
Load on defect N/A Minor Moderate Significant
Likelihood of failure Improbable Possible Probable Imminent

ISA Basic Tree Risk Assessment Form

Client Clay Creek Gardens M.O.A Date 12-17-2020 Time 10:40AM
 Address/Tree location 2736 TAKECMA WAY Tree no. 31318 Sheet 1 of 2
 Tree species Linden dbh 12" Height 30' Crown spread dia. 10'
 Assessor(s) C. Roland Tools used _____ Time frame _____

Target Assessment

Target number	Target description	Target protection	Target zone			Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
			Target within drip line	Target within 1x Ht.	Target within 1.5x Ht.			
1	Foot traffic		100			3	NO	NO
2								
3								
4								

Site Factors

History of failures _____ Topography Flat Slope _____ % Aspect _____
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe TRENCHING
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots 100 % Describe _____
 Prevailing wind direction _____ Common weather Strong winds Ice Snow Heavy rain Describe _____

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal _____ % Chlorotic _____ % Necrotic 50 %
 Pests/Biotic _____ Abiotic _____
 Species failure profile Branches Trunk Roots Describe Included bark

Load Factors

Wind exposure Protected Partial Full Wind funneling _____ Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss _____
 Recent or expected change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR _____ %
 Dead twigs/branches 50 % overall Max. dia. _____
 Broken/Hangers Number _____ Max. dia. _____
 Over-extended branches
 Pruning history
 Crown cleaned Thinned Raised
 Reduced Topped Lion-tailed
 Flush cuts Other _____
 Cracks _____ Lightning damage
 Codominant _____ Included bark
 Weak attachments _____ Cavity/Nest hole _____ % circ.
 Previous branch failures _____ Similar branches present
 Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Conks Heartwood decay _____
 Response growth _____
 _____ Condition(s) of concern _____
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____ % circ. Depth _____ Poor taper
 Lean _____ ° Corrected? _____
 Response growth _____
 Condition(s) of concern _____
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____ % circ.
 Cracks Cut/Damaged roots Distance from trunk _____
 Root plate lifting Soil weakness
 Response growth _____
 Condition(s) of concern CUT ROOTS
 Part Size _____ Fall Distance _____
 Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

Risk Categorization																										
Target (Target number or description)	Tree part	Condition(s) of concern	Likelihood											Consequences				Risk rating (from Matrix 2)								
			Failure				Impact				Failure & Impact <i>(from Matrix 1)</i>			Negligible	Minor	Significant	Severe									
			Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat	Likely						Very likely							
	ENTIRE	50% Root SEVERANCE																								

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Note:
After this form was completed, The homeowner removed the large dead branch (w/ a very bad cut & nicks in tree).

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Notes, explanations, descriptions
EXCAVATION / TRENCHING FOR UNDERGROUND UTILITIES RESULTING IN 50% ROOT LOSS HALF CANOPY IS DEAD

Mitigation options

- REMOVE & REPLACE WITH APPROPRIATE SPECIES. Residual risk _____
- Residual risk _____
- Residual risk _____
- Residual risk _____

Overall tree risk rating Low Moderate High Extreme

Overall residual risk None Low Moderate High Extreme Recommended inspection interval _____

Data Final Preliminary Advanced assessment needed No Yes-Type/Reason _____

Inspection limitations None Visibility Access Vines Root collar buried Describe _____



City of Ashland
Community Development Department
 51 Winburn Way
 Ashland, OR 97520
 Telephone: 541-488-5305
 Inspection Line: 541-552-2080

PERMIT NUMBER
PA-A-2020-00143
Apply Date: 12/22/2020

Plan Type: Administrative Planning Action

Work Class: Administrative Planning Action

Map & Tax Lot	Property Address
391E14BB1213	2680 Clay Creek Wy

Owner Information	Applicant Information
Owner: Clay Creek Gardens HOA Owner 2703 Mickelson Wy Address: Ashland, OR 97520 Phone: (541) 292-3079	Applicant: Amy Richard Applicant 2669 Takelma Wy Address: Ashland, OR 97520 Phone: (541) 601-8918

Project Description
Hazardous street tree abatement project

Fees	
Fee Description:	Amount:
Administrative Planning Action Fee (Other)	\$361.25

Applicant: _____

Date: _____

Total Fees:	\$361.25
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DISCUSSION ITEM

Arborist license changes

Aaron Anderson

From: Asa Cates <asacates@yahoo.com>
Sent: Thursday, December 17, 2020 2:05 PM
To: Aaron Anderson; Chris John
Subject: Fw: New Arborist Phase License at LCB
Attachments: 0 - ENGLISH Arborist License Flyer 12-20 v2.pdf; License Type Table 1-2020.pdf

[EXTERNAL SENDER]

----- Forwarded Message -----

From: BOXALL Elizabeth * LCB <elizabeth.boxall@oregon.gov>
To: asacates@yahoo.com <asacates@yahoo.com>
Sent: Thursday, December 17, 2020, 12:42:28 PM PST
Subject: New Arborist Phase License at LCB

Hi Asa,

It was a pleasure to speak with you today! Please feel free to share this message to those you think may be interested.

LCB recently adopted a rule, creating a new arborist license phase which goes in to effect January 1, 2021. While Landscape Contractors Board (LCB) licensees have an exemption from the Construction Contractors Board to perform all tree work, planting of trees requires an LCB license. Attached is a flyer summarizing aspects of the license phase. The new arborist license creates better accessibility for those certified as arborists to become licensed and perform planting work legally and with recognition of their expertise.

LCB has been working with the Pacific Northwest International Society of Arborists to help educate arborists about licensing requirements. We are also starting to reach out to municipalities to provide information and have updated our website with a few [FAQs](#) related to trees. This has been an ongoing topic for some time and we are hopeful this will help educate those that are unaware and bring others in to compliance, thereby protecting the public.

Please feel free to reach out with any questions. Have a nice holiday!

Elizabeth Boxall, Administrator

Landscape Contractors Board

2111 Front St. NE, Ste 2-101 | Salem, OR 97301



Oregon Landscape Contractors Board

2111 Front St NE, Ste 2-101

Salem, OR 97301

(503) 967-6291 phone • (503) 967-6298 fax

Email: lcb.info@oregon.gov

Website: www.oregon.gov/lcb

New!!! Arborist License Phase

Created for certified arborists, a new phase of license will be available January 1, 2021 and is summarized below.

- ISA certification required;
- Must pass laws, rules, and business practice section of the exam;
- Subcontracting is allowed;
- Application fees discounted through 12/31/2021, if currently licensed with the CCB.

Scope of Work:

- Tree Planting (see definition of trees below)
- Preparing the property for planting of trees
- Grading and drainage (for trees only)
- Tree removal, trimming, pruning, stump grinding, and guying
- Existing LCB planting only phased licensees with an ISA certification could convert to an arborist license
- May be added to other phases of licenses (e.g.; irrigation + arborist), except the modified license

Definition: for the purpose of the arborist license, a tree is considered a woody plant usually having a dominant trunk, or trunks, and a mature height greater than 15 feet (4.5 meters), and which generally has few or no branches on its lower part, and is crowned with a head of branches and foliage or, as in palms, of foliage only.

Not Allowed:

- Planting of lawns, shrubs vines, or nursery stock (except trees as defined above)
- Ornamental water features
- Irrigation installation
- Backflow installation
- Low voltage lighting
- Hardscapes such as: retaining walls, fences, decks, arbors, walkways, patios, driveways, and landscape edging.

Work listed above can be performed by passing additional exams and obtaining additional phases of licensure.

You only need an LCB license to perform all tree work. A CCB license does not allow you to plant trees. For answers to frequently asked questions regarding tree work, please visit: <https://www.oregon.gov/lcb/Pages/FAQ-Tree-Work.aspx>.

Still have questions? Call the LCB office at (503) 967-6291 or email lcb.info@oregon.gov

What can I do with my Landscape Construction Business License?

	Planting License	Standard License	Irrigation & Backflow	Modified License	Arborist (eff 1/1/21)	All Phase License
Plan & install: Lawns, shrubs, vines, trees, or nursery stock					Trees only	
Install & repair artificial turf						
Prepare property for planting and artificial turf					Trees only	
Plan or install: Fences, decks, arbors, patios, landscape edging, driveways, walkways or retaining walls				*		
Plan or install retaining walls						
Install low voltage lighting				After 12 months		
Construct or repair: Water features						
Construct or repair: Drainage systems						
Construct or repair: Irrigation systems						
Install backflow devices						
Maintain irrigation systems with compressed air						
Remove trees, grind stumps, guy limbs						

*When a permit is not required.