



Arborist Report and Tree Preservation Plan

**For the Modera West Linn Development
in West Linn, Oregon**

**Prepared by:
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Modera West Linn Development – West Linn, Oregon Arborist Report and Tree Preservation Plan May 22, 2026

Purpose

This Arborist Report and Tree Preservation Plan is an updated version of our February 26, 2026 report for the Modera West Linn Development, including an additional area that will be incorporated into the design plan, connecting the abutting property (Tax Lot 00801) to the project site. This report describes the existing trees located on the project site, as well as recommendations for tree removal, retention, and protection based on the proposed development plans. This report is based on observations made by ISA Certified Arborist® (PN-9492A) and Qualified Tree Risk Assessor Liliana Morgan during site visits conducted between December 27th and 30th, 2025. The assessment further incorporated coordination and review of the site plan with Tannler Holdings, LLC and their consultants.

Scope of Work and Limitations

Todd Prager & Associates, LLC was contracted by Tannler Holdings, LLC to collect tree inventory data for individual trees measuring six inches and larger in diameter within and adjacent to the work limits of the site. The assignment also included development of a tree preservation plan for the project. Development of the site includes construction of multi-family dwelling units with ground floor commercial space adjacent to Tannler Drive. The project also includes roadway improvements along Tannler Drive, parking and associated access, along with utility and grading improvements. Site plans were provided by Harper Houf Peterson Righellis Inc. (HHPR) illustrating the location of existing trees and potential construction impacts.

A visual tree assessment was conducted on individual onsite trees and offsite trees identified as potentially subject to construction-related impacts to evaluate their condition and susceptibility to disturbance. The enclosed tree inventory data sheet in Attachment 1 includes data for all trees identified on the site survey in Attachment 2. Trees were evaluated for health, structural integrity, and anticipated impacts associated with proposed construction activities. Following the inventory fieldwork, we coordinated with HHPR and Hill Architects to discuss tree protection and removal recommendations.

The client may choose to accept or disregard the recommendations contained herein or seek additional advice. Neither this author nor Todd Prager & Associates, LLC have assumed any responsibility or liability associated with the trees on or adjacent to this site.

General Description

The Modera West Linn Development site is located at Tax Lot 00801 and 2410, 2422 and 2444 Tannler Drive in West Linn, Oregon. The applicant is proposing to construct a multi-family development with ground-floor commercial space along

Tannler Drive. The site is comprised of three tax lots (21E35C 00100, 21E35C 00102, and 21E35C 00200), totaling approximately 11.36 acres. The site slopes from north to south, is undeveloped, and includes a Right-of-Way (ROW) easement for Greene Street along the northern slope. Trees located on private property directly adjacent to the proposed development were assessed. A lot line adjustment will incorporate a small section of Tax Lot 00801, which is under the same ownership as the development site, into the project area. Onsite trees consist primarily of native trees, with groves concentrated on the north and northwest edges of the site and along Tannler Drive. Non-native species associated with typical urban landscapes can be found along the periphery of the site.

The groves of native trees along the north and northwest edges of the site vary in age and most of the trees are in fair to good health and structural condition. The trees are undergoing natural stand dynamics characterized by competition for light and growing space. Over time, some trees become dominant or codominant, while others are suppressed beneath the dominant overstory. Stands along the eastern slope abutting Tannler Drive represent continuous, dense canopy comprised of primarily bigleaf maple (*Acer macrophyllum*), black cottonwood (*Populus trichocarpa*) and Douglas-fir (*Pseudotsuga menziesii*) with high, competing crowns. Open-grown Oregon white oak (*Quercus garryana*) are scattered throughout the site.

The exhibit in Attachment 2 by HHPR includes the locations of existing trees in relation to proposed construction impacts such as grading, driveways, parking, and buildings. The tree numbers in Attachment 2 correspond to the tree numbers in the inventory in Attachment 1. The trees were tagged with their corresponding numbers in the field.

Tree Inventory

During site visits conducted on December 27th through 30th 2025, an associate and I assessed all existing trees over 6-inches in trunk diameter (DSH¹). An additional site visit was made on May 19th 2026 to gather data on trees in the additional incorporated area pertaining to Tax Lot 00801. Fourteen additional trees were inventoried, five of which are proposed for removal and nine for retention. All onsite trees and those on adjoining properties identified as potentially subject to construction impacts were assessed. A spreadsheet of the inventoried trees is provided in Attachment 1. The inventory lists the tree number, species (common and scientific names), DSH, crown radius (synonymous with dripline radius), health condition, structural condition, whether the tree is significant as defined in the City of West Linn Community Development Code, significant tree protected area (i.e. dripline plus 10 feet), location (i.e. within ROW, or if offsite, the tax lot number is listed), treatment (remove/retain), and pertinent comments.

¹ DSH is the trunk diameter at standard height in inches measured at 4.5 feet above ground level per International Society of Arboriculture (ISA) and City of West Linn standards (also referred to as DBH, diameter at breast height).

The tree numbers in the inventory in Attachment 1 correspond to the tree numbers in the tree exhibit in Attachment 2. Trees are further denoted as significant or non-significant in the exhibit in Attachment 2.

Tree Preservation Plan

Trees suitable for preservation and trees proposed for removal were evaluated based on the proposed construction impacts in the site plans provided by Hill Architects and HHPR. Table 1 provides a summary of all inventoried non-significant and significant trees by treatment recommendation. Table 2 is a summary of the onsite inventoried non-significant and significant trees by treatment. Onsite trees are those on properties owned or controlled by the applicant (i.e. trees that are offsite on private property that is owned by someone other than the applicant are not included in the Table 2 summary).

Table 1. Number of Inventoried Trees (On- and Offsite) by Treatment and Significance

Treatment	Remove	Retain	Total
Non-Significant Trees	154	17 (10%)	171
Significant Trees	174	80 (31%)	254
Total	328	97 (23%)	425

Table 2. Number of Inventoried Trees Located Onsite by Treatment and Significance

Treatment	Remove	Retain	Total
Non-Significant Trees	154	10 (6%)	164
Significant Trees	174	70 (29%)	244
Total	328	80 (20%)	408

Tree Retention and Removal

Of the 408 onsite trees inventoried, 80 trees are proposed for retention, and 328 trees are proposed for removal to accommodate the proposed development.

Significant Tree Retention

Of the 80 onsite trees designated for retention, 70 are classified as significant.

Non-Significant Tree Retention

The remaining 10 onsite trees designated for retention are classified as non-significant because they measure less than 12 inches DSH and are not one of the designated native species which are considered significant at six-inch DSH and greater, according to City of West Linn Code. These trees are being retained because they do not conflict with proposed site improvements.

Significant Tree Preservation Standards

The proposed significant tree preservation presented in Table 3 is based on the protected area of inventoried significant trees onsite (i.e. on properties owned or controlled by the applicant). The protected area of individually assessed significant trees is provided in the tree inventory in Attachment 1 and calculated based on the square feet beneath the dripline of each significant tree plus 10 feet.

**Table 3. Inventoried Significant Tree Preservation
on Properties Owned or Controlled by the Applicant.**

Treatment	Remove	Retain	Total
Onsite (Area, sq. ft.)	370,370	73,451	443,821
Greene Street ROW Easement (Area, sq. ft.)	3,040	42,737	45,777
Total Significant Trees Onsite & On Properties Controlled by the Applicant (Area, sq. ft.)	373,410	116,188 (24%)	489,598

As shown in Table 3, 24 percent of the significant tree protected area is proposed for retention. This calculation includes only onsite trees (including those assessed on Tax Lot 00801 directly adjacent to construction), along with trees located in the Green Street ROW easement onsite. This calculation does not include significant trees located offsite on adjacent properties not owned by the applicant, or within the ROW along Blankenship Road.

Ash Removal

Several ash species (*Fraxinus spp.*) are proposed for removal. Clackamas County is within the emerald ash borer (EAB) (*Agilus planipennis*) quarantine zone², and wood waste must remain within the county. Ash trees should be removed by a qualified tree removal service and disposed of at a wood processing site that is equipped to properly dispose of infected wood. See Attachments 5 and 6 for additional information on EAB.

Tree Protection Standards

This section of the report includes tree protection recommendations for the trees to be retained in accordance with the City of West Linn Code and Tree Technical Manual.

Site Specific Tree Protection Recommendations

The following site-specific tree protection standards apply to this project:

- **Tree Protection Fencing:** The trees to be retained should be protected with tree protection fencing as shown in Attachment 2.

² Oregon Department of Agriculture. "Emerald Ash Borer (EAB)." Accessed February 24, 2026. <https://www.oregon.gov/oda/programs/IPPM/SurveyTreatment/Pages/EmeraldAshBorer.aspx>.

- **Utilities and Tree Protection:** All utilities shall be installed outside of the tree protection zones (TPZs)³ and root protection zones (RPZs)⁴ of retained trees unless methods to minimize root impacts such as hand excavation, pneumatic excavation, or boring at a depth of five feet or greater are approved under project arborist supervision.
- **Directional Felling:** Fell the trees to be removed away from the trees to be retained so they do not contact or otherwise damage the trunks or branches of the trees to be retained. No vehicles or heavy equipment should be permitted within the TPZs during tree removal operations. Trees to be removed from within the TPZs and as otherwise noted in Attachment 2 shall be removed under the direction of the project arborist.
- **Stump Removal:** Stumps of trees removed within the TPZs shall be retained in place, carefully stump ground, or have their structural roots cut before pulling with a machine under the direction of project arborist to protect the root systems of the trees to be retained.
- **Arborist Oversight:** In some cases, the proposed development will encroach within the typical root protection zones noted in Attachment 2. In these cases, alternative tree protection measures will be needed. The project arborist should be onsite for establishment of tree protection fencing around tree 41246.1, as the tree did not appear on the initial survey and the location was estimated. Oversight is required for grading within the root protection zone of tree 70291 to monitor, guide, document, and provide recommendations regarding root disturbance. Tree protection fencing initially installed in the locations shown in Attachment 2 should only be adjusted based on coordination with the project arborist.
- **Sediment Fence:** Ensure sediment fence is placed outside the TPZs and root protection zones (whichever is greater) to protect the root systems of the trees to be retained. If erosion control is required inside the TPZs or root protection zones, straw wattles shall be used to minimize root impacts subject to approval by the City of West Linn.
- **Periodic Risk Assessments:** The trees to be retained that were part of a larger grove will be at increased risk of failure following site clearing and development due to changes in wind dynamics. Therefore, I recommend that an ISA Certified Arborist[®] with a Tree Risk Assessment Qualification (TRAQ) reassess the retained trees at the time of site clearing, periodically throughout construction, and upon project completion to verify that they are suitable for preservation and do not present unacceptable risks to people or property. For trees identified to have elevated risk, coordination with the City of West Linn will be required to appropriately mitigate the risk in accordance with code requirements.
- **Pruning:** Some of the trees to be retained may need to be pruned for construction clearance. Pruning should be directed by the project arborist and completed by a qualified tree service with an ISA Certified Arborist[®] on site.

³**Tree Protection Zone (TPZ)** is a broad, physical and operational barrier established around a tree's above- and below-ground structures to prevent construction damage.

⁴**Root Protection Zone (RPZ)** is a localized sub-zone that specifically protects the vital soil and root systems essential for the tree's stability and survival.

All pruning shall be completed in a manner that is consistent with ANSI A300 pruning standards and corresponding ISA Best Management Practices.

- **Supplemental Watering:** Supplemental watering is recommended if construction occurs during the summer months (June through September) and for a minimum of two years during said period to mitigate negative impacts of root disturbance to retained trees (see Attachment 7 for ODF watering recommendations).

General Tree Protection Standards

The following general tree protection standards are consistent with the City of West Linn Code and Tree Technical Manual.

Before Construction

- 1. Tree Protection Zone.** The project arborist shall designate the TPZ for each tree to be protected. Where feasible, the size of the TPZ shall be established at the dripline of the tree plus 10-feet for significant trees. Alternatively, the TPZ shall be established at a minimum radius from the trunks of 0.5 feet per inch of DSH. Where improvements (driveways, buildings, and utilities) must be installed closer to the tree(s), the TPZ may be established within the standard setbacks if the project arborist, in coordination with the City Arborist, determines that the tree(s) will not be unduly damaged. The location of TPZs shall be shown on construction drawings.
- 2. Protection Fencing.** Protection fencing shall serve as the TPZ and shall be erected before demolition, grubbing, grading, or construction begins. All trees to be retained shall be protected by six-foot-high chain link fences installed at the edge of the TPZ. Protection fencing shall be secured to two-inch diameter galvanized iron posts, driven to a depth of at least two feet, placed no further than 10-feet apart. If fencing is located on pavement, posts may be supported by an appropriate grade level concrete base. Protection fencing shall remain in place until final inspection of the project permit, or in consultation with the project arborist.
- 3. Signage.** An 8.5x11 –inch sign stating, “WARNING: Tree Protection Zone,” shall be displayed on each protection fence at all times. See Attachment 3 for an example.
- 4. Designation of Cut Trees.** Trees to be removed shall be clearly marked with construction flagging, tree-marking paint, or other methods approved in advance by the project arborist. Trees shall be carefully removed so as to avoid either above or below ground damage to those trees to be preserved.
- 5. Preconstruction Conference.** The project arborist shall be on site to discuss methods of tree removal and tree protection prior to any construction.
- 6. Verification of Tree Protection Measures.** Prior to commencement of construction, the project arborist shall verify in writing to the City Arborist that tree protection fencing has been satisfactorily installed.

During Construction

- 7. Tree Protection Zone Maintenance.** The protection fencing shall not be moved, removed, or entered by equipment except under direction of the project arborist, in coordination with the City Arborist.

- 8. Storage of Material or Equipment.** The contractor shall not store materials or equipment within the TPZ.
- 9. Excavation within the TPZ.** Excavation within the TPZ shall be avoided if alternatives are available. If excavation within the TPZ is unavoidable, the project arborist shall evaluate the proposed excavation to determine methods to minimize impacts to trees. This can include tunneling, hand digging or other approaches. All construction within the TPZ shall be under the on-site technical supervision of the project arborist, in coordination with the City Arborist.
- 10. Tree Protection Zone.** The project arborist shall monitor construction activities and progress and provide written reports to the City at regular intervals. Tree protection inspections shall occur monthly or more frequently if needed.
- 11. Quality Assurance.** The project arborist shall supervise proper execution of this plan during construction activities that could encroach on retained trees. Tree protection site inspection monitoring reports shall be provided to the City on a regular basis throughout construction.

Post Construction

- 12. Final Report.** After the project has been completed, the project arborist shall provide a final report to the City. The final report shall include concerns about any trees negatively impacted during construction, and describe the measures needed to maintain and protect the remaining trees for a minimum of two years after project completion.

Conclusion

This report summarizes the existing trees located on the project site, along with the proposed tree removal, retention, and protection based on the proposed development plans.

Please contact me if you have questions, concerns, or need any additional information.

Sincerely,



Liliana Morgan

*ISA Certified Arborist ®, PN-9492A
ISA Tree Risk Assessment Qualified
ASCA Tree and Plant Appraisal Qualified*

Enclosures: Attachment 1 – Tree Inventory
 Attachment 2 – Tree Removal and Protection Exhibit
 Attachment 3 – Example Tree Protection Signage
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Attachment 1 - Tree Inventory
Modera West Linn Development
December, 2025

Tree Number	Common Name	Scientific Name	DSH ¹	Single DSH ² (in)	Crown radius ³ (ft)	Health condition ⁴	Structural condition ⁴	Significant Tree ⁵	Significant Tree Crown Radius + 10'	Significant Tree Area ⁶	Location (onsite/offsite/ROW) ⁷	Treatment	Site notes/ Comments
40158	northern red oak	<i>Quercus rubra</i>	15	15	18	good	good	yes	28	2463	ROW (Blankenship Rd)	retain	
40158.1	northern red oak	<i>Quercus rubra</i>	22	22	20	good	fair	yes	30	2827	onsite	remove	dead branches greater than 4" diameter
40170	northern red oak	<i>Quercus rubra</i>	14	14	18	good	good	yes	28	2463	ROW (Blankenship Rd)	retain	dead branches 0 to 2" diameter
40175	northern red oak	<i>Quercus rubra</i>	13	13	18	good	fair	yes	28	2463	ROW (Blankenship Rd)	retain	dead branches 0 to 2" diameter, history of branch/leader failure
40964	black cottonwood	<i>Populus trichocarpa</i>	31	31	25	good	good	yes	35	3848	offsite (Tax Lot 00700)	retain	asymmetrical crown, offsite, untagged
41022	Japanese maple	<i>Acer palmatum</i>	3x5	9	4	good	good	no			offsite (Tax Lot 02100)	retain	DSH approximated by arborist, offsite, untagged
41023	Japanese maple	<i>Acer palmatum</i>	6, 2x5	9	4	good	fair	no			offsite (Tax Lot 02100)	retain	DSH approximated by arborist, offsite, untagged, stub pruning cuts
41024	Japanese maple	<i>Acer palmatum</i>	6, 4	7	4	good	fair	no			offsite (Tax Lot 02100)	retain	DSH approximated by arborist, offsite, untagged, stub pruning cuts
41178	Leyland cypress	<i>Cupressus × leylandii</i>	7, 5	9	8	good	fair	no			onsite	retain	multi-stem, asymmetrical crown
41180	atlas cedar	<i>Cedrus atlantica</i>	6	6	4	fair	fair	no			ROW (Greene St)	retain	thin, high crown, narrow crown
41230	Leyland cypress	<i>Cupressus × leylandii</i>	17, 16	23	12	good	fair	yes	22	1520	ROW (Greene St)	retain	DSH approximated by arborist, multi-stem, asymmetrical crown, offsite
41231	Leyland cypress	<i>Cupressus × leylandii</i>	17	17	12	good	fair	yes	22	1520	ROW (Greene St)	retain	asymmetrical crown, narrow crown, DSH approximated by arborist, offsite
41234	sweet cherry	<i>Prunus avium</i>	12	12	12	good	good	yes	22	1520	ROW (Greene St)	retain	epicormic branches
41240	Oregon white oak	<i>Quercus garryana</i>	25	25	20	good	fair	yes	30	2827	ROW (Greene St)	retain	history of branch/leader failure, dead branches 0 to 2" diameter
41244	Oregon white oak	<i>Quercus garryana</i>	13, 11, 7	18	18	good	fair	yes	28	2463	ROW (Greene St)	retain	multi-stem, asymmetrical crown
41245	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	24	10	good	good	yes	20	1257	ROW (Greene St)	retain	
41246	Oregon white oak	<i>Quercus garryana</i>	14, 2x12, 9, 5	24	18	good	fair	yes	28	2463	ROW (Greene St)	retain	multi-stem, asymmetrical crown, ivy
41246.1	Douglas-fir	<i>Pseudotsuga menziesii</i>	44	44	35	good	good	yes	45	6362	ROW (Greene St)	retain	DSH approximated by arborist, invasive ground cover, location approximated by arborist
41248	Oregon white oak	<i>Quercus garryana</i>	11, 7	13	12	good	fair	yes	22	1520	onsite	retain	multi-stem, asymmetrical crown
41249	Oregon white oak	<i>Quercus garryana</i>	29	29	25	fair	fair	yes	35	3848	onsite	remove	trunk wound - insufficient response wood, basal decay possible, fungal fruiting bodies observed (<i>Trametes versicolor</i>)
41250	Leyland cypress	<i>Cupressus × leylandii</i>	14	14	10	good	good	yes	20	1257	ROW (Greene St)	retain	
41251	Leyland cypress	<i>Cupressus × leylandii</i>	8, 7, 5, 4	12	10	good	fair	yes	20	1257	ROW (Greene St)	retain	multi-stem, asymmetrical crown, codominant leaders with inclusion
41252	Oregon white oak	<i>Quercus garryana</i>	24	24	20	good	fair	yes	30	2827	onsite	retain	trunk wound - sufficient response wood, asymmetrical crown
41253	Oregon white oak	<i>Quercus garryana</i>	19	19	18	good	good	yes	28	2463	onsite	retain	
41254	Oregon white oak	<i>Quercus garryana</i>	12	12	10	good	fair	yes	20	1257	onsite	remove	dead branches 2 to 4" diameter, epicormic branches
41371	Oregon white oak	<i>Quercus garryana</i>	28	28	20	good	fair	yes	30	2827	onsite	remove	diameter measured at 3.5', multi-stem, ivy obscuring lower trunk
41374	Oregon white oak	<i>Quercus garryana</i>	8, 3	9	5	good	fair	yes	15	707	onsite	remove	multi-stem, basal decay possible, history of branch/leader failure
41380	Oregon white oak	<i>Quercus garryana</i>	12	12	10	good	good	yes	20	1257	onsite	remove	self-corrected phototropic lean
41380.1	Oregon white oak	<i>Quercus garryana</i>	6	6	4	good	good	yes	14	616	onsite	remove	location approximated by arborist, asymmetrical crown
41380.2	Oregon white oak	<i>Quercus garryana</i>	5, 4	6	4	good	fair	yes	14	616	onsite	remove	multi-stem, location approximated by arborist
41394	Oregon white oak	<i>Quercus garryana</i>	11, 8, 7, 4	16	15	good	fair	yes	25	1963	onsite	remove	multi-stem, trunk wound - insufficient response wood
41395	Oregon white oak	<i>Quercus garryana</i>	2x9, 5	14	8	good	fair	yes	18	1018	onsite	remove	multi-stem, asymmetrical crown, dead branches 2 to 4" diameter
41400	Oregon white oak	<i>Quercus garryana</i>	18	18	12	good	fair	yes	22	1520	onsite	retain	diameter measured at 3.5', dead branches 0 to 2" diameter, asymmetrical crown, wire embedded in trunk
41470	bigleaf maple	<i>Acer macrophyllum</i>	7, 2x6, 5, 4	13	15	good	fair	yes	25	1963	ROW (Greene St)	retain	multi-stem, codominant leaders with inclusion
41499	Leyland cypress	<i>Cupressus × leylandii</i>	21	21	12	fair	poor	yes	22	1520	ROW (Greene St)	retain	asymmetrical crown, topped
41500	Leyland cypress	<i>Cupressus × leylandii</i>	17	17	12	fair	poor	yes	22	1520	ROW (Greene St)	retain	asymmetrical crown, topped
41501	Leyland cypress	<i>Cupressus × leylandii</i>	17	17	8	fair	poor	yes	18	1018	ROW (Greene St)	retain	asymmetrical crown, suppressed, topped
41504	Leyland cypress	<i>Cupressus × leylandii</i>	15	15	8	fair	poor	yes	18	1018	ROW (Greene St)	retain	asymmetrical crown, suppressed, topped
41505	Leyland cypress	<i>Cupressus × leylandii</i>	15	15	12	poor	poor	yes	22	1520	ROW (Greene St)	retain	asymmetrical crown, topped
41507	Leyland cypress	<i>Cupressus × leylandii</i>	15	15	12	fair	poor	yes	22	1520	ROW (Greene St)	retain	asymmetrical crown, topped
41508	Leyland cypress	<i>Cupressus × leylandii</i>	19	19	12	fair	poor	yes	22	1520	ROW (Greene St)	retain	DSH approximated by arborist, topped, dying from the top down, asymmetrical crown
41513	black cottonwood	<i>Populus trichocarpa</i>	20	20	18	good	fair	yes	28	2463	onsite	remove	self-corrected phototropic lean, high crown, dead branches 0 to 2" diameter
41514	black cottonwood	<i>Populus trichocarpa</i>	21	21	25	good	fair	yes	35	3848	onsite	remove	self-corrected phototropic lean, high crown, dead branches 0 to 2" diameter
41515	black cottonwood	<i>Populus trichocarpa</i>	13	13	2	very poor	very poor	yes	12	452	onsite	remove	trunk seam, broken top, snag at 30'
41516	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	17	10	good	fair	yes	20	1257	onsite	remove	dead branches 0 to 2" diameter, asymmetrical crown
41517	bigleaf maple	<i>Acer macrophyllum</i>	6	6	0	dead	dead	no			onsite	remove	Dead
41518	Douglas-fir	<i>Pseudotsuga menziesii</i>	11	11	8	fair	fair	no			onsite	remove	dead branches 0 to 2" diameter, asymmetrical crown, high crown, narrow crown
41519	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	18	12	good	fair	yes	22	1520	onsite	remove	dead branches 0 to 2" diameter, asymmetrical crown, high crown
41521	Douglas-fir	<i>Pseudotsuga menziesii</i>	7	7	4	fair	fair	no			onsite	remove	thin, suppressed, high crown
41522	black cottonwood	<i>Populus trichocarpa</i>	14	14	18	good	fair	yes	28	2463	onsite	remove	dead branches 0 to 2" diameter, self-corrected phototropic lean, high crown
41523	bigleaf maple	<i>Acer macrophyllum</i>	7	7	8	good	fair	no			onsite	remove	asymmetrical crown, suppressed
41524	bigleaf maple	<i>Acer macrophyllum</i>	6	6	8	good	fair	no			onsite	remove	asymmetrical crown, leaning trunk, suppressed
41525	black cottonwood	<i>Populus trichocarpa</i>	13	13	10	good	fair	yes	20	1257	onsite	remove	dead branches 0 to 2" diameter, asymmetrical crown, self-corrected phototropic lean, high crown
41526	bigleaf maple	<i>Acer macrophyllum</i>	9	9	15	good	fair	no			onsite	remove	asymmetrical crown, suppressed



Attachment 1 - Tree Inventory
Modera West Linn Development
December, 2025

Tree Number	Common Name	Scientific Name	DSH ¹	Single DSH ² (in)	Crown radius ³ (ft)	Health condition ⁴	Structural condition ⁴	Significant Tree ⁵	Significant Tree Crown Radius + 10'	Significant Tree Area ⁶	Location (onsite/offsite/ROW) ⁷	Treatment	Site notes/ Comments
41527	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	16	10	fair	fair	yes	20	1257	onsite	remove	dead branches 0 to 2" diameter, asymmetrical crown, high crown, narrow crown
41528	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	20	20	good	fair	yes	30	2827	onsite	remove	dead branches 0 to 2" diameter, high crown, asymmetrical crown
41530	Pacific madrone	<i>Arbutus menziesii</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as 41531
41531	Pacific madrone	<i>Arbutus menziesii</i>	15, 14	21	15	good	fair	yes	25	1963	onsite	remove	multi-stem, dead branches 0 to 2" diameter, asymmetrical crown, leaning trunk, high crown, same as 41530
41532	Douglas-fir	<i>Pseudotsuga menziesii</i>	9	9	8	good	fair	no			onsite	remove	suppressed, self-corrected phototropic lean, high crown
41533	black cottonwood	<i>Populus trichocarpa</i>	14	14	10	good	fair	yes	20	1257	onsite	remove	dead branches 0 to 2" diameter, self-corrected phototropic lean, leaning trunk, high crown
41534	Douglas-fir	<i>Pseudotsuga menziesii</i>	11	11	10	good	fair	no			onsite	remove	asymmetrical crown, self-corrected phototropic lean, suppressed
41535	bigleaf maple	<i>Acer macrophyllum</i>	8	8	8	good	fair	no			onsite	remove	asymmetrical crown, suppressed, leaning trunk
41536	black cottonwood	<i>Populus trichocarpa</i>	23	23	25	good	good	yes	35	3848	onsite	remove	
41538	bigleaf maple	<i>Acer macrophyllum</i>	6	6	8	good	fair	no			onsite	remove	asymmetrical crown, leaning trunk
41539	Douglas-fir	<i>Pseudotsuga menziesii</i>	23	23	15	good	fair	yes	25	1963	onsite	remove	dead branches 0 to 2" diameter, asymmetrical crown, high crown, self-corrected phototropic lean
41540	bigleaf maple	<i>Acer macrophyllum</i>	7	7	8	good	fair	no			onsite	remove	asymmetrical crown, bowed trunk
41552	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	14	10	good	fair	yes	20	1257	onsite	remove	dead branches 0 to 2" diameter, asymmetrical crown, self-corrected phototropic lean
41553	black cottonwood	<i>Populus trichocarpa</i>	15	15	25	good	fair	yes	35	3848	onsite	remove	asymmetrical crown, high crown, epicormic branches, trunk wound
41554	black cottonwood	<i>Populus trichocarpa</i>	20	20	20	good	fair	yes	30	2827	onsite	remove	dead branches 0 to 2" diameter, self-corrected phototropic lean, high crown
41555	black cottonwood	<i>Populus trichocarpa</i>	28	28	25	good	good	yes	35	3848	onsite	remove	
41557	black cottonwood	<i>Populus trichocarpa</i>	12	12	20	good	fair	yes	30	2827	onsite	remove	asymmetrical crown, self-corrected phototropic lean, high crown
41558	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	12	8	good	fair	yes	18	1018	onsite	remove	dead branches 0 to 2" diameter, self-corrected phototropic lean, suppressed
41559	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	10	8	good	fair	no			onsite	remove	asymmetrical crown, dead branches 0 to 2" diameter, narrow crown
41560	Douglas-fir	<i>Pseudotsuga menziesii</i>	7	7	5	good	fair	no			onsite	remove	asymmetrical crown, suppressed
41561	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	10	5	fair	fair	no			onsite	remove	suppressed, high crown, narrow crown
41562	black cottonwood	<i>Populus trichocarpa</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	18' snag as a multi stem of (same as 41563, 41564), history of branch/leader failure, dead branches 0 to 2" diameter, asymmetrical crown, codominant leaders with inclusion, self-corrected phototropic lean, high crown
41563	black cottonwood	<i>Populus trichocarpa</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as 41564 and 41562
41564	black cottonwood	<i>Populus trichocarpa</i>	24, 20, 23	32	30	fair	fair	yes	40	5026	onsite	remove	same as 41563 and 41562
41565	black cottonwood	<i>Populus trichocarpa</i>	33	33	25	good	fair	yes	35	3848	onsite	remove	dead branches 0 to 2" diameter, high crown, codominant leaders with inclusion
41566	Douglas-fir	<i>Pseudotsuga menziesii</i>	5	5	4	fair	fair	no			onsite	remove	thin, suppressed, asymmetrical crown
41567	Douglas-fir	<i>Pseudotsuga menziesii</i>	6	6	5	good	fair	no			onsite	remove	asymmetrical crown, suppressed, leaning trunk
41568	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	15	12	good	fair	yes	22	1520	onsite	remove	asymmetrical crown, dead branches 0 to 2" diameter
41569	bigleaf maple	<i>Acer macrophyllum</i>	8	8	8	good	fair	no			onsite	remove	asymmetrical crown, suppressed, leaning trunk
41570	black cottonwood	<i>Populus trichocarpa</i>	19	19	20	good	fair	yes	30	2827	onsite	remove	dead branches 0 to 2" diameter, self-corrected phototropic lean, high crown
41571	Douglas-fir	<i>Pseudotsuga menziesii</i>	8	8	8	good	fair	no			onsite	remove	asymmetrical crown, leaning trunk
41572	bigleaf maple	<i>Acer macrophyllum</i>	5,3	6	8	good	fair	no			onsite	remove	asymmetrical crown, codominant leaders, leaning trunk
41573	Pacific madrone	<i>Arbutus menziesii</i>	11	11	10	good	fair	yes	20	1257	onsite	remove	asymmetrical crown, leaning trunk, bowed trunk, high crown, poor trunk taper
41574	black cottonwood	<i>Populus trichocarpa</i>	19	19	20	good	fair	yes	30	2827	onsite	remove	dead branches 0 to 2" diameter, high crown, codominant leaders
41575	bigleaf maple	<i>Acer macrophyllum</i>	6	6	5	good	fair	no			onsite	remove	asymmetrical crown, self-corrected phototropic lean
41576	bigleaf maple	<i>Acer macrophyllum</i>	6	6	5	good	fair	no			onsite	remove	asymmetrical crown, leaning trunk, poor trunk taper
41577	bigleaf maple	<i>Acer macrophyllum</i>	9,4	10	12	good	fair	no			onsite	remove	asymmetrical crown, codominant leaders with inclusion, leaning trunk
41578	bigleaf maple	<i>Acer macrophyllum</i>	9	9	12	good	fair	no			onsite	remove	asymmetrical crown, leaning trunk, self-corrected phototropic lean
41579	bigleaf maple	<i>Acer macrophyllum</i>	8	8	12	good	fair	no			onsite	remove	asymmetrical crown, bowed trunk, leaning trunk
41580	bigleaf maple	<i>Acer macrophyllum</i>	6	6	5	good	fair	no			onsite	remove	asymmetrical crown, bowed trunk, leaning trunk, poor trunk taper
41581	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	20	20	good	good	yes	30	2827	onsite	remove	
41582	bigleaf maple	<i>Acer macrophyllum</i>	10	10	12	good	fair	no			onsite	remove	asymmetrical crown, leaning trunk, bowed trunk
41595	bigleaf maple	<i>Acer macrophyllum</i>	8	8	8	good	fair	no			onsite	remove	asymmetrical crown, poor trunk taper
41597	bigleaf maple	<i>Acer macrophyllum</i>	5	5	8	good	fair	no			onsite	remove	asymmetrical crown, bowed trunk, leaning trunk, poor trunk taper
41598	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	20	15	good	fair	yes	25	1963	onsite	remove	dead branches 0 to 2" diameter, asymmetrical crown, high crown, self-corrected phototropic lean
41599	black cottonwood	<i>Populus trichocarpa</i>	30	30	30	good	fair	yes	40	5026	onsite	remove	high crown, self-corrected phototropic lean
41600	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	12	8	fair	fair	yes	18	1018	onsite	remove	dead branches 0 to 2" diameter, thin, suppressed, high crown
41602	Douglas-fir	<i>Pseudotsuga menziesii</i>	19	19	12	fair	fair	yes	22	1520	onsite	remove	dead branches 0 to 2" diameter, asymmetrical crown, suppressed, high crown, narrow crown
41603	bigleaf maple	<i>Acer macrophyllum</i>	7	7	8	good	fair	no			onsite	remove	asymmetrical crown, leaning trunk
41604	black cottonwood	<i>Populus trichocarpa</i>	28	28	30	good	fair	yes	40	5026	onsite	remove	self-corrected phototropic lean, high crown, history of branch/leader failure
41605	Douglas-fir	<i>Pseudotsuga menziesii</i>	13	13	10	good	fair	yes	20	1257	onsite	remove	asymmetrical crown, self-corrected phototropic lean
41606	Douglas-fir	<i>Pseudotsuga menziesii</i>	11	11	10	fair	fair	no			onsite	remove	thin, asymmetrical crown, suppressed, dead branches 0 to 2" diameter
41607	bigleaf maple	<i>Acer macrophyllum</i>	5	5	0	dead	dead	no			onsite	remove	



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Tree Number	Common Name	Scientific Name	DSH ¹	Single DSH ² (in)	Crown radius ³ (ft)	Health condition ⁴	Structural condition ⁴	Significant Tree ⁵	Significant Tree Crown Radius + 10'	Significant Tree Area ⁶	Location (onsite/offsite/ROW) ⁷	Treatment	Site notes/ Comments
41608	black cottonwood	<i>Populus trichocarpa</i>	16	16	12	fair	fair	yes	22	1520	onsite	remove	asymmetrical crown, crooked trunk, high crown, narrow crown, dead branches 0 to 2" diameter
41609	black cottonwood	<i>Populus trichocarpa</i>	21	21	15	fair	fair	yes	25	1963	onsite	remove	asymmetrical crown, dead branches 2 to 4" diameter, narrow crown, high crown
41610	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	18	12	fair	fair	yes	22	1520	onsite	remove	asymmetrical crown, dead branches 2 to 4" diameter, self-corrected phototropic lean
41611	black cottonwood	<i>Populus trichocarpa</i>	18	18	12	good	fair	no			onsite	remove	dead branches 2 to 4" diameter, high crown, narrow crown
41612	Douglas-fir	<i>Pseudotsuga menziesii</i>	6	6	5	fair	poor	no			onsite	remove	thin, suppressed, dead branches 0 to 2" diameter, high crown, narrow crown
41613	Douglas-fir	<i>Pseudotsuga menziesii</i>	9	9	5	fair	poor	no			onsite	remove	thin, asymmetrical crown, suppressed, high crown, narrow crown
41614	bigleaf maple	<i>Acer macrophyllum</i>	6, 5	8	4	fair	poor	no			onsite	remove	asymmetrical crown, suppressed, narrow crown, high crown, self-corrected phototropic lean, codominant leaders with inclusion, same as 41615
41615	bigleaf maple	<i>Acer macrophyllum</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as 41614
41616	bigleaf maple	<i>Acer macrophyllum</i>	10	10	0	dead	dead	no			onsite	remove	snag at 25'
41617	bigleaf maple	<i>Acer macrophyllum</i>	5	5	2	fair	poor	no			onsite	remove	thin, suppressed, asymmetrical crown, narrow crown, high crown, self-corrected phototropic lean
41618	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	10	8	fair	fair	no			onsite	remove	thin, suppressed, high crown
41619	black cottonwood	<i>Populus trichocarpa</i>	22	22	12	good	fair	yes	22	1520	onsite	remove	high crown, narrow crown
41620	bigleaf maple	<i>Acer macrophyllum</i>	8	8	4	fair	poor	no			onsite	remove	thin, asymmetrical crown, suppressed, high crown, narrow crown, dead branches 0 to 2" diameter
41621	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	10	8	fair	fair	no			onsite	remove	self-corrected phototropic lean, dead branches 0 to 2" diameter, suppressed
41622	bigleaf maple	<i>Acer macrophyllum</i>	10	10	8	fair	fair	no			onsite	remove	suppressed, asymmetrical crown, high crown, narrow crown
41623	Douglas-fir	<i>Pseudotsuga menziesii</i>	7	7	8	fair	fair	no			onsite	remove	thin, suppressed, poor trunk taper
41624	bigleaf maple	<i>Acer macrophyllum</i>	7	7	0	dead	dead	no			onsite	remove	
41625	black cottonwood	<i>Populus trichocarpa</i>	18	18	15	good	fair	yes	25	1963	onsite	remove	asymmetrical crown, self-corrected phototropic lean, high crown, dead branches 0 to 2" diameter
41626	bigleaf maple	<i>Acer macrophyllum</i>	6	6	2	poor	poor	no			onsite	remove	thin, self-corrected phototropic lean, high crown, narrow crown, suppressed, asymmetrical crown
41627	black cottonwood	<i>Populus trichocarpa</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as 41628
41628	black cottonwood	<i>Populus trichocarpa</i>	18, 16	24	18	fair	fair	yes	28	2463	onsite	remove	dead branches 2 to 4" diameter, high crown, narrow crown, codominant leaders with inclusion, same as tree 41627
41629	bigleaf maple	<i>Acer macrophyllum</i>	6	6	4	fair	poor	no			onsite	remove	asymmetrical crown, suppressed, narrow crown, high crown, self-corrected phototropic lean
41630	bigleaf maple	<i>Acer macrophyllum</i>	6	6	2	fair	fair	no			onsite	remove	asymmetrical crown, suppressed, high crown, narrow crown, self-corrected phototropic lean
41631	bigleaf maple	<i>Acer macrophyllum</i>	10	10	8	fair	fair	no			onsite	remove	asymmetrical crown, narrow crown, high crown
41632	bigleaf maple	<i>Acer macrophyllum</i>	11, 10	15	10	fair	fair	yes	20	1257	onsite	remove	multi-stem, codominant leaders with inclusion, suppressed, asymmetrical crown, dead branches 2 to 4" diameter
41633	bigleaf maple	<i>Acer macrophyllum</i>	8	8	4	fair	poor	no			onsite	remove	asymmetrical crown, suppressed, narrow crown, high crown, self-corrected phototropic lean
41634	bigleaf maple	<i>Acer macrophyllum</i>	9	9	4	fair	poor	no			onsite	remove	asymmetrical crown, suppressed, self-corrected phototropic lean, narrow crown, high crown, epicormic branches
41635	bigleaf maple	<i>Acer macrophyllum</i>	6, 2	6	2	fair	poor	no			onsite	remove	multi-stem, self-corrected phototropic lean, suppressed, asymmetrical crown, narrow crown, high crown, thin
41636	bigleaf maple	<i>Acer macrophyllum</i>		6	2	fair	poor	no			onsite	remove	dead branches 2 to 4" diameter, thin, asymmetrical crown, suppressed, bowed trunk, narrow crown, high crown
41637	bigleaf maple	<i>Acer macrophyllum</i>	5, 4	6	4	fair	fair	no			onsite	remove	multi-stem, codominant leaders, asymmetrical crown, suppressed, narrow crown, high crown
41638	black cottonwood	<i>Populus trichocarpa</i>	18	18	10	good	fair	yes	20	1257	onsite	remove	high crown, narrow crown, dead branches 0 to 2" diameter
41639	black cottonwood	<i>Populus trichocarpa</i>	13	13	8	fair	poor	yes	18	1018	onsite	remove	asymmetrical crown, self-corrected phototropic lean, narrow crown, high crown, trunk wound - insufficient response wood, trunk cavities
41640	black cottonwood	<i>Populus trichocarpa</i>	13	13	8	good	fair	yes	18	1018	onsite	remove	narrow crown, high crown, self-corrected phototropic lean
41641	bigleaf maple	<i>Acer macrophyllum</i>	7	7	4	fair	fair	no			onsite	remove	high crown, asymmetrical crown, suppressed, self-corrected phototropic lean
41642	black cottonwood	<i>Populus trichocarpa</i>	19	19	12	good	fair	yes	22	1520	onsite	remove	dead branches 0 to 2" diameter, asymmetrical crown, self-corrected phototropic lean, high crown
41643	Douglas-fir	<i>Pseudotsuga menziesii</i>	13	13	18	good	fair	yes	28	2463	onsite	remove	asymmetrical crown, epicormic branches
41644	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	15	15	good	fair	yes	25	1963	onsite	remove	asymmetrical crown, epicormic branches
41645	bigleaf maple	<i>Acer macrophyllum</i>	6	6	8	good	fair	no			onsite	remove	asymmetrical crown, suppressed, bowed trunk, leaning trunk, poor trunk taper
41646	bigleaf maple	<i>Acer macrophyllum</i>	8	8	8	good	fair	no			onsite	remove	asymmetrical crown, leaning trunk, bowed trunk, poor trunk taper
41651	bigleaf maple	<i>Acer macrophyllum</i>	7,4	8	12	good	fair	no			onsite	remove	multi-stem, asymmetrical crown, codominant leaders with inclusion, trunk wound - sufficient response wood
41652	bigleaf maple	<i>Acer macrophyllum</i>	8	8	10	good	fair	no			onsite	remove	asymmetrical crown, self-corrected phototropic lean
41653	bigleaf maple	<i>Acer macrophyllum</i>	10	10	12	good	fair	no			onsite	remove	asymmetrical crown, bowed trunk, poor trunk taper
41654	bigleaf maple	<i>Acer macrophyllum</i>	5	5	10	good	fair	no			onsite	remove	multi-stem, asymmetrical crown, suppressed, leaning trunk, poor trunk taper
41657	bigleaf maple	<i>Acer macrophyllum</i>	15	15	12	good	fair	yes	22	1520	onsite	remove	asymmetrical crown, leaning trunk
41660	bigleaf maple	<i>Acer macrophyllum</i>	6	6	8	good	fair	no			onsite	remove	asymmetrical crown, self-corrected phototropic lean



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Tree Number	Common Name	Scientific Name	DSH ¹	Single DSH ² (in)	Crown radius ³ (ft)	Health condition ⁴	Structural condition ⁴	Significant Tree ⁵	Significant Tree Crown Radius + 10'	Significant Tree Area ⁶	Location (onsite/offsite/ROW) ⁷	Treatment	Site notes/ Comments
41662	Douglas-fir	<i>Pseudotsuga menziesii</i>	19	19	20	good	fair	yes	30	2827	onsite	remove	dead branches 0 to 2" diameter, asymmetrical crown
41663	bigleaf maple	<i>Acer macrophyllum</i>	11	11	12	good	fair	no			onsite	remove	asymmetrical crown, self-corrected phototropic lean
41665	bigleaf maple	<i>Acer macrophyllum</i>	7	7	8	good	fair	no			onsite	remove	asymmetrical crown, self-corrected phototropic lean
41666	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	18	15	fair	fair	yes	25	1963	onsite	remove	dead branches 0 to 2" diameter, asymmetrical crown, narrow crown, high crown
41667	bigleaf maple	<i>Acer macrophyllum</i>	8, 5	9	10	good	fair	no			onsite	remove	multi-stem, asymmetrical crown, codominant leaders, leaning trunk, same as 41668
41668	bigleaf maple	<i>Acer macrophyllum</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as 41667
41671	bigleaf maple	<i>Acer macrophyllum</i>	6,4	7	10	good	fair	no			onsite	remove	multi-stem, asymmetrical crown, codominant leaders
41672	Douglas-fir	<i>Pseudotsuga menziesii</i>	19	19	10	good	fair	yes	20	1257	onsite	remove	dead branches 0 to 2" diameter, asymmetrical crown
41674	bigleaf maple	<i>Acer macrophyllum</i>	6	6	8	good	fair	no			onsite	remove	asymmetrical crown, leaning trunk, poor trunk taper
41677	bigleaf maple	<i>Acer macrophyllum</i>	6	6	8	good	fair	no			onsite	remove	asymmetrical crown, poor trunk taper
41678	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	10	8	fair	fair	no			onsite	remove	thin, asymmetrical crown, suppressed, narrow crown
41679	bigleaf maple	<i>Acer macrophyllum</i>	12	12	12	good	fair	yes	22	1520	onsite	remove	asymmetrical crown, codominant leaders
41680	bigleaf maple	<i>Acer macrophyllum</i>	16	16	12	good	fair	yes	22	1520	onsite	remove	asymmetrical crown, self-corrected phototropic lean
41684	bigleaf maple	<i>Acer macrophyllum</i>	6	6	5	good	poor	no			onsite	remove	asymmetrical crown, leaning trunk, narrow crown
41685	black cottonwood	<i>Populus trichocarpa</i>	22, 18	28	18	good	fair	yes	28	2463	onsite	remove	multi-stem, dead branches 0 to 2" diameter, codominant leaders, self-corrected phototropic lean, asymmetrical crown, crooked trunk, history of branch/leader failure, same as 41686
41685.1	bigleaf maple	<i>Acer macrophyllum</i>	8	8	8	good	fair	no			onsite	remove	asymmetrical crown, self-corrected phototropic lean, added by arborist 10' SW of tree 41685
41685.2	bigleaf maple	<i>Acer macrophyllum</i>	13	13	12	good	fair	yes	22	1520	onsite	remove	asymmetrical crown, bowed trunk, self-corrected phototropic lean, poor trunk taper, added by arborist 1' W of tree 41685.1
41686	black cottonwood	<i>Populus trichocarpa</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as 41685
41688	black cottonwood	<i>Populus trichocarpa</i>	23	23	20	fair	fair	yes	30	2827	onsite	remove	dead branches 0 to 2" diameter, codominant leaders, high crown, epicormic branches, history of branch/leader failure
41689	bigleaf maple	<i>Acer macrophyllum</i>	6	6	8	good	fair	no			onsite	remove	asymmetrical crown, poor trunk taper, invasive ground cover
41690	bigleaf maple	<i>Acer macrophyllum</i>	5	5	8	good	fair	no			onsite	remove	asymmetrical crown, self-corrected phototropic lean, suppressed
41691	bigleaf maple	<i>Acer macrophyllum</i>	11	11	10	good	fair	no			onsite	remove	asymmetrical crown, codominant leaders, crooked trunk, self-corrected phototropic lean
41693	bigleaf maple	<i>Acer macrophyllum</i>	6	6	8	good	fair	no			onsite	remove	asymmetrical crown, bowed trunk, self-corrected phototropic lean, poor trunk taper
41694	bigleaf maple	<i>Acer macrophyllum</i>	17	17	15	good	fair	yes	25	1963	onsite	remove	asymmetrical crown, leaning trunk, bowed trunk, self-corrected phototropic lean, poor trunk taper
41700	bigleaf maple	<i>Acer macrophyllum</i>	6	6	8	good	poor	no			onsite	remove	asymmetrical crown, leaning trunk, poor trunk taper, growing at flare of 41701
41701	Douglas-fir	<i>Pseudotsuga menziesii</i>	23	23	20	good	good	yes	30	2827	onsite	remove	
41702	bigleaf maple	<i>Acer macrophyllum</i>	6	6	8	good	fair	no			onsite	remove	asymmetrical crown, suppressed
41703	bigleaf maple	<i>Acer macrophyllum</i>	11	11	8	good	fair	no			onsite	remove	same as 41704
41704	bigleaf maple	<i>Acer macrophyllum</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	multi-stem, asymmetrical crown, codominant leaders, self-corrected phototropic lean, same as 41703
41705	bigleaf maple	<i>Acer macrophyllum</i>	5	5	5	good	fair	no			onsite	remove	asymmetrical crown, leaning trunk
41710	black cottonwood	<i>Populus trichocarpa</i>	22	22	25	good	fair	yes	35	3848	onsite	remove	dead branches 0 to 2" diameter, high crown, epicormic branches, untagged, inaccessible due to slope
41712	bigleaf maple	<i>Acer macrophyllum</i>	7	7	12	good	fair	no			onsite	remove	asymmetrical crown, self-corrected phototropic lean, bowed trunk
41715	bigleaf maple	<i>Acer macrophyllum</i>	11	11	12	good	fair	no			onsite	remove	asymmetrical crown, codominant leaders
41716	bigleaf maple	<i>Acer macrophyllum</i>	6, 2x5	9	10	good	fair	no			onsite	remove	codominant leaders with inclusion, asymmetrical crown, self-corrected phototropic lean, same as 41717
41717	bigleaf maple	<i>Acer macrophyllum</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as 41716
41719	bigleaf maple	<i>Acer macrophyllum</i>	8	9	8	good	fair	no			onsite	remove	asymmetrical crown, poor trunk taper
41720	bigleaf maple	<i>Acer macrophyllum</i>	8, 6	10	10	good	fair	no			onsite	remove	asymmetrical crown, codominant leaders, self-corrected phototropic lean, same as 41721
41721	bigleaf maple	<i>Acer macrophyllum</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as 41720
41722	bigleaf maple	<i>Acer macrophyllum</i>	5	6	8	good	fair	no			onsite	remove	asymmetrical crown, leaning trunk, self-corrected phototropic lean
41723	bigleaf maple	<i>Acer macrophyllum</i>	12, 11	16	16	good	fair	yes	26	2124	onsite	remove	multi-stem, asymmetrical crown, codominant leaders, same as 41724
41724	bigleaf maple	<i>Acer macrophyllum</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as 41723
41726	bigleaf maple	<i>Acer macrophyllum</i>	10, 9	13	12	good	fair	yes	22	1520	onsite	remove	multi-stem, codominant leaders with inclusion, asymmetrical crown, twisted trunks, same as 41727
41727	bigleaf maple	<i>Acer macrophyllum</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as 41726
41728	black cottonwood	<i>Populus trichocarpa</i>	19	19	12	good	fair	yes	22	1520	onsite	remove	high crown, codominant at base with 41729
41729	black cottonwood	<i>Populus trichocarpa</i>	16	16	12	dead	fair	yes	22	1520	onsite	remove	high crown, codominant at base with 41728
41730	Douglas-fir	<i>Pseudotsuga menziesii</i>	11	11	8	fair	fair	no			onsite	remove	suppressed, bowed trunk, crooked trunk
41735	bigleaf maple	<i>Acer macrophyllum</i>	12	12	8	good	fair	yes	18	1018	onsite	remove	bowed trunk, trunk seam
41736	Pacific madrone	<i>Arbutus menziesii</i>	14	14	10	good	fair	yes	20	1257	onsite	remove	history of branch/leader failure, self-corrected phototropic lean
41770	bigleaf maple	<i>Acer macrophyllum</i>	12	12	15	good	fair	yes	25	1963	onsite	remove	asymmetrical crown, self-corrected phototropic lean
41771	bigleaf maple	<i>Acer macrophyllum</i>	10	10	8	good	fair	no			onsite	remove	asymmetrical crown, self-corrected phototropic lean



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Tree Number	Common Name	Scientific Name	DSH ¹	Single DSH ² (in)	Crown radius ³ (ft)	Health condition ⁴	Structural condition ⁴	Significant Tree ⁵	Significant Tree Crown Radius + 10'	Significant Tree Area ⁶	Location (onsite/offsite/ROW) ⁷	Treatment	Site notes/ Comments
41776	bigleaf maple	<i>Acer macrophyllum</i>	8, 6, 5	11	12	good	fair	no			onsite	remove	codominant leaders with inclusion
41777	bigleaf maple	<i>Acer macrophyllum</i>	8	8	8	good	fair	no			onsite	remove	asymmetrical crown, suppressed
41783	bigleaf maple	<i>Acer macrophyllum</i>	16	16	18	good	fair	yes	28	2463	onsite	remove	trunk wound - sufficient response wood
41788	bigleaf maple	<i>Acer macrophyllum</i>	11	11	8	good	fair	no			onsite	remove	asymmetrical crown, suppressed
41789	bigleaf maple	<i>Acer macrophyllum</i>	9	9	6	fair	fair	no			onsite	remove	asymmetrical, high, narrow crown
41790	bigleaf maple	<i>Acer macrophyllum</i>	9	9	10	good	good	no			onsite	remove	high crown
41791	bigleaf maple	<i>Acer macrophyllum</i>	6	6	5	good	fair	no			onsite	remove	asymmetrical crown, suppressed, thin
41792	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	15	12	good	good	yes	22	1520	onsite	remove	dead branches 0 to 2" diameter
41794	black poplar	<i>Populus nigra</i>	32	32	18	good	fair	yes	28	2463	onsite	remove	history of branch/leader failure
41796	bigleaf maple	<i>Acer macrophyllum</i>	9, 9	13	8	good	fair	yes	18	1018	onsite	remove	multi-stem, asymmetrical crown, suppressed
41798	bigleaf maple	<i>Acer macrophyllum</i>	12, 11	16	12	fair	fair	yes	22	1520	onsite	remove	multi-stem, suppressed, asymmetrical crown, self-corrected phototropic lean, trunk seeping
41799	Douglas-fir	<i>Pseudotsuga menziesii</i>	24	24	20	good	fair	yes	30	2827	onsite	remove	dead branches 0 to 2" diameter, girdling roots
41800	bigleaf maple	<i>Acer macrophyllum</i>	9	9	8	good	fair	no			onsite	remove	suppressed, asymmetrical crown
41815	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	17	12	good	good	yes	22	1520	onsite	remove	self-corrected phototropic lean
41816	Oregon white oak	<i>Quercus garryana</i>	8	8	8	good	good	yes	18	1018	onsite	remove	asymmetrical crown
41817	Oregon white oak	<i>Quercus garryana</i>	8	8	8	good	good	yes	18	1018	onsite	remove	asymmetrical crown
41817.1	Scouler's willow	<i>Salix scouleriana</i>	2x6, 4, 2x2	9	8	good	fair	no			onsite	remove	tree added by arborist, multi-stem, DSH estimated by arborist, location estimated, untagged
41825	bigleaf maple	<i>Acer macrophyllum</i>	9	9	8	good	good	no			onsite	remove	dead branches 0 to 2" diameter
41826	bigleaf maple	<i>Acer macrophyllum</i>	10	10	8	good	good	no			onsite	remove	
41833	bigleaf maple	<i>Acer macrophyllum</i>	18	18	18	fair	poor	yes	28	2463	onsite	remove	self-corrected phototropic lean, dead branches 0 to 2" diameter, history of branch/leader failure, trunk wound - insufficient response wood
41836	bigleaf maple	<i>Acer macrophyllum</i>	10	10	10	good	good	no			onsite	remove	asymmetrical crown
41837	black poplar	<i>Populus nigra</i>	23	23	15	fair	fair	yes	25	1963	onsite	remove	narrow crown, history of branch/leader failure, epicormic branches
41838	bigleaf maple	<i>Acer macrophyllum</i>	8, 7	11	8	good	fair	no			onsite	remove	multi-stem, asymmetrical crown, suppressed, same as 41839
41839	bigleaf maple	<i>Acer macrophyllum</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as 41838
41841	Pacific madrone	<i>Arbutus menziesii</i>	5	5	4	poor	poor	no			onsite	remove	thin, suppressed, asymmetrical crown, trunk wound - insufficient response wood
41865	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	22	15	good	fair	yes	25	1963	onsite	remove	self-corrected phototropic lean, dead branches 0 to 2" diameter
41866	bigleaf maple	<i>Acer macrophyllum</i>	9	9	8	good	fair	no			ROW (Greene St)	remove	asymmetrical crown, suppressed
41867	bigleaf maple	<i>Acer macrophyllum</i>	10, 7	12	12	good	fair	yes	22	1520	ROW (Greene St)	remove	asymmetrical crown, codominant leaders with inclusion
41868	bigleaf maple	<i>Acer macrophyllum</i>	11, 10	15	12	good	fair	yes	22	1520	ROW (Greene St)	remove	asymmetrical crown, codominant leaders with inclusion
41872	Norway Maple	<i>Acer platanoides</i>	16	16	15	good	fair	yes	25	1963	ROW (Greene St)	retain	trunk wound
41873	Leyland cypress	<i>Cupressus × leylandii</i>	10, 7	12	8	fair	poor	yes	18	1018	ROW (Greene St)	retain	asymmetrical crown, multi-stem, mechanical damage to surface roots, topped
41874	Leyland cypress	<i>Cupressus × leylandii</i>	10, 10	14	12	fair	poor	yes	22	1520	ROW (Greene St)	retain	multi-stem, asymmetrical crown, topped
41875	Leyland cypress	<i>Cupressus × leylandii</i>	8	8	4	fair	poor	no			onsite	retain	asymmetrical crown, suppressed, topped
41876	Pacific madrone	<i>Arbutus menziesii</i>	16	16	18	good	fair	yes	28	2463	ROW (Greene St)	retain	trunk seam
41877	bigleaf maple	<i>Acer macrophyllum</i>	8	8	8	good	fair	no			ROW (Greene St)	retain	
41878	Pacific madrone	<i>Arbutus menziesii</i>	12	12	5	good	fair	yes	15	707	ROW (Greene St)	retain	crooked trunk, narrow crown
41878.1	Pacific madrone	<i>Arbutus menziesii</i>	8, 6, 3x4	12	8	poor	poor	yes	18	1018	ROW (Greene St)	retain	tree added by arborist, location estimated by arborist, multi-stem, history of branch/leader failure, canopy dieback -moderate, trunk cavities
41879	Leyland cypress	<i>Cupressus × leylandii</i>	7	7	10	good	good	no			ROW (Greene St)	retain	
41880	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	12	12	good	good	yes	22	1520	onsite	retain	asymmetrical crown
41898	Pacific madrone	<i>Arbutus menziesii</i>	7	7	8	good	good	yes	18	1018	onsite	retain	self-corrected phototropic lean
41901	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	12	8	good	good	yes	18	1018	onsite	retain	asymmetrical crown
41902	Douglas-fir	<i>Pseudotsuga menziesii</i>	5	5	4	good	fair	no			onsite	remove	asymmetrical crown
41903	Douglas-fir	<i>Pseudotsuga menziesii</i>	5	5	4	fair	fair	no			onsite	remove	thin, suppressed, high crown
41904	Douglas-fir	<i>Pseudotsuga menziesii</i>	6, 4	7	5	good	fair	no			onsite	remove	multi-stem, thin, narrow crown
41905	Douglas-fir	<i>Pseudotsuga menziesii</i>	6	6	4	good	fair	no			onsite	remove	thin, narrow crown, high crown
41907	Douglas-fir	<i>Pseudotsuga menziesii</i>	9	9	5	good	good	no			onsite	remove	asymmetrical crown
41909	Oregon white oak	<i>Quercus garryana</i>	6	6	4	good	fair	yes	14	616	onsite	remove	narrow crown, asymmetrical crown, part of cluster
41922	Scouler's willow	<i>Salix scouleriana</i>	8, 5x5, 3x4	15	8	fair	fair	yes	18	1018	offsite (Tax Lot 80900)	retain	suppressed, narrow crown, multi-stem, history of branch/leader failure, dead branches 2 to 4" diameter
41931	Douglas-fir	<i>Pseudotsuga menziesii</i>	7	7	5	good	fair	no			offsite (Tax Lot 80900)	retain	asymmetrical crown, narrow crown
41932	Douglas-fir	<i>Pseudotsuga menziesii</i>	7	7	5	good	fair	no			onsite	remove	asymmetrical crown, narrow crown
41933	Douglas-fir	<i>Pseudotsuga menziesii</i>	8	8	5	good	good	no			onsite	remove	asymmetrical crown
41963	Douglas-fir	<i>Pseudotsuga menziesii</i>	11	11	8	good	good	no			onsite	remove	asymmetrical crown
41963.1	Douglas-fir	<i>Pseudotsuga menziesii</i>	10	10	5	good	fair	no			onsite	remove	tree added by arborist, location estimated by arborist, asymmetrical crown, narrow crown
41964	Douglas-fir	<i>Pseudotsuga menziesii</i>	6	6	4	good	fair	no			offsite (Tax Lot 80900)	retain	thin, asymmetrical crown, narrow crown
41965	Douglas-fir	<i>Pseudotsuga menziesii</i>	7	7	4	good	fair	no			onsite	remove	narrow crown, high crown, asymmetrical crown



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41969	Pacific madrone	<i>Arbutus menziesii</i>	4, 3	5	4	good	fair	no			onsite	remove	multi-stem, self-corrected phototropic lean
41972	Douglas-fir	<i>Pseudotsuga menziesii</i>	6	6	4	good	fair	no			onsite	remove	thin, asymmetrical crown
41974	Douglas-fir	<i>Pseudotsuga menziesii</i>	8	8	5	good	fair	no			onsite	remove	asymmetrical crown, narrow crown, high crown
41977	Douglas-fir	<i>Pseudotsuga menziesii</i>	8	8	8	good	good	no			onsite	remove	asymmetrical crown
41979	Douglas-fir	<i>Pseudotsuga menziesii</i>	5	5	4	good	fair	no			onsite	remove	narrow crown, high crown, thin
41980	Douglas-fir	<i>Pseudotsuga menziesii</i>	7	7	5	good	fair	no			onsite	remove	asymmetrical crown, narrow crown, high crown
41981	Douglas-fir	<i>Pseudotsuga menziesii</i>	6	6	4	good	fair	no			onsite	remove	asymmetrical crown, narrow crown, high crown
41982	Douglas-fir	<i>Pseudotsuga menziesii</i>	7	7	5	good	fair	no			onsite	remove	asymmetrical crown, trunk wound
41983	Douglas-fir	<i>Pseudotsuga menziesii</i>	6	6	4	good	fair	no			onsite	remove	thin, narrow crown, high crown
41983.1	Douglas-fir	<i>Pseudotsuga menziesii</i>	9	9	5	good	fair	no			onsite	remove	tree added by arborist, location estimated by arborist, narrow crown, high crown, asymmetrical crown
41987	Douglas-fir	<i>Pseudotsuga menziesii</i>	8	8	5	good	fair	no			onsite	remove	dead branches 0 to 2" diameter, narrow crown
41989	Douglas-fir	<i>Pseudotsuga menziesii</i>	6	6	4	good	fair	no			onsite	remove	asymmetrical crown, narrow crown, high crown
41990	Douglas-fir	<i>Pseudotsuga menziesii</i>	6	6	2	fair	fair	no			offsite (Tax Lot 80900)	retain	thin, asymmetrical crown, narrow crown, high crown
41991	Douglas-fir	<i>Pseudotsuga menziesii</i>	5	5	4	good	fair	no			offsite (Tax Lot 80900)	retain	asymmetrical crown, high crown, narrow crown
41995	Douglas-fir	<i>Pseudotsuga menziesii</i>	7	7	4	good	fair	no			onsite	remove	asymmetrical crown, narrow crown, high crown
41996	Douglas-fir	<i>Pseudotsuga menziesii</i>	5	5	2	fair	fair	no			onsite	remove	thin, high crown, narrow crown, asymmetrical crown
41998	Douglas-fir	<i>Pseudotsuga menziesii</i>	8	8	4	good	fair	no			onsite	remove	narrow crown, high crown, asymmetrical crown
41999	Douglas-fir	<i>Pseudotsuga menziesii</i>	6	6	4	good	fair	no			onsite	remove	asymmetrical crown, narrow crown, high crown
42000	Douglas-fir	<i>Pseudotsuga menziesii</i>	5	5	4	good	fair	no			onsite	remove	asymmetrical crown, narrow crown
42002	Douglas-fir	<i>Pseudotsuga menziesii</i>	7	7	5	good	fair	no			onsite	remove	crooked trunk, asymmetrical crown
42003	Douglas-fir	<i>Pseudotsuga menziesii</i>	5	5	4	good	fair	no			onsite	remove	asymmetrical crown, thin, narrow crown
42010	Douglas-fir	<i>Pseudotsuga menziesii</i>	6	6	4	good	good	no			onsite	remove	
42013	Pacific madrone	<i>Arbutus menziesii</i>	5	5	4	good	good	no			onsite	remove	
42015	Pacific madrone	<i>Arbutus menziesii</i>	5	5	5	good	good	no			onsite	remove	self-corrected phototropic lean
42022	Pacific madrone	<i>Arbutus menziesii</i>	5	5	5	good	good	no			onsite	remove	multi-stem
42023	Oregon white oak	<i>Quercus garryana</i>	13	13	18	good	good	yes	28	2463	onsite	remove	asymmetrical crown
42025	Pacific madrone	<i>Arbutus menziesii</i>	6	6	5	good	good	yes	15	707	onsite	remove	self-corrected phototropic lean
42030	Douglas-fir	<i>Pseudotsuga menziesii</i>	36	36	20	good	fair	yes	30	2827	onsite	remove	dead branches greater than 4" diameter, asymmetrical crown, top in decline
42032	Oregon white oak	<i>Quercus garryana</i>	19	19	18	good	fair	yes	28	2463	onsite	remove	asymmetrical crown, self-corrected phototropic lean
42033	Oregon white oak	<i>Quercus garryana</i>	17	17	18	good	fair	yes	28	2463	onsite	remove	asymmetrical crown, self-corrected phototropic lean
42034	Pacific madrone	<i>Arbutus menziesii</i>	6	6	5	good	good	yes	15	707	onsite	remove	self-corrected phototropic lean
42049	Douglas-fir	<i>Pseudotsuga menziesii</i>	19	19	15	good	good	yes	25	1963	onsite	retain	asymmetrical crown
42053	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	17	15	good	fair	yes	25	1963	onsite	retain	dead branches 0 to 2" diameter, self-corrected phototropic lean
42055	Oregon white oak	<i>Quercus garryana</i>	15, 11	19	15	good	fair	yes	25	1963	onsite	retain	asymmetrical crown, dead branches 2 to 4" diameter, codominant leaders
42056	bigleaf maple	<i>Acer macrophyllum</i>	25, 21, 13, 11	37	30	fair	fair	yes	40	5026	onsite	remove	multi-stem, branch cavities, trunk cavities, basal decay possible
42057	Oregon white oak	<i>Quercus garryana</i>	30	30	15	poor	very poor	yes	25	1963	onsite	remove	dying from the top down, history of branch/leader failure, missing bark, trunk cavities
42058	Oregon white oak	<i>Quercus garryana</i>	24	24	25	fair	poor	yes	35	3848	onsite	remove	DSH approximated by arborist, choked by ivy
42059	Oregon white oak	<i>Quercus garryana</i>	10	10	8	fair	fair	yes	18	1018	onsite	retain	dead branches 0 to 2" diameter, asymmetrical crown, epicormic branches
42060	Oregon white oak	<i>Quercus garryana</i>	11	11	8	fair	fair	yes	18	1018	onsite	retain	asymmetrical crown, dead branches 0 to 2" diameter, epicormic branches
42061	Oregon white oak	<i>Quercus garryana</i>	10, 8	13	8	fair	poor	yes	18	1018	onsite	retain	multi-stem, asymmetrical crown, history of branch/leader failure, trunk wound
42062	Oregon white oak	<i>Quercus garryana</i>	12	12	12	fair	fair	yes	22	1520	onsite	retain	dead branches 2 to 4" diameter, narrow crown
42063	Oregon white oak	<i>Quercus garryana</i>	11	11	5	fair	poor	yes	15	707	onsite	retain	trunk wound - insufficient response wood, trunk cavities
42064	Oregon white oak	<i>Quercus garryana</i>	24	24	20	good	fair	yes	30	2827	onsite	retain	dead branches 2 to 4" diameter, epicormic branches
42065	Oregon white oak	<i>Quercus garryana</i>	14	14	12	good	fair	yes	22	1520	onsite	retain	dead branches 2 to 4" diameter, asymmetrical crown, trunk wound - sufficient response wood
42071	Oregon white oak	<i>Quercus garryana</i>	2x11, 10, 2x7, 2x6	23	18	good	fair	yes	28	2463	onsite	retain	multi-stem, dead branches 2 to 4" diameter, asymmetrical crown, epicormic branches, poison oak in crown
42072	Oregon white oak	<i>Quercus garryana</i>	10, 9	13	8	good	fair	yes	18	1018	onsite	retain	multi-stem, asymmetrical crown, dead branches 0 to 2" diameter
42074	Oregon white oak	<i>Quercus garryana</i>	13, 9	16	12	good	fair	yes	22	1520	onsite	retain	multi-stem, asymmetrical crown, epicormic branches
42169	bigleaf maple	<i>Acer macrophyllum</i>	10, 9, 2x5, 3	15	20	good	fair	yes	30	2827	onsite	remove	multi-stem, dead branches 0 to 2" diameter, asymmetrical crown, codominant leaders, leaning trunk
42170	bigleaf maple	<i>Acer macrophyllum</i>	6,4	7	12	good	fair	no			onsite	remove	asymmetrical crown, codominant leaders with inclusion, leaning trunk
42170.1	bigleaf maple	<i>Acer macrophyllum</i>	6,5	8	10	good	fair	no			onsite	remove	multi-stem, asymmetrical crown, codominant leaders, leaning trunk, added by arborist, 1' from 42170
42177	bigleaf maple	<i>Acer macrophyllum</i>	8, 6, 3x5,7, 2x2, 3x3	16	15	good	fair	yes	25	1963	onsite	remove	multi-stem, asymmetrical crown, codominant leaders, self-corrected phototropic lean



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42178	bigleaf maple	<i>Acer macrophyllum</i>	8, 7, 2x5, 2x4	14	15	good	fair	yes	25	1963	onsite	remove	multi-stem, asymmetrical crown, codominant leaders
42178.1	bigleaf maple	<i>Acer macrophyllum</i>	5,5,5,4,2	10	10	good	fair	no			onsite	remove	multi-stem, codominant leaders, added by arborist 6' east of 42178
42247	London plane	<i>Platanus x acerifolia</i>	14	14	22	good	fair	yes	32	3217	onsite	remove	dead branches 2 to 4" diameter, asymmetrical crown
42248	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	17	18	good	good	yes	28	2463	onsite	remove	
42249	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	18	18	good	good	yes	28	2463	onsite	remove	
70003	ash species	<i>Fraxinus spp.</i>	13	13	15	good	good	yes	25	1963	onsite	remove	codominant leaders, ash-candidate for treatment
70004	ash species	<i>Fraxinus spp.</i>	10	10	12	good	fair	no			onsite	remove	codominant leaders, dead branches 0 to 2" diameter, asymmetrical crown, mechanical damage to surface roots
70008	Norway maple	<i>Acer platanoides</i>	15	15	15	good	good	yes	25	1963	onsite	remove	mechanical damage to surface roots
70009	Norway maple	<i>Acer platanoides</i>	13	13	15	good	fair	yes	25	1963	onsite	remove	dead branches 0 to 2" diameter, mechanical damage to surface roots, girdling roots
70010	Norway maple	<i>Acer platanoides</i>	10	10	12	good	fair	no			onsite	remove	mechanical damage to surface roots, dead branches 0 to 2" diameter
70011	Norway maple	<i>Acer platanoides</i>	7	7	10	fair	fair	no			onsite	remove	mechanical damage to surface roots, trunk seam, branch cavities, dead branches 0 to 2" diameter
70014	London plane	<i>Platanus x acerifolia</i>	18	18	20	good	good	yes	30	2827	onsite	remove	
70015	lodgepole pine	<i>Pinus contorta</i>	8	8	4	fair	poor	no			onsite	remove	codominant leaders with inclusion, dead branches 2 to 4" diameter, suppressed
70016	London plane	<i>Platanus x acerifolia</i>	14	14	20	good	good	yes	30	2827	onsite	remove	dead branches 0 to 2" diameter
70017	lodgepole pine	<i>Pinus contorta</i>	8	8	4	poor	poor	no			onsite	remove	thin, self-corrected phototropic lean, bowed trunk, suppressed, poor trunk taper
70018	maple species	<i>Acer spp.</i>	15	15	20	fair	poor	yes	30	2827	onsite	remove	history of branch/leader failure, epicormic branches, dead branches 2 to 4" diameter
70019	lodgepole pine	<i>Pinus contorta</i>	9	9	4	fair	poor	no			onsite	remove	asymmetrical crown, codominant leaders with inclusion, narrow crown, lost and regrew top
70020	lodgepole pine	<i>Pinus contorta</i>	9	9	4	fair	fair	no			onsite	remove	codominant leaders with inclusion, asymmetrical crown, dead branches 2 to 4" diameter
70021	Scouler's willow	<i>Salix scouleriana</i>	2x12, 9, 6	20	8	fair	poor	yes	18	1018	onsite	remove	multi-stem, history of branch/leader failure, epicormic branches, dead branches 2 to 4" diameter
70022	Douglas-fir	<i>Pseudotsuga menziesii</i>	19	19	15	good	fair	yes	25	1963	onsite	remove	crooked trunk, asymmetrical crown
70023	London plane	<i>Platanus x acerifolia</i>	15	15	20	good	good	yes	30	2827	onsite	remove	asymmetrical crown
70024	Leyland cypress	<i>Cupressus x leylandii</i>	17, 8, 2x6	21	20	fair	fair	yes	30	2827	onsite	remove	self-corrected phototropic lean, multi-stem, neighboring tree failed and leaning within crown
70246	Norway maple	<i>Acer platanoides</i>	16	16	18	good	fair	yes	28	2463	onsite	remove	asymmetrical crown, dead branches 2 to 4" diameter, sapsucker damage
70247	Norway maple	<i>Acer platanoides</i>	12	12	15	good	fair	yes	25	1963	onsite	remove	mechanical damage to surface roots, trunk wound - sufficient response wood, sapsucker damage
70248	northern red oak	<i>Quercus rubra</i>	16	16	20	good	fair	yes	30	2827	onsite	remove	dead branches 2 to 4" diameter, asymmetrical crown, mechanical damage to surface roots
70249	Leyland cypress	<i>Cupressus x leylandii</i>	17, 12, 9	23	18	good	good	yes	28	2463	onsite	remove	multi-stem, asymmetrical crown
70250	Leyland cypress	<i>Cupressus x leylandii</i>	19, 12	22	18	good	fair	yes	28	2463	onsite	remove	multi-stem, codominant leaders with inclusion, dead branches 2 to 4" diameter, asymmetrical crown
70251	Scots pine	<i>Pinus sylvestris</i>	12	12	12	good	fair	yes	22	1520	onsite	remove	dead branches 2 to 4" diameter, self-corrected phototropic lean, asymmetrical crown, trunk wound
70252	London plane	<i>Platanus x acerifolia</i>	17	17	18	good	good	yes	28	2463	onsite	remove	
70253	Scots pine	<i>Pinus sylvestris</i>	15	15	15	good	fair	yes	25	1963	onsite	remove	self-corrected phototropic lean, asymmetrical crown, dead branches 2 to 4" diameter
70254	London plane	<i>Platanus x acerifolia</i>	9	9	10	fair	fair	no			onsite	remove	dead branches 2 to 4" diameter, asymmetrical crown, self-corrected phototropic lean, thin
70255	lodgepole pine	<i>Pinus contorta</i>	10	10	5	fair	fair	no			onsite	remove	dead branches 0 to 2" diameter, high crown, codominant leaders
70256	lodgepole pine	<i>Pinus contorta</i>	7	7	5	fair	fair	no			onsite	remove	dead branches 0 to 2" diameter, lost and regrew top, asymmetrical crown, poor trunk taper
70257	London plane	<i>Platanus x acerifolia</i>	16	16	22	good	good	yes	32	3217	onsite	remove	
70258	Douglas-fir	<i>Pseudotsuga menziesii</i>	22	22	18	good	fair	yes	28	2463	onsite	remove	dead branches 0 to 2" diameter, poor trunk taper, asymmetrical crown
70259	lodgepole pine	<i>Pinus contorta</i>	13	13	8	fair	fair	yes	18	1018	onsite	remove	codominant leaders with inclusion, thin, narrow crown
70260	London plane	<i>Platanus x acerifolia</i>	17	17	25	good	good	yes	35	3848	onsite	remove	
70261	lodgepole pine	<i>Pinus contorta</i>	7	7	0	dead	dead	no			onsite	remove	neighboring failed tree has crushed, snag at 12'
70262	maple species	<i>Acer spp.</i>	15	15	0	dead	dead	no			onsite	remove	failed at base due to neighboring tree failure
70263	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	18	10	good	fair	yes	20	1257	onsite	remove	Canker on trunk
70264	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	16	15	good	good	yes	25	1963	onsite	remove	
70265	London plane	<i>Platanus x acerifolia</i>	16	16	18	good	fair	yes	28	2463	onsite	remove	asymmetrical crown, dead branches greater than 4" diameter
70266	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	14	8	good	fair	yes	18	1018	onsite	remove	self-corrected phototropic lean, high crown, asymmetrical crown
70268	lodgepole pine	<i>Pinus contorta</i>	15	15	8	good	fair	yes	18	1018	onsite	remove	codominant leaders with inclusion, self-corrected phototropic lean
70270	lodgepole pine	<i>Pinus contorta</i>	20	20	12	good	fair	yes	22	1520	onsite	remove	codominant leaders, dead branches 2 to 4" diameter, asymmetrical crown
70271	London plane	<i>Platanus x acerifolia</i>	14	14	20	good	good	yes	30	2827	onsite	remove	
70283	London plane	<i>Platanus x acerifolia</i>	15	15	25	good	good	yes	35	3848	onsite	remove	
70284	ponderosa pine	<i>Pinus ponderosa</i>	22	22	12	good	fair	yes	22	1520	onsite	remove	self-corrected phototropic lean, dead branches 0 to 2" diameter, asymmetrical crown
70285	ponderosa pine	<i>Pinus ponderosa</i>	14	14	10	good	good	yes	20	1257	onsite	remove	asymmetrical crown
70286	ponderosa pine	<i>Pinus ponderosa</i>	16	16	8	good	fair	yes	18	1018	onsite	remove	asymmetrical crown, lost and regrew top



Attachment 1 - Tree Inventory
Modera West Linn Development
December, 2025

Tree Number	Common Name	Scientific Name	DSH ¹	Single DSH ² (in)	Crown radius ³ (ft)	Health condition ⁴	Structural condition ⁴	Significant Tree ⁵	Significant Tree Crown Radius + 10'	Significant Tree Area ⁶	Location (onsite/offsite/ROW) ⁷	Treatment	Site notes/ Comments
70287	Norway maple	<i>Acer platanoides</i>	10	10	10	fair	poor	no			onsite	remove	codominant leaders, self-corrected phototropic lean, crooked trunk, asymmetrical crown, suppressed
70289	Oregon white oak	<i>Quercus garryana</i>	36	36	30	fair	fair	yes	40	5026	onsite	remove	trunk cavities, trunk seam, dead branches greater than 4" diameter
70291	Oregon white oak	<i>Quercus garryana</i>	31	31	20	good	fair	yes	30	2827	onsite	retain	codominant leaders, dead branches 2 to 4" diameter, asymmetrical crown, same as 213586
70292	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	12	8	good	good	yes	18	1018	onsite	retain	asymmetrical crown
70293	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	17	12	good	good	yes	22	1520	onsite	remove	asymmetrical crown
70294	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	15	10	good	good	yes	20	1257	onsite	remove	asymmetrical crown
70295	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	16	12	good	good	yes	22	1520	onsite	remove	asymmetrical crown
70296	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	17	12	good	good	yes	22	1520	onsite	remove	asymmetrical crown
70310	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	18	12	good	good	yes	22	1520	onsite	remove	asymmetrical crown
70311	London plane	<i>Platanus x acerifolia</i>	6	6	5	very poor	very poor	no			onsite	remove	thin, suppressed, asymmetrical crown, trunk wound - insufficient response wood, high crown, narrow crown
70312	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	17	10	good	good	yes	20	1257	onsite	remove	asymmetrical crown
70314	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	16	12	good	good	yes	22	1520	onsite	remove	asymmetrical crown
70315	London plane	<i>Platanus x acerifolia</i>	6	6	5	fair	poor	no			onsite	remove	suppressed, asymmetrical crown, thin, narrow crown, high crown
70344	Oregon white oak	<i>Quercus garryana</i>	26	26	20	good	fair	yes	30	2827	onsite	remove	dead branches 2 to 4" diameter, trunk wound - sufficient response wood
70425	Douglas-fir	<i>Pseudotsuga menziesii</i>	36	36	18	good	fair	yes	28	2463	onsite	remove	asymmetrical crown, dead branches 2 to 4" diameter
70426	Douglas-fir	<i>Pseudotsuga menziesii</i>	35	35	18	good	fair	yes	28	2463	onsite	remove	asymmetrical crown, dead branches 2 to 4" diameter
70427	Douglas-fir	<i>Pseudotsuga menziesii</i>	20	20	10	fair	fair	yes	20	1257	onsite	retain	suppressed, self-corrected phototropic lean, dead branches 2 to 4" diameter, epicormic branches, fused at base with 70428
70428	Douglas-fir	<i>Pseudotsuga menziesii</i>	38	38	18	good	fair	yes	28	2463	onsite	retain	asymmetrical crown, dead branches greater than 4" diameter, fused at base with 70427
70429	Douglas-fir	<i>Pseudotsuga menziesii</i>	37	37	18	good	fair	yes	28	2463	onsite	retain	asymmetrical crown, dead branches 2 to 4" diameter
70437	Oregon white oak	<i>Quercus garryana</i>	14, 13	19	15	good	fair	yes	25	1963	onsite	remove	multi-stem, dead branches 0 to 2" diameter, same as 70438
70438	Oregon white oak	<i>Quercus garryana</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as 70437
70444	Oregon white oak	<i>Quercus garryana</i>	26	27	20	good	fair	yes	30	2827	onsite	remove	dead branches 2 to 4" diameter, asymmetrical crown, codominant leaders
70446	Oregon white oak	<i>Quercus garryana</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	multi-stem, recorded as 70450
70447	Oregon white oak	<i>Quercus garryana</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	multi-stem, recorded as 70450
70448	Oregon white oak	<i>Quercus garryana</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	multi-stem, recorded as 70450
70449	Oregon white oak	<i>Quercus garryana</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	multi-stem, recorded as 70450
70450	Oregon white oak	<i>Quercus garryana</i>	4x8, 7, 5, 4	19	15	good	fair	yes	25	1963	onsite	remove	asymmetrical crown, cluster, multi-stem at base, same as 70446, 70447, 70448, 70449, and 70451
70451	Oregon white oak	<i>Quercus garryana</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	multi-stem, recorded as 70450
70455	Oregon white oak	<i>Quercus garryana</i>	26	26	18	good	fair	yes	28	2463	onsite	remove	dead branches 0 to 2" diameter, trunk wound - sufficient response wood
70528	Pacific madrone	<i>Arbutus menziesii</i>	7, 5	9	8	good	good	yes	18	1018	onsite	remove	self-corrected phototropic lean
70533	Douglas-fir	<i>Pseudotsuga menziesii</i>	13	13	12	good	good	yes	22	1520	onsite	retain	dead branches 0 to 2" diameter
70534	Douglas-fir	<i>Pseudotsuga menziesii</i>	13	13	10	good	fair	yes	20	1257	onsite	retain	thin, dead branches 0 to 2" diameter
70539	London plane	<i>Platanus x acerifolia</i>	5	5	0	very poor	very poor	no			onsite	retain	thin, narrow crown, dying from the top down, canopy dieback - severe
70541	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	16	12	good	good	yes	22	1520	onsite	retain	
70543	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	17	12	good	good	yes	22	1520	onsite	retain	
70544	Douglas-fir	<i>Pseudotsuga menziesii</i>	16	16	12	good	good	yes	22	1520	onsite	retain	asymmetrical crown
70562	Douglas-fir	<i>Pseudotsuga menziesii</i>	28	28	18	good	good	yes	28	2463	onsite	remove	
70563	Oregon white oak	<i>Quercus garryana</i>	30	30	20	good	fair	yes	30	2827	onsite	remove	asymmetrical crown, dead branches 2 to 4" diameter
70571	Oregon white oak	<i>Quercus garryana</i>	23	23	20	good	fair	yes	30	2827	onsite	retain	trunk wound - sufficient response wood, dead branches 2 to 4" diameter
70572	Oregon white oak	<i>Quercus garryana</i>	9, 8	12	10	good	fair	yes	20	1257	onsite	retain	multi-stem, asymmetrical crown, suppressed
70573	Oregon white oak	<i>Quercus garryana</i>	9	9	5	good	fair	yes	15	707	onsite	retain	self-corrected phototropic lean, narrow crown
70574	Oregon white oak	<i>Quercus garryana</i>	10, 5	11	5	poor	poor	yes	15	707	onsite	retain	multi-stem, history of branch/leader failure, epicormic branches, narrow crown, poison oak in crown
70581	Oregon white oak	<i>Quercus garryana</i>	8	8	8	good	good	yes	18	1018	onsite	retain	codominant leaders
70596	Oregon white oak	<i>Quercus garryana</i>	25	25	18	poor	very poor	yes	28	2463	onsite	remove	untagged, DSH approximated by arborist, invasive ground cover, failed tree, epicormic regrowth
70613	Oregon white oak	<i>Quercus garryana</i>	47	47	35	good	fair	yes	45	6362	onsite	remove	codominant leaders with inclusion, dead branches greater than 4" diameter
70670	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	tree does not exist
70671	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	tree does not exist
70721	Oregon white oak	<i>Quercus garryana</i>	19, 18	26	18	poor	poor	yes	28	2463	onsite	remove	history of branch/leader failure, DSH approximated by arborist, dead branches 2 to 4" diameter, asymmetrical crown, leaning trunk, invasive ground cover
70725	Douglas-fir	<i>Pseudotsuga menziesii</i>		38	28	good	good	yes	38	4536	onsite	remove	DSH approximated by arborist, invasive ground cover
70733	Oregon white oak	<i>Quercus garryana</i>	11, 2x10, 2x7, 4	21	15	good	fair	yes	25	1963	onsite	remove	dead branches 0 to 2" diameter, multi-stem
210751	Leyland cypress	<i>Cupressus x leylandii</i>	24, 22, 2x14	38	25	good	fair	yes	35	3848	onsite	remove	DSH approximated by arborist, trunk wound - sufficient response wood, multi-stem
210924	Norway maple	<i>Acer platanoides</i>	8	8	4	very poor	very poor	no			onsite	remove	dying from the top down, missing bark, dead branches 2 to 4" diameter



Attachment 1 - Tree Inventory
Modera West Linn Development
December, 2025

Tree Number	Common Name	Scientific Name	DSH ¹	Single DSH ² (in)	Crown radius ³ (ft)	Health condition ⁴	Structural condition ⁴	Significant Tree ⁵	Significant Tree Crown Radius + 10'	Significant Tree Area ⁶	Location (onsite/offsite/ROW) ⁷	Treatment	Site notes/ Comments
210947	Leyland cypress	<i>Cupressus × leylandii</i>	2x17	24	15	good	fair	yes	25	1963	onsite	remove	DSH approximated by arborist, multi-stem, asymmetrical crown, codominant leaders with inclusion
210948	Leyland cypress	<i>Cupressus × leylandii</i>	16, 13, 11	23	12	good	fair	yes	22	1520	onsite	remove	DSH approximated by arborist, multi-stem, asymmetrical crown, narrow crown
210949	Leyland cypress	<i>Cupressus × leylandii</i>	28	28	15	good	good	yes	25	1963	onsite	remove	
211329	Norway maple	<i>Acer platanoides</i>	10	10	12	good	fair	no			onsite	remove	
212527	Norway maple	<i>Acer platanoides</i>	12	12	15	fair	fair	yes	25	1963	onsite	remove	trunk wound - insufficient response wood, missing bark, mechanical damage to surface roots, dead branches 0 to 2" diameter
212666	ash species	<i>Fraxinus spp.</i>	12	12	12	good	good	yes	22	1520	onsite	remove	Ash-candidate for treatment
213446	ponderosa pine	<i>Pinus ponderosa</i>	13	13	8	good	fair	yes	18	1018	onsite	retain	asymmetrical crown, dead branches 0 to 2" diameter
213548	ponderosa pine	<i>Pinus ponderosa</i>	12	12	4	fair	fair	yes	14	616	onsite	retain	asymmetrical crown, codominant leaders with inclusion, dead branches 0 to 2" diameter
213549	ponderosa pine	<i>Pinus ponderosa</i>	10	10	4	fair	poor	no			onsite	retain	asymmetrical crown, crooked trunk, narrow crown, high crown
213550	ponderosa pine	<i>Pinus ponderosa</i>	9	9	4	fair	poor	no			onsite	retain	thin, suppressed, asymmetrical crown, high crown, narrow crown
213551	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	tree does not exist
213586	Oregon white oak	<i>Quercus garryana</i>	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	same as 70291
213593	Norway maple	<i>Acer platanoides</i>	7	7	2	very poor	very poor	no			onsite	remove	dead branches greater than 4" diameter, history of branch/leader failure
213596	Douglas-fir	<i>Pseudotsuga menziesii</i>	15	15	12	good	good	yes	22	1520	onsite	retain	asymmetrical crown
213724	Douglas-fir	<i>Pseudotsuga menziesii</i>	12	12	10	good	fair	yes	20	1257	onsite	retain	thin, asymmetrical crown, narrow crown
213726	Douglas-fir	<i>Pseudotsuga menziesii</i>	13	13	10	good	fair	yes	20	1257	onsite	retain	asymmetrical crown, dead branches 2 to 4" diameter
213729	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	17	12	good	good	yes	22	1520	onsite	retain	
213730	Douglas-fir	<i>Pseudotsuga menziesii</i>	11	11	10	good	fair	no			onsite	retain	suppressed, asymmetrical crown, dead branches 0 to 2" diameter
213732	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	14	10	good	good	yes	20	1257	onsite	retain	asymmetrical crown
213873	London plane	<i>Platanus x acerifolia</i>	7	7	4	fair	fair	no			onsite	retain	DSH approximated by arborist, asymmetrical crown, self-corrected phototropic lean, dead branches 0 to 2" diameter
214619	Douglas-fir	<i>Pseudotsuga menziesii</i>	18	18	15	good	good	yes	25	1963	onsite	retain	
214628	Douglas-fir	<i>Pseudotsuga menziesii</i>	14	14	15	good	fair	yes	25	1963	onsite	retain	asymmetrical crown, narrow crown
214632	Douglas-fir	<i>Pseudotsuga menziesii</i>	17	17	15	good	good	yes	25	1963	onsite	retain	asymmetrical crown
221100	Leyland cypress	<i>Cupressus × leylandii</i>	36	36	15	good	fair	yes	25	1963	onsite	remove	codominant stems at 10 ft, asymmetrical crown, dead branches 2 to 4" diameter
221101	Leyland cypress	<i>Cupressus × leylandii</i>	18, 13	22	12	good	fair	yes	22	1520	onsite	remove	codominant at base, asymmetrical crown, narrow
221102	Leyland cypress	<i>Cupressus × leylandii</i>	40	40	15	good	fair	yes	25	1963	onsite	remove	codominant stems, asymmetrical crown
221103	Douglas-fir	<i>Pseudotsuga menziesii</i>	35	35	20	good	good	yes	30	2827	onsite	retain	
221104	Norway maple	<i>Acer platanoides</i>	16	16	15	good	fair	yes	25	1963	onsite	remove	girdling roots, mechanical damaged to surface roots
221105	Norway maple	<i>Acer platanoides</i>	10	10	10	good	good	no	20	1257	onsite	remove	
221106	Norway maple	<i>Acer platanoides</i>	12	12	15	good	good	yes	25	1963	onsite	remove	
221107	Leyland cypress	<i>Cupressus × leylandii</i>	22, 18, 10	30	20	good	fair	yes	30	2827	onsite	remove	multi-stem, asymmetrical crown
221108	Leyland cypress	<i>Cupressus × leylandii</i>	2x12, 2x9	21	12	good	fair	yes	22	1520	onsite	remove	multi-stem, asymmetrical crown, narrow
221109	Leyland cypress	<i>Cupressus × leylandii</i>	16, 4x12, 8	30	15	good	fair	yes	25	1963	onsite	remove	multi-stem, asymmetrical crown
221110	northern red oak	<i>Quercus rubra</i>	14	14	18	good	fair	yes	28	2463	ROW (Blankenship Rd)	retain	asymmetrical crown, dead branches 0 to 2" diameter, slight self-corrected phototropic lean
221111	northern red oak	<i>Quercus rubra</i>	14	14	18	good	fair	yes	28	2463	ROW (Blankenship Rd)	retain	asymmetrical crown, dead branches 0 to 2" diameter, slight self-corrected phototropic lean
221112	northern red oak	<i>Quercus rubra</i>	13	13	15	good	fair	yes	25	1963	ROW (Blankenship Rd)	retain	asymmetrical crown, dead branches 2 to 4" diameter
221113	northern red oak	<i>Quercus rubra</i>	16	16	18	good	fair	yes	28	2463	ROW (Blankenship Rd)	retain	asymmetrical crown, dead branches 2 to 4" diameter

¹DSH is the trunk diameter at standard height, also referred to as DBH, measured in inches at 4.5 feet above ground level per International Society of Arboriculture (ISA) standards.

²Single DSH is the trunk diameter of a multi-stem tree converted to a single number according to the following formula: square root of the sum of the squared diameter of each trunk at 4½ feet above mean ground level.

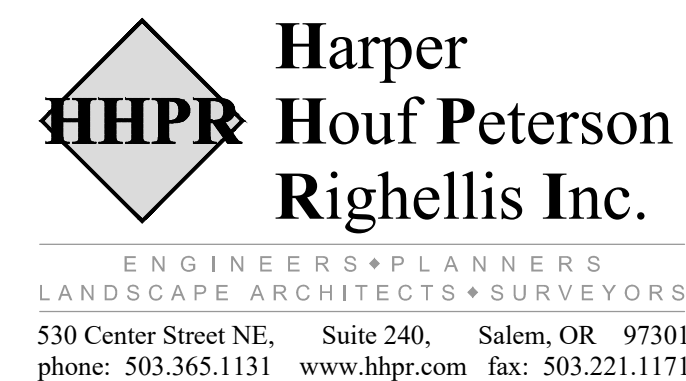
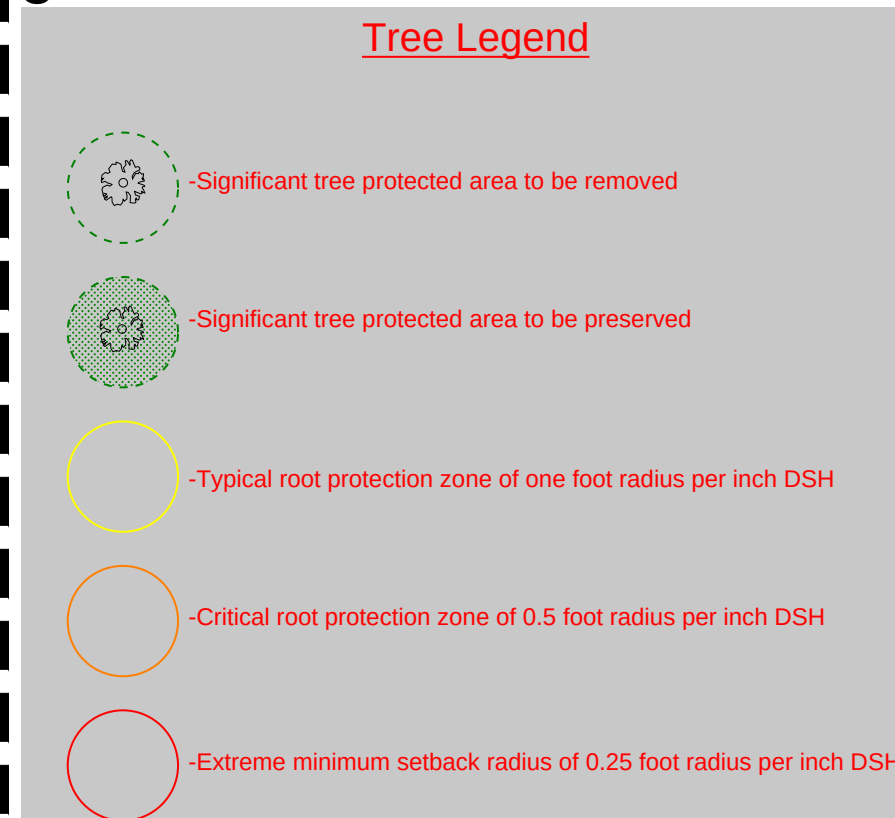
³C-Rad is the approximate crown radius in feet.

⁴Condition and Structure ratings range from dead, very poor, poor, fair, to good.

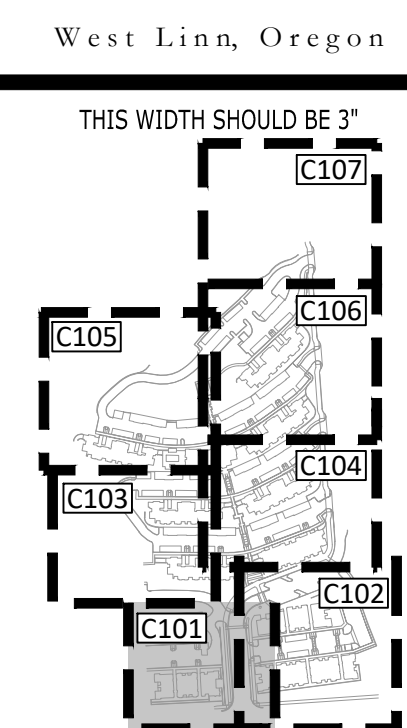
⁵Significant Tree is defined in the City of West Linn Code as, "a tree with a minimum of six-inch DBH for Oregon white oak, Pacific madrone, and Pacific dogwood, and 12-inch DBH for all other tree species. If the tree splits into multiple trunks above grade but below breast height, the diameter shall be determined by adding the total diameter of all trunks two inches or greater DBH."

⁶Significant Tree Area is defined in the City of West Linn Code as, "...the area within the dripline of the tree(s), plus an additional 10-foot measurement beyond the dripline" in square feet.

⁷Location (onsite/offsite/ROW) refers to the location of a given tree either "onsite" (on the development site), "offsite" (on an adjoining specified Tax Lot), or "ROW" (within the Green Street easement on the development site, or within the designated Right-of-Way).



Modera
West Linn



05/22/2026 LAND USE SUBMITTAL

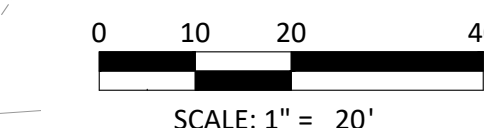
Mark	Date	Revision/Issue
Project Number 25006		Drawn by HHPR Checked by RMM

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A TREE PROTECTION PLAN

C101

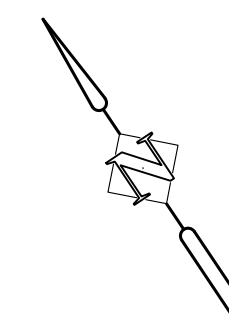


TREE REMOVAL

1. PROPOSED IMPROVEMENTS SHOWN FOR REFERENCE AND COORDINATION PURPOSES.
2. REFER TO ARBORIST REPORT FOR ADDITIONAL INFORMATION.
3. ARBORIST TO BE ONSITE DURING CONSTRUCTION WHEN CRITICAL ROOT ZONES OF SIGNIFICANT TREES TO BE

AREA OF TYPE I OR TYPE II LANDS: 87,479 SF (2.01 AC)
TOTAL SITE AREA: 494,715 SF (11.36 AC)
% OF TOTAL SITE COMPRISED OF TYPE I OR TYPE II LANDS: 17.7%

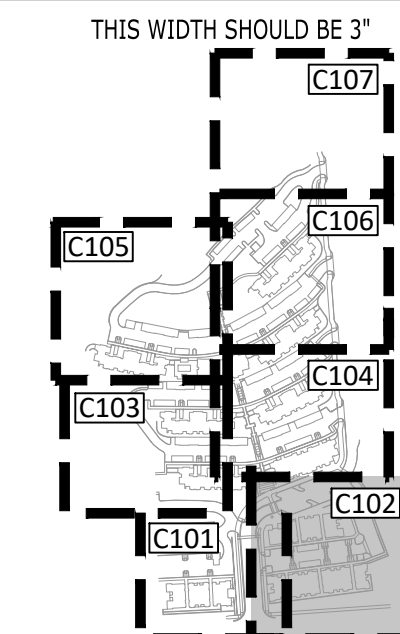
- Extreme minimum setback radius of 0.25 foot radius per inch DSH



EXPIRES:	12/31/26
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West Linn, Oregon



02/27/2028 LAND USE SUBMITTAL

Mark	Date	Revision/Issue
Project Number		Drawn by
25006		HHPR
		Checked by
		RMM

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A TREE PROTECTION PLAN

C102

Date: Friday, May 22, 2026 1:36:19 PM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tanner Rd Multifamily)\MCR01-DWGSSheets\MCR01 - C100 - Tree Protection Plan.dwg / User: Ryan Mosher / Layout: C103



LEGEND

- CONIFEROUS TREE
- DECIDUOUS TREE
- SIGNIFICANT TREE CROWN RADIUS + 10'
- TREE PROTECTION FENCE
- TREE REMOVAL

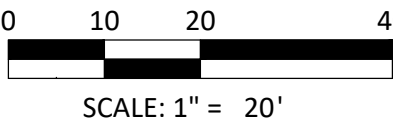
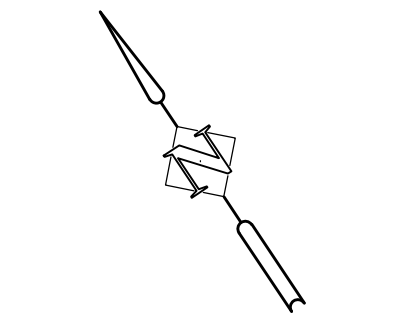
- GENERAL NOTES:**
1. PROPOSED IMPROVEMENTS SHOWN FOR REFERENCE AND COORDINATION PURPOSES.
 2. REFER TO ARBORIST REPORT FOR ADDITIONAL INFORMATION.
 3. ARBORIST TO BE ONSITE DURING CONSTRUCTION WHEN CRITICAL ROOT ZONES OF SIGNIFICANT TREES TO BE

SITE INFORMATION:

AREA OF TYPE I OR TYPE II LANDS: 87,479 SF (2.01 AC)
TOTAL SITE AREA: 494,715 SF (11.36 AC)
% OF TOTAL SITE COMPRISED OF TYPE I OR TYPE II LANDS: 17.7%

Tree Legend

- Significant tree protected area to be removed
- Significant tree protected area to be preserved
- Typical root protection zone of one foot radius per inch DSH
- Critical root protection zone of 0.5 foot radius per inch DSH
- Extreme minimum setback radius of 0.25 foot radius per inch DSH

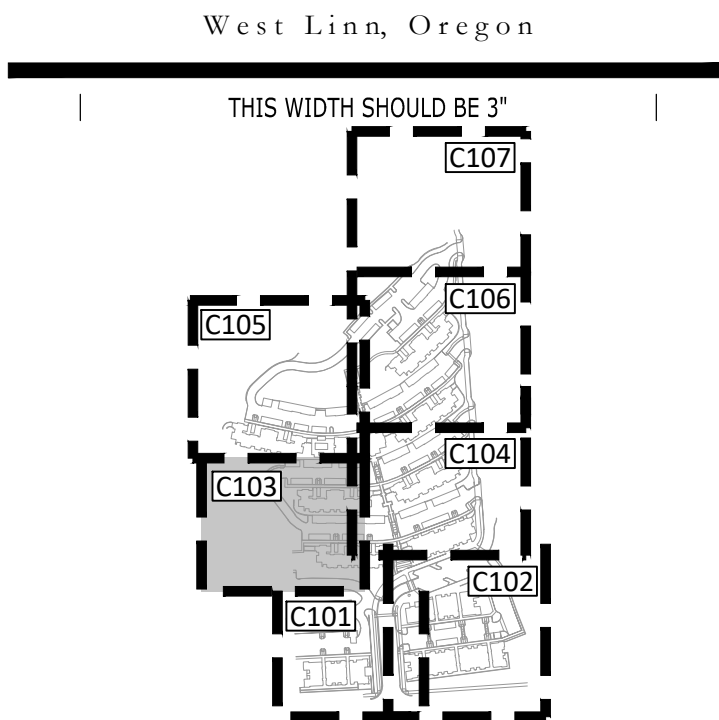


HILL ARCHITECTS
1750 BLANKENSHIP ROAD
SUITE 200
WEST LINN, OREGON 97068
TEL. 503.305.8033

REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
OREGON
May 22, 2015
RYAN MICHAEL MOSHER
EXPIRES: 12/31/26

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
530 Center Street NE, Suite 240, Salem, OR 97301
phone: 503.365.1131 www.hhpr.com fax: 503.221.1171

Modera
West Linn



05/22/2026		LAND USE SUBMITTAL	
Mark	Date	Revision/Issue	
Project Number		Drawn by	Checked by
25006		HHPR	RMM
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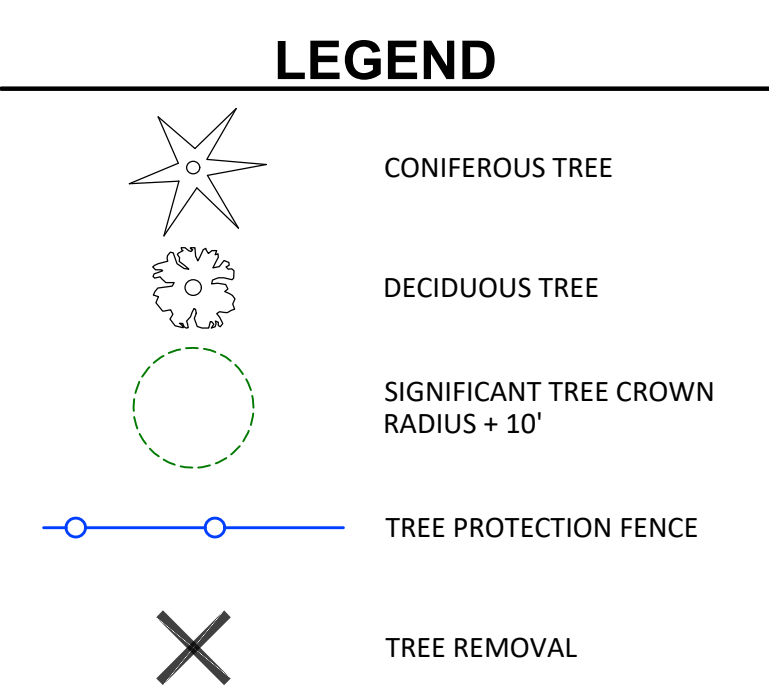
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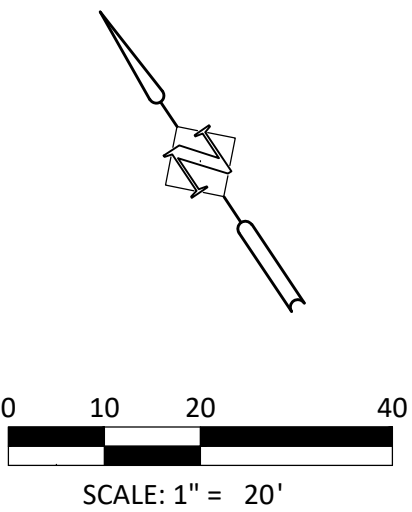
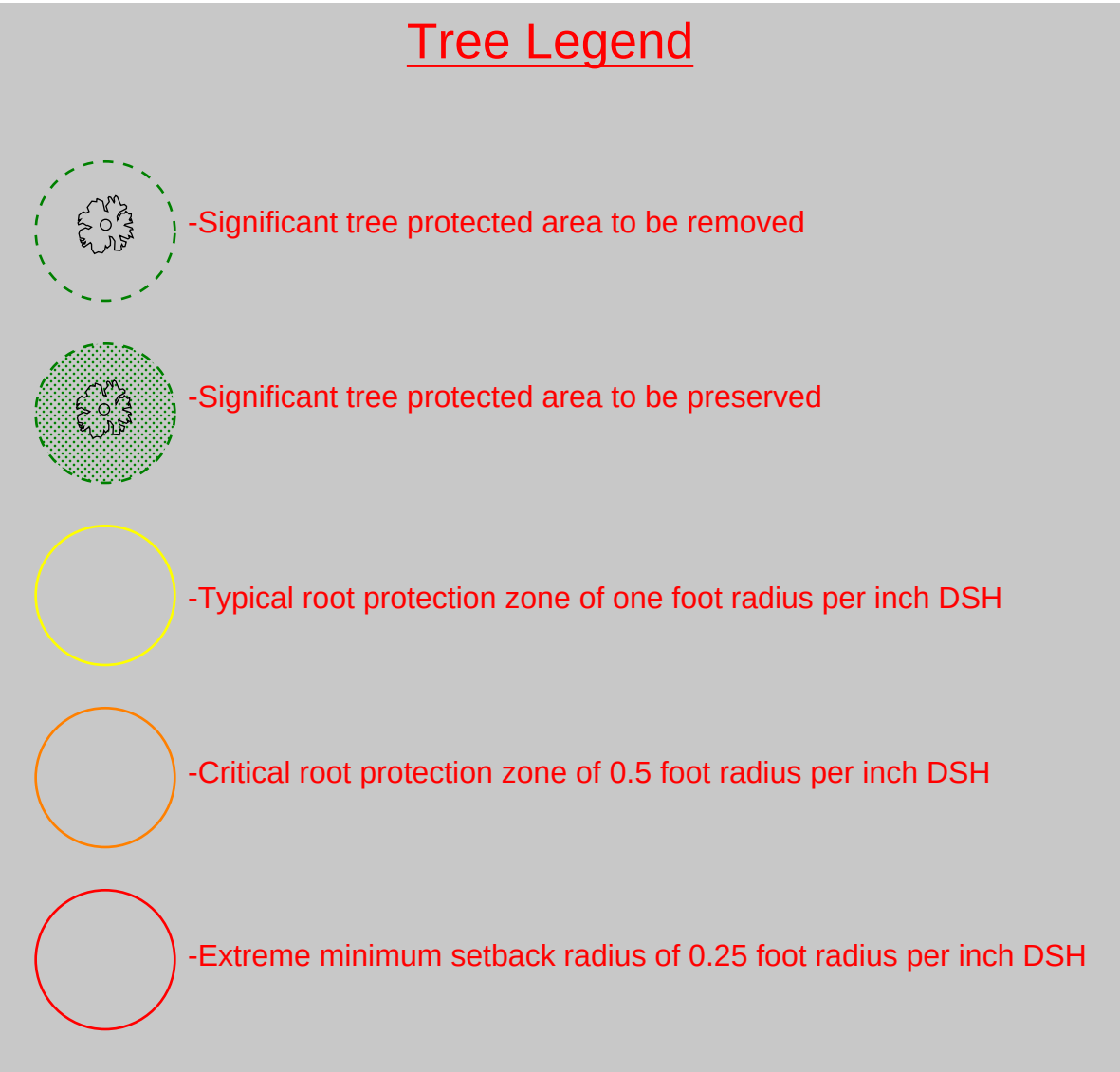
TREE PROTECTION PLAN

C103

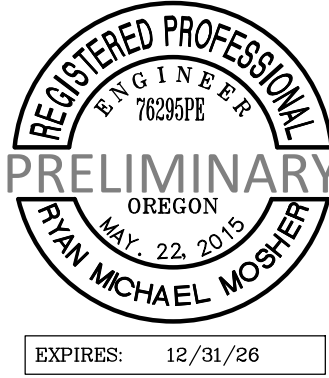
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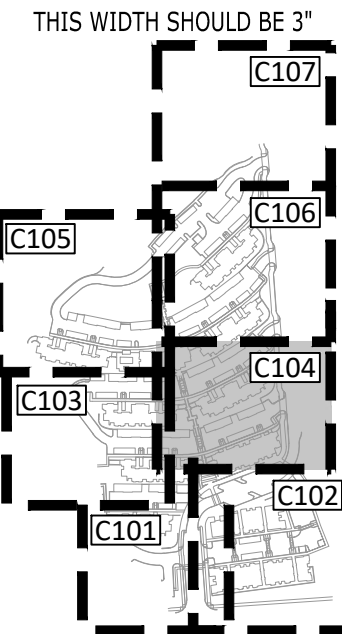
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Modera
West Linn

West Linn, Oregon



02/27/2028 LAND USE SUBMITTAL

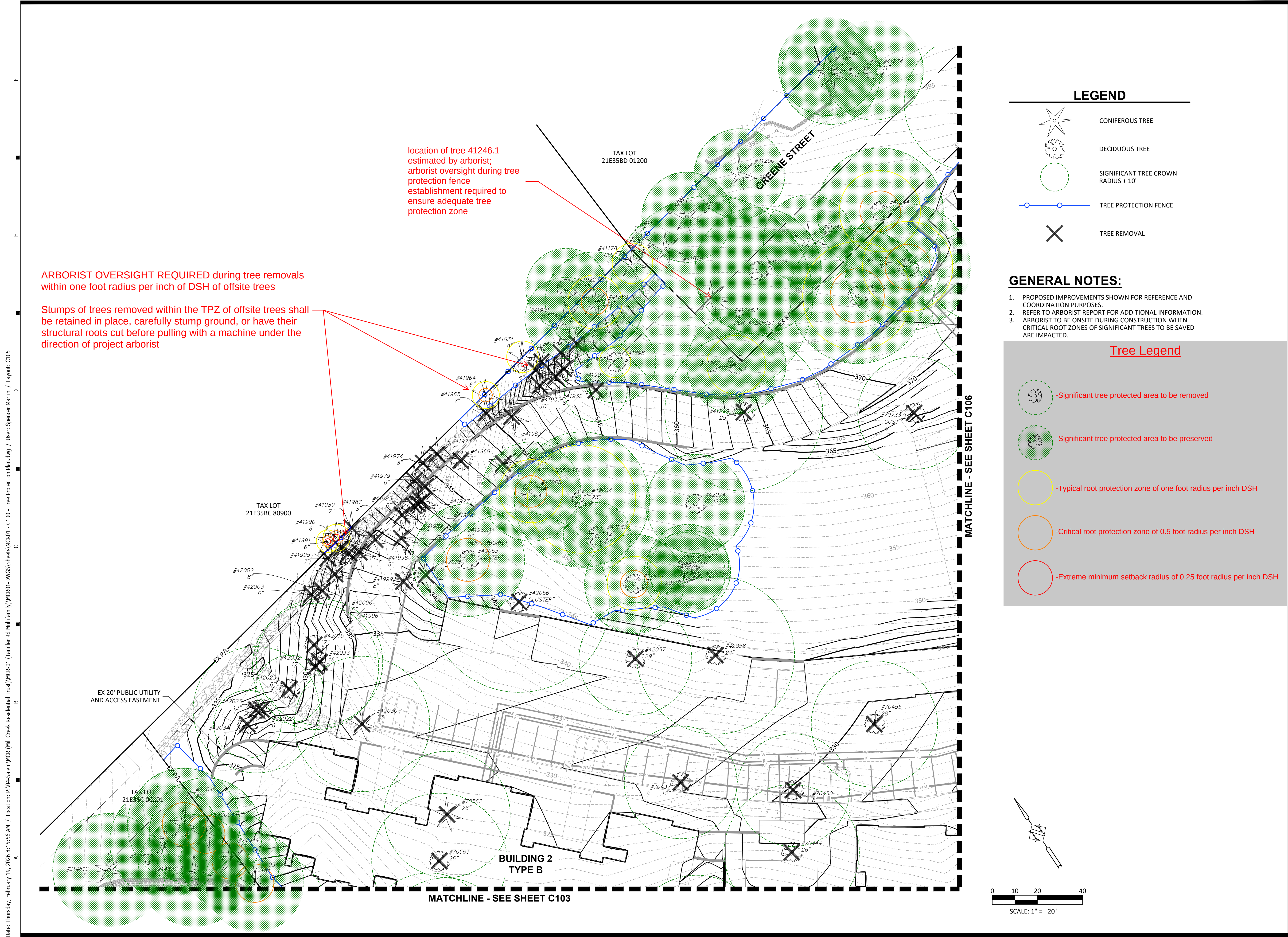
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TREE PROTECTION PLAN

C104



LEGEND

- CONIFEROUS TREE
- DECIDUOUS TREE
- SIGNIFICANT TREE CROWN RADIUS + 10'
- TREE PROTECTION FENCE
- TREE REMOVAL

GENERAL NOTES:

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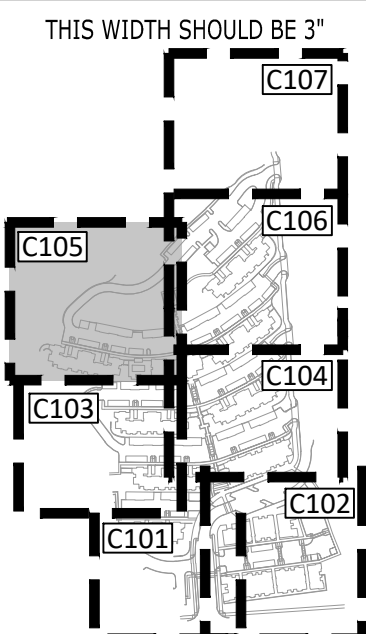
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ENGINEER
PRELIMINARY
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JAN MICHAEL MOSHER
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Modera West Linn

West Linn, Oregon



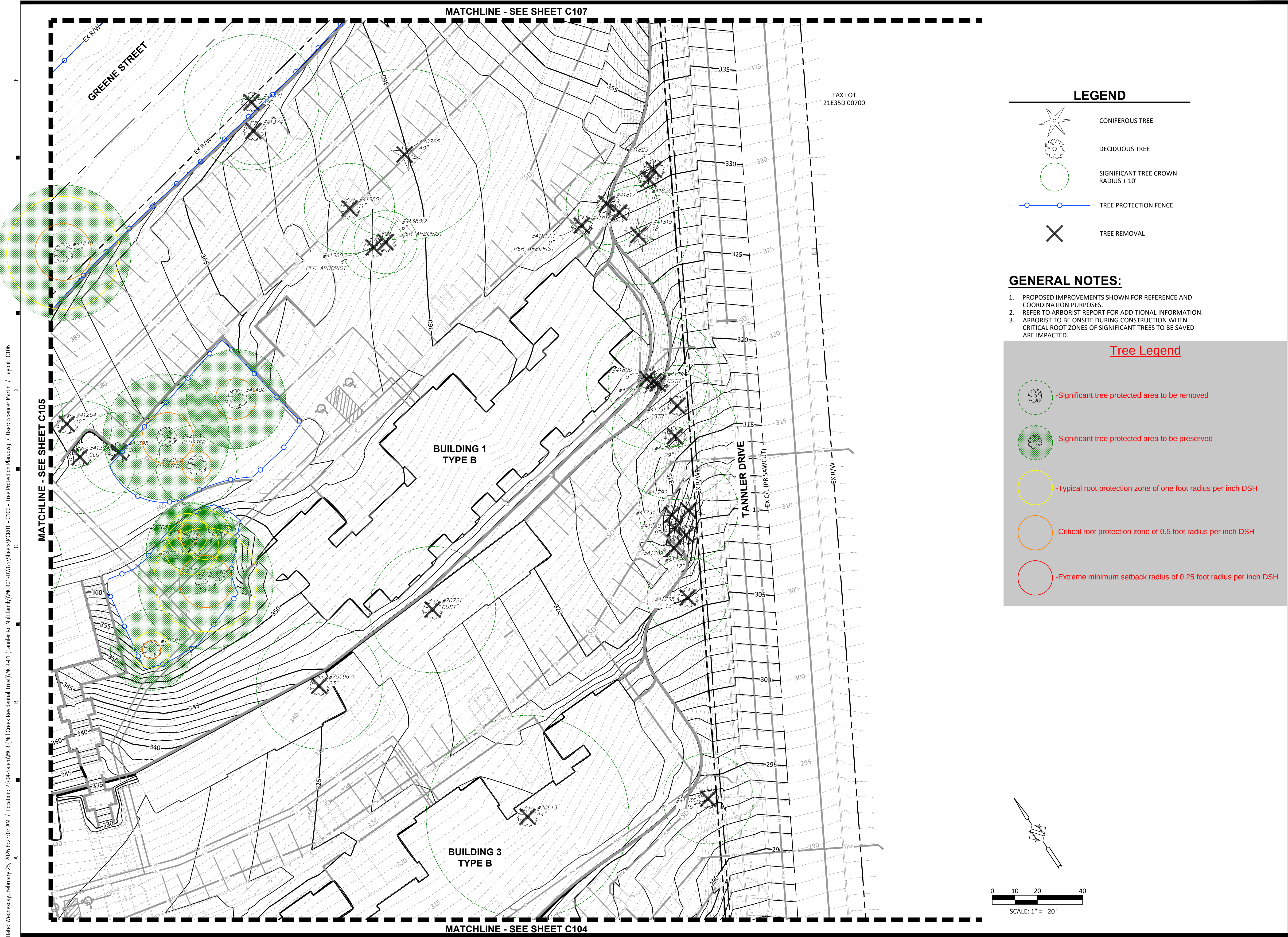
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TREE PROTECTION PLAN

C105



LEGEND

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- DECIDUOUS TREE
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- TREE PROTECTION FENCE
- TREE REMOVAL

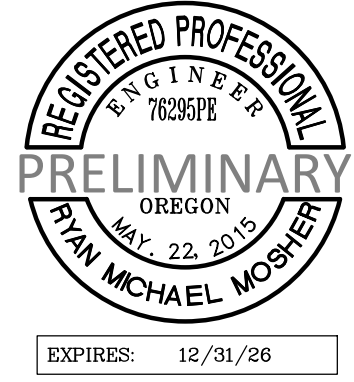
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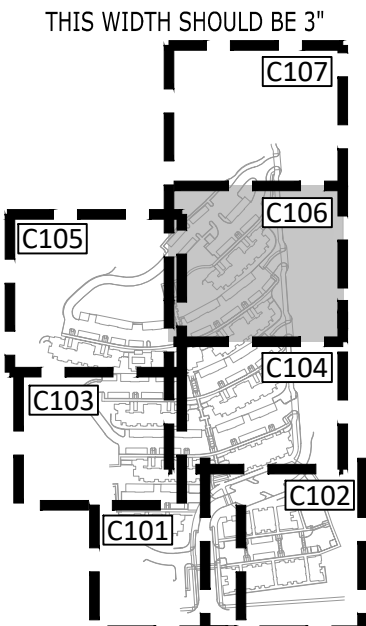
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Modera West Linn

West Linn, Oregon



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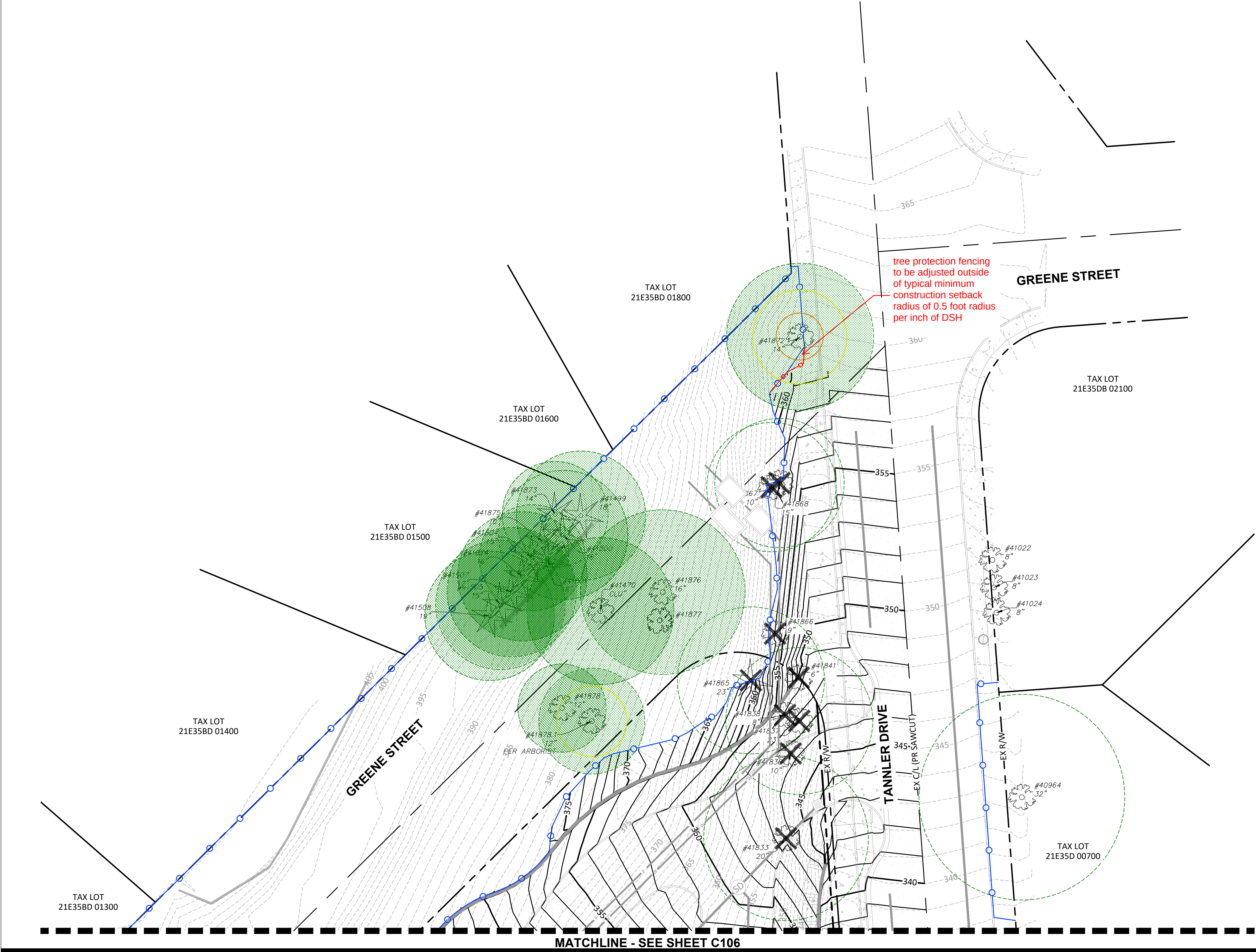
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TREE PROTECTION PLAN

C106

Date: Thursday, February 19, 2026 8:16:14 AM / Location: P:\04-Salem\MCR (Mill Creek Residential Trust)\MCR-01 (Tanner Rd Multifamily)\MCR01-DWG\Sheets\MCR01 - C100 - Tree Protection Plan.dwg / User: Spencer Martin / Layout: C107



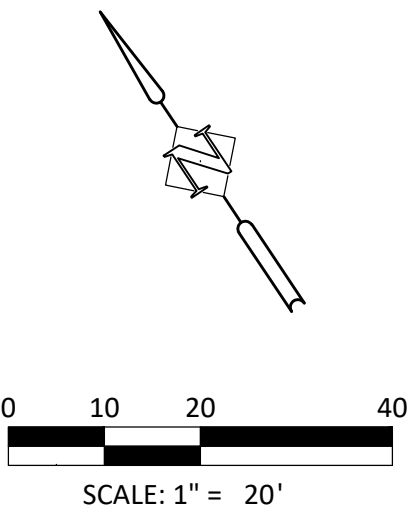
LEGEND

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- TREE PROTECTION FENCE
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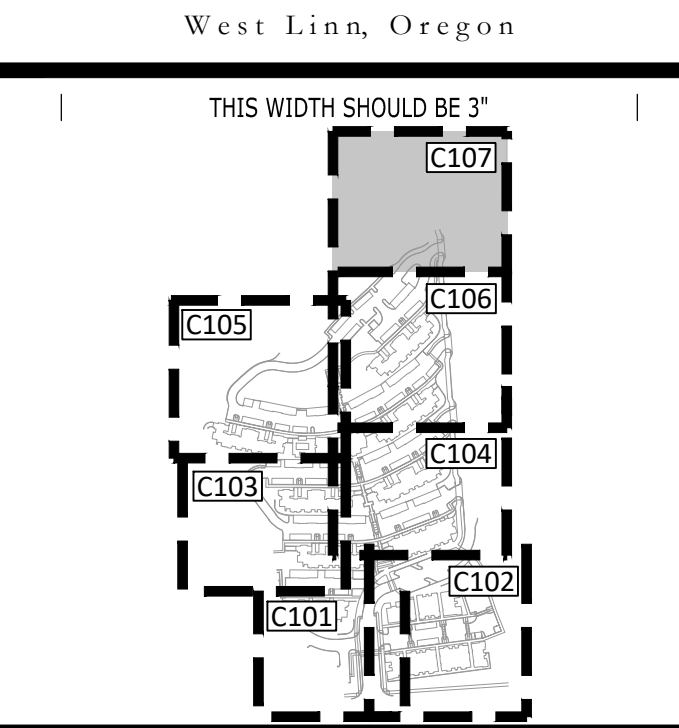


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PRELIMINARY
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May 22, 2015
THOMAS MICHAEL MOSHER
EXPIRES: 12/31/26

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Modera West Linn



Mark	Date	Revision/Issue
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TREE PROTECTION PLAN

C107

STOP!
DO NOT MOVE THIS FENCE.

TREE PROTECTION ZONE

Inside the fencing is a tree protection zone, not to be disturbed unless prior approval has been obtained from the project arborist.

For questions regarding tree protection please call the project arborist:
Todd Prager & Associates, LLC
todd@toddprager.com
971.295.4835

Attachment 4

Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. The site plans and construction information provided by Tannler Holdings, LLC, HHPR, Hill Architects and their affiliates was the basis of the information provided in this report.
2. It is assumed that this property is not in violation of any codes, statutes, ordinances, or other governmental regulations.
3. The client is advised to ensure compliance with applicable local, state, and federal laws and regulations that could relate to this project, i.e., Local and State Tree or Natural Resource Regulations, Local and State Development Regulations, Migratory Bird Treaty Act, Endangered Species Act, Clean Water Act, Americans with Disabilities Act, etc. The consultant may advise the client of issues regarding local, state, and federal laws that the consultant believes would be helpful to the client, but any such advice or comment is not a determination or interpretation of local, state, or federal law or regulation.
4. The consultant is not responsible for information gathered from others involved in various activities pertaining to this project. Care has been taken to obtain information from reliable sources.
5. Loss or alteration of any part of this delivered report invalidates the entire report.
6. Drawings and information contained in this report may not be to scale and are intended to be used as display points of reference only.
7. The consultant's role is only to make recommendations. Inaction on the part of those receiving the report is not the responsibility of the consultant.
8. The purpose of this report is to provide tree removal, preservation, and protection recommendations for the proposed development at Tax Lot 00801 and 2410, 2422, and 2444 Tannler Drive in West Linn, Oregon based on the proposed development plans.

EMERALD ASH BORER QUARANTINE ALERT



OREGON
DEPARTMENT OF
AGRICULTURE

WASHINGTON, YAMHILL, MARION, CLACKAMAS COUNTIES, OREGON

A permanent quarantine is now in effect. Emerald ash borer (EAB) has been confirmed in three new counties, triggering an expansion of the quarantine. Tree materials of ash, olive, and white fringe tree, must remain within quarantined counties (Washington, Yamhill, Marion, Clackamas). Wood waste must be processed accordingly and disposed of.



Regulated Ash, Olive, & White Fringe Tree Materials

- Nursery stock
- Scion wood
- Bud wood
- Logs
- Roots and branches
- Stumps
- Green lumber
- Chips and mulch
- Firewood of hardwood species

Quarantine Exceptions

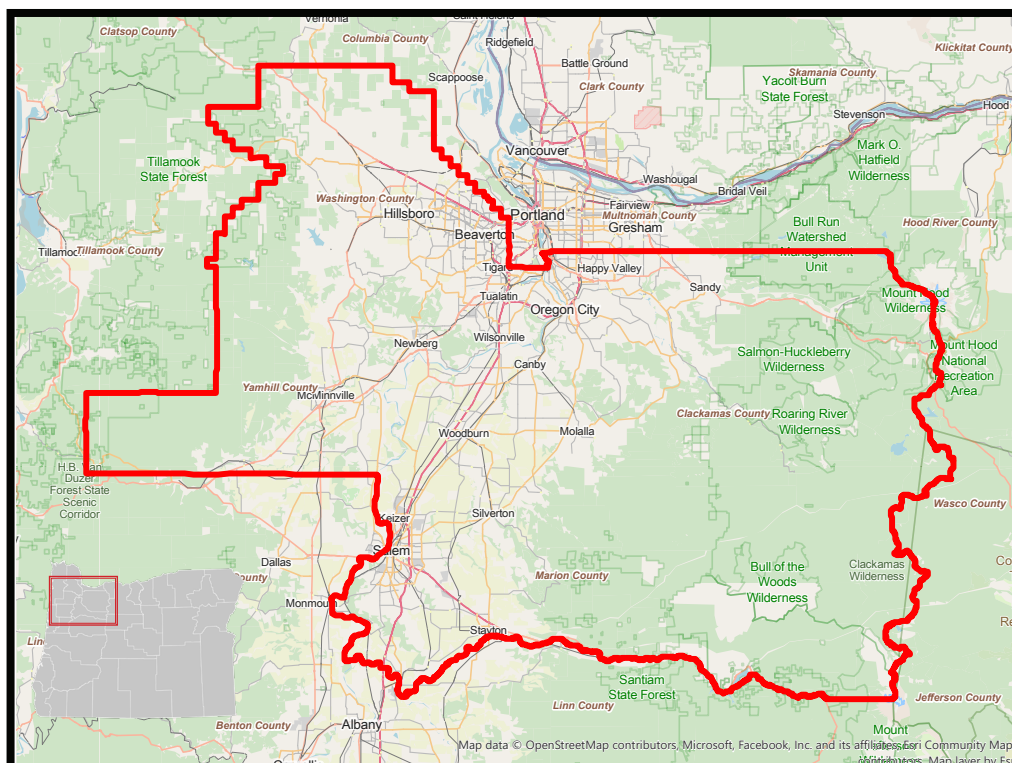
- Nurseries or groups that have a formal compliance agreement with ODA
- Seeds and leaves
- Processed lumber kiln dried, free of bark and material 1 inch below bark.
- Finished wood products without bark, including furniture, baskets, and baseball bats

April 1 - September 30

Avoid felling ash, olive and white fringe trees, including branches, and stumps. Hazardous trees can be mitigated at any time. Chip or process as soon as possible on site. Avoid moving any woody material.

October 1 - March 31

Conduct tree removal and pruning during this time period. Transport trees and parts of trees to a facility within the quarantine zone where it will be processed before April 1st.



Quarantine Boundary Map: Quarantine applies to all of the infested counties, including federal, state, commercial, and private lands.

Treatment Options for Regulated Materials

- Live plant material is eligible for compliance agreements with ODA if one of the following conditions is met:
 - Diameter at the base of the plants is less than 0.75 inches
 - Plants were grown in a screenhouse approved by the ODA
 - Plants have been properly treated with an approved insecticide
- Debark wood and remove at least 1 inch of underlying wood
- Grind or chip to 1 inch or less
- Heat wood to a minimum of 160°F for at least 60 minutes
- Bury under at least 12 inches of topsoil
- Incinerate wood materials
- Secondary processing to produce wood by-products (i.e. paper)
- Other methods specified within a compliance agreement with ODA

For more information please visit www.OregonEAB.com,
To subscribe to the EAB email list visit ODA.FYI@oda.org

For questions please email us at EAB@oda.oregon.gov or call 503-986-4636
Oregon Department of Agriculture • 635 Capitol St NE, Salem, OR 97301 • 1-800-525-0137

EMERALD ASH BORER (EAB) PERMANENT QUARANTINE



**OREGON
DEPARTMENT OF
AGRICULTURE**

EAB Quarantine Frequently Asked Questions.

- **Can regulated material be moved within the quarantine?**
Movement of EAB hosts within the quarantine area (Washington, Yamhill, Marion and Clackamas counties) is permitted. Ash, olive, and white fringe trees can be sold, given away, or planted, as long as they remain within the quarantine boundaries.
- **Why are we concerned?**
EAB kills ash and white fringe trees and can damage olive trees. To slow the spread of EAB, ODA is placing a quarantine on infested Counties to restrict the movement of tree materials that may spread EAB to new areas in the state.
- **What is a quarantine? What are the consequences for not adhering to the quarantine?**
Quarantine is the legal enforcement of actions that help slow the spread of pests to new areas or that prevent them from multiplying where they have already gained entry. For this reason, ODA is implementing a permanent EAB quarantine as per Oregon Administrative Rule (OAR 603-052-1075). Non-compliance will result in the spread of EAB and civil penalties of up to \$10,000 as provided by ORS 570.995
- **What do I need to do?**
Nurseries train staff to identify signs of EAB and report sightings to ODA. Communicate clearly to the purchaser that host plants are required to remain within the quarantine boundaries. Inspect EAB host plants prior to moving them within the quarantine zones, and inspect mother trees.

If you see symptoms or signs of EAB infestation please call 1-866-INVADER or contact ODA at: EAB@oda.oregon.gov

Ash Tree ID

- Compound leaves with 5-11 leaflets
- Unstaggered opposite branching
- Diamond shape bark pattern
- Seeds are oar-shaped samaras



Oregon Ash leaf
Photo: Jordon Bartosz

Signs & Symptoms of EAB

- Crown dieback in heavily infested trees
- D-shaped emergence holes in bark about 0.118 inch (3mm) in size.
- Sucker shoots emerging from trunk
- S-shaped galleries underneath the bark
- Bark splitting found on trunk or branches
- Woodpecker activity
- The tree is dying from top down



D-shaped emergence hole



Bark splitting



S-shaped galleries

Additional Resources

Example compliance agreement

[ODA.direct/EABComplianceAgreement](#)

Pesticides approved for use against EAB

[ODA.direct/EABpesticides](#)

For more information please visit www.OregonEAB.com

To subscribe to the EAB email list visit ODA.FYI/subscribe

For questions please email us at EAB@oda.oregon.gov or call 503-986-4636

Oregon Department of Agriculture • 635 Capitol St NE, Salem, OR 97301 • 1-800-525-0137

August 2024

Attachment 6 – ODA Qualified Tree Removal Service/Wood Processing

The following is a list put together by the Oregon Department of Agriculture (ODA). The list is intended to help guide residents and businesses to resources that can handle ash, olive, and white fringe tree materials in accordance with the temporary quarantine adopted in Washington County. **ODA will continue to add and update this list as more businesses are identified.**

-It is important to confirm that any business contacted, on or off this list, knows about the temporary quarantine, and can properly handle the wood materials.

Tree removal service/wood processing

Eduardo's Tree Service	41821 NW Kemper Rd Forest Grove , OR 97116	https://www.eduardostree.com/ (503) 360-1923
General Tree Service	6795 SW 111th ave, Beaverton, OR 97008	https://www.generaltree.com (503) 902-7932
Watts Tree Service	10580 NW 309th Ave, North Plains, OR 97133	https://wattstreeservice.com/ (503) 260-1510, (971) 770-7011
Burl & Grain	223 SW Wood St Hillboro, OR 97123	https://www.burlandgrain.com/ (503) 610-3325
For The Love of Trees	PO Box 1996 Beaverton, OR 97075	Fortheloveoftrees.com (503) 515-9520
The Davey Tree Expert Company	5838 NE Columbia Blvd Portland, OR 97218	https://www.davey.com/residential-tree-services/local-offices/portland-tree-service/ (503) 205-6383

Duran Tree Service	2459 SE Tualatin Valley Hwy #355, Hillsboro, OR 97123	https://www.durantreeservice.com/ (503) 405-6720
Halstead	P.O. Box 1182 Tualatin, OR 97062	https://halsteadsarbor.com (503) 245-1383
Marble Tree service	Forest Grove	https://www.marbletreeservice.com/forestry-mulching (503) 303-0726
TRG Tree Service	2820 SE 39th Loop unit c, Hillsboro, OR 97123	www.trgtree.com (971) 228-9975
Arbor Pro Tree Experts	121 foothills Rd, Lake Oswego, OR 97034	www.arborpronw.com (503) 473-8733

Drop off

S&H Landscape Supply and Recycling	1045 N 4th Ave, Cornelius, OR 97113	https://www.shbark.com/ (503) 357-6090
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Watering Your Trees



Arborvitae (western redcedar or eastern whitecedar cultivars) prefer cool, shaded environments and is not drought tolerant. It does not like crowding but it is often planted in rows in dry, sun-exposed lawns and slowly dies unless irrigated. Drought weakens tree defenses, allowing beetles to move into these trees and finish them off.

Climate change has resulted in long droughts and heatwaves across the state. So our landscape trees could use a little help from irrigation. You can aid them by planting the right tree in the right site and removing grass and other plants nearby that compete for moisture (leave some understory plants to prevent soil drying from sun and wind). Watering a drought-stressed tree will not bring back yellowing leaves but does prevent the loss of other leaves and death of roots and water transport tissues. Common symptoms of drought in trees are:

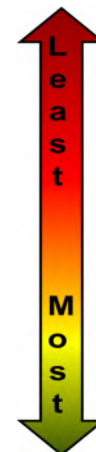
- Thinning canopies (premature leaf drop)
- Uneven crowns (asymmetrical)
- Scorched leaves
- Topkill (top of tree dies)
- Reduced growth (trunk diameter, needle length)
- Overabundant cones or seeds often paired with thin crowns to distinguish from a good seed year

How do trees respond to drought?

Water is collected by roots and moved throughout the tree along a network of tubes (vascular tissues) then released through holes in leaves (stomata) into the air. Hot, dry or windy conditions can increase water loss from leaves. Drought stress kills roots and collapses vascular tissues. It can take many years for trees to rebuild these tissues. During that time they have fewer of these tissues to actively collect and move water throughout the tree.

Trees combat drought by closing stomata to reduce water loss. However, this stops intake of carbon dioxide and thus photosynthesis, which starves the tree and is therefore only a short-term solution. Another strategy is to prematurely drop leaves to reduce the amount of tissues that both need and release moisture. This also reduces photosynthesis. Suppressing photosynthesis both reduces growth and resources allocated to defenses, which makes trees less resilient to other stressors, such as insects, diseases, mechanical damage, etc. For example, pitch is a primary mechanical and chemical barrier against tree-killing bark beetles. However, drought-stressed trees do not have enough moisture for both growth and defense. Because growth always takes priority, defenses are limited. Further, drought-stressed trees release chemicals that indicate when defenses are down, which attracts opportunistic bark beetles.

Most trees have no solution for when water runs short; they simply are not drought tolerant over the long term. Prolonged or repeated droughts often result in death, sometimes years later.



Drought tolerance

Western hemlock
 True fir (including grand fir)
 Western redcedar
 Birch
 Douglas-fir
 Madrone
 Incense cedar
 Willamette Valley ponderosa pine
 Eastern Oregon ponderosa pine
 Oregon white oak



Watering guidance

- Encourage healthy root development from the start by preventing drought or heat stress in seedlings. During planting keep trees cool and roots moist.
- Irrigation in the first 2-3 years is most important for young tree establishment. After that a network of roots is often established enough to absorb natural moisture. Most trees native to Oregon have the majority of their water-absorbing roots in the upper 12-18 inches of soil.
- Hand-watering, drip irrigation, soaker hoses, or passive irrigation (e.g., Tree-Gator-type watering bags, or 5-gallon buckets with small holes at the base set around the root zone) are preferred watering methods.
- Water around the root base or within the drip line (i.e., the area directly below the tree canopy).
- Trees need long, slow and deep watering to encourage deeper root growth. They get less benefit from a large dump of water or frequent, shallow watering.
- The larger the tree, the more water is needed, although larger trees may have more extensive root systems to access moisture deeper in the ground.
- A sprinkler set to water a lawn is typically not enough to support nearby mature trees.
- Water during the cooler parts of the day (preferably mornings) and keep irrigation systems low to the ground to avoid evaporation in the air and wet leaves, which can encourage diseases.
- Add 3-4 inches of mulch (wood chip instead of bark) around the base of a tree to retain moisture. Be careful not to pile mulch against the trunk, which can encourage rot.
- Avoid runoff by reducing water pressure or creating water catchment berms around the root base.
- Identify soil type (sand, loam, clay, etc.) to estimate ability for water to penetrate and be retained. Sandy soils drain too quickly and clay soils become waterlogged if overwatered. Allow the upper 3 inches of soil to get moderately dry between waterings to prevent fungal growth.
- Know how much water a tree needs before you choose what to plant. Pick a species density appropriate to the site. Sprawling invasives, such as ivy, blackberry and Scotch broom compete with trees for soil moisture. Shallow-rooted, drought-tolerant native ground covers can protect soil from drying out.
- Trees planted in containers require more frequent irrigation because roots are limited to moisture within the pot, which can dry out faster due to its smaller volume.

Volume, frequency and duration

Concentrate watering during the warmest, driest months - generally May through September in most of Oregon. Estimates below may need to be adjusted for different soil types and depths, microclimates, tree size or species. Some native trees, such as Oregon white oak, most California oaks, and ponderosa pine should not be watered after their first couple of years. Below are irrigation rules of thumb to get you started. Adjust according to how your tree responds:

- 10-15 gallons a week for trees 3 years or younger
- 20-25 gallons a week for trees 4 - 10 years old
- Deep soakings once or twice a month for trees over 10 years old

Avoid

- Fertilizing. Fertilization will not “green up” dying foliage and is rarely necessary. It spurs growth, which then increases water needs.
- Sudden reduction of water amount or frequency. Opt for gradually phasing out irrigation to avoid shocking trees.
- Overwatering. Too much water can waterlog soil, drowning roots and killing them. Symptoms can be confused with those of drought or nutrient deficiencies, such as yellowing leaves that drop early, poor growth, thinning canopies or topkill.

