



July 14, 2025

Blake Turin
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RE: Addendum for Riffles Food Carts tree preservation and protection plan at 37133 Highway 26, Sandy, OR.

On July 3, 2025, I visited 37133 Highway 26 to review the proposed project and collect site data. My observations and recommendations are recorded below.

If you have any questions or concerns regarding this report, please contact me at (503) 473-8733. Thank you for choosing Arbor Pro!

A stylized, handwritten signature in black ink, appearing to read 'Leigh Bourgeois'.

Leigh Bourgeois
ISA Certified Arborist PN8449A
Certified Tree Risk Assessor
Member ISA – International Society of Arboriculture



Inventory

Number	Species	Common name	DBH (inches)	Condition	Comments	Retention
37133 Highway 26, Tax Lot 1200						
1	<i>Thuja plicata</i>	western red cedar	60	Fair		Remove

Discussion

A tree plan regarding the Riffles Food Carts project dated April 14, 2022 has been submitted to the city of Sandy. The 2022 plan includes a siteplan, tree protection and retention recommendations and an inventory conducted in March and June of 2021. Given its decline in health and proximity to construction, the client has requested a re-assessment of (1) 60-inch dbh western red cedar. This tree is marked #1 in the 2022 and present report. No other changes to the siteplan or tree inventory have been noted or observed. Under a Type III review process, newly-planted trees may substitute for retained trees due to “the physical condition of the existing trees or their compatibility with the existing soil and climate conditions” (17.102.70.B.2). These factors are addressed in the section below, and following that a brief section on details of required mitigation planting.

Assessment of Tree Health and Construction Impacts

Western red cedar as a species have a poor-moderate tolerance to construction impacts. In particular, they have a poor drought tolerance and are intolerant of fill and changes in soil moisture. The recent history of increased temperature has also shown widespread decline and tree failure of the species across the Portland metro region. A local example is the mature western red cedar that significantly declined following construction at the adjacent Panda Express. The maturity of the subject tree further increases the probability of decline and failure subsequent to construction impacts.

Symptoms of stress related to age, heat and urban environment were observed onsite. These include early stages of canopy and branch tipdieback (Attachments 1-4), and sap bleeding from boring insects. The structure of the tree is defined by a codominant trunk union at 8-feet height and a codominant top with multiple leaders. The codominant trunk union has multiple seams of included bark that extend to near the base of the tree (Attachments 5-9). The secondary trunk leader leans south approximately 15-degrees. The tree has an approximate height of 90-feet and is located on an elevated grade with a high degree of wind exposure. In the event of tree decline and/or windthrow, these features indicate an increased probability of failure. The close proximity of the tree (within the fallzone) to a high-traffic pedestrian area of food carts indicates that the consequences of failure should be considered hazardous.

The 2022 siteplan indicates a retaining wall will be built on the west side of the tree, with an encroachment area of approximately 25%. The building plans will impact the rootzone through root pruning, change of grade, and addition of pavement over the rootzone. Encroachment into the rootzone of 25% is a typical prescriptive limit and is considered sustainable for trees in good condition. After

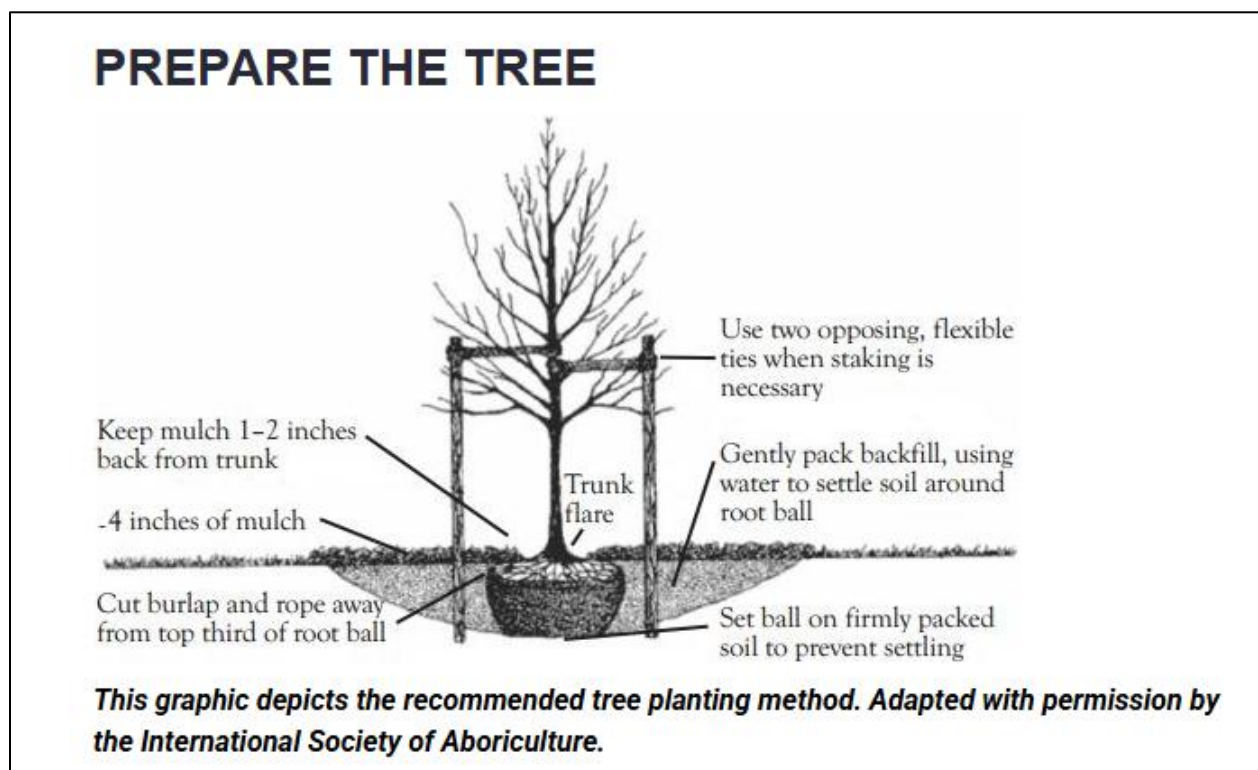




considering tree health, maturity, structure, species, and site factors described above, the subject tree is not considered sustainable for retention and is recommended for removal.

Mitigation Planting

Per City of Sandy code (17.102.70.A), (2) native quality nursery-grown trees will be planted for the (1) protected tree recommended for removal. Incense cedar is a native drought-tolerance species recommended for planting. Planting locations are identified on the attached sitemap as #2 and #3. If the removal occurs between October 1 and March 31, all areas with exposed soils resulting from tree removal should be covered with straw to minimize erosion (17.102.60.B). Newly planted trees should be staked and twine rather than plastic ties should be used to secure stakes. Stakes should be removed after 1 year. Consult the diagram below for the recommended tree planting method.



Additional details can be found at Pacific Northwest Chapter of ISA webpage:
<https://pnwisa.org/page/planting>.

Conclusion

The forgoing report records observations and recommendations concerning the Riffles Food Carts project. The mature western red cedar marked tree #1 in the 2022 and present report is recommended for removal. (2) native, nursery-grown trees will be planted as mitigation. No other changes to the siteplan or tree plan are advised.

If you have any questions or concerns regarding this report, please contact me at (503) 473-8733. Thank you for choosing Arbor Pro!



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Assumptions and Limiting Conditions

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





ArborPro
TREE EXPERTS

503 473 TREE

Attachment 1



ArborProNW.com

email: info@arborpronw.com

503 473 TREE (8733)

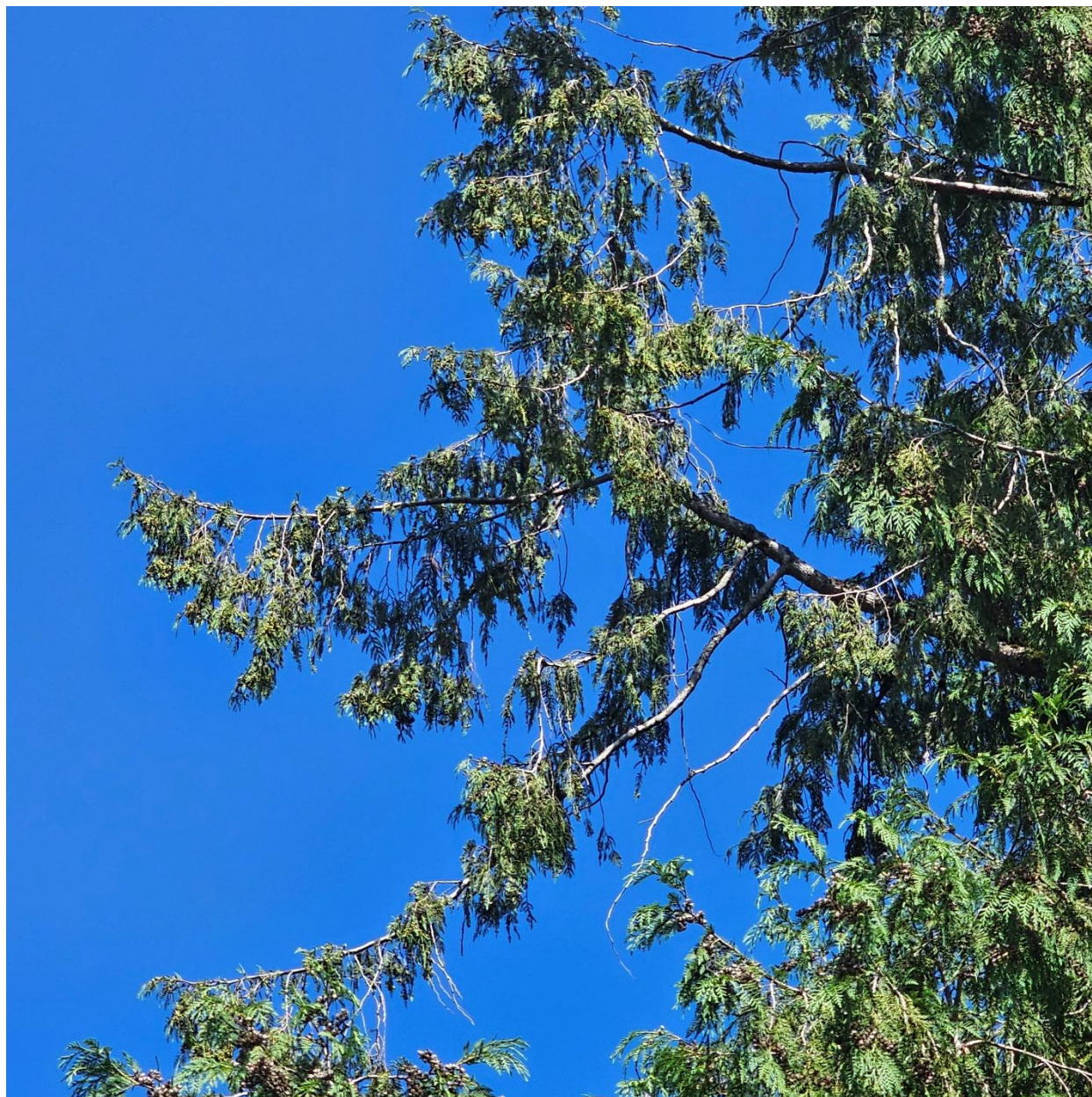
fax: 503 491 2834



ArborPro
TREE EXPERTS

503 473 TREE

Attachment 2



ArborProNW.com

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Attachment 3



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Attachment 5





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Attachment 6





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Attachment 7





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Attachment 8





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Attachment 9



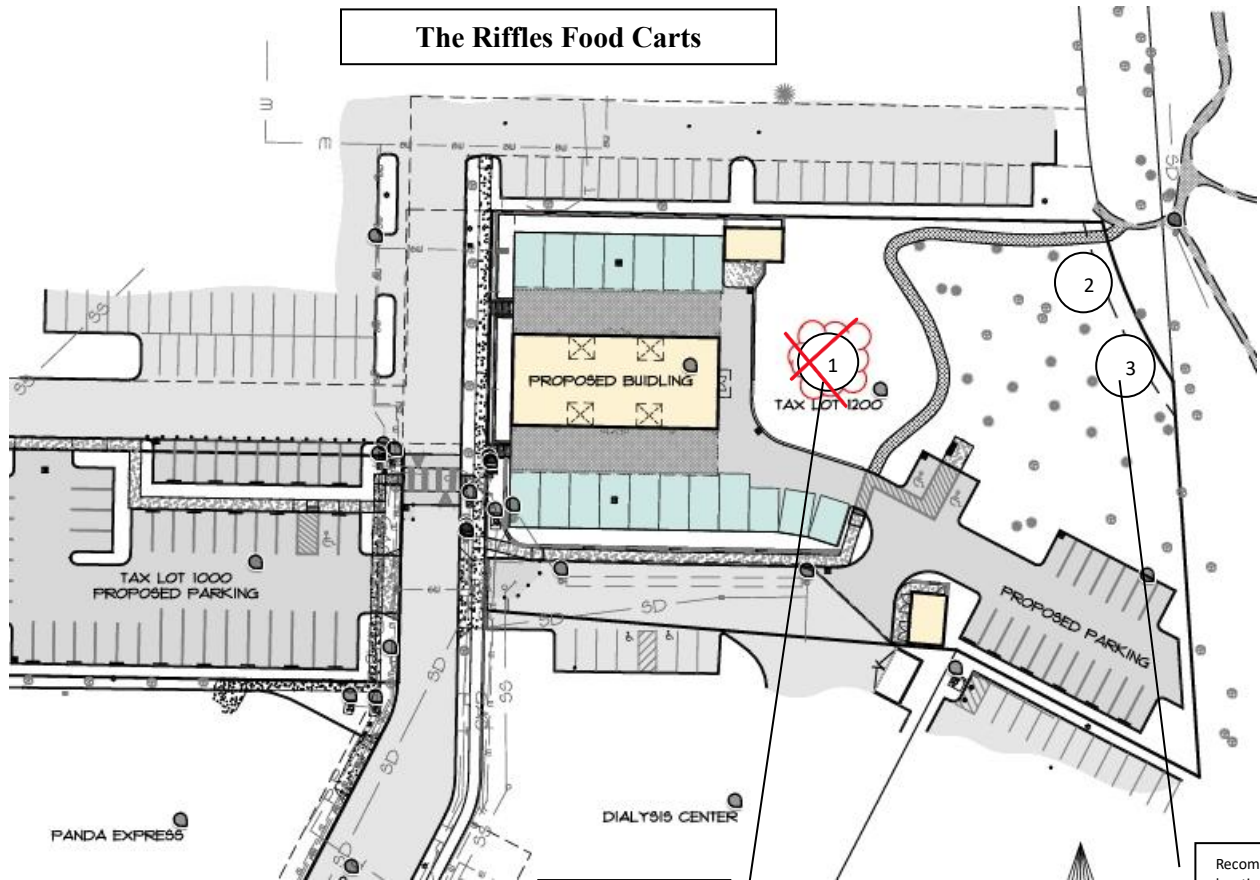
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The Riffles Food Carts



Building site

Address: 37133 Highway 26, Sandy, OR
Tax Lot 1200, Map 2S 4E 14BA

60-inch dbh western
red cedar. Remove due
to rootzone impacts.

Recommended planting
locations for mitigation
trees #2 and #3, native
quality and nursery grown.