



CITY OF MILWAUKIE
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Preapplication Conference Report

Project ID: 20-003PA

This report is provided as a follow-up to the meeting that was held on 5/14/2020 at 10:00 AM

The Milwaukie Municipal Code is available here: www.qcode.us/codes/milwaukie/

APPLICANT AND PROJECT INFORMATION

Applicant:	Phil Krueger	Applicant Role: Representative
Applicant Address:	707 SW Washington St, Ste 1200, Portland, OR 97205	
Company:	Yost Grube Hall Architecture	
Project Name:	Waverly Woods	
Project Address:	10415 SE Waverly Ct and Adjacent Lot	Zone: R2
Project Description:	Phased construction of 6 multi-family buildings with a total of 130 units	
Current Use:	Vacant/multi-family residential	
Applicants Present:	Wendy Wyse- Owner Walker Ventures LLC; Scott Wyse- Owner Walker Ventures LLC; Diedre Colantino- Waverley Greens Property Manager; Mike Telling – Precision Construction; Daan Dommels - KPFF Civil; Matt Manzer- KPFF Civil; Kristine Connolly- Kittelson traffic engineer; Nels Hall- YGH; Phil Krueger- YGH; Yukari Kubo- YGH; Franklin Potts- YGH	
Staff Present:	Vera Kolas, Associate Planner; Dalton Vodden, Associate Engineer; Steve Adams, City Engineer; Peter Passarelli, Public Works Director; Julian Lawrence, Urban Forester; Stephanie Marcinkiewicz, Plans Examiner; Matt Amos, Fire Inspector, NCFD1	

PLANNING COMMENTS

Zoning Compliance (MMC Title 19)

<input checked="" type="checkbox"/>	Use Standards (e.g., residential, commercial, accessory)	The application will include a request for a Planned Development and Willamette Greenway Review.
<input checked="" type="checkbox"/>	Dimensional Standards	Per Table 19.302.4, the minimum setbacks for primary structures in the R-2 zone are: 15 ft for front, rear and street side yard and 5 ft for side yards. However, as part of a Planned Development (PD), those yards may be altered as part of the PD review process.

		<p>The application should specify all setback and dimensional standards that will vary from the required base zone standards. A table or diagram would be appropriate to convey this information.</p> <p>Please note the method of calculating minimum and maximum density in MMC 19.202.4 given the areas of steep slopes on the site. The PD provides for an increase in density if necessary, but detailed calculations will be required to confirm compliance.</p>
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Land Use Review Process

<input checked="" type="checkbox"/>	Applications Needed	<p>Step 1: Transportation Facilities Review (TFR) – to begin the TIS process</p> <p>Step 2: Combined Preliminary & Final Planned Development; Willamette Greenway Review; Lot Consolidation; Transportation Facilities Review (TIS) – merged from Step 1</p> <p>Step 3: Development Review during permitting for each phase/building</p>
<input checked="" type="checkbox"/>	Fees	<p>TFR = \$1,000</p> <p>Willamette Greenway Review = \$2,000</p> <p>Preliminary PD = \$2,000</p> <p>Final PD = \$5,000</p> <p>Final Plat = \$200 (for each phase)</p> <p>Development Review = \$200 (for each phase)</p> <p>LLA/LC = \$200</p> <p>(For concurrent applications, the most expensive application is charged full price and the fees for all other applications are discounted 25%.)</p>
<input checked="" type="checkbox"/>	Review Type: Type II Type IV Type III Type V	<p>TFR = Type II</p> <p>Preliminary PD = Type III</p> <p>Final PD = Type IV</p> <p>Willamette Greenway = Type III</p> <p>Development Review = Type I</p> <p>LLC/LC = Type I</p>

Overlay Zones (MMC 19.400)

<input checked="" type="checkbox"/>	Willamette Greenway	MMC 19.401: Please note the approval criteria for the approval of Willamette Greenway (WG) review. This is reviewed concurrently with the PD and requires a narrative for each criterion. The PD provides for buildings in excess of 3 stories within the WG overlay, but also notes that views both to and from the river are important, as well as tree removal.
<input type="checkbox"/>	Natural Resources	
<input type="checkbox"/>	Historic Preservation	
<input type="checkbox"/>	Flex Space Overlay	

Site Improvements/Site Context

<input checked="" type="checkbox"/>	Landscaping Requirements	All planned unit developments will have at least one-third of the gross area devoted to open space and/or outdoor recreational areas. At least half of the required open space
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		and/or recreational areas will be of the same general character as the area containing dwelling units. Open space and/or recreational areas do not include public or private streets.
<input checked="" type="checkbox"/>	Onsite Pedestrian/Bike Improvements (MMC 19.504, 19.606, and 19.609)	Please note the standards for pedestrian paths and location, including paving materials as well as the bicycle parking requirements. Please note that bike parking cannot be accommodated solely inside the dwelling units to be considered compliant with the standards.
<input type="checkbox"/>	Connectivity to surrounding properties	
<input type="checkbox"/>	Circulation	
<input checked="" type="checkbox"/>	Building Design Standards (MMC 19.505)	MMC 19.505.3 would apply to the proposed development. The PD process allows for a new set of development standards; the submitted application must identify where the PD would modify these standards.
<input type="checkbox"/>	Downtown Design Standards (MMC 19.508)	
Parking Standards (MMC 19.600)		
<input type="checkbox"/>	Residential Off-Street Parking Requirements	
<input checked="" type="checkbox"/>	Multi-Family/Commercial Parking Requirements	Off-street parking requirements would be evaluated site-wide. Any modifications to the required parking standards would be addressed via a parking modification per 19.605.2 that would be incorporated into the final PD.
Approval Criteria (MMC 19.900)		
<input checked="" type="checkbox"/>	Planned Developments (MMC 19.311)	Please review the Development Standards (19.311.3) and the Approval Criteria identified in 19.311.9, which details all of the applicable approval criteria.
<input type="checkbox"/>	Amendments to Maps and Ordinances (MMC 19.902)	
<input checked="" type="checkbox"/>	Development Review (MMC 19.906)	Development review will accompany the building permit process for each phase or building to confirm compliance with the code and the PD approval.
<input type="checkbox"/>	Variance (MMC 19.911)	
Land Division (MMC Title 17)		
<input checked="" type="checkbox"/>	Design Standards	http://www.qcode.us/codes/milwaukie/view.php?topic=17-17_28&frames=off
<input type="checkbox"/>	Preliminary Plat Requirements	
<input type="checkbox"/>	Final Plat Requirements (See Engineering Section of this Report)	

Sign Code Compliance (MMC Title 14)

<input checked="" type="checkbox"/>	Sign Requirements	<p>Sign Districts</p> <p>Residential Zones: http://www.gcode.us/codes/milwaukie/view.php?topic=14-14_16-14_16_010&frames=off</p>
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Noise (MMC Title 16)

<input type="checkbox"/>	Noise Mitigation (MMC 16.24)	
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Neighborhood District Associations

<input checked="" type="checkbox"/>	Historic Milwaukie	https://www.milwaukieoregon.gov/citymanager/historic-milwaukie-nda

Other Permits/Registration

<input type="checkbox"/>	Business Registration	
<input type="checkbox"/>	Home Occupation Compliance (MMC 19.507)	

Additional Planning Notes

The applicant included the following Planning-related questions:

- What is the process for a lot line adjustment and can this occur concurrent with Planned Development Review?

Yes. See information above.

ENGINEERING & PUBLIC WORKS COMMENTS

Public Facility Improvements (MMC 19.700)

<input checked="" type="checkbox"/>	Applicability (MMC 19.702)	Chapter 19.700 of the Milwaukie Municipal Code (MMC) applies to partitions, subdivisions, new construction and modification and or expansions of existing structures or uses that produce a projected increase in vehicle trips.
<input checked="" type="checkbox"/>	Transportation Facilities Review (MMC 19.703)	The City Engineer has determined that a Traffic Impact Study (TIS) will be required for this development. The review for the TIS will be completed under a Transportation Facility Review (TFR) land use application. This is a Type II application.
<input checked="" type="checkbox"/>	Transportation Impact Study (MMC 19.704)	A transportation impact study is to be prepared by the applicant and reviewed by the city to determine steps necessary to mitigate transportation impacts at time of development.
<input checked="" type="checkbox"/>	Agency Notification (MMC 19.707)	City of Milwaukie will coordinate TIS Agency notification.

<input checked="" type="checkbox"/>	Transportation Requirements (MMC 19.708)	All developments subject to 19.700 shall comply with city access management standards contained in MMC 12.16, clear vision standards MMC 12.24, and improve adjacent rights-of-way to street design standards MMC 19.708.2.
<input checked="" type="checkbox"/>	Utility Requirements (MMC 19.709)	Existing public utilities appear to be adequate to serve the proposed development.
Flood Hazard Area (MMC 18)		
<input type="checkbox"/>	Development Permit (MMC 18.04.100)	No special management flood hazard area mapped on site.
<input type="checkbox"/>	General Standards (MMC 18.04.150)	
<input type="checkbox"/>	Specific Standards (MMC 18.04.160)	
<input type="checkbox"/>	Floodways (MMC 18.04.170)	
Environmental Protection (MMC 16)		
<input type="checkbox"/>	Weak Foundation Soils (MMC 16.16)	
<input checked="" type="checkbox"/>	Erosion Control (MMC 16.28)	Development of the site will require an erosion control permit. Direct erosion control questions to Jeremiah Sonne – sonnej@milwaukieoregon.gov
<input type="checkbox"/>	Tree Cutting (MMC 16.32)	Urban forester's review of the tree removal report notes that: 5 trees listed to remain are non-native, and 18 are in poor overall condition: Tree protection plan, including Appendix 4, is very good. A landscaping plan, showing trees and shrubs to be planted, has not been submitted. Milwaukie's Suggested Canopy Trees for the Yard document attached.
Public Services (MMC 13)		
<input checked="" type="checkbox"/>	Water System (MMC 13.04)	A Field Utility Connection Form must be completed to file for service connection. The system development charges, meter equipment fee, and the connect service fee must be paid prior to connection. The applicant is responsible for exposing and burying the service. City crews shall make the connection and extend service to property.
<input checked="" type="checkbox"/>	Sewer System (MMC 13.12)	All structures containing sanitary facilities shall be connected to the sewer system. Currently, there are no credits or waiver of fees for onsite treatment or pretreatment. The sewer system user at all times shall at their expense, operate, and maintain the service lateral and building sewer in a sanitary manner to the collection trunk or interceptor sewer at no expense to the City.
<input checked="" type="checkbox"/>	Stormwater Management (MMC 13.14)	Compliance with the city's NPDES permit requires development to mitigate impacts through facility design consistent with the City of Portland Stormwater Management Manual. Proprietary treatment devices are allowed under the performance-based design approach.
<input checked="" type="checkbox"/>	System Development Charge (MMC 13.28.040)	System development charges (SDCs) will be applied and collected at the time of building permits. Fees include water SDC, wastewater SDC, stormwater SDC, transportation SDC, parks and recreation SDC. Additional fees exist for water service connection and sewer connection.

<input type="checkbox"/>	Fee in Lieu of Construction (MMC 13.32)	A fee in lieu of construction is not expected for this development. The applicant is expected to construct any necessary improvements at the time of development.
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Public Places (MMC 12)

<input checked="" type="checkbox"/>	Right of Way Permit (MMC 12.08.020)	Each phase of public improvement and accessway construction will be completed under a right-of-way permit which will a public improvement project. Cost of permit is 5.5% of the cost of the improvements, performance bond prior to construction, and 12-month maintenance bond.
<input checked="" type="checkbox"/>	Access Requirements (MMC 12.16.040)	Minimum distance from the nearest dege of driveway to the nearest intersecting face of curb of Lava and Waverly is 100ft. The accessway size for the development is to be between 24ft and 30ft.
<input checked="" type="checkbox"/>	Clear Vision (MMC 12.24)	Intersections and driveways must comply with clear vision requirements, including removing all plantings, fences, walls, structures, temporary or permanent obstructions, excluding the occasional utility pole or tree, exceeding 3ft in height within 20ft radius of where the lot line intersects the accessway. Open wire fencing up to 6ft tall obscuring sight not more than 10% and trees with all branches and foliage removed to the height of 8ft are allowed.

Additional Engineering & Public Works Notes

The applicant included the following questions in the application materials:

BUILDING COMMENTS

All drawings must be submitted electronically through www.buildingpermits.oregon.gov

New buildings or remodels shall meet all the provisions of the current applicable Oregon Building Codes. All State adopted building codes can be found online at: <https://www.oregon.gov/bcd/codes-stand/Pages/adopted-codes.aspx>.

All building permit applications are electronic and can be applied for online with a valid CCB license number or engineer/architect license at www.buildingpermits.oregon.gov . Each permit type and subpermit type are separate permits and will need to be applied for individually. Plans need to be uploaded to their specific permits in PDF format as a total plan set (not individual pages) if size allows.

Note: Plumbing and electrical plan reviews (when required) are done off site so two (2) paper copies will be required for those reviews only. Paper copies should be delivered to our office for processing.

Site utilities require a separate plumbing permit. This permit will require plumbing plan review so two (2) paper copies will be required for this review. Paper copies should be delivered to the Building Division office for processing. The grading plan submitted to the Engineering Department does not cover this review.

If you have any building related questions, please email us at building@milwaukieoregon.gov.

Additional Building Notes

Fire sprinklers and alarms as required by OSSC shall be provided throughout.

OTHER FEES

<input type="checkbox"/>	Construction Excise Tax Affordable Housing CET – Applies to any project with a construction value of over 100,000.	Calculation: Valuation *12% (.12)
<input type="checkbox"/>	Metro Excise Tax Metro – Applies to any project with a construction value of over \$100,000.	Calculation: Valuation *.12% (.0012)
<input type="checkbox"/>	School Excise Tax School CET – Applies to any new square footage.	Calculation: Commercial = \$0.67 a square foot, Residential = \$1.35 a square foot (not including garages)

FIRE DISTRICT COMMENTS

Please see the attached memorandum for fire district comments.

COORDINATION WITH OTHER AGENCIES

Applicant must communicate directly with outside agencies. These may include the following:

- Metro
- Trimet
- North Clackamas School District
- North Clackamas Parks and Recreation District (NCPRD)
- Oregon Parks and Recreation
- ODOT/ODOT Rail
- Department of State Lands
- Oregon Marine Board
- Oregon Department of Fish and Wildlife (ODOT)
- State Historic Preservation Office
- Clackamas County Transportation and Development

MISCELLANEOUS

State or County Approvals Needed

<input type="checkbox"/>	Boiler Approval (State)	
<input type="checkbox"/>	Elevator Approval (State)	
<input type="checkbox"/>	Health Department Approval (County)	

Arts Tax

<input type="checkbox"/>	Neighborhood Office Permit	
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Other Right-of-Way Permits

<input checked="" type="checkbox"/>	Major: Construction	All accessway and frontage improvements must be completed under a right-of-way permit.
<input type="checkbox"/>	Minor:	
<input type="checkbox"/>	Painted Intersection Program Permits:	
<input type="checkbox"/>	artMOB Application	
<input type="checkbox"/>	Traffic Control Plan (Engineering)	
<input type="checkbox"/>	Parklet:	
<input type="checkbox"/>	Parklet Application/ Planning Approval	
<input type="checkbox"/>	Engineering Approval	
<input type="checkbox"/>	Building Approval	
<input type="checkbox"/>	Sidewalk Café:	
<input type="checkbox"/>	Tree Removal Permit:	A tree removal permit is required for any tree being removed in the right-of-way. No tree may be removed until the completion of a two-week posting period.

Infrastructure/Utilities

Applicant must communicate directly with utility providers. These may include the following:

- PGE
- NW Natural
- Clackamas River Water (CRW)
- Telecomm (Comcast, Century Link)
- Water Environmental Services (WES)
- Garbage Collection (Waste Management, Hoodview Disposal and Recycling)

Economic Development/Incentives

<input type="checkbox"/>	Enterprise Zone:	
<input type="checkbox"/>	Vertical Housing Tax Credit:	
<input type="checkbox"/>	New Market Tax Credits:	
<input type="checkbox"/>	Housing Resources:	

PLEASE SEE NOTE AND CONTACT INFORMATION ON THE FOLLOWING PAGE

This is only preliminary preapplication conference information based on the applicant's proposal, and does not cover all possible development scenarios. Other requirements may be added after an applicant submits land use applications or building permits. City policies and code requirements are subject to change. If a note in this report contradicts the Milwaukie Municipal Code, the MMC supersedes the note. If you have any questions, please contact the City staff that attended the conference (listed on Page 1). Contact numbers for these staff are City staff listed at the end of the report.

Sincerely,

City of Milwaukie Development Review Team

BUILDING DEPARTMENT

Samantha Vandagriff	Building Official	503-786-7611
Harmony Drake	Permit Specialist	503-786-7623
Stephanie Marcinkiewicz	Inspector/Plans Examiner	503-786-7636

ENGINEERING DEPARTMENT

Steve Adams	City Engineer	503-786-7605
Dalton Vodden	Associate Engineer	503-786-7617
Alex Roller	Engineering Tech II	503-786-7695

PLANNING DEPARTMENT

Dennis Egner	Planning Director	503-786-7654
Brett Kolver	Associate Planner	503-786-7657
Vera Kolas	Associate Planner	503-786-7653
Mary Heberling	Assistant Planner	503-786-7658

COMMUNITY DEVELOPMENT DEPARTMENT

Leila Aman	Community Development Director	503-786-7616
Alison Wicks	Development Programs Manager	503-786-7661
Alicia Martin	Administrative Specialist II	503-786-7600
Tempest Blanchard	Administrative Specialist II	503-786-7600
Dan Harris	Administrative Specialist II	503-786-7600

CLACKAMAS FIRE DISTRICT

Mike Boumann	Lieutenant Deputy Fire Marshal	503-742-2673
Matt Amos	Fire Inspector	503-742-2660

Clackamas County Fire District #1

Fire Prevention Office



E-mail Memorandum

To: City of Milwaukie Planning Department

From: Matt Amos, Fire Inspector, Clackamas Fire District #1

Date: 12/05/2020

Re: Waverley Woods 10415 SE Waverley Ct. 20-003PA

This review is based upon the current version of the Oregon Fire Code (OFC), as adopted by the Oregon State Fire Marshal's Office. The scope of review is typically limited to fire apparatus access and water supply, although the applicant must comply with all applicable OFC requirements. When buildings are completely protected with an approved automatic fire sprinkler system, the requirements for fire apparatus access and water supply may be modified as approved by the fire code official. The following items should be addressed by the applicant:

COMMENTS:

A Fire Access and Water Supply plan is required for subdivisions and commercial buildings over 1000 square feet in size or when required by Clackamas Fire District #1. The plan shall show fire apparatus access, fire lanes, fire hydrants, fire lines, available fire flow, FDC location (if applicable), building square footage, and type of construction. The applicant shall provide fire flow tests per NFPA 291, and shall be no older than 12 months. Work to be completed by experienced and responsible persons and coordinated with the local water authority.

Prior to the start of the project, a pre-construction meeting shall be held with Clackamas Fire District #1. The project manager/contractor is responsible for developing a written fire safety program. This program shall be made available for review by Clackamas Fire District #1. The plan should address the following:

- a. **Good Housekeeping**
- b. **On-site security**
- c. **Fire protection systems**
 - i. **For construction operations, installation of new fire protection systems as construction progress**
 - ii. **For demolition operations, preservation of existing fire protection systems during demolition**
- d. **Development of a pre-fire plan with the local fire department**

- e. **Consideration of special hazards resulting from previous occupancies**
- f. **Protection of existing structures and equipment from exposure fires resulting from construction, alteration and demolition operations.**

For additional information please refer to the Oregon Fire Code Chapter 33, and NFPA 241.

Emergency responder radio coverage must be tested or provided due to the following

- 1. Any building with one or more basement or below-grade building levels.**
- 2. Any underground building.**
- 3. Any building more than five stories in height.**
- 4. Any building 50,000 square feet in size or larger.**
- 5. Any building that, through performance testing, does not meet the requirement of section 510.**

Access:

- 1) Provide address numbering that is clearly visible from the street.
- 2) No part of a building may be more than 150 feet from an approved fire department access road.
- 3) Provide an approved turnaround for dead end access roads exceeding 150 feet in length.
- 4) Fire Department turnarounds shall meet the dimensions found in the fire code applications guide.
- 5) Fire apparatus access roads must support a 75,000 lb. fire apparatus. If a gravel turnaround is proposed it shall meet this requirement.
- 6) Buildings exceeding 30 feet in height shall require extra width and proximity provisions for aerial apparatus.
- 7) Access streets between 26 feet and less than 32 feet in width must have parking restricted to one side of the street. Access streets less than 26 feet in width must have parking restricted on both sides of the street. No parking restrictions for access roads 32 feet wide or more.

Water Supply

- 1) Fire Hydrants, Commercial Buildings: Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided.
Note: This distance may be increased to 600 feet for buildings equipped throughout with an approved automatic sprinkler system.
- 2) All new buildings shall have a firefighting water supply that meets the fire flow requirements of the Fire Code. Maximum spacing between hydrants on street frontage shall not exceed 500 feet. Additional private on-site fire hydrants may be required for larger buildings.
- 3) Prior to the start of combustible construction required fire hydrants shall be operational and accessible.
- 4) The fire department connection (FDC) for any fire sprinkler system shall be placed as near as possible to the street, and within 100 feet of a fire hydrant.



Fire Safety During Construction

The purpose of this document is to outline the minimum requirements in Clackamas Fire District #1 for subdivisions and commercial buildings during construction, alteration, and demolition. The following items, along with the requirements on OFC Chapter 33, and NFPA 241 will be inspected and enforced by the fire district during activities regulated by the referenced standards.

Fire Safety Program: In accordance with NFPA 241 Chapter 7 a fire safety program shall include provisions for: Housekeeping, on-site security, fire protection systems, pre fire coordination with the fire district, fire district notification, protection of existing structures and equipment from exposure fires.

Temporary Offices and Sheds: Separation of the structures shall be in accordance with table 4.2.1 in NFPA 241.

Table 4.2.1 Separation Distances

Temporary Structure Exposing Wall Length		Minimum Separation Distance	
m	ft	m	ft
6	20	9	30
9	30	11	35
12	40	12	40
15	50	14	45
18	60	15	50
>18	>60	18	60

Hot Work: Shall be conducted in accordance with OFC Chapter 35. Permits are not required, but records of the operations should be maintained on site for 48 hours after the hot work has been completed. The fire district shall be notified prior to any hot work operation that will required fire protection or detection systems to be taken out of service. A fire watch is required in areas with combustibile materials, and shall continue for no less than 30 minutes after operations are completed, or two hours after roofing operations. The fire watch

shall have a fire extinguisher with a rating of not less than 2-A:20-B:C within 30 feet of the operation. A pre hot work check shall be completed prior to work.

Access: Approved access for fire fighting shall be provided within 100 feet of all fire fighting equipment. (Stand Pipes, FDC's, Hydrants)

Water Supply: Hydrants shall be in service, and available for use prior to the arrival of combustible material on site.

Standpipes: In buildings required to have stand pipes, not less than one shall be provided for use during construction. Hose connections shall be in place adjacent to stairs, and be extended to within one floor of the highest point of construction.

Means of Egress: In buildings greater than 50 feet, or 4 stories in height, shall have at least one temporary **Lighted** stairway. This stairway shall remain clear of obstructions and be readily available for use.

Portable Fire Extinguishers: Structures under construction, alteration, and demolition shall be provided with not less than one 2-A:10-B:C portable fire extinguisher within 75 feet of all portions of the building. Additional fire extinguishers shall be placed at each stairway where combustible materials are present, in every storage shed. Additional fire extinguishers shall be available for other hazardous operations.

Waste Disposal: Accumulations of combustible waste shall be removed for the structure at the end of every work shift.

Storage of Flammable and Combustible Liquids and Gasses: No more than 60 gallons of Class I and II liquids shall be stored in or within 50 feet of the structure. Storage areas shall be marked with "No Smoking" signs. Appropriate NFPA 704 placards shall be in place.

For Additional Information Please Refer to the Following:

Temp Heating equipment OFC Section 3303, NFPA 241 Section 5.2

Smoking Restrictions OFC 3304, NFPA 241 Section 5.3

Explosive Materials OFC 3307, NFPA 241 Section 5.6

Roofing Operations OFC 3317, NFPA 241 Chapter 9

Suggested Canopy Trees for the Yard

Categories	Botanic name	Common name
Western US - Evergreen	<i>Abies bracteata</i>	Bristlecone fir
	<i>Abies concolor</i>	White fir
	<i>Abies grandis</i>	Grand fir
	<i>Arbutus arizonica</i>	Arizona madrone
	<i>Arbutus menziesii</i>	Madrone
	<i>Calocedrus decurrens</i>	Incense cedar
	<i>Chamaecyparis lawsoniana</i>	Port Orford cedar
	<i>Hesperocyparis abrahmsiana</i>	Santa Cruz Cypress
	<i>Hesperocyparis arizonica</i>	Arizona cypress
	<i>Hesperocyparis bakeri</i>	Baker cypress
	<i>Hesperocyparis forbesii</i>	Tecate cypress
	<i>Hesperocyparis sargentii</i>	Sargent's cypress
	<i>Juniperus californica</i>	California juniper
	<i>Juniperus occidentalis</i>	Western juniper
	<i>Notholithocarpus densiflorus</i>	Tanoak
	<i>Prunus ilicifolia</i>	Holly-leaf cherry
	<i>Pseudotsuga menziesii</i>	Douglas-fir
	<i>Sequoia sempervirens</i>	Coast redwood
	<i>Sequoiadendron giganteum</i>	Giant sequoia
	<i>Taxus baccata</i>	Pacific yew
	<i>Torreya californica</i>	California nutmeg
<i>Umbellularia californica</i>	Oregon myrtle	

Western US - Deciduous	<i>Acer macrophyllum</i>	Big-leaf maple
	<i>Aesculus californica</i>	California buckeye
	<i>Alnus rhombifolia</i>	White alder
	<i>Celtis reticulata</i>	Net-leaf hackberry
	<i>Juglans californica</i>	Southern California walnut
	<i>Juglans hindsii</i>	Northern California walnut
	<i>Platanus racemosa</i>	California sycamore
Western US - Oaks	<i>Quercus arizonica</i>	Arizona white oak
	<i>Quercus chrysolepsis</i>	Canyon live oak
	<i>Quercus douglasii</i>	Blue oak
	<i>Quercus engelmannii</i>	Engelmann oak
	<i>Quercus garryana</i>	Oregon white oak
	<i>Quercus kelloggii</i>	Black oak
	<i>Quercus lobata</i>	Valley oak
	<i>Quercus oblongifolia</i>	Arizona blue oak
	<i>Quercus tomentella</i>	Island oak
	<i>Quercus wislizeni</i>	Interior live oak

Western US - Pines	<i>Pinus contorta</i>	Shore or Lodgepole pine
	<i>Pinus coulteri</i>	Coulter pine
	<i>Pinus jeffreyi</i>	Jeffrey pine
	<i>Pinus lambertiana</i>	Sugar pine
	<i>Pinus ponderosa</i> Willamette Valley variety	Ponderosa pine
	<i>Pinus sabiniana</i>	Ghost pine
	<i>Pinus torreyana</i>	Torrey pine
Mediterranean Basin	<i>Abies pinsapo</i>	Spanish fir
	<i>Alnus cordata</i>	Italian alder
	<i>Arbutus unedo</i>	Strawberry tree
	<i>Carpinus betulus</i>	European hornbeam
	<i>Castanea sativa</i>	Spanish chestnut
	<i>Cedrus libani</i>	Mediterranean cedar
	<i>Cupressus sempervirens</i>	Italian cypress
	<i>Fagus sylvatica</i>	European beech
	<i>Laurus nobilis</i>	Bay laurel
	<i>Olea europaea</i>	Olive tree
	<i>Pinus halapensis</i>	Allepo pine
	<i>Pinus nigra</i>	Black pine
	<i>Pinus pinaster</i>	Maritime pine
	<i>Pinus pinea</i>	Italian stone pine
	<i>Quercus ilex</i>	Holly oak
	<i>Quercus pubescens</i>	Downy oak
	<i>Quercus suber</i>	Cork oak

Others	<i>Cedrus deodara</i>	Deodar cedar
	<i>Chamaerops humilis</i>	Mediterranean fan palm
	<i>Ginkgo biloba</i>	Ginkgo
	<i>Metasequoia glyptostroboides</i>	Dawn redwood
	<i>Taxodium distichum</i>	Bald cypress
	<i>Trachycarpus fortunei</i>	Windmill palm