

SHOFFNER CONSULTING

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December 7, 2022

Vadim Scherbinin
Elite Homes NW, LLC
PO Box 50302
Bellevue, WA
98015

RE: Tree Inventory Report - 9419 SE 54th St. Mercer Island, WA.

Vadim:

This report is provided to address the recent inventory I conducted of the trees on the property and just off-site at the address of 9419 SE 54th St. Mercer Island, WA.

1.0 Professional Experience and Credentials

Following is a summarization of my experience and credentials as a consulting arborist:

- Master of Science in Urban Horticulture from Center for Urban Horticulture, University of Washington, 1996. Focus of study and thesis was nursery production of Pacific madrone (*Arbutus menziesii*) and establishment into a natural/urban ecosystem.
- ISA Certified Arborist since 1996.
- Tree Risk Assessment Qualified since 2012.
- Consulting arborist, 1996-present.
- Wetland Biologist, 1996-1998
- Other related experience: City of Everett Urban Forestry, summers 1989-1992; Natural Resource Management staff and Bellevue Botanical Garden staff, City of Bellevue, 1996-1997.

2.0 Site Conditions

The property is developed with a single family residence and is located in a single family residence neighborhood. The landscape consists of a mixture native trees and shrubs. The topography is flat where the house is located. South of the house, it slopes steeply downward dropping 42 vertical feet over a distance of approximately 80'. There is a small stream at the base of the slope along the southern property line.

3.0 Tree Inventory Methods and Results

I conducted visual evaluations of all the trees according to ISA standards and based upon many years conducting such evaluations on trees in the Pacific Northwest. For the on-site trees #1-17 and off-site trees #26-40, I conducted level 2 basic visual assessments, observing trees up close to inspect conditions of the trunks and from afar to inspect conditions in the crowns. For the trees located on the slope and at the base of it, both on and off-site, I conducted level 1 assessments from the top of the

slope as this is an area of no development and the trees are far enough from the residence, both in vertical and horizontal distance, to not pose a risk of impact in the event of failure. All assessments were conducted according to the methods specified in the ISA Tree Risk Assessment Manual and on nearly 20 years experience conducting such evaluations.

The investigations involved the gathering of the following information:

- Tree species
- Trunk diameter
- Crown spread diameter
- Location factors
- Health and condition notes (general level of vigor, defects, disease or pest problems)

The information gathered on 40 trees, 23 on-site and 17 off-site, is provided in the accompanying Tree Evaluation Data spreadsheet. No trees on or just off-site possessed any conditions, symptoms of conditions or defects worth noting.

4.0 Tree Retention and Protection Requirements

Tree City of Mercer Island retention requirements are specified in 19.10.060 of the MICC, titled Tree removal —Associated with a development proposal, and are as follows:

- A minimum of 30% of trees with a diameter of 10 inches or greater, or that otherwise meet the definition of a large tree, shall be retained over a rolling five year period.
- The following trees shall be prioritized for retention:
 - (a) Exceptional trees;
 - (b) Trees with a diameter or more than 24 inches;
 - (c) Trees that have a greater likelihood of longevity; and
 - (d) Trees that are part of a healthy grove. (Note: the definition of a grove is not provided in MICC.)

There is a total of 23 significant trees (10 inches or greater) on the property, 12 of which are exceptional. All of the trees on the property are proposed to be retained.

5.0 Tree Replacement

Per 19.10.070, trees that are cut pursuant to a tree permit shall be replaced as specified in subsections A and B of this section, or a fee in lieu shall be paid as specified in subsection C of this section.

<u>Diameter of removed tree</u>	<u>Number of replacement trees</u>
< 10 inches	1
10 inches up to 24 inches	2
24 inches up to 36 inches	3
More than 36 inches and any exceptional tree	6

If all but the trees on the slope to the south of the house are removed (#s 18-25), 69 trees will be required to be replaced. If only the trees specified to be removed to retain the 16 trees specified to be retained, 15 trees will be required to be replaced.

6.0 Tree Protection and Impact Assessment

The accompanying tree evaluation data spreadsheet provides the limits of disturbance (LOD) for each tree. The LOD is the radial distances from the trees in feet and is the zone of protection where impacts are not to occur within, particularly below ground. However, for most of the trees, development will only occur on one side, so below ground impacts may be allowed within the specified LODs for these trees.

Tree protection fencing is to be installed at the specified LODs prior to beginning any work on the site including clearing and grading and is to remain in place throughout development.

If encroachment into the LOD is approved, the fencing is only to be removed at the time that the work within the LOD is to be done.

At this time, no site plan is prepared and thus there are no impacts to assess.

7.0 Use of This Report and Limitations

This report is provided to Elite Homes NW, LLC to address the inventory of the trees on the property at the address of 9419 SE 54th St. in Mercer Island, WA. No development is proposed at this time, therefore, no impact assessment is provided.

Cordially,



Tony Shoffner
ISA Certified Arborist #PN-0909A, TRAQ

TREE EVALUATION DATA - ELITE HOMES - 9419 SE 54th St. Mercer Island, WA.														
	Location	Tree #	Species	Dbh	Dripline	Status	Cond	LOD N	LOD S	LOD E	LOD W	Condition Notes	Action	Replacement #
1	On Site	1	Douglas fir (Pseudotsuga menziesii)	26	36	Significant	2	N/A	16	N/A	N/A	Generally good condition and health. Older	Retain	0
1	On Site	2	Douglas fir (Pseudotsuga menziesii)	10	18	Significant	1	N/A	12	N/A	N/A	Good condition and health. Young and vigorous.	Retain	0
1	On Site	3	Douglas fir (Pseudotsuga menziesii)	10	20	Significant	1	N/A	12	N/A	N/A	Good condition and health. Young and vigorous.	Retain	0
1	On Site	4	Pacific madrone (Arbutus menziesii)	8	24	Exceptional	1	N/A	14	N/A	N/A	Good condition and health. Young and vigorous.	Retain	0
1	On Site	5	English holly (Ilex aquifolium)	6	12	Non significant	1	N/A	N/A	N/A	N/A	Good condition and health. Young and vigorous.	Retain	0
1	On Site	6	English holly (Ilex aquifolium)	16	18	Significant	1	10	10	10	10	Good condition and health. Young and vigorous.	Retain	0
1	On Site	7	English holly (Ilex aquifolium)	6	10	Non significant	1	N/A	N/A	N/A	N/A	Good condition and health. Young and vigorous.	Retain	0
1	On Site	8	Western hemlock (Tsuga heterophylla)	18	28	Significant	1	16	16	16	16	Good condition and health. Young and vigorous.	Retain	0
1	On Site	9	Western hemlock (Tsuga heterophylla)	24	34	Exceptional	2	16	16	16	16	Generally good condition and health. Older	Retain	0
1	On Site	10	Pacific madrone (Arbutus menziesii)	6	18	Exceptional	1	10	10	N/A	10	Good condition and health. Young and vigorous.	Retain	0
1	On Site	11	Pacific madrone (Arbutus menziesii)	10	24	Exceptional	1	14	14	N/A	14	Good condition and health. Young and vigorous.	Retain	0
1	On Site	12	Pacific madrone (Arbutus menziesii)	10	26	Exceptional	1	14	14	N/A	14	Good condition and health. Young and vigorous.	Retain	0
1	On Site	13	Pacific madrone (Arbutus menziesii)	6	16	Exceptional	1	14	14	N/A	14	Good condition and health. Young and vigorous.	Retain	0
1	On Site	14	Pacific madrone (Arbutus menziesii)	6	18	Exceptional	1	14	14	N/A	14	Good condition and health. Young and vigorous.	Retain	0
1	On Site	15	Douglas fir (Pseudotsuga menziesii)	26	40	Exceptional	2	14	14	N/A	14	Generally good condition and health. Older	Retain	0
1	On Site	16	Pacific dogwood (Cornus nuttallii)	6	14	Exceptional	1	10	10	10	10	Good condition and health. Young and vigorous.	Retain	0
1	On Site	17	Douglas fir (Pseudotsuga menziesii)	22	36	Significant	2	16	16	N/A	16	Generally good condition and health. Older	Retain	0
1	On Site	18	Douglas fir (Pseudotsuga menziesii)	18	34	Significant	1	N/A	N/A	N/A	N/A	Good condition and health. Young and vigorous.	Retain	0
1	On Site	19	Bigleaf maple (Acer macrophyllum)	13	30	Significant	1	N/A	N/A	N/A	N/A	Good condition and health. Young and vigorous.	Retain	0
1	On Site	20	Bigleaf maple (Acer macrophyllum)	38	60	Exceptional	2	N/A	N/A	N/A	N/A	Generally good condition and health. Older	Retain	0
1	On Site	21	Bigleaf maple (Acer macrophyllum)	26	54	Significant	2	N/A	N/A	N/A	N/A	Generally good condition and health. Older	Retain	0
1	On Site	22	Douglas fir (Pseudotsuga menziesii)	36	36	Exceptional	2	N/A	N/A	N/A	N/A	Generally good condition and health. Older	Retain	0
1	On Site	23	Western hemlock (Tsuga heterophylla)	14	26	Significant	1	N/A	N/A	N/A	N/A	Good condition and health. Young and vigorous.	Retain	0
1	On Site	24	Douglas fir (Pseudotsuga menziesii)	28	38	Exceptional	2	N/A	N/A	N/A	N/A	Generally good condition and health. Older	Retain	0
1	On Site	25	Western hemlock (Tsuga heterophylla)	16	30	Significant	1	N/A	N/A	N/A	N/A	Good condition and health. Young and vigorous.	Retain	0
	Off Site	26	Western white pine (Pinus monticola)	10	18	Significant	1	N/A	N/A	N/A	12	Good condition and health. Young and vigorous.	N/A	N/A
	Off Site	27	Western white pine (Pinus monticola)	14	24	Significant	1	N/A	N/A	N/A	14	Good condition and health. Young and vigorous.	N/A	N/A
	Off Site	28	Douglas fir (Pseudotsuga menziesii)	40	42	Exceptional	2	N/A	N/A	16	N/A	Generally good condition and health. Older	N/A	N/A
	Off Site	29	Western red cedar (Thuja plicata)	42	38	Exceptional	2	N/A	N/A	16	N/A	Generally good condition and health. Older	N/A	N/A
	Off Site	30	English holly (Ilex aquifolium)	8	12	Significant	1	N/A	N/A	8	N/A	Good condition and health. Young and vigorous.	N/A	N/A
	Off Site	31	English holly (Ilex aquifolium)	8	14	Significant	1	N/A	N/A	8	N/A	Good condition and health. Young and vigorous.	N/A	N/A
	Off Site	32	Pacific madrone (Arbutus menziesii)	10	28	Significant	1	N/A	N/A	N/A	16	Good condition and health. Young and vigorous.	N/A	N/A
	Off Site	33	Douglas fir (Pseudotsuga menziesii)	36	44	Exceptional	2	N/A	N/A	N/A	10	Generally good condition and health. Older	N/A	N/A
	Off Site	34	Douglas fir (Pseudotsuga menziesii)	8	16	Significant	1	N/A	N/A	N/A	10	Good condition and health. Young and vigorous.	N/A	N/A
	Off Site	35	Pacific madrone (Arbutus menziesii)	14	34	Significant	1	N/A	N/A	N/A	16	Good condition and health. Young and vigorous.	N/A	N/A
	Off Site	36	Douglas fir (Pseudotsuga menziesii)	18	34	Significant	1	N/A	N/A	N/A	16	Good condition and health. Young and vigorous.	N/A	N/A
	Off Site	37	Douglas fir (Pseudotsuga menziesii)	52	48	Exceptional	2	N/A	N/A	N/A	16	Generally good condition and health. Older	N/A	N/A
	Off Site	38	Douglas fir (Pseudotsuga menziesii)	24	36	Significant	2	N/A	N/A	16	N/A	Generally good condition and health. Older	N/A	N/A
	Off Site	39	Douglas fir (Pseudotsuga menziesii)	30	36	Exceptional	2	N/A	N/A	16	N/A	Generally good condition and health. Older	N/A	N/A
	Off Site	40	Douglas fir (Pseudotsuga menziesii)	18	34	Significant	1	N/A	N/A	16	N/A	Good condition and health. Young and vigorous.	N/A	N/A

25

0

Location - On site or off site

Tree# - Number of tree assigned by survey

Species

DBH - Diameter at 4.5' above ground surface

Dripline - Dripline diameter in feet

Status - Exceptional or Significant

Cond - Condition Rating

1 - Excellent condition and health, young and vigorous.

2 - Generally good condition and health, older and less vigorous

3 - Fair condition and health and/or condition concerns with age and/or level of vigor or minor defects

4 - Poor condition and/or health and/or major defects

Condition Notes - Description of condition

Action - Remove or retain

Required Retention - 30% of all trees 10" dbh or greater (30% of 23 = 7)

Retention provided - 16 (4 significant and 12 exceptional)