

June 27<sup>th</sup>, 2024

John Keeney  
ISA Municipal Specialist, ISA Certified Arborist, TRAQ  
City of Mercer Island Arborist

Wes Giesbrecht  
Atlin Investments, Inc.  
Mercer Island, WA 98040

Site: 7414 78th Ave SE  
Mercer Island, WA 980404  
TPN: 2524049075  
Area: 68,825 sq. ft. = 1.6 acre

Re: RFI dated November 27th, 2023, changes itemized below, on the report and on the city response matrix highlighted in yellow.

Comments on Trees:

5. Provide the tree inventory worksheet that matches the subdivision requirements and the arborist report. This worksheet and the arborist report must be updated to match the conclusions that 59 trees are being removed and 122 trees need to be replanted or a fee in lieu of paid. Please confirm this in a spreadsheet as it was conditioned you show this as part of preliminary approval of SUB23-001. Please reference the 2.29.24 email to the contact from our planner with the heading Staff Report Tree Correction.

In summary:

Tree Density Calculations	
Total number of onsite trees	85
Total number of non-viable trees	38
Number of retained non-viable	6
Number of removed non-viable	32
Total number of viable trees	57
Total number of required tree credits (30% X 85)	26
Total number of trees removed for site improvements	27
Total number of retained tree credits	26
Mitigation:	
Less than 10" & non-viable trees (32)*	0
10" up to 24" 2:1 replacement 10 X 2	20
Greater than 24"-36" 3:1 replacement 9 X 3	0
Greater than 36' & any exceptional trees 6:1 17 X 6	102
<b>Mitigation Total</b>	<b>122</b>

\*no replacement required bc of very poor health

If you have any questions, please contact me. I can be reached on my cell phone: 425.890.3808 or by email: [sprince202@aol.com](mailto:sprince202@aol.com).

Warm regards,



Susan Prince  
Creative Landscape Solutions  
Susan Prince  
ISA Certified Arborist # PNW-1482-A  
Tree Risk Qualified

Creative Landscape Solutions

425.890.3808  
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ISA Certified Arborist #1481  
TRAQ Certified Arborist #481  
Landscape Designer  
425.890.3808

### **Personal qualifications, scope of work and methodology:**

My examination was limited to a visual one, and did not involve any root excavation, trunk or limb coring, or any soil testing. To evaluate the trees and prepare the report, I drew on my formal college education in botany, preparation and training used to obtain my ISA certification in addition to my certification as a Tree Risk Assessor. I have worked in the field of arboriculture since 1994, have been an ISA Certified Arborist since 1999 and have been TRACE/TRAQ certified since 2009.

I followed protocol delineated by the International Society of Arboriculture (ISA) for Visual Risk Assessment (VRA). By doing so, I am examining each tree independently as well as collectively as groups or stands of trees provide stability and can lower risk of independent tree failure. This scientific process examines tree health (e.g., size, vigor, and insect and disease process) as well as site conditions (soil moisture and composition, quantity of impervious surfaces surrounding the tree etc.)

### **Introduction:**

Identifying and managing the risks associated with trees is still largely a subjective process. Since the exact nature of tree failures remains largely unknown, our ability as scientists and arborists to predict which trees will fail and in what fashion remains limited. As currently practiced, the science of hazard tree evaluation involves examining a tree for structural defects, including genetic problems, those caused by the local environmental that the tree grows in and those attributed to man (pruning etc.).

The assessment process involves evaluating three components: 1) a tree with the potential to fail, 2) an environment that may contribute to that failure, and 3) a person or object that would be injured or damaged (the target). A defective tree cannot be considered hazardous without the presence of a target. All trees have a finite life-span though it is not pre-programmed internally in the same manner as annual plantings. As trees age, they are less able to compartmentalize structural damage following injury from insects, disease or pruning. Trees in urban settings have a shorter life span than trees grown in an undisturbed habitat.

Each species of trees grows differently. Evergreen trees have a "reputation" of growing slowly and defensively. These trees allocate a high proportion of their resources to defending themselves from pathogens, parasites, and wounds. As a rule, trees with this type of growth tend to be long lived. Though like all other living things, they have a predictable life span. Examples of this type of tree include the northwest *Pseudotsuga menziesii* - Douglas fir, and *Thuja plicata* - Western red cedar.

Deciduous trees are trees that annually shed leaves or needles. These trees tend to grow quickly and try to "outgrow" problems associated with insects, disease, and wounds. They allocate a relatively small portion of their internal resources to defense and rely instead upon an ability to grow more quickly than the pathogens which infect them. However, as these trees age, their growth rate declines, and the normal problems associated with decay begins to catch up and compromise the tree's structural integrity. Examples of this type of tree include *Salix*, *Populus* and *Alnus*.

Knowledge of the growth and failure patterns of individual tree species is critical to effective hazard analysis. Species vary widely in their rates of failure. The hazard tree evaluation rating system used by most arborists was developed by the Colorado Urban Forest Council and recognizes this variation in species failure and includes a species component as part of the overall hazard evaluation.

### **Methods used to determine tree location and tree health:**

Trees were identified previously by numbered aluminum tags attached to the western side of the tree. All the trees on site were examined using the Matheny and Clark<sup>1</sup> criteria for determining the potential hazard of trees in an urban environment as well as the Tree Risk Assessment in Urban Areas and The Urban/Rural Interface by Julian Dunster<sup>2</sup>. Tree diameters were measured at DSH (diameter standard height - 4.5' above ground) using a logger's tape. Tree driplines were measured using a PRO Laser Rangefinder™ from the edge of the longest branch to the tree trunk.

Because of the native, forested area these trees are growing in, the critical root zone (CRZ) of each tree was taken to be the dripline. The maximum intrusion into the dripline was 50% of the CRZ or the interior critical root zone (iCRZ).

**Spreadsheet Legend:**

1. Tree tag #: Numbered aluminum tags attached to the trees in the field\*<sup>1</sup>
2. Species: The common name of each tree
3. Species: Species ID: Spreadsheet contains common names of trees which correspond to scientific names as follows:
  - Bigleaf maple: *Acer macrophyllum*
  - Bitter Cherry: *Prunus emarginata*
  - Dogwood: *Cornus nuttallii*
  - Douglas fir: *Pseudotsuga menziesii*
  - Grand fir: *Abies grandis*
  - Hemlock: *Tsuga heterophylla*
  - Leylandii cypress: *Cupressocyparis leylandii*
  - Plum: *Prunus*
  - Red Alder: *Alnus rubra*
  - White pine: *Pinus strobus*
4. DBH: Diameter of the tree measured at 48" above grade
5. Adjusted Diameter of the tree: Calculated equivalent for multi-stemmed tree
6. Dripline Radius: Measurement in feet of the tree canopy from tree trunk to outermost branch tip
7. Windfirm: Whether the tree can withstand wind if surrounding grove is changed
8. Health: A measurement of overall tree vigor and vitality rated as excellent, good, and fair or poor based on an assessment of crown density, leaf color and size, active callusing, shoot growth rate, extent of crown dieback, cambium layer health, and tree age
  - Excellent: Tree is an ideal specimen for the species with no obvious flaws
  - Good: Tree has minimal structural or situational defects
  - OK: Tree has minimal structural defects AND minimal environmental concerns
  - Fair: Tree has structural or health issues that predispose it to failure if further stressed, it is not suitable for retention as a single tree but may sometimes be retained if it is retained in a grove
  - Poor: Tree has significant structural and/or health issues. It is exempt from total tree count.
9. Defects/Concerns: A measure of the tree's structural stability and failure potential and rated as good, fair or poor based on assessment of specific structural features, e.g., decay, conks, co-dominant trunks, included bark, abnormal lean, one-sided canopy, history of failure, prior construction impact, pruning history, etc.
10. Proposed action:
  - Retain-viable
  - Retain-nonviable
  - Remove nonviable
  - Remove for site improvements
11. Limits of disturbance: The area surrounding the tree that defines the area that surrounds the trunk that cannot be encroached upon during construction. This may be a multiple of the trunk diameter (1 -1.5 times the trunk diameter converted to feet.) or it may be related to the width of the canopy. It is always determined by tree species and environment and is up to the discretion of the ISA Certified Arborist to determine.
12. Value: The value the municipality assigns to a tree with the specific DBH, species or location of the assessed tree; notification of size (exceptional etc.)
13. Mitigation

C. Size – All replacement trees shall be at least 6’ tall for conifers and at least 1.5” diameter at the base for deciduous trees. Shrubs and bushes are not an acceptable replacement for trees. Smaller replacement trees are allowed if the applicant can demonstrate that smaller trees are more suited to the species, site conditions, neighborhood character, and the purposes of MICC 19.10 and that such replacement trees will be planted in sufficient quantities to meet the intent of MICC 19.10.

D. Number of Replacement Trees – Removed trees shall have the following base replacement ratio:

<b>Tree Replacement Ratios</b>	
<b>Diameter of Removed Tree (measured 4.5’ above ground)</b>	<b>Number of Replacement Trees Required</b>
Less than 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(s)	6

E. Maintenance – the applicant must maintain replacement trees in a healthy condition for a period of five years after planting. The applicant shall be obligated to replant any replacement tree that dies, becomes diseased, or is removed during this five-year time period.

**Specific Tree Observations:** Trees that meet the criteria for an exceptional size/species are shown in **bold** and are **highlighted in green**.

1	2	3	4	5	6	7	8	9	10				11				12						
									Proposed Action				CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement	
									Retain		Remove		Radius in feet										
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Viable	Nonviable	Nonviable	Construction	N	W	E	S						
1	<b>8118</b>	<b>Bigleaf maple</b>	<b>40.5</b>	<b>40.5</b>	<b>20</b>		<b>Y</b>	<b>Fair</b>	<b>Ivy @ root crown up to 70', co-dominant leaders with included bark x2 @ 5', dead wood, broken branches, moss and lichen</b>				<b>1</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>E</b>		<b>1</b>	<b>1</b>		<b>6</b>
2	8119	Bigleaf maple	15.8	15.8	4			Poor	Co-dominant leaders with included bark x2 reduced to 1 @ 6', previous top loss @ 12', ivy @ root crown up to 12'			1		4	4	4	4			1			
3	8121	Bigleaf maple	23.8	23.8	15		Y	Fair	Previous ivy @ root crown up to 60', asymmetric canopy towards east				1	15	15	15	15			1	1		2
4	8122	Bigleaf maple	10	10	24		Y	Fair	Moss and lichen, typical of species, previous top loss @ 60', 2 leaders, asymmetric canopy towards west, dead wood, broken branches, dead scaffolds, low live crown ratio <10%				1	24	24	24	24			1	1		2

1	2	3	4	5	6	7	8	9	10				11				12							
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										Retain		Remove		Radius in feet										
										Viable	Nonviable	Nonviable	Construction	N	W	E	S							
5	8124	Bigleaf maple	26.1	26.1	20			Fair	Previous ivy @ root crown up to 50', moss and lichen, previous top loss, weak leaders			1		20	20	20	20	L		1				
6	8125	Bigleaf maple	17.8	17.8	18			Fair	Ivy @ root crown up to 50', low live crown ratio <10%, moss and lichen			1		18	18	18	18			1				
7	8126	Douglas fir	27.8	27.8	16			Poor	Ivy @ root crown up to 50', abnormal bark, shedding bark, popping bark, woodpecker activity, racoon scat, laminated root rot?			1		16	16	16	16	L		1				
8	8127	Bigleaf maple	31.2	31.2	24			Poor	Large cavity @ root crown up towards north, self-corrected lean towards east, ivy @ root crown up to 60', asymmetric canopy towards east, dead wood, broken branches, dead scaffolds			1		24	24	24	24	E		1				

1	2	3	4	5	6	7	8	9	10				11				12						
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										Retain		Remove		Radius in feet									
										Viable	Nonviable	Nonviable	Construction	N	W	E	S						
9	8131	Bigleaf maple	23.2	23.2	20		Y	Fair	Ivy @ root crown up to 20', moss and lichen, cavity @ 2' up to 4' towards east, asymmetric canopy towards north, typical of species				1	20	20	20	20			1	1		2
10	8167	Cherry	20.8	20.8	24			Fair	No taper, girdled root? Previous ivy @ root crown up to 30', moss and lichen			1		24	24	24	24			1			
11	<b>8175</b>	<b>Bigleaf maple</b>	<b>26.4</b>	<b>26.4</b>	<b>24</b>			<b>Fair</b>	<b>Ivy @ root crown up to 40', moss and lichen, cavity @ 3' up to 4' towards east, typical of species</b>			<b>1</b>		<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>L</b>		<b>1</b>			
12	8178	Red alder	11.1	11.1	13			Poor	Failing towards east		1			13	13	13	13			1		1	
13	8179	Leylandii cypress	10.1	10.1	10			OK	Self-corrected lean towards north, exposed roots, hanger, typical of species	1				10	10	10	10			1	1	1	
14	8180	Red alder	11.2	11.2	15	N	O	OK	Exposed roots, failing towards south, typical of species, average health, structurally OK but not windfirm.		1			15	15	15	15			1		1	

1	2	3	4	5	6	7		8	9	10				11				12							
						Wind-firm	OK in Grove			Health	Defects/Comments	Proposed Action		CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement		
												Retain		Remove		Radius in feet									
												Viable	Nonviable	Nonviable	Construction	N	W							E	S
15	818 3	Douglas fir	47.1	47.1	27			OK	Abnormal bark, shedding bark, popping bark, horizontal crack in bark @ 10' towards south, woodpecker activity, elongated branches, coning, co-dominant leaders with included bark x2 @ 50', typical of species	1				2 7	2 7	2 7	2 7							E	1
16	823 3	Bigleaf maple	41.4	41.4	22			Fair	Roots cut 1' towards south, decay in roots, Hypoxylon canker, moss and lichen, previous top loss @ 15', multiple strong leaders, galls, dead scaffolds, dead wood, broken branches, light fixture			1		2 2	2 2	2 2	2 2	E	1						

1	2	3	4	5	6	7	8	9	10				11				12					
									Proposed Action				CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
									Retain		Remove		Radius in feet									
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Viable	Nonviable	Nonviable	Construction	N	W	E	S					
17	8234	Kousa dogwood	14	14	22			OK	Suppressed canopy, asymmetric canopy-west, dead wood, broken branches, typical of species				1	22	22	22	22	E		1	1	6
18	8238	Western red cedar	18.6	18.6	12			OK	Previous ivy @ root crown up to 50', thin canopy, typical of species	1				12	12	12	12		2	1	1	1
19	8239	Red alder	12.5	12.5	13		Y	Fair	Exposed roots, serpentine trunk, lean towards north, typical of species	1				13	13	13	10	E	1	1	1	1
20	8241	Leylandii cypress	13.5	13.5	9			OK	Typical of species	1				9	9	9	9	E	1	1	1	1
21	8242	Leylandii cypress	14.8	14.8	10			OK	Typical of species, dead wood, broken branches	1				10	10	10	10	E	1	1	1	1
22	8244	Leylandii cypress	12	12	9			OK	Dead wood, broken branches, typical of species	1				9	9	9	9	E	1	1	1	1
23	8245	Leylandii cypress	7, 14	15.5	10			OK	Co-dominant leaders with included bark x2 @ 3', typical of species	1				10	10	10	10	E	1	1	1	1
24	8246	Leylandii cypress	11	11	8			OK	Dead wood, broken branches, typical of species	1				8	8	8	8	E	1	1	1	1

1	2	3	4	5	6	7	8	9	10				11				12							
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										Retain		Remove		Radius in feet										
										Viable	Nonviable	Nonviable	Construction	N	W	E	S							
25	8247	Douglas fir	23.2	23.2	18			OK	Previous light fixture, slight serpentine trunk, typical of species	1				18	18	18	15	E	1	1	1	1		
26	8248	Douglas fir	16	16	16			OK	Dead wood, broken branches, typical of species	1				16	16	16	12	E	1	1	1	1		
27	8250	Douglas fir	14	14	14			OK	Dead wood, broken branches, typical of species				1	14	14	14	14	E	1	1	1		6	
28	8251	Douglas fir	13	13	14			OK	Co-dominant canopy, typical of species				1	14	14	14	14	E	1	1	1		6	
29	8252	Hemlock	16.1	16.1	14			Fair	Raccoon scat, serpentine trunk, suppressed canopy, dead wood, broken branches, thin canopy, typical of species			1		14	14	14	14						1	
30	8253	Douglas fir	17.9	17.9	16			OK	Typical of species				1	16	16	16	16	E	1	1	1		6	
31	8254	Bitter cherry	13	13	19			Fair	Ivy root crown to 20', self-corrected lean west, low live crown ratio < 10, gummosis, dead wood, broken branches			1		19	19	19	19						1	

1	2	3	4	5	6	7	8	9	10				11				12						
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										Retain		Remove		Radius in feet									
										Viable	Nonviable	Nonviable	Construction	N	W	E	S						
32	826 1	Western red cedar	56.6	56.6	28		Y	Fair	Raccoon scat, candelabra @ 10', vertical crack @ 5' up to 15' towards north, multiple 24" diameter branches fused towards south, coning, thin canopy				1	28	23	23	23	E	1	1	1	6	
33	826 2	Western red cedar	19.2 / 16.3	25	12			OK	Co-dominant leaders with included bark x2 @ root crown, thin canopy, nurse tree, typical of species	1				12	12	12	12	L	2	1	1	1	
34	8263	Western red cedar	17.1	17.1	13			OK	Asymmetric canopy towards south, slight lean towards south, typical of species	1				13	13	13	13		2	1	1	1	
35	8264	European plum	14	14	14			Poor	Mostly dead, decay throughout		1			14	14	14	14			1		1	
36	8265	European plum	8, 12	14.5	20 south only			Fair	Co-dominant leaders with included bark x2 @ root crown, lean towards south, asymmetric canopy towards south		1			20	20	20	20			1		1	

1	2	3	4	5	6	7	8	9	10				11				12					
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									Retain		Remove		Radius in feet									
									Viable	Nonviable	Nonviable	Construction	N	W	E	S						
37	8267	Hemlock	14	14	16		Poor	Self-corrected lean towards north, lean towards north, exposed roots, asymmetric canopy towards south		1			16	16	16	16			1		1	
38	8269	Grand fir	18.2	18.2	18		OK	Thin canopy, vertical crack in bark root crown up to 30', typical of species	1				11	18	18	18		2	1	1	1	
39	8272	Bigleaf maple	22.9	22.9	20		Fair	Nurse tree, exposed roots, previous top loss, asymmetric canopy towards west, typical of species, dead scaffolds			1		20	20	20	20			1			
40	8273	Bigleaf maple	19.2	19.2	23	Y	Fair	Nurse tree, self-corrected lean towards north, lean towards south, moss and lichen, asymmetric canopy towards south				1	23	23	23	23	E	2	1	1		6
41	<b>8274</b>	<b>Bigleaf maple</b>	<b>26</b>	<b>26</b>	<b>18</b>		<b>Poor</b>	<b>Mostly dead, Ganoderma</b>			<b>1</b>		<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>L</b>		<b>1</b>			

1	2	3	4	5	6	7	8	9	10				11				12							
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										Retain		Remove		Radius in feet										
										Viable	Nonviable	Nonviable	Construction	N	W	E	S							
42	8275	Bigleaf maple	23	23	20			OK	Moss and lichen, exposed roots, ivy @ root crown up to 30', dead wood, broken branches, typical of species				1	20	20	20	20	E	2	1	1			6
43	8276	Bigleaf maple	27.1	27.1	16			Poor	Taps hollow, Ganoderma @ 3' towards east, ivy @ root crown up to 60', nurse tree, previous top loss @ 50', cavity @ root crown up to 4' towards west, Hypoxylon canker			1		16	16	16	16	L		1				
44	8277	Bigleaf maple	34.4	34.4	24			Poor	Co-dominant leaders with included bark x2 @ 8', ivy @ root crown to top of tree 60', cavity @ root crown up to 4' towards east			1		24	24	24	24	E		1				
45	8279	European plum	14	14	16			Poor	Twisted trunk, large cavity @ root crown up to 4' towards east, dead scaffolds, gummosis			1		16	16	16	16			1				

1	2	3	4	5	6	7	8	9	10				11				12						
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										Viable	Nonviable	Nonviable	Construction	N	W	E	S						
46	8281	Bigleaf maple	11.5	11.5	24			OK	Moss and lichen, serpentine trunk, typical of species, lean towards north, asymmetric canopy towards north, dominant canopy				1	24	24	24	24	E	3	1	1		6
47	8283	Bigleaf maple	10.8	10.8	18			OK	Moss and lichen, exposed roots, typical of species				1	18	18	18	18	E	3	1	1		6
48	8284	Bigleaf maple	21.8	21.8	16		Y	Fair	Ivy @ root crown up to 50', moss and lichen, low live crown ratio <10%, horizontal crack @ 4' towards south				1	16	16	16	16	E	2	1	1		6
49	8285	Bigleaf maple	16.5	16.5	16			Poor	Sweep towards south, moss and lichen, previous top loss @ 40', weak leaders				1	16	16	16	16			1			
50	8286	Bigleaf maple	14.8	14.8	18		Y	Fair	Moss and lichen, serpentine trunk, lead towards east, typical of species				1	18	18	18	18		2	1	1		6

1	2	3	4	5	6	7	8	9	10				11				12					
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									Retain		Remove		Radius in feet									
									Viable	Nonviable	Nonviable	Construction	N	W	E	S						
51	8289	Bigleaf maple	20.2	20.2	22		Fair	Moss and lichen, self-corrected lean towards east, dead wood, broken branches, typical of species, racoon scat, Hypoxylon canker @ 1' towards east			1		22	22	22	22			1			
52	8290	Bigleaf maple	14.8	14.8	18		OK	Moss and lichen, typical of species				1	18	18	18	18	E	3	1	1		6
53	8291	Bigleaf maple	11	11	16 south only		OK	Lean towards south, asymmetric canopy towards south, moss and lichen, typical of species				1	16	16	16	16	E	3	1	1		6
54	8292	Red alder	17.1	17.1	21		Poor	Abnormal bark, shedding bark, previous top loss @ 40', no leaders			1		21	21	21	21			1			
55	8294	Bigleaf maple	12	12	14		OK	Asymmetric canopy towards north, typical of species, no access				1	14	14	14	14		3	1	1		6
56	8295	Bigleaf maple	12	12	16		OK	Typical of species, no access				1	16	16	16	16		3	1	1		6
57	8296	Bitter cherry	19	19	24		OK	Moss and lichen, previous top loss, vertical cracks in bark				1	24	24	24	24		3	1	1		2

1	2	3	4	5	6	7	8	9	10				11				12						
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action				CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
										Retain		Remove		Radius in feet									
										Viable	Nonviable	Nonviable	Construction	N	W	E	S						
58	8298	Bitter cherry	10	10	14			OK	Ivy @ root crown up to 20', typical of species				1	14	14	14	14		3	1	1		2
59	8300	European plum	12	12	26			Poor	Failing towards southeast, lean >45°			1		26	26	26	26			1			
60	8304	Bigleaf maple	16.4	16.4	18			Poor	Abnormal bark, shedding bark, mostly dead			1		18	18	18	18			1			
61	8305	Bigleaf maple	6, 5, 4, 4, 3	10	16			Fair	Co-dominant leaders with included bark x5 @ root crown, moss and lichen, twisted trunks, dead scaffolds		1			16	16	16	16			1		1	
62	8306	Bigleaf maple	10.4	10.4	20			OK	Moss and lichen, asymmetric canopy towards west, typical of species				1	20	20	20	20	E	3	1	1		6
63	8309	Bigleaf maple	17.5	17.5	24			Poor	Exposed roots, mostly dead, previous root failure, previous top loss @ 40', weak leader			1		24	24	24	24			1			
64	8312	Bigleaf maple	12	12	20			Poor	Previous top loss @ 15', weak leaders, poor pruning with decay			1		20	20	20	20			1			

1	2	3	4	5	6	7		8	9	10				11				12					
										Proposed Action				CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
										Retain		Remove		Radius in feet									
										Viable	Nonviable	Nonviable	Construction	N	W	E	S						
65	8313	Bigleaf maple	11	11	12			Fair	Ivy @ root crown up to 45' top of tree, low live crown ratio <5%, dead wood, broken branches, moss and lichen			1		12	12	12	12			1			
66	8314	Western red cedar	45.7	45.7	22			OK	Thin canopy, previous top loss, elongated branches, racoon scat, drought stress	1				2	2	2	2	E		1	1	1	
67	8318	Bigleaf maple	39.1	39.1	28			Poor	Ivy @ root crown up to 30', column of decay 7' up to 12' towards north, co-dominant leaders with included bark x2 @ 7', low live crown ratio <10%, moss and lichen, exposed roots, previous top failure @ 40'			1		2	2	2	2	E		1			
68	8320	Red alder	18	18	10			Poor	Previous large trunk failure, resprout			1		10	10	10	10			1			
69	8321	Bigleaf maple	28.2	28.2	12			Poor	Mostly dead, ivy @ root crown up to 70', dead top			1		1	1	1	1	L		1			

1	2	3	4	5	6	7	8	9	10				11				12						
									Proposed Action				CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement	
									Retain		Remove		Radius in feet										
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Viable	Nonviable	Nonviable	Construction	N	W	E	S						
70	8323	Bigleaf maple	13.8	13.8	10			Poor	Ivy @ root crown up to 50' top of tree			1		10	10	10	10			1			
71	8324	Bigleaf maple	11.4	11.4	18 west only			Fair	Ivy @ root crown up to 40'			1		18	18	18	18			1			
72	<b>8325</b>	<b>Douglas fir</b>	<b>42</b>	<b>42</b>	<b>24</b>			<b>Poor</b>	<b>Previous ivy @ root crown up to 40', previous top loss @ 80', weak leaders</b>			<b>1</b>		<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>E</b>		<b>1</b>			
73	8326	Bigleaf maple	15.6	15.6	23			OK	Asymmetric canopy to south, co-dominant canopy, moss and lichen, typical of species				1	23	23	23	23			1	1		2
74	8329	Bigleaf maple	10.5	10.5	15			OK	Moss and lichen, ivy @ root crown up to 60', previous top loss, elongated branches, co-dominant canopy, typical of species				1	15	15	15	15			1	1		2
75	8330	Bigleaf maple	11.1	11.1	14			OK	Serpentine trunk, previous ivy @ root crown up to 40', low live crown ratio <10%, co-dominant canopy, lean towards north				1	14	14	14	14			1	1		2

1	2	3	4	5	6	7	8	9	10				11				12						
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action				CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
										Retain		Remove		Radius in feet									
										Viable	Nonviable	Nonviable	Construction	N	W	E	S						
76	8332	Bigleaf maple	12.3	12.3	12			Poor	Ivy @ root crown up to 40', no visible canopy			1		12	12	12	12			1			
77	8333	Bigleaf maple	16, 17.2	23.5	26			Fair	Co-dominant leaders with included bark x2 @ root crown, ivy @ root crown up to 40', previous top loss, moss and lichen, asymmetric canopy towards north, dead wood, broken branches, dead spur, decay in center			1		26	26	26	26			1			
78	8334	Bigleaf maple	14.2	14.2	22			Fair	Ivy @ root crown up to 20', suppressed canopy, previous top loss, asymmetric canopy towards east, moss and lichen, low live crown ratio dying			1		22	22	22	22			1			
79	8340	Bigleaf maple	14	14	14			OK	Ivy @ root crown up to 12', lean towards south, typical of species	1				14	14	14	14			1	1	1	
80	8347	Bigleaf maple	12	12	18			OK	Serpentine trunk, moss and lichen, typical of species			1		18	18	18	18			1	1		2

1 #	2 Tree Tag #	3 Species ID	4 DBH (in)	5 Adj. DBH (in)	6 Drip-line radius (ft)	7 Wind-firm OK in Grove	8 Health	9 Defects/Comments	10 Proposed Action				11 CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
									Retain		Remove		Radius in feet									
									Viable	Nonviable	Nonviable	Construction	N	W	E	S						
81	8356	Douglas fir	37.2	37.2	18	Y	Fair	Previous ivy @ root crown up to 30', abnormal bark, shedding bark, popping bark, previous top loss, elongated branches, dead wood, broken branches, hanger, debris over crown, typical of species	1				18	18	18	18	E		1	1	1	
82	8357	Bigleaf maple	11.4	11.4	12	Y	Fair	Co-dominant leaders with included bark x2 reduced to 1 @ 15', weak leader, previous ivy @ root crown up to 20'	1				12	12	12	12			1	1	1	
83	8358	Bigleaf maple	10.6	10.6	10		OK	Low live crown ratio <30%, asymmetric canopy towards north, suppressed canopy, dead wood, broken branches, typical of species	1				10	10	10	10			1	1	1	

1	2	3	4	5	6	7		8	9	10				11				12					
#	Tree Tag #	Species ID	DBH (in)	Adj. DBH (in)	Drip-line radius (ft)	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action				CRZ/TPZ/LOD				Large tree DBH > 24" Exceptional Tree MICC 19.16	Located in grove?	Value	Healthy Trees	Retained trees	Replacement
										Retain		Remove		Radius in feet									
										Viable	Nonviable	Nonviable	Construction	N	W	E	S						
84	8360	Bigleaf maple	14.2	14.2	18		Y	Fair	Ivy @ root crown up to 15', moss and lichen, asymmetric canopy towards north, typical of species				1	18	18	18	18			1	1		2
85	8361	Bigleaf maple	23	23	18		Y	Fair	Moss and lichen, ivy @ root crown up to 30', dead wood, broken branches, wrapped by 6" Red alder, dead scaffolds	1				18	12	18	12			1	1	1	
85										20	6	32	27					85	47	26	12	2	

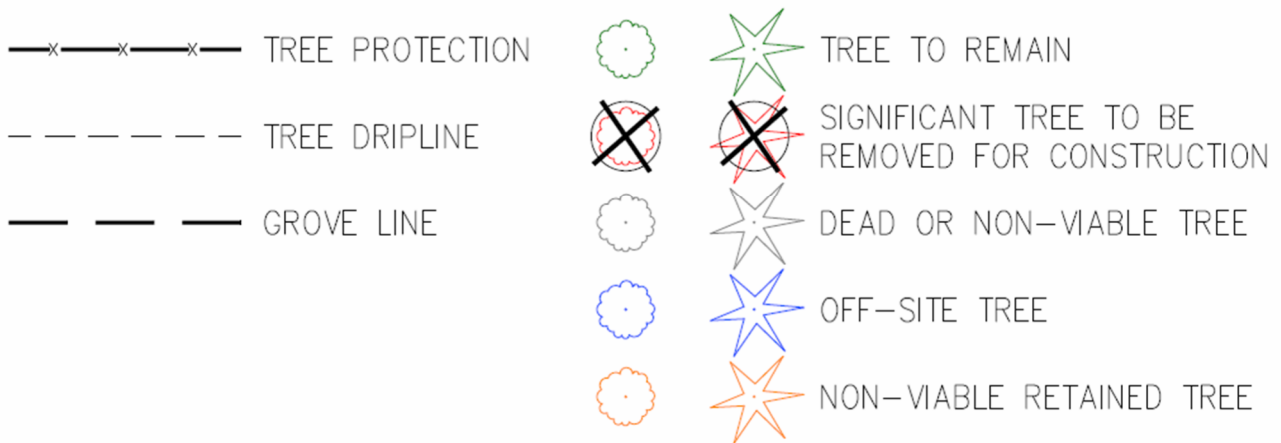
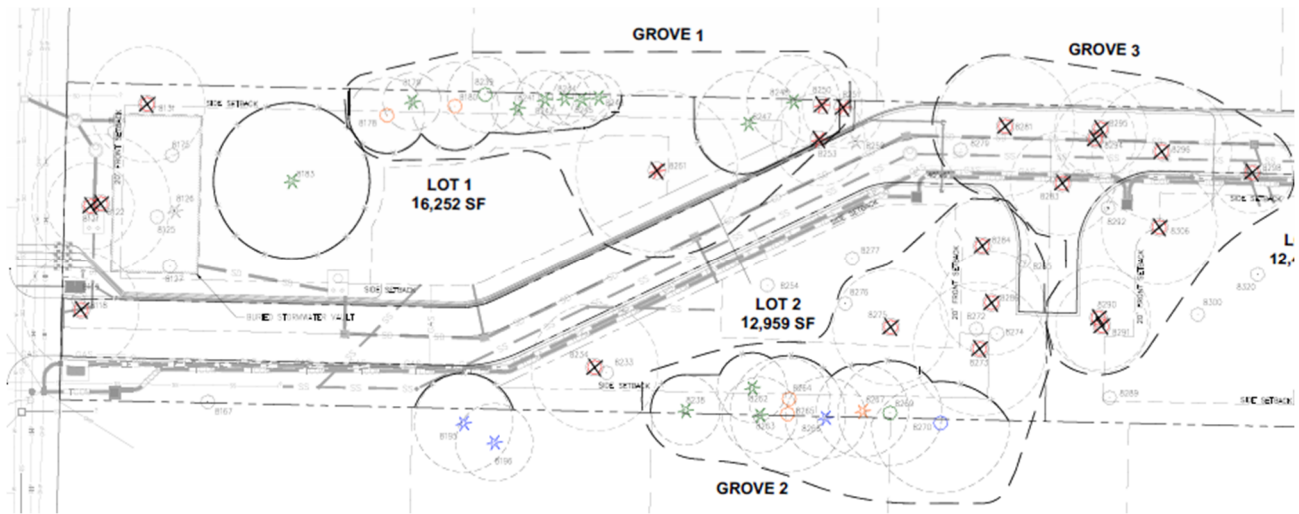
**Offsite Potentially Impacted trees:**

1	2	3	4	5	6	7		8	9	10		11			
#	Tree Tag #	Species ID	DBH inches	Adj. DBH inches	Drip-line radius feet	Wind-firm	OK in Grove	Health	Defects/Comments	Proposed Action		CRZ/TPZ/LOD			
										Retain		Radius in feet			
										Vi-able	Non- vi-able	N	W	E	S
1	8195	Deodora cedar	26	26	12 over fence		Y	Fair	thin canopy, asymmetric canopy south dead wood, broken branches	1		12	12	12	12
2	8196	Hemlock	20	20	2 over fence			Poor	2 large vertical cracks 30-45' East, previous top loss @ 50', coning, thin canopy		1	2	2	2	2
3	8266	Western red cedar	18	18	14			OK	Thin canopy, typical of species, vertical crack @ root crown up to 6' towards north	1		14	14	14	14
4	8270	Bigleaf maple	36	36	24 over fence			Poor	Cavity @ root crown up to 4' towards east, serpentine trunk, previous large scaffold failure @ 15' towards north resulting in a large cavity		1	13	24	24	24
5	8400	Grand fir	12	12	2 over fence			OK	Suppressed canopy, typical of species	1		2	2	2	2
6	8401	Bigleaf maple	28	28	0 over fence		Y	Fair	Previous top loss, strong leaders, asymmetric canopy towards south, typical of species	1		0	0	0	0
7	8402	Bigleaf maple	26	26	4 over fence			OK	Serpentine trunk, decay @ root crown, lean towards south, typical of species	1		4	4	4	4
8	8403	Hemlock	13	13	9 over fence			Fair	Exposed roots, thin canopy, suppressed canopy		1	9	9	9	9
9	8404	Norway spruce	12	12	0 over fence			Poor	Previous top loss, elongated branches, free flowing sap, lean towards south		1	0	0	0	0
10	8405	Grand fir	18	18	0 over fence			OK	Dead wood, broken branches, co-dominant canopy	1		0	0	0	0
11	8406	Bigleaf maple	26	26	0 over fence			Poor	Previous top loss @ 70'		1	0	0	0	0

**Aerial View of Site:**



**Proposed site Improvements: (for reference only, see civil plans for details)**



**Discussion:**

Tree Density Calculations	
Total number of onsite trees	85
Total number of non-viable trees	38
Number of retained non-viable	6
Number of removed non-viable	32
Total number of viable trees	57
Total number of required tree credits (30% X 85)	26
Total number of trees removed for site improvements	27
Total number of retained tree credits	26
Mitigation:	
Less than 10" & non-viable trees (32)*	0
10" up to 24" 2:1 replacement 10 X 2	20
Greater than 24"-36" 3:1 replacement 9 X 3	0
Greater than 36' & any exceptional trees 6:1 17 X 6	102
<b>Mitigation Total</b>	<b>122</b>

\*no replacement required bc of very poor health

The applicant is requesting to short plat the existing 1.6-acre SFR into four (4) SFR parcels. Currently there is a single-family residence on the parcel accessed by a gravel driveway that wraps around the back of the home to the garage area. The site contains eight-five (85) trees. Originally, I reported 86 trees however, tree # 8327 has since died and has been removed both from the spreadsheet and from further consideration. Of the 85 trees, thirty-eight (38) are non-viable, and forty-seven (47) are viable and suitable for retention.

The trees include eleven (11) trees that are exceptional in DBH: #8118, 8127, 8183, 8233, 8234, 8261, 8277, 8314, 8318, 8325, 8356; three (3) are proposed to be retained (8183, 8314, 8356). Mitigation for 2 removed viable exceptional trees is 6:1 = 12 trees

There is a Kousa dogwood tree that is considered to be "exceptional" for its size (8234) proposed to be removed. Mitigation for this tree is 6:1 = 6 trees.

The site contains several groves, defined by the City of MI, as being a part of a group of eight (8) or more trees with overlapping canopies. Any tree that is a part of a grove is automatically considered to be exceptional. The removal of any grove trees requires a 6:1 mitigation. There are fourteen (14) trees proposed to be removed that are part of a grove. 14 X 6 = 84 trees

Lastly, ten (10) trees, considered to be significant are proposed to be removed; the mitigation for those trees is 2:1 = 20 trees.

Total mitigation for removed trees is (12+6+84+20=) 122 replacement trees.

MICC requires that the applicant retain 30% of the existing trees (30% X 85 = 26). Proposed site improvement retains twenty-six (26) trees for 30%.

Two (2) onsite groves are proposed to be retained; the understory of native shrubs and groundcovers in and around the groves of trees should be retained intact. Any work in the area to remove invasive species (especially holly, ivy, and blackberries) should be completely by hand and 4" of arborist bark (or hog fuel) should be applied around any retained tree that has been impacted by site construction.

Additional water should be provided three (3) times per week (approximately 1" of water per week) during periods of drought.

Tree Risk Assessment Forms:

# ISA Basic Tree Risk Assessment Form

Client Wes Giesbrecht Date 10.09.23 Time 11:30 PM  
 Address/Tree location 7414 78th Ave SE Tree no. 8325 Sheet 1 of 2  
 Tree species Douglas fir dbh 42" Height 80' Crown spread dia. 48'  
 Assessor(s) Susan Prince PN-1481A TRAQ Time frame Immediate Tools used lape, mallet, binoc, hypsometer

Target Assessment							
Target number	Target description	Target zone			Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
		Target within drip line	Target within 1 x Ht.	Target within 1.5 x Ht.			
1	Future Homes	✓			4	No	No
2							
3							
4							

**Site Factors**

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

**Tree Health and Species Profile**

Vigor Low  Normal  High  Foliage None (seasonal)  None (dead)  Normal 40 % Chlorotic      % Necrotic 80 %  
 Pests Carpenter ants Abiotic       
 Species failure profile Branches  Trunk  Roots  Describe branches, then trunk lastly roots

**Load Factors**

Wind exposure Protected  Partial  Full  Wind funneling  Relative crown size Small  Medium  Large   
 Crown density Sparse  Normal  Dense  Interior branches Few  Normal  Dense  Vines/Mistletoe/Moss  ivy  
 Recent or planned change in load factors site clearing and grading

**Tree Defects and Conditions Affecting the Likelihood of Failure**

**— Crown and Branches —**

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

**— Trunk —**

Dead/Missing bark  Abnormal bark texture/color   
 Codominant stems  Included bark  Cracks   
 Sapwood damage/decay  Cankers/Galls/Burls  Sap ooze   
 Lightning damage  Heartwood decay  Conks/Mushrooms   
 Cavity/Nest hole      % circ. Depth      Poor taper   
 Lean      ° Corrected?       
 Response growth       
 Main concern(s) wind  
 Previous large top failure at 80'  
 Load on defect N/A  Minor  Moderate  Significant   
 Likelihood of failure Improbable  Possible  Probable  Imminent

**— Roots and Root Collar —**

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

8325 2/2

Risk Categorization																			
Condition number	Tree part	Conditions of concern	Part size	Fall distance	Target number	Target protection	Likelihood								Consequences				Risk rating of part (from Matrix 2)
							Failure				Impact				Failure & Impact (from Matrix 1)				
							Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat	Likely	Very likely	
1	Trunk	High wind	42	80	4	No	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	High
2							<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
3							<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
4							<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

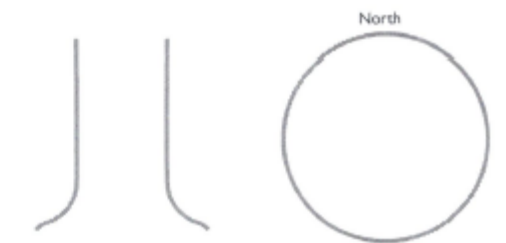
Matrix 1. Likelihood matrix.

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



Matrix 2. Risk rating matrix.

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



Notes, explanations, descriptions \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Mitigation options Remove tree Residual risk \_\_\_\_\_  
 \_\_\_\_\_ Residual risk \_\_\_\_\_  
 \_\_\_\_\_ Residual risk \_\_\_\_\_  
 \_\_\_\_\_ Residual risk \_\_\_\_\_

Overall tree risk rating Low  Moderate  High  Extreme   
 Overall residual risk Low  Moderate  High  Extreme   
 Data  Final  Preliminary **Advanced assessment needed**  No  Yes-Type/Reason \_\_\_\_\_  
 Inspection limitations  None  Visibility  Access  Vines  Root collar buried Describe \_\_\_\_\_

# ISA Basic Tree Risk Assessment Form

Client Wes Giesbrocht Date 10.09.23 Time 11:30 PM  
 Address/Tree location 7414 78th Ave SE Tree no. 8277 Sheet 1 of 2  
 Tree species Bigleaf maple dbh 34.4 Height 85' Crown spread dia. 48'  
 Assessor(s) Susan Prince PN-1481A TRAQ Time frame immediate Tools used tape, mallet, binoc, hypsometer

Target number	Target description	Target zone			Occupancy rate 1 - rare 2 - occasional 3 - frequent 4 - constant	Practical to move target?	Restriction practical?
		Target within drip line	Target within 1 x Ht.	Target within 1.5 x Ht.			
1	Driveway	✓			3	No	No
2	Future home	✓			4	No	No
3							
4							

### Site Factors

History of failures Yes Topography Flat Slope  % Aspect           
 Site changes  Grade change  Site clearing  Changed soil hydrology  Root cuts  Describe           
 Soil conditions  Limited volume  Saturated  Shallow  Compacted  Pavement over roots  % Describe           
 Prevailing wind direction SW Common weather  Strong winds  Ice  Snow  Heavy rain  Describe Typical PNW

### Tree Health and Species Profile

Vigor  Low  Normal  High  Foliage  None (seasonal)  None (dead)  Normal 40 % Chlorotic          % Necrotic 60 %  
 Pests  Carpenter ants          Abiotic           
 Species failure profile  Branches  Trunk  Roots  Describe branches, then trunk lastly roots

### Load Factors

Wind exposure  Protected  Partial  Full  Wind funneling  Relative crown size  Small  Medium  Large   
 Crown density  Sparse  Normal  Dense  Interior branches  Few  Normal  Dense  Vines/Mistletoe/Moss  Ivy  
 Recent or planned change in load factors site clearing and grading

### Tree Defects and Conditions Affecting the Likelihood of Failure

**— Crown and Branches —**

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

**— Trunk —**

Dead/Missing bark  Abnormal bark texture/color   
 Codominant stems  Included bark  Cracks   
 Sapwood damage/decay  Cankers/Galls/Burls  Sap ooze   
 Lightning damage  Heartwood decay  Conks/Mushrooms   
 Cavity/Nest hole          % circ. Depth          Poor taper   
 Lean          ° Corrected?           
 Response growth           
 Main concern(s) 4' tall cavity of decay at root crown  
 Load on defect  N/A  Minor  Moderate  Significant   
 Likelihood of failure  Improbable  Possible  Probable  Imminent

**— Roots and Root Collar —**

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



# ISA Basic Tree Risk Assessment Form

Client Wes Giesbrecht Date 10.09.23 Time 11:30 PM  
 Address/Tree location 7414 78th Ave SE Tree no. 8318 Sheet 1 of 2  
 Tree species Bigleaf maple dbh 39.1" Height 85' Crown spread dia. 56'  
 Assessor(s) Susan Prince PN-1481A TRAQ Time frame immediate Tools used tape, mallet, binoc, hypsometer

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

### Site Factors

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

### Tree Health and Species Profile

Vigor Low Normal  High  Foliage None (seasonal) None (dead)  Normal 40 % Chlorotic          % Necrotic 60 %  
 Pests Carpenter ants Abiotic           
 Species failure profile Branches Trunk  Roots  Describe branches, then trunk lastly roots

### Load Factors

Wind exposure Protected Partial  Full  Wind funnelling  Relative crown size Small Medium  Large   
 Crown density Sparse Normal  Dense  Interior branches Few Normal  Dense  Vines/Mistletoe/Moss  ivy  
 Recent or planned change in load factors site clearing and grading

### Tree Defects and Conditions Affecting the Likelihood of Failure

**— Crown and Branches —**

Unbalanced crown  LCR <10 %  
 Dead twigs/branches  % overall          Max. dia.           
 Broken/Hangers Number          Max. dia.           
 Over-extended branches   
 Pruning history  
 Crown cleaned  Thinned  Raised   
 Reduced  Topped  Lion-tailed   
 Flush cuts  Other           
 Cracks  Lightning damage   
 Codominant  Included bark   
 Weak attachments  Cavity/Nest hole          % circ.  
 Previous branch failures  Similar branches present   
 Dead/Missing bark  Cankers/Galls/Burls  Sapwood damage/decay   
 Conks  Heartwood decay   
 Response growth           
 Main concern(s) Wind, continued decline  
 Load on defect N/A Minor  Moderate  Significant   
 Likelihood of failure Improbable Possible  Probable  Imminent

**— Trunk —**

Dead/Missing bark  Abnormal bark texture/color   
 Codominant stems  Included bark  Cracks   
 Sapwood damage/decay  Cankers/Galls/Burls  Sap ooze   
 Lightning damage  Heartwood decay  Conks/Mushrooms   
 Cavity/Nest hole 50 % circ. Depth 24" Poor taper   
 Lean          ° Corrected?           
 Response growth           
 Main concern(s) 4' tall cavity of decay at root crown  
 Previous large top failure           
 Load on defect N/A Minor  Moderate  Significant   
 Likelihood of failure Improbable Possible  Probable  Imminent

**— Roots and Root Collar —**

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

8318  
2/2

Risk Categorization																		
Condition number	Tree part	Conditions of concern	Part size	Fall distance	Target number	Target protection	Likelihood								Consequences			Risk rating of part (from Matrix 2)
							Failure				Impact				Failure & Impact (from Matrix 1)			
							Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat Likely	Very likely	
1	Trunk	High wind	30	100	4	No	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Extreme
2							<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
3							<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
4							<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

Matrix 1. Likelihood matrix.

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



Matrix 2. Risk rating matrix.

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



Notes, explanations, descriptions \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Mitigation options Remove tree Residual risk \_\_\_\_\_  
 \_\_\_\_\_ Residual risk \_\_\_\_\_  
 \_\_\_\_\_ Residual risk \_\_\_\_\_  
 \_\_\_\_\_ Residual risk \_\_\_\_\_

Overall tree risk rating Low  Moderate  High  Extreme  Work priority 1  2  3  4   
 Overall residual risk Low  Moderate  High  Extreme  Recommended inspection interval \_\_\_\_\_  
 Data  Final  Preliminary Advanced assessment needed  No  Yes-Type/Reason \_\_\_\_\_  
 Inspection limitations  None  Visibility  Access  Vines  Root collar buried Describe \_\_\_\_\_

# ISA Basic Tree Risk Assessment Form

8127  
1/2

Client Wes Giesbrecht Date 10.09.23 Time 11:30 PM  
 Address/Tree location 7414 78th Ave SE Tree no. 8127 Sheet 1 of 2  
 Tree species Bigleaf maple dbh 31.2" Height 80' Crown spread dia. 48  
 Assessor(s) Susan Prince PN-1481A TRAQ Time frame immediate Tools used tape, mallet, binoc, hypsometer

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

### Site Factors

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

### Tree Health and Species Profile

Vigor Low  Normal  High  Foliage None (seasonal)  None (dead)  Normal 40 % Chlorotic \_\_\_\_\_ % Necrotic 60 %  
 Pests carpenter ants Abiotic \_\_\_\_\_  
 Species failure profile Branches  Trunk  Roots  Describe branches trunk common, uncommon roots

### Load Factors

Wind exposure Protected  Partial  Full  Wind funneling  Relative crown size Small  Medium  Large   
 Crown density Sparse  Normal  Dense  Interior branches Few  Normal  Dense  Vines/Mistletoe/Moss  ivy to 60'  
 Recent or planned change in load factors \_\_\_\_\_

### Tree Defects and Conditions Affecting the Likelihood of Failure

**— Crown and Branches —**

Unbalanced crown  LCR \_\_\_\_\_ %  
 Dead twigs/branches  10 % overall Max. dia. 10"  
 Broken/Hangers Number \_\_\_\_\_ Max. dia. \_\_\_\_\_  
 Over-extended branches   
 Pruning history  
 Crown cleaned  Thinned  Raised   
 Reduced  Topped  Lion-tailed   
 Flush cuts  Other \_\_\_\_\_  
 Main concern(s) Sudden limb failure, or trunk

Cracks  Lightning damage   
 Codominant  Included bark   
 Weak attachments  Cavity/Nest hole 50 % circ.  
 Previous branch failures  Similar branches present   
 Dead/Missing bark  Cankers/Galls/Burls  Sapwood damage/decay   
 Conks  Heartwood decay   
 Response growth \_\_\_\_\_

Load on defect N/A  Minor  Moderate  Significant   
 Likelihood of failure Improbable  Possible  Probable  Imminent

**— Trunk —**

Dead/Missing bark  Abnormal bark texture/color   
 Codominant stems  Included bark  Cracks   
 Sapwood damage/decay  Cankers/Galls/Burls  Sap ooze   
 Lightning damage  Heartwood decay  Conks/Mushrooms   
 Cavity/Nest hole 50 % circ. Depth \_\_\_\_\_ Poor taper   
 Lean 5 ° Corrected? East, yes  
 Response growth \_\_\_\_\_  
 Main concern(s) Trunk collapse @ root crown

Load on defect N/A  Minor  Moderate  Significant   
 Likelihood of failure Improbable  Possible  Probable  Imminent

**— Roots and Root Collar —**

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

Load on defect N/A  Minor  Moderate  Significant   
 Likelihood of failure Improbable  Possible  Probable  Imminent

8127  
2/2

Risk Categorization																						
Condition number	Tree part	Conditions of concern	Part size	Fall distance	Target number	Target protection	Likelihood								Consequences			Risk rating of part (from Matrix 2)				
							Failure				Impact				Failure & Impact (from Matrix 1)				Negligible	Minor	Significant	Severe
							Improbable	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewhat	Likely					
1	trunk	wind	30"	50'	3	No	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	High			
2							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
3							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
4							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

Matrix 1. Likelihood matrix.

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



Matrix 2. Risk rating matrix.

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



Notes, explanations, descriptions \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Mitigation options \_\_\_\_\_ Residual risk \_\_\_\_\_  
 \_\_\_\_\_ Residual risk \_\_\_\_\_  
 \_\_\_\_\_ Residual risk \_\_\_\_\_  
 \_\_\_\_\_ Residual risk \_\_\_\_\_

Overall tree risk rating Low  Moderate  High  Extreme

Work priority 1  2  3  4

Overall residual risk Low  Moderate  High  Extreme

Recommended inspection interval \_\_\_\_\_

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

Inspection limitations  None  Visibility  Access  Vines  Root collar buried Describe \_\_\_\_\_

# ISA Basic Tree Risk Assessment Form

8233  
10/2

Client Wes Giesbrecht Date 10.09.23 Time 11:30 PM  
 Address/Tree location 7414 78th Ave SE Tree no. 8233 Sheet 1 of 2  
 Tree species Bigleaf maple dbh 41.4 Height 80' Crown spread dia. 44'  
 Assessor(s) Susan Prince PN-1481A TRAQ Time frame immediate Tools used sape, mallet, binoc, hypsometer

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

### Site Factors

History of failures yes Topography Flat  Slope  % Aspect \_\_\_\_\_  
 Site changes None  Grade change  Site clearing  Changed soil hydrology  Root cuts  Describe 1' from trunk  
 Soil conditions Limited volume  Saturated  Shallow  Compacted  Pavement over roots  % Describe \_\_\_\_\_  
 Prevailing wind direction SW Common weather Strong winds  Ice  Snow  Heavy rain  Describe typical PNW

### Tree Health and Species Profile

Vigor Low  Normal  High  Foliage None (seasonal)  None (dead)  Normal 10 % Chlorotic \_\_\_\_\_ % Necrotic 40 %  
 Pests carpenter ants Abiotic hypoxylon canker  
 Species failure profile Branches  Trunk  Roots  Describe primarily by branches/trunk

### Load Factors

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

### Tree Defects and Conditions Affecting the Likelihood of Failure

**— Crown and Branches —**

Unbalanced crown  LCR \_\_\_\_\_ %  
 Dead twigs/branches  \_\_\_\_\_ % overall Max. dia. \_\_\_\_\_  
 Broken/Hangers Number \_\_\_\_\_ Max. dia. \_\_\_\_\_  
 Over-extended branches   
 Pruning history  
 Crown cleaned  Thinned  Raised   
 Reduced  Topped  Lion-tailed   
 Flush cuts  Other \_\_\_\_\_  
 Main concern(s) sudden limb drop

Cracks  \_\_\_\_\_ Lightning damage   
 Codominant  \_\_\_\_\_ Included bark   
 Weak attachments  \_\_\_\_\_ Cavity/Nest hole \_\_\_\_\_ % circ.  
 Previous branch failures  \_\_\_\_\_ Similar branches present   
 Dead/Missing bark  Cankers/Galls/Burls  Sapwood damage/decay   
 Conks  Heartwood decay   
 Response growth \_\_\_\_\_

Load on defect N/A  Minor  Moderate  Significant   
 Likelihood of failure Improbable  Possible  Probable  Imminent

**— Trunk —**

Dead/Missing bark  Abnormal bark texture/color   
 Codominant stems  Included bark  Cracks   
 Sapwood damage/decay  Cankers/Galls/Burls  Sap ooze   
 Lightning damage  Heartwood decay  Conks/Mushrooms   
 Cavity/Nest hole \_\_\_\_\_ % circ. Depth \_\_\_\_\_ Poor taper   
 Lean \_\_\_\_\_ Corrected? \_\_\_\_\_  
 Response growth \_\_\_\_\_  
 Main concern(s) previous top failure → scaffold failure

Load on defect N/A  Minor  Moderate  Significant   
 Likelihood of failure Improbable  Possible  Probable  Imminent

**— Roots and Root Collar —**

Collar buried/Not visible  Depth \_\_\_\_\_ Stem girdling   
 Dead  Decay  Conks/Mushrooms   
 Ooze  Cavity  \_\_\_\_\_ % circ.  
 Cracks  Cut/Damaged roots  Distance from trunk \_\_\_\_\_  
 Root plate lifting  Soil weakness   
 Response growth decay in roots @ 1' from root crown  
 Main concern(s) root failure after heavy rain & strong wind

Load on defect N/A  Minor  Moderate  Significant   
 Likelihood of failure Improbable  Possible  Probable  Imminent



**Tree Protection Fencing:** Tree Protection fencing should be erected prior to any site grading.

First, protect roots that lie in the path of construction. Approximately 90 to 95 percent of a tree's root system is in the top three feet of soil, and more than half is in the top one foot. Construction activities should be avoided in this area. Protect as much of the area beyond the tree's dripline as possible. Some healthy trees survive after losing half of their roots. However, other species are extremely sensitive to root damage even outside the dripline.

Do not disturb the Critical Root Zone (CRZ). The CRZ is defined by its "critical root radius." It is more accurate than the dripline for determining the CRZ of trees growing in forests or that have narrow growth habits. To calculate critical root radius, measure the tree's diameter (DBH) in inches, 4.5 feet above the ground. For each inch, allow for 1 to 1.5 feet of critical root radius. If a tree's DBH is ten inches, its critical root radius is 10 to 15 feet.

In addition to the CRZ, it is important to determine the Limits of Disturbance (LOD) for preserved trees. Generally, this is approximating the CRZ however in previously excavated areas around the dripline the LOD may be smaller, or in the case of a tree situated on a slope the LOD may be larger. The determination of LOD is also subject to the tree species. Some tree species do better than others after root disturbance.

Tree protection is advised throughout the duration of any construction activities whenever the critical root zone or leaf canopy may be encroached upon by such activities.

The Critical Root Zone (CRZ) or LOD should be protected with fencing adequate to hinder access to people, vehicles and equipment. Fencing detail is provided. It should consist of continuous 4 ft. high temporary chain-link fencing with posts set at 10' on center or polyethylene laminar safety fencing or similar. The fencing must contain fencing signage detailing that the tree protection area cannot be trespassed on.

Soil compaction is one of the most common killers of urban trees. Stockpiled materials, heavy machinery and excessive foot traffic damage soil structure and reduce soil pore space. The affected tree roots suffocate. When construction takes place close to the protected CRZ, cover the site with 4 inches of bark to reduce soil compaction.

Tree Protection fencing must be erected prior to soil excavation, boring, grading or fill operations. It is erected at the LOD. If it is necessary to run utilities within the LOD, the utilities should be combined into one cut, as practical. Trenching is not allowed in the LOD. In these areas boring or tunneling techniques should be used. If roots greater than 1" diameter near the LOD are damaged or torn, it is necessary to hand trim them to a clean cut. Any roots that are exposed during construction should be covered with soil as soon as possible.

During drought conditions, trees must be adequately watered. The site should be visited regularly by a qualified ISA Certified Arborist to ensure the health of the trees. Tree protection fencing is the last item to be removed from the site after construction is completed.

After construction has been completed, evaluate the remaining trees. Look for signs and symptoms of damage or stress. It may take several years for severe problems to appear.

If fencing around portions of the CRZ of a tree to be retained are not practical to erect due to construction or obstacles, tree protection fencing should be placed three feet laterally from the obstruction (ex. three feet back of a curb, building, or other existing or planned permanent infrastructure).

## Glossary:

ANSI A300: American National Standards Institute (ANSI) standards for tree care

Chlorotic: discoloration caused by lack of chlorophyll in the foliage

Conifer: A tree that bears cones and has evergreen needles or scales

Crown: the above ground portion of the tree comprised of branches and their foliage

Crown raise pruning: a pruning technique where the lower branches are removed, thus raising the overall height of the crown from the ground

DBH or DSH: diameter at breast or standard height; the diameter of the trunk measured 54 inches (4.5 feet) above grade

Deciduous: tree or other plant that loses its leaves annually and remains leafless generally during the cold season

Epicormic: arising from latent or adventitious buds

Evergreen: tree or plant that keeps its needles or leaves year round; this means for more than one growing season

Increment: the amount of new wood fiber added to a tree in a given period, normally one year.

ISA: International Society of Arboriculture

Landscape function: the environmental, aesthetic, or architectural functions that a plant can have

Lateral: secondary or subordinate branch

Limits of disturbance: The boundary of minimum protection around a tree, the area that cannot be encroached upon without possible permanent damage to the tree. It is a distance determined by a qualified professional and is based on the age of the tree, its health, the tree species tolerance to disruption and the type of disturbance. It also considers soil and environmental condition and previous impacts. It is unique to each tree in its location.

Limited visual assessment: a visual assessment from a specified perspective such as foot, vehicle, or aerial (airborne) patrol of an individual tree or a population of trees near specified targets to identify specified conditions or obvious defects (ISA 2013)

Live crown ratio: the percentage of living tissue in the canopy versus the tree's height. It is a good indicator of overall tree health and the trees growing conditions. Trees with less than a 30% Crown ratio often lack the necessary quantity of photosynthetic material necessary to sustain the roots; consequently, the tree may exhibit low vigor and poor health.

Monitoring: keeping a close watch; performing regular checks or inspections

Owner/manager: the person or entity responsible for tree management or the controlling authority that regulates tree management

Pathogen: causal agent of disease

Phototropic growth: growth toward light source or stimulant

ROW: Right-of-way; generally referring to a tree that is located offsite on a city easement

Reaction wood: Specialized secondary xylem which develops in response to a lean or similar mechanical stress, it serves to help restore the stem to a vertical position

Self-corrected lean: a tree whose trunk is at an angle to the grade but whose trunk and canopy changes to become upright/vertical

Significant tree: a tree measuring a specific diameter determined by the municipality the tree grows in. Some municipalities deem that only healthy trees can be significant, other municipalities consider both healthy and unhealthy trees of a determined diameter to be significant

Snag: a tree left partially standing for the primary purpose of providing habitat for wildlife

Soil structure: the size of particles and their arrangement; considers the soil, water, and air space

Sounding: process of striking a tree with a mallet or other appropriate tool and listening for tones that indicate dead bark, a thin layer of wood outside a cavity, or cracks in wood

Structural defects: flaws, decay, or other faults in the trunk, branches, or root collar of a tree, which may lead to failure; may be genetic, or environmental

Tree credit: A number assigned to a tree by a municipality that may be equal to the diameter of the tree or a numerical count of the tree, or related to diameter by a factor conveyed in a table of the municipal code

Trunk area: the cross-sectional area of the trunk based upon measurement at 54 inches (4.5 ft.) above grade

Visual Tree Assessment (VTA): method of evaluating structural defects and stability in trees by noting the pattern of growth. Developed by Claus Mattheck (Harris, et al 1999) detailed visual inspection of a tree and surrounding site that may include the use of simple tools. It requires that a tree risk assessor walk completely around the tree trunk looking at the site, aboveground roots, trunk, and branches (ISA 2013)

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### **Assumptions and Limiting Conditions**

1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.
4. The consultant/appraiser shall not be required to give testimony or to attend court by reason of the report unless subsequent contractual arrangements are made including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
7. Neither all nor any part of the contents of the report, nor copy thereof, shall be conveyed by anyone, including the client to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser – particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant/appraiser as stated in her qualification.
8. The report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of subsequent event, nor upon any finding to be reported.
9. Sketches, diagrams, graphs and photographs in this report, being intended as visual aid, are not necessarily to scale and should not be construed as engineering or architectural reports or survey.
10. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2: the inspection is limited to visual examination of accessible items without dissection, excavation, probing or coring. There is not warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.