

# SHOFFNER CONSULTING

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August 19, 2025

Jay Mezistrano  
JayMarc Homes  
7525 SE 24th St. Suite 520  
Mercer Island, WA  
98040

RE: Tree Inventory Report - 4526 89th Ave. SE Mercer Island, WA.

Jay:

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 4526 89th Ave. SE in Mercer Island, WA. Please see the accompanying tree inventory map for the locations and numbers of the trees and the tree evaluation data spreadsheet for complete information on the trees.

## 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 through 2029.
- 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 and native and non-native trees and shrubs. The topography is flat.

## 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. 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 all of the trees 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**

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 of 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 eight significant trees (10 inches or greater) on the property, three of which are exceptional by size. All three of the exceptional trees are required 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

## **6.0 Limits of Disturbance Discussion and Protection Measures**

The City of Mercer Island requires Limits of Disturbance (LOD) be established as minimum distance of protection for all retained trees on site and for those just off-site with driplines that extend onto the property. Limits of development for each tree are provided on the accompanying Tree Evaluation Data spreadsheet.

The LODs are set based upon the following criteria:

- For trees that have low crowns the LODs are set just outside the dripline to protect the crowns.
- For taller, larger trees with high crowns, the LODs are set at a distance to protect the root plate and adjusted dependent upon how many sides of the root plate are subject to impacts by development.
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## **7.0 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.

Trees #4, 5 and 6 are well out of range of the area of development and are the best candidates for retention. Adequate protection of them during development can be achieved by placing the fencing at the LODs of these trees.

## **8.0 Use of This Report and Limitations**

This report is provided to JayMarc Homes to address the inventory of the trees on the property at the address of 4526 89th Ave. SE in Mercer Island, WA. Natural decline and failure of trees following development is not predictable, therefore, Shoffner Consulting and Tony Shoffner cannot be held liable for retained trees that die or fail prior to or following development of the property.

Cordially,



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

TREE EVALUATION DATA

JayMarc Homes - 4526 89th Ave. SE Mercer Island, WA

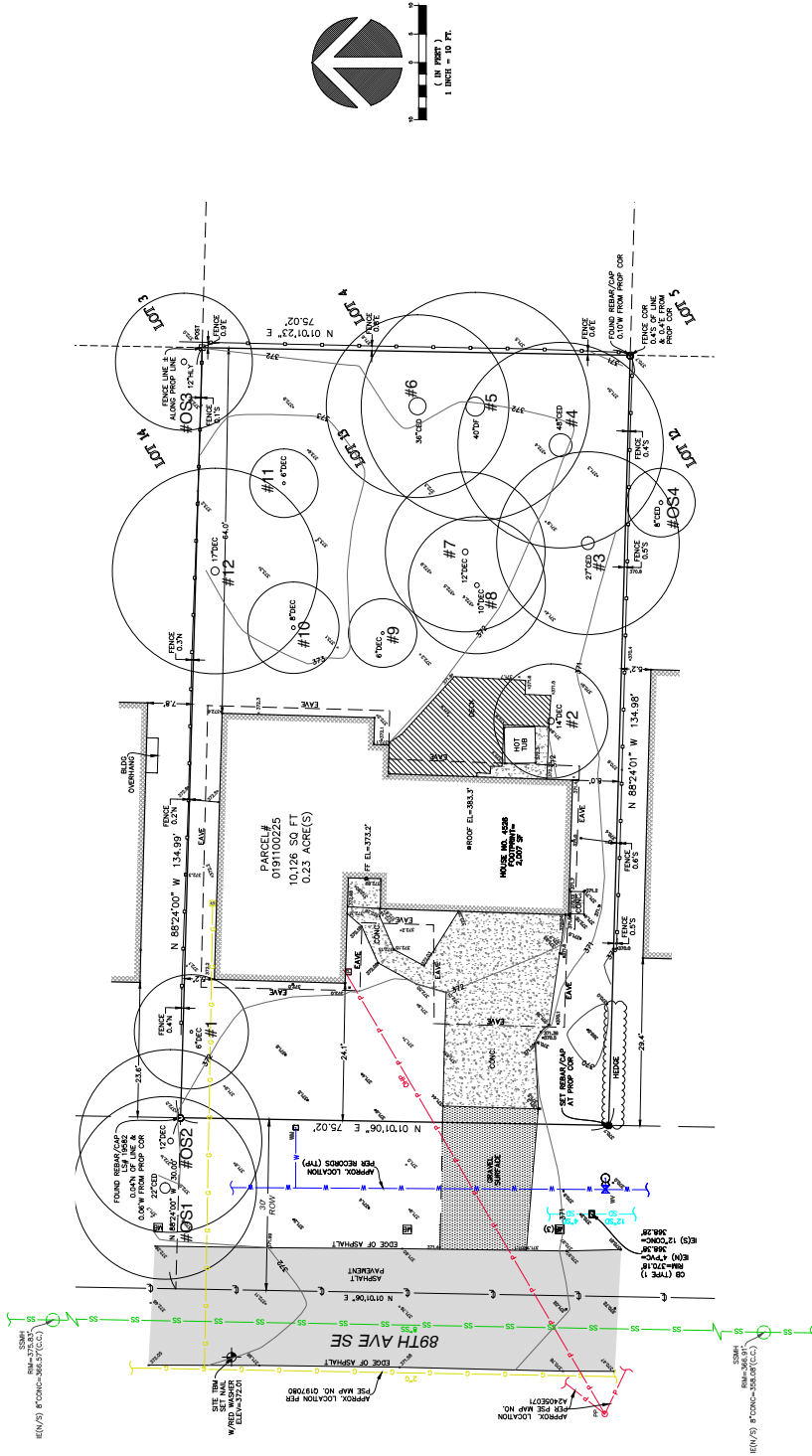
August 5, 2025

Tree #	Location	Species	Dbh	CSD	Class	Limits of Disturbance				Condition Notes	CRZ radius	Status	Ret. Dbh
						LOD N	LOD S	LOD E	LOD W				
1	On site	Portugal laurel (Prunus lusitanica)	6"	18'	Not significant	10'	10'	10'	10'	Good condition and health.	6'	Remove	0
2	On site	Portugal laurel (Prunus lusitanica)	14"	26'	Significant	14'	14'	14'	14'	Good condition and health.	14'	Remove	0
3	On site	Western red cedar (Thuja plicata)	27"	38'	Significant	14'	14'	14'	14'	Large and older.	27'	Remove	0
4	On site	Western red cedar (Thuja plicata)	48"	54'	Exceptional	14'	14'	14'	14'	Large and older.	48'	Retain	48
5	On site	Douglas fir (Pseudotsuga menziesii)	40"	52'	Exceptional	14'	14'	14'	14'	Large and older.	40'	Retain	40
6	On site	Western red cedar (Thuja plicata)	36"	44'	Exceptional	14'	14'	14'	14'	Large and older.	36'	Retain	36
7	On site	Portugal laurel (Prunus lusitanica)	12"	26"	Significant	14'	14'	14'	14'	Good condition and health.	12'	Remove	0
8	On site	Portugal laurel (Prunus lusitanica)	10"	18"	Significant	10'	10'	10'	10'	Good condition and health.	10'	Remove	0
9	On site	Portugal laurel (Prunus lusitanica)	6"	14'	Not significant	10'	10'	10'	10'	Good condition and health.	6'	Remove	0
10	On site	Portugal laurel (Prunus lusitanica)	8"	14'	Not significant	10'	10'	10'	10'	Good condition and health.	8'	Remove	0
11	On site	Portugal laurel (Prunus lusitanica)	6"	14'	Not significant	10'	10'	10'	10'	Good condition and health.	6'	Remove	0
12	On site	English laurel (Prunus laurocerasus)	17"	30'	Significant	16'	16'	16'	16'	Good condition and health.	17'	Remove	0

OS1	Off site	Western red cedar (Thuja plicata)	22"	34'	N/A	14'	14'	14'	14'	N/A	22'	N/A	N/A
OS2	Off site	English laurel (Prunus laurocerasus)	12"	22'	N/A	14'	14'	14'	14'	N/A	12'	N/A	N/A
OS3	Off site	English holly (Ilex aquifolium)	12"	18"	N/A	10'	10'	10'	10'	N/A	12'	N/A	N/A
OS4	Off site	Western red cedar (Thuja plicata)	8"	16'	N/A	10'	10'	10'	10'	N/A	8'	N/A	N/A

- Tree # On or Off site
- Location Tag # assigned by survey
- Species Tree Species
- Dbh Diameter at 54"
- CSD CSD is crown spread diameter for the on-site and right of way trees and crown spread distance onto the property for off-site trees.
- Rating Condition rating: 1=Good condition and health, young and vigorous; 2=Generally good condition and health; 3=Fair condition and health, some health and defect concerns; 4=Poor condition and/or health.
- LOD Limits of development in radial feet from trunk for on site trees. For off-site trees, protection distance onto the property.
- Condition Notes Notes on conditions specific to each tree if
- Status To be retained or removed

# TREE INVENTORY MAP



JAYMARCO HOMES PROJECT  
PARCEL NO. 0191100225  
TREE INVENTORY MAP

4526 89TH AVE SE  
MERCER ISLAND, WA 98040