

December 12, 2019

Kayla Clark Nichols  
Select Homes, Inc.  
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Suite A107  
Lynnwood, WA  
98037



**REVISION  
FILE COPY**

RE: Correction Notice Revisions - 19023 37th Ave. NE. Lake Forest Park, WA.

Kayla:

This report addresses the comments issued in the comment letter dated September 26, 2019.

## **1.0 Comments and Responses**

### Trees

#### 1. Tree #12:

- a. The City Arborist measured this tree to be 47" diameter at breast height (DBH), however it is covered with large stems of English ivy so it was not possible to get an accurate DBH measurement. Please remove all ivy from Tree #12 at 4.5 ft. above ground level and provide an updated DBH measurement. If the tree is 42" DBH or larger then it is an exceptional tree, is not allowed to be removed, and LFPMC Chapter 16.14.070(D)(7) and (8) will apply.

The ivy was removed. The tree measures 43" dbh. It is proposed to be retained and protected per LFPMC Chapter 16.14.070(D)(7) and (8) will apply.

#### 2. Tree Inventory Table:

- a. There are several significant trees on the property as well as off-site trees that will be impacted by the development that are not included in the tree inventory. Please update inventory table to include these trees.

Two trees located off-site to the east, north and west have been added to the table. I did not see any other trees that will be impacted by the proposed development.

- b. Many of the DBH measurements shown on the table/in the report are inaccurate. Please update with accurate measurements.

Each tree has been remeasured and the diameters updated.

- c. Please include the critical root zone (CRZ) and interior critical root zone (ICRZ) for all trees.

The CRZ and ICRZ for each tree has been added to the table.

3. Arborist Report:

- a. Please update report to include information about impacts assessments to trees based on the proposed development, including any utility and stormwater infrastructure. Please ensure that the arborist has addressed LFPMC Chapter 16.14.070(D)(7) and (8) when providing the assessment information. Also ensure that additional trees that were not included in the original report and inventory are assessed.

The following impacts are proposed near the retained trees. I have included my assessment of these impacts by affected tree:

<u>Tree #</u>	<u>Impact Assessment</u>
9	Very light, minor grading adjustments within the outer CRZ. Impacts are insignificant, tree will not be affected.
10	No impacts
11	No impacts
12	Minor grading adjustments within the outer CRZ. House is proposed to be approximately 10 additional feet from the outer half of the drip line, approximately 30 feet from the tree. The minor grading adjustments will not affect the tree and the excavation for the foundation is a considerable distance from the eliminating any loss of large structural roots and limiting damage to small roots to negligible. A driveway will also be located in side the outer half of the drip line. No significant grading is proposed for this and the amount of permeable proposed is also minor compared to the open area retained to the north, west and northeast of this tree. A SS line is proposed to run through the outer half of the drip line, approximately 23 feet from the tree. This distance is outside the tree's root plate, thus, structural roots will not be damaged. At this distance, the amount of fine roots damaged will be minor.
27	No impacts
28	No impacts
29	No impacts
30	No impacts
OS6	The access driveway for this development will be well within the dripline of this tree introducing a minor amount of impervious. Provided there is no ground preparation other than just removal of the surface soil, no root impacts should result therefore this is not a significant impact to this tree.

- OS7 Minor grading adjustments just outside the inner CRZ will not impact the roots. The foundation excavation will be at least 16 feet from the tree eliminating any impacts to the main structural roots and minor damage to smaller roots. This is not a significant impact.
- OS8 Minor grading adjustments just outside the inner CRZ will not impact the roots. The foundation excavation will be at least 20 feet from the tree eliminating any impacts to the main structural roots and minor damage to smaller roots. This is not a significant impact.
- OS9 No impacts.
- OS10 A portion of the driveway will encroach into the outer CRZ not constituting a significant impact.
- OS11 A portion of the driveway will encroach into the outer CRZ not constituting a significant impact.

- b. Please update report to ensure all requirements listed in LFPMC 16.14.040(C)(1) and (2) are met. Specifically, please determine estimated canopy after proposed removals and whether or not replacement trees will need to be planted in order to meet the lot's 39% canopy coverage goal.

Total canopy coverage at present is 26,145 s.f. At 39%, a total of 10,196 s.f. is required to be retained. The retained trees provide a total of 7,596 s.f. (29%) requiring replacement with 2,600 s.f. of canopy coverage.

- c. If replacement trees will be needed to meet the lot's 39% canopy coverage goal, please provide a replanting plan with the species of trees to be planted and location. See LFPMC 16.14.090 for more details on replacement tree plans.

Per the recommended replacement trees, two Douglas fir and one western red cedar, at maturity, the proposed replacement trees will provide a minimum of 962 square feet of canopy area each for a total canopy area coverage of 2,886 and a total canopy coverage of retained and replaced trees of 10,482 s.f., satisfying the required 39% coverage.

4. Clearing, Grading, and TESC Plan (Sheet 2 of 2):

- Show all significant trees on the property and any offsite significant tree with a CRZ that extends onto the property.

*Response: Significant trees with CRZs have been added to sheet 2 of 2.*

- Show the critical root zone (CRZ) and interior critical root zone (ICRZ) for all trees as circles measured from the tree trunk.

*Response: Updated (measured from the trunk) CRZs and ICRZs have been added to all trees to remain on sheet 2 of 2.*

- Show tree protection fencing location for trees to be retained.

*Response: Clearing limits and protective fencing outside of the CRZs/ICRZs are have been updated/added on sheet 2 of 2.*

## **2.0 Use of This Report**

This report is provided to Select Homes, Inc. as a means of addressing the existing trees on the property of the proposed SFR in Lake Forest Park. Trees are dynamic and are affected by environmental changes and impacts. Therefore, this report is not a guarantee that the trees' health and longevity will not be affected by the proposed impacts. As trees can be damaged by severe weather, Tony Shoffner and Shoffner Consulting cannot be held liable for damage caused by the failure of one of these trees or their parts.

Please call if you have any additional questions.

Cordially,



Tony Shoffner  
ISA Certified Arborist #PN-0909A  
TRAQ