



International Forestry

CONSULTANTS, INC.

a subsidiary of American Forest Management, Inc.

EXHIBIT 10
PAGE 1 OF 4

11415 NE 128th Street, Suite 110, Kirkland, WA 98034 • (425) 820-3420 • Fax (425) 820-3437 • www.inforestry.com

**ARBORIST REPORT
FOR
15801/15701 Woodinville-Redmond Road
Woodinville, WA**



January 10th, 2013

RECEIVED

JAN 14 2013

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

Table of Contents

1. Introduction.....1
2. Description.....1
3. Methodology1
4. Observations2
5. Discussion2
6. Tree Protection Measures.....2
7. Tree Density3

Appendix

- Site/Tree Photos – pages 4 - 8
- Tree Summary Table - attached
- Tree Plan Map – attached
- Ortho Imagery Map – attached

1. Introduction

International Forestry Consultants (INFO) was contacted by Camie Anderson of the Shockey Planning Group, on behalf of ASKO Processing and was asked to compile an 'Arborist Report' for 2 parcels located within the City of Woodinville, WA.

The proposed development encompasses parcels 1526059094 and 1526059095, known as 15801 and 15701 Woodinville-Redmond Road. The subject parcels are located within the Industrial Zone. Our assignment is to prepare a written report on present tree conditions, which is to be filed with the preliminary permit application.

This report encompasses all of the criteria set forth under the City of Woodinville's tree regulations (Chapter 21 of the Woodinville Municipal Code). The required minimum tree density for the subject parcels (6.119 acres) is 367 tree credits.

Date of Field Examination: January 7th, 2013

2. Description

The subject parcels appear to have been cleared and graded several years ago. Very few trees have become established on the parcels. Vegetative cover is comprised primarily of invasive reed canary grass and Himalayan blackberry. A grove of native bitter cherry trees are establishing the southwest corner of the subject property. These have all developed from seed from larger adjacent specimens on the Burlington Northern right-of-way property.

The majority of trees identified exist along the south property line. These were planted on the perimeter when the adjacent property was developed. See the 'Tree Plan Map' for tree locations. See the 'Tree Summary Table' for specific tree information. Both documents are attached and are part of this report. No trees exist within the right-of-way of Woodinville-Redmond Road at the front of the parcels.

All neighboring trees with drip-lines that encroach upon the subject parcels were also identified. These primarily exist along the south property line and within the railway easement in the southwest corner.

All of the significant trees on the property were identified in the field with a numbered aluminum tag, attached to the lower trunk. Non-significant trees were identified with a numbered piece of blue flagging. These numbers correspond with the tree plan map and tree table summary sheets.

3. Methodology

Each tree in this report was visited. Tree diameters were measured by tape. The tree heights were measured using a Spiegel Relaskop. Each tree was visually examined for defects and vigor. The tree assessment procedure involves the examination of many factors:

- The crown of the tree is examined for current vigor. This is comprised of inspecting the crown (foliage, buds and branches) for color, density, form, and annual shoot growth, limb dieback and disease. The percentage of live crown is estimated for coniferous species only and scored appropriately.
- The bole or main stem of the tree is inspected for decay, which includes cavities, wounds, fruiting bodies of decay (conks or mushrooms), seams, insects, bleeding, callus development, broken or dead tops, structural defects and unnatural leans. Structural defects include crooks, forks with V-shaped crotches, multiple attachments, and excessive sweep.
- The root collar and roots are inspected for the presence of decay, insects and/or damage, as well as if they have been injured, undermined or exposed, or original grade has been altered.

Based on these factors a determination of viability is made. Trees considered not viable are trees that are in a poor condition due to disease, extensive decay and/or cumulative structural defects, which exacerbate failure potential.

A “viable” tree is a tree found to be in good health, in a sound condition with minimal defects and is suitable for its location. Also, it will be wind firm if isolated or left as part of a grouping or grove of trees.

4. Observations

The subject parcels are basically void of significant trees, with the exception of a few willows, a small cluster of young black cottonwood, two young wild crabapples and a small grove of young native bitter cherry trees in the southwest corner. The majority of trees subject of this report were planted along the south property line when the adjacent parcel was developed. It would appear from the county parcel layer that these trees were planted on the subject parcel rather than the adjacent parcel.

The trees planted on the south perimeter are comprised of eight Douglas-fir, eight clumps of vine maple, and one arborvitae species. The Douglas-firs range in diameters of between 9” and 13”, with total heights of 31’ to 38’. These are approximately 14 years of age. All appear to be healthy and in good condition. The vine maples have stems of 1” to 2” and are made up of clumps of multiple stems. Most appear to be fairly healthy.

The two willow trees at the front of the property (#101 and #102) are in poor condition. This is evident by dead and broken tops. Both of these are in ultimate decline. The other willow cluster (#105) is younger and in fairly good condition.

Trees #114 > #119 are a small grouping of young black cottonwood trees. This species is listed as “prohibited” on the City’s plant list.

The majority of bitter cherry trees in the southwest corner of the property are non-significant, with diameters ranging between 2” and 5”. These are young specimens which have developed from seed from adjacent mature species in the railway easement. Most appear to be in fairly good condition.

Neighboring Trees

The only neighboring trees that may be impacted by the proposed development exist adjacent to the southwest corner of the subject area. These are comprised of Trees #203 > #207. Trees #203 > #206 lean heavily toward the subject parcel. These consist of mature bitter cherry trees and one mature wild crabapple. The bitter cherry is a pioneer species that have short life spans. Tree #207 is a young sweetgum tree that was planted on the adjacent parcel to the south. It appears to be far enough off the property line where it can be preserved.

5. Discussion

The proposal is to remove all significant and non-significant trees in the developable area and mitigate their removal with tree plantings/wetland enhancement in the northwest portion of the property. The current tree density is well below the required minimum. Tree cover will actually be enhanced with the development of the parcel. Currently, tree establishment on the subject parcels is limited due to the dense infestations of reed canary grass, Scots broom and Himalayan blackberry.

Prior to development, a risk assessment of the mature bitter cherry trees in the railway easement is recommended. The majority of these lean heavily towards the subject property.

6. Tree Protection Measures

The following guidelines are recommended to ensure that the designated space set aside for the preserved trees are protected and construction impacts are kept to a minimum. Standards have been set forth under

Woodinville Municipal Code 21.15.080 of Chapter 21. Please review these standards prior to any development activity.

1. Tree protection fencing shall be erected prior to moving any heavy equipment on site. Doing this will set clearing limits and avoid compaction of soils within root zones of retained trees. Fencing shall be initially established at 5' beyond the drip-line of property trees. Fencing should only be moved to the "Limit of Disturbance" just prior to the commencement of any authorized work.
2. Excavation limits should be laid out in paint on the ground to avoid over excavating.
3. Excavations within the drip-lines shall be monitored by a qualified tree professional so necessary precautions can be taken to decrease impacts to tree parts. A qualified tree professional shall monitor excavations when work is required and allowed within the "limits of disturbance".
4. To establish sub grade for foundations, curbs and pavement sections near the trees, soil should be removed parallel to the roots and not at 90 degree angles to avoid breaking and tearing roots that lead back to the trunk within the drip-line. Any roots damaged during these excavations should be exposed to sound tissue and cut cleanly with a saw. Cutting tools should be sterilized with alcohol.
5. Areas excavated within the drip-line of retained trees should be thoroughly irrigated weekly during dry periods.
6. Preparations for final landscaping shall be accomplished by hand within the drip-lines of retained trees. Large equipment shall be kept outside of the tree protection zones.

7. Tree Density

The current tree density for both parcels is 59.2 tree credits which are well below the required minimum density of 367 tree credits for the parcels. The proposal is to provide 370 tree credits through a wetland enhancement project and site perimeter plantings. Prior to development, a planting plan will be developed to satisfy minimum tree density requirements.

Please refer to WMC 21.15.090 Installation Standards for Required Tree Plantings. The minimum size of a supplemental tree is 2" DBH (diameter at 4 ½' above ground) for both deciduous and evergreen trees. Refer to the *Woodinville Plant Species List* for desirable species. Tree replacement shall consist of a mix of species. The actual number of supplemental trees will depend on selected species. Refer to WMC 21.15.070 (e. and f.). There are incentives for planting native species. The selected species and sizes of supplemental trees shall be incorporated into the final landscaping plan. For maintenance requirements, refer to WMC 21.15.100.

There is no warranty suggested for any of the trees subject to this report. Weather, latent tree conditions, and future man-caused activities could cause physiologic changes and deteriorating tree condition. Over time, deteriorating tree conditions may appear and there may be conditions, which are not now visible which, could cause tree failure. This report or the verbal comments made at the site in no way warrant the structural stability or long term condition of any tree, but represent my opinion based on the observations made.

Nearly all trees in any condition standing within reach of improvements or human use areas represent hazards that could lead to damage or injury.

Please call if you have any questions or I can be of further assistance.

Sincerely,



Bob Layton

ISA Certified Arborist #PN-2714A
Certified Tree Risk Assessor #233

Trees #101 and #102 – declining willows



#105 & #106, willow cluster and birch volunteers



Planted Douglas-fir on south perimeter (#107)



Planted vine maple and Douglas-fir on south perimeter



Part of bitter cherry grove in southwest corner



Part of bitter cherry grove in southwest corner



North portion of subject property, cypress hedge on north perimeter



Northwest portion, Himalayan blackberry infestation



Bitter cherry grove in northwest corner



Tree Summary Table

For: 15801/15701
Woodinville-Redmond Road

International Forestry Consultants, Inc

Date: 1/7/2013
Inspector: Layton

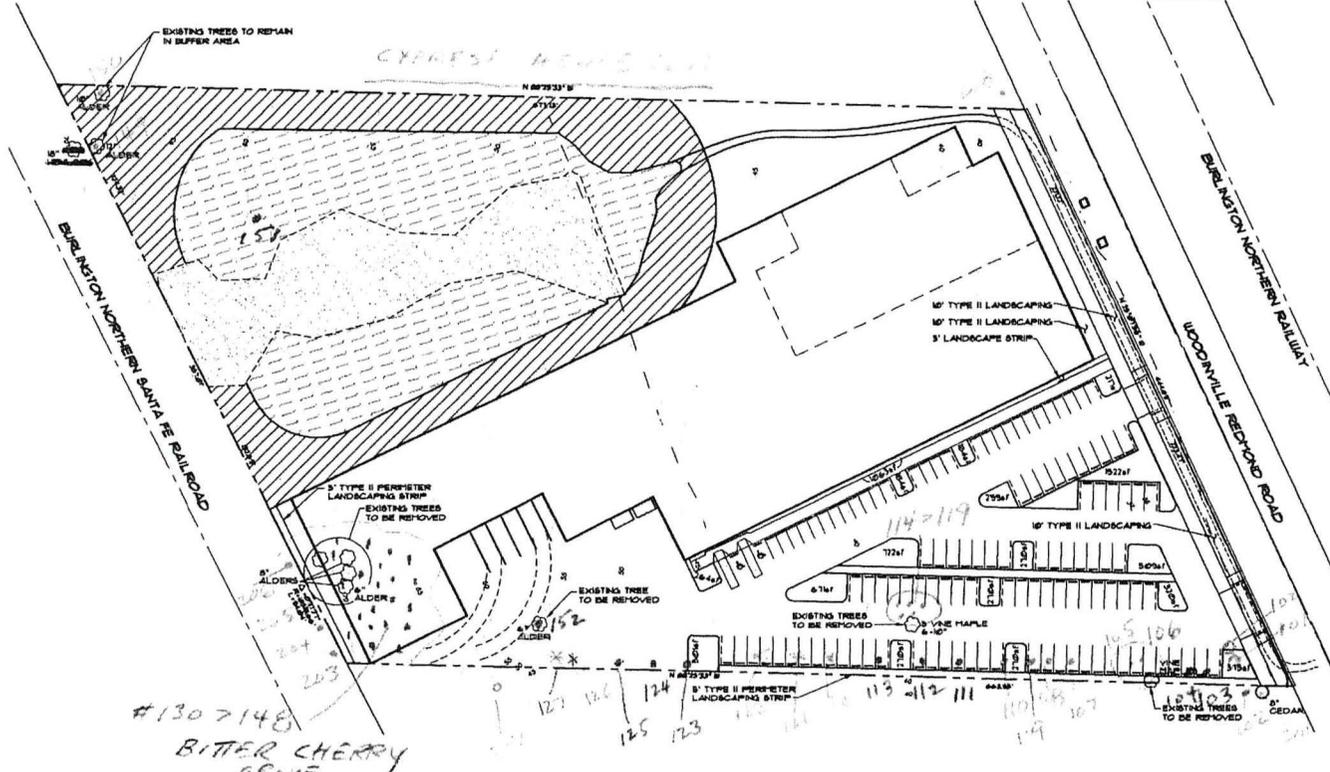
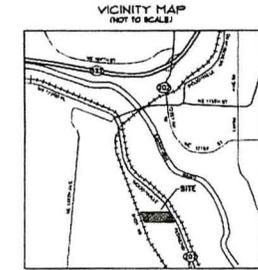
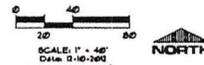
Tree/Tag #	Species	Species Rating	Tree DBH	Tree Height	Tree Credit	Drip-Line/Limits of Disturbance (feet)				Condition	Proposal	Comments	Tree Type
						N	S	E	W				
101	Scouler willow	30	4	17	0	0	0	6	6	poor	remove	broken top, in decline	3
102	Scouler willow	30	7	24	1.25	9	8	7	7	poor	remove	dead top, in decline	3
103	vine maple	75	2	10	0	2	4	3	4	good	remove	planted shrub	3
104	vine maple	75	2	10	0	2	6	6	3	fair	remove	planted shrub	3
105	Scouler willow (14)	30	5-11	44	2	22	20	18	16	fair	remove	large clump of 14 stems - young	3
106	European white birch(2)	50	5,3	42	0.9	4	0	6	6	fair-poor	remove	poor form, suppressed	3
107	Douglas-fir	75	12	38	2.1	15/8	13/na	13/8	9/7	good	remove	no concerns	3
108	Douglas-fir	75	10	38	1.5	11/7	12/na	7/7	9/7	good	remove	no concerns	3
109	Douglas-fir	75	11	38	2.1	11/7	12/na	8/7	8/7	good	remove	no concerns	3
110	Douglas-fir	75	12	37	2.1	12/7	13/na	9/7	9/7	good	remove	no concerns	3
111	vine maple	75	2	14	0	2	4	4	4	good	remove	planted shrub	3
112	vine maple	75	2	11	0	4	5	5	4	good	remove	planted shrub	3
113	vine maple	75	2	10	0	2	4	4	4	good	remove	planted shrub	3
114	black cottonwood	40	10	56	0	NA	NA	NA	NA	fair	remove	prohibited plant species	3
115	black cottonwood	40	9	53	0	NA	NA	NA	NA	fair	remove	prohibited plant species	3
116	black cottonwood	40	10	54	0	NA	NA	NA	NA	fair	remove	prohibited plant species	3
117	black cottonwood	40	7	47	0	NA	NA	NA	NA	fair	remove	prohibited plant species	3
118	black cottonwood	40	6	46	0	NA	NA	NA	NA	fair	remove	prohibited plant species	3
119	black cottonwood	40	4	31	0	NA	NA	NA	NA	fair	remove	prohibited plant species	3
120	Douglas-fir	75	13	37	2.1	14/8	12/na	13/8	10/8	good	remove	no concerns	3
121	Douglas-fir	75	9	36	1.5	10/6	9/na	7/6	10/6	good	remove	no concerns	3
122	Douglas-fir	75	13	35	2.1	14/8	12/na	10/8	13/8	good	remove	no concerns	3
123	vine maple	75	1	11	0	2	4	4	4	good	remove	planted shrub	3
124	vine maple	75	1	10	0	4	4	5	4	good	remove	planted shrub	3
125	vine maple	75	1	9	0	2	3	4	4	fair	remove	planted shrub	3
126	arborvitae	65	6	18	0.6	5	5	5	5	good	remove	no concerns	3
127	Douglas-fir	75	10	31	1.5	11/7	11/na	10/7	11/7	good-fair	remove	forked top	3
					19.75								
Trees on neighboring properties													
201	western red cedar	90	7	32	na	6/6	na	5/5	5/5	good	retain	no concerns	2
202	western red cedar	90	8	24	na	5/5	na	4/5	5/5	good	retain	no concerns	2
203	bitter cherry	60	12	48	na	11/7	10/8	12/8	na	fair	retain	near property line	3
204	bitter cherry (8)	60	10-14	55	na	na	na	16/10	na	fair	retain	mature	3
205	wild crabapple (3)	50	10-14	30	na	na	na	20/10	na	fair-poor	retain	poor form, over-topped	3
206	bitter cherry (2)	60	9,11	50	na	16/8	na	12/8	na	fair	retain	mature	3
207	sweetgum	65	7	26	na	2/0	na	na	na	good	retain	no concerns	2
208	caspara	85	8	24	na	na	na	na	na	fair-good	retain	no concerns	2

Parcel Trees - Drip-Line and Limits of Disturbance measurements from face of trunk

Trees on neighboring properties - Drip-Line and Limits of Disturbance measurements from property line



NW 1/4, SECTION 15, TOWNSHIP 26 N., RANGE 5 E., W.M.



WETLAND AREA TREE COUNT

- BUFFER ENHANCEMENT 37,093 SF PROVIDES 210 TREES
 - WETLAND CREATION 39,140 SF PROVIDES 100 TREES
 - WETLAND ENHANCEMENT 15,510 SF PROVIDES 66 TREES
- 370 TREES TOTAL

PARKING LOT LANDSCAPING

15% OF PARKING AREA SHALL HAVE TYPE IV LANDSCAPING PER UPC 213.0665 SPECIAL DISTRICT OVERLAY-TOURIST DISTRICT

PARKING LOT AREA IS 51,899 SF
51,899 SF x 15% = 7,784 SF REQ'D.
7,783 SF PROVIDED

AT LEAST ONE(1) TREE FOR EVERY FOUR(4) PARKING SPACES PER UPC 213.0665 SPECIAL DISTRICT OVERLAY-TOURIST DISTRICT

73 PARKING SPACES
73 ÷ 4 = 31 TREES NEEDED

MINIMUM TREE DENSITY

TOTAL AREA: 246,531 SQ. FT. (5.63 AC)
60 TREE CREDITS PER ACRE
60 x 61 = 366 REQ'D

WETLANDS - 370 TREES PROVIDED
PARKING - 31 TREES PROVIDED
NORTH PERIMETER - 8 TO 15 TREES PROVIDED
SOUTH PERIMETER - 15 TO 25 TREES PROVIDED
WEST PERIMETER - 0 TO 5 TREES PROVIDED
STREET FRONTAGE - 75 TO 36 TREES PROVIDED

TOTAL TREES PROVIDED - 463 TO 485
55 TO 115 MORE THAN REQUIRED

TREE PLAN MAP

- SIGNIFICANT TREE
- NON-SIGNIFICANT
- LIMITED SPECIES - COTTONGWOOD
- NON-VIABLE (Poor conditions)

PROJECT INFO

OWNER: ASKO PROCESSING GROUP
HOPE KELLY
434 N. 30TH ST.
SEATTLE, WA 98103
PHONE: 206.634.6600
E-MAIL: m.hall@askogroup.com

SITE ADDRESS: TRAIL 4 11801 WOODVILLE REDFORD RD.
WOODVILLE, WA 98072

CONTACT: CARIE ANDERSON
SHOCKEY PLANNING GROUP
276 COLBY AVE.
EVERETT, WA 98201
PHONE: 425.258.5358
E-MAIL: carie@shockeyplanning.com

LEGAL DESCRIPTION

LOTS 3 AND 4 OF KING COUNTY SHORT PLAT NO. 18718-043
RECORDED UNDER RECORDING NO. 7069201640, RECORDS OF
KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

ZONING

INDUSTRIAL BATH TOURIST OVERLAY

WETLAND NOTE

WETLANDS WERE FLAGGED BY:
SHOCKEY PLANNING GROUP
276 COLBY AVE.
EVERETT, WA 98201
425.258.5358

THE FLAGS WERE LOCATED BY HARRISON
AND ASSOCIATES ON APR 1, 2012.

AREA SUMMARY

TOTAL AREA: 246,531 SQ. FT. (5.63 AC)
LOT 3: 132,249 SQ. FT. (3.029 AC)
LOT 4: 114,282 SQ. FT. (2.609 AC)

TOTAL WETLAND REMAINING: 75,498 SQ. FT. (1.73 AC)

CUT & FILL

TOTAL CUT = 37,000 CY
SUITABLE CUT WILL BE USED AS NEEDED ON SITE.
EXCESS TO BE HAULLED OFF.

IMPERVIOUS SURFACE CALCULATIONS

TOTAL AREA: 246,531 SQ. FT. (5.63 AC)
MINIMUM OPEN SPACE REQ'D IS 15% OR 36,979 SQ. FT.
OPEN SPACE PROVIDED IS 10,300 SQ. FT.
MAXIMUM IMPERVIOUS ALLOWED IS 25% OR 61,632 SQ. FT.
NEW IMPERVIOUS IS 54,517 SQ. FT.

EXHIBIT 15
PAGE 13 OF 14

PROJECT FILE NUMBER: _____

ISSUE DATE: 0-10-2009 BY: ALK
 PREPARED BY: SHOCKEY PLANNING GROUP, INC.
 PROJECT: ASKO PROCESSING, INC. REPLACEMENT TREE PLAN
 LOCATION: WOODVILLE, WA
 SHEET: 15 OF 17

15801 & 15701

EXHIBIT 10
PAGE 14 OF 14



(C) 2008 King County

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: 1/8/2013 Source: King County IMAP - Property Information (<http://www.metrokc.gov/GIS/IMAP>)

