Capital Tree Service Inc.

Arborist Report

893 Klahanie Drive

Langford, BC V9C 3X2

February 19, 2025

Prepared for:

Dan Charboneau

Prepared by:

Capital Tree Service Inc.

Capital Tree Service Inc.

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GST # 861289783RT0001

WSBC Account #713323

Liability and Professional E and O, HSM Insurance - $5 Million

Summary/Scope of Work

Capital Tree Service Inc. (CTS) was contacted by Dan Charboneau (Client), a local homeowner, regarding a proposed townhouse subdivision on his property at 893 Klahanie Drive (the Site) in the City of Langford. The Client indicated they required an Arborist Report to move forward with the permit application.

The Client has requested that CTS provide a Basic Visual Tree Assessment (BVTA) and TPP for the Site. CTS agreed to the complete the assessment and provide findings in an Arborist Report Form including a TPP.

Under the current proposal sixty-six (66) bylaw will be retained and protected while two hundred and forty-two (242) bylaw protected trees will be removed. A tree inventory is included as **Appendix 'A'**. Photographs and a Site Plan are included as **Appendix 'B'** of this report.

Methodology

The Site was entered on over December 4-6th, 2024 by CTS for the purpose of conducting tree assessments and collecting inventory. Keegan Durovich, a consulting arborist and representative of CTS, provided the BVTA for the site. The weather on December 4th, 2024, was partly cloudy and 7°C with a 6km/hr breeze. On December 5, 2024, it was cloudy and 4°C with a 7km/hr NE breeze. And finally on December 6, 2024, it was cloudy, 7°C, 8km/hr gusting to 17 NNE

The Site was assessed from grade. No form of diagnostic tools or invasive techniques were used during the assessment, including excavation or assessment of roots below. Diameter at Breast Height (DBH) was measured approximately 1.4m above grade. Measurements and observations were recorded with the intent to provide a static representation of the area. A tree inventory is

included as **Appendix 'A'** of this report. Photographs and a Site Plan are included as **Appendix 'B'** of this report.

During the assessment, three hundred and eight (308) trees were observed – all (308) of which are protected under the current City of Langford Tree Protection Bylaw. Trees referenced in **Appendix 'A'** and located on the site have been tagged. Tags are located approximately 1.5-2m above grade on tree stems and were visible at the time of assessment. Existing tags were utilized where applicable.

Protected Root Zone calculations are based on the ISA recommended one foot for each one inch of trunk diameter (0.3m for each 2.5 cm). Matheny and Clark's 'Trees and Development' was used to assess relative tolerance to Development Impacts.

Observations/Discussion

During the assessment, a large residential lot in a rapidly developing suburban neighborhood was observed. Many of the trees along the north side of the lot have had blasting in close proximity to their locations. The site has a variety of distinct areas, all largely sloping with a WWN aspect down to Klahanie Road. The site was observed to be treed with a variety of native trees with a mostly native understory, with some invasive species present. The client has worked extensively with their other consultants and CTS to mitigate impact to environmentally sensitive/important areas (as identified by their Registered Professional Biologist) and retained trees.

The proposed townhouse development will require the removal of two hundred and forty-two (242) bylaw protected trees due to their location within the edge of excavation or proximity to the edge of excavation. CTS has worked with the client to develop setbacks from the property lines that will allow for the retention of offsite trees. Through conversations about proximity of cuts and tree impacts, a 3m setback from the south property line and 2.5m from the east property line were developed. The setback along the North property line ranges from 1.7m-2.2m. Trees within these setbacks will require removal due to their proximity to the edge of excavation. However, no other work is to be conducted in these areas, although low tree impact landscaping would be acceptable.

By establishing these undisturbed area setbacks, impact to offsite and shared ownership trees have been mitigated. Considering the mitigation measures taken through the development planning process, CTS does not expect site supervision to be necessary at this time. However, if at the time of excavation roots ~4cm or larger are encountered, excavation should be halted until the project arborist has had an opportunity to assess the situation and develop a plan to proceed. If these steps are taken, along with blasting precautions as discussed below, impact to retained trees is expected to be low-moderate.

Considering the existing trees and the proposed tree impact mitigation measures, no trees proposed for retention are expected to pose a high or extreme risk once the project is complete. If a risk assessment is desired upon project completion, the project arborist should be engaged at that time to assess risk once construction impacts have occurred.

Common and Latin Names

Grand fir – *Abies grandies*

Bigleaf maple – *Acer macrophyllum*

Red alder – *Alnus rubra*

Arbutus – *Arbutus menziesii*

Douglas fir – *Pseudotsuga menziesii*

Pacific willow – *Salix lucida*

Western red cedar – *Thuja plicata*

Tree Condition Ratings Summary

Health Condition:

• Poor - significant signs of visible stress and/or decline that threaten the long-term survival of the specimen.

• Fair - signs of stress.

• Good - no visible signs of significant stress and/or only minor aesthetic issues.

Structural Condition:

• Poor - Structural defects that have been in place for a long period of time to the point that mitigation measures are limited.

• Fair - Structural concerns that are possible to mitigate through pruning.

• Good - No visible or only minor structural flaws that require no to little pruning.

Species Relative Tolerance to Construction Impacts[1]:

[1] Nelda P. Matheny and James R. Clark, *Trees and Development: A Technical Guide to Preservation of Trees during Land Development* (Champaign, Ill: International Soc. of Arboriculture, 1998).

Fir (*Abies* spp.) – Generally Moderate-good – "Tolerant of root loss."

Bigleaf maple – Good or Poor – "Select specimens with good crown structure. Tolerant of root pruning and injury but not fill." Or "Declines following addition of fill."

Red alder – Poor-moderate – "Retain only in groups or as individuals with strong taper and structure. Relatively short-lived. Intolerant to root injury."

Arbutus/Madrone – Poor – "Intolerant of site disturbance."

Douglas-fir – Poor-good – "Tolerant of fill soil if limited to one-quarter of root zone. However, may decline slowly following addition of fill. Tolerates root pruning. Intolerant of poor drainage. Susceptible to bark beetles following injury."

Willow (*Salix* spp.) – Moderate-good – "Moderately tolerant of root pruning and fill soil. Show considerable resistance to 'contactor pressures.'"

Western red cedar – Good or Poor-moderate– "Relatively windfirm. Intolerant of changes in water table/soil moisture." Or "Response is very site dependent, probably related to soil moisture. Intolerant of fill."

Tree Protection

Utilize Tree Protection Fencing (TPF) to restrict access to Tree Protection Zones. Provide signage on fencing which states: Tree Protection Area – No Admittance. Signage must be in a visible location attached to the fence. Signage must be attached to the outside of each Tree Protection Fencing area.

CTS strongly recommends the use of TPF along the edge of the undisturbed setbacks and any protected natural areas, especially at the start of grade changing activities. Contact CTS to mark locations for the Tree Protection Fencing. All Tree Protection Fencing should be installed in the locations indicated by CTS.

Each Tree Protection Zone (TPZ) should be vacated of all construction materials and/or equipment. At no time should the fencing be removed or modified unless the Project Arborist is contacted and approval given. In such cases the Project Arborist should assist fence removal and assess combined impacts which are required for construction completion. Capital Tree Service 250-217-8370 – Three business days notice required.

Landing/Storage Area

All construction materials will be stored in areas identified as 'Landing/Storage' in site plans. These locations are indicated on the Site Plan.

Access

Site access points should be located away from retained trees wherever possible. Contractors and workers shall be made aware of the Tree Protection Zones and Measures in place. **Tree Protection Zones and areas of the Site not under construction or within the Zone of Impact**

will be strictly off limits. It is the responsibility of the Client to schedule a pre-job meeting with the Project Arborist to discuss Tree Protection Plans, Zones, and requirements.

Three business days notice required. Project Arborist. 250-217-8370

Root Assessment and Observation

CTS recommend the Project Arborist be on site for observation and assessment when working within the Protected Root Zone of any trees that are wished to be retained. If roots ~4cm or larger are encountered at the time of excavation, work should be stopped until the project arborist has been able to assess the situation and develop a plan to proceed.

Tree Pruning

Tree pruning required for access and egress, tree health and safety shall be performed by an International Society of Arboriculture (ISA) Certified Arborist without the use of climbing spurs. All tree pruning shall be performed in accordance with ANSI A-300 Standards for Tree Care Operations.

Blasting

The use of blasting for removal of rock may cause serious damage or death to nearby trees if not managed appropriately. CTS recommends the use of an expanding foam (e.g., Geobreak) to break the rock. If powder must be used, a low nitrogen and low velocity explosive should be utilized. Furthermore, we recommend the use of foam to strategically fracture the rock before using an excavator to breakup (using a hoe ram) and remove the rock near trees. It is critical that heavy matting is used to dampen shockwaves of explosives and ¾" plywood is used to protect (armour) close proximity retained trees area utilized. A removal plan for the rock will be developed with the blasting contractor and the Project Arborist. It is recommended that this plan is created prior to the blasting contractor providing a cost estimate.

Typical Excavation within PRZ Process Plan

1. Provide and schedule Project Arborist to assess site prior to construction.
2. Inventory and identify trees and hazards which could complicate excavation process.
3. Utilize hand tools and cutting equipment when large tree roots are anticipated.
4. When possible, utilize small, rubberized track excavation equipment which will reduce soil compaction.
5. Excavator operator must be well informed about dig site and goal to complete project.
6. Use shallow excavation sweeps across the site to establish a depth which roots can be easily identified. (3cm to 5cm in depth of soil for each sweep across the soil face)
7. Roots greater than 6cm in diameter shall be preserved and inspected by the Project Arborist. The project arborist will determine if roots should be pruned or cut.
8. All roots greater than 6cm in diameter should be identified and documented for project records.
9. Photos are highly recommended for documentation purposes.

Assessment of the site may expose further tree issues or conditions. If this occurs the project arborist will contact City Staff for further recommendations.

At completion of the project, the Project Arborist will confirm that any tree protection or remediation related deficiencies have been addressed by the owner and building contractor. Once all deficiencies (if any) have been remedied, the Project Arborist shall prepare a letter to the City of Langford confirming completion of the project.

Tree Protection Plan Summary

i. Provide a detailed sign specifying that tree protection measures are in place and will be followed during the project. Fines will be posted for malicious acts and can be placed on individuals who disregard the tree protection plan and its guidelines. Signs will be placed at each entrance of the project detailing what is expected when working in potentially high impact tree protection zones.

ii. Provide tree protection fencing for all trees identified with protection requirement in this report. This fencing shall be four (4ft) feet in height and made of orange plastic. If required, header and footer boards will be used to secure the protective fencing.

iii. Tree protection and root protection signs will be placed on the fencing (see Appendix C). No entry will be allowed, unless specified by the Project Arborist and in their presence while on site.

iv. Restrict vehicle traffic to designated access routes and travel lanes to avoid soil compaction and vegetation disturbances.

v. Make all necessary precautions to prevent the storage of material, equipment, stockpiling of aggregate or excavated soils within tree protection areas. No dumping of fuels, oils or washing of concrete fluids will be allowed in tree protection zones.

vi. Provide an onsite arborist when a risk of root damage, root cutting, or limb removal is required within the tree protection zone.

vii. Avoid alterations to existing hydrological patterns to minimize vegetation impacts to the site.

viii. The use of a Project Arborist is required to provide layout of tree protection zones. The Project Arborist(s) will provide pre-construction information to all parties involved with the project. The Project Arborist must be notified 72hrs prior to construction activities in sensitive areas. The Project Arborist should be used to provide root and branch pruning when diameters are greater than 6cm.

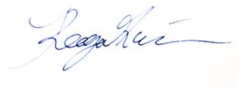
ix. At no time will tree protection zones be removed from the project unless approved by the Project Arborist

The following is a summary of key roles of the Project Arborist.

- Participation in a site meeting prior to the commencement of works adjacent to Tree Protection Zones to discuss the preservation plan and tree protection measures in place. **It is the responsibility of the Client to schedule a pre-work site meeting. *72 hrs Notice Required. CTS 250-217-8370***
- The meeting will review the Tree Protection Plan, Tree Protection Zones and the specific measures required to protect the trees during the site preparation, construction, and landscape phases of construction.
- The Project Arborist will inspect the Tree Protection Fencing and any other tree protection measures prior to a tree permit being issued by the District and prior to work commencing on site.
- The Project Arborist will be on site during the following work within or immediately adjacent to the Tree Protection Areas as indicated on the attached Site Plan:

  - ❖ demolition
  - ❖ grading
  - ❖ excavation
  - ❖ rock removal or blasting
  - ❖ trenching for underground services and utilities
  - ❖ preparation of grade for the proposed driveways and parking areas
  - ❖ site inspections to insure adherence to Tree Protection Measures

Although this site has been assessed trees in the landscape are dynamic and changes could occur. This report is a static representation of the site during our assessment.



Keegan Durovich 2025-02-19
Capital Tree Service Inc.
ISA Certified Arborist TRAQ PN-9272A
B.A.Sc.

Capital Tree Service Inc. (CTS)

CONDITIONS OF ASSESSMENT AGREEMENT

This Conditions of Assessment Agreement is made pursuant to and as a provision of CTS, providing tree assessment services as agreed to between the parties, the terms and substance of which are incorporated in and made a part of this Agreement (collectively the "Services").
Trees are living organisms that are subject to stress and conditions and which inherently impose some degree or level of risk. Unless a tree is removed, the risk cannot be eliminated entirely. Tree conditions may also change over time even if there is no external evidence or manifestation. In that CTS provides the Services at a point in time utilizing applicable standard industry practices, any conclusions and recommendations provided are relevant only to the facts and conditions at the time the Services are performed. Given that CTS cannot predict or otherwise determine subsequent developments, CTS will not be liable for any such developments, acts, or conditions that occur including, but not limited to, decay, deterioration, or damage from any cause, insect infestation, acts of god or nature or otherwise.
Unless otherwise stated in writing, assessments are performed visually from the ground on the above-ground portions of the tree(s). However, the outward appearance of trees may conceal defects.
Therefore, to the extent permitted by law, CTS does not make and expressly disclaims any warranties or representations of any kind, express or implied, with respect to completeness or accuracy of the information contained in the reports or findings resulting from the Services beyond that expressly contracted for by CTS in writing, including, but not limited to, performing diagnosis or identifying hazards or conditions not within the scope of the Services or not readily discoverable using the methods applied pursuant to applicable standard industry practices. Further, CTS' liability for any claim, damage or loss caused by or related to the Services shall be limited to the work expressly contracted for.
In performing the Services, CTS may have reviewed publicly available or other third- party records or conducted interviews and has assumed the genuineness of such documents and statements. CTS disclaims any liability for errors, omissions, or inaccuracies resulting from or contained in any information obtained from any third- party or publicly available source.
Except as agreed to between the parties prior to the Services being performed, the reports and recommendations resulting from the Services may not be used by any other party or for any other purpose. The undersigned also agrees, to the extent permitted by law, to protect, indemnify, defend and hold CTS harmless from and against any and all claims, demands, actions, rights and causes of action of every kind and nature, including actions for contribution or indemnity, that may hereafter at any time be asserted against CTS or another party, including, but not limited to, bodily injury or death or property damage arising in any manner from or in any way related to any disclaimers or limitations in this Agreement.
By accepting or using the Services, the customer will be deemed to have agreed to the terms of this Agreement, even if it is not signed.

Acknowledged by:

Name of Customer: Dan Charboneau, 893 Klahanie Drive, Langford, BC V9C 3X2

Authorized Signature: _____

Date: 2025-02-19

Appendix 'A' Tree Inventory

Table 1. Tree Inventory for 893 Klahanie Drive. Diameter at breast height (DBH) is measured in centimeters. Protected root zones (PRZ) are calculated using a 0.12 multiplier and represent the protected radius area around the tree in meters.

Capital Tree Service Inc.									
Appendix A - Tree Inventory/Hazard Ratings Summary									
Location: 893 Klahanie Drive, Langford, BC V9C 3X2									
Conditions: December 4, 2024 - Partly cloudy, 7°C, 6km/hr gusting to 14NE December 5, 2024 - Cloudy, 4°C, 7km/hr NE December 6, 2024 - Cloudy, 7°C, 8km/hr gusting to 17 NNE									
Tag #	Species	DBH (cm)	PRZ (m)	Canopy (r) (m)	Health/ Structure	Bylaw Protected	Inventory Date	Action	Observations
465	Douglas fir	41	5	4	F/F	Yes	4-Dec-24	Retain	Phellinus sulphurascens suspected. Dieback. Deadwood. Epicormics. Stem deflections. Uneven canopy.
464	Douglas fir	61	7	5	F-P/F	Yes	4-Dec-24	Retain	Phellinus sulphurascens suspected. Dieback. Deadwood. Uneven canopy. Epicormics. Sweeping stem.
463	Douglas fir	29	3	3	F-P/G-F	Yes	4-Dec-24	Retain	Phellinus sulphurascens suspected. Dieback. Deadwood.
461	Douglas fir	42	5	4	F/F-P	Yes	4-Dec-24	Retain	Phellinus sulphurascens suspected. Sweeping stem. Epicormics.
612	Douglas fir	21	3	-	Dead	Yes	4-Dec-24	Retain	Dead
460	Grand fir	40	5	4	F/P	Yes	4-Dec-24	Retain	2x stem ~5m above grade. Poor aspect ratio in union. Narrow angle of attachment. Dieback. Deadwood. Previous mech damage to basal stem.
459	Big leaf maple	22	3	5	F/F-P	Yes	4-Dec-24	Retain	Poor pruning. Poor aspect ratio in unions. Deadwood.
458	Douglas fir	59	7	5	F-P/F	Yes	4-Dec-24	Retain	Uneven canopy. Dieback. Deadwood. Phellinus sulphurascens suspected.
457	Douglas fir	26	3	3	F/P	Yes	4-Dec-24	Retain	Uneven canopy. Dieback. Deadwood. Phellinus sulphurascens suspected. Deformed top. Poor taper.
456	Douglas fir	47	6	3	F-P/F	Yes	4-Dec-24	Retain	Uneven canopy. Dieback. Deadwood. Phellinus sulphurascens suspected.
455	Douglas fir	42	5	4	F-P/F-P	Yes	4-Dec-24	Retain	Uneven canopy. Dieback. Deadwood. Phellinus sulphurascens suspected. Epicormics. Sweeping stem.
454	Douglas fir	50	6	4	F/P	Yes	4-Dec-24	Retain	Uneven canopy. Dieback. Deadwood. Epicormics. Phellinus sulphurascens suspected. Sweeping stem. Deformed top (possibly topped).
453	Douglas fir	55	7	5	F-P/F-P	Yes	4-Dec-24	Retain	Uneven canopy. Dieback. 5cm+ deadwood. Phellinus sulphurascens suspected. Sparse foliar area. Swollen basal stem.
452	Douglas fir	61	7	4	F-P/F	Yes	4-Dec-24	Retain	Dieback. 5cm+ deadwood. Phellinus sulphurascens suspected. Sparse foliar area. Swollen basal stem.
451	Douglas fir	70	8	4	F-P/F-P	Yes	4-Dec-24	Retain	Dieback. 10cm deadwood. Phellinus sulphurascens suspected. Swollen basal stem. Sweeping stem.
450	Douglas fir	38	5	4	F-P/P	Yes	4-Dec-24	Retain	Uneven canopy. Stem deflections. Dieback. Deadwood. Previously topped. Epicormics.
449	Douglas fir	29	3	4	F-P/P	Yes	4-Dec-24	Retain	Uneven canopy. Stem deflections. Dieback. Deadwood. Previously topped. Sweeping stem. Epicormics.
448	Douglas fir	52	6	3	F-P/F-P	Yes	4-Dec-24	Retain	Stem deflections. Dieback. 5cm+ deadwood. Epicormics.
447	Douglas fir	23	3	3	F-P/F-P	Yes	4-Dec-24	Retain	Uneven canopy. Dieback. Deadwood. Sparse foliar area. Phellinus sulphurascens suspected.
446	Douglas fir	41	5	3	F-P/F	Yes	4-Dec-24	Retain	Uneven canopy. Dieback. Deadwood. Sparse foliar area Phellinus sulphurascens suspected.. Gravel in PRZ.
445	Douglas fir	24	3	3	P/F-P	Yes	4-Dec-24	Retain	Uneven canopy. Dieback. Deadwood. Sparse foliar area Phellinus sulphurascens suspected. Gravel against stem.

444	Douglas fir	30	4	3	F-P/F-P	Yes	4-Dec-24	Retain	Uneven canopy. Dieback. Deadwood. Epicormics. Gravel in PRZ. Phellinus sulphurascens suspected.
443	Douglas fir	29	3	4	P/F-P	Yes	4-Dec-24	Retain	Cut ~30cm from stem. Sweeping stem. Dieback. Deadwood. Little foliar area. Phellinus sulphurascens suspected.
442	Douglas fir	44	5	3	F-P/P	Yes	4-Dec-24	Retain	Shallow rooted on cliff edge. Uneven canopy. Dieback. Deadwood. Epicormics. Sweeping stem. Phellinus sulphurascens suspected.
441	Douglas fir	24	3	4	F/F-P	Yes	4-Dec-24	Retain	Uneven canopy. Dieback. Deadwood. Phellinus sulphurascens suspected. Poor live crown ratio.
440A	Pacific willow	21	3	4	G/P	Yes	4-Dec-24	Retain	2x stem ~1.3m above grade. Poor aspect ratio in union. Epicormics. Phototrophic. Uneven canopy. Mechanical damage to basal stem. Pruned for road clearance.
440B	Pacific willow	23	3	4	G/P	Yes	4-Dec-24	Retain	2x stem ~1.3m above grade. Poor aspect ratio in union. Epicormics. Phototrophic. Uneven canopy. Mechanical damage to basal stem. Pruned for road clearance.
439	Douglas fir	24	3	3	F/F	Yes	4-Dec-24	Retain	Uneven canopy. Dieback. Deadwood. Phellinus sulphurascens suspected. Poor live crown ratio.
438	Douglas fir	33	4	4	F-P/F-P	Yes	4-Dec-24	Retain	Uneven canopy. Sweeping stem at grade. Vines in canopy. Dieback. Deadwood. Phellinus sulphurascens suspected.
437	Douglas fir	42	5	4	F-P/P	Yes	4-Dec-24	Retain	Uneven canopy. Previously failed stem, phototrophic correction. Dieback. Deadwood. Phellinus sulphurascens suspected. Little foliar area.
436A	Big leaf maple	26	3	5	F/P	Yes	4-Dec-24	Retain	Multiple stems. Previous construction ~1m from stem. Epicormics. Poor aspect ratio in unions. Dieback. Deadwood.
436B	Big leaf maple	29	3	5	F/P	Yes	4-Dec-24	Retain	Multiple stems. Previous construction ~1m from stem. Epicormics. Poor aspect ratio in unions. Dieback. Deadwood.
436C	Big leaf maple	20	2	5	F/P	Yes	4-Dec-24	Retain	Multiple stems. Previous construction ~1m from stem. Epicormics. Poor aspect ratio in unions. Dieback. Deadwood.
435	Douglas fir	42	5	4	F/F-P	Yes	4-Dec-24	Retain	Uneven canopy. Dieback. Deadwood. Sweeping lean. Phellinus sulphurascens suspected.
434	Douglas fir	28	3	3	P/F-P	Yes	4-Dec-24	Retain	Shallow rooted on rock. Previous construct ~1m from stem. Blasting ~3m from stem. Dieback. Deadwood. Little foliar area. Epicormics. Phellinus sulphurascens suspected.
433	Douglas fir	66	8	6	F-P/F-P	Yes	4-Dec-24	Retain	Leaning stem (uphill). Dieback. Deadwood. Epicormics. Uneven canopy. Phellinus sulphurascens suspected.
432	Douglas fir	66	8	8	F-P/F	Yes	4-Dec-24	Retain	Dieback. 5cm+ deadwood. Thinning. Phellinus sulphurascens suspected. Epicormics. Sparse foliar area.
431	Douglas fir	39	5	3	F-P/F	Yes	4-Dec-24	Retain	Dieback. Deadwood. Epicormics. Sparse foliar area. Phellinus sulphurascens suspected.
430	Douglas fir	28	3	5	F-P/P	Yes	4-Dec-24	Retain	Shared root plate with tree 429. Dieback. Deadwood. Sweeping stem. Thinning.
429	Douglas fir	47	6	4	F-P/F	Yes	4-Dec-24	Retain	Shared root plate with tree 430. Dieback. Deadwood. Sweeping stem. Thinning. Epicormics.
428	Douglas fir	43	5	4	F-P/F-P	Yes	4-Dec-24	Retain	Uneven canopy. Dieback. Deadwood. Thinning. Excavation ~3m from stem. Phellinus sulphurascens suspected.
427	Douglas fir	37	4	2	F-P/F-P	Yes	4-Dec-24	Retain	Lean towards new road to north. Dieback. Deadwood. Epicormics. Excavation ~2m from stem. Phellinus sulphurascens suspected.
426	Arbutus	26	3	3	F/P	Yes	4-Dec-24	Retain	Lean towards new road to north. Dieback.10cm deadwood. Healthy foliar color. Possible internal decay.
425	Douglas fir	23	3	1	F-P/F-P	Yes	4-Dec-24	Retain	Dieback. Deadwood. Epicormics. Sparse foliar area. Phellinus sulphurascens suspected. Poor taper.
424	Douglas fir	38	5	4	F/F	Yes	4-Dec-24	Retain	Dieback. Deadwood. Thinning. Phellinus sulphurascens suspected.
614	Arbutus	24	3	3	F/F-P	Yes	4-Dec-24	Remove	Poor aspect ratio in union ~1.5m above grade. 1 stem dead. Dieback. 10cm deadwood. . Epicormics. Phototrophic.
615	Douglas fir	23	3	1	P/P	Yes	4-Dec-24	Retain	Dieback. Deadwood. Little foliar area. Sweeping stem. Phellinus sulphurascens suspected.
616	Pacific willow	26	3	3	F/P	Yes	4-Dec-24	Retain	Basal decay. Willow bracket. Poor aspect ratio in unions. Phototrophic lean. Uneven canopy. Deadwood.
617	Douglas fir	20	2	5	F/F-P	Yes	4-Dec-24	Retain	Stem deflections. Uneven canopy. Thinning. Deadwood. Phellinus sulphurascens suspected.
618	Douglas fir	21	3	2	F-P/F-P	Yes	4-Dec-24	Retain	Sweeping stem at grade. Epicormics. Dieback. Deadwood. Phellinus sulphurascens suspected.
619	Douglas fir	48	6	4	F-P/F	Yes	4-Dec-24	Remove	Swollen basal stem. Dieback. 5cm+ deadwood. Epicormics. Phellinus sulphurascens suspected.

NT1	Western red cedar	67	8	-	Dead	Yes	4-Dec-24	Retain	Dead snag previously topped ~4m above grade. Located directly adjacent to existing driveway.
620	Arbutus	31	4	4	F/F-P	Yes	4-Dec-24	Remove	Phototrophic. Dieback. Mechanical damage to basal stem. Epicormics. Minor deadwood. Healthy foliar color.
621	Arbutus	27	3	3	F/F	Yes	4-Dec-24	Remove	Phototrophic. Dieback. Epicormics. Minor deadwood. Healthy foliar color
622	Douglas fir	21	3	4	F/F	Yes	4-Dec-24	Remove	Thinning. Minor deadwood. Phellinus sulphurascens suspected. Poor taper.
623	Douglas fir	28	3	4	F/F	Yes	4-Dec-24	Remove	Phototrophic. Epicormics. Minor deadwood. Poor aspect ratio in unions. Phellinus sulphurascens suspected.
624	Douglas fir	43	5	3	F-P/F	Yes	4-Dec-24	Remove	Dieback. Deadwood. Epicormics. Uneven canopy. Phellinus sulphurascens suspected.
625	Douglas fir	58	7	6	F-P/F	Yes	4-Dec-24	Remove	Dieback. 10cm deadwood. Hangers. Phellinus sulphurascens suspected.
626	Douglas fir	42	5	4	F/F-P	Yes	4-Dec-24	Remove	Dieback. Deadwood. Uneven canopy. Over extended limbs. Missing top. Phellinus sulphurascens suspected.
627	Western red cedar	26	3	4	F/G-F	Yes	4-Dec-24	Remove	Fill in PRZ. Minor thinning. Deadwood.
628	Western red cedar	33	4	4	F-P/F	Yes	4-Dec-24	Remove	Buried root collar. Dieback. Deadwood. Flagging. Thinning.
629	Douglas fir	55	7	5	F-P/F-P	Yes	4-Dec-24	Remove	Fill in PRZ. Dieback. 5cm+ deadwood. Stem deflections. Thinning. Phellinus sulphurascens suspected.
630	Grand fir	45	5	5	F-P/P	Yes	4-Dec-24	Remove	Buried root collar. Dieback. Deadwood. Previously topped. Epicormics.
631	Western red cedar	49	6	6	F/F	Yes	4-Dec-24	Remove	Buried root collar. Uneven canopy. Thinning. Flagging.
632	Arbutus	35	4	3	F/F	Yes	4-Dec-24	Remove	Partially buried root collar. Decay column from old limb. Minor deadwood.
633A	Arbutus	65	8	5	F/P	Yes	4-Dec-24	Remove	2 stem originating from old stump/ Basal decay suspected in both stems. Dieback. 10+cm Deadwood. Phototropism.
663B	Arbutus	42	5	5	F/P	Yes	4-Dec-24	Remove	3 stem originating from old stump/ Basal decay suspected in both stems. Dieback. 10+cm Deadwood. Phototropism.
634	Arbutus	26	3	3	F-P/F-P	Yes	4-Dec-24	Remove	Phototropism. Dieback. Deadwood. Little viable foliar area. Poor aspect ratio in unions.
635	Douglas fir	35	4	4	F/F	Yes	4-Dec-24	Remove	Chlorosis. Dieback. Deadwood. Uneven canopy. Epicormics. Phellinus sulphurascens suspected.
636	Douglas fir	48	6	4	F-P/F	Yes	4-Dec-24	Remove	Chlorosis. Dieback. Deadwood. Uneven canopy. Epicormics. Phellinus sulphurascens suspected. Cut ~1.5m from stem.
637	Douglas fir	25	3	2	F-P/F-P	Yes	4-Dec-24	Remove	Chlorosis. Uneven canopy. Epicormics. Stem deflections. Phellinus sulphurascens suspected.
638	Arbutus	20	2	2	F/F	Yes	4-Dec-24	Remove	Phototrophic lean. Dieback. Deadwood. Off centered canopy.
639	Douglas fir	45	5	4	F-P/F	Yes	4-Dec-24	Remove	Dieback. Deadwood. Uneven canopy. Chlorosis. Epicormics. Phellinus sulphurascens suspected.
640	Douglas fir	37	4	3	F-P/F	Yes	4-Dec-24	Remove	Dieback. Deadwood. Chlorosis. Epicormics. Phellinus sulphurascens suspected.
641A	Arbutus	20	2	3	F/F-P	Yes	4-Dec-24	Retain	3x stem ~0.4-1.3m above grade (1 stem less than 20cm). Poor aspect ratio in unions. Dieback. Deadwood. Minor blight. Phototrophic lean.
641B	Arbutus	26	3	3	F/F-P	Yes	4-Dec-24	Retain	3x stem ~0.4-1.3m above grade (1 stem less than 20cm). Poor aspect ratio in unions. Dieback. Deadwood. Minor blight. Phototrophic lean.
642	Arbutus	22	3	3	F-P/F-P	Yes	4-Dec-24	Remove	Poor aspect ratio in unions. Dieback. 5cm+ deadwood. Minor blight. Phototropism.
643	Douglas fir	78	9	6	F/P	Yes	4-Dec-24	Remove	Previously topped. Dieback. Slight stem deflections at grade. Epicormics. Phellinus sulphurascens suspected.
644	Douglas fir	29	3	4	P/F-P	Yes	4-Dec-24	Remove	Sweeping stem. Dieback. Deadwood. Little foliar area. Epicormics. Phellinus sulphurascens suspected.
645	Douglas fir	42	5	4	F-P/F	Yes	4-Dec-24	Remove	Dieback. 5cm+ deadwood. Epicormics. Phellinus sulphurascens suspected.
646	Douglas fir	51	6	3	F-P/F-P	Yes	4-Dec-24	Remove	Dieback. Deadwood. Chlorosis. Stem deflections. Epicormics. Phellinus sulphurascens suspected.

647A	Arbutus	20	2	8	F-P/P	Yes	4-Dec-24	Remove	Basal decay. Cavities. Multiple stems near grade. Dieback. 10+cm deadwood.
647B	Arbutus	62	7	8	F-P/P	Yes	4-Dec-24	Remove	Basal decay. Cavities. Multiple stems near grade. Dieback. 10+cm deadwood.
647C	Arbutus	42	5	8	F-P/P	Yes	4-Dec-24	Remove	Basal decay. Cavities. Multiple stems near grade. Dieback. 10+cm deadwood.
647D	Arbutus	32	4	8	F-P/P	Yes	4-Dec-24	Remove	Basal decay. Cavities. Multiple stems near grade. Dieback. 10+cm deadwood.
648a	Big leaf maple	20	2	6	G-F/P	Yes	4-Dec-24	Remove	4x stem (2 stems less than 20cm). Poor aspect ratio in unions. Narrow angle of attachment. Included bark. Seam. Epicormics. Uneven canopy.
648b	Big leaf maple	22	3	6	G-F/P	Yes	4-Dec-24	Remove	4x stem (2 stems less than 20cm). Poor aspect ratio in unions. Narrow angle of attachment. Included bark. Seam. Epicormics. Uneven canopy.
649	Arbutus	20	2	2	F/F	Yes	4-Dec-24	Remove	Phototropism. Dieback. Deadwood. 1 stem previously removed. Poor aspect ratio in unions.
650	Western red cedar	27	3	5	F/F	Yes	4-Dec-24	Remove	Phototropism. Sweeping stem. Uneven canopy. Thinning canopy.
651	Western red cedar	59	7	6	F-P/F	Yes	5-Dec-24	Remove	Thinning. Dieback. Uneven canopy. Mechanical damage to surface roots.
652	Douglas fir	68	8	5	F/F	Yes	5-Dec-24	Remove	Thinning. Dieback. Deadwood. Slight sweep in stem. Phellinus sulphurascens suspected.
653	Douglas fir	38	5	5	F-P/P	Yes	5-Dec-24	Remove	Stem deflections at grade. Dieback. Deadwood. Epicormics. Phellinus sulphurascens suspected.
654	Douglas fir	32	4	4	F/F	Yes	5-Dec-24	Remove	Entirely surface rooted. Dieback. Deadwood. Epicormics. Sweeping stem. Phellinus sulphurascens suspected.
655	Douglas fir	38	5	4	F/F	Yes	5-Dec-24	Remove	Sweeping stem. Dieback. Deadwood. Thinning canopy. Flat area on basal stem. Phellinus sulphurascens suspected. Epicormics.
656	Douglas fir	26	3	3	F/F-P	Yes	5-Dec-24	Remove	Sweeping stem. Dieback. Deadwood. Epicormics. Phellinus sulphurascens suspected.
657	Western red cedar	66	8	4	G-F/P	Yes	5-Dec-24	Remove	Previously topped ~4m above grade. Schoolmarm. Flagging.
658	Western red cedar	62	7	4	F/P	Yes	5-Dec-24	Remove	3x stem ~1.5m above grade. Poor aspect ratio in unions. Thinning. Deadwood.
659A	Western red cedar	53	6	5	F/P	Yes	5-Dec-24	Remove	2x stem ~1.3m above grade. Poor aspect ratio in unions. 1 stem previously topped. Flagging. Thinning. Deadwood.
659B	Western red cedar	56	7	5	F/P	Yes	5-Dec-24	Remove	2x stem ~1.3m above grade. Poor aspect ratio in unions. 1 stem previously topped. Flagging. Thinning. Deadwood.
660	Western red cedar	22	3	5	F/F-P	Yes	5-Dec-24	Retain	Uneven canopy. Flagging. Over extended limbs. Thinning. Suppressed.
661	Western red cedar	59	7	3	P/P	Yes	5-Dec-24	Remove	Dead top. Thinning. Dieback. 10cm deadwood. Flagging.
662	Western red cedar	31	4	4	F/P	Yes	5-Dec-24	Remove	Sweeping stem. Epicormics. Codominant top. Poor aspect ratio in unions. Flagging. Dieback. Deadwood.
663	Douglas fir	73	9	6	F/F	Yes	5-Dec-24	Remove	Dieback. 5cm+ deadwood. Stem deflections. Epicormics. Phellinus sulphurascens suspected.
664	Western red cedar	79	9	6	F/F-P	Yes	5-Dec-24	Remove	Uneven canopy. Flagging. Dieback. Deadwood. Epicormics. Previous limb failures.
665	Western red cedar	29	3	4	F/F	Yes	5-Dec-24	Remove	Uneven canopy. Flagging. Deadwood. Epicormics. Poor pruning cuts.
666	Douglas fir	72	9	5	F/F-P	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Epicormics. Phellinus sulphurascens suspected.
667	Western red cedar	38	5	5	F/F-P	Yes	5-Dec-24	Remove	Uneven canopy. Flagging. Minor deadwood. Epicormics.
668	Western red cedar	61	7	5	F-P/F-P	Yes	5-Dec-24	Remove	Uneven canopy. Flagging. Minor deadwood. Thinning. Epicormics.
669	Douglas fir	61	7	5	F-P/F-P	Yes	5-Dec-24	Remove	Uneven canopy. Sweeping stem. Missing top. Epicormics. Phellinus sulphurascens suspected.
670	Douglas fir	45	5	4	F/F	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Epicormics. Phellinus sulphurascens suspected.
671	Douglas fir	23	3	2	F-P/F	Yes	5-Dec-24	Remove	Uneven canopy. Sweeping stem. Missing top. Epicormics. Phellinus sulphurascens suspected.

672	Douglas fir	27	3	2	F-P/F-P	Yes	5-Dec-24	Remove	Poor taper. Dieback. Deadwood. Epicormics. Phellinus sulphurascens suspected.
673	Western red cedar	72	9	3	F-P/F-P	Yes	5-Dec-24	Remove	Internal decay. Uneven canopy. Dieback. Deadwood. Flagging.
674	Douglas fir	39	5	3	F-P/F-P	Yes	5-Dec-24	Remove	Raised canopy. Poor live crown ratio. Previously topped. Dieback. 10cm deadwood. Phellinus sulphurascens suspected. Stem deflections.
675	Arbutus	47	6	10	F/P	Yes	5-Dec-24	Remove	2x stem 3m above grade. Dieback. 5cm+ deadwood. Epicormics. Phototrophic. Suspected internal decay.
676	Douglas fir	27	3	3	F/P	Yes	5-Dec-24	Remove	Previously topped. Dieback. Deadwood. Epicormics. Phellinus sulphurascens suspected.
677	Douglas fir	56	7	5	F-P/P	Yes	5-Dec-24	Remove	Thinning. Dieback. 5cm+ deadwood. Epicormics. Codominant top. Poor aspect ratio in union. Phellinus sulphurascens suspected.
678	Douglas fir	47	6	6	F-P/P	Yes	5-Dec-24	Remove	Stem deflections. Sweeping. Uneven canopy. Resinosis. Dieback. Deadwood. Phellinus sulphurascens suspected.
679	Douglas fir	75	9	7	F/F	Yes	5-Dec-24	Remove	Dieback. 10cm deadwood. Epicormics. Thinning. Sweeping stem. Phellinus sulphurascens suspected.
680	Douglas fir	29	3	4	F/F-P	Yes	5-Dec-24	Remove	Uneven canopy. Epicormics. Previously topped. Poor aspect ratio in unions. Thinning. Dieback. Deadwood. Phellinus sulphurascens suspected.
681	Douglas fir	28	3	3	F/F	Yes	5-Dec-24	Remove	Dieback. Deadwood. Some chlorosis. Thinning. Phellinus sulphurascens suspected.
682	Douglas fir	80	10	3	F/P	Yes	5-Dec-24	Remove	Dieback. Deadwood. Stem deflections. Uneven canopy. Phellinus sulphurascens suspected.
683	Western red cedar	22	3	3	F-P/P	Yes	5-Dec-24	Remove	Internal decay. Dead top. Dieback. 10cm deadwood. Uneven canopy. Epicormics.
684	Grand fir	46	6	4	F/P	Yes	5-Dec-24	Remove	Sweeping stem. Previously topped. Schoolmarm. Stem deflections. Dieback. Deadwood.
685	Douglas fir	65	8	6	F-P/P	Yes	5-Dec-24	Remove	Uneven canopy. Slight lean to north. Epicormics. Previously topped. Phellinus sulphurascens suspected.
686	Douglas fir	37	4	5	F-P/F-P	Yes	5-Dec-24	Retain	Uneven canopy. Slight lean to north. Epicormics. Previously topped. Phellinus sulphurascens suspected.
687	Douglas fir	21	3	1	P/P	Yes	5-Dec-24	Retain	Dieback. 10cm deadwood. Dead top. Chlorosis. Epicormics. Previously topped. Phellinus sulphurascens suspected.
688	Douglas fir	37	4	-	Dead	Yes	5-Dec-24	Retain	Dead snag.
689	Douglas fir	50	6	-	Dead	Yes	5-Dec-24	Remove	Dead snag. Lean towards site. Phellinus sulphurascens suspected.
690	Douglas fir	22	3	3	F-P/P	Yes	5-Dec-24	Remove	Phototropic. Blasting ~3m from stem. Dieback. 5cm+ deadwood. Phellinus sulphurascens suspected.
691	Douglas fir	49	6	3	F-P/F-P	Yes	5-Dec-24	Remove	Uneven canopy. Sweeping stem. Epicormics. Dieback. 5cm+ deadwood. Blasting 1m from CRZ. Phellinus sulphurascens suspected.
692	Douglas fir	69	8	5	F-P/F-P	Yes	5-Dec-24	Remove	Uneven canopy. Sweeping stem. Epicormics. Dieback. 5cm+ deadwood. Blasting 1m from CRZ. Phellinus sulphurascens suspected.
693	Douglas fir	59	7	4	F-P/F	Yes	5-Dec-24	Remove	Uneven canopy. Epicormics. Dieback. 10cm deadwood. Previous blasting in PRZ. Phellinus sulphurascens suspected.
694	Douglas fir	60	7	8	F-P/P	Yes	5-Dec-24	Remove	Uneven canopy. Stem deflections. Previously topped. Dieback. 10cm deadwood. Epicormics. Phellinus sulphurascens suspected.
695	Douglas fir	37	4	4	F-P/F	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Chlorosis. Epicormics. Phellinus sulphurascens suspected.
696	Douglas fir	50	6	4	F-P/F	Yes	5-Dec-24	Remove	Lean. Dieback. Deadwood. Thinning. Epicormics. Phellinus sulphurascens suspected.
697	Douglas fir	22	3	3	F-P/F	Yes	5-Dec-24	Remove	Poor taper. Dieback. Deadwood. Stem deflections on top. Epicormics. Phellinus sulphurascens suspected.
698	Douglas fir	45	5	4	F-P/P	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Sweeping stem. Epicormics. Phellinus sulphurascens suspected.
699	Western red cedar	20	2	2	F/G	Yes	5-Dec-24	Remove	Thinning. Understory.
700	Douglas fir	51	6	5	F-P/F	Yes	5-Dec-24	Remove	Thinning. Dieback. Deadwood. Sweep in stem. Epicormics. Phellinus sulphurascens suspected.
701	Douglas fir	39	5	4	F-P/F	Yes	5-Dec-24	Remove	Thinning. Dieback. Deadwood. Sweep in stem. Epicormics. Phellinus sulphurascens suspected.

702	Douglas fir	30	4	3	F/F	Yes	5-Dec-24	Remove	Poor live crown ratio. Dieback. Deadwood. Uneven canopy. Epicormics. Poor taper. Phellinus sulphurascens suspected.
703	Douglas fir	51	6	3	F-P/F-P	Yes	5-Dec-24	Remove	Dieback. 5cm+ deadwood. Sweeping stem. Epicormics. Thinning. Phellinus sulphurascens suspected.
704	Douglas fir	25	3	2	F-P/P	Yes	5-Dec-24	Remove	Sweeping stem. Uneven canopy. Stem deflections. Phellinus sulphurascens suspected.
705	Arbutus	21	3	3	F/P	Yes	5-Dec-24	Remove	Phototropism. Failed root collar. Supported by offsite tree. Epicormics.
706	Douglas fir	26	3	3	F-P/F-P	Yes	5-Dec-24	Remove	Dieback. Deadwood. Poor taper. Epicormics. Thinning. Sweeping stem. Phellinus sulphurascens suspected.
707	Douglas fir	36	4	4	F-P/F-P	Yes	5-Dec-24	Remove	Dieback. Deadwood. Chlorosis. Epicormics. Thinning. Phellinus sulphurascens suspected.
708	Arbutus	28	3	3	F-P/F-P	Yes	5-Dec-24	Remove	Dieback. 10cm deadwood. Phototrophic lean. Offset canopy. Thinning.
709	Douglas fir	25	3	2	F-P/F-P	Yes	5-Dec-24	Remove	Dieback. Deadwood. Epicormics. Poor taper. Uneven canopy. Phellinus sulphurascens suspected.
710	Western red cedar	30	4	3	F/F	Yes	5-Dec-24	Remove	Dieback. Deadwood. Epicormics. Flagging. Uneven canopy.
711	Douglas fir	29	3	2	F-P/F-P	Yes	5-Dec-24	Remove	Dieback. Deadwood. Poor taper. Little foliar area. Uneven canopy. Phellinus sulphurascens suspected.
712	Douglas fir	49	6	5	F-P/P	Yes	5-Dec-24	Remove	Dieback. Deadwood. Epicormics. Previously topped. Thinning. Sweeping stem. Phellinus sulphurascens suspected.
713	Western red cedar	21	3	-	Dead	Yes	5-Dec-24	Remove	Dead
714	Douglas fir	58	7	6	F/F	Yes	5-Dec-24	Remove	Epicormics. Dieback. Deadwood. Thinning. Phellinus sulphurascens suspected.
715A	Douglas fir	32	4	2	F/P	Yes	5-Dec-24	Remove	2x stem ~0.2m above grade. Poor aspect ratio in union. Epicormics. Uneven canopy. 24cm stem dead. Phellinus sulphurascens suspected.
715B	Douglas fir	24	3	2	F/P	Yes	5-Dec-24	Remove	2x stem ~0.2m above grade. Poor aspect ratio in union. Epicormics. Uneven canopy. 24cm stem dead. Phellinus sulphurascens suspected.
716	Douglas fir	20	2	2	P/P	Yes	5-Dec-24	Remove	Understory. Previously topped. Little foliar area. Phellinus sulphurascens suspected.
717	Douglas fir	51	6	4	F-P/F	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Epicormics. Phellinus sulphurascens suspected.
718	Douglas fir	54	6	4	F-P/F	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Epicormics. Phellinus sulphurascens suspected.
719	Western red cedar	23	3	3	F/F	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Epicormics. Flagging. Slight stem deflections.
720	Douglas fir	32	4	3	F/F	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Epicormics. Phellinus sulphurascens suspected.
721	Douglas fir	30	4	3	F/F	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Epicormics. Phellinus sulphurascens suspected.
722	Douglas fir	36	4	3	F-P/F-P	Yes	5-Dec-24	Remove	Dieback. Deadwood. Epicormics. Resinosis. Poor live crown ratio. Phellinus sulphurascens suspected.
723	Douglas fir	28	3	3	F-P/F-P	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Epicormics. Phellinus sulphurascens suspected.
724	Douglas fir	26	3	2	F-P/P	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Epicormics. Resinosis. Poor live crown ratio. Previously topped. Phellinus sulphurascens suspected.
725	Douglas fir	22	3	2	F-P/P	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Stem deflections. Epicormics. Resinosis. Poor live crown ratio. Previously topped. Phellinus sulphurascens suspected.
726	Western red cedar	62	7	5	F/F	Yes	5-Dec-24	Remove	Uneven canopy. Flagging. Sweeping stem at grade. Dieback. Deadwood. Possible internal decay.
727	Douglas fir	49	6	4	F/F-P	Yes	5-Dec-24	Remove	Uneven canopy. Epicormics. Dieback. Deadwood. Poor live crown ratio. Phellinus sulphurascens suspected.
728	Big leaf maple	29	3	4	F/F-P	Yes	5-Dec-24	Remove	Uneven canopy. Phototrophic lean.
729	Douglas fir	30	4	2	F-P/F-P	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Epicormics. Poor taper. Phellinus sulphurascens suspected.
730	Douglas fir	37	4	3	F/F	Yes	5-Dec-24	Remove	Dieback. Deadwood. Epicormics. Poor taper. Poor live crown ratio. Phellinus sulphurascens suspected.

761	Douglas fir	20	2	2	F-P/P	Yes	5-Dec-24	Remove	Dieback. Deadwood. Poor taper. Epicormics. Understory tree. Phellinus sulphurascens suspected.
762	Western red cedar	40	5	3	F/P	Yes	5-Dec-24	Remove	Uneven canopy. Epicormics. Understory tree. Codominant top. Poor aspect ratio in union.
763	Douglas fir	32	4	2	F-P/F	Yes	5-Dec-24	Remove	Dieback. Deadwood. Poor taper. Epicormics. Uneven canopy. Swollen basal stem. Phellinus sulphurascens suspected.
764	Douglas fir	32	4	3	F/F	Yes	5-Dec-24	Remove	Dieback. Deadwood. Poor taper. Epicormics. Uneven canopy. Sweep in stem. Phellinus sulphurascens suspected.
765	Douglas fir	63	8	5	F/F	Yes	5-Dec-24	Remove	Dieback. Deadwood. Epicormics. Uneven canopy. Slight sweep in lean. Phellinus sulphurascens suspected.
766	Western red cedar	21	3	4	F/F	Yes	5-Dec-24	Remove	Dieback. Deadwood. Uneven canopy. Epicormics. Flagging. Understory tree.
767	Douglas fir	38	5	4	F/F	Yes	5-Dec-24	Remove	Dieback. Deadwood. Uneven canopy. Epicormics. Phellinus sulphurascens suspected.
768	Western red cedar	23	3	3	F/G-F	Yes	5-Dec-24	Remove	Epicormics. Dieback. Deadwood. Flagging. Uneven canopy.
769	Douglas fir	36	4	3	F-P/F-P	Yes	5-Dec-24	Remove	Epicormics. Dieback. Deadwood. Stem deflections. Uneven canopy. Swollen basal stem. Phellinus sulphurascens suspected.
770	Douglas fir	81	10	7	F-P/P	Yes	5-Dec-24	Remove	Epicormics. Dieback. 5+cm Deadwood. Stem deflections. Thin canopy. Swollen basal stem. Phellinus sulphurascens suspected.
771	Western red cedar	23	3	3	F/F	Yes	5-Dec-24	Remove	Epicormics. Dieback. Deadwood. Flagging. Thin canopy. Understory tree.
772	Western red cedar	22	3	3	F/F	Yes	5-Dec-24	Remove	Epicormics. Dieback. Deadwood. Flagging. Missing top. Thin canopy. Uneven canopy.
773	Douglas fir	31	4	2	F/F	Yes	5-Dec-24	Remove	Epicormics. Dieback. Deadwood. Sweeping stem. Phellinus sulphurascens suspected.
774	Western red cedar	27	3	3	F/G	Yes	5-Dec-24	Remove	Epicormics. Dieback. Deadwood. Understory tree. Flagging.
775	Douglas fir	44	5	3	F/F	Yes	5-Dec-24	Remove	Epicormics. Dieback. Deadwood. Poor live crown ratio. Poor taper. Phellinus sulphurascens suspected.
776	Western red cedar	22	3	2	F/F	Yes	5-Dec-24	Remove	Epicormics. Dieback. Deadwood. Epicormics. Uneven canopy. Flagging.
777	Western red cedar	27	3	4	F/F	Yes	5-Dec-24	Remove	Epicormics. Dieback. Deadwood. Uneven canopy. Flagging
778	Western red cedar	23	3	3	F/F-P	Yes	5-Dec-24	Remove	Epicormics. Dieback. Deadwood. Rooted on old failed root ball. Uneven canopy. Flagging.
779	Western red cedar	21	3	-	Dead	Yes	5-Dec-24	Remove	Dead. Rooted on old failed root ball.
780	Western red cedar	28	3	3	F/F	Yes	5-Dec-24	Remove	Uneven canopy. Epicormics. Dead top. Dieback. Deadwood.
781	Douglas fir	45	5	4	F/F	Yes	5-Dec-24	Remove	Uneven canopy. Epicormics. Chlorosis. Dieback. Deadwood. Phellinus sulphurascens suspected.
782	Douglas fir	76	9	7	F/F	Yes	5-Dec-24	Remove	Uneven canopy. Sunken area on basal stem. Epicormics. Sweeping stem. Dieback. Deadwood. Phellinus sulphurascens suspected.
783	Western red cedar	35	4	4	F-P/F	Yes	5-Dec-24	Remove	Uneven canopy. Dead top. Epicormics. Dieback. 10cm deadwood. Flagging.
784	Douglas fir	58	7	7	F/P	Yes	5-Dec-24	Remove	Dieback. Deadwood. Sweeping stem. Uneven canopy. Stem deflections. Epicormics. Phellinus sulphurascens suspected.
785	Red alder	20	2	3	F-P/P	Yes	5-Dec-24	Remove	Dieback. Deadwood. Stem deflections. Phototrophic lean. Epicormics.
786	Big leaf maple	21	3	5	F-P/P	Yes	5-Dec-24	Remove	Poor aspect ratio in unions. Stem deflections. Phototrophic lean. Epicormics.
787	Western red cedar	23	3	3	F-P/G-F	Yes	5-Dec-24	Remove	Flagging. Dieback. Deadwood. Thin foliar area. Slight lean. Epicormics.
788	Western red cedar	37	4	2	P/P	Yes	5-Dec-24	Remove	Significant top dieback. Dieback. 10cm deadwood. Little foliar area. Epicormics
789	Western red cedar	26	3	2	P/P	Yes	5-Dec-24	Remove	Significant top dieback. Dieback. 10cm deadwood. Little foliar area. Epicormics
790	Western red cedar	32	4	2	F-P/P	Yes	5-Dec-24	Remove	Top dieback. Dieback. 5+cm Deadwood. Limited foliar area. Epicormics.

791	Western red cedar	35	4	3	F-P/P	Yes	5-Dec-24	Remove	Top dieback. Dieback. 5+cm Deadwood. Limited foliar area Epicormics.
792	Grand fir	38	5	3	F-P/P	Yes	5-Dec-24	Remove	Dieback. Deadwood. Uneven canopy. Sweeping stem. Epicormics.
793	Western red cedar	36	4	3	F-P/F-P	Yes	5-Dec-24	Remove	Dieback. Deadwood. Thinning. Flagging. Uneven canopy. Stem deflections at grade. Epicormics.
794	Douglas fir	43	5	5	F/F	Yes	5-Dec-24	Remove	Dieback. 5+cm Deadwood. Epicormics. Uneven canopy. Chlorosis. Phellinus sulphurascens suspected.
795	Douglas fir	32	4	2	F-P/F-P	Yes	5-Dec-24	Remove	Dieback. Deadwood. Epicormics. Stem deflections at grade. Uneven canopy. Chlorosis. Phellinus sulphurascens suspected.
796	Douglas fir	37	4	2	F/F-P	Yes	5-Dec-24	Remove	Dieback. Deadwood. Epicormics. Stem deflections. Swollen basal stem. Seam. Poor live crown ratio. Phellinus sulphurascens suspected.
797	Douglas fir	39	5	4	F/F-P	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Poor live crown ratio. Phellinus sulphurascens suspected.
798	Western red cedar	20	2	3	F/F-P	Yes	5-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Poor live crown ratio.
799	Big leaf maple	35	4	5	F/F-P	Yes	5-Dec-24	Remove	Dieback. 10cm deadwood. Stem deflections.
800	Western red cedar	30	4	4	F/G-F	Yes	5-Dec-24	Remove	Uneven canopy. Flagging
801	Douglas fir	44	5	3	F-P/F-P	Yes	6-Dec-24	Remove	Uneven canopy. Sweeping stem at grade. Dieback. Deadwood. Thinning. Phellinus sulphurascens suspected.
802	Douglas fir	25	3	3	F-P/F	Yes	6-Dec-24	Remove	Poor taper. Dieback. Deadwood. Understory tree. Phellinus sulphurascens suspected.
803	Douglas fir	46	6	3	F-P/F-P	Yes	6-Dec-24	Remove	Epicormics. Uneven canopy. Dieback. Deadwood. Sweeping stem. Phellinus sulphurascens suspected.
804	Douglas fir	29	3	2	F-P/F	Yes	6-Dec-24	Remove	Epicormics. Uneven canopy. Dieback. Deadwood. Phellinus sulphurascens suspected.
805	Western red cedar	21	3	4	F/F	Yes	6-Dec-24	Remove	Minor dieback and thinning. Sparse canopy. Epicormics. Over extended branches.
806	Douglas fir	21	3	3	F/F	Yes	6-Dec-24	Remove	Dieback. Deadwood. Epicormics. Uneven canopy. Phellinus sulphurascens suspected.
807	Western red cedar	24	3	4	F/G-F	Yes	6-Dec-24	Remove	Thinning. Minor deadwood. Flagging. Uneven canopy. Ober extended branches. Epicormics.
808	Douglas fir	26	3	3	F/F	Yes	6-Dec-24	Remove	Thinning. Deadwood. Poor taper. Epicormics. Phellinus sulphurascens suspected.
809	Douglas fir	51	6	4	F/F	Yes	6-Dec-24	Remove	Dieback. Deadwood. Epicormics. Uneven canopy. Sweeping stem. Phellinus sulphurascens suspected.
810	Douglas fir	33	4	4	F/F	Yes	6-Dec-24	Remove	Sweeping stem. Thinning. Uneven canopy. Phellinus sulphurascens suspected.
811	Douglas fir	66	8	5	F/F-P	Yes	6-Dec-24	Remove	Dieback. Deadwood. Swollen basal stem. Stem deflections. Thinning. Resinosis. Epicormics. Phellinus sulphurascens suspected.
812	Douglas fir	64	8	5	F-P/F-P	Yes	6-Dec-24	Remove	Dieback. Deadwood. Swollen basal stem. Stem deflections. Thinning. Resinosis. Epicormics. Uneven canopy. Phellinus sulphurascens suspected
813	Douglas fir	26	3	3	F/F	Yes	6-Dec-24	Remove	Dieback. Deadwood. Poor taper. Understory tree. Epicormics. Uneven canopy. Phellinus sulphurascens suspected.
814	Douglas fir	41	5	5	F/F-P	Yes	6-Dec-24	Remove	Dieback. Deadwood. Chlorosis. Epicormics. Uneven canopy. Phellinus sulphurascens suspected.
815	Arbutus	45	5	7	F/P	Yes	6-Dec-24	Remove	Stem deflections. Internal decay. Dieback. 10cm deadwood. Blight. Phototrophic lean. Off centered canopy.
816	Douglas fir	36	4	3	F/F	Yes	6-Dec-24	Remove	Uneven canopy. Swollen basal stem. Epicormics. Dieback. Deadwood. Phellinus sulphurascens suspected.
817	Arbutus	50	6	8	F/F-P	Yes	6-Dec-24	Remove	Off centered canopy. Dieback. 5+cm Deadwood. Suspected basal decay. Blight
818	Douglas fir	35	4	3	F/F	Yes	6-Dec-24	Remove	Epicormics. Uneven canopy. Dieback. Deadwood. Phellinus sulphurascens suspected.
819	Douglas fir	37	4	3	F-P/F	Yes	6-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Epicormics. Phellinus sulphurascens suspected.
820	Western red cedar	36	4	5	F/F	Yes	6-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Epicormics.

821	Douglas fir	57	7	5	F/F	Yes	6-Dec-24	Remove	Uneven canopy. Dieback. Deadwood. Epicormics. Resinosis. Phellinus sulphurascens suspected.
822	Western red cedar	47	6	4	G-F/F	Yes	6-Dec-24	Remove	Previously topped. Multiple codominant failures. Suspected decay. Healthy foliar color.
823	Western red cedar	27	3	4	F/P	Yes	6-Dec-24	Remove	Previously topped. Sweeping stem. Suspected decay. Minor dieback. Healthy foliar color. Embedded wire fence.
1386	Douglas fir	73	9	8	F/F	Yes	6-Dec-24	Retain	Uneven canopy. Stem deflections. Dieback. Deadwood. Phellinus sulphurascens suspected.
824	Douglas fir	43	5	4	F/F	Yes	6-Dec-24	Remove	Swollen basal stem. Stem deflections. Uneven canopy. Dieback. Deadwood. Epicormics. Phellinus sulphurascens suspected.
825	Douglas fir	66	8	5	F/F	Yes	6-Dec-24	Remove	Stem deflections. Uneven canopy. Dieback. Deadwood. Epicormics Phellinus sulphurascens suspected.
826	Douglas fir	84	10	10	F/F	Yes	6-Dec-24	Remove	Dieback. 10cm deadwood. Epicormics. Uneven canopy. Phellinus sulphurascens suspected.
827	Douglas fir	87	10	9	F-P/P	Yes	6-Dec-24	Remove	Dieback. 10cm deadwood. Epicormics. Uneven canopy. Phellinus sulphurascens suspected.
828	Big leaf maple	36	4	5	F-P/P	Yes	6-Dec-24	Remove	Dieback. Deadwood. Previous topped. Sweeping stem.
829	Western red cedar	44	5	4	P/F	Yes	6-Dec-24	Remove	Dieback. Deadwood. Thin foliar area. Epicormics.
830	Western red cedar	29	3	4	F-P/F	Yes	6-Dec-24	Remove	Dieback. Deadwood. Thin foliar area. Epicormics. Uneven canopy.
831	Western red cedar	27	3	4	P/F	Yes	6-Dec-24	Remove	Dieback. Deadwood. Thin foliar area. Epicormics. Uneven canopy.
832	Western red cedar	25	3	-	Dead	Yes	6-Dec-24	Remove	Dead
833	Western red cedar	25	3	2	F-P/P	Yes	6-Dec-24	Remove	Dieback. 10cm deadwood. Top dieback. Epicormics.
834	Western red cedar	26	3	1	F-P/F	Yes	6-Dec-24	Remove	Dieback. Deadwood. Uneven canopy.
835	Western red cedar	22	3	-	Dead	Yes	6-Dec-24	Remove	Dead
836	Western red cedar	33	4	3	P/P	Yes	6-Dec-24	Remove	Dieback. 10cm deadwood. Top dieback. Epicormics. Thin foliar area. Uneven canopy.
837	Western red cedar	26	3	3	F-P/F	Yes	6-Dec-24	Remove	Dieback. Deadwood. Epicormics. Thin foliar area. Uneven canopy.
838	Western red cedar	37	4	4	F-P/F	Yes	6-Dec-24	Remove	Dieback. Deadwood. Epicormics. Thin Foliar area. Uneven canopy.
839	Western red cedar	26	3	4	F-P/F	Yes	6-Dec-24	Remove	Dieback. Deadwood. Epicormics. Thin foliar area. Uneven canopy.
840	Western red cedar	30	4	2	F/P	Yes	6-Dec-24	Remove	Dieback. 10cm deadwood. Top dieback. Epicormics.
841	Western red cedar	34	4	3	F-P/F	Yes	6-Dec-24	Remove	Dieback. Deadwood. Epicormics. Thin foliar area. Uneven canopy.
842	Western red cedar	28	3	4	F-P/P	Yes	6-Dec-24	Remove	Previously topped. Dieback. Deadwood. Epicormics. Flagging. Uneven canopy.
843	Western red cedar	37	4	3	F-P/F	Yes	6-Dec-24	Remove	Dieback. Deadwood. Epicormics. Flagging. Uneven canopy.
844	Western red cedar	20	2	2	F/F	Yes	6-Dec-24	Retain	Uneven canopy. Epicormics. Stem deflections. Dieback. Deadwood.
845	Western red cedar	33	4	3	F/G-F	Yes	6-Dec-24	Remove	Uneven canopy. Epicormics. Dieback. Deadwood.
846	Western red cedar	26	3	4	F/F	Yes	6-Dec-24	Retain	Uneven canopy. Stem deflections. Dieback. Deadwood. Epicormics.
847	Western red cedar	20	2	2	P/F-P	Yes	6-Dec-24	Remove	Sweeping stem. Thin foliar area. Epicormics. Dieback. Deadwood.
848	Western red cedar	23	3	4	F/F	Yes	6-Dec-24	Retain	Uneven canopy. Understory tree. Epicormics. Dieback. Deadwood.
849	Western red cedar	22	3	-	Dead	Yes	6-Dec-24	Remove	Dead

850	Big leaf maple	25	3	4	F/F	Yes	6-Dec-24	Remove	Sunken line on basal stem. Stem deflections. Poor aspect ratio in unions. Dieback. 5+cm Deadwood.
851	Western red cedar	23	3	4	F/F	Yes	6-Dec-24	Remove	2x stem ~0.3m above grade (1 stem less than 20cm). Flagging. Dieback. Deadwood. Epicormics. Uneven canopy. Understory.
852	Douglas fir	21	3	5	F/P	Yes	6-Dec-24	Remove	Intertwined with 15cm tree. Previously topped. Dieback. Deadwood. Thinning foliar area. Poor aspect ratio in unions. Phellinus sulphurascens suspected.
853	Douglas fir	64	8	-	Dead	Yes	6-Dec-24	Remove	Dead
2834	Douglas fir	36	4	3	F/F	Yes	6-Dec-24	Retain	Shared ownership? Uneven canopy. Slight sweep in stem at grade. Epicormics. Minor dieback. Deadwood. Phellinus sulphurascens suspected.
2835	Douglas fir	26	3	3	F/F	Yes	6-Dec-24	Retain	Shared ownership? Uneven canopy. Thin canopy area. Slight sweep in stem at grade. Epicormics. Minor dieback. Deadwood. Phellinus sulphurascens suspected.
2836	Douglas fir	46	6	3	F/P	Yes	6-Dec-24	Retain	Shared ownership? Sunken area on basal stem. Previously topped. Dieback. 5+cm Deadwood. Sweeping stem. Dieback. Deadwood. Phellinus sulphurascens suspected.
854	Arbutus	42	5	4	F/F	Yes	6-Dec-24	Remove	Cavity at old limb location. ~1.4m above grade. Dieback. Deadwood. Poor aspect ratio in unions. Phototrophic lean. Minor blight and chlorosis.
855	Douglas fir	21	3	3	F/F	Yes	6-Dec-24	Remove	Cable around stem. Dieback. Deadwood. Thin foliar area. Juvenile tree. Uneven canopy. Phellinus sulphurascens suspected.
856	Arbutus	28	3	3	F/F	Yes	6-Dec-24	Remove	Dieback. Deadwood. Poor aspect ratio in unions. Phototrophic lean. Minor blight and chlorosis.
2839	Douglas fir	30	4	3	F/F-P	Yes	6-Dec-24	Retain	Shared ownership? Dieback. Deadwood. Likely previously topped. Thinning. Swollen basal stem. Uneven canopy. Phellinus sulphurascens suspected.
2841	Douglas fir	52	6	4	F/F	Yes	6-Dec-24	Retain	Shared ownership? Dieback. Deadwood. Uneven canopy. Swollen basal stem. Phellinus sulphurascens suspected.
857	Douglas fir	25	3	3	G-F/F-P	Yes	6-Dec-24	Remove	Deadwood. Missing top. Epicormics. Healthy foliar color. Uneven canopy. Phellinus sulphurascens suspected.
858	Douglas fir	31	4	3	F-P/F-P	Yes	6-Dec-24	Remove	Dieback. Deadwood. Sweeping stem. Epicormics. Uneven canopy. Phellinus sulphurascens suspected.
859	Douglas fir	86	10	8	F/F	Yes	6-Dec-24	Remove	Sweeping stem. Some thinning. Healthy foliar color. Epicormics. Phellinus sulphurascens suspected.
860	Douglas fir	86	10	9	F-P/P	Yes	6-Dec-24	Remove	Located in tree pit. Epicormics. Dieback. 10cm deadwood. Previously topped. Codominant top. Poor aspect ratio in unions. Deflections. Phellinus sulphurascens suspected.
861	Douglas fir	60	7	7	F-P/F	Yes	6-Dec-24	Retain	Dieback. 10cm deadwood. Epicormics. Thinning. Phellinus sulphurascens suspected. Phellinus sulphurascens suspected.

Appendix 'B' Photos and Site Plan

Figure 1. Site Plan.

Figure 2. Property Frontage.

Figure 3. Front portion of lot. View from top of slope looking Southwest.

Figure 4. View from top of slope looking Northeast.

Figure 5. View from front of existing house towards the west.

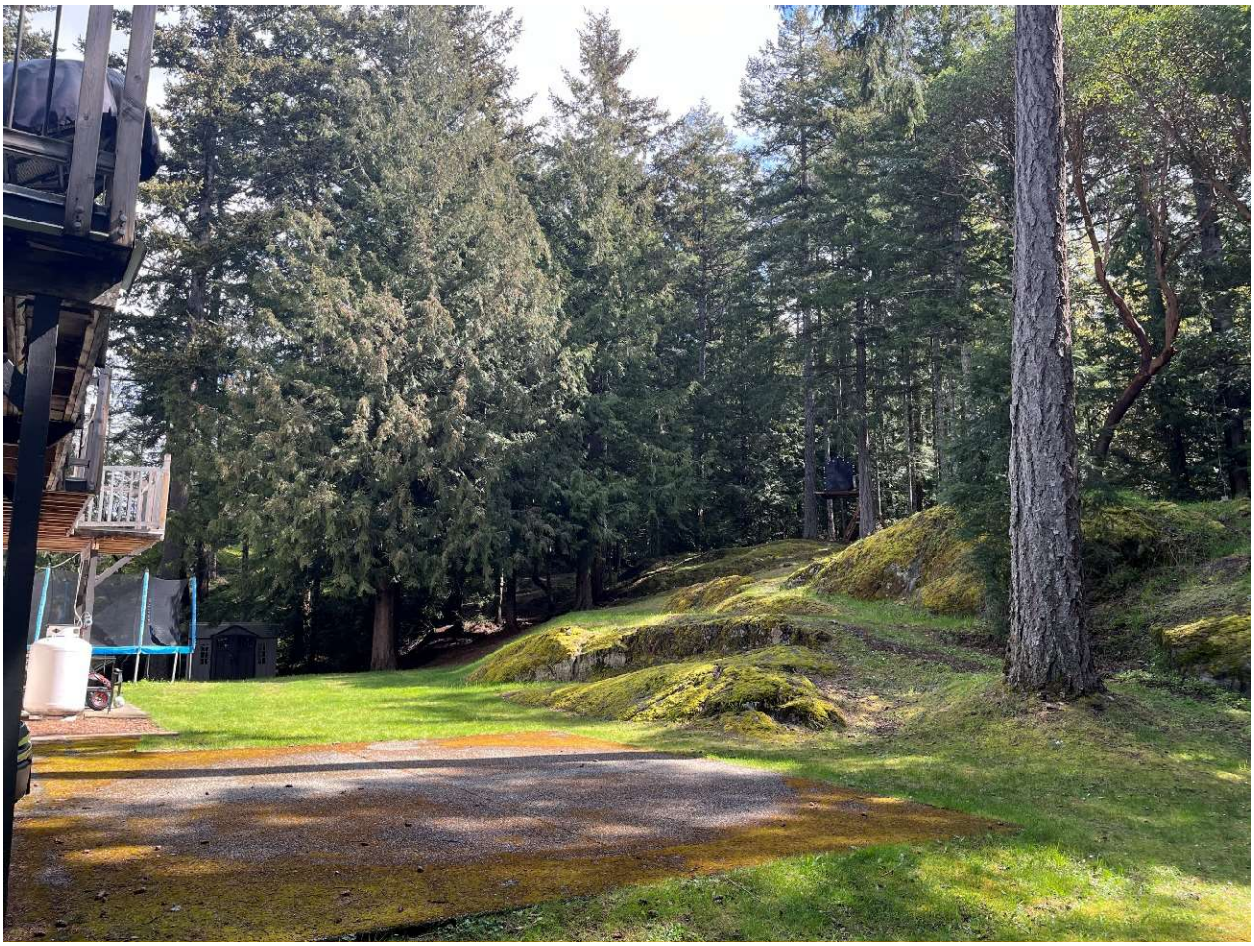


Figure 6. Backyard. Looking from house to the east.

Figure 7. Trees North of house.

Figure 8. Eastern side of property. View from North side looking south.

Figure 9. Northern side of Property.

Figure 10. Northern portion of property. Approximate location of road access to the proposed development. View looking north.

Figure 11. Western View from off the northeastern property corner.

Figure 12. Eastern portion of property.

Figure 13. Southeastern portion property.

Figure 14. Southern property line. East of house.

Figure 14. Southern property line. By house.