EXHIBIT 9

SCJ ALLIANCE
CONSULTING SERVICES

Deschutes Valley Trail Segment C
Arborist Report
Tumwater, WA

Prepared For: City of Tumwater

Prepared By: Colin Owen, SCJ Alliance
ISA Certified Arborist PN-9606A
ISA Tree Risk Assessment Qualified

Date: September 4, 2026

Parcel #: 09470051000; 12835430000

Introduction

The following arborist memo has been developed as part of the permit package for the proposed Deschutes Valley Trail Segment C located in Tumwater, Washington.

This Memo serves to document the quantity of existing trees that are proposed for removal as part of the project, as well as any required mitigation trees (if applicable). The requirements and recommendations in this Memo are in response to *Tumwater Municipal Code section 16.08 Protection of Trees and Vegetation*, an online version of which can be found here:

https://www.codepublishing.com/WA/Tumwater/html/Tumwater16/Tumwater1608.html

Project Narrative

This section of the proposed Deschutes Valley Trail ("Segment C") runs for approximately 1 mile and is located within two parcels owned by the City of Tumwater: 09470051000 and 12835430000 (See Appendix A). These two parcels are occupied by the Tumwater Golf Course. The 10-foot wide asphalt paved trail will extend from the southeast corner of The Valley Athletic Club's south parking lot to the southeastern edge of the Tumwater Golf Course, just before crossing the Deschutes River. The trail will skirt the western and southern boundaries of the golf course, following the existing tree line and utilizing some of the golf course's existing paved trail network. Connections to this section of trail will include a 200-foot connection to M Street SE, located just south of the athletic club, and another 900-foot connection to Deschutes Valley Park, located off T Street SE.

Methodology & Scope of Work

On **May 6 and August 13, 2026**, SCJ conducted a site visit for the purpose of reviewing existing trees on site that may be impacted by construction. This site evaluation was conducted to achieve the following goals:

1.) Complete a site visit to assess any trees likely to be impacted by the project;

2.) Make recommendations for tree retention and/or replacement (if necessary) per the City of Tumwater landscape code;

3.) Provide input on tree protection locations and measures (tree protection plan to be provided by civil engineer).

Trees were evaluated for health and general condition only, based on a limited visual inspection (no core sampling, root excavation, or aerial inspection). A tree risk assessment was not included as part of this memo.

Tree Density Calculations

Due to direct conflicts with the proposed site improvements, an estimated total of 334 trees will be removed for this section of the trail. Tree density calculations for each parcel can be found below:

Parcel #: 09470051000 (Tumwater Golf Course)	
Total Acreage of Parcel:	**135.9 Acres**
Required 12 Trees/Acre* Retention:	**1,631 Trees**
Existing Significant Trees On-Site:	**3,200 Trees****
Existing Significant Trees to be Removed for Construction:	**35 Trees**
Total On-site Trees to be Retained:	**3,165 Trees**
Deficit of Trees to be Replaced:	**0 Trees**

Parcel #: 12835430000 (Tumwater Golf Course)	
Total Acreage of Parcel:	**84.6 Acres**
Required 12 Trees/Acre* Retention:	**1,015 Trees**
Existing Significant Trees On-Site:	**3,000 Trees****
Existing Significant Trees to be Removed for Construction:	**299 Trees**
Total On-site Trees to be Retained:	**2,701 Trees**
Deficit of Trees to be Replaced:	**0 Trees**

*When land clearing is performed in conjunction with a specific development proposal, not less than twenty percent of the trees, or not less than twelve trees per acre (whichever is greater), shall be retained. (TMC 16.08.07)

**This figure is an estimate based on multiple sources, including surveyed tree locations and aerial imagery.

Tree Protection Timeline

Pre-Construction Site Preparation Phase

- Stage equipment away from trees and vegetation to be retained so that existing plants and their roots are protected.
- Fence off with chain link or construction fencing all entry and exit routes. When planning routes, avoid utility access corridors.
- Protect irrigation and drainage systems from damage unless plans call for renovation of such systems.
- Stake and/or flag clearing limits and tree protection to be verified and approved by the City's Urban Forestry prior to construction.
- Project Arborist will supervise and verify the following tree protection measures are in place and comply with the approved TPP:
  - ◊ A 5" layer of coarse mulch or woodchips is to be placed beneath the Tree Protection Zone (TPZ) of the protected trees. Mulch is to be kept 12" from the trunk.
  - ◊ Tree Protection Fencing of 6' chain link fencing shall be installed around the TPZ of protected tree(s). The fencing can be moved within the TPZ if authorized by the Urban Forester or the Project Arborist but not closer than 2'

from the trunk of any tree. Fence posts shall be 1.5" in diameter and are to be driven 2' into the ground. The distance between posts shall not be more than 10'.

Construction Phase

- During the Construction phase, ensure the TPP is being followed and report any conflicts or deviations to the Urban Forester and the Project Arborist.
- Monitor construction activities that require encroachment within the TPZ, such as grading or trenching.
- Avoid the following conditions:
  1. Allowing run off or spillage of damaging materials into the approved TPZ.
  2. Storing construction materials or portable toilets, stockpiling of soil, or parking or driving vehicles within the TPZ.
  3. Cutting, breaking, skinning, or bruising roots, branches, or trunks without first obtaining authorization from the Project Arborist.
  4. Discharging exhaust into foliage.
  5. Securing cable, chain, or rope to trees or shrubs.
  6. Trenching, digging, tunneling or otherwise excavating within the CRZ or TPZ of the tree(s) without first obtaining authorization from the Project Arborist.
- The following activities should be observed and inspected by the project arborist during the construction phase to ensure compliance with the approved TPP:
  1. Only excavation by hand or compressed air shall be allowed within the TPZ of trees. Machine trenching shall not be allowed.
  2. In order to avoid injury to tree roots, when a trenching machine is being used outside of the TPZ of trees, and roots are encountered smaller than 2", the wall of the trench adjacent to the trees shall be hand trimmed, making clear, clean cuts through the roots. All damaged, torn and cut roots shall be given a clean cut to remove ragged edges, which promote decay. Trenches shall be filled within 24 hours, but where this is not possible, the side of the trench adjacent to the trees shall be kept shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet. Roots 2" or larger, when encountered, shall be reported immediately to the Project Arborist, who will decide whether the Contractor may cut the root as mentioned above or shall excavate by hand or with compressed air under the root. All exposed roots are to be protected with dampened burlap.
  3. Route pipes outside of the TPZ of a protected tree to avoid conflict with roots. Where it is not possible to reroute pipes or trenches, bore or tunnel beneath the TPZ of the tree. The boring shall take place not less than 3' below the surface of the soil in order to avoid encountering "feeder" roots. All boring equipment must be staged outside of the TPZ.

Post-Construction

- The Post-Construction Phase begins when the equipment leaves. Important follow-up monitoring of the protected trees will help ensure their survival and identify signs of early stress.
- The applicant shall arrange with the Project Arborist for the long-term care and monitoring of preserved trees by complying with the following conditions:
  1. Complete post-construction tree maintenance, including pruning, mulching, fertilization, irrigation, and soil aeration where necessary.
  2. Remove, by hand, all soil and root protection material such as wood chips, gravel and plywood.
  3. Provide for remediation of compacted soil by methods such as aeration or vertical mulching.

4. Apply at least 1 inch of water per week by deep watering in the absence of adequate rainfall.
5. Inspect trees annually for at least 3 and up to 5 years after construction to look for changes in condition and signs of insects or disease, and to determine maintenance needs.
6. Remove trees that are badly damaged or are in irreversible decline as determined by the Project Arborist.

Respectfully submitted,



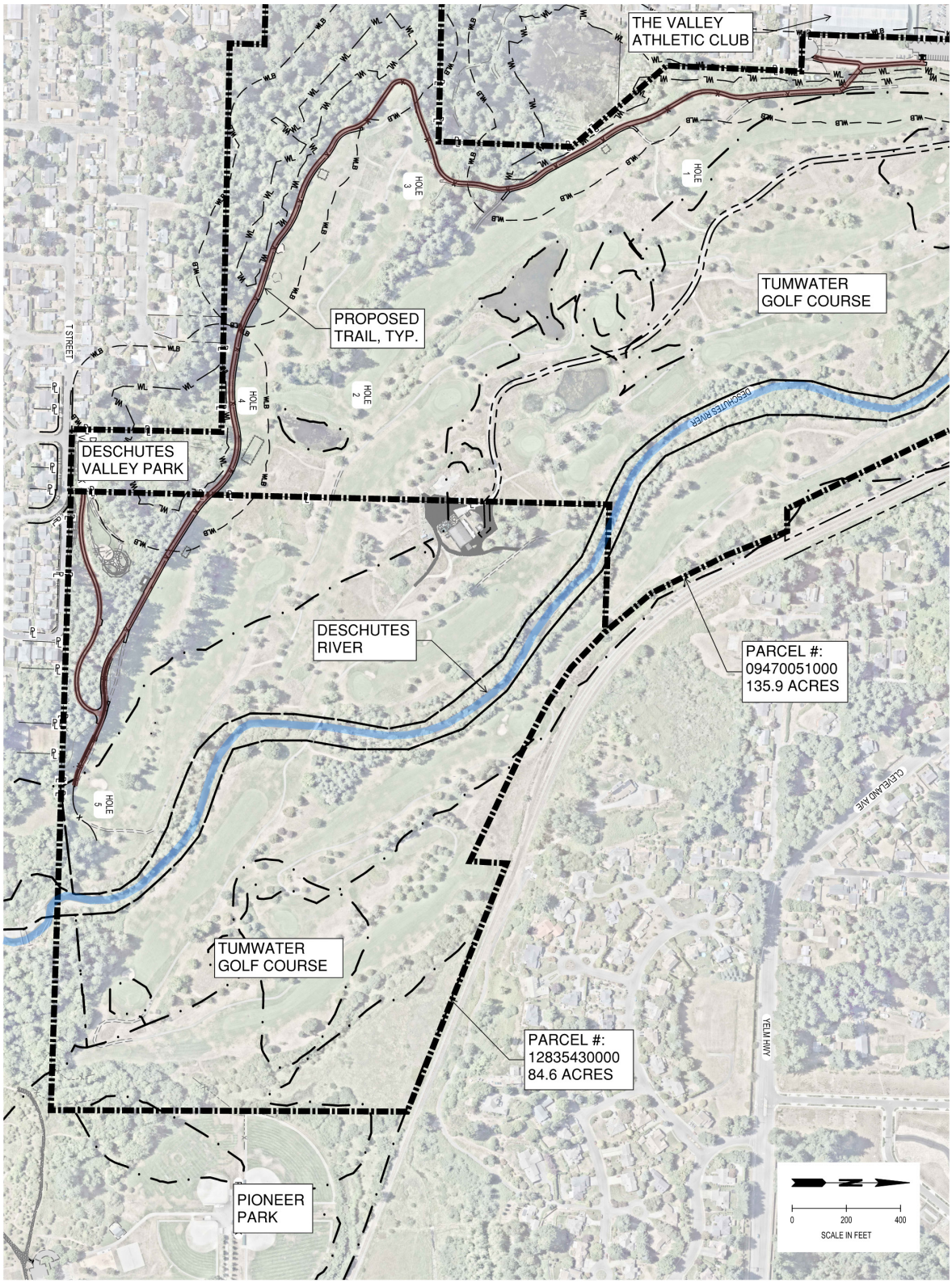
Colin W. Owen, SCJ Alliance
ISA Certified Arborist (PN-9606-A)
ISA Tree Risk Assessment Qualified

Appendices

Appendix A – *Overview of Project Site*
Appendix B – *Trees to be Removed*
Appendix C – *Tree Protection Fencing Detail*
Appendix D – *Tree Protection During Construction*
Appendix E – *Assumptions and Limiting Conditions*

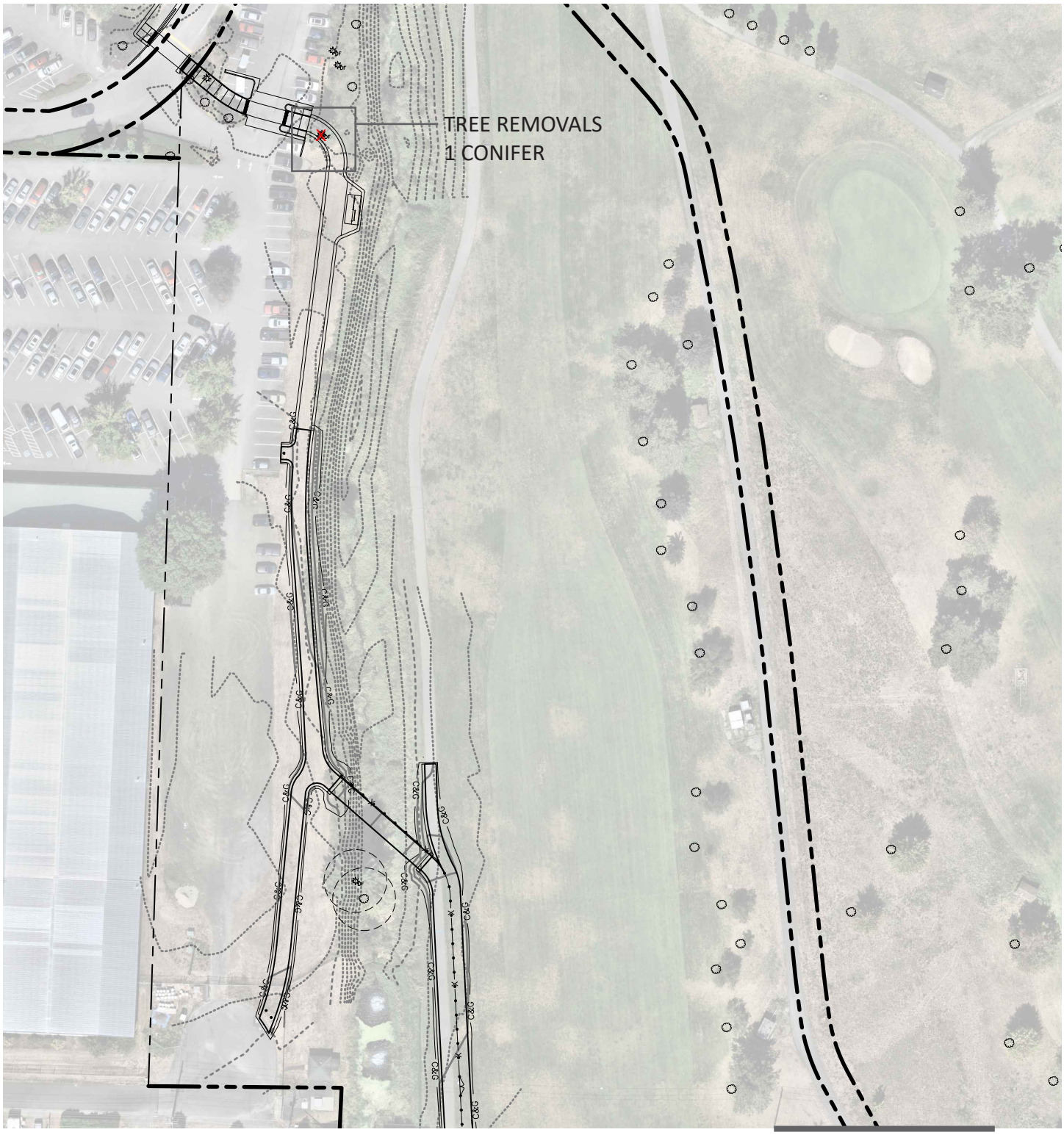
SCJ ALLIANCE
CONSULTING SERVICES

Appendix A: Overview of Project Site



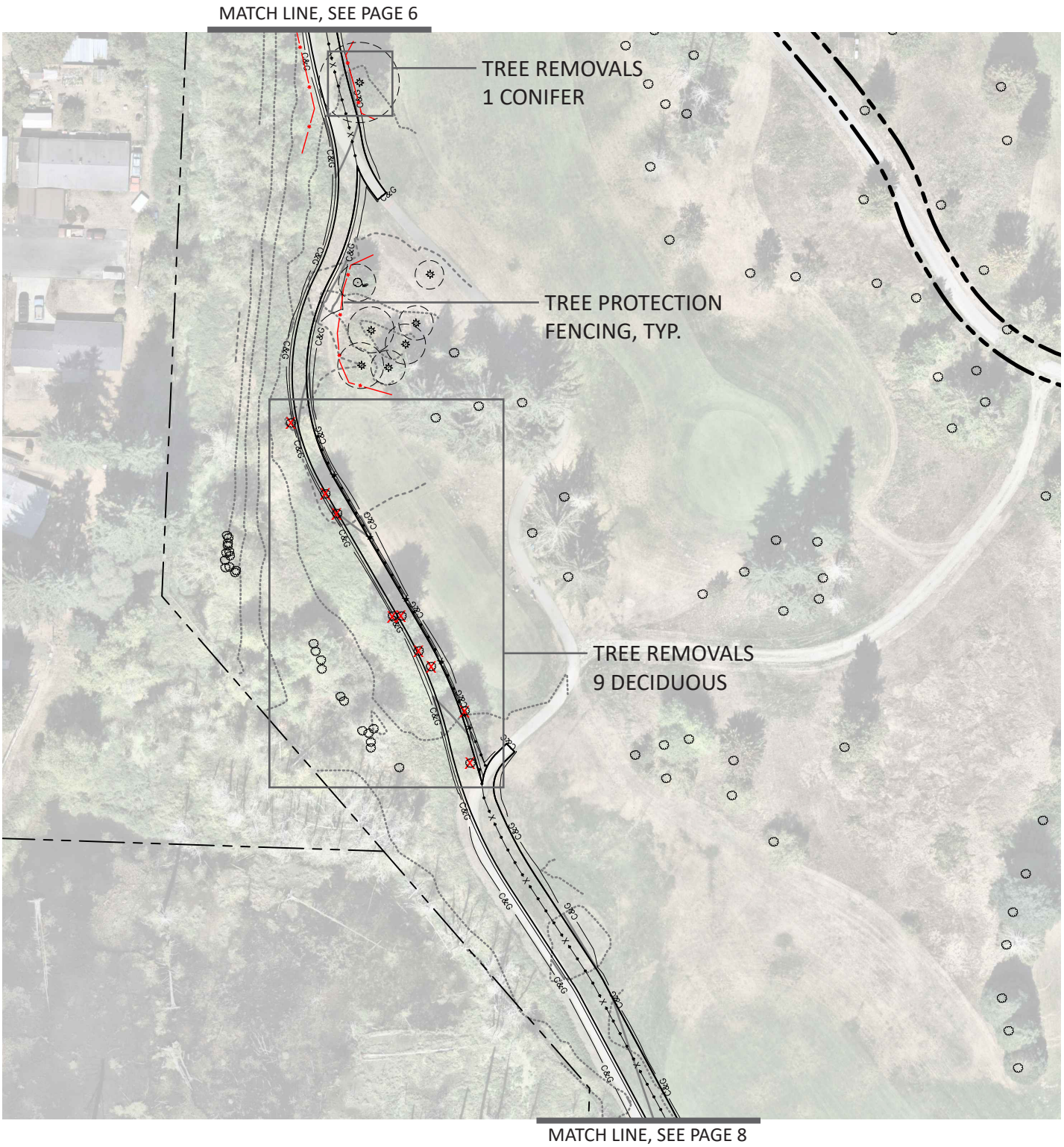
SCJ ALLIANCE
CONSULTING SERVICES

Appendix B: Trees to be Removed



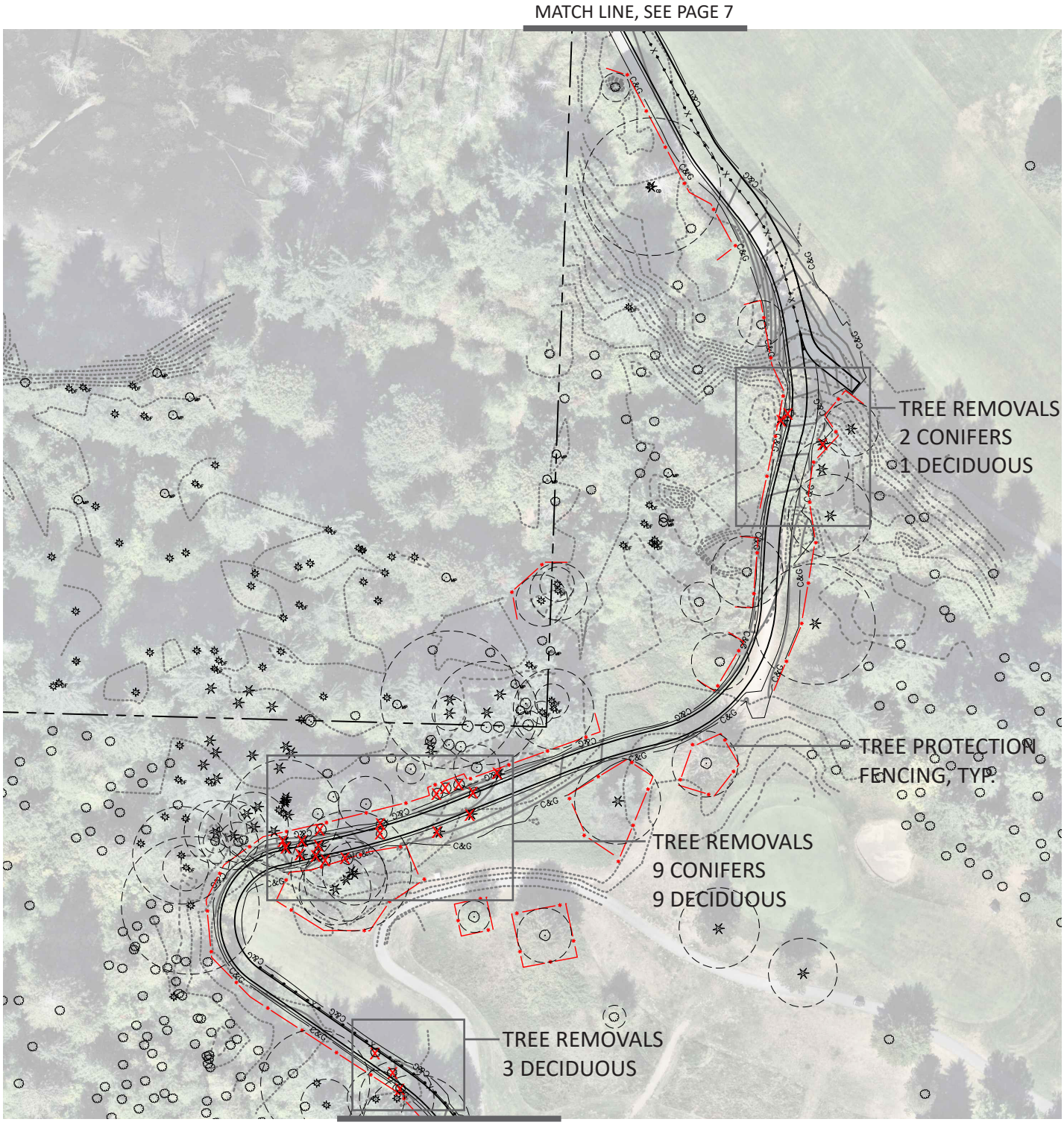
SCJ ALLIANCE
CONSULTING SERVICES

Appendix B: Trees to be Removed (con't.)



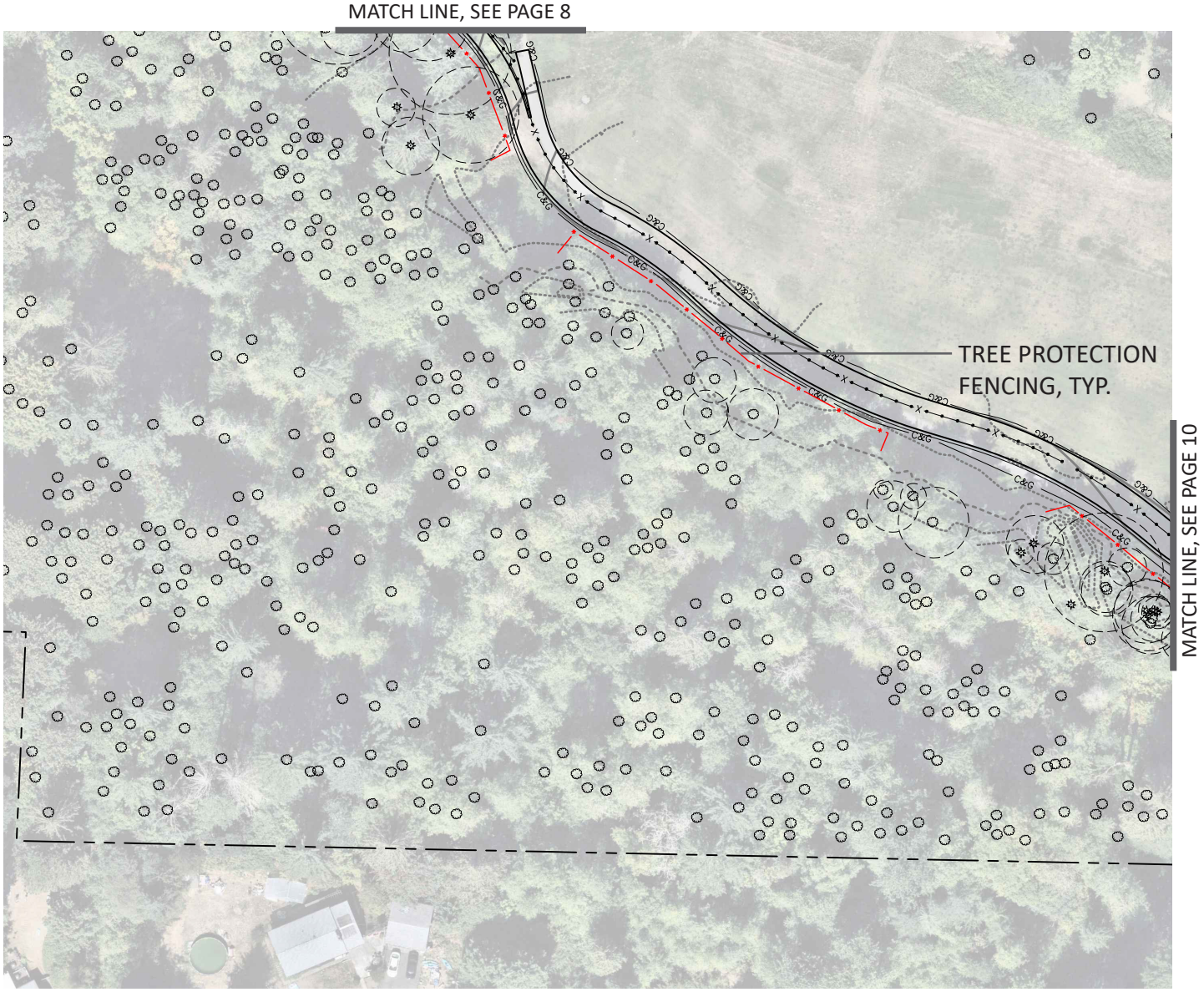
SCJ ALLIANCE
CONSULTING SERVICES

Appendix B: Trees to be Removed (con't.)



SCJ ALLIANCE
CONSULTING SERVICES

Appendix B: Trees to be Removed (con't.)



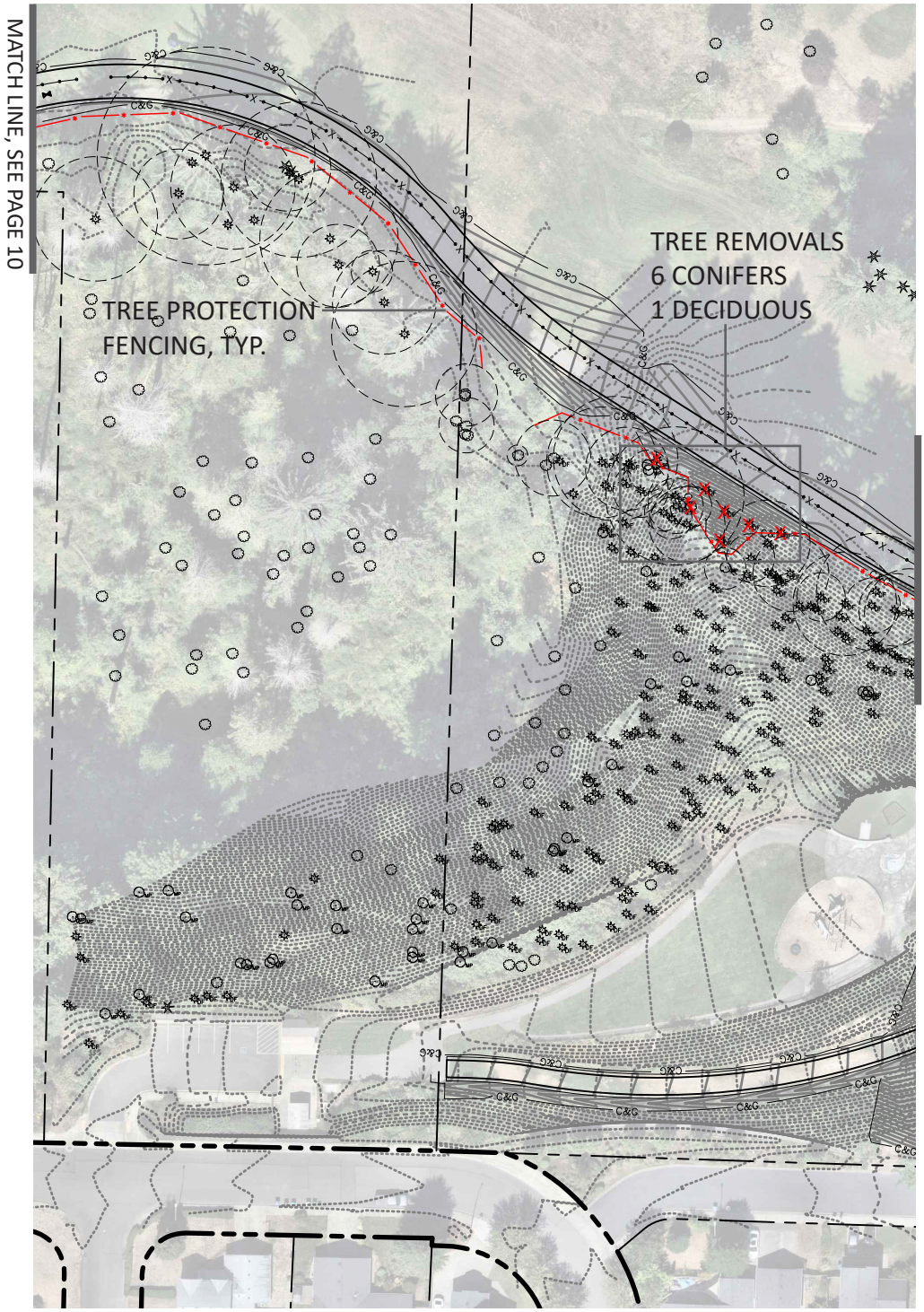
SCJ ALLIANCE
CONSULTING SERVICES

Appendix B: Trees to be Removed (con't.)



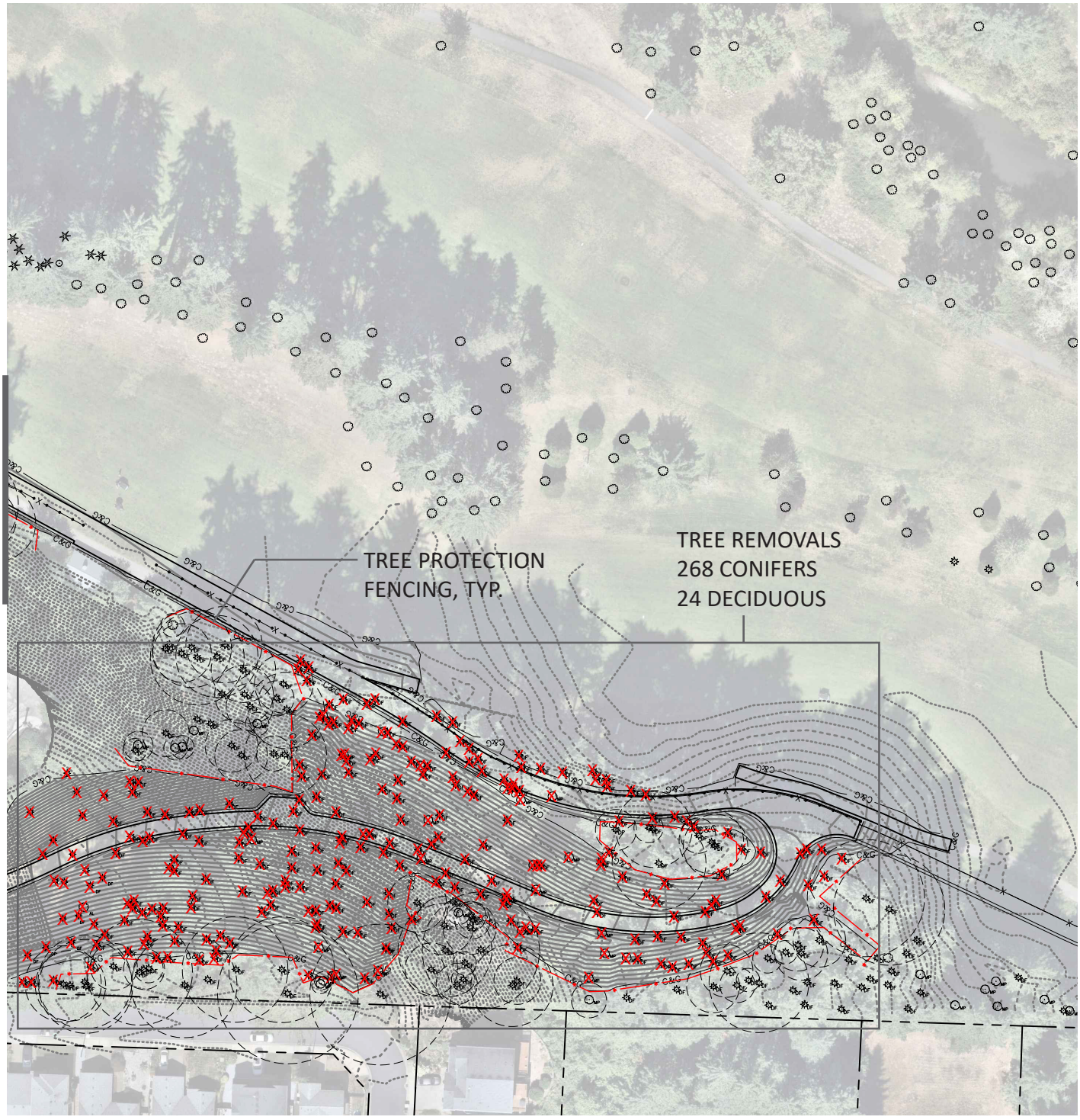
SCJ ALLIANCE
CONSULTING SERVICES

Appendix B: Trees to be Removed (con't.)



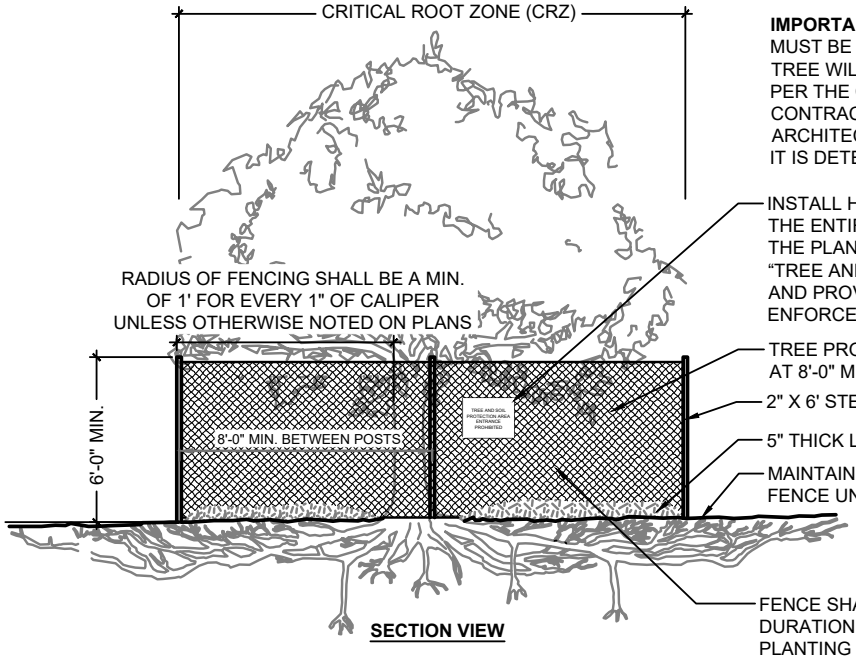
SCJ ALLIANCE
CONSULTING SERVICES

Appendix B: Trees to be Removed (con't.)



SCJ ALLIANCE
CONSULTING SERVICES

Appendix B: Tree Protection Fencing Detail



IMPORTANT: ALL TREES INDICATED AS "TO REMAIN" MUST BE RETAINED. FAILURE TO RETAIN ANY INDICATED TREE WILL RESULT IN CONTRACTOR REPLACING TREE PER THE CITY OR OTHER REQUIREMENTS. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT, ARBORIST AND/OR CITY (AS APPLICABLE) IF IT IS DETERMINED THAT A TREE CANNOT BE RETAINED.

INSTALL HIGHLY VISIBLE SIGNS (15' MAX. SPACING) ALONG THE ENTIRETY OF FENCE. SIGNS MUST BE APPROVED BY THE PLANNING OFFICIAL AND SHALL STATE AT A MINIMUM "TREE AND SOIL PROTECTION AREA, ENTRANCE PROHIBITED" AND PROVIDE THE CITY PHONE NUMBER FOR CODE ENFORCEMENT TO REPORT VIOLATIONS.

TREE PROTECTION FENCE: 6' HT. CHAIN LINK, POSTS SPACED AT 8'-0" MIN.

2" X 6' STEEL POSTS OR APPROVED EQUAL

5" THICK LAYER OF MEDIUM BARK MULCH

MAINTAIN EXISTING GRADE WITH THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON THE PLANS

FENCE SHALL BE MAINTAINED THROUGHOUT DURATION OF CONSTRUCTION. ALL CLEARING AND PLANTING WITHIN THE ROOT ZONE SHALL BE DONE BY HAND.

TREE PROTECTION NOTES

1. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
2. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
3. PLACING MATERIALS NEAR TREES: NO PERSON MAY CONDUCT ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ) OF ANY EXISTING TREE TO BE RETAINED, EXCEPT AS OTHERWISE NOTED (SEE TREE RETENTION PLAN). THIS INCLUDES BUT IS NOT LIMITED TO PARKING EQUIPMENT, PLACING SOLVENTS, STORING BUILDING MATERIAL AND SOIL DEPOSITS, DUMPING CONCRETE WASH OUT AND LOCATING BURN HOLES.
4. PROTECTIVE BARRIER. BEFORE DEVELOPMENT, LAND CLEARING, FILLING OR ANY LAND ALTERATION, THE CONTRACTOR:
   A. SHALL FIELD VERIFY LOCATION, SIZE AND SPECIES TO DETERMINE CRZ.
   B. SHALL ERECT TREE PROTECTION FENCING AROUND THE CRZ OF THE TREE, AS DESCRIBED IN THE TEMPORARY TREE PROTECTION FENCE DETAIL. THE FENCING SHALL BE RETAINED THROUGHOUT CONSTRUCTION.
   C. SHALL PROHIBIT GRADING, TRENCHING, CUTTING, IMPERVIOUS SURFACING, OTHER CONSTRUCTION, COMPACTION OF EARTH, OR OTHER POTENTIALLY DAMAGING ACTIVITIES WITHIN THE CRZ'S OF EXISTING TREES.
   D. SHALL ENSURE THAT ANY CLEARING OR LANDSCAPING DONE WITHIN THE DRIP LINE SHALL BE ACCOMPLISHED WITH HAND LABOR ONLY.
   E. SHALL ENSURE NO ROOTS GREATER THAN 2" SHALL BE CUT.
5. ATTACHMENTS TO TREES: DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY OBJECT TO ANY EXISTING TREE.
6. THE CRITICAL ROOT ZONE (CRZ) IS DEFINED AS THE AREA WITHIN THE DRIP LINE OF THE TREE TO BE RETAINED.
7. RETURN ALL AREAS TO THEIR PRE-CONSTRUCTION STATE AFTER INSTALLATION IS COMPLETE.

1 TREE PROTECTION FENCING

N.T.S.

SCJ ALLIANCE
CONSULTING SERVICES

Appendix G: Assumptions and Limiting Conditions

1.) Field examinations of the site were made on May 6 and August 13**, 2026**. The observations and conclusions presented in this report are as of those dates.

2.) To enjoy the many benefits that trees provide, some degree of risk must be accepted. Even healthy trees without obvious defects can fail under normal or storm conditions. The only way to eliminate all risk is to remove all trees within reach of all targets. It is impossible to predict with certainty that a tree will stand or fail, or the timing of the failure. Annual monitoring by an ISA Certified Arborist or Certified Forester will reduce the potential of tree failures.

3.) When a tree fails, it is considered an 'Act of God.' While there are many different definitions of an Act of God, it's generally considered to be an unanticipated natural disaster or other natural phenomenon whose effects would not have been prevented or avoided by due care or foresight.

4.) Any legal description (whether graphic or narrative) provided to SCJ Alliance is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

5.) It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other govern mental regulations, unless otherwise stated.

6.) Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possi ble; however, SCJ Alliance can neither guarantee nor be responsible for the accuracy of information.

7.) SCJ Alliance shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

8.) Loss or alteration of any part of this report will invalidate the entire report.

9.) If a tree risk assessment is included as part of this report, it shall be considered valid only for the stated period of time.

10.) Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any entity other than the person to whom it is addressed, without the prior expressed written or verbal consent of SCJ Alliance.

11.) Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of SCJ Alliance – particularly as to value conclusions, identity of SCJ

Alliance, or any reference to any professional society or to any initialed designation conferred upon SCJ Alliance as stated in its qualifications.

12.) This report and any values expressed herein represent the opinion of SCJ Alliance, and the fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence neither of a subsequent event, nor upon any finding in to reported.

13.) Any sketches, diagrams, graphs, photographs, etc. referenced in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

14.) Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree or other plant or property in question may not arise in the future.