



## **TREE ASSESSMENT AND PROTECTION PLAN**

**Project Site: 800 Santa Barbara St. Santa Barbara 93101**

February 24, 2016

*Prepared for:*

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### **SUMMARY**

The office building at 800 Santa Barbara Street is proposed to be demolished and replaced with a mixed use commercial/residential development. There are twenty seven trees within the parameters of the project. I was retained to inventory and assess the condition of the trees, analyze potential impacts from construction, and provide a report with my findings and recommendations.

Ten trees will be retained and protected in place including two olives and one pepper on the property to the north, three city street trees on De La Guerra, and two Mexican Fan Palms and two California Pepper trees on the subject property. The landscape architect has proposed to relocate one olive and two Mexican Fan Palms.

The ten trees to be retained in place will need to be protected by following the the tree protection measures in this report.

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## **BACKGROUND/ASSIGNMENT**

Jan Hochhauser is the architect for the proposed mixed use project at 800 Santa Barbara Street in Santa Barbara. There are twenty seven trees on the site including three on the adjacent property to the north and three city street trees. I was retained to inventory the trees, assess their condition, analyze potential impacts from the proposed project, and prepare a report with my findings and recommendations. I was on the site on February 9th and 10th, 2016.

### ***Limits of the Assignment and Report***

This report is based on a site plan dated 1/20/16. Any changes in this design and final plans may not be covered by this report.

### ***Use of Report***

It is intended that this report:

- Provide guidelines for retaining selected trees in good condition.
- Comply with the City of Santa Barbara guidelines when developing around trees.

### ***Scope of Project***

In order to fulfill my assignment, the following details were required:

- Inspect and assess the condition of the trees
- Evaluate potential impacts to the trees from the proposed project,
- Communicate with the architect regarding construction methods,
- Prepare a report with my findings and recommendations.

## **OBSERVATIONS**

1. There are twenty seven trees within the parameters of the project. This includes twenty one trees on the subject property, three trees north of the northern property line on the Anacapa School property, and three city street trees along East De La Guerra St. The table on the next page identifies all of the trees. The site plan illustrates the tree locations by corresponding number.
2. It appears that the landscape was improved in the recent past and all trees on the subject property and the northern neighbors property have been pruned. Most trees on the subject site are in good biological condition, although structurally they are not ideal due to poor branch structure, leans, and some decay. All palms are in good condition.
3. There are no native trees on the site.
4. The three street trees are all olives, one which is mature and two that were recently planted. These are all in good condition.
5. The neighbor's two olives and one pepper are in good to fair condition although the pepper is a bit drought stressed and the olives have some decay in the trunks.
6. The project calls for retention of ten trees, removal of fourteen trees, and relocation of three trees. The retained trees include the three on the northern property, three city street trees, and four trees that are on the subject property, including two California peppers and two Mexican Fan palms.
7. It was proposed to relocate one olive for the project. However, due to its structure, this is discouraged as new olives may be better structural condition and available at a more reasonable cost. Two Mexican Fan palms are also proposed to be relocated.
8. There was concern about the proposed excavation and impacts to the two mature olives and one mature California pepper on the south side of the Anacapa School property. The proposed northern footprint of the project shows a basement that will be excavated 10' south of the property line but adjacent to the pepper and a small portion of one olive's root zone. Note that the existing structure to be demolished is 5' closer to the trees than the proposed excavation.
9. The ground floor footprint for the project, adjacent to the neighbor's olives, is approximately 13' from the property line.

**TREE INVENTORY**

<b>Tree #</b>	<b>Botanical Name</b>	<b>Common Name</b>	<b>DBH</b>	<b>Root Protection Zone radius</b>	<b>Ave. Cond.</b>	<b>Comment</b>	<b>Potential Project Impact</b>
1	<i>Washingtonia robusta</i>	Mexican Fan Palm	19	2'	Good		Protect in place
2	<i>Olea europea</i>	Olive	28	12'	Good	Northern neighbor's tree has cavity in trunk	Protect in place
3	<i>Olea europea</i>	Olive	36	12'	Good	Northern neighbor's tree	Protect in place
4	<i>Phoenix canariensis</i>	Date Palm	31		Good		Remove
5	<i>Acacia melanoxylon</i>	Black acacia	24		Good	Significant lean to east, many surface roots.	Remove
6	<i>Acacia melanoxylon</i>	Black acacia	38		Good	Significant lean to south with exposed roots on tension side and major decay on 12" leader	Remove
7	<i>Schinus molle</i>	California Pepper	35	12'	Fair	Northern neighbor's tree a bit stressed	Protect in place
8	<i>Acacia melanoxylon</i>	Black acacia	24		Fair	Lots of codominant stems, stressed	Remove
9	<i>Olea europea</i>	Olive	16		Good	Once topped, crown is formed from maturing adventitious shoots	Could relocate or remove
10	<i>Washingtonia robusta</i>	Mexican Fan Palm	21		Good		Remove
11	<i>Washingtonia robusta</i>	Mexican Fan Palm	20		Good		Remove
12	<i>Olea europea</i>	Olive	21		Fair	Several codominant stems at 5'	Remove
13	<i>Washingtonia robusta</i>	Mexican Fan Palm	23		Good		Remove
14	<i>Washingtonia robusta</i>	Mexican Fan Palm	24		Good		Remove
15	<i>Washingtonia robusta</i>	Mexican Fan Palm	18		Good		Relocate
16	<i>Washingtonia robusta</i>	Mexican Fan Palm	17		Good		Relocate
17	<i>Olea europea</i>	Olive	23   18		Good	Tree is mostly adventitious shoots	Relocate
18	<i>Jacaranda mimosafolia</i>	Jacaranda	17		Fair	Drought stressed	Remove
19	<i>Pittosporum undulatum</i>	Pittosporum	9   7		Poor	Large columns of decay in each trunk. recommend removal	Remove

Tree #	Botanical Name	Common Name	DBH	Root Protection Zone radius	Ave. Cond.	Comment	Potential Project Impact
20	<i>Schinus molle</i>	California Pepper	16	10'	Good	Low over parking lot	Protect in place
21	<i>Acacia melanoxylon</i>	Black acacia	20		Good	Low codominat stem	Remove
22	<i>Schinus molle</i>	California Pepper	27	12'	Good		Protect in place
23	<i>Acacia melanoxylon</i>	Black acacia	11		Good	Several codiminant stems	Remove
24	<i>Washingtonia robusta</i>	Mexican Fan Palm	19	2'	Good		Protect in place
25	<i>Olea europea</i>	Olive	13		Good	Street tree	Protect in place
26	<i>Olea europea</i>	Olive	1		Good	Street tree	Protect in place
26	<i>Olea europea</i>	Olive	1		Good	Street tree	Protect in place

## **DISCUSSION**

The distance of the proposed underground and ground level excavation is adequately distanced from the two olives and the pepper. Large mature olives are often successfully transplanted with a very small root ball, generally not larger than 8'-10' in diameter or 4'-5' radius (the size that can be transported on a truck). The undisturbed area on the south side of the olives is approximately 12'-13' (calculation: the trunk is set back 2' north of the property line plus 13' from the proposed footing, less approximately 2' for over-excavation, for the new project). This is more than twice the root ball radius of large mature olives that are frequently transplanted.

Regarding the pepper, the existing structure is 5' from the fence plus 2' (the distance of the tree from the property line). The new earthwork for the basement will be 5' further from the tree and ground level construction follows the existing footprint.

Regarding all trees, the majority of roots are found growing in the upper 18" of soil and it is unlikely that roots will be found during excavation for the basement. The distance between the neighbor's trees and the proposed earth work will not conflict with large diameter roots. Smaller absorption roots may be cut, but should sprout new adventitious roots if soil is kept moist in these areas.

I am discouraging the transplanting of one olive. This is due to their poorly structured crown. The crowns of all of the existing olives on the project side of the property are formed from maturing water sprouts. Replacing an olive with a new larger tree is likely to have a better chance of long term success and also have better structure.

## **CONCLUSIONS**

1. The project will require removal of thirteen non-native trees, although four are proposed for relocation.
2. Ten trees will be retained including three street trees, two olives and one pepper on the Anacapa School side, and two Mexican Fan palms and two California peppers on the project side.
3. There will be no impacts to the trees provided tree protection measures are followed.

## TREE PROTECTION MEASURES

1. Prior to commencement of work, a pre-construction meeting should be held with contractors, to discuss tree protection measures.
2. Establish tree protection zones (TPZs) by installing fences around all trees to be protected as depicted on the site plan. Use chain link, supported by metal posts driven in the ground every six to eight feet. Surface supports for fence posts are not adequate for this construction site. The fencing should be as far from the trunk as possible, at the outside edge of the work zone. Space should be available around the work zone for access by workers but not more than absolutely necessary.
3. The TPZs should be void of all activity, including operation of equipment, storage of materials and dumping (including temporary spoils from excavation).
4. Any demolition and excavation within the TPZs should be done under supervision of the project arborist. Selective power equipment for demolition and excavation may be permissible upon approval by the project arborist while in the field.
5. Demolition outside of the TPZs but below the tree canopy, should be supervised by the project arborist. This includes grading and soil preparation for new foundations and underlying surfaces.
6. Any roots encountered that are ½" and greater should be cleanly cut.
7. It may be determined by the project arborist that supplemental irrigation is necessary to aid trees that incur root loss and/or during hot and dry periods.
8. The project arborist should monitor activities on the site throughout the duration of the project. This would be more frequent during fencing installation, excavation and grading, and less frequent as the project progresses.

## REFERENCES

1. Harris, Clark, Matheny, *Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines, Fourth Edition*, Prentice hall, Upper Saddle River, New Jersey, 2004.
2. Matheny and Clark, *Evaluation of Hazard Trees In Urban Areas, Second Edition*, International Society of Arboriculture, Savoy, Illinois, 1994.
3. Matheny and Clark, *Trees and Development; A Technical guide To Preservation of Trees During Land Development*, ISA, 1998.
4. Smiley, *Root Pruning and Stability of Young Willow Oak*, *Arboriculture and Urban Forestry*, Scientific Journal of the International Society of Arboriculture, 34(2): 123-128, March 2008.

## **ARBORIST'S DISCLOSURE AND CERTIFICATION OF PERFORMANCE**

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

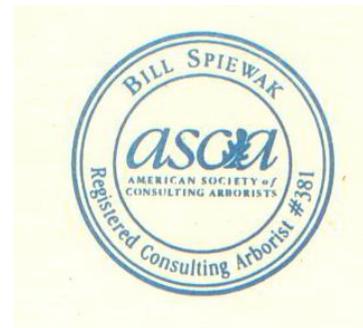
I Bill Spiewak, certify:

That I have personally inspected the trees on the property referred to in this report and have stated my findings accurately.

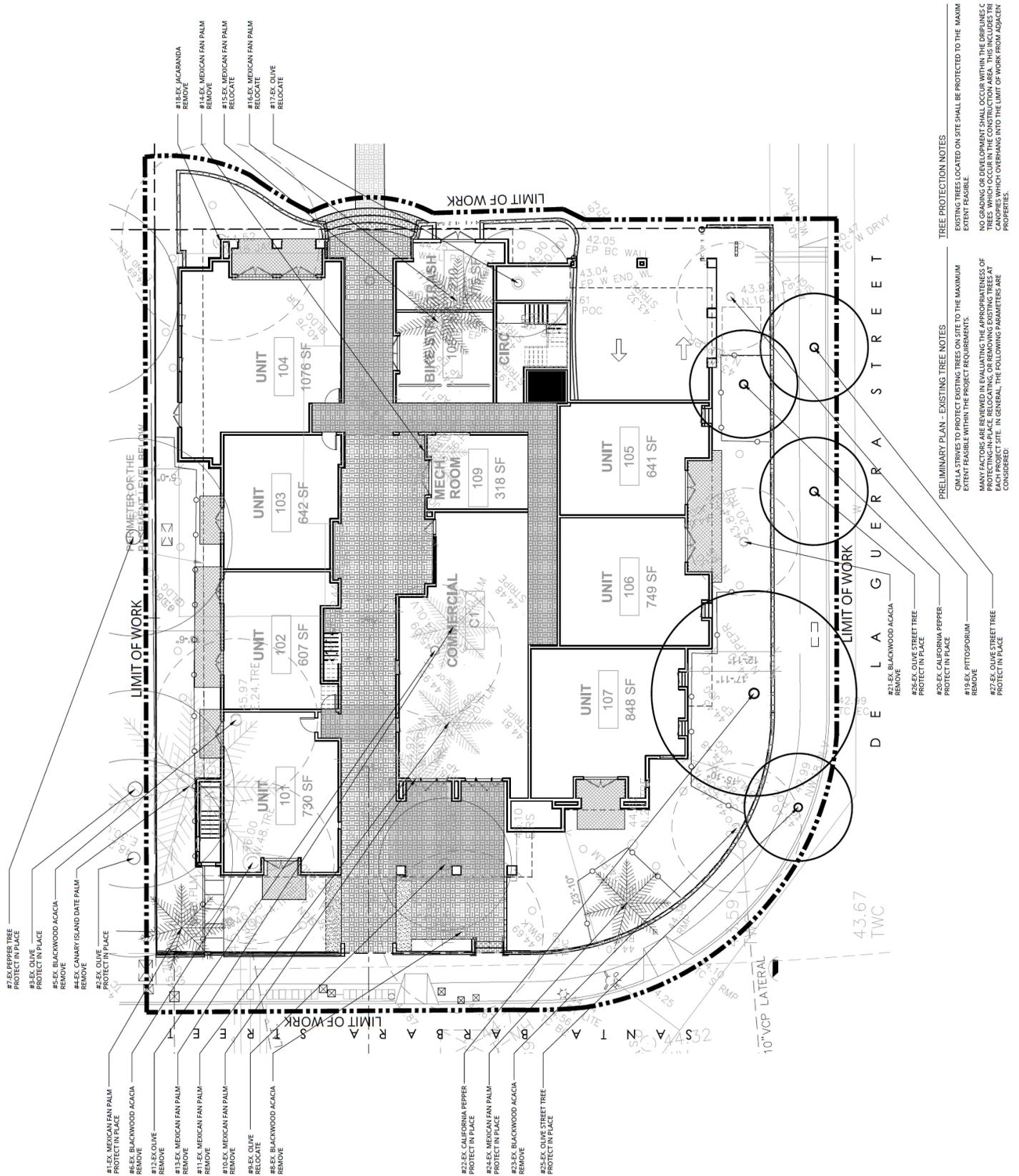
The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and commonly accepted arboricultural practices.

Signed: Bill Spiewak  
Bill Spiewak  
Registered Consulting Arborist #381  
American Society of Consulting Arborists

Board Certified Master Arborist #310B  
International Society of Arboriculture



# SITE PLAN (for larger image, see pdf of Sheet L1.)



**TREE PROTECTION NOTES**  
 EXISTING TREES LOCATED ON SITE SHALL BE PROTECTED TO THE MAXIMUM EXTENT FEASIBLE.  
 NO GRADING OR DEVELOPMENT SHALL OCCUR WITHIN THE DRIFTLINES OF TREES WHICH OCCUR IN THE CONSTRUCTION AREA. THIS INCLUDES TREES WHICH OVERHANG INTO THE LIMIT OF WORK FROM ADJACENT PROPERTIES.

**PRELIMINARY PLAN - EXISTING TREE NOTES**  
 CMLLA STRIVES TO PROTECT EXISTING TREES ON SITE TO THE MAXIMUM EXTENT FEASIBLE WITHIN THE PROJECT REQUIREMENTS.  
 MANY FACTORS ARE REVIEWED IN EVALUATING THE APPROPRIATENESS OF PROTECTING-IN-PLACE, RELOCATING, OR REMOVING EXISTING TREES AT THIS SITE. IN GENERAL, THE FOLLOWING PARAMETERS ARE CONSIDERED:

- #19-EX. PITTOSPORIUM REMOVE
- #27-EX. OLIVE STREET TREE PROTECT IN PLACE
- #21-EX. BLACKWOOD ACACIA REMOVE
- #26-EX. OLIVE STREET TREE PROTECT IN PLACE
- #20-EX. CALIFORNIA PEPPER PROTECT IN PLACE
- #19-EX. PITTOSPORIUM REMOVE
- #27-EX. OLIVE STREET TREE PROTECT IN PLACE