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TREE ASSESSMENT AND PROTECTION PLAN

Project APN #045-110—011, -013, -009
210 & 216 Meigs Road, and 290 Lighthouse Road

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SUMMARY

The Tynan Group retained me to assess trees at the project site that incorporates 210 & 216 Meigs, and 290 Lighthouse Roads. They requested that I provide feedback regarding the trees' condition, proposed removals, protection and planting.

This property is between the west side of Washington Elementary School and Meigs and Lighthouse Roads. The plan calls for a lot line adjustment and sub-division with eventual development of five lots. The site is wooded yet unmanaged and has an accumulation of trees that conflict with each other and pose risks to people and children who walk through the lot and travel along Meigs Road.

There are approximately 51 trees on the site and numerous clusters of rapidly reproducing eucalyptus saplings. Most of the well-defined trees are eucalyptus, although there are a few other non-natives and several young oaks. The trees vary in size but none have ever been pruned (except beneath high voltage wires). Although many trees are biologically healthy, the majority are in fair structural condition.

Initially the project called for removal of most of the trees in preparation of five lots and building envelops. I worked with Architect Pete Ehlen of East Beach Ventures to alter the design so trees could be saved. Eventually, the plan was adjusted so at least half of the trees could be saved. This includes a small group of eucalyptus at the north end of lots #4 and #5 and the tree line along Meigs Road.

New trees will need to be planted to mitigate removals. However, trees should be strategically placed where they minimize or avoid view conflicts. Specific locations may be dependent on approval of new homes and obtaining a view perspective from the adjacent northern property.

This report identifies the trees on a site plan and in a corresponding table. My concerns and ideas are presented along with recommendations for tree protection and planting.

Ultimately this project provides an opportunity to transform a large property with unmanaged and high-risk trees, to a sustainable woodsy urban area, through tree removal, proper planting and management.

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SITE MAP **PULL OUT LAST PAGE**

INTRODUCTION

BACKGROUND AND HISTORY

The Tynan Group hired me to assess trees relative to their proposed project at 210 & 216 Meigs Road, and 290 Lighthouse Road in Santa Barbara. The project consists of a lot line adjustment between the Washington Elementary School and the parcels mentioned above. This includes establishment of five buildable lots with associated infrastructure.

There are numerous trees on the property; mostly eucalyptus, several other non-natives and a few oak trees. The large parcel has been without management for many years as indicated by the accumulated vegetation, debris and uncontrolled growth of trees.

The initial intent of the applicant was to remove all trees within the proposed building envelopes. Yet after several visits over July and August 2007, I worked with architect Pete Ehlen of East Beach Ventures in creating a plan that would allow development and protect some of the better trees. My findings are presented in this report.

ASSIGNMENT

I have been assigned to assess trees on the property, prepare an inventory with an assessment of their condition, and make recommendations for retention, protection and mitigation.

Limits of the Assignment

- This report is based on a VTA (visual tree assessment) and does not include any above (aerial) or belowground inspections.
- My inventory of trees is based on lot lines presented to me by the design team and is based on the Grading/Drainage & Utility Plan dated 8/3/07.
- Significant trees (6" and greater) that were not shown on the initial site plan were plotted by myself with basic field measurements and are not guaranteed to be exact.
- Trees that are 4" in diameter and/or in clusters, not displaying significant tree-like structure, are not referenced in the inventory. The inventory is limited to trees that have significant trunks and stand alone qualities at least 4" in diameter and greater.
- All oaks are shown on the plan.

Use and Purpose of this Report

I intend for this report:

- To fulfill a requirement of the City of Santa Barbara as part of the application process.
- To assist the applicant in protecting trees, enhancing the health and structure of trees and minimizing damage to trees within the parameters of the project.
- To create an opportunity that transforms an unmanaged grove of trees into a viable resource in our community, through removal, planting, and management.

Scope of the Project

This project incorporates the following elements:

- A preliminary assessment of the project.
- Compilation of a tree inventory from the site plan in conjunction with a field inspection. This inventory includes an assessment of the site, verification of trees on the site, the condition of the trees and potential impacts from the proposed project.
- Final report with a fencing plan, tree protection measures and planting recommendations.

OBSERVATIONS

GENERAL

1. The large parcel is located between the west side of Washington Elementary School, Lighthouse and Meigs Roads and incorporates five proposed lots.
2. There are 51 items on the survey including native and non-native trees with trunk DBHs (diameter at breast height measured at 54" above ground) that are at least 4" in diameter and greater (many have multiple stems).
3. Along with the numbered trees are many clusters of shoots that have grown from seedlings. These clumps of vegetation are represented on the survey as dots but do not have any stand-alone qualities and therefore not numbered. Some of the clusters do complement individual trees as understory vegetation.
4. The bulk of the trees are mostly eucalyptus and cover proposed lots #4 and #5. There are two different species or perhaps another that has hybridized from cross-pollination. These two main species are Weeping Red Gum *(Eucalyptus Camauldulensis)*, and Blue Gum *(Eucalyptus Globulus)*. There are a few California Live Oak *(Quercus agrifolia)*, a Black Acacia and Bailey Acacia *(Acacia melonoxylon and Acacia baileyana)*, an Australian Willow *(Geijera parvifolia)* and two Coral (*Erythrina kaffra*). These other species are found throughout the property although the oaks are at the north edge of lot #3.
5. The majority of the eucalyptus trees have structural defects including co-dominant stems with embedded bark, rips and tears in stems, dead and hanging limbs, cavities and some with significant leans. It is evident that pruning was never part of management of this grove.
6. From a biological perspective, most trees are healthy, despite structural defects, although many look drought stressed.
7. On the ground are fallen limbs with evidence of old infestations of eucalyptus long horned borer.
8. A large number of eucalyptus are growing along and overhang Meigs Road. These trees also provide a buffer between the road and this property.
9. Several of the eucalyptus inside the property are quite large and contribute as skyline trees. Others have well formed crowns surrounded by smaller saplings.
10. A dirt road through the property provides access to the southern part of Washington Elementary School. It appears that students and others use this area for a walkway or hang out.
11. The oaks at the north edge of the property are young volunteers. Ice plant is beginning to envelope the root zones and the crowns loaded with deadwood are growing very close to the ground. Views from the condominiums to the north have been partially obstructed by these oak trees and were slightly topped. The neighbors have also topped the adjacent coral trees.
12. The eucalyptus trees have restricted views from the northern condominiums to the south, but other restrictions are not clear. These view issues will likely need to be considered prior to planting.

TREE INVENTORY

I have compiled a table below called the tree inventory.

- Each tree can be found on the site map by corresponding tree number.
- The headings at the top of the columns indicate DBH or diameter at breast height measured at 54" above ground (two numbers with a / represent multiple trunks).
- The condition rating scale is from one to five.
- Five is the ideal specimen; one is very poor.
- An average condition of three indicates a viable tree that is biologically healthy despite lack of supplemental care; structure is generally fair.
- A plus or minus signs suggest various levels within the scale that represent a declining tree or one that is slightly better than average.
- Comments are general and refer to tree condition.
- Project impacts are based on the site plans.
- Trees proposed to be removed are indicated on the site plan with an x.
- Crown cleaning refers to pruning and includes removal of dead, dying, weakly attached and/or non-contributing limbs, branches and shoots.
- Crown thinning also refers to pruning and includes the selective removal of limbs or branches to reduce weight throughout the crown and open the canopy to sunlight and air movement.
- TPM = Tree protection measures: can be found later in this report.
- TPZ = tree protection zone indicated by fence (dashed lines on plan).
- CRZ = critical root zone or generally 1' radius per inch of DBH. This is the starting point for tree protection zones. Another recommendation that primarily addresses structural concerns suggests protecting a root zone with a radius of 5 x DBH. Combinations of both were suggested in this report in conjunction with TPMs in order to retain trees and allow development.

Tree #	Type	DBH	Condi-tion Rating	Comment	Project Notes

Tree #	Type	DBH	Condi-tion Rating	Comment	Project Notes
1	Euc	18"	4	Existing asphalt & concrete curb cover & restrict north side of root zone (note curb damage). Tree has good form and structure.	Protect for project. Follow TPM. Install fence at 5 x DBH or 8' minimum on north side by proposed curb. Use care during demo of existing curb and asphalt. Expand TPZ on other sides to 1' radius per 1" DBH (18' CRZ)and tie in with TPZ of adjacent tree #13. Crown clean and crown thin. Irrigate root zone inside protection radius.
2	Euc	21"	4	Asphalt & concrete curb cover & restrict north side of root zone (note some curb damage). Good form and structure. Two trees compliment each other.	Protect for project. Follow TPM. Install fence at 5 x DBH or 9' minimum on north side by proposed curb. Use care during demo of existing curb and asphalt. Expand TPZ on other sides to 1' radius per 1" DBH (21' CRZ) and tie in with TPZ of adjacent tree #13. Crown clean and crown thin. Irrigate root zone inside protection radius.
3	Austra lian Willow	10"	3-	Lots of tip dieback, may be water deficit. Not sure why this species was put there. Probably someone's potted plant looking for a home.	Remove for project.
4	Bailey Acacia	5"/5 "	2	Weak attachments between trunks due to co-dominance of stems. Volunteer, not much to it.	Remove for project.

Tree #	Type	DBH	Condi-tion Rating	Comment	Project Notes
5	Euc	5"/5"	3-	Weak attachments between trunks due to co-dominance of stems. not much to it.	Remove for project.
6	Euc	6"	3-	Leans to the north about 45 degrees. Buffers #1 & #2 but not significant. May be long term problem.	Within TPZ of #13 on south side. Could retain until plans created for lot development and removed later.
7	Euc	6"	3	Not much to it. Buffers #1, 2 & 13 but not necessary.	Within TPZ of #13 on south side. Could retain until plans created for lot development and removed later.
8	Euc	6"	3	Not much to it. Buffers #13 but not necessary.	Within TPZ of #13 on southeast side. Could retain until plans created for lot development and removed later.
9	Euc	20"	4-	Tall tree but no low limbs. Buffers #1, 2 & 13. Contributes to grove.	Within TPZ of #13. Use 5 x DBH for protection zone on south side of trunk and tie in with protection zones of #1, #2, and #13. Crown clean and crown thin.
10	Euc	10"	3	Will likely be long term problem due to 45 degree lean to the south.	Remove for project.
11	Euc	7"/7"	3-	Co-dominant trunks buffer #13 but portion of crown in #13 canopy.	Protect and prune out of #13 canopy. Follow TPM.
12	Euc	7"	3	Buffers #13 but portion of crown in #13 canopy.	Protect and prune out of #13 canopy. Follow TPM.

Tree #	Type	DBH	Condi-tion Rating	Comment	Project Notes
13	Euc	36"	4	Some dieback but good form and structure. Note existing curb on north side of CRZ approx. 10" from base of tree.	Protect for project. Follow TPM. Install fence at edge of existing curb on north side. Use care during demo of existing curb and asphalt. Then expand TPZ to 5 X DBH or 15' to allow grading for new driveway. On other sides, tie in with TPZ of adjacent trees #1, 2, 9 & 43. (Note 25' CRZ on south side). CRZ will eventually need to be encroached upon by driveway on west side. Adjust fence at that time to location "B" to accommodate driveway and follow TPM. Crown clean and crown thin. Irrigate root zone inside protection radius.
14	Euc	na	1	All stump sprouts, very poor.	Remove for project.
15	Euc	6"	3	Overhangs road. Buffers view of vacant lots. Outside of building envelope but needs maintenance to retain. Weighted toward road.	Protect for project. Follow TPM. Fence group of trees at edge of building envelope. Crown clean and crown thin to reduce weight and control growth.
16	Euc	10"	3	Overhangs road. Buffers view of vacant lots. Outside of building envelope but needs maintenance to retain. Weighted toward road.	Protect for project. Follow TPM. Fence group of trees at edge of building envelope. Crown clean and crown thin to reduce weight and control growth.

Tree #	Type	DBH	Condi-tion Rating	Comment	Project Notes
17	Euc	7"	3	Overhangs road. Buffers view of vacant lots. Outside of building envelope but needs maintenance to retain. Weighted toward road.	Protect for project. Follow TPM. Fence group of trees at edge of building envelope. Crown clean and crown thin to reduce weight and control growth.
18	Euc	8"	3	Overhangs road. Buffers view of vacant lots. Outside of building envelope but needs maintenance to retain. Weighted toward road.	Protect for project. Follow TPM. Fence group of trees at edge of building envelope. Crown clean and crown thin to reduce weight and control growth.
19	Euc	12"/ 6"	3-	Co-dominant trunks. Some dieback in top. Overhangs road.	Protect for project. Follow TPM. Fence group of trees at edge of building envelope. Crown clean and crown thin to reduce weight and control growth.
20	Euc	7"	3	Overhangs road. Buffers view of vacant lots.	Protect for project. Follow TPM. Fence group of trees at edge of building envelope. Crown clean and crown thin to reduce weight and control growth.
21	Euc	10"/ 10"	3	Co-dominant trunks. Overhangs road. Buffers view of vacant lots.	Protect for project. Follow TPM. Fence group of trees at edge of building envelope. Crown clean and crown thin to reduce weight and control growth.
22	Euc	12"	3	Overhangs road. Buffers view of vacant lots.	Protect for project. Follow TPM. Fence group of trees at edge of building envelope. Crown clean and crown thin to reduce weight and control growth.

Tree #	Type	DBH	Condi-tion Rating	Comment	Project Notes
23	Euc	10"/ 10"/ 10"	3	Co-dominant trunks. Shaggy & rustic at edge of property line. Will be long term perimeter tree.	Protect for project. Follow TPM. Fence group of trees at edge of building envelope. Crown clean and crown thin to reduce weight and control growth.
24	Euc	6"/6"	2	Maturing stump sprouts.	Remove for project.
25	Euc	60"	3-	Good skyline tree but lots of old damage from wind and weight. There are snags in the crown and numerous tears in the large stems. Note wound in base. A very concerning tree that poses high risk.	Initially considered for retention but severe defects in this tree versus significance of trees at northern end of envelope prompts tree removal. This allows a shift in the building envelope and protection of other trees. I would not recommend building beneath this tree.
26	Euc	6"	3-	Part of cluster. Not much as stand alone tree.	Remove for project.
27	Euc	7"	3-	Part of cluster. Not much as stand alone tree.	Remove for project.
28	Euc	7"	3-	Part of cluster. Not much as stand alone tree.	Remove for project.
29	Euc	8"	2	Tree was once topped due to overhead utility wires.	Remove for project.
30	Euc	9"/5"	3	Part of cluster. Not much as stand alone tree. Also has severely leaning 4" stem.	Remove for project.
31	Euc	7"/4"	3	Part of cluster. Not much as stand alone tree.	Remove for project.
32	Euc	6"/4"	3	Not much as stand alone tree.	Remove for project.
33	Euc	10"	3	Okay form but some gall infection in trunk at 8'.	Remove for project.

Tree #	Type	DBH	Condi-tion Rating	Comment	Project Notes
34	Euc	12"	3+	Tall tree but in middle of building envelope. Among a nice group but some damage in crown.	Remove for project.
35	Euc	12"/ 13"	3+	Tall tree but in middle of building envelope. Among a nice group but some damage in crown.	Remove for project.
36	Euc	16"/ 15"/ 10"	3+	Tall tree but in middle of building envelope. Among a nice group but some damage in crown.	Remove for project.
37	Euc	8"	3-	Part of cluster. Not much as stand alone tree.	Remove for project.
38	Euc	8"/7 "	3-	Part of cluster. Not much as stand alone tree.	Remove for project.
39	Euc	14"	3-	Nice tree but no low foliage. Part of cluster. Not much as stand alone tree.	Remove for project.
40	Euc	6"	3-	Part of cluster. Not much as stand alone tree.	Remove for project.
41	Euc	12"	3-	Part of cluster. Not much as stand alone tree.	Remove for project.
42	Euc	8"/4 "/4"	3	Co-dominant trunks buffer #43 but largest stem grows into #43 canopy.	Protect and prune out of #43 canopy. Follow TPM.
43	Euc	38"	3+	Some tip dieback but nice tree. Worth keeping and invigorating. May need water.	Protect for project. Use 5 x DBH or 16' TPZ on north side for grading and south side for building envelope. Initially tie into adjacent TPZ (of #13) but move fences to location "B" to accommodate new driveway and follow TPM. Crown clean and crown thin.

Tree #	Type	DBH	Condi-tion Rating	Comment	Project Notes
44	Euc	6"	3	Buffers #43 but stem grows through #43 canopy.	Protect and prune out of #43 canopy. Follow TPM.
45	Euc	6"/4"	3	Concerned about long term problems from co-dominant trunks.	Could retain one trunk and protect or remove for project during driveway installation.
46	Oak	Multi	3	About six small trees in group. Some with multiple trunks. Branches growing on ground, lots of deadwood. Ice plant surrounds cluster. Tree closest to adjacent wall may cause damage.	Protect and fence around drip line (approx 30'). Follow TPM. Consider removing tree by wall before damage occurs. Crown clean and crown thin.
47	Oak	4" & 2"/ 2"	2-	Two small shoots that were both topped by neighbor. Not much too these. Replacement is better option.	Remove for project.
48	Coral	10"	2-	Poor structure from topping, but hides pole and may offer screening to neighbor in condo.	Crown clean and crown thin or remove for project.
49	Coral	24"/ 18"/ 12"	2-	Poor structure from topping, but hides pole and may offer screening to neighbor in condo.	Crown clean and crown thin or remove for project.
50	Euc	15"/ 10"	3	Co-dominant stems with included bark. Not much need for this tree.	In building envelope. Remove for project.
51	Black acacia	8"	3	Volunteer. Doesn't offer much.	Remove for project.

DISCUSSION

GENERAL

I've spent many hours on this site looking at trees, considering their current and future condition. Although the majority of trees are biologically healthy, their structure is concerning. Trees in unmanaged groves tend to grow close together and develop structural weaknesses. Young saplings get tall and thin, growing through the canopy of other trees without development of lower, lateral limbs. Storms, rainfall deficits, diseases and insect infestations exacerbate poor conditions. Eventually, unmanaged trees create risks to people, vehicles and structures that are within range and the entire grove can become problematic.

I see an opportunity for these trees in this proposed development. Initially all trees were anticipated to be removed. Upon closer inspection, it became clear that many trees could be retained, based on their condition and the parameters of the project. I requested feedback from the architect that resulted in altering lot lines and building envelopes.

I've identified several significant trees close to each other and at one end of the lot. These trees create a small grove with varying size crowns that contribute to the skyline feature complemented by shorter understory. The combination offers a rural quality within an urban area that can be retained and managed.

I also found that the dense line of smaller eucalyptus along Meigs Road did not need to be removed. Although these are beginning to overhang the well-traveled road and bike path, they provide a buffer to the proposed development. With proper management, risks can be reduced and the tree line retained, or replaced over a reasonable period of time with back up landscape. It should be considered that heights and density of trees may eventually restrict views and size management will eventually be an issue.

Regarding native trees, there are only a few oaks on the property. These likely grew from acorns that germinated along the north property line of proposed lot #3. The young trees are very small but form a group with crowns that conflict with views from the adjacent condominiums, and roots that conflict with the adjacent wall. These trees will need to be maintained at their current height so as not to cause conflict as per the city view ordinance. One tree may need to be removed to avoid damage to the wall. It may also be determined to remove the other small trees and replace them in a location with more room to grow.

PROJECT IMPACTS

The preparation of the site will not require grading in most areas except for the new cul da sac. Several eucalyptus along the edge of this area may be slightly impacted during removal of the existing curb and parking lot and grading for the new entrance. Also, a driveway to lot #5 will be required which will cut through a grove of trees to be preserved. Tree protection measures can mitigate these impacts. Preparation of the lots will require tree removal but the ultimate result will be enhancement of the trees to be preserved.

PLANTING

The removal of trees will create growing opportunities for retained trees. However, new species will need to be planted to mitigate removals. The climate of this coastal area is ideal for several potentially large species. These include Monterey Cypress *(Cupressus macrocarpa),* Torrey Pine *(Pinus Torreyana)* and Coastal Redwood *(Sequoia semperviren).* These three species of conifers are prolific along the California Coast and thrive on accumulated moisture from fog. They are stately trees that offer skyline contributions, screening and lush green growth.

Initially it may be determined to plant trees along the eastern property line between Washington School (west side) and the new development. However, placement is critical and trees should be strategically planted where they will not, or minimally conflict with views. Specific planting locations on other sections of the property should not be determined until designs for homes are approved. In potentially view conflicting areas to the north, south and west, other low growing trees and shrubs could be used. The Western Sunset Garden Book is an excellent resource for selecting appropriate species.

CONCLUSIONS

- This project is an opportunity to transform an unmanaged grove of trees in an urban area into a healthy forested site through removal, planting and management.
- There will be twenty-five trees removed for this project; most are eucalyptus. Several other trees could be removed at a later date. No trees of high value will be removed.
- Tree protection measures should be followed to mitigate potential impacts.
- Seacoast appropriate trees should be planted to mitigate removals and provide screening. These should be strategically located to minimize conflicts with views.

RECOMMENDATIONS

TREE MAINTENANCE

1. Trees should be removed without damage to trees to be retained. In some cases, stumps may not be removed if adjacent root systems are close by and at risk.
2. Pruning should be performed or supervised by a qualified Certified Arborist. The project arborist should review the goals with workers prior to commencement of any tree pruning. Tree workers should be knowledgeable of *ANSI A300 Pruning Standards (American National Standards Institute)* and *ISA Best Management Practices for Tree Pruning (International Society of Arboriculture)*.
3. Crown cleaning refers to pruning and includes removal of dead, dying, weakly attached and/or non-contributing limbs, branches and shoots. Crown thinning also refers to pruning and includes the selective removal of limbs or branches to reduce weight throughout the crown and open the canopy to sunlight and air movement.
4. Young eucalyptus shoots surrounding significant trees to be protected, should be retained where possible to complement the grove. Due to the rustic characteristic of this species, care should be used during pruning that acknowledges this feature.

TREE PROTECTION MEASURES

1. A pre-construction meeting should be held with contractors, prior to commencement of work, to discuss tree protection measures.
2. **Install fencing, chain link, as designated on the site plan** to establish tree protection zones (TPZs). These TPZs should be as indicated on the site map and discussed in the tree inventory. After grading for the new main driveway, fences should be relocated to position "B" to protect trees on lot 5.
3. Fences must be maintained in upright positions throughout the duration of the project. It may be determined by the project arborist that sections of the tree protection fencing remain upright during landscape installation.
4. The TPZs should be void of all activities, including parking vehicles, operation of equipment, storage of materials and dumping (including temporary spoils from excavation).
5. Utilities should not run through tree protection zones. If utilities must run into lot #5 directly from the main driveway, then utility trenches should be located in the center of the lot #5 driveway. It would be preferred for utilities to enter through the other portions of the lot away from the trees on the north side.
6. All excavation and grading near trees should be monitored by the project arborist.
7. Any roots encountered during grading that are ½" and greater should be cleanly cut.
8. Retained trees should be irrigated monthly within tree protection zones to moisten soil 6" -12" below the ground. Irrigation may not be necessary from November through March provided rainfall levels are normal.
9. 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, provided fences remain upright and TPZs are not violated.
10. Plant trees in zones designated on the site plan and install drip irrigation. Initially this may be along the eastern property line between Washington School and the new development. Other specific locations to the north, south and west should not be determined until approval of homes, to minimize or avoid view conflicts. A qualified arborist should supervise tree selection from the nursery, placement of trees, planting and irrigation specifications.

ARBORISTS DISCLOSURE STATEMENT 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
Registered Consulting Arborist #381
American Society of Consulting Arborists

Board Certified Master Arborist #310B
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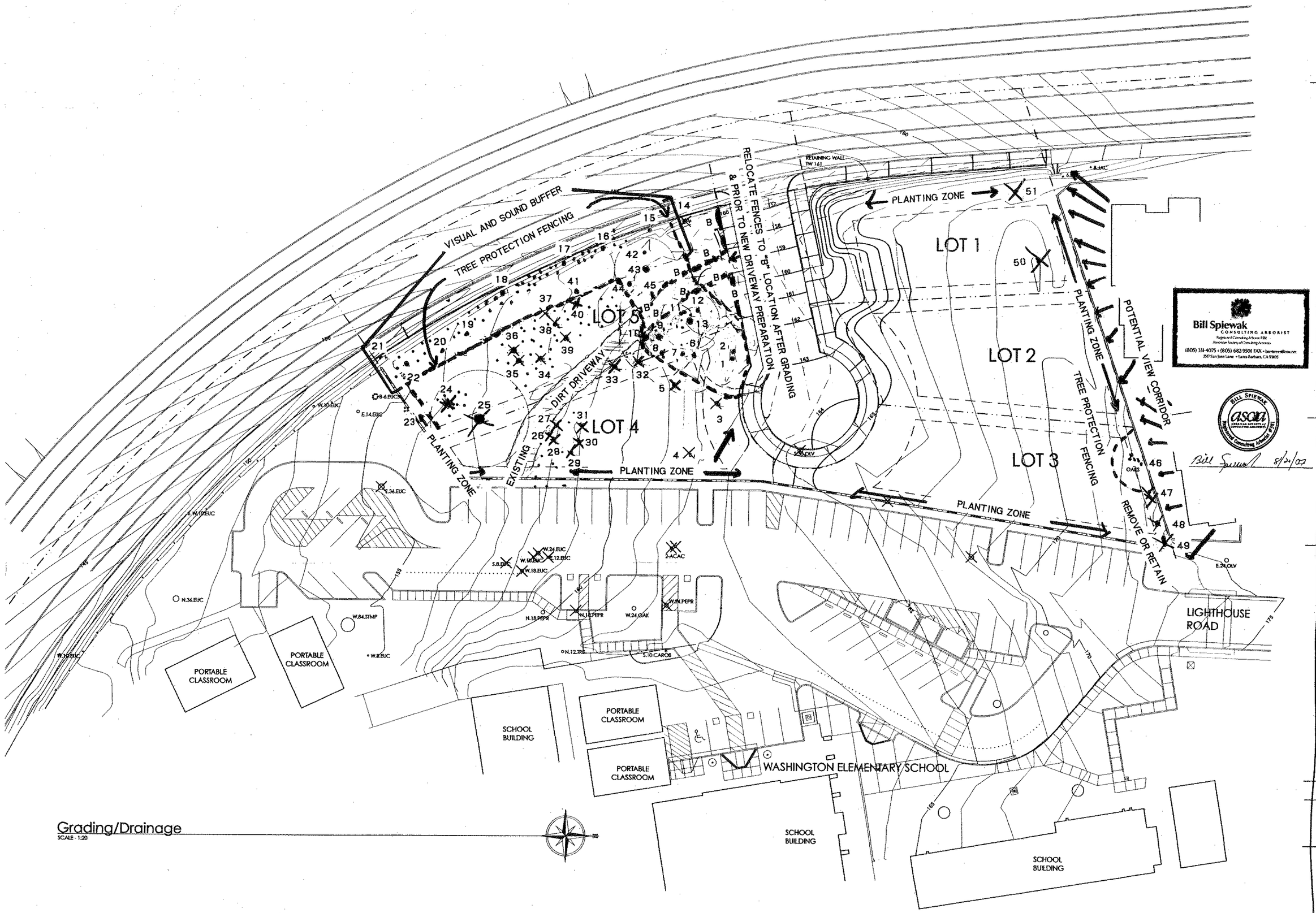

Grading/Drainage
SCALE - 1:20

EAST BEACH VENTURE
401 B EAST HALEY STREET SANTA BARBARA CA 93101

Subdivision & Lot Line Adjustment
210 MEIGS ROAD
216 MEIGS ROAD
290 LIGHTHOUSE ROAD
Santa Barbara, CA

Project No: 06.08
Revision:
△

Dates Issued:
8.4.06 PRT Submittal
8.3.07 To Consultts

Drawing Date:
3 August 2007

Grading/ Drainage & Utility Plan

DRT.5