

TREE ASSESSMENT AND PROTECTION PLAN
July 31, 2009

Job location: 915 Anapamu St., Santa Barbara

Prepared for:

Trish Allen

Suzanne Elledge Permit Planners

800 Santa Barbara St.

Santa Barbara, Cal 93101

966-2758

Trish@sepps.com

Prepared by:

Bill Spiewak

Registered Consulting Arborist #381

American Society of Consulting Arborists

Board Certified Master Arborist #310B

International Society of Arboriculture

3517 San Jose Lane, Santa Barbara, CA 93105

(805) 331-4075 / btc4trees@cox.net

SUMMARY

Riviera Partners are proposing to develop the property at 915 Anapamu Street into multiple units with a new driveway, parking, and landscape. I was retained by Suzanne Elledge Permit Planners, representatives of the owners, to assess the trees and prepare a report with my findings. I also worked along with the Office of Katie O'Reilly Rogers Landscape Architecture, in development of a tree protection plan.

During my assessment, I found a diversity of trees that were among an overgrowth of vegetation. I also observed that several oak trees had been cut down at least ten to fifteen years ago and the resultant sprouts formed defective multi-stemmed trees.

For the project, a total of five oak trees will need to be removed and two oaks will be significantly encroached upon by 40%-50%. Mitigation plantings will include twenty-one fifteen gallon oaks distributed throughout the property. With proper care and clean-up of the property, the new trees will create a significantly better oak resource than what currently exists.

In addition, tree protection measures will need to be followed to assure the retention of the other oaks and other trees. See the site plan for the locations of all trees.

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BACKGROUND

Riviera Partners are proposing to develop 915 Anapamu St into multiple units with a new driveway, parking and new landscaping. There are existing trees on the property, including several oaks. I was asked by Trish Allen of Suzanne Elledge Permit Planners, agents for the owners, to assess the trees and provide an arborist's assessment and protection plan. I was on the site for a preliminary inspection in September 2007 and again on July 23, 2009.

ASSIGNMENT

I have been assigned to assess the trees on the site and prepare a report that:

- Identifies trees on the site plan.
- Assesses tree condition.
- Determines potential impacts from proposed construction.
- Provides protection and mitigation measures.

LIMITS OF MY ASSIGNMENT

My report is based on sheet L1, dated July 31, 2009. Any changes in that plan may not be reflected in my report.

USE OF THIS REPORT

I intend for this report to:

- Comply with requirements by the City of Santa Barbara when developing in around trees.
- To assist the owners with recommendations for the protection of significant trees.

PROJECT SCOPE

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

- Review biologist's report.
- Visit site and assess trees.
- Compare findings with current plan and previous inspection notes (from 2007).
- Assess the potential impacts to trees by analyzing critical root zones and limits of construction.
- Meetings with owner's agent and landscape architect.
- Preparation of report.

OBSERVATIONS / COMMENTS / RECOMMENDATIONS

GENERAL SITE

1. The 915 Anapamu site is located adjacent to the corner of Anapamu and Milpas Streets. On the northeastern and northwestern property line is a short street called Lowena Drive that connects Anapamu St. to the entrance of the Santa Barbara County Bowl.
2. The grade of the property is elevated above the street and has steps that lead from atop the parcel down to Milpas St.
3. Along the north corner of the parcel is a drainage channel with palms, a couple of oaks, and an abundance of miscellaneous vegetation. This channel extends to the south of the property but runs adjacent to the western side.
4. There are forty trees throughout the property of various species, both native and non-native. The table in the next section identifies the trees. [Note that three numbers do not exist].
5. It is evident that no supplemental care has been given to most of these trees. There is extensive overgrowth of weeds and volunteer seedlings. In fact, most of the trees to the west and southwest, were cut to stumps at least ten to fifteen years ago. This includes several oaks that had re-sprouted and evolved into poorly structured trees with multiple stems.
6. Regarding native trees, the proposed project calls for the removal of five oaks and significant encroachment into the critical root zone of two oaks. Due to the formation of the trunk growth, none of the oaks proposed to be removed hold any favorable structural qualities.

TABLE OF TREES

CRZ is critical root zone.

Tree #	Type	DSH	CRZ	Comment
1	oak	16"	16'	Good condition - in drainage channel - out of project area - fence.
2	oak	13"	13'	Good condition - in drainage channel - out of project area - fence.
3	oak	8"	8'	Fair condition - adjacent date palms conflict with oak crown - fence oak but cut down palms to ground - avoid removing stumps to avoid damage to oak roots.
4	date palm	48"		These conflict with adjacent oaks and should be removed - cut to ground - avoid removing stumps so oak roots are not damaged.
5	date palm	48"		

Tree #	Type	DSH	CRZ	Comment
6	oak	17"/11"	20'	Multi-stemmed oak in good condition although co-dominant trunks is a structural flaw. Approximately 40% encroachment into CRZ on east side from driveway. Follow tree protection measures and mitigate with 3 - 15 gallon oaks.
7	black acacia	14"		Remove non-native with severe lean to allow for mitigation oaks.
8	oak	20"	20'	Good tree with two major limbs that bifurcate several feet above ground. Low limbs to northwest will need to be cut back for proposed carport. Also approximately 40% encroachment into CRZ on northwest and west sides. Follow tree protection measures and mitigate with 3 - 15 gallon oaks.
9	black acacia	14"		Non-native conflicts with oaks. Remove to allow more space for oak trees.
10	oak	6"	6'	Fair condition. Cramped by adjacent acacia.
11	oak	6 x 4"	10'	Poor condition due to origin of dense trunks from stumps sprouts. Also severe competition with overgrown adjacent vegetation. Remove vegetation to encourage oak growth. Thin stems to encourage better structural condition.
12	no tree			Doesn't currently exist - on very old survey.
13	oak	14"	14'	Fair condition. No impact from project. Fence to protect.
14	black acacia	12"		Non-native is out of place. Remove.
15	eugenia	16"		Short hedged tree. Remove.
16	yucca	56"		Remove for project.
17	pittosporum	4"/2'		Remove for project.
18	yucca	48"		Remove for project.

Tree #	Type	DSH	CRZ	Comment
19	eugenia	16"		Short hedged tree. Remove.
20	date palm	26"		Relocate for project.
21	na			Doesn't currently exist - on very old survey.
22	flowering eucalyptus	10"/14" at 12" above ground		Small eucalyptus. Remove for project.
23	fan palm	14"		Appears to be <i>Livistona</i> genus. Protect.
24	bailey acacia	12"		Weed tree, remove for project to allow more room for oak mitigation.
25	no tree			Doesn't currently exist - on very old survey.
26	bailey acacia	10"		Weed tree, remove for project to allow more room for oak mitigation.
27	loquat	14"		Fruit tree, remove for project.
28	oak	8 x 10"		Poor condition due to origin of dense trunks from stumps sprouts. Remove for project and mitigate with 3 - 15 gallon oaks.
29	date palm	22"		Project during construction.
30	oak	5"		Fair condition - stump sprout, remove for project and mitigate with 3 - 15 gallon oaks.
31	fan palm	9"		Appears to be <i>Livistona</i> genus. Relocate.
32	oak	6 x <4"		Poor condition due to origin of dense trunks from stumps sprouts. Remove for project and mitigate with 3 - 15 gallon oaks.
33	oak	4"/3"/3"		Poor condition due to origin of dense trunks from stumps sprouts. Remove for project and mitigate with 3 - 15 gallon oaks.

Tree #	Type	DSH	CRZ	Comment
34	oak	8"/5"/6"		Poor condition due to origin of dense trunks from stumps sprouts. Remove for project and mitigate with 3 - 15 gallon oaks.
35	oak	6"	6'	Fair condition due to competing vegetation. Away from construction zone but clean up area and protect during construction.
36	date palm	26"		Protect during construction.
37	stone pine	14"		Pines are too close together for this species. They should be pruned and/or one or two removed for more space to grow. Out of construction zone, protect.
38	stone pine	24"		Pines are too close together for this species. They should be pruned and/or one or two removed for more space to grow. Out of construction zone, protect.
39	fan palm	9"		Appears to be Livistona genus. Protect or relocate.
40	stone pine	14"		Pines are too close together for this species. They should be pruned and/or one or two removed for more space to grow. Out of construction zone, protect.
41	oak	14"	14'	Out of construction zone, but protect.
42	oak	8 x 6"	17'	Out of construction zone, but protect.
43	oak	15"	15'	Nicest oak in area. Adjacent to construction but no impacts. Protect.

CONCLUSIONS

1. Many of the oak trees on this site do not possess favorable structural qualities. This is due to the weak attachment between trunks or limbs as a result of prior removal or inadequate space between trees. Although acceptable in the forest, poorly structured trees in urban areas are highly susceptible to breaking as they get larger and pose risks to people and structures. These trees should be removed and replaced.
2. Trees that do possess good qualities can be protected and enhanced through tree protection measures and supplemental care, as listed below.
3. Based on the removal of five oaks and significant impact to two oaks, twenty one oak trees at least fifteen gallon in size, should be incorporated into the landscape plan. Mitigation oaks should be distributed throughout the property.
4. All trees that are proposed to remain, should be pruned to improve their structure.

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 as designated on the site plan to establish tree protection zones (TPZs). These TPZs should be at the outside edge of work areas, around trees. Fences must be maintained in upright positions throughout the duration of the project. Fences should be chain-link and staked with 6' of space between posts.
3. The TPZs should be void of all activities, including parking vehicles, operation of equipment, storage of materials and dumping (including temporary spoils from excavation).
4. All excavation and grading near trees should be monitored by the project arborist.
5. Any roots encountered during grading that are ½" and greater should be cleanly cut.
6. Any 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 *American National Standards Institute (ANSI) A-300 Pruning Standards* and *ISA Best Management Practices for Tree Pruning*.
7. Oak trees that are impacted from root damage (even minimally) should be sprayed in the early spring and late summer with permethrin (*Astro*) to help resist attack of oak bark beetles. The application of the chemical should be applied to the lower 6' of trunk. I recommend that treatments be repeated for at least two years after completion of the project or if drought prevails for longer periods.
8. 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.
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.

ARBORIST 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
International Society of Arboriculture



PHOTOS



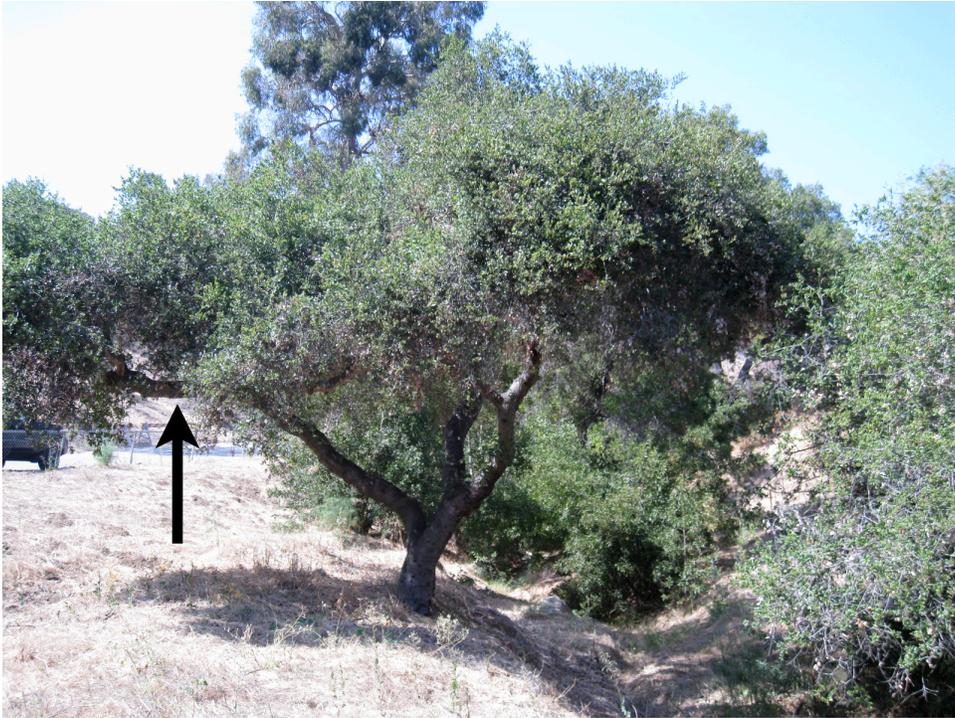
Oak #43, the nicest oak on the property.



Multiple stems of oak #28. Although the tree has a lot of mass, this will become a problem over time. Removal and replacement is a good choice.



Looking south toward oaks #10, & #11. Note overgrowth of understory vegetation.



Oak #8. Arrow points to limb that will need pruning for clearance over carport.



The base of multi-trunk oak #32 to be removed.



Note structural defects in base of oak #33 to be removed. Oak #34 is not shown but is similar in defective structure and is also to be removed.



Oak #6. Yellow line shows approximate location of newly proposed driveway. Overhang is one of the two trunks of this oak, which could be pruned or even removed. There is mitigation planting proposed for this oak. Note the palms / the drainage that conflict with other oaks.

