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TREE INVENTORY AND ASSESSMENT

Project location: Garden Street Hotel, 101 Garden St., Santa Barbara 93101

Prepared for:

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February 22, 2022

SUMMARY

The owner of the subject property is proposing to build the Garden Street Hotel on this site. There are forty nine trees within the parameters of the project. Twenty trees are within the limits of the property and twenty nine trees are off site (on city property).

Within the limits of the property, there are only two woody trees including a small native oak and a medium California pepper. The other trees within the limits of the property are eighteen palms including three Kentia palms, two Queen palms, one Date palm and twelve Mexican Fan palms.

Within the limits of the property one oak in the drainage ditch, eleven fan palms at the south end of the property, and three Kentia palms will be protected. The pepper tree, date palm and one fan plan will be removed. Two Queen palms will be removed or relocated.

All of the off site palms and cork oaks will be retained and protected with the exception of four fan palms at the northern end of the property and one cork oak, which will be removed. The palms and cork oaks to be retained are protected from the site with chain-link fence.

The Table of Contents on the next page illustrates the organization of this report.

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BACKGROUND AND ASSIGNMENT

The owner of the subject property is proposing to construct a hotel on this site. I was retained to inspect the property and identify significant native and non-native trees. I was asked to assess their condition and prepare a report with my findings and recommendations. I was on the site twice in early April 2019 and again in January and February 2022 to address some of the discrepancies in the earlier report.

Purpose

It is my intent to assist the project team in protecting trees to be retained to the greatest extent feasible and to comply with the City of Santa Barbara's design guidelines.

Scope of Project

This report addresses the planning and design stages of the project and follows protocol in these most recent publications:

- *The International Society of Arboriculture's Best Management Practices- Managing Trees During Construction,*
- *American National Standards Institute (ANSI) A300 Part 5-Management of Trees and Shrubs During Site Planning, Development, and Construction.*

OBSERVATIONS

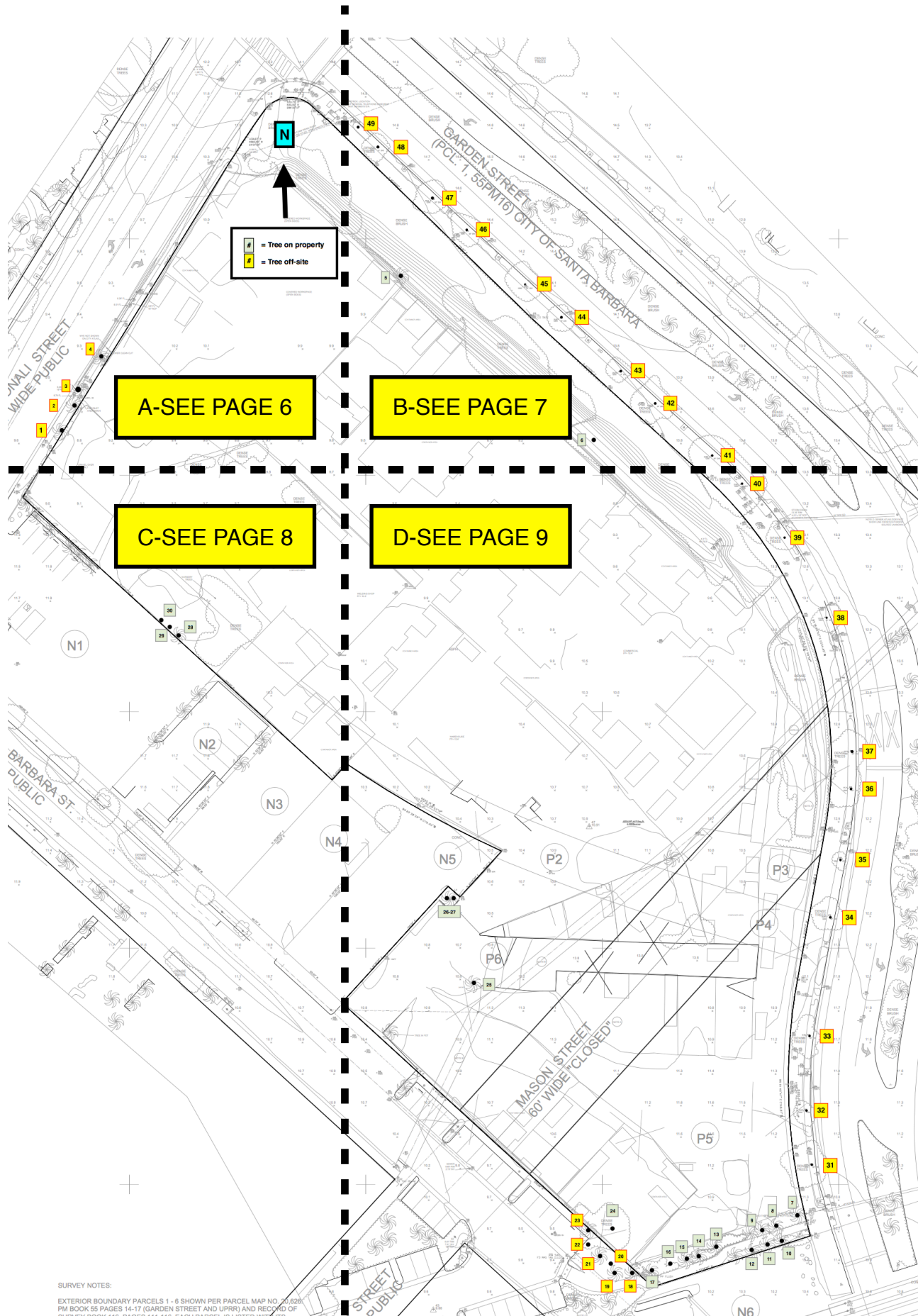
1. The site is an undeveloped industrial area in the downtown section of Santa Barbara between the 101 freeway to the north, the Pacific Ocean to the south, Santa Barbara St. to the west, and Garden St. to the east. There are multiple businesses that operate and store their equipment within the limits of this property.
2. Aside from the inventory of 49 trees, the site is lacking in significant interior vegetation. A landscape company and a few temporary structures have trees growing in containers on their sites.
3. At the eastern side of the property is a drainage channel that is overgrown with invasive vegetation. The channel runs southward from Yanonali Street to the eastern entrance to the site, further down Garden St.
4. There is one small 8" DBH oak tree in this channel among the overgrowth. This curved trunk tree, appears to working its way through the competitive vegetation.
5. A small Date Palm, Castor Bean, Fig, and Pampas grass are in the channel.
6. At the southwest corner of the property, adjacent to Santa Barbara Street, is one non-native California Pepper in fair condition.
7. Along the southern portion of the property, are a cluster of 17 Mexican Fan Palms. These palms line the two sides of a walkway (south of Mason St.) with some of the palms on the subject property. Chain-link fence protects trees from the construction provided the fence remains in place.
8. There are a four more fans palms along the northern property line and some Queen palms, Kentia palms, and another Mexican Fan Palm inside the property.
9. The City has planted 19 Cork Oak trees along Garden Street that are mostly in fair condition after a significant infestation of oak worms. Most appear to be recovering fairly well and should survive.
10. Of the 49 tree inventory, 29 trees on the city property, and considered off site trees. These are identified on the table below and on the corresponding site plan, highlighted in yellow. Four of the off site palms (#1-#4) and one offsite cork oak (#39) will be removed.

TREE INVENTORY

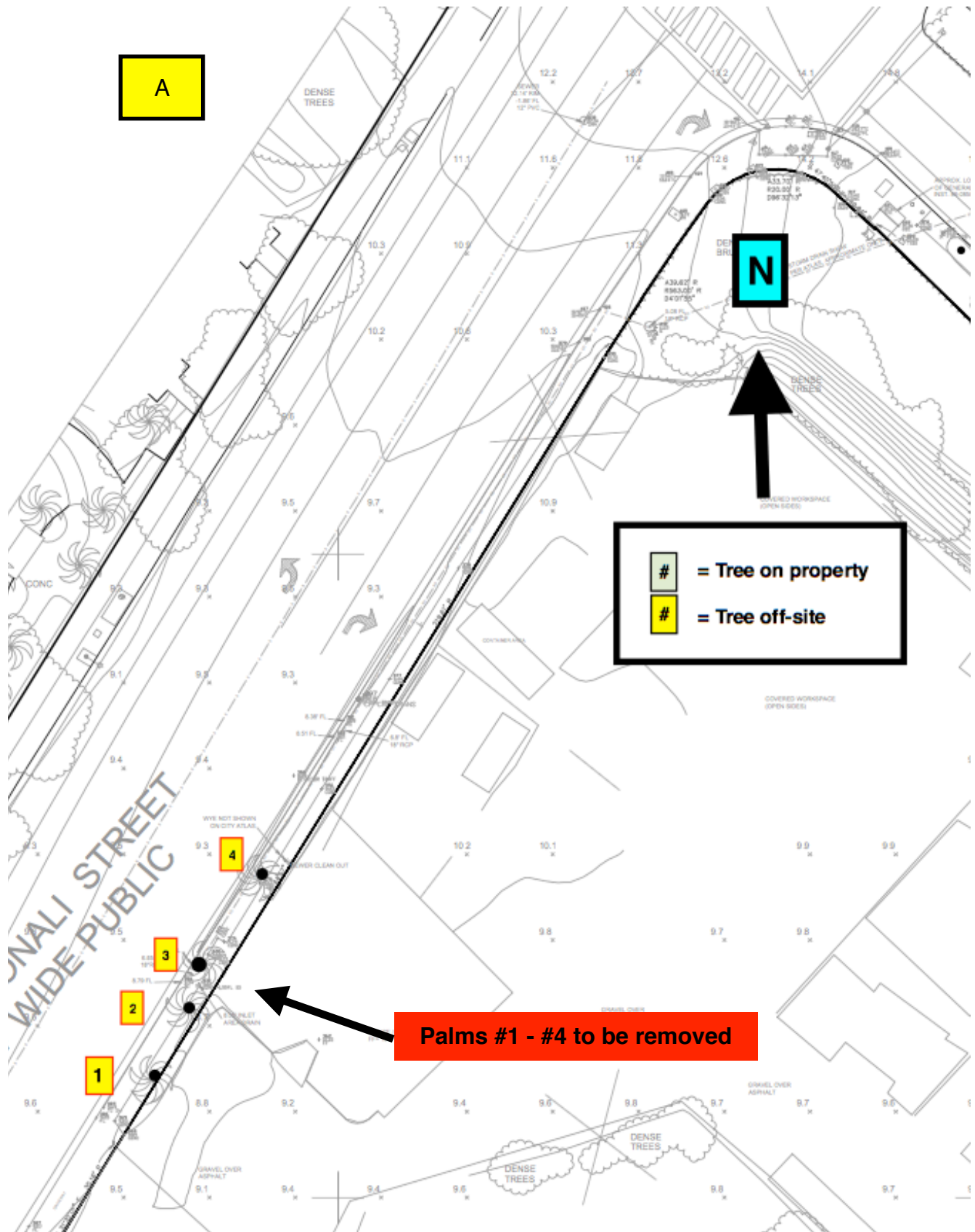
Tree #	On/Off Site	Type	DBH	Condition	Anticipated Project Status
1	off	Mex Fan Palm	16"	Good	Remove
2	off	Mex Fan Palm	16"	Good	Remove
3	off	Mex Fan Palm	16"	Good	Remove
4	off	Mex Fan Palm	18"	Good	Remove
5	on	Date Palm	24"	Good	Remove
6	on	Oak	6"	Fair	Protect
7	on	Mex Fan Palm	18'-24"	Good	Protect
8	on	Mex Fan Palm	18'-24"	Good	Protect
9	on	Mex Fan Palm	18'-24"	Good	Protect
10	on	Mex Fan Palm	18'-24"	Good	Protect
11	on	Mex Fan Palm	18'-24"	Good	Protect
12	on	Mex Fan Palm	18'-24"	Good	Protect
13	on	Mex Fan Palm	18'-24"	Good	Protect
14	on	Mex Fan Palm	18'-24"	Good	Protect
15	on	Mex Fan Palm	18'-24"	Good	Protect
16	on	Mex Fan Palm	18'-24"	Good	Protect
17	on	Mex Fan Palm	18'-24"	Good	Protect
18	off	Mex Fan Palm	18'-24"	Good	Protect
19	off	Mex Fan Palm	18'-24"	Good	Protect
20	off	Mex Fan Palm	18'-24"	Good	Protect
21	off	Mex Fan Palm	18'-24"	Good	Protect
22	off	Mex Fan Palm	18'-24"	Good	Protect
23	off	Mex Fan Palm	18'-24"	Good	Protect
24	on	California Pepper	26"	Fair	Remove
25	on	Mex Fan Palm	12"	Good	Remove
26	on	Queen Palm	11"	Good	Remove or protect
27	on	Queen Palm	13"	Good	Remove or protect
28	on	Kentia Palm	8"	Good	Protect
29	on	Kentia Palm	8"	Good	Protect
30	on	Kentia Palm	8"	Good	Protect

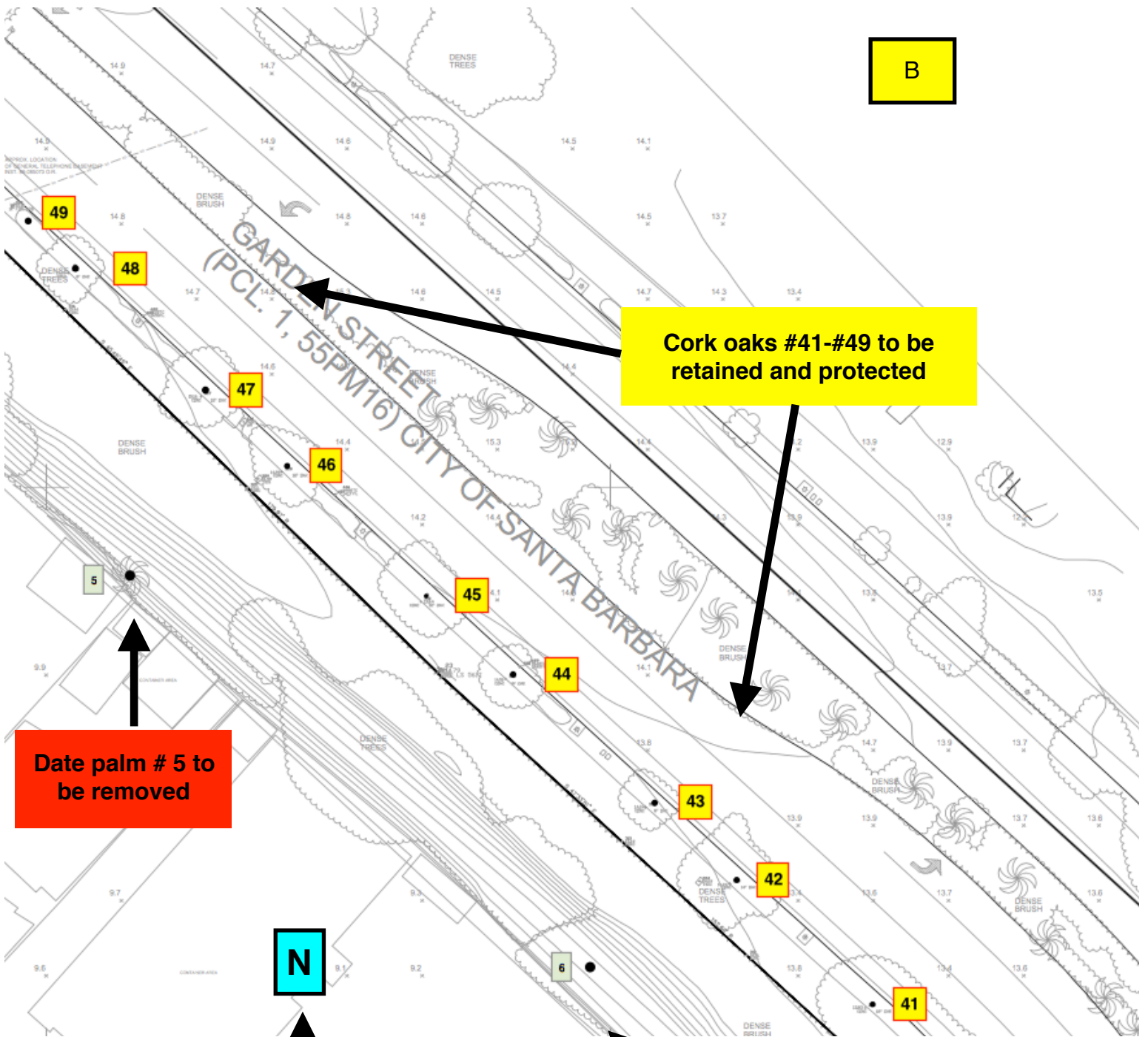
Tree #	On/Off Site	Type	DBH	Condition	Anticipated Project Status
31	off	Cork oak	11	Fair	Protect
32	off	Cork oak	8	Fair	Protect
33	off	Cork oak	12	Fair	Protect
34	off	Cork oak	11	Fair	Protect
35	off	Cork oak	7	Fair	Protect
36	off	Cork oak	12	Fair	Protect
37	off	Cork oak	13	Fair	Protect
38	off	Cork oak	6	Poor	Protect
39	off	Cork oak	9	Fair	Remove
40	off	Cork oak	10	Fair	Protect
41	off	Cork oak	20	Fair	Protect
42	off	Cork oak	12	Fair	Protect
43	off	Cork oak	14	Fair	Protect
44	off	Cork oak	8	Fair	Protect
45	off	Cork oak	10	Fair	Protect
46	off	Cork oak	13	Fair	Protect
47	off	Cork oak	11	Fair	Protect
48	off	Cork oak	13	Fair	Protect
49	off	Cork oak	9	Fair	Protect

SITE PLAN



SURVEY NOTES:
EXTERIOR BOUNDARY PARCELS 1 - 6 SHOWN PER PARCEL MAP NO. 20,628
PM BOOK 55 PAGES 14-17 (GARDEN STREET AND UPRR) AND RECORD OF
SURVEY BOOK 446 PAGES 114-116 (EXTERIOR BOUNDARY PARCELS 1-6)



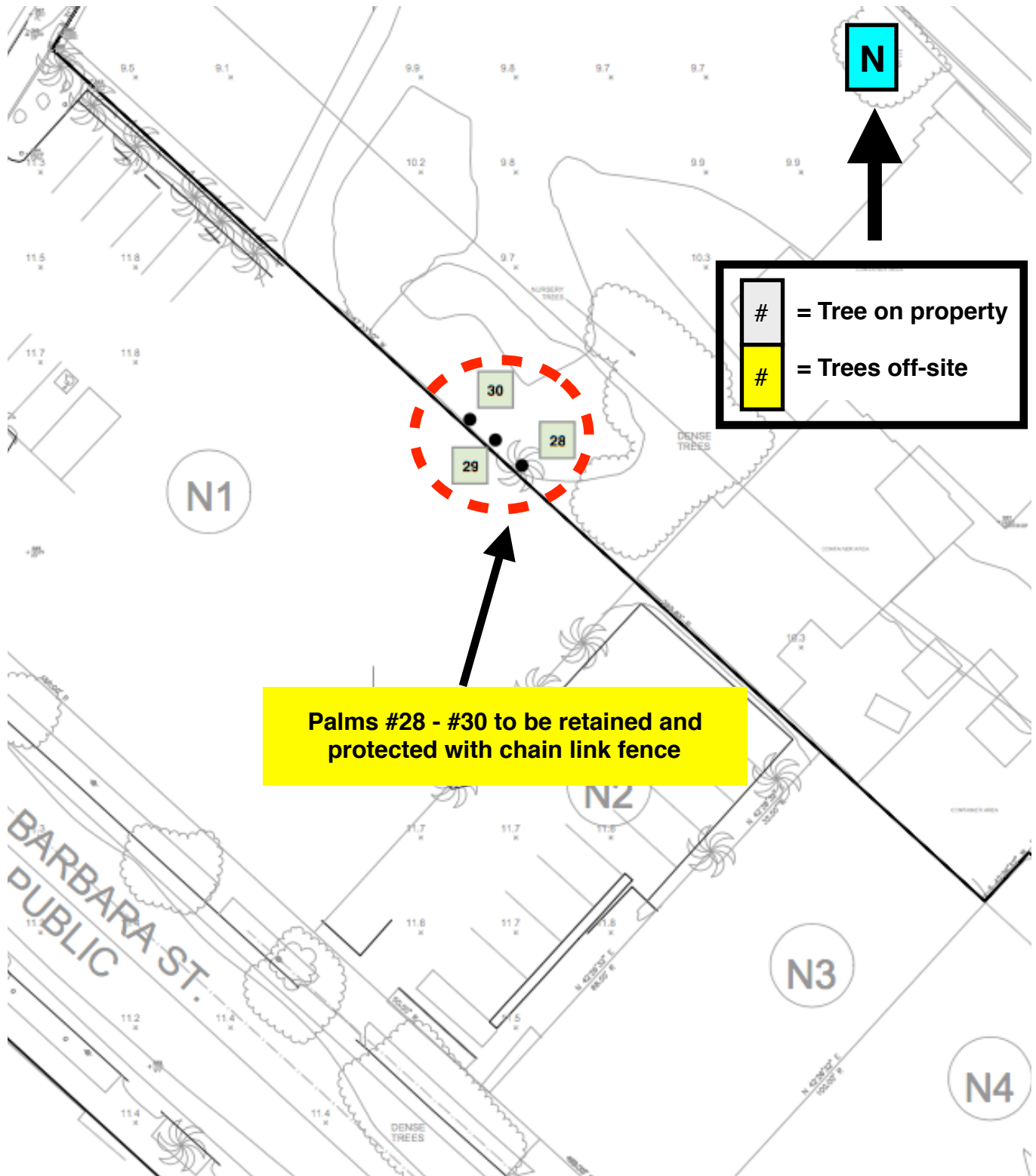


Cork oaks #41-#49 to be retained and protected

Date palm # 5 to be removed

CA Live oak #6 to be retained and protected

#	= Tree on property
#	= Trees off-site



Palms #28 - #30 to be retained and protected with chain link fence

= Tree on property
= Trees off-site

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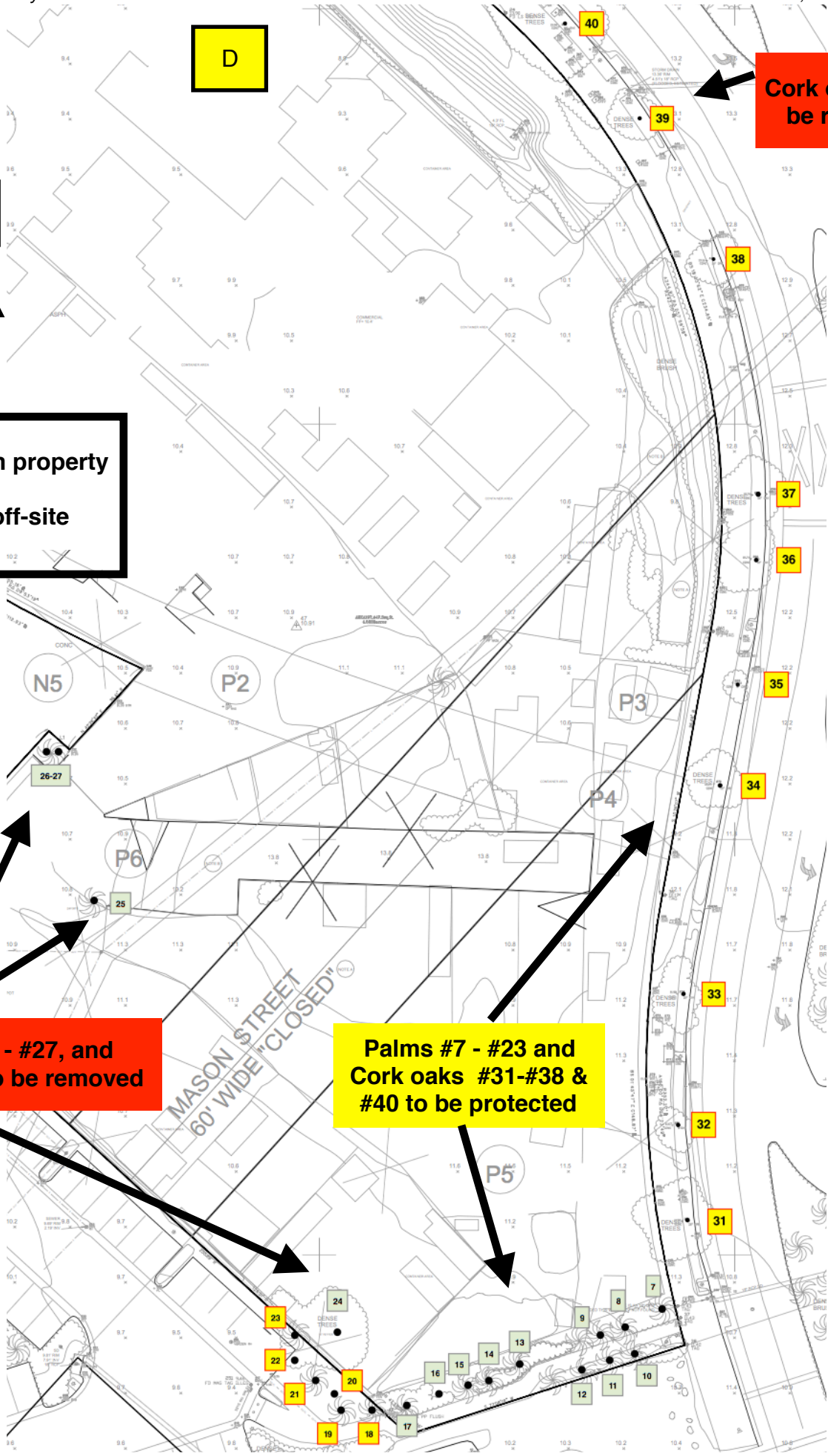
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Cork oak #39 to be removed

= Tree on property
 # = Trees off-site

Palms #25 - #27, and pepper #24 to be removed

Palms #7 - #23 and Cork oaks #31-#38 & #40 to be protected



CONCLUSIONS & RECOMMENDATIONS

- The only native tree is the one oak (#6) in the drainage channel that will not conflict with development if the channel is to be retained. Protect this tree with fencing around the trunk, in a circle with a 6' radius.
- The Date palm tree is non-native and invasive. It will be removed since it may pose a threat to the restoration area.
- All palms at the southern end of the city, and the three Kentia palms will be retained and protected. All other palms will be removed including the four off-site palms #1-#4.
- Most protected palms are outside of the work zone and already protected with chain link fence. The three Kentia palms will require protection chain link fencing.
- All off site non-native Cork oaks will be retained and protected except for #39, which will be removed. Chain link fence already is enclosing the project area.

REFERENCES

- ANSI (*American National Standards Institute*) A300: Part 5 - *Management of Tree and Shrubs During Site Planning, Site development, and Construction*, 2012
- *Best Management Practices: Managing Trees During Construction, Second Edition*, International Society of Arboriculture, Champaign, Illinois, 2016.
- Harris, R. W., and Matheny, N. P., and Clark, J. R., 2004. *Arboriculture: Integrated Management of Landscape Trees, Shrubs, and Vines*, Fourth Edition. Prentice Hall.
- Matheny and Clark, *Trees and Development; A Technical guide To Preservation of Trees During Land Development*, ISA, 1998.

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:

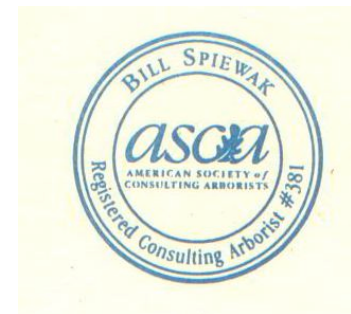
That I have personally inspected the trees on the property referred to in this report and have stated my findings accurately.

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
Qualified Tree and Plant Appraiser

Board Certified Master Arborist #310B
American Society of Consulting Arborists
Qualified Tree Risk Assessor



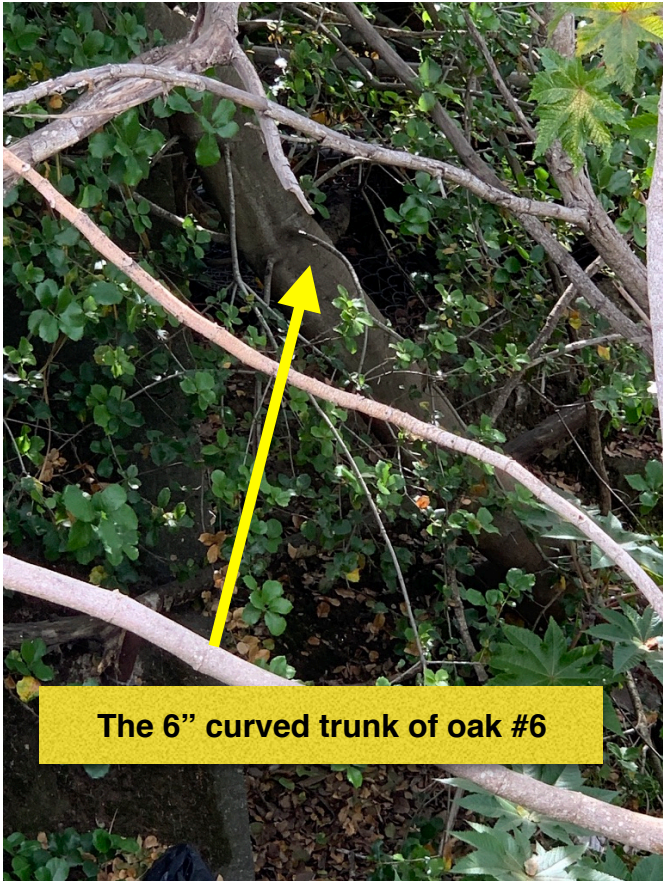
PHOTOS



Above along Yanonali St. / Below along Garden St.







The 6" curved trunk of oak #6



Mexican Fan Palms #7-#23 along south end of property



**Above: California pepper #24
Left: with 26" trunk**







Cork oaks



