

City of Santa Barbara FORESTRY DIVISION

ATTACHMENT 5

October 2022

FRONT YARD SET BACK TREE REMOVAL REQUEST

Date:	9/27/2022				
Requested by:	Jianhua Chen jianhua@cjm-la.com				
Address:	1221 State Street, Suite 206, Santa Barbara, CA 93101				
Location of Tree:	200 N. La Cumbre Road, Santa Barbara, CA 93110				
Tree Species:	(5) Cupaniopsis anacardioides,(1) Afrocarpus falcatus,(2) Jacaranda mimosifolia,	Common Name:	Carrot Wood Fern Pine Jacaranda		
Zoning/Setback:	O-M CO 10'				
Reason for Removal: Required public improvements to the Via Lucero right of way. Project has been determined to be a Community Benefit Project. (Affordable housing).					
Proposed Replacemen	nt: Yes 🛛 with various trees	No 🗌			
Advisory Committee Recommendation: Conditionally Approve Removal: Deny Removal: N/A					
Staff Recommendation	n: Approve Removal: Deny R	emoval: 🗌	N/A ⊠		
Date Posted: 10/12/2022					
Comments: The Con	nmittee recommends (3/0) that the	Commission app	rove the removals on the		

PHOTO INVENTORY



condition the applicant plant the replacements as proposed on their application.



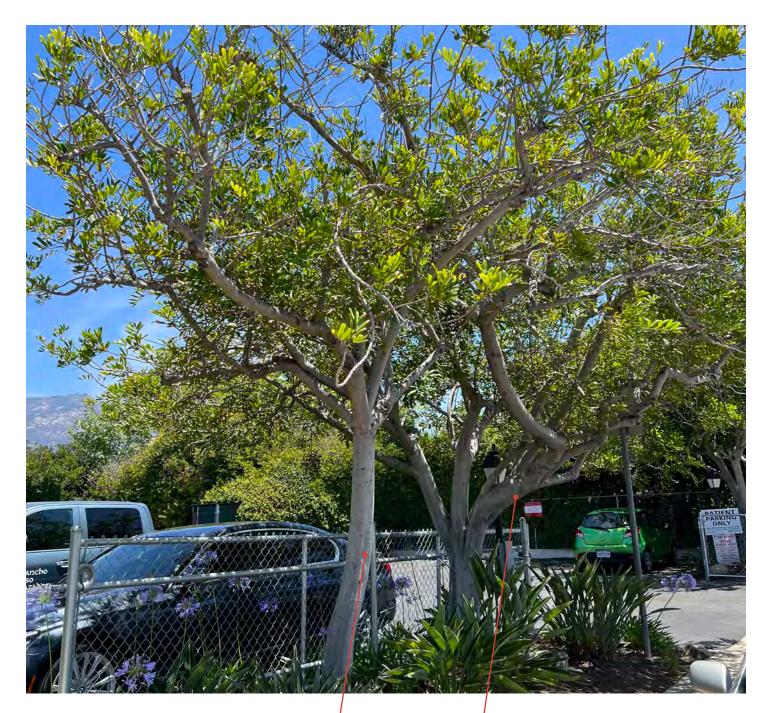
Tree Removal Application

APPLICANT/OWNER DETAILS chen Jianhua YOUR LAST NAME YOUR FIRST NAME Housing Authority of the City of Santa Barbara OWNER'S FULL NAME (IF YOU ARE NOT THE OWNER) 1221 STATE STREET, SUITE 206 YOUR MAILING ADDRESS santa barbara CA 93101 CITY **STATE** ZIP CODE 8056373721 jianhua@cjm-la.com **DAYTIME PHONE EMAIL ADDRESS** TREE INFORMATION TYPE OF TREE: SETBACK TREE(S) STREET TREE(S) (6) within 10' setback on Via Lucero: (2) in the setback on 200 N. LA CUMBRE Road. 8 NUMBER OF TREES LOCATION OF TREE(S)) - please be sure to indicate the property address where the trees are located (5) Carrotwood, (1) Podocarpus, (2) Jacaranda mimosifolia SPECIES OF TREE(S), IF KNOWN REASONS FOR REMOVAL (TELL US WHY YOU WANT TO REMOVE THE TREE[S]). PLEASE INCLUDE: · Whether or not the removal application is associated with new development or redevelopment of property · Status of development application, including whether the project is scheduled for review by the Single Family Design Board, Architectural Board of Review, or Historic Landmarks Commission Whether or not the tree is a designated Specimen or Historic Tree or located on a property with a designated Historic Landmark If you feel you need more space to outline the goals of your request, please feel free to attach a supplemental letter when you submit this form. Project has been determined to be a Community Benefit Project (Affordable housing). Project is currently in the Planning 30-day review process. Required public improvements to the Via Lucero R.OW. include a new sidewalk 5'-6" sidewalk and 3'-6" parkway planter. These improvements necessitate removal of (6) front set back trees along Via Lucero. The (2) front setback tree removals along N. La Cumbre are necessary to accommodate the parking garage driveway entry and new retaining walls. Six (6) front setback trees are being protected and will remain in place: (3) Podocarpus and (3) Jacaranda. Please refer to the enclosed arborist report. WILL YOU REPLACE THE TREE(S)? YES 🗸 NO IF YES, WHAT WILL YOU REPLACE THE TREE(S) WITH? (6) Jacaranda mimosifolia in the new parkway along Via Lucero; and (2) Jacaranda mimosifolia, (1) Callistemon viminalis, (1) Arbutus x 'Marina', and (2) Tristania conferta in the front setback along N. La Cumbre. Please refer to the enclosed Landscape Plans.





- (#44) EX. CUPANIOPSIS ANACARDIOIDES DBH: 16" REMOVE



(#46) EX. CUPANIOPSIS ANACARDIOIDES DBH: 12"
REMOVE

(#45) EX. CUPANIOPSIS ANACARDIOIDES-

DBH: 16" REMOVE





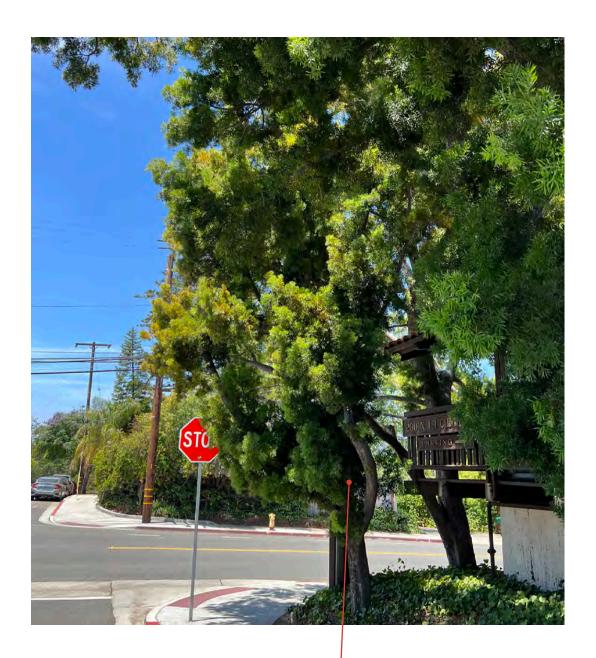
(#47) EX. CUPANIOPSIS ANACARDIOIDES

DBH: 12" REMOVE

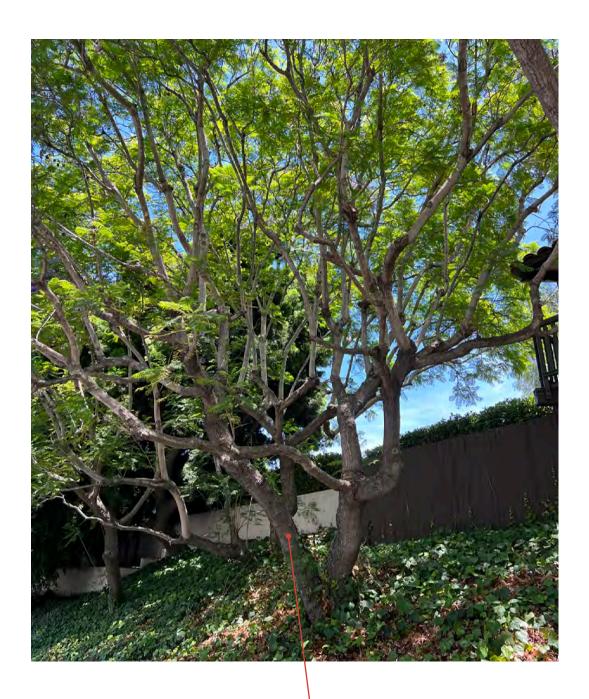
(#48) EX. CUPANIOPSIS ANACARDIOIDES

DBH: 12" REMOVE





(#50) EX. PODOCARPUS SPP. DBH: 12"
REMOVE



L (#56) EX. JACARANDA MIMOSIFOLIA DBH: 12+12" MULTI-TRUNK REMOVE

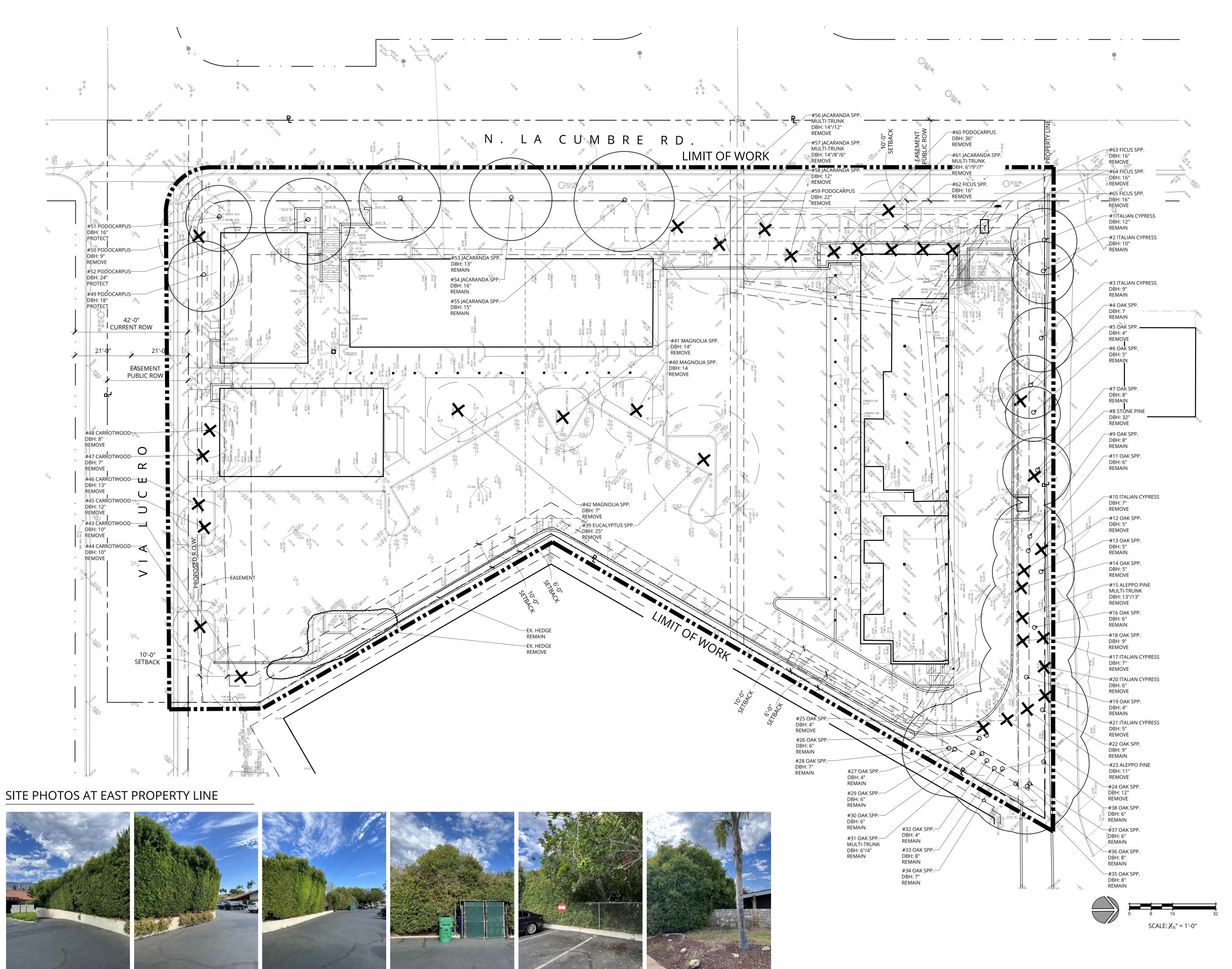


(#61) EX. JACARANDA MIMOSIFOLIA -DBH: 6+8" MULTI-TRUNK

REMOVE

BELLA VISTA PRELIMINARY LANDSCAPE PLANS

200 N. LA CUMBRE ROAD SANTA BARBARA, CA 93101



EXISTING HEDGE + TREE TO BE REMOVED

EXISTING HEDGE TO REMAIN

SHEET INDEX

DESCRIPTION

TREE DISPOSITION PLAN L-0.1 ARBORIST REPORT

L-0.2 ARBORIST REPORT L-0.3 ARBORIST REPORT

L-1.1 PRELIMINARY LANDSCAPE PLAN L-1.2 PRELIMINARY ELEVATIONS & PLANT IMAGERY

PROJECT CONTACTS

LANDSCAPE ARCHITECT CONTACT: COURTNEY MILLER 805.698.2120

courtney@cjm-la.com

ARCHITECT THE CEARNAL COLLECTIVE CONTACT: CHRISTINE PIERRON

805.963.8077 x203 cp@cearnal.com CIVIL ENGINEER

CONTACT: BRUCE JONES 310.755.9762 bruce@ashleyvance.com

SITE STATISTICS

ASHLEY & VANCE

TOTAL EXISTING TREES & PALMS: TREES TO BE REMOVED: OAK TREES: (6 ONSITE TREES) (20 ONSITE TREES, 8 SETBACK TREES) NON-NATIVE TREES: TREES TO BE RELOCATED: TREES TO BE PROTECTED IN PLACE: (22 ONSITE TREES) OAK TREES: NON-NATIVE TREES: (3 ONSITE TREES, 6 SETBACK TREES)

TOTAL SETBACK TREES: SETBACK TREES TO BE REMOVED: 8

SETBACK TREES TO BE PROTECTED:

TOTAL ONSITE GROUND-LEVEL LANDSCAPE AREA: 11,954 SF (MINIMUM 80% LOW WATER)

TREE PROTECTION GENERAL NOTES

- EXISTING TREES LOCATED ON SITE SHALL BE PROTECTED TO THE MAXIMUM EXTENT FEASIBLE.
- 2. NO GRADING OR DEVELOPMENT SHALL OCCUR WITHIN THE DRIPLINES OF TREES WHICH OCCUR IN THE CONSTRUCTION AREA. THIS INCLUDES TREE CANOPIES WHICH OVERHANG INTO THE LIMIT OF WORK FROM
- . ALL TREES WITHIN 25 FEET OF PROPOSED GROUND DISTURBANCES SHALL BE TEMPORARILY FENCED WITH CHAIN-LINK OR OTHER MATERIAL SATISFACTORY TO THE CITY OF SANTA BARBARA THROUGHOUT ALL GRADING AND CONSTRUCTION ACTIVITIES. AT A MINIMUM, THE FENCING SHALL BE INSTALLED SIX FEET OUTSIDE THE DRIPLINE OF EACH TREE WHERE FEASIBLE. THE FENCE SHALL BE STAKED EVERY SIX FEET. FENCING SHOWN ON THIS PLAN SHALL TAKE PRECEDENCE OVER THIS MINIMUM.
- 4. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED, OR OPERATED WITHIN SIX FEET OF TREE DRIPLINES, OR WITHIN THE LIMITS
- 5. NO FILL SOIL, ROCKS, OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN SIX FEET OF TREE DRIPLINES, OR WITHIN THE LIMITS
- 6. ROOTS ENCOUNTERED THAT ARE ONE INCH IN DIAMETER OR GREATER SHALL BE CLEANLY CUT. THIS SHALL BE DONE UNDER DIRECTION OF
- 7. TRENCHING OR OTHER CONSTRUCTION ACTIVITY REQUIRED WITHIN THE DRIPLINE OR SENSITIVE ROOT ZONE OF TREES SHALL BE DONE BY HAND AND UNDER THE SUPERVISION OF THE PROJECT ARBORIST.
- 8. TREES LOCATED WITHIN 25 FEET OF PROPOSED BUILDINGS SHALL BE PROTECTED FROM STUCCO OR PAINT DURING CONSTRUCTION.

City of Santa Barbara Landscape Compliance Requirements

IRRIGATION PLANS)

(TO BE INCLUDED ON

(TO BE INCLUDED ON

IRRIGATION PLANS)

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IRRIGATION PLANS)

(TO BE INCLUDED O

C-2.1, C-2.2

(SEE CIVIL)

C-2.1, C-2.2

LANDSCAPE DESIGN FOR WATER CONSERVATION **COMPLIANCE STATEMENT**

SHEET # MANDATORY MEASURES (Show calculations of required areas on referenced sheets) No turf in parkways, medians or other areas with any dimension of <8 feet No turf on > 20% slope. For residential, mixed-use and institutional projects 80% or > of landscape area water wise plants. For commercial, 100% of landscape area water wise plants. For residential, <20% of area in turf of high-water using plants (TO BE INCLUDED ON Three inches of mulch specified as required. PLANTI<u>NG PLAN</u>S)

Areas of sprinkler coverage avoid over spray and runoff, including optimum distribution uniformity, head-to-head spacing and setback from walkways and pavement. Sprinklers have matched precipitation rates within each valve and circuit

Valves separated for individual hydrozones based on plant water needs & sun/shade Weather based irrigation controller with a rain shutoff sensor for the entire irrigation system including an automatic irrigation system Areas less than 8' wide irrigated only with bubblers, rotating nozzles on pop-up bodies,

sub-surface, or drip irrigation Drip/low volume irrigation system on >25% of landscaped area Check valves at low end of irrigation lines to prevent unwanted draining of irrigation lines IRRIGATION PLANS) Pressure regulators, unless the Public Works Director determines one is not necessary IRRIGATION PLANS)

Grading encourages water retention and infiltration by preserving open space and creating depressed areas/swales

substantially conforms to the approved plans.

increases the width of flow paths in order to decrease flow rates I state that I am familiar with the Landscape Design Standards for Water Conservation as recently adopted by the Santa Barbara City Council and that the landscape design for this project complies with those

standards. It is my understanding that verification of compliance will be necessary upon final building

inspection. I shall inspect the completed installation and I will submit in writing that the installation

Grading mimics natural, pre-development hydrologic flow paths and maintains and/or

COURTNEY JANE MILLER 09/30/24

Exp. Date



office 805 698 2120 email INFO@CJM-LA.COM 1221 STATE STREET SUITE 206 SANTA BARBARA CA 93101

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ARE INSTRUMENTS OF SERVICE AND ARE T PROPERTY OF THE LANDSCAPE ARCHITEC THE DOCUMENTS ARE AVAILABLE TO CLIENT FOR USE ONLY ON THIS PROJE DURING THE EXISTENCE OF THE CONTRA RE-USE OF THE DOCUMENTS FOR PROJEC NOT A PART OF THE CONTRACT REQUIRE EXPRESS AUTHORIZATION OF THE LANDSCA

R 33



REVISIONS 03/16/22 ABR 07/26/22 PLN#2 09/08/22 ABR#2/PLN#3

PROJECT NUMBER DRAWN BY DATE DRAWN

03/16/22 SCALE 1/₁₆" = 1'-0" PRINT DATE 9/8/22

SHEET NUMBER L-0.0

Poor Remove

Poor Remove

Fair Remove

Poor Remove

Oak 4 4 Fair Remove

Oak 8 8 Good Retain

Oak 8 8 Fair Retain

1 Oak 6 6 Fair Retain

3 Oak 5 5 Fair Retain

14 Oak 5 5 Fair Remove

16 Oak 6 6 Good Retain

18 Oak 9 9 Good Remove

19 Oak 4 4 Good Retain

Oak 9 9 Good Retain

4 Oak 12 12 Good Remove

5 Oak 4 4 Good Remove

Oak 4 4 Fair Retain

Tree Assessment, Protection, and Mitigation Plan for 200 N. La Cumbre Rd., Santa Barbara

Good Retain

Good Retain

Good Retain

Good Remove

Poor Remove

Good Remove

Good Remove

Good Remove

Fair Remove

Poor Remove

Poor Remove

Good Retain

Good Retain

Good Retain

Good Retain

Good

17 Ital cyp 7

20 Ital cyp 6

21 Ital cyp 5

Bill Spiewak - Consulting Arborist

39 Pep euc 25

40 Mag 14

41 Mag 14

Carrot

wood Carrot

wood

wood

50 Podo 9

51 Podo 16

52 Podo 24

53 Jac 13

55 Jac 15

49 Podo

42 Mag

10 Ital cyp 7 Fair Remove

3 Ital cyp 9

Sep 07, 2022

Comment

Some dieback, blocks pole

Some dieback, blocks pole

Some dieback

Poor structure, limited growth by wires and

wires and adjacent Chinese elms

Understory to adjacent pine

Topped and misshaped

Understory to adjacent pine

No low limbs

Understory to adjacent aleppo pine

Understory to adjacent aleppo pine

Understory to adjacent aleppo pine

Condition impacted by wires.

Conflicts with cyp

No low limbs

Close to wall

Very small

No low limbs

Dead

Ivy on trunk

Under wires

Close to wall

Skimpy

Among cluster

Leans over wall

Among cluster, conflicts with adjacent ficus

Among cluster, note ivv and volunteer ash

Among cluster

Narrow and upright

Conflicts with adjacent vegetation

Conflicts with adjacent vegetation

7 of 20

Poor structure, ivy on trunks, limited growth

Tree protection fence

Tree Assessment, Protection, and Mitigation Plan for 200 N. La Cumbre Rd., Santa Barbara

SITE PLAN

See enlargement on next page

5 of 20

6 of 20

Registered Consulting Arborist #38l • American Society of Consulting Arborists TREE ASSESSMENT, PROTECTION, AND MITIGATION PLAN Job Location: 200 North La Cumbre Rd., Santa Barbara 93110

Dale Fathe-Aazam-Director of Property, Development and Administration Housing Authority of the City of Santa Barbara 808 Laguna Street, Santa Barbara, CA 93101 (805) 897-1064 / DAazam@hacsb.org

Prepared by:

September 07, 2022

The Santa Barbara Housing Authority is proposing to build a new development to replace the existing offices at 200 North La Cumbre Rd. There are 65 trees on the site including 28 native oaks. The other trees include 37 non-native trees: 7 Italian Cypress, 1 Peppermint-Leaf Eucalyptus, 3 Magnolia, 1 Stone Pine and 2 Aleppo Pine, 6 Carrotwood, 6 Podocarpus, 4 Ficus and 7 Jacaranda.

The oaks and 10 non-natives densely occupy the sloped northern property line. Most of these trees are structurally compromised due to the competition among them. The overhead high voltage has also required that the pines be maintained at a reduced in height. At least 6 of the oaks, the 3 pines and 4 Italian cypress will need to be removed to accommodate the new northern wall and subterranean parking. At least 18 oaks, 15-gallon in size, will be planted to mitigate the oak removals.

All the other trees within the interior of the site and along Via Lucero and N. La Cumbre Roads will be removed, with the exception of 3 jacaranda and 3 podocarpus to be retained. See my *Conclusions* on page 9 of this report for more information on mitigation and replacement trees and refer to the current landscape plan provided by CJM Landscape Architecture.

All retained trees will warrant protection by following the tree protection measures in this

3517 San Jose Lane • Santa Barbara, CA 93105 • (805) 331-4075 • bill@sbarborist.com • www.sbarborist.com

Tree Assessment, Protection, and Mitigation Plan for 200 N. La Cumbre Rd., Santa Barbara

INTRODUCTION	
BACKGROUND AND ASSIGNMENT	
PURPOSE	
SCOPE OF PROJECT	
OBSERVATIONS	
SITE PLAN	
TREE INVENTORY	
CONCLUSIONS	
TREE PROTECTION MEASURES	1
PRE-CONSTRUCTION	į
CONSTRUCTION	į
POST CONSTRUCTION	7
TREE MITIGATION MEASURES	Year
REFERENCES	1
ARBORIST'S DISCLOSURE AND CERTIFICATION OF PERFORMA	NCE 1

Prepared for:

Bill Spiewak Consulting Arborist 3517 San Jose Lane Santa Barbara, CA 93105 (805) 331-4075 / bill@sbarborist.com

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

TABLE OF CONTENTS

INTRODUCTION
BACKGROUND AND ASSIGNMENT
PURPOSE
SCOPE OF PROJECT
OBSERVATIONS
SITE PLAN
TREE INVENTORY
CONCLUSIONS
TREE PROTECTION MEASURES
PRE-CONSTRUCTION
CONSTRUCTION
POST CONSTRUCTION
TREE MITIGATION MEASURES
REFERENCES
ARBORIST'S DISCLOSURE AND CERTIFICATION OF PERFORMANCE
PHOTOS

It is my intent to assist my client and the project team in protecting trees to the

greatest extent feasible and to comply with conditions of the City of Santa Barbara.

and prepare a report with my findings and recommendations. I was on the site

The Housing Authority of the City of Santa Barbara is proposing to demolish the

underground parking, and new landscape. In the process, multiple trees will be

existing structures and surrounding hardscape to be replaced with new structures,

I was retained to inventory and assess the trees, potential impacts from construction,

removed.

INTRODUCTION

SCOPE OF PROJECT

multiple times in 2021.

In order to perform my assignment, the following tasks were necessary: Visit the site to compare site plan with actual tree locations and assess their size

- Collect data on an Excel spreadsheet. Draw the critical root zones of the native oaks on the plan and analyze any
- construction impacts.

BACKGROUND AND ASSIGNMENT

- Works with the landscape architect. Prepare the report.

 My assessment and report follows protocol in the most recent publications: The International Society of Arboriculture's Best Management Practices-Managing Trees During Construction,

OBSERVATIONS

1. The project site is on the northeastern corner of North La Cumbre Road and Via

- 2. I inventoried and assessed 65 trees, as shown on the site plan and listed on the
- spreadsheet by corresponding number. 3. There are 28 California Live Oaks (Quercus agrifolia) on the site, all of which are located along the northern property line that is shared with an adjacent driveway
- leading to two residential properties with equestrian facilities. 4. The other 37 trees are non-natives including Jacaranda, Ficus, Eucalyptus, Italian Cypress, Stone Pine, Aleppo Pine, Podocarpus, Magnolia, and Carrotwood. The Stone pines and Italian cypress are growing among the line of oak trees. The Magnolia and Eucalyptus are interior to the site. Jacaranda, Carrotwood, Ficus, and
- Podocarpus are along Via Lucero and North La Cumbre Road. 5. The oaks, pines, and cypress along the northern property line are densely packed on a narrow north facing slope. The slope is less than 20' wide and also covered with ivy. High voltage wires run easterly and westerly above the trees.

3 of 20

4 of 20

Bill Spiewak - Consulting Arborist

Tree Assessment, Protection, and Mitigation Plan for 200 N. La Cumbre Rd., Santa Barbara

6. The density of trees has resulted in conflict between canopies, thus many poorly structured trees in this narrow area. Although some are in good condition biologically, future growth is limited due to the site conditions.

- 7. Overhanging high voltage wires has also resulted in severe trimming of the larger pine trees.
- 8. The new project requires subterranean excavation adjacent to the northern tree line. Due to the close proximity of the trees, 6 oaks and 3 pines will be removed. In addition, 4 Italian cypress will be removed
- 9. The interior Magnolia and eucalyptus will be removed during demolition. All other trees along the exterior of the site will be removed with the exception of three Jacaranda trees and three Podocarpus.
- 10. The landscape plan illustrates the new trees to be planted, which includes not less than 18 fifteen-gallon oaks to mitigate the removal of 6 oaks (3:1 replacement ratio). Native trees are indicated by the arrows below. This table is on the landscape plan.

REES	CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	QTY	
	ARB MIY	ARBUTUS X 'MARINA' MULTI	MARINA STRAWBERRY TREE	48"BOX	Low	5	
0	CAL VIM	CALLISTEMON VIMINALIS	WEEPING BOTTLEBRUSH	48"BOX	LOW	1	
	CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	LOW	8	←
8	JAC MIM	JACARANDA MIMOSIFOLIA	JACARANDA	24 ^H BOX	LOW	8	
	LAU SAR	LAURUS X 'SARATOGA' L.B.	SARATOGA HYBRID LAUREL	24"BOX	LOW	4	
1	PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	36"BOX	MEDIUM	4	-
8	QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK-MITIGATION PLANTING	15 GAL	VERY LOW	18	-
	TRI BRI	TRISTANIA CONFERTA	BRISBANE BOX	24"BOX	MEDIUM	8	
UIT TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	QTY	
0	CITSIN	CITRUS X SINENSIS	SWEET ORANGE	24"BOX	MEDIUM	6	
0	FIC CAR	FICUS CARICA	COMMON FIG	15 GAL	MEDIUM	2	
0	PER AME	PERSEA AMERICANA	AVOCADO	24"BOX	MEDIUM	2	
	PUN GRA	PUNICA GRANATUM	POMEGRANATE	15 GAL	LOW	7	

Good Remove

8 of 20

 Condition is an average of health and structure. Comment is a note of significance to me.

CRZ is the critical root zone in radius feet.

Tree # corresponds with the site plan.

Type is the common name.

PPI is potential project impact-indicted as remove or retain.

Multiple trunks are indicated with a "/" between numbers.

- · Oak trees are all highlighted in blue in the table and correspond with the site

DBH is the trunk diameter at breast height, measured at 54" above ground.

· Oak removals are blue but outlined in red in the table and on the site plan. Non-natives are yellow but removals are outlined in red only on the site plan.

Bill Spiewak - Consulting Arborist

Bill Spiewak - Consulting Arborist

TREE INVENTORY

Bill Spiewak - Consulting Arborist

Bill Spiewak - Consulting Arborist

Bill Spiewak - Consulting Arborist

 $\mathbf{\Omega}$ Signature Renewal Date

2 of 20

REVISIONS 03/16/22 ABR 07/26/22 PLN#2 09/08/22 ABR#2/PLN#3

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CJM::LA

COURTNEY JANE MILLER

office 805 698 2120 email INFO@CJM-LA.COM 1221 STATE STREET SUITE 206 SANTA BARBARA CA 93101

CLIENT SHALL RETAIN COPIES OF THE WORK

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CAD FORM ONLY FOR INFORMATION AND US

BY CLIENT FOR THE SPECIFIC PURPOSE FO

WHICH LANDSCAPE ARCHITECT WA

USED BY CLIENT, OR TRANSFERRED TO AN

OTHER PARTY, FOR USE IN OTHER PROJECT

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SOLE RISK AND CLIENT AGREES TO DEFEND

INDEMNIFY, AND HOLD LANDSCAP

ARCHITECT HARMLESS, FROM ALL CLAIMS

INJURIES, DAMAGES, LOSSES, EXPENSES, AN

ATTORNEY'S FEES ARISING OUT OF TH

THESE MATERIALS.

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PROPERTY OF THE LANDSCAPE ARCHITEC

THE DOCUMENTS ARE AVAILABLE TO THE

DURING THE EXISTENCE OF THE CONTRACT

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PROJECT NUMBER DRAWN BY DATE DRAWN

N/A 9/8/22

SHEET NUMBER

SCALE PRINT DATE

L-0.1

13 of 20

11 of 20

Sep 07, 2022

59 Podo 22

60 Podo 36

61 Jac 6/9/7

62 Ficus 16

63 Ficus 16

64 Ficus 16

65 Ficus 16

Adjacent ficus impacting structure of jac, one

CJM::LA

office 805 698 2120 email INFO@CJM-LA.COM

1221 STATE STREET SUITE 206 SANTA BARBARA CA 93101

ADDITIONS TO THE CURRENT PROJECT ANY OTHER PURPOSE FOR WHICH TH MATERIAL WAS NOT STRICTLY INTENDED E

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SOLE RISK AND CLIENT AGREES TO DEFEND

INDEMNIFY, AND HOLD LANDSCAP

ARCHITECT HARMLESS, FROM ALL CLAIMS

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DATE DRAWN SCALE N/A PRINT DATE

9/8/22

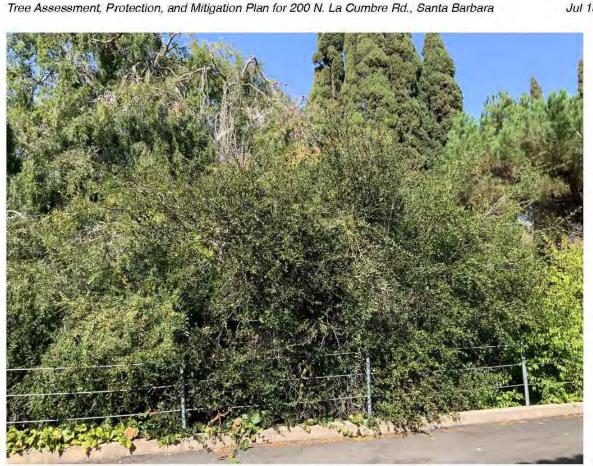
L-0.2

Tree Assessment, Protection, and Mitigation Plan for 200 N. La Cumbre Rd., Santa Barbara Jul 18, 2022

Above: oaks at eastern end of tree line. Most of these will be retained up the slope except for the two overhanging the wall on the east side of the drive. Below: Looking northwest from the north side of the existing bldg. and driveway.



Bill Spiewak - Consulting Arborist 15 of 20

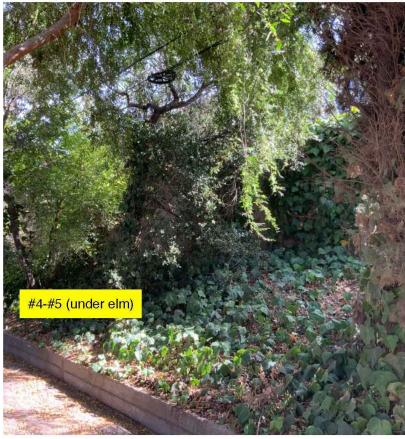


Above: Looking north from the existing driveway at the mid section of the tree Below: Looking northeast from the existing driveway at the eastern section of the tree line (north side of bldg.)



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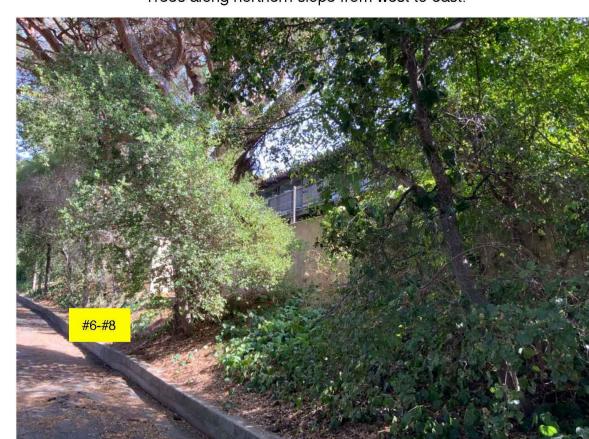
PHOTOS



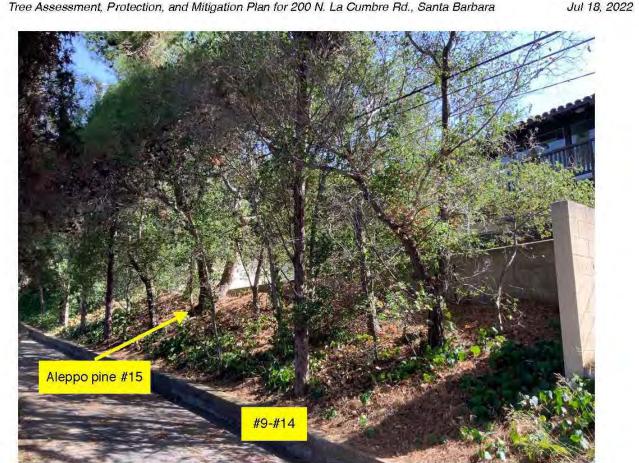
Bill Spiewak - Consulting Arborist



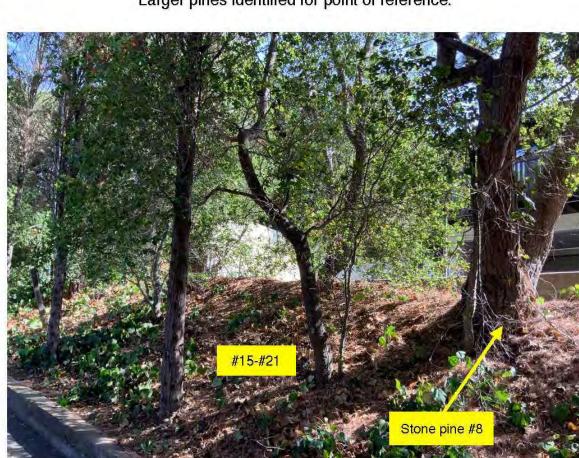
Trees along northern slope from west to east.



Tree Assessment, Protection, and Mitigation Plan for 200 N. La Cumbre Rd., Santa Barbara



Larger pines identified for point of reference.



Bill Spiewak - Consulting Arborist

Using a hand pruner, hand saw, lopping pruner or reciprocating saw to cut

- 13. Root sealers have been determined to not be effective in preventing decay
- and should not be used. 14. When roots are cut, the newly exposed soil profile must be kept moist to encourage an area conducive to new root growth and also to prevent the loss of water from the soil.

Irrigation and Dust

- 15. Construction activities can create copious amounts of dust. Depending on
- timing of project, hose off canopy to wash dust from leaf surfaces. 16. If trees are root pruned or suffering from drought, irrigated the root zone as directed by the project arborist.

POST CONSTRUCTION

17. The extent of irrigation is dependent upon root damage during construction, species of tree, weather conditions, time of year, drought and potential pests and diseases. Each tree or group of trees should be assessed by the project arborist prior to recommending irrigation, if any.

- 18. Pruning is also dependent on species, its condition, time of year, potential risks, and location. Pruning needs should be assessed at completion of the
- 19. Pruning should be performed or supervised by a qualified Certified Arborist.
- 20. The project arborist should review the goals with workers prior to commencement of any tree pruning. 21. Tree workers should be knowledgeable of ISA Best Management Practices for Tree Pruning and ANZI A300 Pruning Standards.

TREE MITIGATION MEASURES

- 22. Plant 18 oak trees to mitigate the removal of 6 oaks. Install oaks that are at
- least 15-gallon in size as per the landscape plan. 23. If additional oaks are damaged, mitigate at a 3:1 ratio.

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.

Bill Spiewak - Consulting Arborist

Tree Assessment, Protection, and Mitigation Plan for 200 N. La Cumbre Rd., Santa Barbara

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.

Bill Spiewak - Consulting Arborist

Registered Consulting Arborist #381 American Society of Consulting Arborists Qualified Tree and Shrub Appraiser

Board Certified Master Arborist #310B International Society of Arboriculture Qualified Tree Risk Assessor



12 of 20

CONCLUSIONS

Based on the current plan, 6 oaks will be removed for the project and 18 oaks will need to be planted to mitigate the removals. All mitigation trees will be 15-gallon in size and are shown on the landscape plan.

Good Remove

Good Remove

Good Remove

Good Remove

- 28 non-native trees will be removed.
- Trees should not be removed during bird nesting season (February 1 through August 15). Otherwise a bird nesting study by a qualified biologist will be required.
- 3 Jacaranda, 3 Podocarpus, and 3 Italian cypress will be retained.
- The landscape plan shows that 55 trees will be planted in addition to the 18 oaks. The additional trees also include 12 natives (4 California sycamore and 8 Western red bud) and 17 fruit trees. This replacement is greater than a 1:1 replacement ratio and will easily surpass the existing canopy cover currently on the site within several
- All retained trees will be protected by following the tree protection measures in this

root zone, determined by the project arborist. If any additional oaks are significantly

- Any additional significant impacts to oak trees will be assessed during construction. Impact is defined as tree removal or root cutting into more than 20% of its critical
- damaged, it/they shall be mitigated by planting additional oaks at a 3:1 ratio. Mitigation trees should be monitored annually for a five year period.

Bill Spiewak - Consulting Arborist 9 of 20

Tree Assessment, Protection, and Mitigation Plan for 200 N. La Cumbre Rd., Santa Barbara

TREE PROTECTION MEASURES Each of the subheadings below address the different phases of tree protection prior to,

during, and after construction. PRE-CONSTRUCTION

Pre-Construction Meeting 1. A pre-construction meeting is necessary with the project arborist and contractor to discuss tree protection measures.

- Fencing 2. In designated areas, install fences to establish TPZs (tree protection zones). This will be around oaks, 3 cypress and 3 Jacaranda. See red dashed lines
- 3. TPZs are necessary to keep out construction activities, equipment, storage of
- materials, and dumping of spoils. 4. Chain-link fence that is 5'-6' in height is necessary adjacent to work areas.
- These fences should be 5'-6' in height.
- 5. Fences must remain upright and secure throughout the duration of the

Tree Care: Removal, Pruning & Irrigation

- 6. Prior to construction, remove trees designated for removal and prune trees to
- be retained as necessary to improve their form. 7. Trees should not be removed during bird nesting season (February 1 through August 15). Otherwise a bird nesting study by a qualified biologist will be
- 8. Trees with roots that may be impacted from excavation, trenching, or any other construction activities, should be considered for irrigation, especially during summer months. The project arborist should make the determination of the irrigation quantity, frequency, and area.

CONSTRUCTION

Site Monitoring 9. Activities within construction areas where trees are to be protected, must be

monitored by the project arborist.

Bill Spiewak - Consulting Arborist

- 10. Demolition of structures and hardscape must be done with care so as not to damage underlying roots of adjacent trees. 11. Vegetation within TPZs should be removed with manual tools. Stumps in
- close proximity to protected trees should be cut close to ground or turned to sawdust with a stump grinder. Do not pull out large stumps in close proximity to protected trees.

Root Protection & Root Pruning

12. When work is necessary within CRZs or TPZs it is critical that roots, 1/2" and greater, be carefully cut with a sharp tool, perpendicular to the root growth.

10 of 20

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PROJECT NUMBER DRAWN BY

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03/16/22 ABR 07/26/22 PLN#2

09/08/22 ABR#2/PLN#3

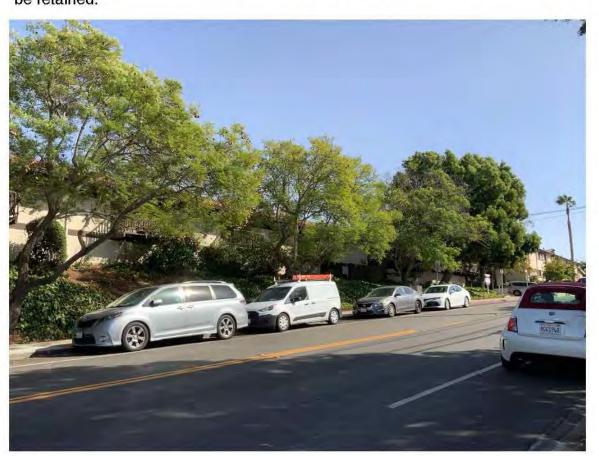
PROJECT NUMBER

2201 DRAWN BY JC
DATE DRAWN
03/16/22
SCALE
N/A
PRINT DATE

9/8/22

SHEET NUMBER L-0.3

Above: Podocarpus on corner of La Cumbre and Via Lucero to be removed. Below: Another view of podocarpus on right side along with three Jacaranda to be retained.



Bill Spiewak - Consulting Arborist

Tree Assessment, Protection, and Mitigation Plan for 200 N. La Cumbre Rd., Santa Barbara



Jacaranda and Ficus along N. La Cumbre (northern end of project) to be

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Above: Looking east from the driveway. Wall to be removed with two oaks. The oaks behind will be retained. Below: Euc and Magnolia in centre of lot to be removed.



Tree Assessment, Protection, and Mitigation Plan for 200 N. La Cumbre Rd., Santa Barbara



Above: Another perspective of Mags and euc interior to site, to be removed. Below: South side of bldg. Carrotwood trees along Via Lucero to be removed.



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20 of 20

19 of 20





CONCRETE PAVING, POUR-IN-PLACE, 2-TONE COLOR





CONC. STAIN - DAVIS "OUTBACK" #677

2-TONE PAVING COLOR #1:





PARKING AREA & MAIN ENTRANCE PAVING: 4x8 "HOLLAND" PAVER, B2 SUMMIT SUNRISE COLOR



"COPPER CANYON" CRUSHED GRAVEL, 3/8"

WALKWAYS & PRIVATE PATIOS:

NATURAL GRAY CONCRETE (NO COLOR)



INSPIRATION IMAGERY



OR EQUIVALENT

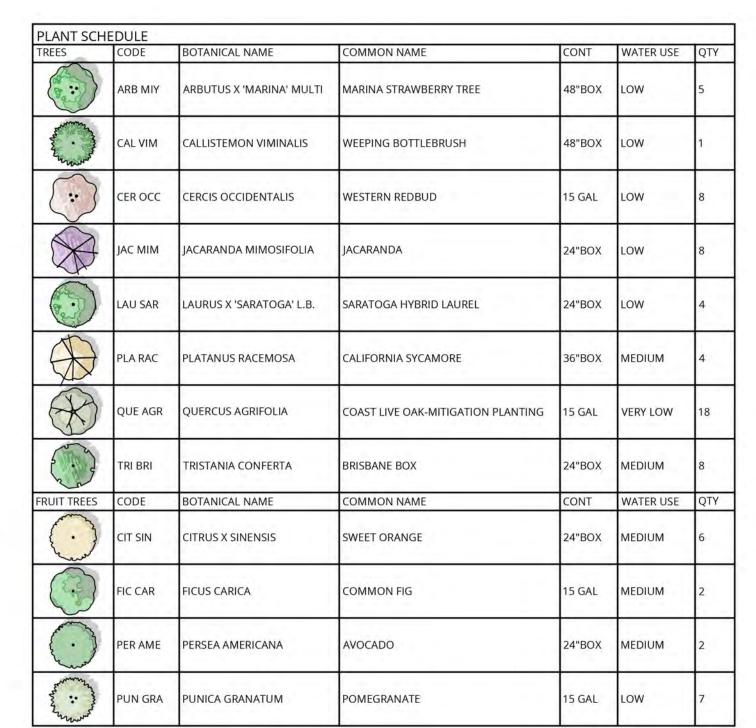


2-TONE PAVING COLOR #2:

NATURAL GRAY CONCRETE (NO COLOR)







SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
CAL LJN	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	LOW
ECH CAN	ECHIUM CANDICANS	PRIDE OF MADEIRA		LOW
FEI VEU	FEIJOA SELLOWIANA	PINEAPPLE GUAVA		LOW
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	VERY LOW
OLE LIT	OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE® OLIVE		LOW
RHA MOU	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	5 GAL	VERY LOW
SAL BAR	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN BUSH SAGE	5 GAL	LOW
VER LIL	VERBENA LILACINA 'DE LA MINA'	DE LA MINA LILAC VERBENA	5 GAL	LOW
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
ARI PUR	ARISTIDA PURPUREA	PURPLE THREEAWN	1 GAL	LOW
CHO ELE	CHONDROPETALUM ELEPHANTINUM	LARGE CAPE RUSH	5 GAL	LOW
FES MAI	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	LOW
LOM IRA	LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH	5 GAL	LOW
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW
	Tarania and an analysis and an	Tanana	Taras	Torrison vices
HEDGE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
POD GRA	PODOCARPUS GRACILIOR COLUMN	FERN PINE	5 GAL	MEDIUM
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
DIE GRA	DIETES GRANDIFLORA	FORTNIGHT LILY	5 GAL	LOW
ESC CAL	ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	1 GAL	VERY LOW
SUCCULENTS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
AGA ATT	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	VERY LOW
//d/////	NOMENTEROALA	TOXINETIONE	J G/ LL	VERT COTT
VINE/ESPALIER	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
FIC PUM	FICUS PUMILA	CREEPING FIG	5 GAL	MEDIUM
HAR VIO	HARDENBERGIA VIOLACEA	LILAC VINE	5 GAL	LOW
PAR HCR	PARTHENOCISSUS X 'HACIENDA CREEPER'	HACIENDA CREEPER	5 GAL	MEDIUM
PAS LIL	PASSIFLORA EDULIS	PASSION FRUIT	5 GAL	MEDIUM
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE
CEA IOY	CEANOTHUS X 'JOYCE COULTER'	JOYCE COULTER WILD LILAC		LOW
DEL IE4	DELOSPERMA COOPERI 'JEWEL OF THE DESERT MOONSTONE'	IEWEL OF THE DESERT MOONSTONE ICE PLANT		LOW
ERI KAR	ERIGERON KARVINSKIANUS	3-11		LOW
FRA CHI	FRAGARIA CHILOENSIS	SANTA BARBARA DAISY BEACH STRAWBERRY		MEDIUM
HEU IAC	HEUCHERA X BRIZOIDES	CORAL BELLS	FLAT 1 GAL	LOW
LAN PUR	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	1 GAL	LOW
LES FLI		BRANCHING SEA ASTER	FLAT	
	LESSINGIA FILAGINIFOLIA 'SILVER CARPET'			LOW
MYO PUT	MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	PUTAH CREEK TRAILING MYOPORUM	1 GAL	LOW

PAVING

MAIN ENTRANCE

4" x 8" "HOLLAND" HYDRO-FLO PERMEABLE PAVER MFR: PACIFIC INTERLOCK PAVERS THICKNESS: 60MM (PEDESTRIAN) COLOR: B2 SUMMIT SUNRISE (GRAY/TAN/CHARCOAL) FINISH: STANDARD PATTERN: HERRINGBONE

CONCRETE PAVING, POUR-IN-PLACE, 2-TONE COLOR

COLOR 1: CONCRETE STAIN - TO MATCH DAVIS COLOR "OUTBACK" #677 OR EQUIVELANT

COLOR 2: NATURAL GRAY CONCRETE (NO COLOR) FINISH: EQUIVALENT TO TOPCAST NO.5

WALKWAYS & PRIVATE PATIOS

CONCRETE PAVING, POUR-IN-PLACE COLOR: NATURAL GRAY CONCRETE (NO COLOR) FINISH: EQUIVALENT TO TOPCAST NO.5

COMMUNITY VEGETABLE GARDEN

"COPPER CANYON" CRUSHED (ANGULAR) DECORATIVE GRAVEL MFR: DECORATIVE STONE SOLUTIONS SIZE: 3/8"

PARKING AREA

4" x 8" "HOLLAND" HYDRO-FLO PERMEABLE PAVER MFR: PACIFIC INTERLOCK PAVERS THICKNESS: 80MM (VEHICULAR) COLOR: B2 SUMMIT SUNRISE (GRAY/TAN/CHARCOAL) FINISH: STANDARD PATTERN: HERRINGBONE

RAISED PLANTER WALLS @ COURTYARD

CONCRETE, POUR-IN-PLACE WIDTH: 12"

HEIGHTS: 18" - 20" COLOR: NATURAL GRAY CONCRETE (NO COLOR) FINISH: FLOAT

PRELIMINARY PLAN - PLANTING AND DESIGN

- 1. CJM::LA STRIVES TO UPHOLD THE ARCHITECTURAL AND CULTURAL HERITAGE OF THE SANTA BARBARA COMMUNITY THROUGH THE DEVELOPMENT OF ENGAGING SPACES. OUR APPROACH RESPONDS TO CONTEXT, HISTORY AND OUTLOOK IN ORDER TO PROVIDE OUTDOOR SPACES WHICH QUIET THE MIND AND ACTIVATE THE SENSES. THE BUILT ENVIRONMENT IS PARAMOUNT IN REPRESENTING THE IDENTITY OF A COMMUNITY, AND WE SEEK TO PROVIDE RESPONSIBLE DESIGN SOLUTIONS THAT RESPECT THE BALANCE OF PAST AND FUTURE. WE PRIDE OURSELVES IN DESIGN THAT IS UNIQUE AND SPECIFIC; ENDURING AND AUTHENTIC.
- 2. THIS PLAN ENGAGES BOTH SUSTAINABLE BUILDING PRACTICES AS WELL AS AESTHETIC AND FORWARD-THINKING DESIGN SOLUTIONS TO CREATE A UNIQUE ADDITION TO THE BUILT ENVIRONMENT.
- 3. PEDESTRIAN, BICYCLE AND VEHICULAR CIRCULATION HAS BEEN STUDIED IN ORDER TO MAINTAIN APPROPRIATE CONNECTIVITY WITH THE SURROUNDING COMMUNITY, AS WELL AS WITHIN THE DEVELOPMENT.
- 4. STORMWATER QUALITY WILL BE ADDRESSED WITH THE MOST APPROPRIATE BEST MANAGEMENT PRACTICES FOR THIS DEVELOPMENT.
- 5. GREEN SCREENS WILL BE INCLUDED WHERE FEASIBLE.
- 6. EXISTING TREES ON SITE WILL BE PROTECTED TO THE MAXIMUM EXTENT FEASIBLE WITHIN THE PROJECT REQUIREMENTS.
- 7. THE PLANT PALETTE WILL BE MEDITERRANEAN IN CHARACTER AND SUITABLE TO THE SANTA BARBARA REGIONAL CLIMATE. PLANT MATERIAL WILL BE LOW-WATER AND LOW-MAINTENANCE. ONLY ORGANIC FERTILIZERS AND SOIL AMENDMENTS WILL BE USED.
- 8. COMMON AREA IRRIGATION WILL INCLUDE A COMBINATION OF LOW-VOLUME SPRAY HEADS, BUBBLERS AND DRIP SYSTEMS AS APPLICABLE. ALL IRRIGATION WILL BE CONTROLLED BY AN AUTOMATIC TIMER WITH A SEASONAL ADJUSTMENT CAPACITY TO APPLY LESS WATER DURING THE RAINY SEASON. POTS WILL BE HAND-WATERED OR WILL INCLUDE SELF-WATERING SYSTEMS.

SIGHT VISIBILITY NOTES

- 1. EXISTING TREES LOCATED WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL BE PRUNED SO THAT THE LOWEST BRANCH IS A MINIMUM OF 7'-6" ABOVE THE FINISH GRADE.
- 2. NO NEW TREES SHALL BE PLANTED WITHIN THE SIGHT VISIBILITY TRIANGLE.
- 3. SHRUBS AND GROUND COVERS LOCATED WITHIN THE SIGHT VISIBILITY TRIANGLE SHALL BE PRUNED AND MAINTAINED SO THAT THE MAXIMUM HEIGHT DOES NOT EXCEED 2'-0" ABOVE THE FINISH GRADE.
- 4. NO FENCE, SCREEN, WALL, HEDGE OR OTHER LANDSCAPING MATERIAL SHALL EXCEED A MAXIMUM HEIGHT OF 3'-6" LOCATED WITHIN THE VISIBILITY TRIANGLE.



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Renewal Date

REVISIONS 03/16/22 ABR 07/26/22 PLN#2 09/08/22 ABR#2/PLN#3

PROJECT NUMBER 2201 DRAWN BY

DATE DRAWN 03/16/22 SCALE $\frac{1}{16}$ " = 1'-0"

9/8/22 SHEET NUMBER

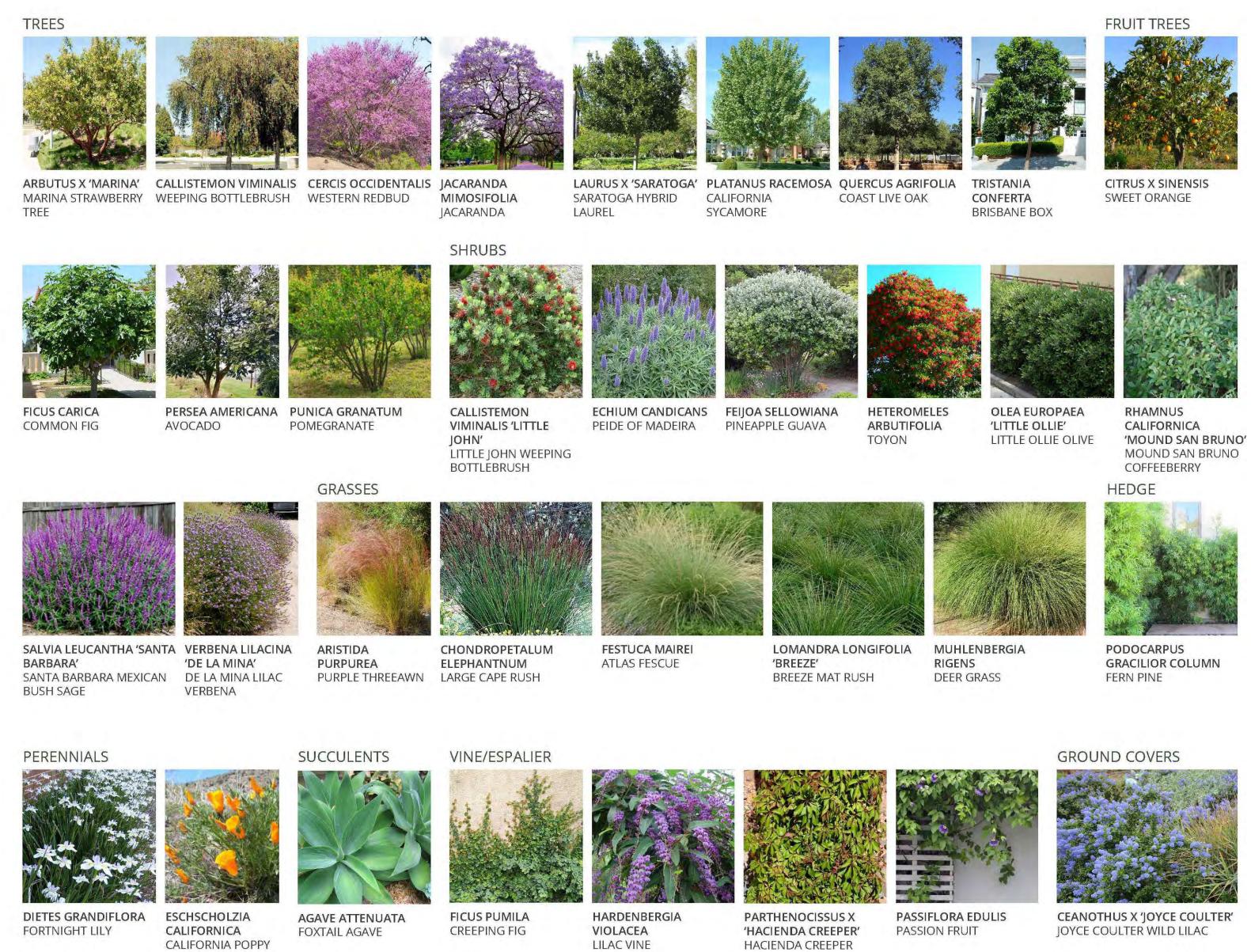
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PRINT DATE

ELEVATION - LA CUMBRE







LANTANA

LANTANA

MONTEVIDENSIS

PURPLE TRAILING

LESSINGIA FILAGINIFOLIA MYOPORUM

BRANCHING SEA ASTER CREEK'

'SILVER CARPET'

PARVIFOLIUM 'PUTAH

PUTAH CREEK TRAILING

MYOPORUM

PLANT PALETTE

MOONSTONE'

JEWEL OF THE DESERT

MOONSTONE ICE PLANT

DELOSPERMA COOPERI ERIGERON

'JEWEL OF THE DESERT KARVINSKIANUS

SANTA BARBARA DAISY

FRAGARIA CHILOENSIS HEUCHERA X

CORAL BELLS

BEACH STRAWBERRY BRIZOIDES



COURTNEY JANE MILLER LANDSCAPE ARCHITECTURE

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DRAWN BY JC DATE DRAWN

03/16/22 SCALE AS NOTED PRINT DATE 9/8/22

SHEET NUMBER L-1.2