

**FRONT YARD SET BACK TREE REMOVAL
REQUEST**

October 2022

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*, **Common Name:** Carrot Wood
(1) *Afrocarpus falcatus*, Fern Pine
(2) *Jacaranda mimosifolia*, 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 Replacement: Yes with various trees No

Advisory Committee Recommendation: Conditionally Approve Removal: Deny Removal: N/A

Staff Recommendation: Approve Removal: Deny Removal: N/A

Date Posted: 10/12/2022

Comments: The Committee recommends (3/0) that the Commission approve the removals on the condition the applicant plant the replacements as proposed on their application.

PHOTO INVENTORY



Tree Removal Application

APPLICANT/OWNER DETAILS

<input type="text" value="chen"/>	<input type="text" value="Jianhua"/>	
YOUR LAST NAME	YOUR FIRST NAME	
<input type="text" value="Housing Authority of the City of Santa Barbara"/>		
OWNER'S FULL NAME (IF YOU ARE NOT THE OWNER)		
<input type="text" value="1221 STATE STREET, SUITE 206"/>		
YOUR MAILING ADDRESS		
<input type="text" value="santa barbara"/>	<input type="text" value="CA"/>	<input type="text" value="93101"/>
CITY	STATE	ZIP CODE
<input type="text" value="8056373721"/>	<input type="text" value="jianhua@cjm-la.com"/>	
DAYTIME PHONE	EMAIL ADDRESS	

TREE INFORMATION

TYPE OF TREE: **SETBACK TREE(S)** **STREET TREE(S)**

<input type="text" value="8"/>	<input type="text" value="(6) within 10' setback on Via Lucero: (2) in the setback on 200 N. LA CUMBRE Road."/>
NUMBER OF TREES	LOCATION OF TREE(S) - please be sure to indicate the property address where the trees are located

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.O.W. 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.

esigned via SeamlessDocs.com
Jianhua chen
Key: ba7815c8951f5f094d6327c0c93ba2e2



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



EXISTING TREE INVENTORY



(#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



EXISTING TREE INVENTORY



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



EXISTING TREE INVENTORY

CJM::LA 200 North La Cumbre Road Santa Barbara, CA

09/16/22



(#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



SHEET	DESCRIPTION
L-0.0	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
CJM::LA, INC.
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
ASHLEY & VANCE
CONTACT: BRUCE JONES
310.755.9762
bruce@ashleyvance.com

SITE STATISTICS

TOTAL EXISTING TREES & PALMS:	65
TREES TO BE REMOVED:	34
OAK TREES:	6 (6 ONSITE TREES)
NON-NATIVE TREES:	28 (20 ONSITE TREES, 8 SETBACK TREES)
TREES TO BE RELOCATED:	0
TREES TO BE PROTECTED IN PLACE:	31
OAK TREES:	22 (22 ONSITE TREES)
NON-NATIVE TREES:	9 (3 ONSITE TREES, 6 SETBACK TREES)
TOTAL SETBACK TREES:	14
SETBACK TREES TO BE REMOVED:	8
SETBACK TREES TO BE PROTECTED:	6

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.
- 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 ADJACENT PROPERTIES.
- 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.
- NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED, OR OPERATED WITHIN SIX FEET OF TREE DRIPLINES, OR WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.
- NO FILL SOIL, ROCKS, OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN SIX FEET OF TREE DRIPLINES, OR WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.
- ROOTS ENCOUNTERED THAT ARE ONE INCH IN DIAMETER OR GREATER SHALL BE CLEANLY CUT. THIS SHALL BE DONE UNDER DIRECTION OF THE PROJECT ARBORIST.
- 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.
- TREES LOCATED WITHIN 25 FEET OF PROPOSED BUILDINGS SHALL BE PROTECTED FROM STUCCO OR PAINT DURING CONSTRUCTION.

City of Santa Barbara Landscape Compliance Requirements

LANDSCAPE DESIGN FOR WATER CONSERVATION COMPLIANCE STATEMENT

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

Three inches of mulch specified as required.

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 requirements

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

Pressure regulators, unless the Public Works Director determines one is not necessary

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

Grading mimics natural, pre-development hydrologic flow paths and maintains and/or 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 substantially conforms to the approved plans.

Chill
Signature: COURTNEY JANE MILLER
Name

5581 License# 09/30/24 Exp. Date

SHEET

L-1

N/A

L-1

N/A

(TO BE INCLUDED ON PLANTING PLANS)

(TO BE INCLUDED ON IRRIGATION PLANS)

(TO BE INCLUDED ON IRRIGATION PLANS)

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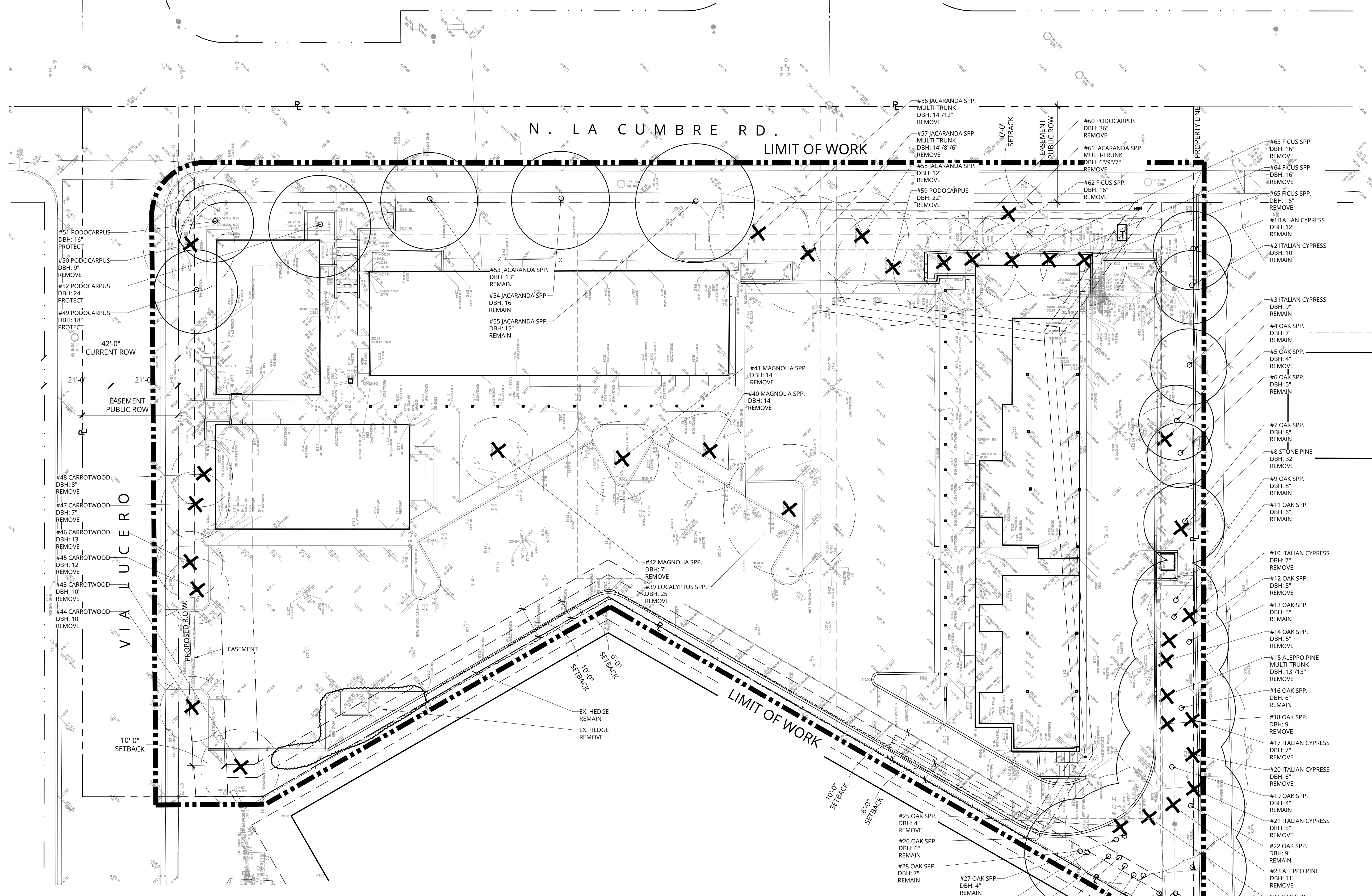
NOT FOR CONSTRUCTION
BELLA VISTA
200 N. LA CUMBRE RD.
Santa Barbara, CA 93101



REVISIONS	DATE	BY
	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: 1/4" = 1'-0"
PRINT DATE: 9/8/22

SHEET NUMBER: L-0.0

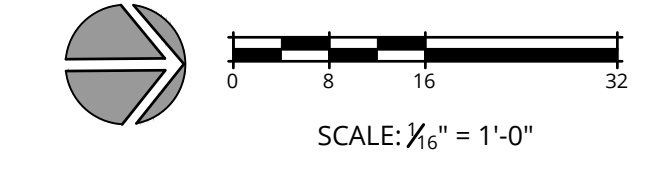


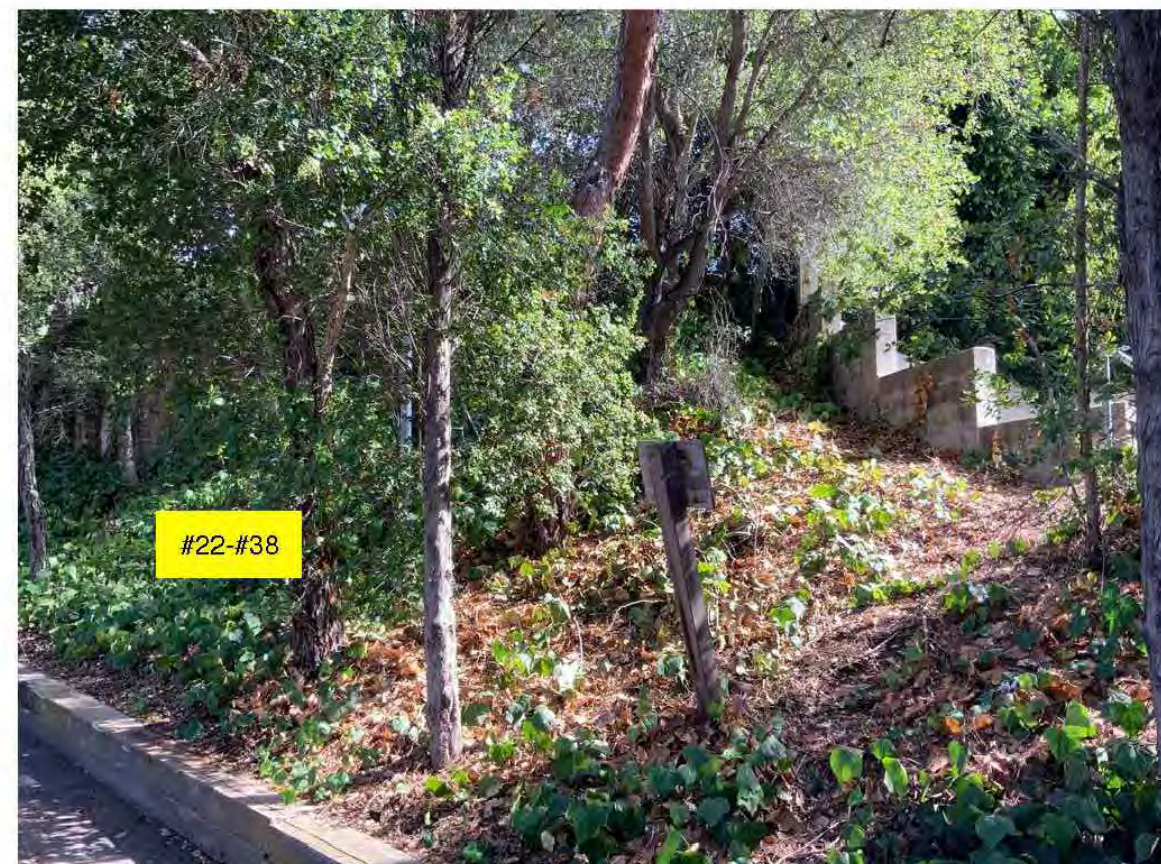
SITE PHOTOS AT EAST PROPERTY LINE



EXISTING HEDGE TO REMAIN

EXISTING HEDGE + TREE TO BE REMOVED





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. The big elm is on the adjacent neighbor's property and overhangs oaks.



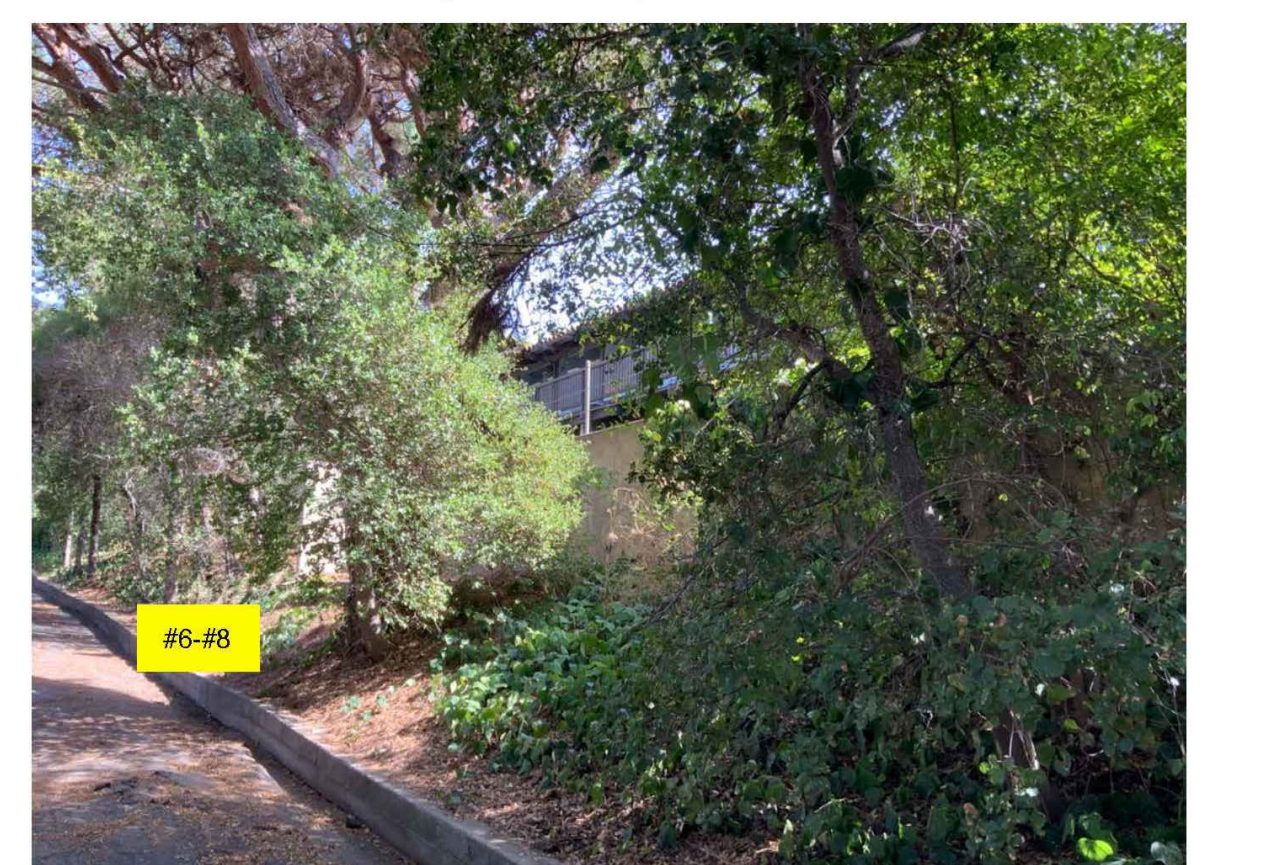
Above: Looking north from the existing driveway at the mid section of the tree line (north side of bldg.) Below: Looking northeast from the existing driveway at the eastern section of the tree line (north side of bldg.)



PHOTOS



Trees along northern slope from west to east.



Larger pines identified for point of reference.



- Using a hand pruner, hand saw, lopping pruner or reciprocating saw to cut roots cleanly.
- Root sealers have been determined to not be effective in preventing decay and should not be used.
 - 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**
- Construction activities can create copious amounts of dust. Depending on timing of project, hose off canopy to wash dust from leaf surfaces.
 - If trees are root pruned or suffering from drought, irrigated the root zone as directed by the project arborist.

POST CONSTRUCTION

- Irrigation**
- 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.
- Pruning**
- Pruning is also dependent on species, its condition, time of year, potential risks, and location. Pruning needs should be assessed at completion of the project.
 - 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 ISA Best Management Practices for Tree Pruning and ANZI A300 Pruning Standards.

TREE MITIGATION MEASURES

- 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.
- 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.

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 fall 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 Shrub Appraiser

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



#	Type	DBH"	CRZ'	Condition	PPI	Comment
56	Jac	14/12		Good	Remove	
57	Jac	14/8/6		Good	Remove	
58	Jac	12		Good	Remove	
59	Pod	22		Good	Remove	
60	Pod	36		Good	Remove	
61	Jac	6/9/7		Fair	Remove	Adjacent ficus impacting structure of jac, one sided
62	Ficus	16		Good	Remove	
63	Ficus	16		Good	Remove	
64	Ficus	16		Good	Remove	
65	Ficus	16		Good	Remove	

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.
- 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 years.
- All retained trees will be protected by following the tree protection measures in this report.
- 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 root zone, determined by the project arborist. If any additional oaks are significantly damaged, they shall be mitigated by planting additional oaks at a 3:1 ratio.
- Mitigation trees should be monitored annually for a five year period.

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**
- A pre-construction meeting is necessary with the project arborist and contractor to discuss tree protection measures.

- Fencing**
- 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 on site plan.
 - TPZs are necessary to keep out construction activities, equipment, storage of materials, and dumping of spoils.
 - Chain-link fence that is 5'-6" in height is necessary adjacent to work areas. These fences should be 5'-6" in height.
 - Fences must remain upright and secure throughout the duration of the project.

- Tree Care: Removal, Pruning & Irrigation**
- Prior to construction, remove trees designated for removal and prune trees to be retained as necessary to improve their form.
 - 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.
 - 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**
- Activities within construction areas where trees are to be protected, must be monitored by the project arborist.

- Demolition**
- Demolition of structures and hardscape must be done with care so as not to damage underlying roots of adjacent trees.
 - 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**
- 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.



CLIENT SHALL RETAIN COPIES OF THE WORK PERFORMED BY LANDSCAPE ARCHITECT IN CAD FORM ONLY FOR INFORMATION AND USE BY CLIENT FOR THE SPECIFIC PURPOSE FOR WHICH LANDSCAPE ARCHITECT WAS ENGAGED. SAID MATERIALS SHALL NOT BE USED BY CLIENT OR TRANSFERRED TO ANY OTHER PARTY FOR USE IN OTHER PROJECTS. ADDITIONS TO THE CURRENT PROJECT, OR ANY OTHER PURPOSE FOR WHICH THE MATERIAL WAS NOT STRICTLY INTENDED BY LANDSCAPE ARCHITECT WITHOUT LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION. ANY UNAUTHORIZED MODIFICATION OR REUSE OF THE MATERIALS SHALL BE AT CLIENT'S SOLE RISK AND CLIENT AGREES TO DEFEND, INDEMNIFY AND HOLD LANDSCAPE ARCHITECT HARMLESS, FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES, ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR USE OF THESE MATERIALS.

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NOT FOR CONSTRUCTION

ARBORIST REPORT

BELLA VISTA
200 N. LA CUMBRE RD.
Santa Barbara, CA 93101



REVISIONS

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-0.2



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 Spiswak - Consulting Arborist 19 of 20



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

Bill Spiswak - Consulting Arborist 20 of 20



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.



Bill Spiswak - Consulting Arborist 17 of 20



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.



Bill Spiswak - Consulting Arborist 18 of 20



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ARBORIST REPORT

NOT FOR CONSTRUCTION
BELLA VISTA
 200 N. LA CUMBRE RD.
 Santa Barbara, CA 93101



REVISIONS	
03/18/22	ABR
07/26/22	PLN#2
09/08/22	ABR#2/PLN#3

PROJECT NUMBER	2201
DRAWN BY	JC
DATE DRAWN	03/18/22
SCALE	N/A
PRINT DATE	9/8/22

SHEET NUMBER
L-0.3

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NOT FOR CONSTRUCTION
BELLA VISTA
200 N. LA CUMBRE RD.
Santa Barbara, CA 93101



REVISIONS

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: 1/8" = 1'-0"
PRINT DATE: 9/8/22

SHEET NUMBER
L-1.1

PLANT SCHEDULE

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

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
CAL LN	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN WEeping BOTTLEBRUSH	5 GAL	LOW
ECH CAN	ECHINUM CANDIDANS	PRIDE OF MADERA	5 GAL	LOW
FEI VEU	FEJOA SELLOWIANA	PINEAPPLE GUAVA	5 GAL	LOW
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	VERY LOW
OLE LIT	OLEA EUROPAEA 'MONTRAL'	LITTLE OLIVE	5 GAL	LOW
TRIA MOU	TRIAMMUS 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 LIAC VERBENA	5 GAL	LOW

GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
ARI PUR	ARISTIDA PURPUREA	PURPLE THREEAWN	1 GAL	LOW
CHE ELE	CHENOPodium ELEPHANTINUM	LARGE CAFE RUSH	5 GAL	LOW
FES MAI	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	LOW
LOM IRA	LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAI RUSH	5 GAL	LOW
MUH BIG	MUHLENBERGIA RIENSIS	DEER GRASS	5 GAL	LOW

HEDGE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
POD GRA	PODOCARPUS GRACILIOR COLUMBI	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

VINES/PALMER	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TRIA MOU	TRIAMMUS CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	5 GAL	MEDIUM
HAN VIO	HANDBERGIA 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
CSA BRY	CRANETHUS X JOYCE COULTER	JOYCE COULTER WILD LILAC	1 GAL	LOW
DEL JEJ	DELOSPHERA COOPERI 'JEWEL OF THE DESERT MOONSTONE'	JEWEL OF THE DESERT MOONSTONE ICE PLANT	5 GAL	LOW
ERI KAR	ERIGERON KARVINSHANUS	SANTA BARBARA DAISY	1 GAL	LOW
FRA CHI	FRAGARIA CHILDENSIS	BEACH STRAWBERRY	FLAT	MEDIUM
HELI JAC	HELICHERA X BRIZOIDES	CORAL BELLS	1 GAL	LOW
LAN PUR	LANTANA MONTIVIDENTIS	PURPLE TRAILING LANTANA	1 GAL	LOW
LES FL	LESSINGIA FLAGRANTISSIMA 'SILVER CABNET'	BRANCHING SEA ASTER	FLAT	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

COURTYARDS

CONCRETE PAVING, POUR-IN-PLACE, 2-TONE COLOR
COLOR 1: CONCRETE STAIN - TO MATCH DAVIS COLOR "OUTBACK" #677 OR EQUIVALENT
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: 60MM (VEHICULAR)
COLOR: B2 SUMMIT SUNRISE (GRAY/TAN/CHARCOAL)
FINISH: STANDARD
PATTERN: HERRINGBONE

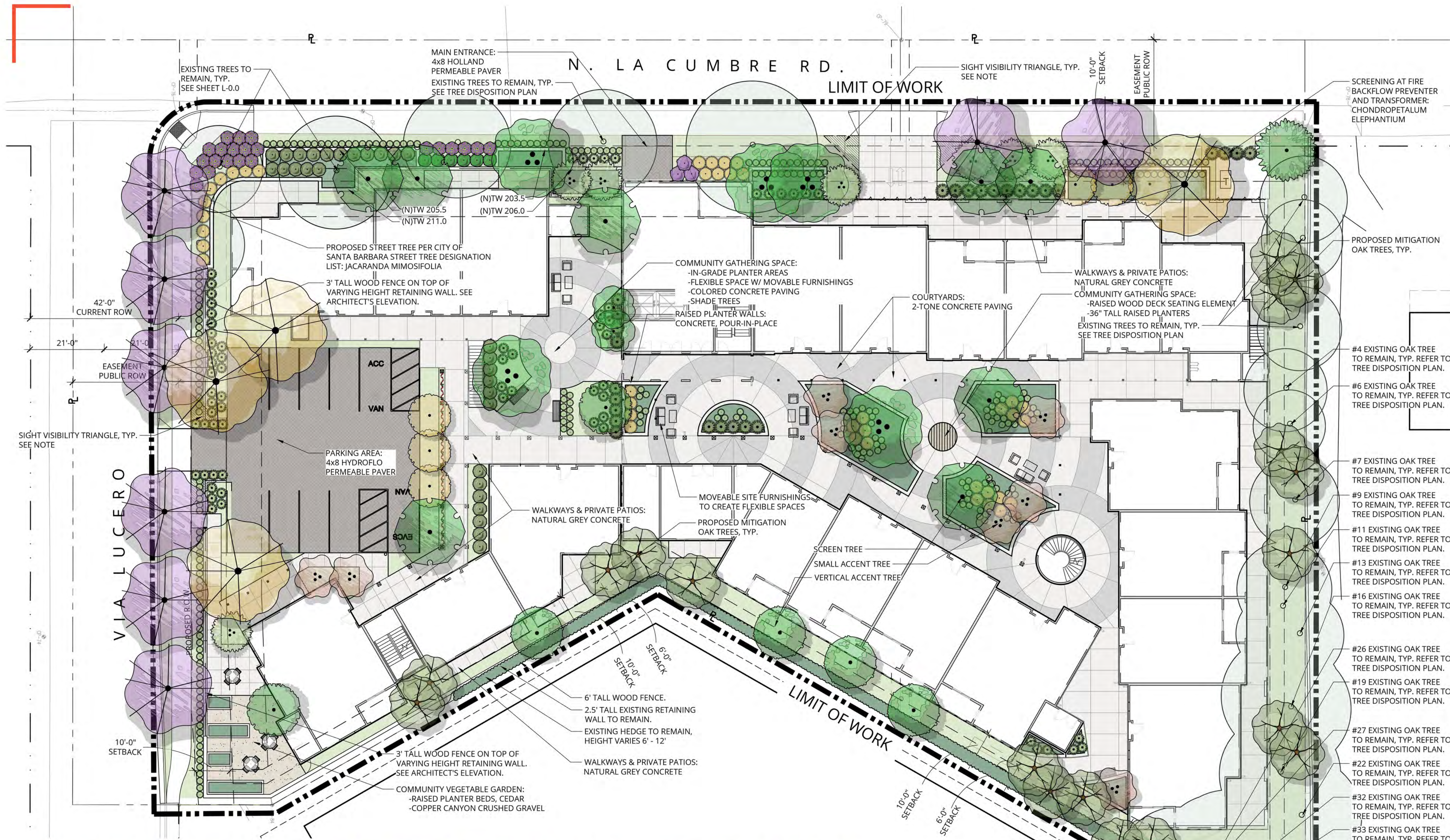
WALKS

RAISED PLANTER WALLS @ COURTYARD

CONCRETE, POUR-IN-PLACE
WIDTH: 12"
HEIGHTS: 18" - 20"
COLOR: NATURAL GRAY CONCRETE (NO COLOR)
FINISH: FLOAT

SIGHT VISIBILITY NOTES

- 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.
- NO NEW TREES SHALL BE PLANTED WITHIN THE SIGHT VISIBILITY TRIANGLE.
- 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.
- NO FENCE, SCREEN, WALL, HEDGE OR OTHER LANDSCAPING MATERIAL SHALL EXCEED A MAXIMUM HEIGHT OF 3'-6" LOCATED WITHIN THE VISIBILITY TRIANGLE.



RAISED PLANTER WALLS @ COURTYARD:
CONCRETE, POUR-IN-PLACE, NATURAL GRAY (NO COLOR)



RAISED PLANTER @ EDIBLE GARDEN:
WOOD - CEDAR



RAISED WOOD DECK SEATING ELEMENT:
WOOD - MACHICHE



WALKWAYS & PRIVATE PATIOS:
NATURAL GRAY CONCRETE (NO COLOR)



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



2-TONE PAVING COLOR #1:
CONC. STAIN - DAVIS "OUTBACK" #677 OR EQUIVALENT



2-TONE PAVING COLOR #2:
NATURAL GRAY CONCRETE (NO COLOR)



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



EDIBLE GARDEN:
"COPPER CANYON" CRUSHED GRAVEL, 3/8"



INSPIRATION IMAGERY



SCALE: 1/8" = 1'-0"



PLANT SCHEDULE

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
CAL LN	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN WEeping BOTTLEBRUSH	5 GAL	LOW
ECH CAN	ECHINUM CANDIDANS	PRIDE OF MADERA	5 GAL	LOW
FEI VEU	FEJOA SELLOWIANA	PINEAPPLE GUAVA	5 GAL	LOW
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	VERY LOW
OLE LIT	OLEA EUROPAEA 'MONTRAL'	LITTLE OLIVE	5 GAL	LOW
TRIA MOU	TRIAMMUS 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 LIAC VERBENA	5 GAL	LOW



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TREES



FRUIT TREES

SHRUBS



GRASSES



HEDGE

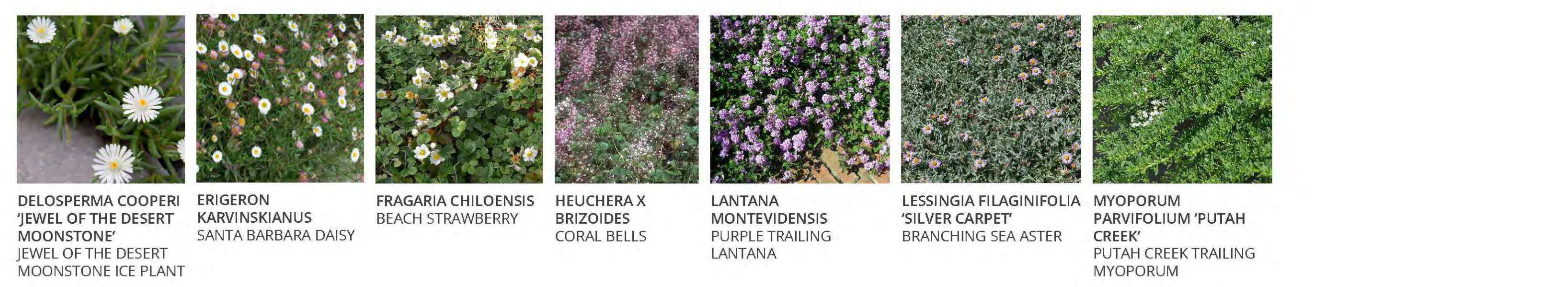
PERENNIALS



SUCCULENTS

VINE/ESPALIER

GROUND COVERS



PLANT PALETTE

NOT FOR CONSTRUCTION
BELLA VISTA
 200 N. LA CUMBRE RD.
 Santa Barbara, CA 93101



REVISIONS	
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	AS NOTED
PRINT DATE	9/8/22