WESTREE

Peter Winn
P.O. Box 22702
Santa Barbara
CA 93121

805-966-3239
Cont. Lic. #772299

October 3, 2008

Scott McCosker
1464 La Cima Lane
Santa Barbara, CA 93109

RE: 1464 La Cima Lane, Evaluation of retaining walls and grading impact to existing Oak trees.

I visited the above mentioned site to evaluate the condition of the existing Coast Live Oak trees (Quercus agrifolia) and the possible impact the new retaining walls and grading have had or will have on these trees.

Westree has been pruning your Oak trees for the last eight years to remove major deadwood as well as light thinning and view clearing. This work has helped to improve their overall health. It was very clear to us prior to the remodel of your house and the construction of the retaining walls, that there was a great deal of natural slope erosion and leaf litter build-up against the trunks of the Oaks. This is detrimental to the long term well-being of the trees, as the burying of the root crown results in root rot and either the complete loss or a steady decline of the tree.

The construction of your retaining walls and consequent grading has impacted (not necessarily negatively) five Oaks. They have been numbered on a map showing their locations in relation to the retaining walls. I have not included the numerous other Oaks on your property that have not been impacted by the retaining wall & grading. However, you should be aware of the need to keep the excess soil and mulch away from the immediate trunk area.

The following is a list of the five trees impacted by the retaining wall & grading, along with their approximate size, condition and any mediation necessary.

TREE #1. Coast Live Oak (Quercus agrifolia) 10" dbh (diameter at breast height). This tree is located 4ft to the south of the retaining wall; it is an average condition specimen for a tree in this hilly location, but in good health. The use of the dry stack boulders on the upper side of the trunk is a good idea to help prevent further soil build up. There appears to have been no major impact from the grading.

TREE #2. Coast Live Oak (Quercus agrifolia) 6" dbh (diameter at breast height). This tree is a stand alone stem that was obviously buried for a long time. It is a fair specimen and in good health. There is a need to excavate more soil from around the trunk of the tree and as with tree #1, place dry stack boulders for soil retention. This tree has not been negatively impacted by the retaining walls.

TREE #3. Coast Live Oak (Quercus agrifolia) 10&8" dbh (diameter at breast height). This tree has two stems from the base, one with major decay at the base. It is a fair specimen and in good health. There is a need to excavate more soil from around the trunk of the tree and as with tree #1, place dry stack boulders for soil retention. This tree has not been negatively impacted by the retaining walls.

TREE #4. Coast Live Oak (Quercus agrifolia) 10" dbh (diameter at breast height). This tree is a fair specimen and in good health. The need to excavate more soil from around the trunk of the tree and as with tree #1, place dry stack boulders for soil retention. This tree has not been negatively impacted by the retaining walls.

TREE #5. Coast Live Oak (Quercus agrifolia) 8&6" dbh (diameter at breast height). This multi stem tree has been suppressed by the other trees but is a poor specimen but in good health. There is a need to excavate more soil from around the trunk of the tree and as with tree #1, place dry stack boulders for soil retention. This tree has not been negatively impacted by the retaining walls.

In conclusion, I see that the installation of the retaining walls and the subsequent grading has not negatively impacted the Oak trees anymore than they were prior to any construction activities. On the contrary, the long term benefits of retaining the hill side and the improved drainage will allow the Oaks in questions and the Oaks down the slope further to better resist the root rot problems associated with a buried root crown. I would recommend adding the dry stack boulders on the upper side of all the trees on the slope.

Should you have any further questions or comments, please so not hesitate to call my office.

Yours sincerely,

Peter J.H. Winn
I.S.A. Certified Arborist #921

WESTREE

Peter Winn
P.O. Box 22702
Santa Barbara
CA 93121

805-966-3239
Cont. Lic. #772299

March 1, 2010

Trish Allen
Susan Elledge Permit Planning Services
800 Santa Barbara Street
Santa Barbara, CA 93101

Addendum to letter dated January 26, 2010
RE: Proposed Landscape Retaining Walls for McCosker Property at 1464 Las Cima Road, Santa Barbara.

Dear Trish,

This is an addendum to the previous letter dated January 26, 2010 as you requested I have reviewed the revised set of plans dated February 23, 2010 as there has been some modifications to the retaining walls that may have an effect on the existing Oak trees on site.

The existing retaining walls are proposed to be removed completely and reconstructed further away from the Oak trees, which is different from the design concept I was shown back in January. I have the following points to add to my original letter.

- There will be little additional impact from this project that would not exist if the existing walls were simply removed and nothing was rebuilt.
- In the unlikely event any large root was encountered, the impact can be minimized by bridging the root. The structural engineer has confirmed this is feasible because of the geogrid installation.
- Due to the soil retaining elements of the project there could be long term benefits to the Oaks from building the proposed project.
- Any Oaks affected by the retaining walls shall be mitigated. If there is not enough practical space for all of the trees, the City may have alternate locations for planting.

Should you have any questions or comments, please do not hesitate to call my office.

Yours sincerely

Peter J.H. Winn