

August 22, 2024

845 Santa Fe Dr., LLC
c/o Scott Trivasos
1605 Gascony Rd.
Encinitas CA 92024

RE: 845 SANTA FE DR. - BASIC GIS TREE INVENTORY - UPDATED 8/22/244

Tree Life has updated the Basic GIS Tree Inventory at 845 Santa Fe Dr. in Encinitas. The purpose of the inventory is to satisfy development permit requirements assigned by the City of Encinitas.

Our assignment was to conduct a Limited Visual Assessment (LVA) of all trees in the described area. We were to record all trees in the footprint of the project and those within 50'.

Collected data included: species, height, diameter at shoulder height, crown spread and the condition at the time of assessment.

Our review was conducted from the ground and only a limited visual assessment was performed.

Please let me know if you have any questions.

Thank you,

TREE LIFE CA



Laurel Everett, Jr.
ISA Certified Arborist # WE-4233A
Registered Consulting Arborist #562
ISA Tree Risk Assessor Qualified (TRAQ)

SUPPORTING DOCUMENTATION

TREE INVENTORY

ID	Botanical	Height	DBH	Health	Note
1	Myoporum laetum	1'-15'	7"-12"	60% - Fair	
2	Platanus racemosa	1'-15'	1"-6"	80% - Good	
3	Platanus racemosa	1'-15'	7"-12"	80% - Good	
4	Eucalyptus polyanthemos	1'-15'	1"-6"	60% - Fair	
5	Cupaniopsis anacardioides	1'-15'	7"-12"	60% - Fair	
6	Eucalyptus polyanthemos	16'-30'	13"-18"	80% - Good	
7	Eucalyptus polyanthemos	31'-45'	19"-24"	80% - Good	
8	Eucalyptus polyanthemos	31'-45'	19"-24"	80% - Good	
9	Eucalyptus cinerea	31'-45'	13"-18"	60% - Fair	
10	Eucalyptus polyanthemos	16'-30'	7"-12"	60% - Fair	
11	Eucalyptus polyanthemos	31'-45'	13"-18"	60% - Fair	
12	Eucalyptus polyanthemos	31'-45'	13"-18"	60% - Fair	
13	Eucalyptus cinerea	16'-30'	13"-18"	40% - Poor	
14	Washingtonia robusta	1'-15'	7"-12"	80% - Good	
15	Eucalyptus cinerea	31'-45'	37"-42"	40% - Poor	
16	Acacia longifolia	1'-15'	13"-18"	60% - Fair	
17	Acacia longifolia	1'-15'	1"-6"	80% - Good	
18	Myoporum laetum	1'-15'	1"-6"	40% - Poor	

19	Cupaniopsis anacardioides	16'-30'	25"-30"	80% - Good	
20	Eucalyptus polyanthemos	31'-45'	19"-24"	80% - Good	Offsite - 846 Munevar
21	Eucalyptus polyanthemos	31'-45'	19"-24"	80% - Good	Offsite - 846 Munevar
22	Myoporum laetum	1'-15'	1"-6"	80% - Good	Offsite - 846 Munevar
23	Myoporum laetum	1'-15'	1"-6"	80% - Good	Offsite - 846 Munevar
24	Myoporum laetum	1'-15'	1"-6"	80% - Good	Offsite - 846 Munevar
25	Myoporum laetum	1'-15'	1"-6"	60% - Fair	Offsite - 846 Munevar
26	Myoporum laetum	1'-15'	1"-6"	80% - Good	Offsite - 846 Munevar
27	Myoporum laetum	1'-15'	1"-6"	80% - Good	Offsite - 846 Munevar
28	Myoporum laetum	1'-15'	1"-6"	80% - Good	Offsite - 846 Munevar
29	Myoporum laetum	1'-15'	1"-6"	80% - Good	Offsite - 846 Munevar
30	Cupaniopsis anacardioides	16'-30'	13"-18"	80% - Good	
31	Afrocarpus falcatus	1'-15'	1"-6"	60% - Fair	
32	Myoporum laetum	1'-15'	1"-6"	40% - Poor	Offsite - 846 Munevar
33	Myoporum laetum	1'-15'	7"-12"	80% - Good	Offsite - 846 Munevar
34	Myoporum laetum	1'-15'	7"-12"	80% - Good	Offsite - 846 Munevar
35	Myoporum laetum	1'-15'	1"-6"	40% - Poor	
36	Myoporum laetum	1'-15'	7"-12"	40% - Poor	
37	Myoporum laetum	1'-15'	7"-12"	60% - Fair	
38	Schinus terebinthifolius	1'-15'	7"-12"	80% - Good	
39	Myoporum laetum	1'-15'	1"-6"	80% - Good	

40	Myoporum laetum	1'-15'	1"-6"	40% - Poor	
41	Myoporum laetum	1'-15'	1"-6"	40% - Poor	
42	Acacia longifolia	1'-15'	1"-6"	80% - Good	
43	Evergreen spp.	1'-15'	7"-12"	40% - Poor	
44	Washingtonia robusta	1'-15'	7"-12"	80% - Good	
45	Washingtonia robusta	1'-15'	7"-12"	80% - Good	
46	Myoporum laetum	1'-15'	7"-12"	60% - Fair	
47	Pinus halepensis	16'-30'	19"-24"	40% - Poor	
48	Pinus halepensis	16'-30'	19"-24"	60% - Fair	
49	Pinus halepensis	16'-30'	7"-12"	60% - Fair	Offsite - 846 Munevar
50	Pinus halepensis	16'-30'	7"-12"	60% - Fair	
51	Pinus halepensis	16'-30'	7"-12"	80% - Good	
52	Pinus halepensis	31'-45'	13"-18"	80% - Good	
53	Pinus halepensis	31'-45'	7"-12"	80% - Good	
54	Pinus halepensis	31'-45'	7"-12"	60% - Fair	8 feet from curb face
55	Pinus halepensis	31'-45'	13"-18"	80% - Good	
56	Pinus halepensis	16'-30'	7"-12"	60% - Fair	
57	Pinus halepensis	16'-30'	7"-12"	60% - Fair	
58	Pinus halepensis	31'-45'	13"-18"	80% - Good	
59	Pinus halepensis	31'-45'	13"-18"	80% - Good	
60	Pinus halepensis	16'-30'	13"-18"	80% - Good	

61	Pinus halepensis	16'-30'	7"-12"	40% - Poor	
62	Pinus halepensis	16'-30'	7"-12"	60% - Fair	
63	Pinus halepensis	1'-15'	1"-6"	80% - Good	
64	Pinus halepensis	16'-30'	25"-30"	60% - Fair	
65	Pinus halepensis	16'-30'	25"-30"	80% - Good	
66	Archontophoenix cunninghamiana	1'-15'	1"-6"	80% - Good	
67	Phoenix canariensis	1'-15'	25"-30"	80% - Good	
68	Ficus macrophylla	16'-30'	25"-30"	80% - Good	
69	Pinus halepensis	1'-15'	1"-6"	80% - Good	Outside fence. 10 feet from face of curb.
70	Pinus halepensis	1'-15'	7"-12"	60% - Fair	
71	Pinus halepensis	16'-30'	7"-12"	80% - Good	
72	Pinus halepensis	16'-30'	7"-12"	80% - Good	
73	Pinus halepensis	16'-30'	19"-24"	80% - Good	
74	Ficus benjamina	1'-15'	1"-6"	80% - Good	
75	Pinus halepensis	1'-15'	1"-6"	80% - Good	Outside fence. 9 feet from face of curb.
76	Syagrus romanzoffiana	16'-30'	7"-12"	80% - Good	
77	Phoenix roebelenii	1'-15'	7"-12"	80% - Good	
78	Phoenix roebelenii	1'-15'	7"-12"	80% - Good	
79	Phoenix roebelenii	1'-15'	7"-12"	80% - Good	
80	Howea forsteriana	1'-15'	1"-6"	80% - Good	

81	Magnolia grandiflora	1'-15'	1"-6"	60% - Fair	Offsite - 846 Munevar
82	Pinus halepensis	16'-30'	7"-12"	80% - Good	Offsite - 846 Munevar
83	Pinus halepensis	31'-45'	13"-18"	60% - Fair	Offsite - 846 Munevar
84	Washingtonia robusta	31'-45'	7"-12"	80% - Good	Offsite - 846 Munevar
85	Washingtonia robusta	1'-15'	7"-12"	80% - Good	8 feet from curb face
86	Schinus terebinthifolius	1'-15'	13"-18"	80% - Good	Offsite
87	Schinus terebinthifolius	1'-15'	7"-12"	80% - Good	Offsite
88	Schinus terebinthifolius	1'-15'	7"-12"	80% - Good	Offsite
89	Schinus terebinthifolius	1'-15'	1"-6"	80% - Good	Offsite
90	Schinus terebinthifolius	1'-15'	13"-18"	80% - Good	Offsite
91	Schinus terebinthifolius	1'-15'	1"-6"	80% - Good	Offsite
92	Schinus terebinthifolius	1'-15'	7"-12"	80% - Good	Offsite
93	Schinus terebinthifolius	1'-15'	13"-18"	80% - Good	Offsite
94	Schinus terebinthifolius	1'-15'	7"-12"	80% - Good	Offsite
95	Afrocarpus falcatus	1'-15'	1"-6"	60% - Fair	Offsite
96	Afrocarpus falcatus	1'-15'	1"-6"	60% - Fair	Offsite
97	Schinus terebinthifolius	1'-15'	13"-18"	80% - Good	Offsite
98	Schinus terebinthifolius	1'-15'	13"-18"	80% - Good	Offsite
99	Schinus terebinthifolius	1'-15'	13"-18"	80% - Good	Offsite
100	Schinus terebinthifolius	1'-15'	7"-12"	80% - Good	Offsite
101	Schinus terebinthifolius	1'-15'	13"-18"	80% - Good	Offsite

102	<i>Pyrus kawakamii</i>	16'-30'	13"-18"	60% - Fair	Offsite
103	<i>Olea europaea</i>	16'-30'	13"-18"	80% - Good	Offsite
104	<i>Schinus terebinthifolius</i>	16'-30'	7"-12"	60% - Fair	Offsite
105	<i>Schinus terebinthifolius</i>	16'-30'	7"-12"	60% - Fair	Offsite
106	<i>Schinus terebinthifolius</i>	16'-30'	7"-12"	60% - Fair	Offsite
107	<i>Schinus terebinthifolius</i>	16'-30'	7"-12"	60% - Fair	Offsite
108	<i>Schinus terebinthifolius</i>	1'-15'	1"-6"	60% - Fair	Offsite
109	<i>Schinus terebinthifolius</i>	1'-15'	1"-6"	60% - Fair	Offsite
110	<i>Schinus terebinthifolius</i>	1'-15'	1"-6"	60% - Fair	Offsite
111	<i>Schinus terebinthifolius</i>	1'-15'	1"-6"	60% - Fair	Offsite
112	<i>Schinus terebinthifolius</i>	1'-15'	1"-6"	60% - Fair	Offsite
113	<i>Schinus terebinthifolius</i>	16'-30'	1"-6"	60% - Fair	Offsite
114	<i>Schinus terebinthifolius</i>	1'-15'	1"-6"	60% - Fair	Offsite
115	<i>Schinus terebinthifolius</i>	16'-30'	1"-6"	60% - Fair	Offsite
116	<i>Schinus terebinthifolius</i>	1'-15'	1"-6"	60% - Fair	Offsite
117	<i>Schinus terebinthifolius</i>	1'-15'	1"-6"	60% - Fair	Offsite
118	<i>Washingtonia robusta</i>	31'-45'	7"-12"	80% - Good	
119	<i>Washingtonia robusta</i>	31'-45'	7"-12"	80% - Good	
120	<i>Washingtonia robusta</i>	31'-45'	7"-12"	80% - Good	
121	<i>Washingtonia robusta</i>	31'-45'	7"-12"	80% - Good	
122	<i>Washingtonia robusta</i>	1'-15'	7"-12"	80% - Good	

123	Washingtonia robusta	1'-15'	7"-12"	80% - Good	
124	Washingtonia robusta	1'-15'	7"-12"	80% - Good	Offsite
125	Washingtonia robusta	16'-30'	7"-12"	80% - Good	Offsite
126	Washingtonia robusta	16'-30'	7"-12"	80% - Good	Offsite
127	Washingtonia robusta	31'-45'	7"-12"	80% - Good	Offsite
128	Cassia leptophylla	16'-30'	13"-18"	60% - Fair	Offsite
129	Yucca spp.	1'-15'	1"-6"	80% - Good	Offsite
130	Yucca spp.	1'-15'	1"-6"	80% - Good	Offsite
131	Pyrus kawakamii	1'-15'	1"-6"	80% - Good	Offsite
132	Acacia longifolia	1'-15'	1"-6"	80% - Good	Offsite
133	Washingtonia robusta	1'-15'	7"-12"	80% - Good	Offsite
134	Acacia longifolia	1'-15'	1"-6"	40% - Poor	Offsite
135	Eucalyptus sideroxylon	16'-30'	19"-24"	40% - Poor	Topped, in backyard Offsite
136	Eucalyptus sideroxylon	16'-30'	13"-18"	40% - Poor	Topped, in backyard Offsite
137	Pinus pinea	16'-30'	31"-36"	60% - Fair	Offsite - 846 Munevar
138	Schinus terebinthifolius	1'-15'	7"-12"	80% - Good	Offsite
139	Melaleuca quinquenervia	1'-15'	7"-12"	60% - Fair	Stump sprouts Offsite
140	Melaleuca quinquenervia	1'-15'	7"-12"	60% - Fair	Stump sprouts Offsite
141	Melaleuca citrina	16'-30'	7"-12"	60% - Fair	Offsite
142	Acacia longifolia	1'-15'	7"-12"	60% - Fair	
143	Acacia longifolia	1'-15'	1"-6"	60% - Fair	
144	Acacia longifolia	1'-15'	1"-6"	60% - Fair	

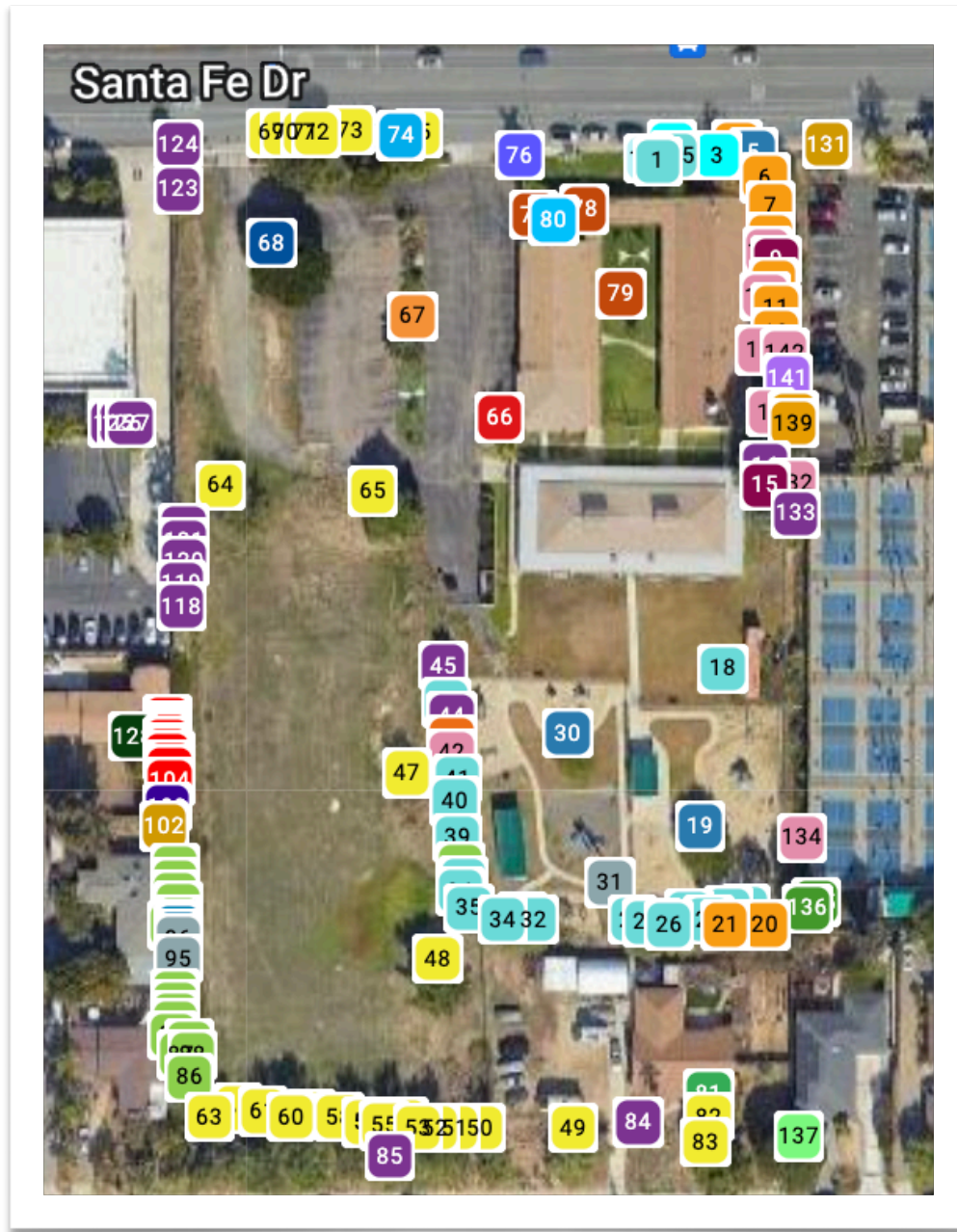
145	Myoporum laetum	1'-15'	7"-12"	60% - Fair	
146	Phoenix dactylifera	1'-15'			3 sprouts

Crown spreads on palms were not recorded.

No trees were located in city Right of Way.

All trees within 50' of project were recorded.

TREE LOCATION MAP



Map link: <https://link.arbor-note.com/maplink/1C6841C9-F203-4AC2-813E880E2A543085?marker=1>

You will also receive an invitation to setup a unique username/password for access.

PUBLICATIONS OF INTEREST

Bond, Jerry. *Urban Tree Health: A Practical and Precise Estimation Method*. New York: Urban Forest Analytics, 2012.

Costello, Larry R., Katherine Jones. *Reducing Infrastructure Damage By Tree Roots: A Compendium of Strategies*. Porterville, California: Western Chapter of the International Society of Arboriculture, 2003.

Dunster, Julian A., E. Thomas Smiley, Nelda Matheny, and Sharon Lilly. *Tree Risk Assessment Manual*. Illinois: International Society of Arboriculture, 2013.

Gilman, Edward F., Brian Kempf, Nelda Matheny, and Jim Clark. *Structural Pruning: A Guide for the Green Industry*. Visalia, California: Urban Tree Foundation, 2013.

Harris, Richard W., James R. Clark, and Nelda P. Matheny. *Arboriculture: Integrated Management of Landscape Tree, Shrubs, and Vines*. New Jersey: Prentice Hall, 2004.

Hodel, Donald R., *The Biology and Management of Landscape Palms*. The Briton Fund Inc. Porterville, California: Western Chapter of the International Society of Arboriculture, 2012.

International Society of Arboriculture and Council of Tree and Landscape Appraisers. *Guide for Plant Appraisal*, 9th edition. Illinois: International Society of Arboriculture, 2011.

Matheny, Nelda P., James R. Clark. *Trees and Development: A Technical Guide to Preservation of Trees During Land Development*. Illinois: International Society of Arboriculture, 1998.

Shigo, Alex A., *A New Tree Biology*. New Hampshire: Shigo and Trees, Associates, 1986.

Smiley, Thomas E., Nelda Matheny, and Sharon Lilly. *Best Management Practices: Tree Risk Assessment*. Illinois: International Society of Arboriculture, 2011.

Urban, James. *Up By The Roots: Healthy Soils and Trees in the Built Environment*. Illinois: International Society of Arboriculture, 2008.

Watson, Gary W., E.B. Himelick. *The Practical Science of Planting Trees*. Illinois: International Society of Arboriculture, 2013.

Watson, Gary W., E.B. Himelick. *The Principles and Practice of Planting Trees and Shrubs*. Illinois: International Society of Arboriculture, 1997.

Western Chapter of the ISA: *Species and Group Assignment: "A Regional Supplement to the CTLA Guide for Plant Appraisal, 9th Edition"*. California: WCISA, 2004.

DISCLOSURE STATEMENT

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 make 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 the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden in 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, any remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the arborists 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 trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

ASSUMPTIONS AND LIMITING CONDITIONS

- Any legal description provided to the consultant is assumed to be correct.
- Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
- Loss or alteration of any part of this report invalidates the entire report.
- Possession of this report or a copy thereof does not imply the right of publication or use for any purpose outside of this proceeding without expressed written consent of the consultant.
- Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without prior expressed written or verbal consent of the consultant particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant as stated in his qualifications.
- This report and values expressed herein represent the opinion of the consultant, and the consultant's fee is no way contingent upon the reporting of a specific value, a stipulated results, the occurrence of a subsequent event, nor upon any finding to be reported.
- Sketches diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
- Unless expressed otherwise: (1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of the inspection: and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing or coring, unless otherwise specified. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

CERTIFICATE OF PERFORMANCE

I, Laurel Everett, Jr., do certify:

- That I have personally inspected the tree(s) and the property referred to in this report and report my findings accurately;
- That I have no current or prospective interest in the tree(s) or property that is subject of this report;
- That I have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions or conclusions stated in this report are my own and based on scientific procedures and facts;
- That my analysis, opinions and conclusions were developed and this report has been prepared according to commonly adopted arboricultural standards;
- That no one provided significant professional assistance to me except as stated in the report;
- That my compensation is not contingent upon reporting a predetermined conclusion that favors the cause of the client or any other party;

I further certify I am a member in good standing of the American Society of Consulting Arborists and the International Society of Arboriculture.

Signed:



Date:

August 22, 2024

TREE LIFE CA

Laurel Everett, Jr.

ISA Certified Arborist # WE-4233A

Registered Consulting Arborist #562

ISA Tree Risk Assessor Qualified (TRAQ)