

City of Carpinteria

Street Tree Management Plan

Adopted July 12, 2021



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Executive Summary

In March 2020, the City of Carpinteria (City) requested a proposal from West Coast Arborists, Inc. (WCA) to update the Street Tree Management Plan (STMP) that had served as the guiding urban forestry document since WCA completed that plan in January 2010. WCA began working on this updated STMP in the summer of 2020.

The work plan item was to update the STMP by including the elements of the Tree Inspection and Maintenance Policy template by the California Joint Powers Insurance Authority. As part of updating the 10-year-old document, the City requested that the Special Conditions section of the old document be removed and made into its own separate document. These newly updated documents are a result of the collaboration between the Carpinteria community, City, and WCA.



Section 1

Introduction

Located on the beautiful Pacific coast in Santa Barbara County, the City is known as the home of the World's Safest Beach. The City prides itself on safety and providing the best possible living and visiting environment. The City's urban forest is no exception. Urban forestry plays a key role in creating a healthy and pleasing environment for residents and recreationists alike.

Objective and Goals

The objectives of the Street Tree Management Plan are to provide a document to effectively manage street trees and to reduce the exposure of liability associated with them. A specific Special Conditions Streets Management Plan (SCSTMP) has also been developed to include tree preservation. Both plans are consistent with the General Plan and Local Coastal Plan's Open Space, Recreation & Conservation Element, as well as the Carpinteria Municipal Code Chapter 12.28.

The STMP project goals for the 2020 version were as follows:

1. Update Street Tree Management Plan from 2010.
2. Develop the Special Conditions Streets Management Plan.
3. Perform public outreach by allowing the Tree Advisory Board to review and comment, and thus incorporate its recommendations.
4. Present STMP and SCSTMP to the Tree Advisory Board.
5. Submit STMP and SCSTMP to City Council for adoption.

Other goals from the 2010 Plan are valid as well:

1. Practice uniform streetscape planting and maintenance.
2. Promote a good quality of life and a healthy urban forest through diversification of tree species.
3. Ensure each valid vacant site in the City is planted with an approved tree.
4. A replacement tree species list is referenced for planning purposes.
5. The tree inventory will serve as the main source of information on recommended tree maintenance.

Section 2

Tree Roots Pertaining to Sanitary Sewer & Water Service Lines

Maintaining infrastructure elements such as sanitary sewer and water service lines are critical to the health and well-being of the public. Though roots of trees and shrubs rarely initiate new damage in pipes, they can take advantage of loose joints, breaks, and displacements. Damages to these elements can be avoided and reduced with proper planning and design, installation, inspection, and planting.

There are two key strategies as recognized by the International Society of Arboriculture (ISA) to reduce costs associated with tree root best management practices. The preventative strategy is employed to avoid future damage or to minimize the potential for conflicts. The remedial strategy is employed after damage has occurred and attempts to repair damage, or to minimize future damage.

Within the preventative strategy are four methods for damage avoidance. The first is species selection. The City will avoid planting tree species known to have high potential for root intrusion. The City will consult the STMP Species Palette and refer to published references for species found to cause damage to sanitary sewer pipes. In areas where sanitary sewer and water service lines are of concern, the City will avoid trees with relatively large crowns at maturity and fast-growing trees. The second preventative strategy is the maximizing planting distance. At the time of planting, the water service and sanitary sewer lines will be located, and the tree will be planted the maximum possible distance from the lines within the City right of way.

The third method involves the installation of new pipes. When new pipes are installed, the City will identify existing trees and the extent of their root system, thereby avoiding damage to the roots. The fourth method involves blocking roots from entering pipe joints. The potential for root intrusion to joints can be minimized by using longer pipe segments and creating fewer joints. Ensuring tight unions between pipe segments by avoiding joint sealants that will weather and degrade over time will help prevent spots where roots may intrude. The City will consider the use of root barrier, (vertical or horizontal) to prevent roots from developing near pipes.

The remedial strategies have two methods to reduce future damages to sanitary sewer and water service lines preserve trees. The first is in-line root control treatments such as the mechanical removal of roots with specialized boring equipment. This is considered a temporary measure as roots have the capacity to grow back. The second is root cutting or trenching between the existing tree and the sanitary sewer service line to sever intruding roots. This too is a temporary measure that potentially has a detrimental effect on tree stability and health.

There are limitations to the strategies, and some are suitable in some locations while not in others. It is critical to employ best management practices and inspect sites thoroughly to determine the best method for a particular site. Refer to the most current edition of the American National Standards Institute (ANSI) A300 tree care standards.



Section 3

Species Palette

The City species palette is composed of trees that are selected for four sizes of parkway or right-of-way settings. For the purposes of this Street Tree Management Plan, parkway may be defined as growing space, the minimum dimension of available planting space at an address. Parkway may take the form of the space between curb and sidewalk, the cut or formed tree wells, or the space behind monolithic curbs and sidewalks.

The 2'+ parkway setting consists of eleven species of trees, three which are deciduous, and all that are slower growing and generally smaller than others at maturity. The 3'+ parkways category has fifteen trees that vary from fully or partly deciduous to evergreen. The 5'+ and 8'+ parkway sizes host the most species in the palette with twenty-five and eight species, respectively.

Most of the species in the palette are commonly grown in the nursery trade and are generally available for immediate purchase and planting. In a few cases the trees are not readily available and may require pre-planning to be contract grown, but they would work well in this climate and in that growing space.



Parkway	Botanical Name	Common Name	Height in Ft.	Spread in Ft.	Type
2'+	<i>Arbutus 'Marina'</i>	Marina Strawberry Tree	40	40	Evergreen
2'+	<i>Callistemon citrinus</i>	Lemon Bottlebrush	25	20	Evergreen
2'+	<i>Cercis canadensis 'Forest Pansy'</i>	Forest Pansy Redbud	20	20	Deciduous
2'+	<i>Cercis canadensis 'Oklahoma'</i>	Oklahoma Redbud	20	20	Deciduous
2'+	<i>Chionanthus retusus</i>	Chinese Fringe Tree	20	15	Deciduous
2'+	<i>Heteromeles arbutifolia</i>	Toyon	25	20	Evergreen
2'+	<i>Ilex altaclarensis 'Wilsonii'</i>	Wilson Holly	20	12	Evergreen
2'+	<i>Photinia fraseri</i>	Fraser Photinia	15	10	Evergreen
2'+	<i>Syagrus romanzoffianum</i>	Queen Palm	50	25	Evergreen
2'+	<i>Trachycarpus fortunei</i>	Windmill palm	30	10	Evergreen
2'+	<i>Tristaniaopsis laurina</i>	Water Gum	15	10	Evergreen
3'+	<i>Bauhinia blakeana</i>	Hong Kong Orchid Tree	20	20	Semi-deciduous
3'+	<i>Cercis canadensis</i>	Eastern Redbud	35	30	Deciduous
3'+	<i>Cercis canadensis 'Alba'</i>	White Redbud	20	20	Deciduous
3'+	<i>Chitalpa tashkentensis</i>	Chitalpa	30	30	Deciduous
3'+	<i>Hymenosporum flavum</i>	Sweetshade	40	30	Evergreen
3'+	<i>Livistona chinensis</i>	Chinese Fountain Palm	40	8	Evergreen
3'+	<i>Magnolia grandiflora 'Little Gem'</i>	Little Gem Magnolia	25	15	Evergreen
3'+	<i>Magnolia grandiflora 'Russet'</i>	Russet Magnolia	50	20	Evergreen
3'+	<i>Magnolia grandiflora 'Saint Mary'</i>	Saint Mary Magnolia	20	20	Evergreen
3'+	<i>Pittosporum phillyraeoides</i>	Willow Pittosporum	35	15	Evergreen
3'+	<i>Podocarpus henkellii</i>	Long-leafed Yellowwood	35	15	Evergreen
3'+	<i>Pyrus calleryana</i>	Ornamental Pear	50	50	Deciduous
3'+	<i>Pyrus calleryana 'Aristocrat'</i>	Aristocrat Pear	40	20	Deciduous
3'+	<i>Pyrus calleryana 'Redspire'</i>	Redspire Pear	35	20	Deciduous
3'+	<i>Pyrus kawakamii</i>	Evergreen Pear	30	30	Deciduous

Parkway	Botanical Name	Common Name	Height in Ft.	Spread in Ft.	Type
5'+	<i>Agonis flexuosa</i> 'Jervis Bay Afterdark'	After Dark Peppermint Tree	30	30	Evergreen
5'+	<i>Callistemon viminalis</i>	Weeping Bottlebrush	30	15	Evergreen
5'+	<i>Cassia leptophylla</i>	Gold Medallion Tree	25	30	Evergreen
5'+	<i>Eucalyptus deglupta</i>	Rainbow Eucalyptus	80	30	Evergreen
5'+	<i>Eucalyptus nicholii</i>	Nichol's Willow-leaved Peppermint	45	35	Evergreen
5'+	<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash	35	25	Deciduous
5'+	<i>Geijera parviflora</i>	Australian Willow	30	20	Evergreen
5'+	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo	30	20	Deciduous
5'+	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	50	20	Deciduous
5'+	<i>Ginkgo biloba</i> 'Saratoga'	Saratoga Ginkgo	40	30	Deciduous
5'+	<i>Handroanthus impetiginosus</i>	Lavender Trumpet Tree	40	40	Semi-deciduous
5'+	<i>Jacaranda mimosifolia</i>	Jacaranda	40	30	Semi-deciduous
5'+	<i>Koelreuteria paniculata</i>	Goldenrain Tree	35	40	Deciduous
5'+	<i>Magnolia grandiflora</i> 'Samuel Sommer'	Samuel Sommer Magnolia	30	30	Evergreen
5'+	<i>Markhamia lutea</i>	Gold Markhamia	30	20	Evergreen
5'+	<i>Melaleuca linarifolia</i>	Flaxleaf Paperbark	30	25	Evergreen
5'+	<i>Melaleuca quinquenervia</i>	Cajeput Tree	40	25	Evergreen
5'+	<i>Olea europaea</i> 'Swan Hill'	Swan Hill Olive	25	25	Evergreen
5'+	<i>Pinus eldarica</i>	Afghan Pine	80	25	Evergreen
5'+	<i>Pistacia chinensis</i>	Chinese Pistache	60	50	Deciduous
5'+	<i>Quercus tomentella</i>	Island Oak	50	30	Evergreen
5'+	<i>Stenocarpus sinuatus</i>	Firewheel Tree	40	25	Evergreen
5'+	<i>Styphnolobium japonicum</i>	Japanese Pagoda Tree	50	50	Deciduous
5'+	<i>Ulmus parvifolia</i> 'Drake'	Drake Elm	50	60	Deciduous
5'+	<i>Ulmus parvifolia</i> 'True Green'	True Green Elm	50	60	Deciduous
8'+	<i>Afrocarpus gracilior</i>	African Fern Pine	60	40	Evergreen
8'+	<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	40	40	Deciduous
8'+	<i>Liquidambar styraciflua</i> 'Rotundiloba'	Rotundiloba Sweetgum	60	25	Deciduous
8'+	<i>Lophostemon confertus</i>	Brisbane Box	45	25	Evergreen
8' +	<i>Platanus x hispanica</i> 'Bloodgood'	Bloodgood Plane Tree	80	40	Deciduous
8'+	<i>Platanus x hispanica</i> 'Yarwood'	Yarwood Plane Tree	60	40	Deciduous
8'+	<i>Quercus agrifolia</i>	Coast Live Oak	70	80	Evergreen
8'+	<i>Quercus virginiana</i>	Southern Live Oak	60	100	Evergreen

2' + Parkway



MARINA ARBUTUS

Arbutus 'Marina'



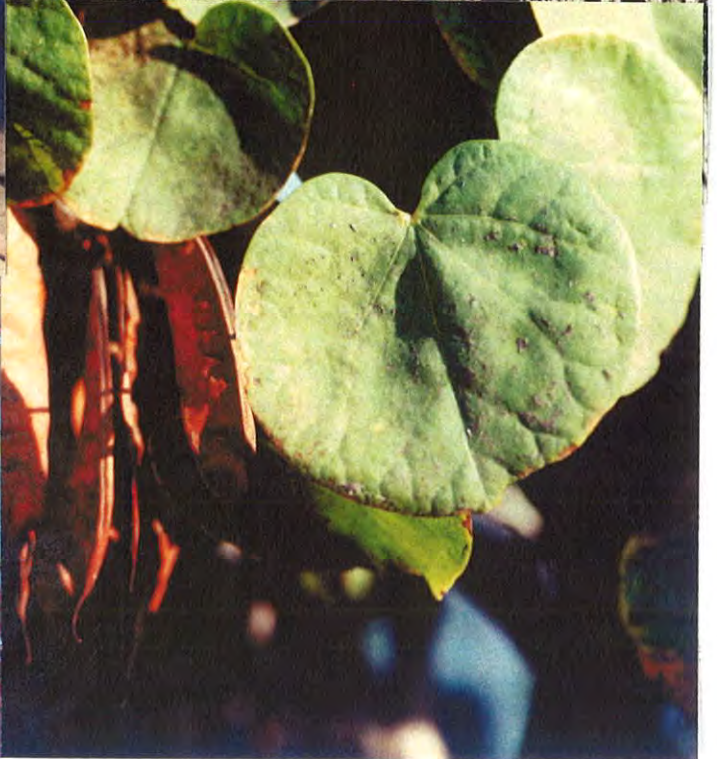
LEMON BOTTLEBRUSH

Callistemon citrinus



FOREST PANSY REDBUD

Cercis c. 'Forest Pansy'



OKLAHOMA REDBUD

Cercis c. 'Oklahoma'



CHINESE FRINGE TREE

Chionanthus retusus



TOYON

Heteromeles arbutifolia



WILSON HOLLY

Ilex altacclar. 'Wilsonii'



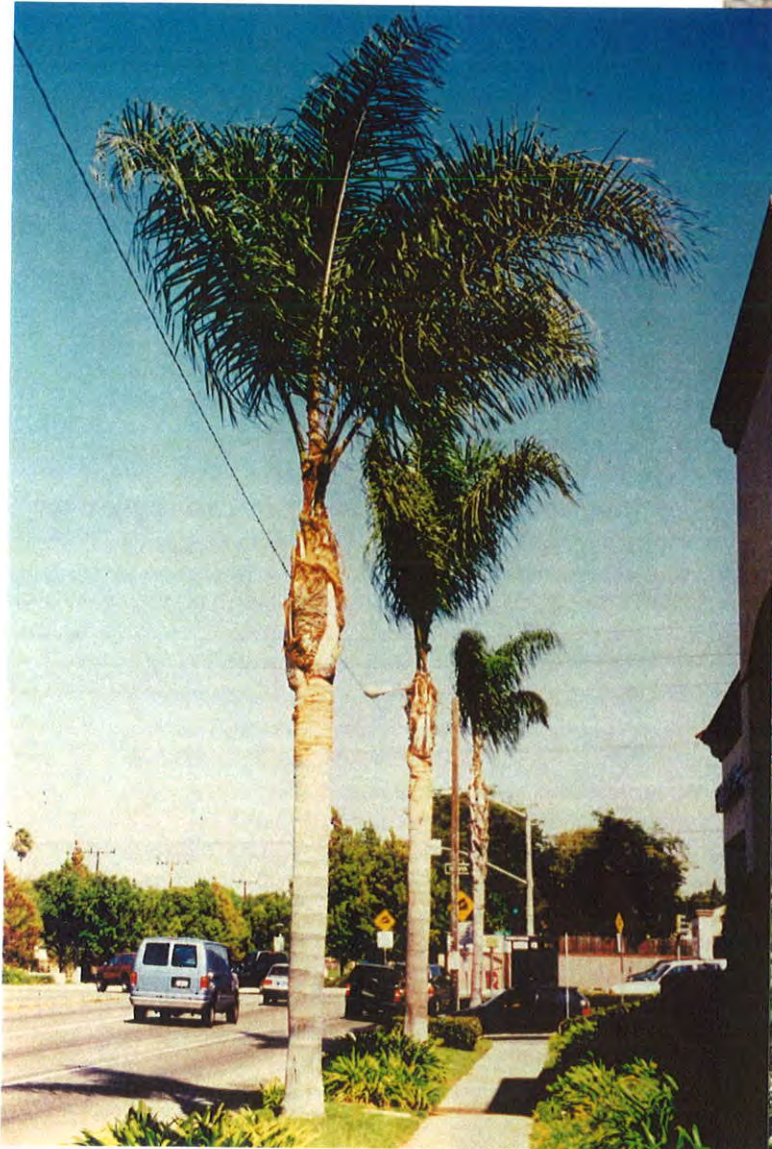
FRASER'S PHOTINIA

Photinia fraseri



QUEEN PALM

Syagrus romanzoffianum



WINDMILL PALM

Trachycarpus fortunei



3' + Parkway

The trees listed below represent additional species options should certain, specific trees on the approved list are unavailable in the nursery trade or are deemed unsuitable for the chosen location, and are therefore do not have images in this section:

Cercis canadensis 'Alba' White Redbud

Magnolia grandiflora 'Russet' Russet Magnolia



HONG KONG ORCHID TREE

Bauhinia blakeana



EASTERN REDBUD

Cercis canadensis



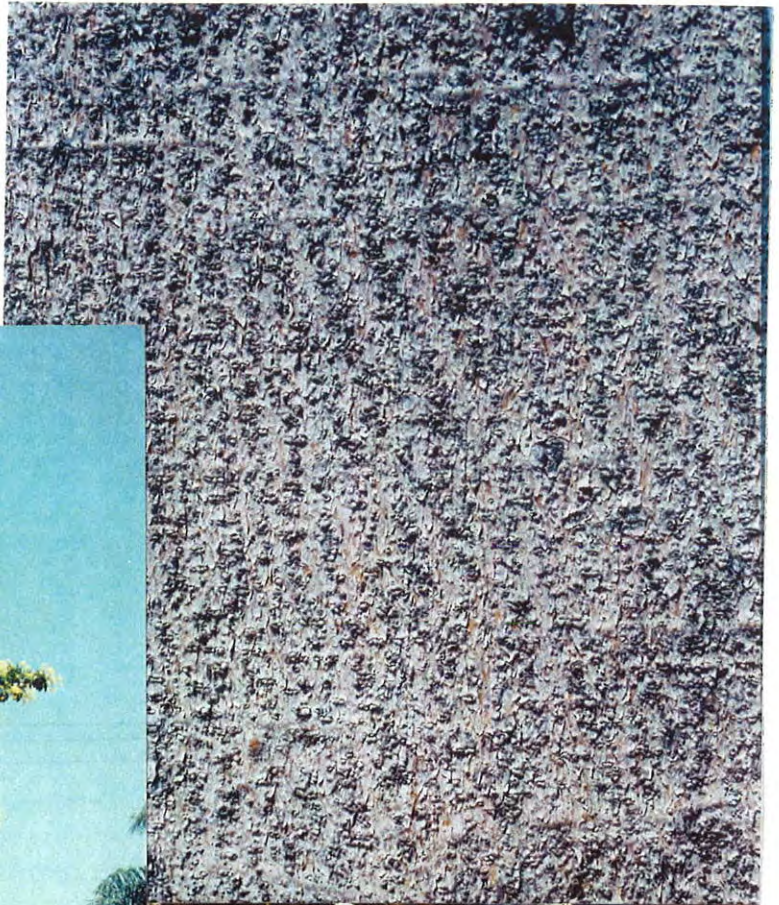
CHITALPA

Chitalpa tashkentensis

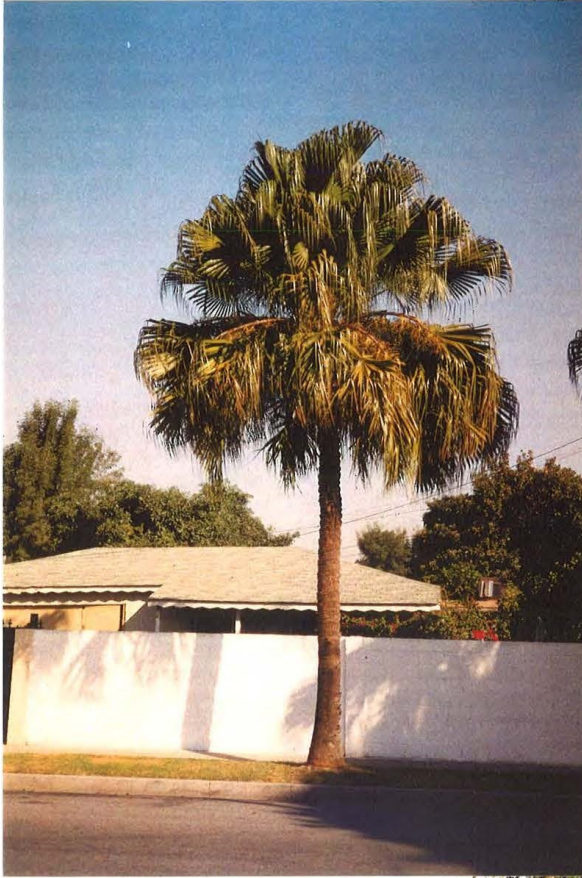


SWEETSHADE

Hymenosporum flavum



FOUNTAIN PALM
Livistona chinensis



LITTLE GEM MAGNOLIA

Magnolia g. 'Little Gem'



SAINT MARY MAGNOLIA

Magnolia g. 'St. Mary'



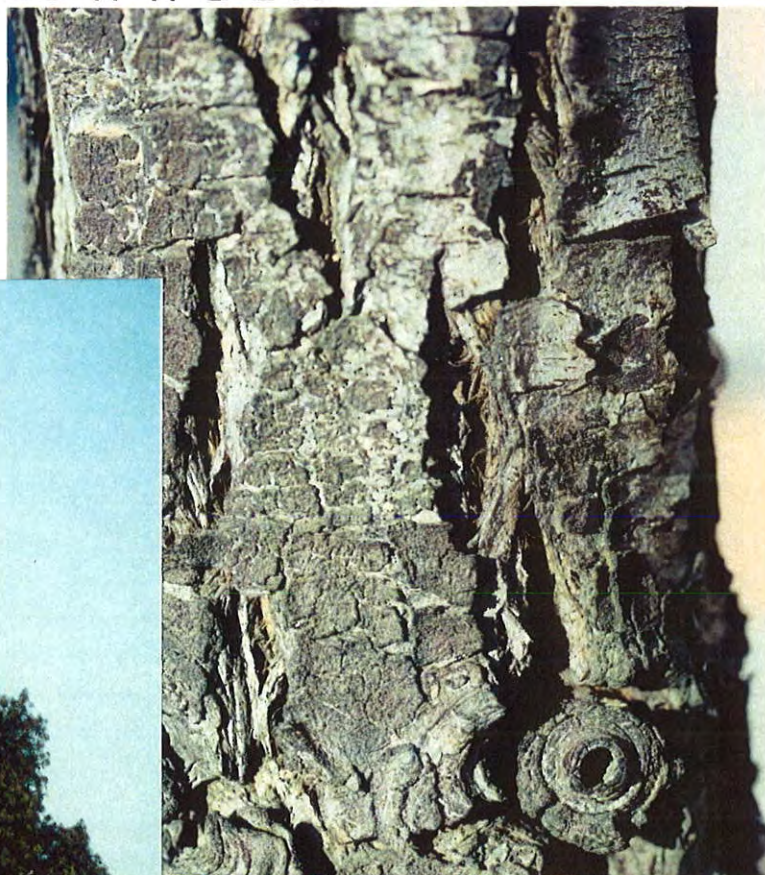
WILLOW PITTOSPORUM

Pittosporum phillyreoides



LONG-LEAFED YELLOWWOOD

Podocarpus henkelii



ORNAMENTAL PEAR

Pyrus calleryana



ARISTOCRAT PEAR

Pyrus calleryana 'Aristocrat'



REDSPIRE PEAR

Pyrus calleryana 'Redspire'



WATER GUM

Tristaniaopsis laurina



5' + Parkway

The trees listed below represent additional species options should certain, specific trees on the approved list are unavailable in the nursery trade or are deemed unsuitable for the chosen location, and are therefore do not have images in this section:

Agonis flexuosa 'Jervis Bay After Dark' After Dark Peppermint Willow

Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo

Quercus tomentella Island Oak



WEeping BOTTLEBRUSH

Callistemon viminalis



GOLD MEDALLION TREE

Cassia leptophylla



MINDANAO GUM

Eucalyptus deglupta



NICHOL'S WILLOW LEAFED PEPPERMINT

Eucalyptus nicholii



RAYWOOD ASH

Fraxinus oxycarpa 'Raywood'



AUSTRALIAN WILLOW

Geijera parviflora



MAIDENHAIR TREE

Ginkgo biloba



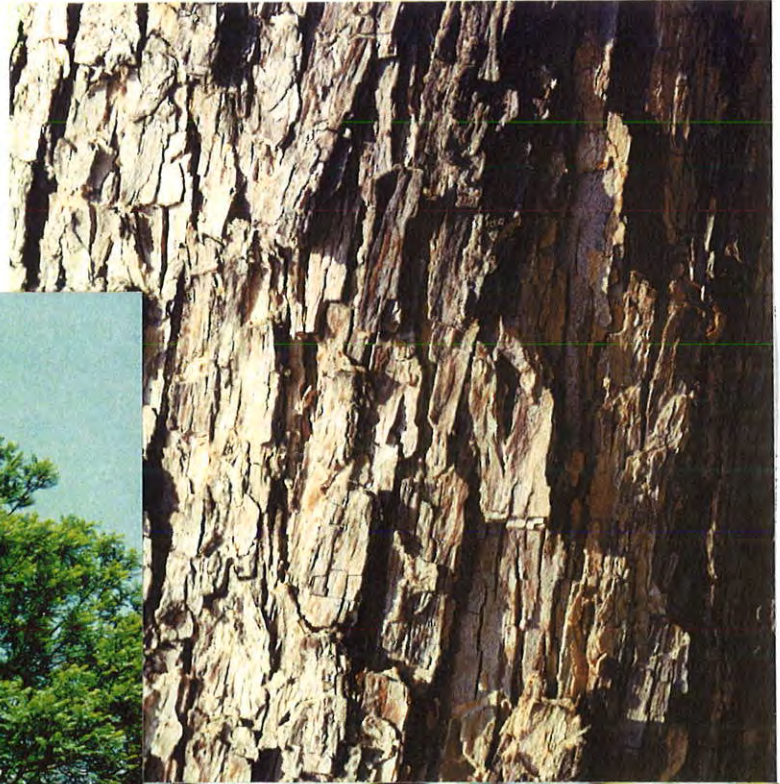
LAVENDER TRUMPET TREE

Handroanthus impetiginosus



JACARANDA

Jacaranda mimosifolia



GOLDENRAIN TREE

Koelreuteria paniculata



SAMUEL SOMMER MAGNOLIA

Magnolia g. 'Samuel Sommer'



GOLD MARKHAMIA

Markhamia lutea



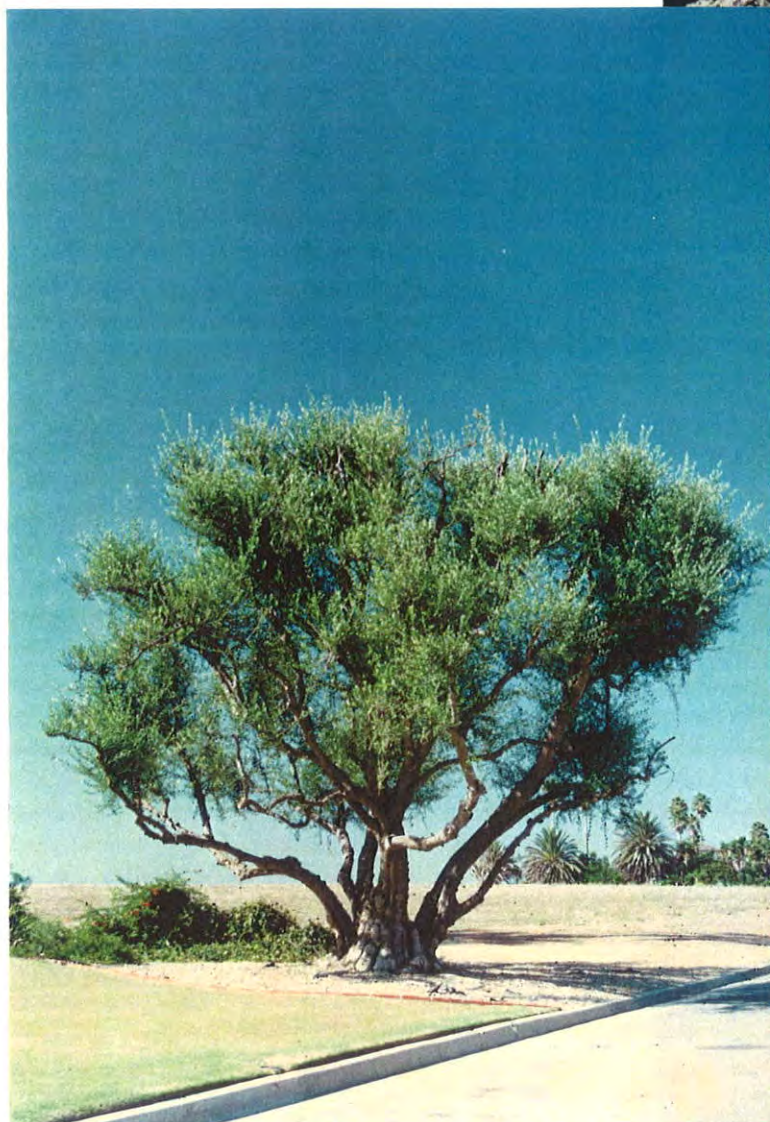
FLAXLEAF PAPERBARK

Melaleuca linariifolia



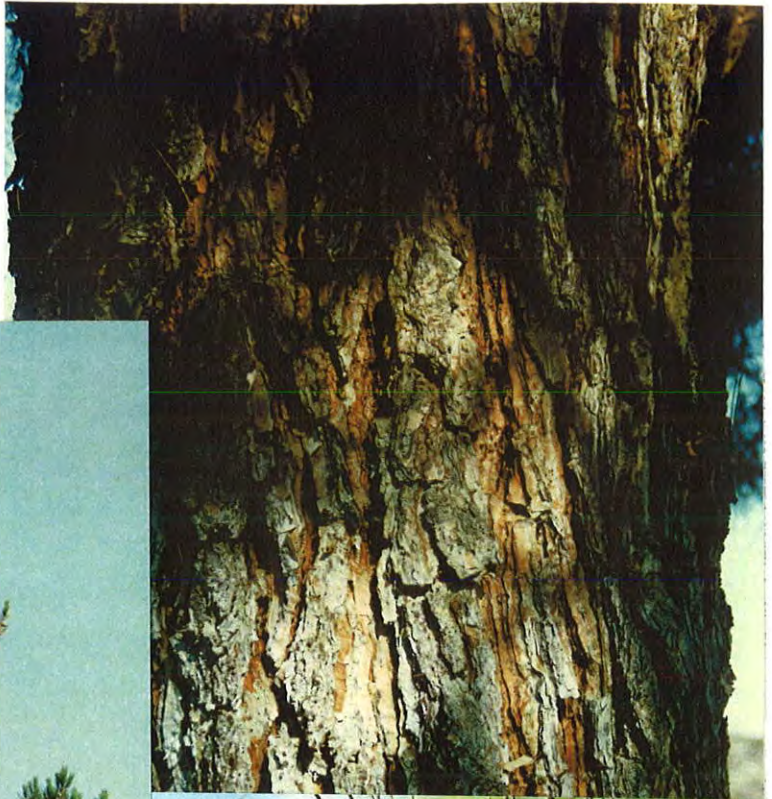
SWAN HILL OLIVE

Olea europaea 'Swan Hill'



AFGHAN PINE

Pinus eldarica



CHINESE PISTACHE

Pistacia chinensis



EVERGREEN PEAR

Pyrus kawakamii



FIREWHEEL TREE

Stenocarpus sinuatus



JAPANESE PAGODA TREE

Styphnolobium japonicum



DRAKE ELM

Ulmus p. 'Drake'



TRUE GREEN ELM

Ulmus p. 'True Green'



8' + Parkway

The trees listed below represent additional species options should certain, specific trees on the approved list are unavailable in the nursery trade or are deemed unsuitable for the chosen location, and are therefore do not have images in this section:

Platanus x hispanica 'Bloodgood' Bloodgood Plane Tree

Platanus x hispanica 'Yarwood' Yarwood Plane Tree

Note that the botanical name for *Podocarpus gracilior* has changed to *Afrocarpus gracilior* as listed in the palette and planting plan, but the image in this section contains the old name as it is still sold in the nursery trade this way.



CHINESE FLAME TREE

Koelreuteria bipinnata



JACKIE CHAN

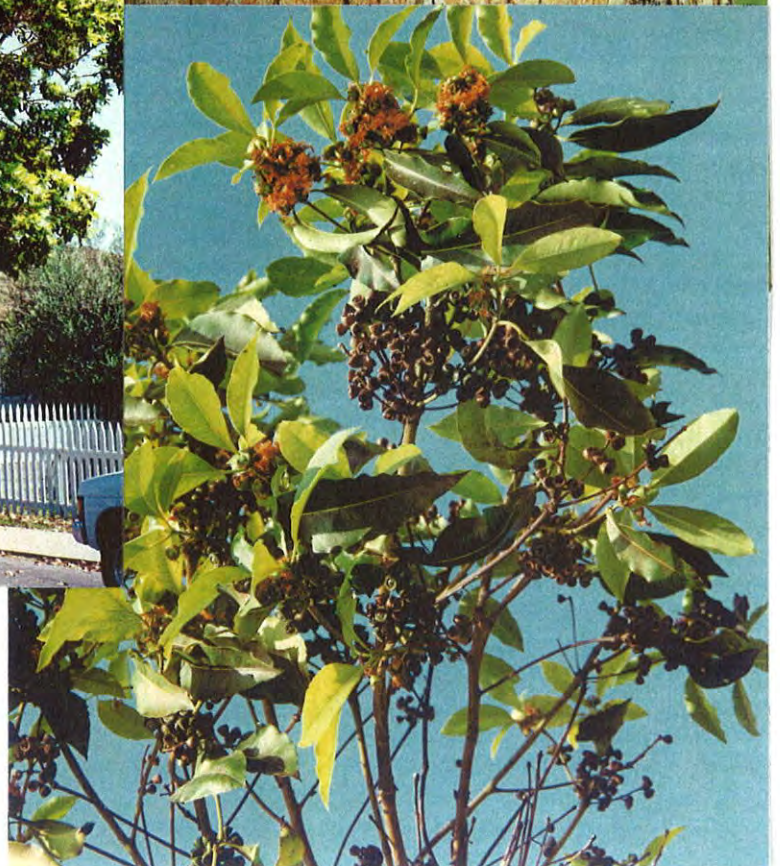
ROUND-LEAFED SWEETGUM

Liquidambar s. 'Rotundiloba'



BRISBANE BOX

Lophostemon confertus



FERN PINE

Podocarpus gracilior



COAST LIVE OAK

Quercus agrifolia



SOUTHERN LIVE OAK

Quercus virginiana



Section 4

Street Tree Planting Plan

The tree species in this street tree planting plan were selected in consultation with the City. They were classified in the species palette (Section 3) according to their suitability for a particular parkway size (growing space), their growing space needs, and their foliage type.

Assigning a tree species at a given vacant planting site that is appropriate for the growing space width and available overhead space is the best way to control future infrastructure costs. This plan includes a column answering yes/no whether the tree should be planted under utility lines. City staff may choose from several trees which fit the situation where the vacant tree planting site is located.

To serve the community well, trees should be long-lived and aesthetically pleasing at maturity, preferably less susceptible to many common insects and diseases, and do as little infrastructure damage as possible. These factors were taken into consideration to provide a tree which is both appropriate for the zone and require minimum maintenance over time.

This planting plan serves as a baseline for future tree planting projects. The TAB may be consulted through its regular meetings about the City tree planting plan and can provide recommendations or suggest substitution of approved species, where appropriate.

The City has developed outreach material for planting program notification, see Section 8 of this STMP. Upon City approval of new tree planting, community outreach letters are sent by Staff to the homeowners regarding the planting operation. On the letter is a web address to view this STMP and the sample images of tree species. The resident has two weeks to respond via the postcard provided on whether they would like to receive the tree in their parkway or not. Approximately three weeks after the letters are mailed the planting operation begins and all locations without a “no” response will receive a newly planted tree. The tree inventory is then updated, and educational tree care door hangers are distributed at the applicable locations for proper care.

Parkway	Botanical Name	Common Name	Utility Tree
2'+	<i>Arbutus 'Marina'</i>	Marina Strawberry Tree	Yes
2'+	<i>Callistemon citrinus</i>	Lemon Bottlebrush	Yes
2'+	<i>Cercis canadensis 'Forest Pansy'</i>	Forest Pansy Redbud	Yes
2'+	<i>Cercis canadensis 'Oklahoma'</i>	Oklahoma Redbud	Yes
2'+	<i>Chionanthus retusus</i>	Chinese Fringe Tree	Yes
2'+	<i>Heteromeles arbutifolia</i>	Toyon	Yes
2'+	<i>Ilex altaclarensis 'Wilsonii'</i>	Wilson Holly	Yes
2'+	<i>Photinia fraseri</i>	Fraser Photinia	Yes
2'+	<i>Syagrus romanzoffianum</i>	Queen Palm	No
2'+	<i>Trachycarpus fortunei</i>	Windmill palm	Yes
2'+	<i>Tristanopsis laurina</i>	Water Gum	Yes
3'+	<i>Bauhinia blakeana</i>	Hong Kong Orchid Tree	Yes
3'+	<i>Cercis canadensis</i>	Eastern Redbud	Yes
3'+	<i>Cercis canadensis 'Alba'</i>	White Redbud	Yes
3'+	<i>Chitalpa tashkentensis</i>	Chitalpa	Yes
3'+	<i>Hymenosporum flavum</i>	Sweetshade	Yes
3'+	<i>Livistona chinensis</i>	Chinese Fountain Palm	No
3'+	<i>Magnolia grandiflora 'Little Gem'</i>	Little Gem Magnolia	Yes
3'+	<i>Magnolia grandiflora 'Russet'</i>	Russet Magnolia	Yes
3'+	<i>Magnolia grandiflora 'Saint Mary'</i>	Saint Mary Magnolia	Yes
3'+	<i>Pittosporum phillyraeoides</i>	Willow Pittosporum	Yes
3'+	<i>Podocarpus henkellii</i>	Long-leafed Yellowwood	Yes
3'+	<i>Pyrus calleryana</i>	Ornamental Pear	Yes
3'+	<i>Pyrus calleryana 'Aristocrat'</i>	Aristocrat Pear	Yes
3'+	<i>Pyrus calleryana 'Redspire'</i>	Redspire Pear	Yes
3'+	<i>Pyrus kawakamii</i>	Evergreen Pear	No

Parkway	Botanical Name	Common Name	Utility Tree
5'+	<i>Agonis flexuosa</i> 'Jervis Bay Afterdark'	After Dark Peppermint Tree	Yes
5'+	<i>Callistemon viminalis</i>	Weeping Bottlebrush	Yes
5'+	<i>Cassia leptophylla</i>	Gold Medallion Tree	Yes
5'+	<i>Eucalyptus deglupta</i>	Rainbow Eucalyptus	No
5'+	<i>Eucalyptus nicholii</i>	Nichol's Willow-leaved Peppermint	No
5'+	<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash	Yes
5'+	<i>Geijera parviflora</i>	Australian Willow	Yes
5'+	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo	No
5'+	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	No
5'+	<i>Ginkgo biloba</i> 'Saratoga'	Saratoga Ginkgo	No
5'+	<i>Handroanthus impetiginosus</i>	Lavender Trumpet Tree	No
5'+	<i>Jacaranda mimosifolia</i>	Jacaranda	No
5'+	<i>Koelreuteria paniculata</i>	Goldenrain Tree	No
5'+	<i>Magnolia grandiflora</i> 'Samuel Sommer'	Samuel Sommer Magnolia	Yes
5'+	<i>Markhamia lutea</i>	Gold Markhamia	Yes
5'+	<i>Melaleuca linarifolia</i>	Flaxleaf Paperbark	No
5'+	<i>Melaleuca quinquenervia</i>	Cajeput Tree	No
5'+	<i>Olea europaea</i> 'Swan Hill'	Swan Hill Olive	Yes
5'+	<i>Pinus eldarica</i>	Afghan Pine	No
5'+	<i>Pistacia chinensis</i>	Chinese Pistache	No
5'+	<i>Quercus tomentella</i>	Island Oak	No
5'+	<i>Stenocarpus sinuatus</i>	Firewheel Tree	Yes
5'+	<i>Styphnolobium japonicum</i>	Japanese Pagoda Tree	No
5'+	<i>Ulmus parvifolia</i> 'Drake'	Drake Elm	No
5'+	<i>Ulmus parvifolia</i> 'True Green'	True Green Elm	No
8'+	<i>Afrocarpus gracilior</i>	African Fern Pine	No
8'+	<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	No
8'+	<i>Liquidambar styraciflua</i> 'Rotundiloba'	Rotundiloba Sweetgum	No
8'+	<i>Lophostemon confertus</i>	Brisbane Box	No
8' +	<i>Platanus x hispanica</i> 'Bloodgood'	Bloodgood Plane Tree	No
8'+	<i>Platanus x hispanica</i> 'Yarwood'	Yarwood Plane Tree	No
8'+	<i>Quercus agrifolia</i>	Coast Live Oak	No
8'+	<i>Quercus virginiana</i>	Southern Live Oak	No

Section 5

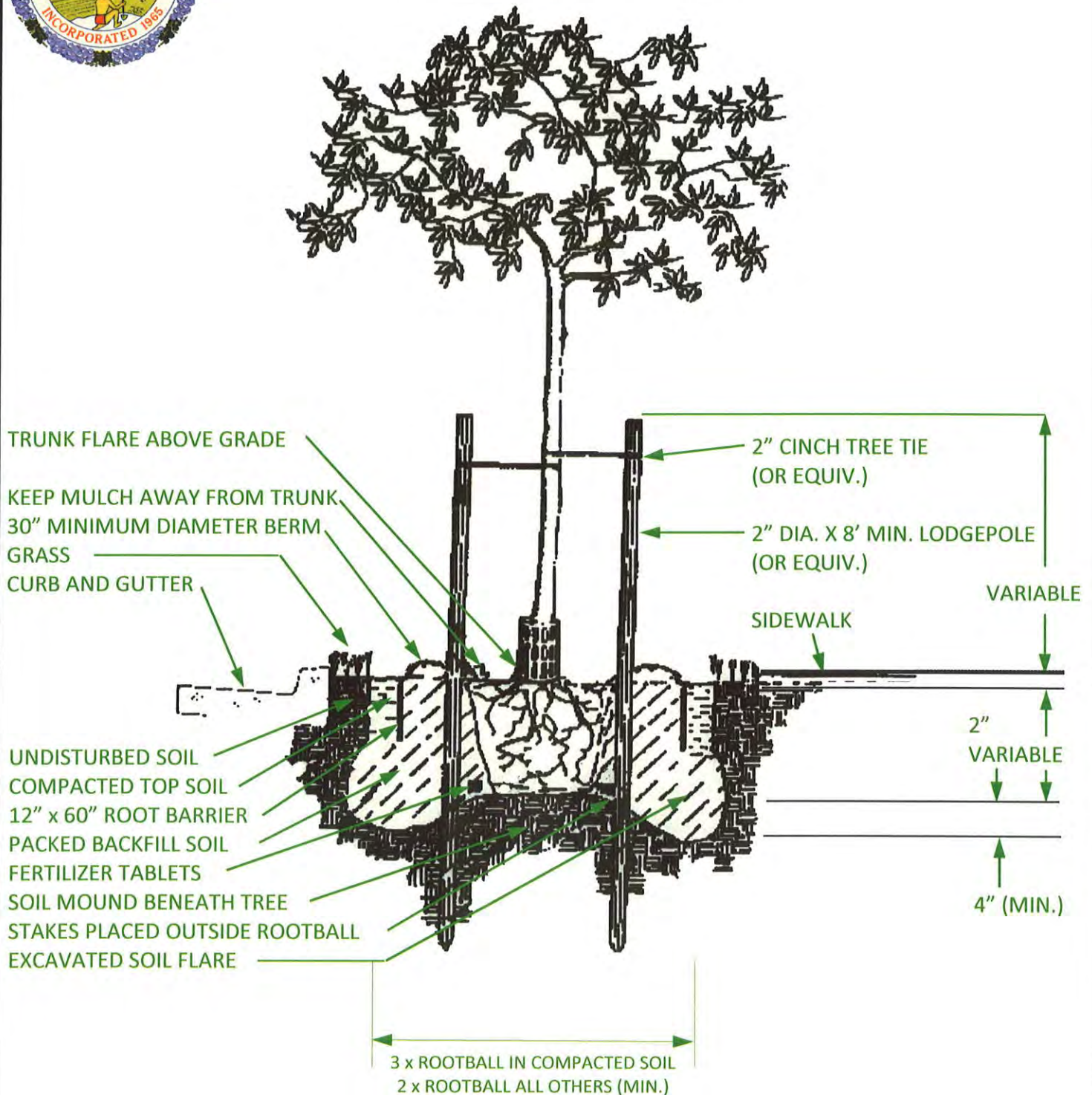
Tree Planting Detail





CITY OF CARPINTERIA

Tree Planting Detail



1. Tree spacing 35' minimum to 50' maximum
2. Plant 30' minimum from the BCR on the approach to an intersection and 10' from the ECR on the exit side
3. Plant 10' minimum from edge of approach
4. Plant 10' minimum from street light standards and power lines
5. Plant 10' minimum from fire hydrants
6. Plant 5' from house walks and utility meters
7. Center tree between the sidewalk and curb
8. Where there is no parkway, plant tree in the center of the public right-of-way

Section 6

Vacant Site Listing





CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
1	5111 6TH ST	Front	1	5111 6TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5111 6TH ST	Front	2	5111 6TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5111 6TH ST	Front	3	5111 6TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4678 7TH ST	Front	1	4678 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4823 7TH ST	Front	1	4823 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4907 7TH ST	Front	3	4907 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4923 7TH ST	Front	2	4923 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4932 7TH ST	Front	1	4932 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4946 7TH ST	Front	3	4946 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4953 7TH ST	Front	2	4953 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5035 7TH ST	Front	2	5035 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5050 7TH ST	Front	2	5050 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4902 8TH ST	Front	1	4902 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4937 8TH ST	Front	1	4937 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5139 8TH ST	Front	2	5139 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5157 8TH ST	Front	1	5157 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5201 8TH ST	Front	1	5201 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5201 8TH ST	Front	2	5201 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5201 8TH ST	Front	3	5201 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5201 8TH ST	Front	4	5201 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5201 8TH ST	Front	5	5201 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5201 8TH ST	Front	6	5201 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5201 8TH ST	Front	7	5201 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5201 8TH ST	Front	8	5201 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5201X 8TH ST	Side	4	600 WALNUT AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5201X 8TH ST	Side	5	600 WALNUT AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5201X 8TH ST	Side	9	600 WALNUT AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5201X 8TH ST	Side	10	600 WALNUT AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5201X 8TH ST	Side	11	600 WALNUT AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
1	5201X 8TH ST	Side	12	600 WALNUT AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5455 8TH ST	Front	2	5455 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4724X 9TH ST	Front	5	4724 9TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4724X 9TH ST	Front	11	4724 9TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4851 9TH ST	Front	1	4851 9TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4851 9TH ST	Front	2	4851 9TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4865 9TH ST	Front	1	4865 9TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4900X 9TH ST	Front	1	4900 9TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	5004X ALVARADO RD	Side	1	1560 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	5004X ALVARADO RD	Side	2	1560 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	5005X ALVARADO RD	Side	1	1540 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	5005X ALVARADO RD	Side	2	1540 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	2X AMTRAK PARKING LOT	Lot	4	2 AMTRAK PARKING LOT	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	2X AMTRAK PARKING LOT	Lot	17	2 AMTRAK PARKING LOT	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	2X AMTRAK PARKING LOT	Lot	18	2 AMTRAK PARKING LOT	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	2X AMTRAK PARKING LOT	Lot	34	2 AMTRAK PARKING LOT	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1470 ANDREA ST	Front	1	1470 ANDREA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1470 ANDREA ST	Front	2	1470 ANDREA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1471 ANDREA ST	Front	1	1471 ANDREA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1484 ANDREA ST	Front	2	1484 ANDREA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1485 ANDREA ST	Front	1	1485 ANDREA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1492 ANDREA ST	Front	1	1492 ANDREA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1492X ANDREA ST	Side	1	5225 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1492X ANDREA ST	Side	2	5225 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1493X ANDREA ST	Side	2	5203 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1471X ANITA ST	Side	2	4724 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4505X ARAGON DR	Side	1	1320 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4505X ARAGON DR	Side	2	1320 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4505X ARAGON DR	Side	3	1320 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	



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Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
5	4545X ARAGON DR	Side	2	1311 DAHLIA CT	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4545X ARAGON DR	Side	3	1311 DAHLIA CT	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4595 ARAGON DR	Front	1	4595 ARAGON DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4605X ARAGON DR	Side	1	1386 CHANEY AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4615 ARAGON DR	Front	2	4615 ARAGON DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4646 ARAGON DR	Front	2	4646 ARAGON DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4655 ARAGON DR	Front	1	4655 ARAGON DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4665 ARAGON DR	Front	1	4665 ARAGON DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4675 ARAGON DR	Front	1	4675 ARAGON DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4685 ARAGON DR	Front	1	4685 ARAGON DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4686X ARAGON DR	Side	1	1405 BEGONIA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4705 ARAGON DR	Front	3	4705 ARAGON DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	420 ARBOL VERDE ST	Front	1	420 ARBOL VERDE ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	780 ARBOL VERDE ST	Front	1	780 ARBOL VERDE ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	810 ARBOL VERDE ST	Front	1	810 ARBOL VERDE ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	830 ARBOL VERDE ST	Front	1	830 ARBOL VERDE ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	830 ARBOL VERDE ST	Front	2	830 ARBOL VERDE ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	877 ARBOL VERDE ST	Front	1	877 ARBOL VERDE ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	100X ASH AV	Front	1	100 ASH AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	100X ASH AV	Front	2	100 ASH AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	100X ASH AV	Front	3	100 ASH AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	100X ASH AV	Front	4	100 ASH AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	100X ASH AV	Front	5	100 ASH AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	100X ASH AV	Front	6	100 ASH AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	100X ASH AV	Front	7	100 ASH AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	130 ASH AV	Front	5	130 ASH AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	130 ASH AV	Front	6	130 ASH AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	160 ASH AV	Front	1	160 ASH AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	210 ASH AV	Front	2	210 ASH AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	



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Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
1	250 ASH AV	Front	1	250 ASH AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1406 AZALEA DR	Front	3	1406 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1415 AZALEA DR	Front	1	1415 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1415 AZALEA DR	Front	2	1415 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1416 AZALEA DR	Front	1	1416 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1425 AZALEA DR	Front	1	1425 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1435 AZALEA DR	Front	1	1435 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1435 AZALEA DR	Front	2	1435 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1445 AZALEA DR	Front	1	1445 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1446 AZALEA DR	Front	1	1446 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1455 AZALEA DR	Front	1	1455 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1455 AZALEA DR	Front	2	1455 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1465 AZALEA DR	Front	1	1465 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1465 AZALEA DR	Front	2	1465 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1466 AZALEA DR	Front	1	1466 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1470X AZALEA DR	Side	1	4721 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1471X AZALEA DR	Side	1	4714 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1471X AZALEA DR	Side	2	4714 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1406 BEGONIA DR	Front	1	1406 BEGONIA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1406X BEGONIA DR	Side	2	4656 ARAGON DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1415 BEGONIA DR	Front	1	1415 BEGONIA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1425 BEGONIA DR	Front	1	1425 BEGONIA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1435 BEGONIA DR	Front	1	1435 BEGONIA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1435 BEGONIA DR	Front	2	1435 BEGONIA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1445 BEGONIA DR	Front	1	1445 BEGONIA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1445 BEGONIA DR	Front	2	1445 BEGONIA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1456 BEGONIA DR	Front	1	1456 BEGONIA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	531 CALLE DIA	Front	2	531 CALLE DIA	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	592 CALLE DIA	Front	1	592 CALLE DIA	<i>Vacant site(238)</i>	VACANT SITE	---	---	



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Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
2	595 CALLE DIA	Front	1	595 CALLE DIA	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5610X CALLE PACIFIC	Side	3	410 CALLE DIA	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5632 CALLE PACIFIC	Front	1	5632 CALLE PACIFIC	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5653 CALLE PACIFIC	Front	1	5653 CALLE PACIFIC	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5653 CALLE PACIFIC	Front	2	5653 CALLE PACIFIC	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5664 CALLE PACIFIC	Front	1	5664 CALLE PACIFIC	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5664 CALLE PACIFIC	Front	2	5664 CALLE PACIFIC	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	767 CALLE REY MAR	Front	1	767 CALLE REY MAR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	770 CALLE REY MAR	Front	2	770 CALLE REY MAR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1402 CAMELLIA CIR	Front	1	1402 CAMELLIA CIR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1418 CAMELLIA CIR	Front	2	1418 CAMELLIA CIR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1431 CAMELLIA CIR	Front	1	1431 CAMELLIA CIR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1445 CAMELLIA CIR	Front	1	1445 CAMELLIA CIR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1451 CAMELLIA CIR	Front	1	1451 CAMELLIA CIR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1451 CAMELLIA CIR	Front	2	1451 CAMELLIA CIR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1457 CAMELLIA CIR	Front	1	1457 CAMELLIA CIR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1459 CAMELLIA CIR	Front	1	1459 CAMELLIA CIR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1474 CAMELLIA CIR	Front	2	1474 CAMELLIA CIR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1474X CAMELLIA CIR	Side	1	4584 ARAGON DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5421 CAMEO RD	Front	1	5421 CAMEO RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5421 CAMEO RD	Front	2	5421 CAMEO RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5426 CAMEO RD	Front	1	5426 CAMEO RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5426 CAMEO RD	Front	2	5426 CAMEO RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5438 CAMEO RD	Front	1	5438 CAMEO RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5461 CAMEO RD	Front	1	5461 CAMEO RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5461 CAMEO RD	Front	2	5461 CAMEO RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5470 CAMEO RD	Front	1	5470 CAMEO RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5522 CAMEO RD	Front	1	5522 CAMEO RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5522 CAMEO RD	Front	3	5522 CAMEO RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	



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Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
4	5522X CAMEO RD	Side	2	1265 BYRNES LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5547 CAMEO RD	Front	1	5547 CAMEO RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5557 CAMEO RD	Front	1	5557 CAMEO RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5558X CAMEO RD	Side	1	1271 LA PALA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5565 CAMEO RD	Front	2	5565 CAMEO RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1305 CAMINO TRILLADO	Front	2	1305 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1310 CAMINO TRILLADO	Front	1	1310 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1323 CAMINO TRILLADO	Front	2	1323 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1329 CAMINO TRILLADO	Front	1	1329 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1341 CAMINO TRILLADO	Front	2	1341 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1346 CAMINO TRILLADO	Front	2	1346 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1347 CAMINO TRILLADO	Front	1	1347 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1347 CAMINO TRILLADO	Front	2	1347 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1363 CAMINO TRILLADO	Front	1	1363 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1363 CAMINO TRILLADO	Front	2	1363 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1383 CAMINO TRILLADO	Front	1	1383 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1423 CAMINO TRILLADO	Front	2	1423 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1433 CAMINO TRILLADO	Front	1	1433 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1433 CAMINO TRILLADO	Front	2	1433 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1451 CAMINO TRILLADO	Front	3	1451 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1469 CAMINO TRILLADO	Front	1	1469 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1485 CAMINO TRILLADO	Front	1	1485 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1486X CAMINO TRILLADO	Side	1	5349 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1486X CAMINO TRILLADO	Side	2	5349 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5615X CANALINO DR	Side	3	440 CALLE DIA	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5615X CANALINO DR	Side	4	440 CALLE DIA	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5647 CANALINO DR	Front	1	5647 CANALINO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5647 CANALINO DR	Front	2	5647 CANALINO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5654 CANALINO DR	Front	2	5654 CANALINO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
2	5654 CANALINO DR	Front	3	5654 CANALINO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1406 CARNATION PL	Front	1	1406 CARNATION PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1415 CARNATION PL	Front	1	1415 CARNATION PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1415 CARNATION PL	Front	2	1415 CARNATION PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1416 CARNATION PL	Front	1	1416 CARNATION PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1425 CARNATION PL	Front	1	1425 CARNATION PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1426 CARNATION PL	Front	1	1426 CARNATION PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1426 CARNATION PL	Front	2	1426 CARNATION PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1435 CARNATION PL	Front	1	1435 CARNATION PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1436 CARNATION PL	Front	1	1436 CARNATION PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1436 CARNATION PL	Front	2	1436 CARNATION PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1455 CARNATION PL	Front	1	1455 CARNATION PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1455 CARNATION PL	Front	2	1455 CARNATION PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1456 CARNATION PL	Front	1	1456 CARNATION PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4292 CARPINTERIA AV	Front	1	4292 CARPINTERIA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4620 CARPINTERIA AV	Front	5	4620 CARPINTERIA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4620 CARPINTERIA AV	Front	6	4620 CARPINTERIA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4915 CARPINTERIA AV	Front	3	4915 CARPINTERIA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5050X CARPINTERIA AV	Side	2	1003 EUGENIA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5050X CARPINTERIA AV	Side	3	1003 EUGENIA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5050X CARPINTERIA AV	Side	4	1003 EUGENIA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5050X CARPINTERIA AV	Side	5	1003 EUGENIA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5080X CARPINTERIA AV	Side	2	1002 EUGENIA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5080X CARPINTERIA AV	Side	3	1002 EUGENIA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5080X CARPINTERIA AV	Side	4	1002 EUGENIA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5080X CARPINTERIA AV	Side	5	1002 EUGENIA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5208X CARPINTERIA AV	Front	1	5208 CARPINTERIA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5250 CARPINTERIA AV	Front	4	5250 CARPINTERIA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5565 CARPINTERIA AV	Front	1	5565 CARPINTERIA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
2	5565 CARPINTERIA AV	Front	2	5565 CARPINTERIA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5565 CARPINTERIA AV	Front	3	5565 CARPINTERIA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5565 CARPINTERIA AV	Front	4	5565 CARPINTERIA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5770X CARPINTERIA AV	Front	4	5770 CARPINTERIA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5770X CARPINTERIA AV	Front	6	5770 CARPINTERIA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	2X CARPINTERIA CREEK BIKE PATH	Park	4	2 CARPINTERIA CREEK BIKE PATH	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	2X CARPINTERIA CREEK BIKE PATH	Park	60	2 CARPINTERIA CREEK BIKE PATH	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	2X CARPINTERIA VALLEY PARK	Park	35	2 CARPINTERIA VALLEY PARK	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	2X CARPINTERIA VALLEY PARK	Park	38	2 CARPINTERIA VALLEY PARK	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	2X CARPINTERIA VALLEY PARK	Park	56	2 CARPINTERIA VALLEY PARK	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1201X CASITAS PASS RD	Front	1	1201 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1201X CASITAS PASS RD	Front	2	1201 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1201X CASITAS PASS RD	Front	3	1201 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1201X CASITAS PASS RD	Front	4	1201 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1201X CASITAS PASS RD	Front	6	1201 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1230X CASITAS PASS RD	Front	1	1230 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1230X CASITAS PASS RD	Front	2	1230 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1230X CASITAS PASS RD	Front	3	1230 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1240 CASITAS PASS RD	Front	2	1240 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1240 CASITAS PASS RD	Front	3	1240 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1315 CASITAS PASS RD	Front	2	1315 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1381 CASITAS PASS RD	Front	3	1381 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1381 CASITAS PASS RD	Front	16	1381 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1381 CASITAS PASS RD	Front	23	1381 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1381 CASITAS PASS RD	Front	24	1381 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1453 CASITAS PASS RD	Front	1	1453 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1453 CASITAS PASS RD	Front	2	1453 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1505 CASITAS PASS RD	Front	1	1505 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1505 CASITAS PASS RD	Front	2	1505 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
4	1505 CASITAS PASS RD	Front	3	1505 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1505X CASITAS PASS RD	Side	2	5490 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1505X CASITAS PASS RD	Side	3	5490 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1523 CASITAS PASS RD	Front	1	1523 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1523 CASITAS PASS RD	Front	2	1523 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1529 CASITAS PASS RD	Front	1	1529 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1539X CASITAS PASS RD	Side	1	5480 DARIESA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1555 CASITAS PASS RD	Front	1	1555 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1555 CASITAS PASS RD	Front	2	1555 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1555 CASITAS PASS RD	Front	3	1555 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4401X CATLIN CIR	Side	1	1405 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4401X CATLIN CIR	Side	2	1405 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4402X CATLIN CIR	Side	1	1421 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4402X CATLIN CIR	Side	2	1421 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4429X CATLIN CIR	Side	1	1403 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4429X CATLIN CIR	Side	2	1403 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4429X CATLIN CIR	Side	3	1403 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4429X CATLIN CIR	SIDE	4	1403 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4430X CATLIN CIR	Side	1	1321 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4430X CATLIN CIR	Side	2	1321 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1310 CHANEY AV	Front	2	1310 CHANEY AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1310 CHANEY AV	Front	3	1310 CHANEY AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1311 CHANEY AV	Front	1	1311 CHANEY AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1333 CHANEY AV	Front	1	1333 CHANEY AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1376X CHANEY AV	Side	2	4610 ELEANOR DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1376X CHANEY AV	Side	3	4610 ELEANOR DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1490 CHAPPARAL DR	Front	1	1490 CHAPPARAL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1491 CHAPPARAL DR	FRONT	1	1491 CHAPPARAL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4505X CHAPPARAL DR	Side	1	1474 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
5	4505X CHAPPARAL DR	Side	3	1474 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4506X CHAPPARAL DR	Side	1	1476 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4506X CHAPPARAL DR	Side	2	1476 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	2X CITY HALL	Lot	4	2 CITY HALL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	2X CITY HALL	Lot	6	2 CITY HALL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	2X CITY HALL	Lot	17	2 CITY HALL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	2X CITY HALL	Lot	26	2 CITY HALL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	2X CITY HALL	Lot	30	2 CITY HALL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	2X CITY HALL	Lot	36	2 CITY HALL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	2X CITY HALL	Lot	37	2 CITY HALL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	2X CITY HALL	Lot	38	2 CITY HALL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	2X CITY HALL	Lot	39	2 CITY HALL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	2X CITY HALL	Lot	71	2 CITY HALL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	2X CITY HALL	Lot	88	2 CITY HALL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	899 CONCHA LOMA DR	Front	1	899 CONCHA LOMA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	899 CONCHA LOMA DR	Front	2	899 CONCHA LOMA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	899X CONCHA LOMA DR	Side	1	891 ARBOL VERDE ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	899X CONCHA LOMA DR	Side	2	891 ARBOL VERDE ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	899X CONCHA LOMA DR	Side	3	891 ARBOL VERDE ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	945X CONCHA LOMA DR	Front	1	945 CONCHA LOMA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	945X CONCHA LOMA DR	Front	2	945 CONCHA LOMA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	945X CONCHA LOMA DR	Front	3	945 CONCHA LOMA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	945X CONCHA LOMA DR	Front	4	945 CONCHA LOMA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5385 DARIESA ST	Front	1	5385 DARIESA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5385 DARIESA ST	Front	2	5385 DARIESA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5393 DARIESA ST	Front	1	5393 DARIESA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5393 DARIESA ST	Front	2	5393 DARIESA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5401 DARIESA ST	Front	1	5401 DARIESA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5403 DARIESA ST	Front	1	5403 DARIESA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
4	5410 DARIESA ST	Front	2	5410 DARIESA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5410 DARIESA ST	Front	3	5410 DARIESA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5410X DARIESA ST	Side	1	1540 KATHY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5410X DARIESA ST	Side	2	1540 KATHY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5417 DARIESA ST	Front	1	5417 DARIESA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5422X DARIESA ST	Side	1	1531 LISA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5422X DARIESA ST	Side	2	1531 LISA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5431 DARIESA ST	Front	1	5431 DARIESA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5458 DARIESA ST	Front	1	5458 DARIESA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5458 DARIESA ST	Front	3	5458 DARIESA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5458X DARIESA ST	Side	2	1541 MYRA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5476 DARIESA ST	Front	2	5476 DARIESA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5476X DARIESA ST	Side	1	1540 MYRA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5476X DARIESA ST	Side	2	1540 MYRA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1320 DELTA AV	Front	1	1320 DELTA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1328 DELTA AV	Front	1	1328 DELTA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1337 DELTA AV	Front	1	1337 DELTA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1337 DELTA AV	Front	2	1337 DELTA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4425 EL CARRO LN	Front	1	4425 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4425 EL CARRO LN	Front	2	4425 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4445 EL CARRO LN	Front	1	4445 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4455 EL CARRO LN	Front	1	4455 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4455 EL CARRO LN	Front	2	4455 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4466 EL CARRO LN	Front	1	4466 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4466 EL CARRO LN	Front	2	4466 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4466X EL CARRO LN	Side	1	1472 LA JOLLA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4466X EL CARRO LN	Side	2	1472 LA JOLLA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4475 EL CARRO LN	Front	1	4475 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4476 EL CARRO LN	Front	1	4476 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
5	4485 EL CARRO LN	Front	1	4485 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4486 EL CARRO LN	Front	1	4486 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4495 EL CARRO LN	Front	1	4495 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4495X EL CARRO LN	Side	1	1441 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4495X EL CARRO LN	Side	2	1441 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4496 EL CARRO LN	Front	1	4496 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4496X EL CARRO LN	Side	1	1471 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4496X EL CARRO LN	Side	2	1471 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4505X EL CARRO LN	Side	1	1440 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4506X EL CARRO LN	SIDE	1	1470 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4526 EL CARRO LN	Front	1	4526 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4535 EL CARRO LN	Front	1	4535 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4545 EL CARRO LN	Front	1	4545 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4546 EL CARRO LN	Front	1	4546 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4546 EL CARRO LN	Front	2	4546 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4566 EL CARRO LN	Front	1	4566 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4586 EL CARRO LN	Front	2	4586 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4595 EL CARRO LN	Front	1	4595 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4596X EL CARRO LN	Side	1	1471 EUCALYPTUS ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4596X EL CARRO LN	Side	2	1471 EUCALYPTUS ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4596X EL CARRO LN	Side	3	1471 EUCALYPTUS ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4605 EL CARRO LN	Front	1	4605 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4625 EL CARRO LN	Front	1	4625 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4625 EL CARRO LN	Front	2	4625 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4665 EL CARRO LN	Front	1	4665 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4685 EL CARRO LN	Front	1	4685 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4705 EL CARRO LN	Front	1	4705 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4715X EL CARRO LN	Side	1	1475 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4715X EL CARRO LN	Side	2	1475 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
5	4785 EL CARRO LN	Front	2	4785 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5048 EL CARRO LN	Front	1	5048 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5048 EL CARRO LN	Front	2	5048 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5048 EL CARRO LN	Front	3	5048 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5048 EL CARRO LN	Front	4	5048 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5048 EL CARRO LN	Front	5	5048 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5338 EL CARRO LN	Front	1	5338 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5348 EL CARRO LN	Front	1	5348 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5348 EL CARRO LN	Front	2	5348 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5369 EL CARRO LN	Front	1	5369 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5381 EL CARRO LN	Front	1	5381 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5395 EL CARRO LN	Front	2	5395 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5405 EL CARRO LN	Front	1	5405 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5413 EL CARRO LN	Front	2	5413 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5428 EL CARRO LN	Front	1	5428 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5431 EL CARRO LN	Front	1	5431 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5439 EL CARRO LN	Front	1	5439 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5444 EL CARRO LN	Front	1	5444 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5455 EL CARRO LN	Front	1	5455 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5455 EL CARRO LN	Front	2	5455 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5455 EL CARRO LN	Front	3	5455 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5470 EL CARRO LN	Front	3	5470 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5471 EL CARRO LN	Front	2	5471 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5481 EL CARRO LN	Front	1	5481 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	2X EL CARRO PARK	Park	66	2 EL CARRO PARK	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1368X EL PORTAL AV	Side	1	5451 GRANADA WY	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4611 ELEANOR DR	Front	1	4611 ELEANOR DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4611 ELEANOR DR	Front	2	4611 ELEANOR DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4611 ELEANOR DR	Front	3	4611 ELEANOR DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
5	4618 ELEANOR DR	Front	1	4618 ELEANOR DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4623X ELEANOR DR	Side	2	1342 DELTA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4643X ELEANOR DR	Side	1	1344 DELTA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4657X ELEANOR DR	Side	1	1343 POST AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4662 ELEANOR DR	Front	2	4662 ELEANOR DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4677X ELEANOR DR	Side	2	1344 POST AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4689 ELEANOR DR	Front	1	4689 ELEANOR DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4710 ELEANOR DR	Front	2	4710 ELEANOR DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4710 ELEANOR DR	Front	3	4710 ELEANOR DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4715X ELEANOR DR	Side	2	1344 JUNE AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4722 ELEANOR DR	Front	1	4722 ELEANOR DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4735X ELEANOR DR	Side	1	1345 STERLING AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	915X ELM AV	Side	2	4824 9TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	915X ELM AV	Side	3	4824 9TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	915X ELM AV	Side	4	4824 9TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	2X ELM AV PARKING LOT	Lot	7	2 ELM AV PARKING LOT	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	2X ELM AV PARKING LOT	Lot	10	2 ELM AV PARKING LOT	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	2X ELM AV PARKING LOT	Lot	11	2 ELM AV PARKING LOT	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1472 EUCALYPTUS ST	Front	1	1472 EUCALYPTUS ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1478 EUCALYPTUS ST	Front	1	1478 EUCALYPTUS ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1478 EUCALYPTUS ST	Front	2	1478 EUCALYPTUS ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1480 EUCALYPTUS ST	Front	1	1480 EUCALYPTUS ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1482 EUCALYPTUS ST	Front	1	1482 EUCALYPTUS ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1482 EUCALYPTUS ST	Front	2	1482 EUCALYPTUS ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1484 EUCALYPTUS ST	Front	1	1484 EUCALYPTUS ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1486 EUCALYPTUS ST	Front	1	1486 EUCALYPTUS ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1486 EUCALYPTUS ST	Front	2	1486 EUCALYPTUS ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	1065X EUGENIA PL	Front	1	1065 EUGENIA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	1065X EUGENIA PL	Front	2	1065 EUGENIA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	



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Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
1	1065X EUGENIA PL	Front	3	1065 EUGENIA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	1066 EUGENIA PL	Front	1	1066 EUGENIA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	1066 EUGENIA PL	Front	2	1066 EUGENIA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	1090 EUGENIA PL	Front	1	1090 EUGENIA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5630 FIESTA DR	Front	2	5630 FIESTA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5631 FIESTA DR	Front	1	5631 FIESTA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5631 FIESTA DR	Front	2	5631 FIESTA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5631 FIESTA DR	Front	3	5631 FIESTA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5688X FIESTA DR	Side	1	721 ARBOL VERDE ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5404X GRANADA WY	Side	1	1424 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5450 GRANADA WY	Front	1	5450 GRANADA WY	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1476X HAIDA ST	Side	3	5466 SHEMARA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1485 HAIDA ST	Front	1	1485 HAIDA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1489 HAIDA ST	Front	1	1489 HAIDA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	2X HEATH RANCH PARK	Park	28	2 HEATH RANCH PARK	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1514 JAY ST	Front	3	1514 JAY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1525 JAY ST	Front	1	1525 JAY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1525 JAY ST	Front	3	1525 JAY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1545 JAY ST	Front	1	1545 JAY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1546 JAY ST	Front	1	1546 JAY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1551 JAY ST	Front	1	1551 JAY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1551 JAY ST	Front	2	1551 JAY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1552 JAY ST	Front	1	1552 JAY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1557 JAY ST	Front	2	1557 JAY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1558 JAY ST	Front	1	1558 JAY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1323 JUNE AV	Front	1	1323 JUNE AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1324 JUNE AV	Front	1	1324 JUNE AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1331 JUNE AV	Front	2	1331 JUNE AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1341 JUNE AV	Front	2	1341 JUNE AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	



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Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
4	1548 KATHY ST	Front	1	1548 KATHY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1548 KATHY ST	Front	2	1548 KATHY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1549 KATHY ST	Front	2	1549 KATHY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1552 KATHY ST	Front	1	1552 KATHY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1553 KATHY ST	Front	1	1553 KATHY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1558 KATHY ST	Front	1	1558 KATHY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1240 LA BREA LN	Front	1	1240 LA BREA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1240 LA BREA LN	Front	2	1240 LA BREA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1241X LA BREA LN	Side	2	5591 CAMEO RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1248 LA BREA LN	Front	1	1248 LA BREA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1254 LA BREA LN	Front	2	1254 LA BREA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1277 LA BREA LN	FRONT	1	1277 LA BREA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1471 LA JOLLA PL	Front	1	1471 LA JOLLA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1471 LA JOLLA PL	Front	2	1471 LA JOLLA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1471X LA JOLLA PL	Side	3	4424 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1473 LA JOLLA PL	Front	1	1473 LA JOLLA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1474 LA JOLLA PL	Front	2	1474 LA JOLLA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1306X LA MANIDA	Side	2	5348 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1315 LA MANIDA	Front	1	1315 LA MANIDA	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1315 LA MANIDA	Front	2	1315 LA MANIDA	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1316 LA MANIDA	FRONT	3	1316 LA MANIDA	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1329 LA MANIDA	Front	1	1329 LA MANIDA	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1342 LA MANIDA	Front	1	1342 LA MANIDA	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1342 LA MANIDA	Front	2	1342 LA MANIDA	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1343 LA MANIDA	Front	1	1343 LA MANIDA	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1349 LA MANIDA	Front	1	1349 LA MANIDA	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1286 LA PALA LN	Front	1	1286 LA PALA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1472X LA PALOMA DR	Side	3	4694 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4425 LA TIERRA LN	Front	1	4425 LA TIERRA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	



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Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
5	4456 LA TIERRA LN	Front	1	4456 LA TIERRA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4495 LA TIERRA LN	Front	1	4495 LA TIERRA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4495 LA TIERRA LN	Front	2	4495 LA TIERRA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4495 LA TIERRA LN	Front	3	4495 LA TIERRA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4495X LA TIERRA LN	Side	1	1485 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4495X LA TIERRA LN	Side	2	1485 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4495X LA TIERRA LN	Side	3	1485 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4496X LA TIERRA LN	Side	2	1491 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4496X LA TIERRA LN	Side	3	1491 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4496X LA TIERRA LN	Side	4	1491 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4496X LA TIERRA LN	Side	5	1491 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4505 LA TIERRA LN	Front	1	4505 LA TIERRA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4505X LA TIERRA LN	Side	1	1482 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4505X LA TIERRA LN	Side	2	1482 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4506X LA TIERRA LN	Side	1	1490 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1325X LIMU DR	Side	2	4830 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1330 LIMU DR	Front	1	1330 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1330 LIMU DR	Front	2	1330 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1333 LIMU DR	Front	1	1333 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1340 LIMU DR	Front	1	1340 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1350 LIMU DR	Front	2	1350 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1360 LIMU DR	Front	1	1360 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1360 LIMU DR	Front	2	1360 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1378 LIMU DR	Front	1	1378 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1386 LIMU DR	Front	1	1386 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1394 LIMU DR	Front	1	1394 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1394 LIMU DR	Front	2	1394 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1402 LIMU DR	Front	2	1402 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1414 LIMU DR	Front	1	1414 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	



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Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
5	1415 LIMU DR	Front	1	1415 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1422 LIMU DR	Front	1	1422 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1431 LIMU DR	Front	2	1431 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1431X LIMU DR	Side	1	4855 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	501 LINDEN AV	Front	1	501 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	509 LINDEN AV	Front	4	509 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	600 LINDEN AV	Front	1	600 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	600X LINDEN AV	Side	1	5002 6TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	606 LINDEN AV	Front	1	606 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	615 LINDEN AV	Front	1	615 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	657 LINDEN AV	Front	1	657 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	686 LINDEN AV	Front	3	686 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	686X LINDEN AV	Side	1	5003 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	686X LINDEN AV	Side	3	5003 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	686X LINDEN AV	Side	4	5003 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	699 LINDEN AV	Front	3	699 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	700 LINDEN AV	Front	1	700 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	700 LINDEN AV	Front	5	700 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	700X LINDEN AV	Side	3	5002 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	700X LINDEN AV	Side	4	5002 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	701 LINDEN AV	Front	1	701 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	701X LINDEN AV	Side	2	4960 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	789 LINDEN AV	Front	3	789 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	794 LINDEN AV	Front	2	794 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	801 LINDEN AV	Front	1	801 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	850 LINDEN AV	Front	1	850 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	850 LINDEN AV	Front	5	850 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	892 LINDEN AV	Front	3	892 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	897 LINDEN AV	Front	2	897 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	



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Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
1	900 LINDEN AV	Front	2	900 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	901 LINDEN AV	Front	2	901 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	901 LINDEN AV	Front	4	901 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	910 LINDEN AV	Front	1	910 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	930X LINDEN AV	Median	1	930 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	930X LINDEN AV	Median	2	930 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	930X LINDEN AV	Median	3	930 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	930X LINDEN AV	Median	4	930 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	977 LINDEN AV	Front	1	977 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1335 LINDEN AV	FRONT	3	1335 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1375X LINDEN AV	Side	1	4990 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1407 LINDEN AV	Front	1	1407 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1415 LINDEN AV	Front	2	1415 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1415 LINDEN AV	Front	3	1415 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1480 LINDEN AV	Front	6	1480 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1480 LINDEN AV	Front	14	1480 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1536 LINDEN AV	Front	1	1536 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1598 LINDEN AV	Front	1	1598 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1598 LINDEN AV	Front	2	1598 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1330X LINHERE DR	Side	1	4910 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1333 LINHERE DR	Front	1	1333 LINHERE DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1340 LINHERE DR	Front	2	1340 LINHERE DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1360 LINHERE DR	Front	1	1360 LINHERE DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1369 LINHERE DR	Front	1	1369 LINHERE DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1370 LINHERE DR	Front	1	1370 LINHERE DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1370 LINHERE DR	Front	2	1370 LINHERE DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1378 LINHERE DR	Front	1	1378 LINHERE DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1394 LINHERE DR	Front	1	1394 LINHERE DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1402 LINHERE DR	Front	1	1402 LINHERE DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	



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Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
5	1402 LINHERE DR	Front	2	1402 LINHERE DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1405 LINHERE DR	Front	2	1405 LINHERE DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1415 LINHERE DR	Front	1	1415 LINHERE DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1431 LINHERE DR	Front	1	1431 LINHERE DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1431X LINHERE DR	Side	1	4911 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1544 LISA ST	Front	1	1544 LISA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1544 LISA ST	Front	2	1544 LISA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1545 LISA ST	Front	2	1545 LISA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1548 LISA ST	Front	1	1548 LISA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4713 MALIBU DR	Front	1	4713 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4714 MALIBU DR	Front	1	4714 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4753 MALIBU DR	Front	1	4753 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4758 MALIBU DR	Front	1	4758 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4758 MALIBU DR	Front	2	4758 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4758 MALIBU DR	Front	3	4758 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4771 MALIBU DR	Front	1	4771 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4870 MALIBU DR	Front	1	4870 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4870 MALIBU DR	Front	2	4870 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4898 MALIBU DR	Front	2	4898 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4910 MALIBU DR	Front	2	4910 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4984 MALIBU DR	Front	2	4984 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1471X MANZANITA ST	Side	1	4624 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	800 MAPLE AV	Front	3	800 MAPLE AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	800 MAPLE AV	Front	5	800 MAPLE AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	840 MAPLE AV	Front	1	840 MAPLE AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	854 MAPLE AV	Front	1	854 MAPLE AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4455 MESA LN	Front	1	4455 MESA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4465 MESA LN	Front	2	4465 MESA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4466 MESA LN	Front	1	4466 MESA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	



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Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
5	4486 MESA LN	Front	1	4486 MESA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4495X MESA LN	Side	1	1479 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4496 MESA LN	Front	1	4496 MESA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4496X MESA LN	Side	1	1483 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4496X MESA LN	Side	2	1483 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1546 MYRA ST	Front	1	1546 MYRA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1546 MYRA ST	Front	2	1546 MYRA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1551 MYRA ST	Front	1	1551 MYRA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1557 MYRA ST	Front	1	1557 MYRA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1471 NAMOUNA ST	Front	1	1471 NAMOUNA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1475 NAMOUNA ST	Front	1	1475 NAMOUNA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1476 NAMOUNA ST	Front	1	1476 NAMOUNA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1492X NAMOUNA ST	Side	3	5329 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4813 NIPOMO DR	Front	1	4813 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4813 NIPOMO DR	Front	2	4813 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4825 NIPOMO DR	Front	1	4825 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4825 NIPOMO DR	Front	2	4825 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4841 NIPOMO DR	Front	1	4841 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4841 NIPOMO DR	Front	2	4841 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4871 NIPOMO DR	Front	2	4871 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4885 NIPOMO DR	Front	1	4885 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4885 NIPOMO DR	Front	2	4885 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4930 NIPOMO DR	Front	1	4930 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4930 NIPOMO DR	Front	2	4930 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4933 NIPOMO DR	Front	1	4933 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4937 NIPOMO DR	Front	1	4937 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4937 NIPOMO DR	Front	2	4937 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4941 NIPOMO DR	Front	1	4941 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4955 NIPOMO DR	Front	1	4955 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	



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Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
5	4955 NIPOMO DR	Front	2	4955 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4955 NIPOMO DR	Front	3	4955 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4966 NIPOMO DR	Front	1	4966 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4972 NIPOMO DR	Front	2	4972 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1478X NOMA ST	Side	3	5450 SHEMARA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1483 NOMA ST	Front	1	1483 NOMA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1483 NOMA ST	Front	2	1483 NOMA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	780X OAK AV	Side	1	5403 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	780X OAK AV	Side	2	5403 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5317 OGAN RD	Front	2	5317 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5323 OGAN RD	Front	1	5323 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5323 OGAN RD	Front	2	5323 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5329 OGAN RD	Front	1	5329 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5329 OGAN RD	Front	2	5329 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5343 OGAN RD	Front	1	5343 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5355 OGAN RD	Front	1	5355 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5355 OGAN RD	Front	2	5355 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5359 OGAN RD	Front	1	5359 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5371 OGAN RD	Front	1	5371 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5371 OGAN RD	Front	2	5371 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5372 OGAN RD	Front	1	5372 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5372 OGAN RD	Front	2	5372 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5376 OGAN RD	Front	2	5376 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5379 OGAN RD	Front	1	5379 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5383X OGAN RD	Side	1	1341 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5384 OGAN RD	Front	1	5384 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1321 POST AV	Front	1	1321 POST AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1322 POST AV	Front	1	1322 POST AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1329 POST AV	Front	1	1329 POST AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	



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Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
5	1329 POST AV	Front	2	1329 POST AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1339 POST AV	Front	1	1339 POST AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4700 SANDYLAND RD	Front	5	4700 SANDYLAND RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4840 SANDYLAND RD	Front	1	4840 SANDYLAND RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4850 SANDYLAND RD	Front	2	4850 SANDYLAND RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4880X SANDYLAND RD	Side	4	101 ELM AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4880X SANDYLAND RD	Side	6	101 ELM AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4902 SANDYLAND RD	Front	2	4902 SANDYLAND RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4902 SANDYLAND RD	Front	3	4902 SANDYLAND RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4902X SANDYLAND RD	Side	3	100 ELM AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4902X SANDYLAND RD	Side	5	100 ELM AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	2X SANTA MONICA BIKE PATH	Park	42	2 SANTA MONICA BIKE PATH	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	2X SANTA MONICA BIKE PATH	Park	117	2 SANTA MONICA BIKE PATH	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1300 SANTA MONICA RD	Front	1	1300 SANTA MONICA RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1330 SANTA MONICA RD	Front	1	1330 SANTA MONICA RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1350 SANTA MONICA RD	Front	1	1350 SANTA MONICA RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1350 SANTA MONICA RD	Front	2	1350 SANTA MONICA RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1360 SANTA MONICA RD	Front	1	1360 SANTA MONICA RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1383 SANTA MONICA RD	Front	2	1383 SANTA MONICA RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5371 SANTA ROSA LN	Front	1	5371 SANTA ROSA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1300X SANTA YNEZ AV	Front	1	1300 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1300X SANTA YNEZ AV	Front	2	1300 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1301 SANTA YNEZ AV	Front	4	1301 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1473 SANTA YNEZ AV	Front	1	1473 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1473 SANTA YNEZ AV	Front	2	1473 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1477 SANTA YNEZ AV	Front	1	1477 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1480 SANTA YNEZ AV	Front	1	1480 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1480 SANTA YNEZ AV	Front	2	1480 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1480 SANTA YNEZ AV	Front	3	1480 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	



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Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
5	1496 SANTA YNEZ AV	Front	2	1496 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1498 SANTA YNEZ AV	Front	1	1498 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1498 SANTA YNEZ AV	Front	2	1498 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5405X SHEMARA ST	Side	2	1430 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5408 SHEMARA ST	Front	1	5408 SHEMARA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5417 SHEMARA ST	Front	1	5417 SHEMARA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5417 SHEMARA ST	Front	2	5417 SHEMARA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5423 SHEMARA ST	Front	1	5423 SHEMARA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5437 SHEMARA ST	Front	2	5437 SHEMARA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5494X SHEMARA ST	Side	1	1463 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1323 STERLING AV	Front	2	1323 STERLING AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1377 STERLING AV	Front	1	1377 STERLING AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1377 STERLING AV	Front	2	1377 STERLING AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1377 STERLING AV	Front	3	1377 STERLING AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1377X STERLING AV	Side	1	4740 ELEANOR DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1377X STERLING AV	Side	2	4740 ELEANOR DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1389X STERLING AV	Side	1	4785 STERLING WY	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1404 STERLING AV	Front	1	1404 STERLING AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1421 STERLING AV	Front	1	1421 STERLING AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1471X STERLING AV	Side	1	4790 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1471X THERESA ST	Side	2	4754 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1317 TOMOL DR	Front	1	1317 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1325 TOMOL DR	Front	1	1325 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1330 TOMOL DR	Front	1	1330 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1330 TOMOL DR	Front	2	1330 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1330X TOMOL DR	Side	1	4812 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1330X TOMOL DR	Side	2	4812 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1333 TOMOL DR	Front	1	1333 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1340 TOMOL DR	Front	1	1340 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
5	1341 TOMOL DR	Front	1	1341 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1341 TOMOL DR	Front	2	1341 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1350 TOMOL DR	Front	1	1350 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1350 TOMOL DR	Front	2	1350 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1351 TOMOL DR	Front	1	1351 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1360 TOMOL DR	Front	1	1360 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1369 TOMOL DR	Front	1	1369 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1370 TOMOL DR	Front	2	1370 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1378 TOMOL DR	Front	1	1378 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1378 TOMOL DR	Front	2	1378 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1395 TOMOL DR	Front	1	1395 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1395 TOMOL DR	Front	2	1395 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1402 TOMOL DR	Front	1	1402 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1405 TOMOL DR	Front	1	1405 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1405 TOMOL DR	Front	2	1405 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1408 TOMOL DR	Front	1	1408 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1415 TOMOL DR	Front	1	1415 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1415 TOMOL DR	Front	2	1415 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1422 TOMOL DR	Front	1	1422 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1422 TOMOL DR	Front	2	1422 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1423 TOMOL DR	Front	1	1423 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1423 TOMOL DR	Front	2	1423 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1430X TOMOL DR	Side	2	4841 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1431 TOMOL DR	Front	1	1431 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1470 TRENORA ST	Front	1	1470 TRENORA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1475 TRENORA ST	Front	1	1475 TRENORA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1482 TRENORA ST	Front	1	1482 TRENORA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1482 TRENORA ST	Front	2	1482 TRENORA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1492 TRENORA ST	Front	1	1492 TRENORA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
4	1493 TRENORA ST	Front	1	1493 TRENORA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1493 TRENORA ST	Front	2	1493 TRENORA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1493X TRENORA ST	Side	2	5245 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1312X VALLECITO RD	Side	1	5274 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	3950 VIA REAL	Front	1	3950 VIA REAL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	3950 VIA REAL	Front	2	3950 VIA REAL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	3950 VIA REAL	Front	3	3950 VIA REAL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4515X VIA REAL	Front	9	4515 VIA REAL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4515X VIA REAL	Front	10	4515 VIA REAL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5450X VIA REAL	Front	1	5450 VIA REAL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5450X VIA REAL	Front	2	5450 VIA REAL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5450X VIA REAL	Front	3	5450 VIA REAL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5450X VIA REAL	Front	4	5450 VIA REAL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5450X VIA REAL	Front	5	5450 VIA REAL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5450X VIA REAL	Front	6	5450 VIA REAL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
3	5700 VIA REAL	Front	4	5700 VIA REAL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
3	5700 VIA REAL	Front	7	5700 VIA REAL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
3	5750 VIA REAL	Front	6	5750 VIA REAL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	822 WALNUT AV	Front	1	822 WALNUT AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	832 WALNUT AV	Front	2	832 WALNUT AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	858 WALNUT AV	Front	1	858 WALNUT AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	892 WALNUT AV	Front	1	892 WALNUT AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	956 WALNUT AV	Front	1	956 WALNUT AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	

Section 7

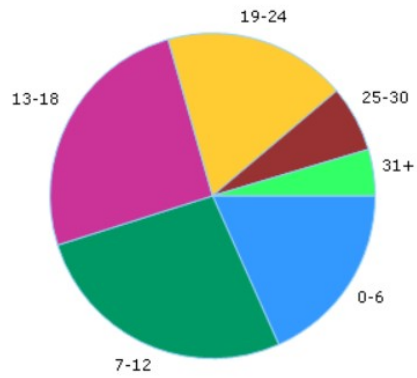
Street Tree Management and Frequency Reports

Street tree management begins with knowing the tree care industry standards and applying best management practices while performing those services. The ISA has provided numerous publications over the years to assist industry professional in providing tree maintenance in a thoughtful and thoughtful manner. Their Best Management Practices (BMP) series of different topics ranging from pruning, planting, tree inventories, risk assessment, and others all aid professionals and City staff alike. The *Tree Pruning* and all other BMPs in their latest edition, supplement, and errata thereto, written and promulgated by International Society of Arboriculture, and additions and amendments by the City of Carpinteria shall constitute the City of Carpinteria policy on the best management practices of tree pruning.

This section provides frequency reports of the urban forest as of the date of this Plan's preparation. It is a helpful tool to plan tree maintenance and inspections by district, species, size, and recommended maintenance.

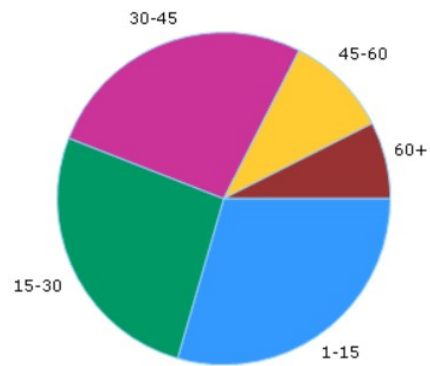


Frequency By DBH



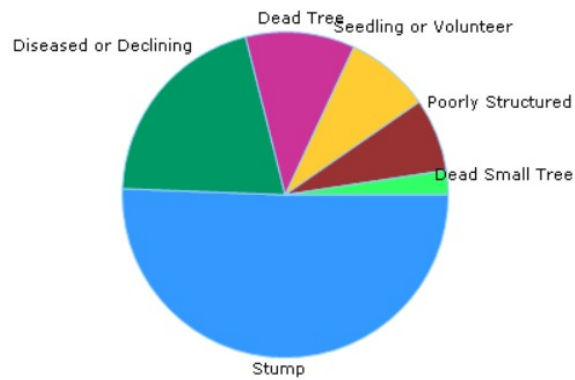
	DBH (inches)	Total	Pct.
	0-6	564	18.33%
	7-12	824	26.78%
	13-18	784	25.48%
	19-24	561	18.23%
	25-30	202	6.56%
	31+	142	4.61%
	Total Trees	3,077	100%

Frequency By Height



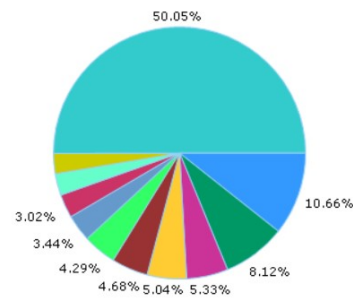
	Height (feet)	Total	Pct.
	1-15	907	29.48%
	15-30	814	26.45%
	30-45	817	26.55%
	45-60	309	10.04%
	60+	230	7.47%
	Total Trees	3,077	100%

Recommendations (83 for removal)



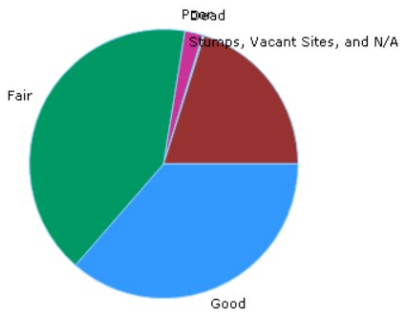
Top 10 Species / Estimated Value

	Recommendation	Total	Pct.
	Removal-Stump	42	1.09%
	Removal-Diseased or Declining	17	0.44%
	Removal-Dead Tree	9	0.23%
	Removal-Seedling or Volunteer	7	0.18%
	Removal-Poorly Structured	6	0.16%
	Removal-Dead Small Tree	2	0.05%
	Grid/Routine Trim	2,911	75.24%
	Plant	748	19.33%
	Patrol-Diseased or Declining	49	1.27%
	Trim-Poorly Structured	19	0.49%
	Inspect-Drought Stress	16	0.41%
	Inspect-Poorly Structured	13	0.34%
	Large Tree Routine Prune	10	0.26%
	Inspect-Insect Infestation	9	0.23%
	Inspect-Diseased or Declining	4	0.10%
	None	3	0.08%
	Not City Maintained	3	0.08%
	Small Tree Maintenance	1	0.03%
	Total Tree Sites	3,869	100%



	Botanical	Common	Total	Pct.	Estimated Value
	Quercus agrifolia	COAST LIVE OAK	328	10.66%	\$890,500.00
	Platanus racemosa	CALIFORNIA SYCAMORE	250	8.12%	\$1,146,270.00
	Syagrus romanzoffianum	QUEEN PALM	164	5.33%	\$588,410.00
	Washingtonia robusta	MEXICAN FAN PALM	155	5.04%	\$1,017,070.00
	Melaleuca viminialis	WEeping BOTTLEBRUSH	144	4.68%	\$1,126,450.00
	Jacaranda mimosifolia	JACARANDA	132	4.29%	\$526,620.00
	Ligustrum lucidum	GLOSSY PRIVET	106	3.44%	\$289,680.00
	Liquidambar styraciflua	AMERICAN SWEETGUM	93	3.02%	\$269,850.00
	Fraxinus uhdei	SHAMEL ASH	85	2.76%	\$960,460.00
	Metrosideros excelsus	NEW ZEALAND CHRISTMAS TREE	80	2.60%	\$348,570.00
	Other	OTHER	1,540	50.05%	\$5,540,000.00
	Total Trees		3,077	100%	\$12,703,880.00

Condition



	Condition	Total	Pct.
	Good	1,409	36.42%
	Fair	1,591	41.12%
	Poor	83	2.15%
	Dead	7	0.18%
	Stumps, Vacant Sites, and N/A	779	20.13%
		3,869	100%

District	Trees	Vacancies	Non Tree Sites
1	988	133	18
2	411	56	7
3	174	3	1
4	592	209	10
5	912	347	8
	3,077	748	44

Section 8

Community Outreach Material Examples

Contained in this section are examples of community outreach material. These materials may be used during removal, trimming, or planting operations to inform homeowners that maintenance will occur at their location. Upon approval, this material is sent to the homeowners.



CITY of CARPINTERIA, CALIFORNIA



[Month] [Day], [Year]

[Property Owner Name]
[Address]
[City], [State], [Zip Code]

SUBJECT: Street Tree Planting

Greetings:

The City of Carpinteria (City) identified the City right-of-way parkway in front of your property at [Property Situs Address] as a potential planting site for a street tree. The City seeks your input in the preference of the tree species to be planted in this parkway. The following tree species are available for this parkway:

☐ Fern Pine ☐ Brisbane Box ☐ 'Bloodgood' London Plane

If you prefer one of tree species above, please submit a letter of your preference to the following contact or at the address below:

Public Works Department
Attention: Public Works Supervisor
[Email Address]

Your letter must be received within 14 calendar days from the date of this letter. If a letter is not received before the expiration date, one of the tree species will be planted without further notice.

The tree species that are listed above are based on the City's Street Tree Management Plan in which the performance and history within the locality, growing space, root structure, and general resistance to insects and disease were all considered. A copy of the Street Tree Management Plan may be viewed in the City website at <https://carpinteria.ca.us/public-works/street-maintenance-division/>. Educational materials are also enclosed for proper care and maintenance of a newly planted street tree.

If you have any questions regarding this letter, please contact the Public Works Supervisor at (805) [Phone Number] or [Email Address].

Sincerely,

[Name]
Public Works Director/City Engineer

Enclosure: Help Me Grow



TREE PLANTING NOTICE

In an effort to beautify the City and help the environment, a tree has been planted in your parkway. The tree selected was based on tree performance characteristics such as limb and root structure and general resistance to insects and disease. The planting was completed by West Coast Arborists, the tree care contractor for the City.

The City shall be responsible for all major pruning and any tree surgery that is needed and the control and treatment of insect pests and diseases. However, we ask that you take the responsibility of watering your tree as needed. Here are a few guidelines to follow for proper care and maintenance of your new tree: 1) Do not change the staking; tight staking does not let the tree grow strong. 2) Keep the tree well free of weeds and other plants; they will take nutrients away from the tree. 3) **Fill the tree well with water twice a week; deep watering will promote downward growth of roots and help prevent broken curbs and sidewalk damage.** 4) Keep fertilizer with weed killer at least five to ten feet away from the tree. 5) If a tree needs restaking, please call the City of Carpinteria, Public Works Department at (805) 684-5405.

Your cooperation is greatly appreciated in this effort to make our City a beautiful place to live.



TREE PLANTING NOTICE

In an effort to beautify the City and help the environment, a tree has been planted in your parkway. The tree selected was based on tree performance characteristics such as limb and root structure and general resistance to insects and disease. The planting was completed by West Coast Arborists, the tree care contractor for the City.

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Your cooperation is greatly appreciated in this effort to make our City a beautiful place to live.

HELP ME GROW!



WATER THE TREE

once (1) per week
during cool
months.



WATER THE TREE

twice (2) per week
during warm
months.



PLEASE DO NOT

change or adjust
the stakes.



KEEP THE TREE FREE

of weeds and
other plants.



PLEASE DO NOT

adjust the water
basin or mulch
placed around
the tree.



Services Provided By:

West Coast Arborists, Inc., 2200 E. Via Burton St., Anaheim, CA 92806

800.521.3714

TREE CARE PROFESSIONALS
SERVING COMMUNITIES WHO CARE ABOUT TREES

The City, in partnership with its tree maintenance contractor West Coast Arborists, Inc., has selected a tree species most suitable to plant in your neighborhood. The tree needs your help during its first year of establishment. Please follow the instructions and helpful tips highlighted to ensure your tree's survival and health.

WATER

Please water the newly planted tree as needed. It is recommended to fill the tree's water basin two (2) times per week during warm months and one (1) time per week during cool months.

STAKES

Tree stakes are used to temporarily help support the young tree until its roots establish and anchor. Once the tree is large enough the City will remove the stakes within 1-3 years. If the tree needs re-staking, please contact the City.

MULCH

Mulch has been spread around the planting pit to conserve moisture and to help protect the newly planted tree from lawn mowers, edger's, and temperature. Please do not place any mulch up against the trunk of the tree.

WATER BASIN

Please do not level the water basin. It is important in ensuring water goes into the root zone rather than running off the surface away from the tree.

WEEDS

Keep the area around the tree free from competing weeds and other plants as they will take nutrients away from the tree.

PRUNING

The City will provide routine tree maintenance on a periodic basis.

For more information on proper tree care visit:

wcainc.com/treecaretips

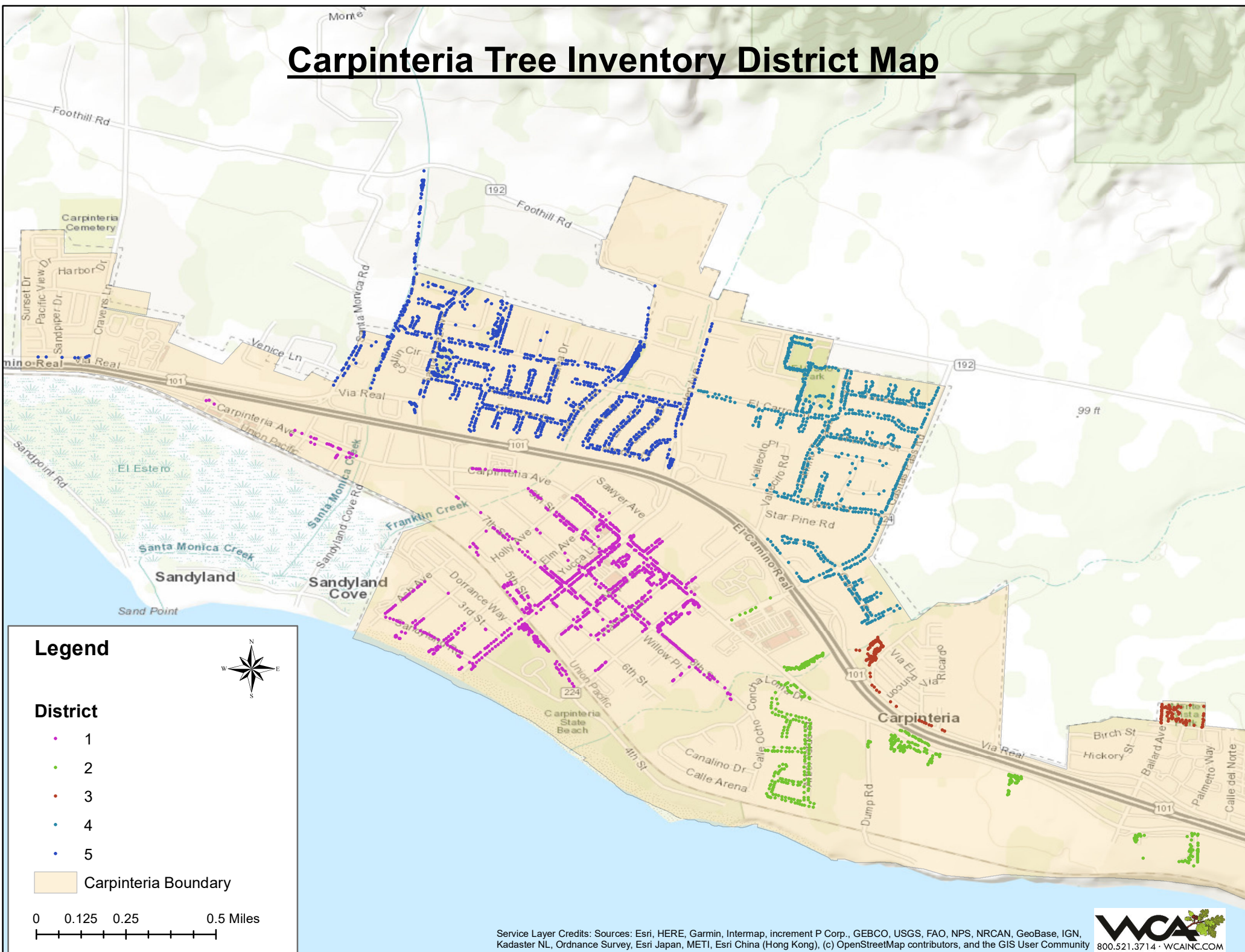


Section 9

District Map



Carpinteria Tree Inventory District Map



Section 10

Municipal Code

Chapter 12.28 - STREET TREES, SHRUBS AND PLANTS^[4]

Footnotes:

--- (4) ---

For statutory provisions on injuring shade or ornamental trees, see Penal Code § 622.

12.28.010 - Purpose of chapter and findings.

- A. Purpose. This chapter is adopted for the purpose of establishing rules and regulations relating to the planting, care, maintenance and removal of trees, shrubs and any other plantings in public areas, rights-of-way and easements, and relating to certain activities on private property.
- B. General Findings. The city council makes the following general findings regarding the relationship between health, safety and the general welfare and protection and maintenance of street and private trees as addressed in this chapter:
 - 1. They are a valuable long-term community asset, and intend to increase property values in their vicinity.
 - 2. They recycle air and water, convert carbon dioxide into oxygen, provide shade and windbreak protection, can moderate temperatures for an entire neighborhood or community, and thereby protect us from climatic extremes.
 - 3. They screen or absorb dust and pollutants, and buffer traffic and other noise.
 - 4. They impart greater satisfaction and quality to community life by contributing to the pleasantness and serenity of neighborhoods, and filling and enhancing our physical environment with life and beauty.
 - 5. Their presence in our lives does much to reduce the stress of modern living.
 - 6. They diffuse the effects of rain in weathering houses, eroding topsoil, and causing flooding, and provide enrichment of the soil for more plant growth.
 - 7. They provide habitat for birds and other animals so that we may live in a natural balance of nature.
 - 8. They give the community a feeling of presence and dignity, help express the caliber and pride of its residents, and make it more attractive to existing and prospective residents and visitors.
 - 9. They enhance the architectural character of a neighborhood, accent or soften the effect of structures, promote visual formality and aesthetic interest, and screen undesirable views.
 - 10. Inappropriate trees planted in particular locations, as well as failure to properly and systematically maintain street trees and certain private trees, can create dangerous conditions, result in discordant plant types, and promote the spread of disease among various species.
 - 11. Having a formal, city street tree management plan will insure that the community will realize the benefits from trees through proper management of the city's urban forest, with due regard for the desirability of identifying preferred species in designated locations and minimizing damage to curbs, gutters, sidewalks and other public or private facilities.
 - 12. Because it can take decades to grow a mature tree, but only moments to destroy it, due deliberation is called for in considering any action which may adversely affect a street tree, particularly with regard to historic or specimen trees whether on public or private property.

13. Provisions for urban landscaping and street tree policies are included among the standards and review procedures of the community design element in the general plan, and are intended to enhance the city's positive image, use open space and landscaping to strengthen community identity, provide visual relief in heavily developed areas and ensure aesthetic appearance of parkways, use selective landscaping to establish neighborhood theme and character, and promote functional landscaping as part of energy-efficient community design standards using low maintenance, drought-resistant and wind-resistant species, while protecting views of the mountains and enhancing their role as a point of reference.
14. The community design element of the general plan calls for street tree policies which provide an environment to encourage pedestrian traffic through the community, reinforce human scale, minimize the visual dominance of paved surfaces, develop and expand citywide street landscaping and tree guidelines for the use of both the public and private sectors, and encourage use of landscape maintenance districts.
15. In order to effectively nurture and sustain the city's urban forest, it is appropriate and necessary that the resident living closest to an adjacent parkway provide for the maintenance of any street trees planted therein, for such resident receives greater direct benefit from them than other community residents, and is uniquely in a position to provide such maintenance.
16. For all of the reasons set forth in subdivisions 1 through 15 of this subsection, there is a direct and reasonable relationship between development on any parcel of property within the city and the need for and provision of street trees on adjoining parkways, including the charging of fees to assure such provision prior to the issuance of building permits. Such development creates conditions on the site which would, if not mitigated, have a negative effect on the character of the neighborhood and the minimum aesthetic values necessary for the health, safety and general welfare of the community.

(Ord. 433 § 2 (part), 1988)

12.28.030 - Definitions.

The following definitions shall apply to this chapter:

- A. "City" means the City of Carpinteria acting by and through its authorized representatives.
- B. "Conforming tree" means an approved tree that is included on the city's adopted master street tree list, planted and grown in accordance with the street tree management plan.
- C. "Director" means the city manager or his designee.
- D. "Even-aged" means those trees of similar species, or of different species with similar lifespan, all of which were planted at approximately the same time and are likely to decline simultaneously.
- E. "Ground cover" means grass, turf or perennial plants that normally grow in a prostrate manner so as to conceal, or with the purpose of concealing, the ground surface that do not exceed eight inches in height, and will tolerate light pedestrian traffic.
- F. "Hedge" means any plant material, shrub or plant, when planted in a dense, continuous line or area, as to form a thicket or barrier.
- G. "Maintain" or "maintenance" means and includes pruning, spraying, root pruning, mulching, fertilizing, cultivating, supporting, treating for disease or injury, promoting public safety or other similar act which promotes the life, growth, health or beauty of any planting on public property.
- H. "Monocultures" means single species plantings, whether or not even-aged, which can intensify problems of disease susceptibility and/or insect infestation.
- I. "Park tree" means any tree, shrub or other plant located on, in or over any public area.
- J. "Parkway" means that portion of a public street which is not improved for actual street, curb, gutter or sidewalk use and which is available for planting and maintaining street trees.

- K. "Private tree" means any tree which is not a street tree, and which is located on private property.
- L. "Property owner" means the legal owner of any real property facing on any street of the city, and any lessee of such owner.
- M. "Protected tree" means any tree in one or more of the following categories which are to be protected and preserved as long as possible:
 - 1. "Exceptional specimen tree" means a tree considered an outstanding specimen of its species by reason of age, rarity, location, size, aesthetic quality, endemic status or unique character.
 - 2. "Habitat tree" means a tree (or any group of trees) which has special importance as a wildlife habitat.
 - 3. "Historic tree" or "heritage tree" means a tree which is of historic significance as defined under "historic planting," or which has taken on an aura of historic appeal.
- N. "Pruning, "trimming" or "thinning" means methods to control the height and spread of a tree, preserve its health and appearance, produce fuller branching and shaping, aid in disease prevention by allowing more light and air passage within, and make adjustments which will increase its longevity in an urban environment.
- O. "Public area" means any park, playground or area around public buildings, public parking lots and all other areas under the supervision and control of the city, not including any public street.
- P. "Public street" means and includes every way set apart for public travel or use in the city, including any area available for use as a city street, road, avenue, boulevard, lane, alley, parkway, planting strip, curb, gutter or sidewalk owned by the city in fee or as an easement or right-of-way for public use.
- Q. "Root barrier" means any number of devices, materials or methods of directing or redirecting the root systems of trees away from the surface of the ground in order to minimize root damage to adjacent concrete or asphalt public improvements, or to nearby utilities or structures, and to so control growth of tree root systems as to assure more deeply-rooted and firmly-anchored trees which are better able to withstand strong winds.
- R. "Root pruning" means cutting back tree roots where they may be damaging curbs, gutters, sidewalks, driveways, and possibly sewer and water lines or other utilities in an attempt to prevent further damage, undertake necessary concrete repair work, and to avert or at least postpone the need for actual tree removal.
- S. "Street tree" means any tree located on, in or over any parkway within the city.
- T. "Topping," "hearing," "stubbing" and "pollarding" mean relatively severe types of pruning which usually produce less desirable results than more moderate pruning with respect to a tree's natural form, and which should be used sparingly only when considered necessary or to eliminate hazards to human life or private property.
- U. "Tree" means any woody plant, including a palm, which has the potential of attaining a minimum height of fifteen feet and has a canopy of foliage borne normally by a single trunk.
- V. "Tree well" means a planting area found in an otherwise paved public street and is included in the definition of parkway.
- W. "Urban forestry" means the scientific management of nonindigenous plantings creating a forest in the human living environment, and emphasizing the practice of wise professional planned care and development of all tree resources within an urban area including trees on public streets, public areas and on private property to provide for multiple use benefits for the general well-being of the entire community.

(Ord. 508 § 2, 1994; Ord. 433 § 2 (part), 1988)

12.28.040 - Street tree management plan.

The city shall prepare and adopt a street tree management plan to include:

- A. A master street tree list of approved trees giving their common and botanical names, and regulations and criteria relating to the location and manner of planting such trees as will protect public safety and public improvements, including consideration of the relationship of the size of a species at maturity to its designated locations;
- B. Management practices regarding planting, maintenance, recycling, removal and replacement of street trees;
- C. Specifications regarding how a tree should be planted and staked, guying, preparation of the planting area, the use of root barriers, the proper spacing between street trees, considerations of line of site and public safety, and the proper setback from curbs, sidewalks, fire hydrants, public utilities and street intersections;
- D. A comprehensive street tree inventory specifying the location, distance from the curb, species, age and life expectancy, necessary maintenance, the size and condition of existing street trees (and estimated monetary value) the characteristics of each occupied and vacant planting site, and the nature and extent of any damage to public or private improvements attributed to any tree;
- E. A systematic, orderly program for the scheduling of street tree maintenance on a regular basis, and specifications regarding pruning, trimming, thinning, topping, heading, stubbing and pollarding;
- F. Goals, guidelines and criteria with regard to tree canopy density, staged removal and replacement, monocultures, even-aged trees, temporary or interim trees, rotational reforestation and renewal, species selection and diversification, living and nonliving groundcovers, the relationship between views and tree heights and/or canopies, solar access, and public education and involvement.

Such plan shall also be developed to complement and be consistent with the city general plan, local coastal plan, any applicable specific plan and any adopted landscape requirements and standards for each city zoning area and street configuration, and to comply with all coastal commission requirements.

(Ord. 508 § 3, 1994; Ord. 433 § 2 (part), 1988)

12.28.070 - Statement of city policy with regard to street trees.

Street tree plantings shall first be considered from the standpoint of the people using or passing along the streets, and in terms of the broader community benefit. Of secondary consideration is the benefit, embellishment or enhancement of the properties abutting the street.

(Ord. 433 § 2 (part), 1988)

12.28.080 - Tree advisory board.

- A. Creation and Establishment. There is created a city tree advisory board which shall consist of five members, who shall be residents of the Carpinteria Valley area. They shall be appointed by the mayor with the advice and consent of the city council. The members shall be lay citizens, and others with established professional competence in a pertinent discipline, and the following characteristics or attributes may serve as guidelines in making appointments to the board:
 - 1. Members of the public interested in trees as a major component of Carpinteria's physical and aesthetic environment;
 - 2. Arborists, ornamental horticulturists, and landscape architects and designers, or those with a technical background in a related field. At least two members of the board shall have such a professional background;

3. Other qualified and interested persons from garden clubs, conservation and beautification organizations;
 4. Members of the academic community with training in the biological or other natural sciences.
- B. Term of Office. The term of office for members of the tree advisory board shall be two years. All terms shall expire on January 31st of odd-numbered years. In the event that a vacancy should occur during the term of any member, his or her successor shall be appointed for the unexpired portion of the term. Members may serve more than one term.
- C. Compensation. Members of the tree advisory board shall serve without compensation. Members shall be reimbursed for any expenses incurred as a result of authorized business related to their responsibilities as members of the board.
- D. Organization. The board shall, immediately upon its appointment and taking office, elect a chair and vice-chair from among its membership, and thereafter at its regular meeting closest to and following February of odd numbered years. The board shall be subject to all local and state laws relating to meetings of public bodies, adopt and operate under its own rules of order and procedure as may be necessary, establish dates for its regular meetings which shall be held at least twice per year or more often as needed at a time and place determined by the board, and determine the method of calling special meetings. Minutes shall be kept of all meetings by the city clerk or his designee, who shall serve as secretary to the board.
- E. Attendance. In the event a member of the board shall not attend two consecutive regular meetings, unless excused by the chairman of the board for good cause, the position of such member shall be deemed to be vacant, and the term of such member terminated, and the mayor notified immediately by the chairman of such termination.
- F. Duties and Responsibilities. In addition to all other duties and responsibilities set forth in this chapter, the board shall act in an advisory capacity to the city council, city manager and city staff in the administration of this chapter and with regard to all street tree matters. The board shall have the following duties and responsibilities:
1. Assist the director and city staff in the development, review and amendment of the comprehensive street tree management plan, street tree inventory, master street tree list, list of acceptable groundcover plantings for parkways and public areas, and landscape plan requirements for private developments;
 2. Review and make recommendations regarding the city's annual street tree work program and budget;
 3. Recommend a policy and guidelines on tree removal and replacement, to be reviewed annually, and a regular, periodic programmed maintenance schedule;
 4. Advise on the technical problems of trees, including spraying, diseases, maintenance, pruning and related problems;
 5. Make recommendations concerning overall policies, standards, guidelines and regulations for street trees and other plantings within the city;
 6. Administer and annually update the written street tree management plan with regard to the care, preservation, pruning, planting, replanting, removal or disposition of street trees. Such plan shall be presented annually to the city council and upon council acceptance and approval shall constitute the official comprehensive street tree plan for the city;
 7. Upon request by the city council or the director, shall consider, investigate, make findings, report and recommend upon any special matter or question relating to street or private trees within the city;
 8. Hear appeals from residents on city staff decisions regarding permit denials, planting, trimming, pruning, removal or planting of trees, and conduct public hearings on tree removal requests. The board's decisions shall be appealable to the city council;

9. Recommend to the city council regarding the designation of "specimen" or "historic" trees and plantings, and any other category of "protected" tree as defined in this chapter.

(Ord. 508 § 6, 1994; Ord. 433 § 2 (part), 1988)

12.28.090 - Enforcement.

The director shall be responsible for the enforcement of this chapter.

(Ord. 508 § 7, 1994; Ord. 433 § 2 (part), 1988)

12.28.100 - Director—Authority and responsibility.

Subject to other provisions of this chapter:

- A. Director Responsible. The director is made responsible for the inspection, maintenance, removal and replacement of all street trees, and shall plan, administer, control and regulate the street tree program of the city in accordance with the street tree management plan and this chapter. The director shall also have authority to maintain and care for, as needed, street trees, and private trees to the extent they overhang or project in or on a public street or public area or adjacent private property as is reasonably necessary for the purpose of planting, maintaining, removing or replacing street trees.
- B. Roots. The director may cause the roots of established trees which have caused damage to be cut back as long as such remains a feasible, cost-effective way to avoid actual tree removal. Overhead limbs may be pruned or cut back to compensate for loss of root area.
- C. Protected Trees. This chapter is intended to give, and gives, full and complete authority to the director over any and all official, specimen, historic or otherwise protected trees and plantings now existing or hereafter to be planted and grown upon any and all public streets and public areas in the city which are now or in the future will become a part of a comprehensive plan for planting and maintenance of trees in such areas.
- D. Private Trees and Other Plantings. The director shall have authority over private trees or other plants to the extent provided for in Section 12.28.210C of this chapter.

(Ord. 508 § 8, 1994; Ord. 433 § 2 (part), 1988)

12.28.110 - Protection of street trees.

- A. Permit Required. No person shall plant, remove, trim, prune, spray or cut above or below ground portions of any street tree without first obtaining a permit to do so from the director subject to the provisions of this chapter and the street tree management plan.
- B. Open Ground for Trees.
 1. No person may place or maintain a stone, cement or other substance so that it impedes the free access of water or air to a street tree. At least sixteen square feet of open ground shall be maintained around a street tree unless the director specifically permits otherwise.
 2. No person may plant, place or construct shrubs, trees not on the adopted master street tree list, flowers, vines, fences, rocks, gravel, signs, stakes or other substances or objects, except watering basins for young trees and temporary protection for newly planted lawns, or cause or create conditions of uneven ground, holes or other hazards, in a parkway without first obtaining a permit to do so from the director.

(Ord. 508 § 9, 1994; Ord. 433 § 2 (part), 1988)

12.28.120 - Prohibitions and penalties.

- A. Violations of Chapter. It shall be unlawful and a public nuisance for any person to plant, remove, prune, injure or destroy any street tree except in conformance with the provisions of this chapter.
- B. Interference with Work or Enforcement.
 - 1. No person shall interfere with or cause any person to interfere with any work being done under the provisions of this chapter by the director or any employee of the city, or by any person or firm doing work on a contract basis for the city or under a permit granted by the city, nor interfere with or cause any person to interfere with or delay the authorized representatives of the city from the execution and enforcement of this chapter, except as provided by law.
 - 2. No person shall interfere with or cause anyone to interfere with or damage any overhead wires or underground pipes or conduits while removing, trimming or cutting any street trees. The owner of such facilities shall be notified when such work may interfere with or cause damage to the facilities. The cost of repair of the damage to overhead wires, underground pipes or conduits shall be the responsibility of the person, firm or corporation doing or causing the work to be done. The city and its officers and employees shall be exempt from the provisions of this subsection.
- C. Nonpermitted Plantings. No person shall plant or install in a parkway or public area:
 - 1. Any nonconforming tree;
 - 2. Any other plant the ultimate growing height of which is over eight inches;
 - 3. Any nonliving ground cover not included within the street tree management plan.

Any violations of these provisions will require the violator to pay the cost of maintaining, removing or replacing of such plantings, and violators shall also be responsible for the repair of any damage they may cause. These shall be in addition to any other penalties for violation of this chapter.

- D. Damage to Street Trees.
 - 1. Unlawful to Damage Trees. It shall be unlawful for any person to cause damage to any street tree by any act or omission, whenever such act or omission is prohibited by or not authorized by this chapter. Willful injury to or disfigurement of any street tree shall be a violation of this chapter. Any person or persons who accidentally or willfully damage, disfigure or destroy any street tree shall be charged for all replacement or repair costs in an amount to be determined by the director upon the advice of the tree advisory board. The determination shall take into consideration such factors as age of tree, size, species, monetary value, etc., and shall also include all legal, administrative and other costs incurred by the city as a result of such violation.
 - 2. Unlawful Damage. Unlawful damage includes injuring, defacing, breaking, abusing, killing or destroying by any means any street tree including, but not limited to, the following:
 - a. Constructing a sidewalk or driveway or otherwise filling up the ground in the vicinity of any street tree so as to shut off air and water from its roots.
 - b. Piling building materials, equipment, or other substance around any street tree.
 - c. Pouring or applying any gaseous, liquid or solid deleterious matter or substance on any street tree or on the ground near any street tree.
 - d. Posting any sign, poster, notice, leaflet, handbill or other printed material or object on, or fastening any guy wire, cable, rope, nails, screws or other device to, any street tree, tree stake or guard.
 - e. Causing or encouraging any fire or burning near or around any street tree.
 - f. Using any mechanical weeding device against a street tree.
 - g. Constructing retaining walls, fences, or other similar improvements which prohibit the planting or maintaining of street trees or otherwise affect their growth.
 - h. Operating construction equipment in such a manner to cause it to make contact with a street tree.

- i. Disrupting the anchorage of, or changing the grade around, any street tree.
- E. Nesting Season. No street tree shall be removed, trimmed, pruned or sprayed within the city during the period of March 15th to July 15th of any year, when wild birds are nesting and raising their young, unless:
 - 1. In the opinion of the director, removal of a tree is essential to the protection of human life and/or property; or
 - 2. It can be certified by the director that no wild birds are nesting in the subject tree.

(Ord. 508 § 10, 1994; Ord. 433 § 2 (part), 1988)

12.28.130 - Duty of utility to protect trees—Excavations.

- A. Duty to Prevent Damage. It shall be the duty of any person owning or operating any utilities within any public street (including but not limited to water, sewer, gas, telephone and cable television services) to maintain such utilities in a manner to prevent damage to street trees.
- B. Roots. Any person excavating, trenching or otherwise engaged in subsurface works within any public street shall not cut any root exceeding three inches in diameter unless specifically authorized to do so by the director. In addition to the penalties otherwise prescribed by this chapter for violation of the terms thereof, any person who, without authorization, cuts a street tree root in excess of three inches in diameter shall be liable for the cost of removal and replacement of said tree or the costs of remedial pruning should such be necessary in the sole and exclusive determination of the director.
- C. Emergency. In an emergency when a street tree is interfering with and interrupting service, a public utility company providing gas, water, sewer, electricity, telephone, telegraph or cable television service within the city may, without first obtaining a permit, trim or remove branches of trees to the extent necessary to restore service.
- D. Prevention of Utilities Not Intended. This section shall not prevent any person, firm or public utility from installing and maintaining any overhead wires or underground pipes or conduits lawfully on, over or under public streets, subject to other provisions of this code as may apply. The director, when maintenance or removal of street trees, shall consider the effect upon existing overhead wires or underground pipes or conduits in order to avoid any unnecessary disturbance to or relocation of such facilities, in accordance with the street tree management plan.

(Ord. 433 § 2 (part), 1988)

12.28.140 - Duty to maintain and trim trees.

- A. Property Owners Responsible. With the exception of pruning and trimming, property owners are responsible for the proper maintenance of parkways abutting their property. Such maintenance shall include irrigation, keeping the parkways free from weeds or other obstructions inimical to public safety and/or contrary to the street tree management plan, and otherwise maintaining such areas in a neat, clean, orderly manner. The placing of tarpaper, plastic or other material over the ground, or the use of materials or chemicals intended to permanently sterilize the soil in these areas, is prohibited.
- B. Duty to Trim Trees. Notwithstanding other provisions of this chapter, it is made the duty of every person owning or occupying any land or lots of land within the city to keep all private trees which extend over any public street trimmed up to a height of not less than fourteen feet, except that a height of not less than eight feet shall be permitted over a sidewalk area, and also to keep the parkway free of debris.
- C. Director May Remove Limbs. The director may remove overhead limbs from any tree or shrub, regardless of its location, if in his opinion such removals are necessary in the interest of public safety and the limb constitutes a nuisance.
- D. Request that Maintenance Work be Privately Undertaken. Upon approval by the director, any person requesting such street tree service as trimming, pruning, root pruning or spraying, but desiring to have

it undertaken sooner than the city is able to schedule work, may obtain a permit to undertake it privately or by agreement with a qualified, licensed contract or proficient in arboriculture if, in the determination of the director:

1. There is sufficient assurance that such work will be properly undertaken and, except in cases of removal, will not irrevocably damage the street tree.
2. There is sufficient assurance public safety will not be impaired. To this end the director may require a public liability and property damage insurance policy, permit and processing fee.

(Ord. 508 § 11, 1994; Ord. 433 § 2 (part), 1988)

12.28.170 - Permits—General.

- A. Director Shall Supervise. The director shall supervise all work done under a permit issued in accordance with the provisions of this chapter.
- B. Permit Revocation. Any work undertaken by the permittee or his agent may be stopped immediately and the permittee's permit may be revoked by presentation of a written order of revocation by the director when, in his opinion, the program of work or conditions outlined in the permit are not being complied with.
- C. One Permit. If a person obtains a building permit or other permit from the city and street work is required or authorized under that permit, the person need not obtain a separate street tree permit. Under the general supervision of the director, the appropriate department shall supervise street work done under a permit issued by that department.
- D. Posting and Hearing. The posting and public hearing requirements provided for in this chapter shall apply to all applications for tree removal permits.
- E. Bond. If, in the judgment of the director, the nature, extent and /or benefit to the public health and safety of any proposed work is considered significant, as a condition of the issuance of any permit the posting of a bond pursuant to Chapter 2.17 of this code may be required guaranteeing the completion of such work to the satisfaction of the director.

(Ord. 433 § 2 (part), 1988)

12.28.180 - Permits—City trees.

- A. Permit Required for Planting, Removing, or Performing Certain Maintenance on Any Tree in a Public Street. Whenever a property owner desires to plant, prune, trim, root prune, remove or do anything else to any tree planted in a parkway or public area, an application shall be filed with the director for a permit to take such actions. If the director finds that such action is to the advantage of a tree, or removal is imperative due to safety considerations, and upon the approval of the tree advisory board, a permit may be issued, but only for such work that will not create, continue or aggravate any hazardous condition or public nuisance, will not prevent or interfere with the growth, location or planting of approved street trees, and is consistent with the street tree management plan.

The director may waive the permit requirement for minor trimming or pruning activities, such as the removal of palm fronds. If a permit is denied, within five days of board action a written denial shall be given the applicant setting forth the reasons therefor and a copy of such denial shall be delivered to the tree advisory board. Such decision shall be made within forty days after the application is filed, and may be appealed to the city council, the decision of which would be final.

- B. Costs Borne by Permittee. All costs incurred by a property owner for maintaining or removing a street tree as permitted by the director shall be borne by the permittee. Whenever a tree is removed under permit, the director, upon the advice of the tree advisory board, may require a replacement tree of a designated kind and size to be planted, and all costs related to the replacement tree shall be borne by the permittee. For reasons of expediency in certain circumstances, the director may require an equivalent in-lieu fee for this purpose. Whenever any tree is planted in conflict with the provisions of

this chapter, it shall be lawful for the director to remove or cause removal of the same, the cost of which may be charged to the property owner responsible for the planting thereof in accordance with Section 12.28.120F.

- C. Criteria. The determination for city tree removal permits shall be based on the criteria outlined in Section 12.28.210 of this chapter.

(Ord. 433 § 2 (part), 1988)

12.28.200 - Permits—Utilities.

Any person doing business as a public utility subject to the jurisdiction of the public utilities commission of the state and any constituted public agency authorized to provide and providing utility service, shall be given a permit by the director, valid for one year from the date of issuance, permitting such person to trim, prune, brace or perform other acts, except removal, with respect to trees growing on parkways or on public areas of the city as may be necessary to comply with the safety regulations of said commission and as may be necessary to maintain the safe operation of its business. Before any tree is removed, under the above provisions, a permit must be obtained from the city in accordance with, and subject to, the street tree management plan.

(Ord. 433 § 2 (part), 1988)

12.28.210 - Removal of trees.

- A. Criteria for Removal. Subject to the provisions of this chapter, the director shall be responsible for inspection, maintenance, removal and replacement of street trees, and may cause street trees to be removed by the city if they are deemed by the director to be unhealthy, hazardous, undesirable or causing excessive damage to existing public improvements or other street trees. Acceptable reasons for any removal of a tree shall include a tree that is:
1. Dead;
 2. Dying, decayed or hazardous, or so weakened by age, disease, storm, fire, excavation, removal of adjacent trees or any injury so as to cause imminent danger to persons or property;
 3. Diseased beyond reclamation, or the condition of which is a source of present danger to healthy trees in the immediate vicinity, providing that a certificate attesting to such fact has been filed with the city clerk by a state-licensed pest control advisor, or state-licensed contractor with a proficiency in arboriculture, authorized to do business within the city;
 4. Obstructing curb, gutter or sidewalk repair, or in the way of a new curb, gutter or sidewalk for which an exception to standard design is determined by the director to be inconsistent with established policies and standards for street tree planting and maintenance;
 5. In dangerous proximity to existing structures, or interfering with existing utilities;
 6. Constituting a hazard to property or persons using the adjoining streets;
 7. Because of its root system, causing excessive damage to curbs, gutters, sidewalks or driveways;
 8. Obstructing proposed improvements so as to restrict economic enjoyment of the adjacent property, including the construction or safe use of a driveway or parking space for which a permit has been issued, unless such tree has been designated as an historic or specimen tree;
 9. Crowded by other trees, and good horticultural practices dictate removal of some of them;
 10. Otherwise healthy, but the removal of which is considered desirable because it is a proven nuisance species and/or in order to achieve a properly staged tree replacement schedule which enables several generations of trees to exist simultaneously.
- B. Removal of Street Trees.

1. Except in instances of immediate public danger, removal of street trees in public rights-of-way and easements will take place in the fall of each year.
2. Whenever any street tree is determined by the director to require removal, legal public notice shall be published in the newspaper thirty days prior to the posting of the tree. It shall thereafter be posted with a conspicuous notice indicating the intent to remove the tree and providing ten additional days within which written protests may be filed with the city clerk. A public hearing shall be held thereafter before the tree advisory board, which shall make a decision on the tree's removal. The board's decision may be appealed to the city council, the decision of which would be final.
3. Written requests from adjacent property owners for removal of street trees may be submitted throughout the year, but trees so requested for removal will all be legally noticed and posted as provided by this section at approximately the same time in accordance with the regular annual removal schedule. The director shall evaluate each requested removal and recommend to the tree advisory board removal or whatever other remedial action such as pruning, root pruning, concrete or asphalt repairs should be considered. It shall be determined whether or not such tree is required to be retained in order to preserve the intent and purpose of the street tree management plan, and take into consideration its condition, age, desirability of species (whether or not a conforming tree), location, and the extent of any inconvenience or hardship which the retention of the tree would cause the property owner. If the tree poses no threat to public safety, public or private property (including aboveground or underground utilities) or if removal is not required to allow the construction of public or private improvements, or if the potential or continued damage to curbs, gutters, sidewalks or driveways may be mitigated by pruning, root pruning, irrigation, feeding or other maintenance procedures, the city shall not remove nor permit removal of the tree. Following the noticing and posting period, a public hearing shall be held before the tree advisory board, which shall make a decision on the tree's removal. Its decision may be appealed to the city council, the decision of which shall be final.
4. In the event that the recommended removal of a nonconforming street tree is protested by the adjacent property owner, but the director has determined that preservation of the tree no longer justifies continued public expense for repair of the damage it is causing, the city may enter into an agreement transferring the responsibility for future repairs and maintenance and the costs thereof to the adjacent property owner. In the event of the failure by the adjacent property owner to carry out any of his obligations under such an agreement, it shall become void and cause for removal by the city of the nonconforming tree.
5.
 - a. Considerations. The following considerations shall be taken into account in acting upon a tree removal request made pursuant to this chapter.
 - i. Whether such tree is designated as an historic, specimen or otherwise protected tree;
 - ii. The size of the building site in relation to the size of the proposed or existing improvements;
 - iii. The number and size of other trees which would remain upon the building site after the requested removal;
 - iv. The number and location of adjacent trees on city property and the possibility of maintaining desirable tree density in the area through additional planting on city property;
 - v. Any beneficial effects upon adjacent trees to be expected from the proposed removal;
 - vi. Whether the tree sought to be removed was planted by or with the permission of the applicant at the time such tree was planted.
 - b. Findings. As a prerequisite to granting a tree removal request, the board may impose conditions and shall make one or more of the following findings:
 - i. That the principles of good urban forest management will best be served by the proposed removal;

- ii. That a reasonable and practical development of the property on which the tree is located requires removal of the tree or trees the removal of which is sought;
- iii. That the character of the immediate neighborhood with respect to forestation will not be materially affected by the proposed removal;
- iv. That topography of the building site renders removal desirable;
- v. That regard for the safety of persons or property dictates the removal.

C. Removal of Private Trees or Other Plants.

1. The director may inspect any tree, or other plant on private property in the city to determine whether the same or any portion thereof is in such a condition as to constitute a public nuisance and, in addition, for the purpose of abating or correcting any condition or thing declared to be a public nuisance under this chapter. The director shall have the authority to require property owners to remove or prune any private tree or other plant if it is determined by the director to be seriously interfering with the growth and health of any street tree.
2. The following are declared public nuisances:
 - a. Any private tree or other plant or part thereof growing on private property but overhanging the street or interfering with the use of any street which, in the opinion of the director, endangers the life, health, safety or property of the public, or which unduly interferes with or in any way endangers the usefulness of a public utility;
 - b. The continued existence of any private tree or other plant that is dead, diseased or infested or infected with insects, any other disease organisms or growths which constitute a threat or may be injurious to trees or other plants in the surrounding area;
 - c. Any private tree or other plant which interferes with required minimum sight visibility between a public street and its intersection with another public street as provided for in the street tree management plan;
 - d. Any branches or foliage of private trees which interfere with visibility on, free use of, or access to, any portion of any street improved for vehicular and pedestrian travel, or which interfere with the visibility of any traffic-control device or sign;
 - e. Any private tree or plant which interferes with, impairs or destroys any street improvement, sidewalk, curb, gutter, sewer, street trees or other public improvements;
 - f. Vines or climbing plants growing on private property which encroach on or over any street tree or any public hydrant, pole or electrolier;
 - g. Hedges or dense thorny shrubs and plants growing on private property which encroach onto any public street or public area or part thereof.

(Ord. 508 §§ 15, 16, 1994; Ord. 433 § 2 (part), 1988)

12.28.220 - Appeals to the city council.

Except in the case of an historic, specimen or otherwise protected tree, failure of the tree advisory board to act upon an application within ninety days after it is filed shall be deemed approval thereof. Unless an appeal is filed by the applicant with the city clerk within ten days of the mailing of notice of board action, its action shall be final. An appeal of the action of the board shall be in writing and clearly state the reasons for which a hearing before the city council is requested. The city council may continue the hearing but shall vote within forty-five days of the filing of the appeal or the removal shall be deemed approved. The city council may impose conditions and shall, as a prerequisite to approval, make one or more of the findings set forth in Section 12.28.210C3d. In the absence of a majority vote for approval of a tree removal, the application is denied.

(Ord. 433 § 2 (part), 1988)

12.28.230 - Removal of stumps.

When trees are removed, all stumps, including underground portions to a depth specified by the director in accordance with the street tree management plan, shall be removed below the surface of the ground so that the top of the stump shall not project above the surface of the ground.

(Ord. 433 § 2 (part), 1988)

12.28.240 - Tree removal businesses—Insurance and bond requirements.

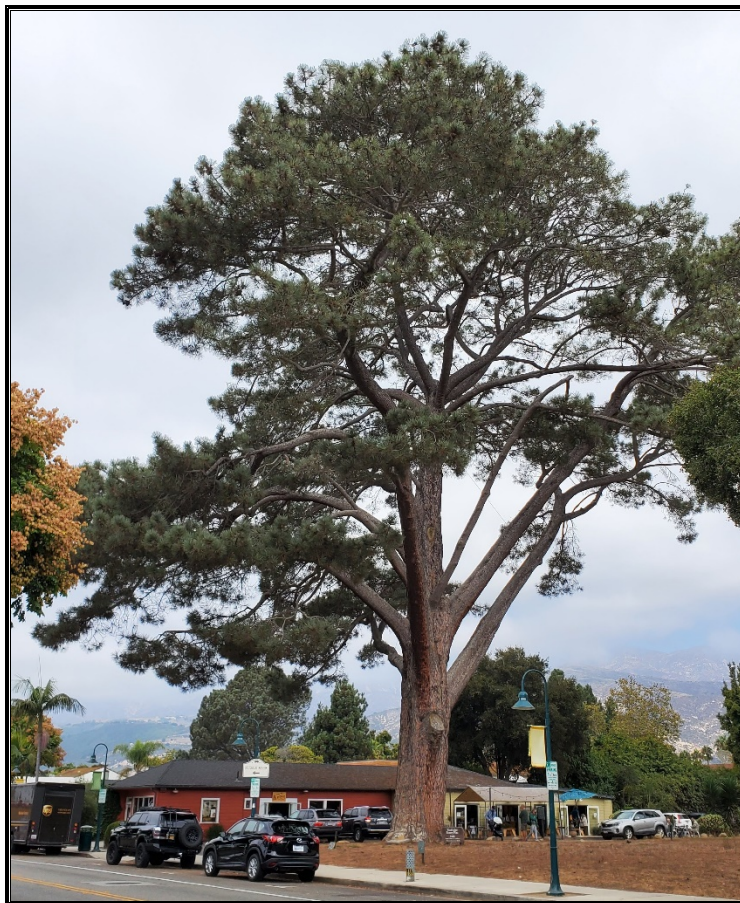
Any person, firm or corporation engaged in the business of removing city trees shall carry public liability and property damage insurance in an amount to be determined by the city council and policies or certificates thereof shall be filed with the city clerk. Where deemed advisable, the director may require the posting of a performance bond pursuant to Chapter 2.17 of this code to guarantee the completion of any job in accordance with adopted city standards, rules and regulations. Pursuant to state law, all tree contracting services must provide evidence of a state contractor's license (either C-27 or C-61 subsection D-49).

(Ord. 508 § 17, 1994; Ord. 433 § 2 (part), 1988)

Section 11

ANSI Pruning Standard

The American National Standards Institute (ANSI) A300 Part 1 pruning standard is the document most relevant and to the regular care of trees in the urban environment. As the standard for the tree care industry is intended to guide work practices for trees, palms, shrubs, and other woody landscape plants. Other Parts of the A300 standard apply to various aspects of tree care are used in specific situations such as risk assessment, soil management, fertilization, supplemental support systems, etc. All A300 Parts are applicable to tree care within the City of Carpinteria and their current published versions should be referenced when making management decisions and writing work specifications.



Section 12

Tree Inspection and Maintenance Manual

The California Joint Powers Insurance Authority (CJPIA) issued a revised tree inspection and maintenance policy in 2018. The reference policy is meant as a resource for agencies in the development and implementation of risk management policies, programs, and procedures. As such, it was used to create this specific, custom manual for unique conditions within the City's jurisdiction. The provisions in "Tree Inspection and Maintenance Policy" latest revision, supplement, and errata thereto, written and promulgated by CJPIA, and additions and amendments by the City of Carpinteria shall inform the City of Carpinteria manual to provide for the care and protection of trees to promote the health, safety, welfare, and quality of life for all residents, business owners and visitors. This manual can be updated as needed and determined by the City of Carpinteria.

PURPOSE

This manual establishes guidelines and procedures needed to provide for the care and protection of trees to promote the health, safety, welfare, and quality of life for all City residents, business owners and visitors. The City acknowledges that trees provide environmental, aesthetic, social and economic benefits. Specifically, trees increase property values, provide aesthetic value, provide shade and cooling, reduce energy costs, decrease wind velocities, provide erosion control, conserve energy, reduce stormwater runoff, and act as filters for airborne pollutants, reduce noise, provide privacy, provide wildlife habitat and food, sequester carbon, and release oxygen.

This manual allows the City to implement ISA Best Management Practices as reflected by professional tree care industry standards for the planting, maintenance, removal, protection, pruning, and preservation of trees on City owned or controlled property, as well as to enforce the provisions of the City code. By assuring the preservation and protection of the urban forest through regulations and standards of care, our natural resources will continue to enhance the landscape, streets, and parks, while helping to improve the City. Following this manual will ensure that the urban forest is being utilized to meet Citywide goals.

The City realizes that sustaining the urban canopy, creating visually aesthetic landscaping, and maintaining and encouraging a diversity of trees, both in terms of age and species, will increase the value of our urban forest, making it an even greater asset to the City. The City understands that this is a living document. This manual is to be used, revised, and enhanced to meet City goals.

PART 1 DEFINITIONS

For the purposes of this policy, the following definitions shall apply:

- A. Arborist: the person designated as such by the City who has demonstrated knowledge and competency, ideally through the obtainment of the current International Society of Arboriculture (ISA) arborist certification. This can be either a City employee or a contractor. ISA Municipal Specialist is a desirable credential requiring qualified individuals have a minimum of three years full time municipal related experience. These credential holders assist agencies in the operations of managing trees in a municipal sector. ISA Utility Specialist is another highly desirable certification requiring individuals to have a minimum of three years full time experience managing trees adjacent to utilities. This credential is important in the managing of municipal trees near powerlines or other utilities. The ISA Board Certified Master Arborists is the highest level of certification offered by the International Society of Arboriculture and could additionally be considered useful in assisting municipalities with all operational facets of managing trees.
- B. Community forestry: a branch of forestry whereby the local community plays a significant role in forest management and land use decision making, typically in urban forests.
- C. Compaction: compression of the soil structure or texture by any means that creates an upper layer that is impermeable.
- D. Director: the director of public works or other department head as assigned by the public agency or the director's designee, unless otherwise specified in this standard.
- E. Disturbance: all the various activities from construction or development that may damage trees.
- F. Dripline area: the suggested minimum area within "X" distance from the trunk of a tree in a typical location, measured from the perimeter of the trunk of the tree at 54 inches above natural grade, where "X" equals a distance ten times the diameter of the trunk at 54 inches above natural grade, or the distance to the outermost edge of the tree canopy, whichever is the lesser distance.
- G. Excessive pruning: removing more than 25 percent or greater of the functioning leaves and stems in a single pruning. Excessive pruning may include the cutting of any root two inches or greater in diameter. Exceptions are when clearance from overhead utilities or public improvements is required, or to abate a hazardous condition or a public nuisance.
- H. Hazard: situation or condition that is likely to lead to a damage, injury, or disruption of activities; a likely source of harm. The City shall correct hazards in a timely manner. If provisions

for hazard mitigation cannot occur immediately, public protection measures should be taken, such as providing warning or notice.

I. Inspection: a visual, organized, and systematic examination of an individual tree or population of trees. In this manual, pre-prune observations, inventory updates, and maintenance recommendations will be considered inspections. An inspection can recommend that a risk assessment be performed.

J. Injury: a wound resulting from any activity, including but not limited to excessive pruning, cutting, trenching, excavating, altering the grade, paving or compaction. Injury shall include bruising, scarring, tearing, or breaking of roots, bark, trunk, branches or foliage, herbicide or poisoning, or any other action leading to the death or permanent damage to tree health.

K. Pest control advisor: a person licensed by the California Department of Pesticide Regulation capable of writing legal prescriptions for specific pesticides.

L. Pest control applicator: a person licensed by the California Department of Pesticide Regulation who performs the application and treatment of pesticides.

M. Public nuisance: an act, condition, or a thing that is offensive to the community or that violates the rights of persons or the community, as determined by the City tree protection ordinance and/or other applicable ordinances.

N. Public tree: any tree growing within public property, easements, or the street right-of-way outside of private property.

O. Removal: complete tree removal, such as cutting to the ground or extraction of the tree.

P. Risk assessment: an assessment done by an ISA certified person holding a Tree Risk Assessment Qualification to provide the City with a risk rating and mitigation option.

Q. Target: includes people, vehicles, structures, or anything subject to damage by a tree.

R. Topping: the undesirable practice of cutting back large-diameter branches between nodes or truncating the main stem.

PART 2 TREE INSPECTIONS / TREE INVENTORY

A. Inspection Objectives

Inspection of city trees shall identify visually obvious problems such as hazards. A recommendation may be given for a risk assessment if no immediate risk is identified. A visual, pre-pruning operation inspection should be performed by an arborist or qualified professional. The pre-pruning inspection will include:

- general condition/branch architecture/health,
- identification of the type of branches to reduce or remove (e.g., dead, overextended, interfering, needing clearance) and location (e.g., over house, under wires),
- number of branches to be removed or reduced (number, diameter, or percentage),
- type of cuts to use (branch removal, reduction, heading, or shearing),
- signs of wildlife nesting, and
- worker safety concerns (e.g., root collar buried, powerlines, bees, tree defects).

The inspection interval should be no greater than five years as part of a routine trimming program or inventory updates. Additionally, supplemental inspections and Limited Visual Assessment (level 1) risk assessments should be done in between trim cycles to track potential tree failures. These can include major arterials, or other highly traveled locations and/or parks. Pruning work history data shall be tracked and monitored within a tree inventory management program that allows for documented work history to be recorded and accessible. This should include all publicly maintained trees, as determined by the City. The designated City staff should frequently review the inventory for potential high-risk trees and should assign trees to have risk assessments done with written documentation.

Those performing tree inspections must adhere to current industry standards, to ensure they are being done on a consistent and regular manner. American National Standards Institute (ANSI) A300 standards and ISA Best Management Practices guide contractors and City staff in tree evaluations with procedures and specifications.

B. Tree Inspections

Inspected tree parts or attributes should include, but are not limited to:

1. Lean/root problems: for example, leaning trees with roots heaving out of the ground.
2. Codominant or multiple trunks: competing stems that grow bark between a tight crotch union can be weakened areas prone to failure.
3. Trunk cavities, cankers, mushrooms, and decay: these are indicators of potential internal decay of a tree and, if discovered, may require further investigation and mitigation.
4. Cracks in trunks and branches: these can be indicators of future failures and, if discovered, may require further investigation and mitigation.

5. Weakly attached scaffold limbs and branches: a branch that developed as a reactionary shoot can be predisposed to failure and, if discovered, may require further investigation and mitigation.
6. Hanging or broken branches (hangers): branches that are detached from where they were grown and are hanging and could fall, impacting targets below. Broken branch stubs should be pruned off properly unless preserved for wildlife habitat reasons.
7. Dead branches (deadwood): branches within a canopy of a tree that no longer produce foliage and have begun to lose bark.
8. Pests and other diseases: identified pests that can cause tree failures such as boring, leaf chewing and leaf sucking insects or pathogenic fungus.

While most tree inspections can be conducted from the ground, there are times when an aerial inspection is necessary. These inspections can be completed as part of the routine tree pruning program. The routine tree pruning program inspections do not assign a time frame to tree hazards, they simply point out a tree condition that requires further inspection. The goals of the tree inspection/tree inventory program include:

1. Documenting tree structure and condition and recording dates in the City-approved method.
2. Identifying vacant sites suitable for trees to be planted.
3. Maintaining trees proactively, instead of reactively as budget allows.
4. Identifying the dollar value of each tree and total urban forest utilizing the Trunk Formula Method in accordance with the current Guide for Plant Appraisal.
5. Documenting work history records.
6. Scheduling tree maintenance work.
7. Improving tree structure and health through scheduled tree maintenance.
8. Reducing tree loss and liability.
9. Demonstrating due diligence via work history.
10. Identifying trees that can be salvaged or corrected with proper pruning.

C. Trees Requiring Further Inspection

If an inspection identifies a possible risk, the City shall conduct further evaluation of the tree with the objective to mitigate risk. The City shall consider performing an evaluation first, rather than directly deciding to remove a tree. A risk assessment will be the main method of further evaluation utilized. In terms of ISA Best Management Practices, a risk assessment will be considered a Limited Visual Assessment for large populations of trees (level 1), a Basic Assessment (level 2), or an Advanced Assessment (level 3). A risk assessment is typically done for high value trees, or at any time to identify, analyze, and evaluate tree risk. If the City identifies a tree that meets a criterion for removal, the tree may be removed as a form of mitigation.

A risk assessment differentiates from an inspection for reasons that include:

1. The use of tools to measure potential defects.
2. Considers target zones, site history, conditions, potential load, and species failure profile.
3. Develops a report to determine the likelihood and consequences of failure, provides mitigation options, and provides recommendations for a re-inspection cycle or further evaluation.

After a risk assessment is completed, the City will conduct a recommended mitigation measure within three weeks of receiving the risk assessment report, pending available resources.

PART 3 ROUTINE TREE MAINTENANCE

These guidelines establish principles of care and maintenance for the City's public trees, and are set forth for pruning, planting, watering, soil and nutrient requirements, insect, disease, and fruit control.

A. Restricted Acts to be Avoided without Arborist Approval

Restricted maintenance practices for public trees include:

1. Excessive pruning, except for clearance pruning of utility lines, traffic or abating a public nuisance.
2. Topping.
3. Other action that could lead to the death of a tree or could permanently damage its health, including but not limited to cutting, poisoning, over-watering, unauthorized relocation or transportation of a tree, or trenching, excavating, altering the grade, or paving within the dripline area of a tree.

B. Standards for Pruning Public Trees

All work on public trees shall be in accordance with the current edition of the following industry standards: ANSI A300 and ANSI Z133.

C. Recommended Pruning Methods for Trees

There are seven types of pruning that may be appropriate for trees. They are:

1. Structural pruning: a type of tree pruning for young trees that establishes a strong central leader and develops subordinate branches. Structural pruning helps to alleviate future failures.
2. Crown cleaning: the selective removal of dead, diseased, detached, and broken branches. No live foliage is to be pruned during crown cleaning, and this is the preferred pruning type for mature trees.

3. Crown thinning: the selective removal of small live branches to reduce crown density. No more than 25% of live foliage should be removed in a growing season.
4. Crown raising: the selective removal of branches to provide vertical clearance.
5. Crown restoration: the selective removal of branches, sprouts and stubs from trees that have been topped.
6. Crown reduction: the selective removal of branches and stems to decrease the height and/or spread of a tree.
7. Utility pruning: the selective removal of branches and stems to reduce growth away from utility lines.

The ANSI A300 (Part 1) Pruning, and the ISA Best Management Practices should define the pruning method applied as a part of the routine trimming program.

Pruning may be done outside of the routine trimming program if prune will result in at least one of the following criteria:

1. Pruning will result in tree risk mitigation.
2. Pruning will result in improved tree structure.
3. Pruning will establish a dominant leader in a young tree.
4. Pruning will provide clearance for new or existing infrastructure.

Climbing and pruning practices shall not injure the tree except for the pruning cuts.

It is best to clearly identify a pruning objective and then select the pruning type most suitable to achieve that objective. For example, if the objective is roadway clearance, crown raising would be the selected type of pruning.

D. Tree Care for Birds and Other Wildlife

There are many federal and state laws pertinent to wildlife and the tree care and landscape industry in California. Of note is the Migratory Bird Treaty Act. The City should make sure that tree care workers are qualified with proper training on inspecting for birds and other wildlife during tree care operations. The Tree Care for Birds and Other Wildlife Best Management Practices in California should be a guiding document for managing wildlife habitat as it pertains to trees. City staff working in trees and any City tree contractor shall consider the Project Preparation Procedure in this BMP to determine the best plan of action to eliminate harm done to wildlife in trees.

E. Plant Health Care Plan and Integrated Pest Management

The City should follow the plant health care program outlined below to meet the goals of how to manage the health, structure and appearance of plants and trees in the landscape. This strategy is a method of controlling plant pests by combining biological, culture, mechanical, physical, and/or chemical management strategies.

Regarding the methodology and protocol for IPM, the City considers these items as standards to follow:

1. The accurate identification of pests will result in the appropriate control methods to use in conjunction with correct action thresholds. Proper identification of pests reduces the possibility that control methods will be implemented when they are not necessary.
2. Monitoring methods by each site will be used at regular intervals and data will be systemically recorded. City staff will coordinate and utilize standardized pest mapping protocols.
3. Before taking any pest control action, an acceptable threshold level of treatment for each target pest and site will be established. Threshold levels for common pests are at levels which environmental conditions indicate that pest control action may be taken. The threshold level is critical to guide future pest control decisions. In some instances, treatment should be required by federal or state law.
4. Upon determining that treatment is necessary, the following criteria should be used to help select the appropriate IPM strategy:
 - a. Least disruptive of natural controls
 - b. Least hazardous to human health
 - c. Least toxic to non-target organisms
 - d. Cost effective in the short and long-term.
5. In accordance with the City IPM plan, as it relates to tree care, each city department shall make its own determination about appropriate and effective treatments, based on site-specific requirements. Commitment to the most environmentally sound approach is expected, with non-chemical methods considered first. Prevention, cultural control, mechanical control, biological control, and chemical control are the techniques used in IPM. In general, a combination of treatments is more effective than a single approach. City departments are encouraged to seek out and experiment with innovative IPM treatments (and combinations of treatments) and share this information.

If action against pests is warranted, always consider treatments as part of an overall plant health care program. The pest source shall be identified and targeted with a specific and timely treatment. All prescriptions for pesticides are to be issued by a Pest Control Advisor (PCA) per the Department of Pesticide Regulations. Additionally, applicators must be licensed or certified to apply. If it appears that insects or disease may lead to the death of a public tree, then it is the responsibility of the City to evaluate the condition according to the following guidelines and treat the problem in a timely fashion to prevent further decline of the tree.

1. For treatment of insects, the pest control advisor shall be consulted. Nontoxic materials shall be used whenever feasible. All chemicals must conform to the California Department of Pesticide Regulations.
2. For disease and decay that erodes the health or weakens the structure, further analysis by an arborist may be required to evaluate the stability.
3. Diseases below ground are often caused by poor landscape design surrounding old trees, which encourages harmful and often lethal ailments. The following conditions favor disease:
 - a. Compacting of the soil within the tree's dripline.
 - b. Removing soil from the tree root area.
 - c. Watering on or near the tree trunk area.
 - d. Planting incompatible plants within the tree's dripline.
4. Combined with poorly drained soil, these factors in 3. a.-d. above, often activate normally dormant fungi to become opportunistic and infect the tree, which can lead to the decline and eventual death of the tree. This decline can be slow and may not be evident for many years. Continued monitoring of tree health is required if the tree is to be retained.
5. When planning landscaping around a public tree, an evaluation of the tree and soil must be performed to determine if there is a disease present. If the tree is diseased and it is reasonable to expect that landscaping will contribute to decline, permanent damage or render it hazardous, it is the obligation of the City to take reasonable measures to reduce or eliminate the conditions that may cause the decline of the public tree.
6. All fertilizers shall only be applied if specified by an arborist as part of a plant health care program. Fertilizing may be specified for trees that will be impacted by an upcoming disturbance, grade change, or a modified environment. Fertilizing in these instances may aid the tree to overcome the stress caused by disturbance. The arborist shall determine specifications for fertilizing trees on a case-by-case basis.

F. Watering Schedule

1. Newly installed trees, including drought tolerant species, are dependent upon supplemental irrigation until established, typically for two years. If a tree is native to areas of higher rainfall, then the tree will require supplemental water throughout its life cycle, unless the tree finds a subterranean water source. Periods of extreme heat, wind or drought may require more water than recommended in these specifications.
2. The City will ensure that all trees planted will have a reliable source of water prior to being planted. During the establishment period, new trees shall be watered thoroughly. Local weather and environmental factors should be taken into consideration when considering a watering plan. If reclaimed water is to be used, the City shall verify that the species of trees to be irrigated has an elevated tolerance of salts.

3. Most mature public trees in the City are established in areas without formal watering systems. These trees shall only receive manual irrigation when it is determined necessary by the City to restore the health of the tree. In this case, the City shall also determine the watering specifications.
4. Trees planted in association with the construction of public improvements (medians, parkways, sidewalk tree wells, etc.) shall be watered by automated irrigation systems. The City shall determine the type of automatic irrigation system used. Trees planted in public areas where no irrigation system exists shall be hand watered until established. After that, a watering schedule determined by the City shall be in effect until deemed no longer necessary.

G. Fruit Control

While many trees produce flowers or fruit, some trees can be considered a nuisance if the use area is not compatible with the debris generated by the tree. Always consider fruit control treatments as part of an overall plant health care program. For example, the dropping fruit of the European olive (*Olea europaea*), American sweetgum (*Liquidambar styraciflua*), or acorn drip of a holly oak (*Quercus ilex*) may be a safety hazard if it is in the proximity of an ADA accessible ramp or other pedestrian area. In such cases, control measures are warranted and may be prescribed by a pest control advisor and administered by the pest control applicator to ensure successful application of treatment materials.

PART 4 PROTECTION OF TREES DURING CONSTRUCTION

A. Tree Protection Objectives

The objective of this section is to reduce the negative effects of construction on trees to a less than significant level. Tree protection should begin before construction starts. Successful tree preservation occurs when designers, construction personnel, and project managers are committed to tree preservation. All members of the project team must be familiar with the rudimentary aspects of tree growth and development to understand the relationship between tree survival and construction practices. Utilization of an arborist will ensure everyone is understanding of the needs regarding trees.

Not all trees are able to be preserved. Trees that are structurally unstable, dead, in poor health, or unable to survive the effects of construction become a liability to the project and may have to be removed.

B. Site Plan

For all projects, site plans must indicate accurately plotted trunk locations and the Tree Protection Zone (TPZ) of all trees or group of trees to be preserved within the development area.

Tree Protection Zone

During the design phase of the project the Certified Arborist and the Project Manager will work together on developing the TPZ for each tree impacted by the project. If an unresolved disagreement arises between the Certified Arborist and the Project Manager on the size of a TPZ for a tree, the dispute shall be brought to the Director of Public Works, who will render a final decision on the size of the TPZ.

Each tree to be retained shall have a designated TPZ identifying the area sufficiently large enough to protect it and its roots. The TPZ shall be shown on all Site Plans including, Demolition, Grading, Irrigation, Electrical, Landscape, etc. Improvements or activities such as paving, utility and irrigation Trenching including other ancillary activities shall occur outside the TPZ, unless otherwise specified.

Activities prohibited within the Tree Protection Zone include:

1. Parking vehicles or equipment, storage of building materials, refuse, or excavated soils, or dumping poisonous material on or around trees and roots. Poisonous materials include, but are not limited to paint, petroleum products, concrete, stucco mix, dirty water or any material that may be harmful to tree health.
2. The use of tree trunks as a backstop, winch support, anchorage, as a temporary power pole, signpost, or other similar function.
3. Cutting of tree roots by utility trenching, foundation digging, placement of curbs and trenches, or other miscellaneous excavations without prior approval of the Certified Arborist.
4. Soil disturbance or grade change.
5. Drainage changes.

Verification of Tree Protection

The project contractor shall verify in writing that all pre-construction tree preservation conditions have been met. Examples include:

1. Tree fencing installed.
2. Erosion control secured.
3. Tree pruning completed.
4. Soil Compaction preventive measures installed.
5. Tree maintenance schedule established, and the responsible party designated.
6. Tree Protection Zone (TPZ).

These items are verified by the Public Works and/ or other departments during plan check.

C. Activities During Construction and Demolition Near Trees

Soil disturbance or other damaging activities within the TPZ is prohibited unless approved by the Certified Arborist and mitigation for specific injuries is implemented. No encroachment within 5 feet of a trunk will be permitted under any circumstances.

Trenching, Excavation and Equipment Use

Trenching, excavation or boring within the TPZ shall be limited to activities approved by the Certified Arborist or the Director. Explore alternatives for trenching outside the root zone. Avoid exposing roots during hot, dry weather. Backfill trenches as soon as possible with soil and soak with water the same day. Small roots can die in 10 to 15 minutes and large roots may not survive an hour of exposure. If the trench must be left open all roots must be kept moist by wrapping them in peat moss and burlap.

If *Trenching* is unavoidable, the following distances should be maintained:

TRUNK DIAMETER (measured at 4.5 feet above natural grade)	DISTANCE FROM OF THE TRUNK ON BOTH SIDES
Up to 9 inches	5 feet
10-14 inches	10 feet
15-19 inches	12 feet
over 19 inches	15 feet

Alternative Methods for Hardscape to Prevent Root Cutting

The following remedies should be considered as an alternative to severing tree roots:

1. Grinding a raised walkway or concrete pad.
2. Ramping the walkway surface over the roots or lifted slab with pliable paving.
3. Re-routing the walkway around tree roots.
4. Permeable paving materials (e.g., decomposed granite), interlocking pavers, or flagstone walkways on sand foundations.
5. Root bridging.

D. Tree Maintenance During Construction

Providing adequate maintenance can mitigate stressful changes that occur to a tree's environment during construction. To remain vigorous, the tree needs to maintain stored carbohydrates and preserve the effectiveness of its growth regulators. It is recommended that large projects provide irrigation as follows:

Providing supplemental irrigation for trees under water stress may be the single most important treatment. Irrigation should be designed to wet the soil within the TPZ to the depth of the root zone and to replace that water once it is depleted. Light, frequent irrigation should

be avoided. Create a six-inch berm around trees at the edge of the TPZ and fill with no more than six inches of mulch. Fill the basin with water. Irrigation should wet the top two to three feet of soil to replicate similar volumes and normal seasonal distribution.

PART 5 TREE REMOVAL

A. Tree Removal Objectives

Public trees are considered an important asset of the City. As such, it is the policy of the City to preserve trees whenever possible. There are certain conditions in which a tree must be removed, such as when it is considered an emergency. This includes trees identified as an imminent risk of failure and/or trees that exceed the threshold of risk. Other conditions require the review and approval of the arborist.

B. Removal Criteria

Refer to the Municipal Code, 12.28.210 - Removal of trees.

C. Tree Evaluation for Removal

If an inspection does not provide adequate justification for removal, a risk assessment can be conducted to determine the risk rating. It is the responsibility of the City to mitigate or abate any known risk condition of a tree that may be of questionable structure or deemed as hazardous. The City shall be responsible for conducting or contracting risk assessments of public trees that are identified during an inspection. The City will use the following criteria:

1. If a tree possesses a structural defect that may cause the tree or part of the tree to fall, and the condition is determined to be imminent, the tree is considered hazardous. Mitigation pruning or removal should be considered to reduce the level of risk.
2. If the hazardous condition cannot be mitigated or reduced to a less than significant level, then the tree shall be authorized by the City to be removed to abate the condition. A less than significant level would be considered low according to the ISA risk assessment metric.

Advanced assessment methods can include an evaluation of structural defects utilizing current methods of internal decay inspection available as recommended in a Basic Assessment (Level 2) and Advanced Assessment (Level 3); soil/slope and/or creek bank stability; individual species' susceptibility to failure; pruning; history; decay weaknesses and any other compromising or pertinent factors considered. This is an option that may be considered for high value trees. Evaluation of targets shall consider structures or activities under or around the tree (e.g., building, parking, pedestrian, recreational, utility lines, hardscape, etc.). Occupancy shall consider frequency of use, and whether the target will be present when failure occurs. Consideration shall be given to whether the target can reasonably be removed or isolated to mitigate the hazard.

PART 6 REPLACEMENT AND PLANTING OF TREES

The City shall consider the Street Tree Palette as the primary document to determine tree planting plans. All tree planting shall consider city goals, existing hardscape, species diversity, planting space criteria, and drought tolerance.

A. Tree Planting Specifications

The following specifications pertain to all trees that are to be planted within the public right-of-way or on publicly owned property:

1. New or replacement trees should be selected from the Street Tree Palette for recommended species.
2. The minimum size planting area for the tree species will be dictated by the Street Tree Palette.
3. The Planting Cue Card from International Society of Arboriculture can guide the way planting is performed by City staff and contractors.
4. The City shall maintain the authority to approve and utilize tree species that deviate from the Street Tree Master Plan, when reasonable justification exists, for City owned projects, private developments, street medians, parks, and grant funded tree plantings.

B. Planting Stock and Materials

1. Quality
 - a. Trees shall be sound, healthy, vigorous, and free of plant disease and insect pests and their eggs.
 - b. To the extent feasible, container stock shall be grown for at least eight months in containers and shall not be root bound or have girdling roots.
 - c. Trees shall not have been topped.
 - d. Nursery stakes shall be removed when tree is installed in the ground.

2. Miscellaneous Materials

When deemed necessary by the City, the following materials shall be used:

- a. Support stakes shall be treated or untreated two-inch diameter lodgepole pine without the use of cross braces.
- b. Tree ties shall be used and installed in a figure eight fashion to support the tree to the stakes at the bending point of the trunk.
- c. Screened untreated mulch shall be used that are one-half to one inch in size and spread to a two-inch depth out to the edge of the root ball. The mulch shall be kept at least six inches away from the trunk and shall be applied to each tree at two times the diameter of the tree root ball.
- d. Where appropriate for use along public sidewalks, 12-inch linear root barrier shall be used and shall be ten feet in length and placed on center with the tree and on the sidewalk or curbside only. Root barrier boxes or barrier circles that

encircle the tree are not approved. Species selection should be suitable to minimize infrastructure conflicts.

- e. Where sidewalk and parkway width are less than eight feet and new trees will be installed, tree well designs should consider reduction of trip hazards as approved by the arborist.
- f. Stem guard devices are recommended for new trees in turf areas to help reduce damage to lower trunks by weed trimmers.

C. Planting Site Preparation

All debris, wood chips, pavement, concrete, and rocks over two inches in diameter shall be removed from the planting pit to a depth dictated by the root ball size of the tree being installed, unless approved otherwise by the arborist.

D. Planting in Difficult Soil Conditions

1. Trees planted in turf areas shall have a ring of mulch. The turf shall be maintained a minimum of one foot from the new tree stem, with mulch placed on top of the root ball. The mulch shall be six inches away from and not touching the tree stem.
2. Occasionally, tree planting must occur in poor or difficult soil where standard planting techniques will result in poor-to-average performance or mortality. In this case, alternative or specified soils, such as engineered, amended, or structural urban tree soil mix, including written specifications and physical samples, shall be submitted for approval by the arborist.

PART 7 GREEN WASTE RECYCLING PROGRAM

Urban tree waste shall be used for its greatest environmental benefit. This shall be done by reducing the amount of wood being sent to landfills, resulting in reduced greenhouse gas emissions. Co-environmental benefits include sourcing local raw materials, supporting a local workforce, and creating greater community value products.

A. Tree Pruning and Removal Biomass Utilization Plan

1. Any trees that are removed for reasons such as failure, disease, decline, or other reasons stated within the City's management plan are subject to be repurposed for their highest use. This includes, but is not limited to, being milled into lumber, left in public spaces as natural architecture, wildlife habitat, crafted into usable products such as benches, picnic tables, new construction elements and/or other wood projects.
2. The selection criteria for urban wood shall be made at the discretion of the City or other designated city representative using current industry standards.
 - a. The City shall consider possible urban wood utilization for trees that are removed.
 - b. The City shall coordinate the proper removal and transportation of eligible logs when feasible.
3. Should wood not be eligible for repurposing into product, trees may be processed into

mulch or converted into other biomass products for use in the community. The City shall identify local sources to utilize green waste.

4. Mulching is one of the most effective ways to improve soil quality and tree health. Organic mulches moderate soil temperatures, reduce water use, stimulate soil microbial activity, and improve soil structure over time. Green waste from tree care operations should be recycled back into the community as much as possible by way of allowing public access to free source wood chips from arborist operations, in addition to City staff utilizing chips to mulch in parks and facilities, for the following beneficial uses:
 - a. Prevent soil compaction
 - b. Prevent erosion
 - c. Limit evaporation
 - d. Deter pests
 - e. Control weeds
 - f. Promote soil aggregation
 - g. Increase soil organic matter
 - e. Increase soil nutrients.
5. Mulching with green waste should be considered a long-term method to treat moderately compacted soil within the root zones of trees and woody plants. Fresh or partially composted coarse (greater than $\frac{3}{4}$ " average wood particle size) wood-chip mulch from trees should be preferred when the objective is to improve soil structure.
6. The ignitability of mulch should be considered when placing it in the landscape, and mulch should not be placed against tree trunks. Green waste from tree care operations should be applied and maintained at a depth of 2-4 inches and applied over as much to the root zone as practical. Seasonal refreshing or reapplication of mulch is encouraged when practical.

B. Suitable Replacement Species Plan

1. Future policy related to tree planting should consider end of life use as a characteristic in addition to characteristics such as height, drought tolerance, and native range. The Street Tree Palette considers end of life use. End of life use should be determined by local demand of a given species. An "Urban Wood Species List" may be developed to promote planting of species with high end of life use.

SECTION 8 REFERENCES

ANSI A300: Standards for Tree Care Operations

ANSI Z133: Safety Requirements for Arboricultural Operations

ANSI Z60.1: Nursery Stock Standard

Guide for Plant Appraisal, Current Edition

ISA Tree Risk Assessment BMP

ISA Tree Pruning BMP

California JPIA Tree Inspection and Maintenance Policy

Tree Care for Birds and Other Wildlife BMP

<https://www.urban-forestry.com/City-trees-roundtables>

<http://www.isa-arbor.com/education/onlineresources/cadplanningspecifications.aspx>

<http://www.ansi.org>

<https://www.arboday.org/programs/treeCityusa/>