

April 16th, 2021

Michael Peltz
MW Peltz + Associates, Inc
143 S. Cedros avenue Suite B104
Solana Beach, Ca. 92075

RE: Fenway N Hwy 101 Mixed Use Project

Dear Michael,

The following is in response to my April 16th, 2021 site inspection of the Fenway N Highway 101 Mixed Use Project. This inspection was performed at your request to review the on-site trees at this location and document the species and their condition.

Assignment

Perform physical inventory, collecting tree locations and arboricultural attributes for each tree over 8 inches trunk diameter (12 inches combined trunk diameter for multi-stemmed trees) within the project boundaries. Prepare tree inventory spreadsheet with corresponding map with tree locations. Prepare arborist report with observations and opinions.

Observations

The site consists of a small one-story retail location with a taco shop on the south end of the project. It is in operation and the property is maintained. The north end of the project consists of a closed restaurant with open space around it. It looks to have been closed for some time and no maintenance has been performed on either the restaurant building or the surrounding property.

There are a total of 47 trees within the site location. The south end of the project with the open and operating businesses has a mixture of Queen and Pygmy date palms which are in fair to good condition. North of this location separated by a dirt parking lot has a

mixture of poorly maintained and some trees that have been topped for utility line clearance.

Going up the driveway to the closed restaurant are pine and eucalyptus trees that have not been maintained and are in poor to very poor condition. Around the restaurant are some Queen palms, one King palm and one Pindo palm that are in poor condition. Between the parking area are some large Acacia shrubs, some Giant Bird of Paradise, and one Ficus tree. All are in poor condition except for the Ficus tree which is in fair condition. On the front slope of the project are more eucalyptus and pine trees which are in poor condition.

In front of the project, in the center median of the North Highway 101, are 2 Western Red bud trees in fair to poor condition, 1 Torrey pine in good condition, 1 Coast live oak in poor condition, 1 Monterey Cypress in good condition, and 3 Marina Strawberry trees in good condition.

Opinions and Recommendations

The palm trees around the existing and open businesses, while in fair to good condition, are not high value, rare, or possess heritage tree status. They are easily replaced, and I see no reason to protect in place. Boxing and re-locating is a possibility that could be explored if desired.

The other trees around the property are in poor to very poor condition and are not high value, rare, or possess heritage tree status. None of the trees are worth preserving in place, or worth boxing and re-locating.

Attached is a site map with the numbered tree locations with representative photographs.

If you have any questions regarding this report, please contact me at 619.540.0171 or jeff@theforestrygroup.com

Sincerely,

Jeff Cloud
ASCA Registered Consulting Arborist #605
ISA Certified Arborist #WE-6283A
ISA Tree Risk Assessment Qualified
Qualified Applicator License #145463

Fenway N Hwy 101 Mixed Use Project							
North Coast Hwy							
Leucadia 92024							
Tree Identification and Current State of Health							
April 16th, 2021							
Tree #	Tree Species	Height	DBH (Diameter at Breast Height)	Health Rating (Good/Fair/Poor/Dead)	Observations		
1	Queen Palm (<i>Syagrus romanzoffianum</i>)	45-60'	12-18"	Fair	Regular maintenance		
2	Queen Palm (<i>Syagrus romanzoffianum</i>)	45-60'	12-18"	Fair	Regular maintenance		
3	Queen Palm (<i>Syagrus romanzoffianum</i>)	45-60'	12-18"	Fair	Regular maintenance		
4	Pygmy Date Palm (<i>Phoenix roebellini</i>)	1-15'	6-12"	Fair	Regular maintenance		
5	Pygmy Date Palm (<i>Phoenix roebellini</i>)	1-15'	6-12"	Fair	Regular maintenance		
6	Pygmy Date Palm (<i>Phoenix roebellini</i>)	1-15'	6-12"	Fair	Regular maintenance		
7	Queen Palm (<i>Syagrus romanzoffianum</i>)	45-60'	12-18"	Fair	Regular maintenance		
8	Queen Palm (<i>Syagrus romanzoffianum</i>)	45-60'	12-18"	Fair	Regular maintenance		
9	Pygmy Date Palm (<i>Phoenix roebellini</i>)	1-15'	6-12"	Fair	Regular maintenance		
10	Queen Palm (<i>Syagrus romanzoffianum</i>)	45-60'	12-18"	Fair	Regular maintenance		
11	Pine species (<i>Pinus spp.</i>)	30-45'	12-18"	Poor	Deferred maintenance, poor structure		
12	Pine species (<i>Pinus spp.</i>)	30-45'	12-18"	Poor	Deferred maintenance, poor structure		
13	Eucalyptus species (<i>Eucalyptus spp.</i>)	45-60'	18-24"	Poor	Deferred maintenance, poor structure		
14	Eucalyptus species (<i>Eucalyptus spp.</i>)	45-60'	18-24"	Poor	Deferred maintenance, poor structure		
15	Eucalyptus species (<i>Eucalyptus spp.</i>)	45-60'	18-24"	Poor	Deferred maintenance, poor structure		
16	Eucalyptus species (<i>Eucalyptus spp.</i>)	45-60'	18-24"	Poor	Deferred maintenance, poor structure		
17	Eucalyptus species (<i>Eucalyptus spp.</i>)	45-60'	18-24"	Poor	Deferred maintenance, poor structure		
18	Pine species (<i>Pinus spp.</i>)	30-45'	18-24"	Poor	Deferred maintenance, poor structure		
19	Pine species (<i>Pinus spp.</i>)	30-45'	18-24"	Poor	Deferred maintenance, poor structure		
20	Pine species (<i>Pinus spp.</i>)	30-45'	18-24"	Poor	Deferred maintenance, poor structure		
21	Pine species (<i>Pinus spp.</i>)	30-45'	18-24"	Poor	Deferred maintenance, poor structure		
22	Eucalyptus species (<i>Eucalyptus spp.</i>)	45-60'	18-24"	Poor	Deferred maintenance, poor structure		
23	Eucalyptus species (<i>Eucalyptus spp.</i>)	45-60'	18-24"	Poor	Deferred maintenance, poor structure		
24	Eucalyptus species (<i>Eucalyptus spp.</i>)	45-60'	18-24"	Poor	Deferred maintenance, poor structure		
25	Eucalyptus species (<i>Eucalyptus spp.</i>)	45-60'	18-24"	Poor	Deferred maintenance, poor structure		
26	Pine species (<i>Pinus spp.</i>)	30-45'	18-24"	Poor	Deferred maintenance, poor structure		
27	Pindo Palm (<i>Butia capitata</i>)	1-15'	12-18"	Fair	Deferred maintenance, poor structure		
28	Queen Palm (<i>Syagrus romanzoffianum</i>)	45-60'	12-18"	Fair	Deferred maintenance, poor structure		
29	Queen Palm (<i>Syagrus romanzoffianum</i>)	15-30'	12-18"	Dead	Deferred maintenance, poor structure		
30	Queen Palm (<i>Syagrus romanzoffianum</i>)	15-30'	12-18"	Poor	Deferred maintenance, poor structure		
31	Queen Palm (<i>Syagrus romanzoffianum</i>)	15-30'	12-18"	Poor	Deferred maintenance, poor structure		
32	King Palm (<i>Archontophoenix cunninghamiana</i>)	15-30'	12-18"	Poor	Deferred maintenance, poor structure		
33	Queen Palm (<i>Syagrus romanzoffianum</i>)	1-15'	12-18"	Poor	Deferred maintenance, poor structure		
34	Giant Bird of Paradise (<i>Strelitzia nicolai</i>)	1-15'	6-12"	Poor	Deferred maintenance, poor structure		
35	Queen Palm (<i>Syagrus romanzoffianum</i>)	1-15'	6-12"	Poor	Deferred maintenance, poor structure		
36	Queen Palm (<i>Syagrus romanzoffianum</i>)	1-15'	6-12"	Poor	Deferred maintenance, poor structure		
37	Queen Palm (<i>Syagrus romanzoffianum</i>)	1-15'	6-12"	Poor	Deferred maintenance, poor structure		
38	Giant Bird of Paradise (<i>Strelitzia nicolai</i>)	1-15'	6-12"	Poor	Deferred maintenance, poor structure		
39	Rusty Leaf Fig (<i>Ficus rubiginosa</i>)	15-30'	12-18"	Fair	Deferred maintenance, poor structure		
40	Pine species (<i>Pinus spp.</i>)	15-30'	12-18"	Poor	Deferred maintenance, poor structure		
41	Pine species (<i>Pinus spp.</i>)	1-15'	6-12"	Fair	Deferred maintenance, poor structure		
42	Eucalyptus species (<i>Eucalyptus spp.</i>)	30-45'	18-24"	Fair	Deferred maintenance, poor structure		
43	Eucalyptus species (<i>Eucalyptus spp.</i>)	30-45'	18-24"	Fair	Deferred maintenance, poor structure		
44	Spanish Dagger (<i>Yucca gloriosa</i>)	1-15'	12-18"	Fair	Deferred maintenance, poor structure		
45	Eucalyptus species (<i>Eucalyptus spp.</i>)	30-45'	18-24"	Fair	Deferred maintenance, poor structure		
46	Eucalyptus species (<i>Eucalyptus spp.</i>)	15-30'	12-18"	Fair	Deferred maintenance, poor structure		
47	Eucalyptus species (<i>Eucalyptus spp.</i>)	15-30'	12-18"	Fair	Deferred maintenance, poor structure		
48	Western Redbud (<i>Cercis occidentalis</i>)	1-15'	1-6"	Fair	Regular maintenance		
48	Western Redbud (<i>Cercis occidentalis</i>)	1-15'	1-6"	Fair	Regular maintenance		
50	Coast Live Oak (<i>Quercus agrifolia</i>)	1-15'	6-12"	Good	Regular maintenance		
51	Monterey Cypress (<i>Cupressus macrocarpa</i>)	15-30'	6-12"	Good	Regular maintenance		
52	Torrey Pine (<i>Pinus torreyana</i>)	15-30'	6-12"	Good	Regular maintenance		
53	Marina Strawberry (<i>Arbutus 'Marina'</i>)	15-30'	6-12"	Good	Regular maintenance		
54	Marina Strawberry (<i>Arbutus 'Marina'</i>)	15-30'	6-12"	Good	Regular maintenance		
55	Marina Strawberry (<i>Arbutus 'Marina'</i>)	15-30'	6-12"	Good	Regular maintenance		

Fenway N Hwy 101 Mixed Use Project Inventory

Tree Quantity: 55

Proposal Value: \$0

April 28, 2021

Proposal #: 240362



Tree Care Service Address/Location

Fenway N Hwy 101 Mixed Use Project
 143 S. Cedros Ave Suite B104
 Solana Beach, California 92075
 Michael Peltz
 mpeltz@mwpeltz.com
 tel:858.481.0888

The Forestry Group, Inc.

PO Box 6764
 San Diego, California 92166
 Jeff Cloud
 ISA Certified Arborist #WE-6283A
 Registered Consulting Arborist #605
 ISA Tree Risk Assessment Qualified
 Qualified Applicators License #145463
 Jeff@theforestrygroup.com
 tel:619-540-0171

	Species	Qty	Height	DBH	Service	Price
■	Pygmy Date Palm	4	1'-15'	7"-12"		\$0
■	Eucalyptus Species	9	46'-60'	19"-24"		\$0
■	Pine Species	7	31'-45'	19"-24"		\$0
■	Pindo Palm	1	1'-15'	13"-18"		\$0
■	Queen Palm	7	46'-60'	13"-18"		\$0
■	Queen Palm	3	16'-30'	13"-18"		\$0
■	King Palm	1	16'-30'	7"-12"		\$0
■	Queen Palm	4	1'-15'	13"-18"		\$0
■	Giant Bird Of Paradise	2	1'-15'	13"-18"		\$0
■	Rusty Fig	1	16'-30'	7"-12"		\$0
■	Pine Species	1	16'-30'	13"-18"		\$0
■	Pine Species	1	1'-15'	1"-6"		\$0
■	Spanish Dagger	1	1'-15'	7"-12"		\$0
■	Eucalyptus Species	3	31'-45'	19"-24"		\$0
■	Eucalyptus Species	2	16'-30'	7"-12"		\$0
■	Western Redbud	2	1'-15'	1"-6"		\$0
■	Coast Live Oak	1	1'-15'	1"-6"		\$0
■	Monterey Cypress	1	16'-30'	7"-12"		\$0
■	Torrey Pine	1	16'-30'	7"-12"		\$0
■	Marina Strawberry Tree	3	16'-30'	7"-12"		\$0
					Total	\$0

Fenway N Hwy 101 Mixed Use Project



- Legend (55)**
- Queen Palm (14)
 - Eucalyptus Speci... (14)
 - Pine Species (9)
 - Pygmy Date Palm (4)
 - Marina Strawber... (3)
 - Western Redbud (2)
 - Giant Bird Of Pa... (2)
 - Torrey Pine (1)
 - Spanish Dagger (1)
 - Rusty Fig (1)
 - Pindo Palm (1)
 - Monterey Cypress (1)
 - King Palm (1)
 - Coast Live Oak (1)



Fenway N Hwy 101 Mixed Use Project

Fenway N Hwy 101 Mixed Use Project Inventory



April 12, 2021

Syagrus romanzoffiana ID# 1
Queen Palm
Height: 46'-60" DBH: 13"-18"
Health: 60% - Fair



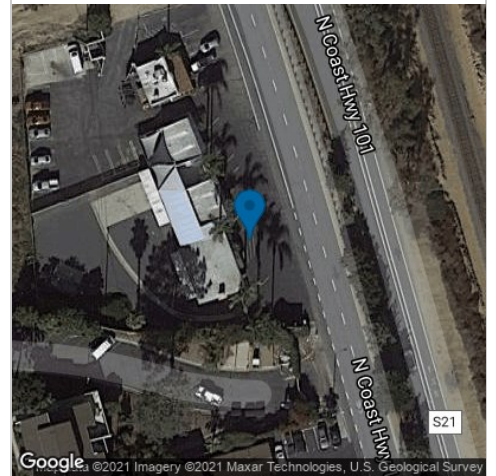
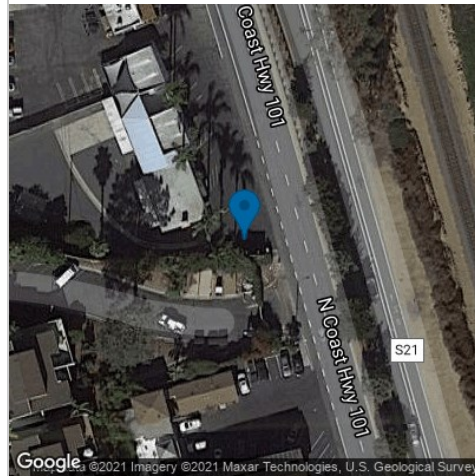
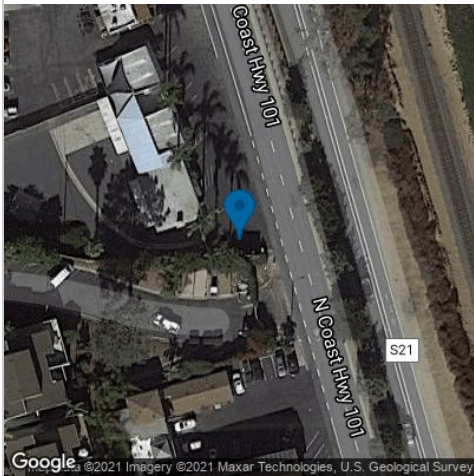
April 12, 2021

Syagrus romanzoffiana ID# 1
Queen Palm
Height: 46'-60" DBH: 13"-18"
Health: 60% - Fair



April 12, 2021

Phoenix roebelenii ID# 4
Pygmy Date Palm
Height: 1'-15" DBH: 7"-12"
Health: 60% - Fair



Fenway N Hwy 101 Mixed Use Project

Fenway N Hwy 101 Mixed Use Project Inventory



April 12, 2021

Phoenix roebelenii ID# 4
Pygmy Date Palm
Height: 1'-15' DBH: 7"-12"
Health: 60% - Fair



April 12, 2021

Pinus spp. ID# 11
Pine Species
Height: 31'-45' DBH: 19"-24"
Health: 40% - Poor



April 12, 2021

Eucalyptus spp. ID# 13
Eucalyptus Species
Height: 46'-60' DBH: 19"-24"
Health: 40% - Poor



Fenway N Hwy 101 Mixed Use Project

Fenway N Hwy 101 Mixed Use Project Inventory



April 12, 2021

Eucalyptus spp. ID# 13
Eucalyptus Species
Height: 46'-60" DBH: 19"-24"
Health: 40% - Poor



April 12, 2021

Butia capitata ID# 27
Pindo Palm
Height: 1'-15' DBH: 13"-18"
Health: 60% - Fair



April 12, 2021

Syagrus romanzoffiana ID# 29
Queen Palm
Height: 16'-30' DBH: 13"-18"
Health: 0% - Dead



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Fenway N Hwy 101 Mixed Use Project

Fenway N Hwy 101 Mixed Use Project Inventory



April 12, 2021

Archontophoenix cunninghamiana ID# 32
King Palm
Height: 16'-30' DBH: 7"-12"
Health: 40% - Poor



April 12, 2021

Strelitzia reginae ID# 34
Giant Bird Of Paradise
Height: 1'-15' DBH: 13"-18"
Health: 40% - Poor



April 12, 2021

Ficus rubiginosa ID# 39
Rusty Fig
Height: 16'-30' DBH: 7"-12"
Health: 60% - Fair



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Fenway N Hwy 101 Mixed Use Project

Fenway N Hwy 101 Mixed Use Project Inventory



April 12, 2021

Yucca gloriosa ID# 44
Spanish Dagger
Height: 1'-15' DBH: 7"-12"
Health: 60% - Fair



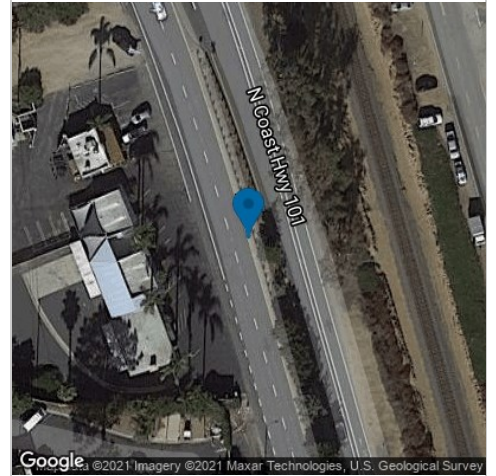
April 28, 2021

Cercis occidentalis ID# 48
Western Redbud
Height: 1'-15' DBH: 1"-6"
Health: 60% - Fair



April 28, 2021

Quercus agrifolia ID# 50
Coast Live Oak
Height: 1'-15' DBH: 1"-6"
Health: 20% - Critical



Fenway N Hwy 101 Mixed Use Project

Fenway N Hwy 101 Mixed Use Project Inventory



April 28, 2021

Hesperocyparis macrocarpa ID# 51
Monterey Cypress
Height: 16'-30' DBH: 7"-12"
Health: 60% - Fair



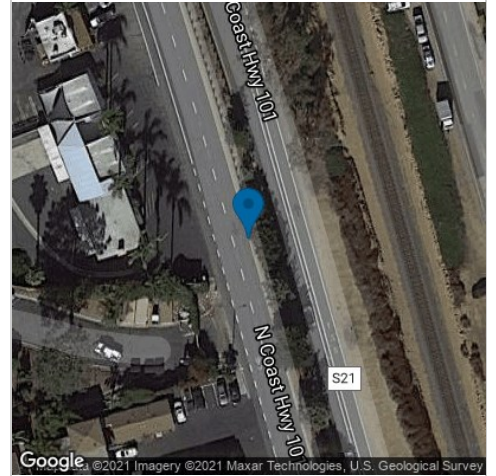
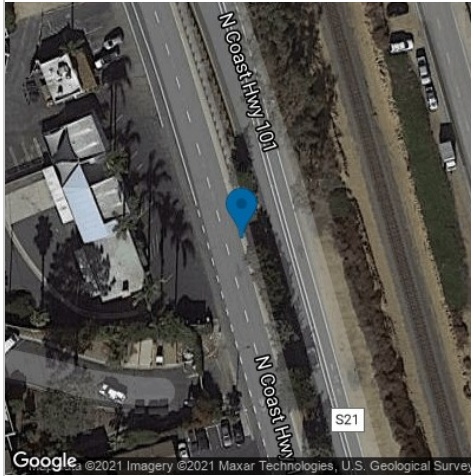
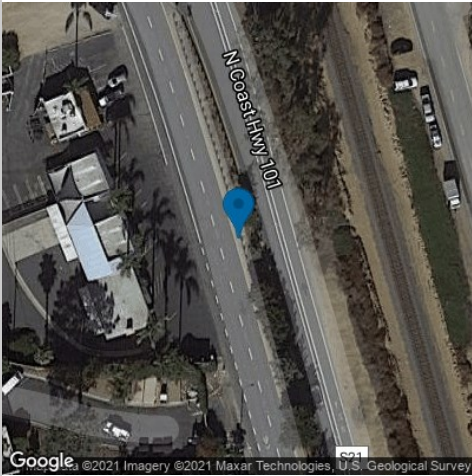
April 28, 2021

Pinus torreyana ID# 52
Torrey Pine
Height: 16'-30' DBH: 7"-12"
Health: 80% - Good



April 28, 2021

Arbutus cv. Marina ID# 53
Marina Strawberry Tree
Height: 16'-30' DBH: 7"-12"
Health: 80% - Good



Terms and Conditions for Tree Care Services

1. Performance by Company:

Work crews shall arrive at the job site unannounced unless otherwise noted herein. The Company shall attempt to meet all performance dates, but shall not be liable for damages due to delays from inclement weather or other causes beyond our control.

2. Workmanship:

All work will be performed in a professional manner by experienced personnel outfitted with the appropriate tools and equipment to complete the job properly. Unless otherwise indicated herein, The Company will remove wood, brush and debris incidental to the work.

3. Insurance:

The Company is insured for liability resulting from injury to persons or property, and all its employees are covered by Workers Compensation Insurance.

4. Ownership:

The customer warrants that all trees, plant material and property upon which work is to be performed are either owned by him/her or that permission for the work has been obtained from the owner.

The Company is to be held harmless from all claims for damages resulting from the customer's failure to obtain such permission.

5. Limitations:

The customer must identify all non- public utilities. The Company assumes no responsibility for the location of or damage to underground utilities not clearly marked by the customer prior to commencement of site services. Stump grinding and removals as proposed will occur where public utilities allow.

6. Terms of Payment:

All accounts are net payable upon receipt of invoice. A service charge of 1.5% will be added to accounts not fully paid 30 days subsequent to the invoice date. If outside assistance is used to collect the account, the customer is responsible for all costs associated with the collection, including, but not limited to, attorney fees and court costs.

Customer

April 28, 2021

Signature

Date

Michael Peltz

April 28, 2021

Printed Name

Date

Tree Care Service Provider

Jeff Cloud

April 28, 2021

Signature

Date

Jeff Cloud

April 28, 2021

Printed Name

Date

ISA Certified Arborist #WE-6283A
Registered Consulting Arborist #605
ISA Tree Risk Assessment Qualified
Qualified Applicators License #145463