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# **APPENDIX C-2 ARBORIST REPORT**

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April 16<sup>th</sup>, 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](mailto: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        |
|   |                        |     |         |         | <b>Total</b> | <b>\$0</b> |



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



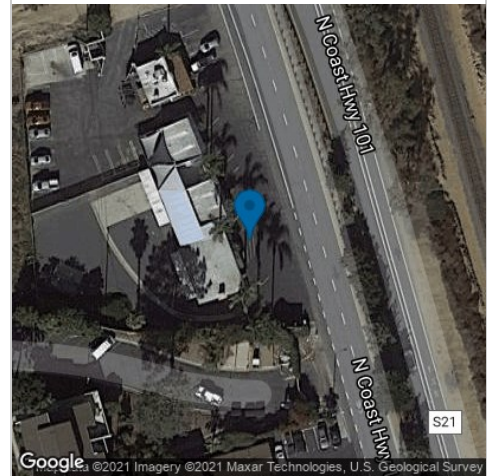
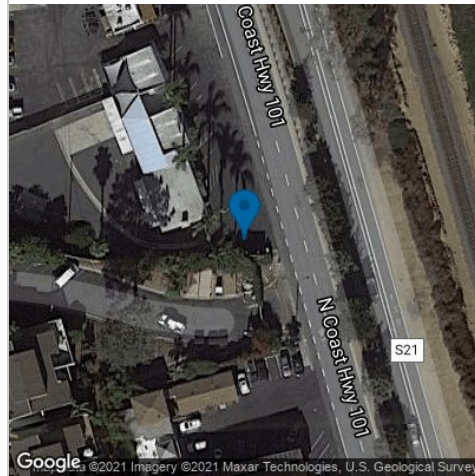
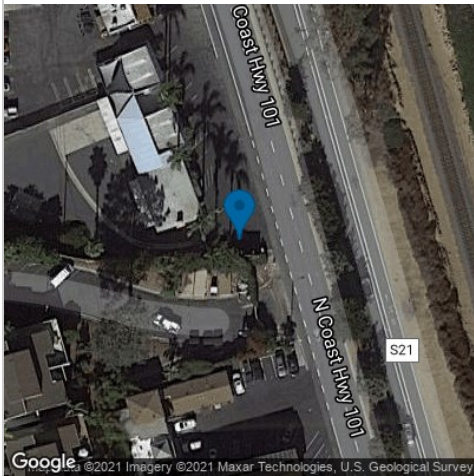
April 12, 2021

*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 cunningh...* ID# 32  
King Palm  
Height: 16'-30' DBH: 7"-12"  
Health: 40% - Poor



April 12, 2021

*Strelitzia nicolai* 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



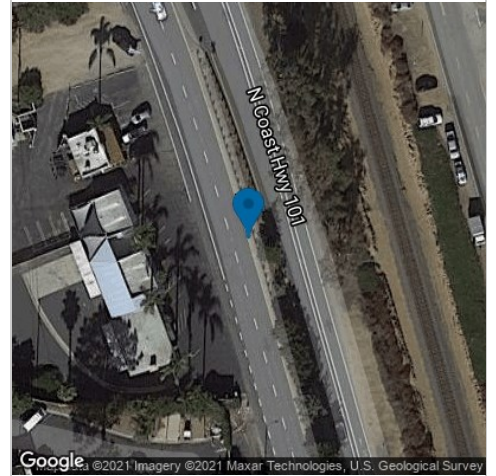
April 28, 2021

*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



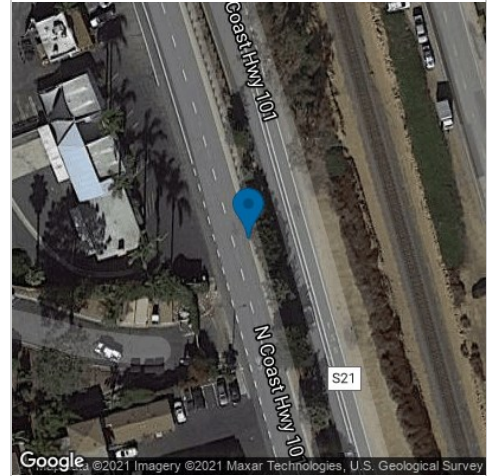
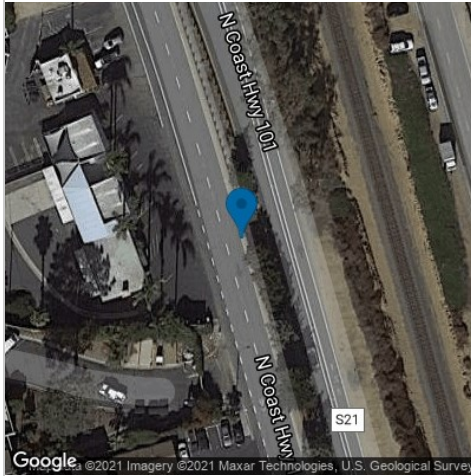
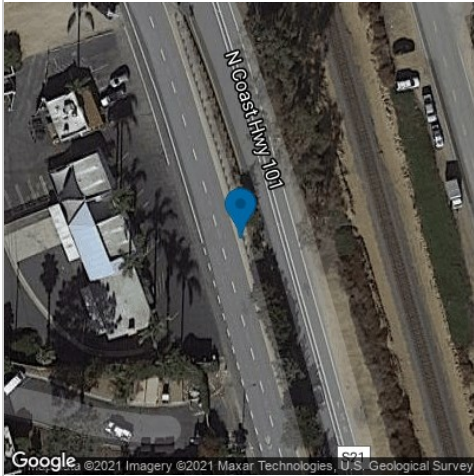
April 28, 2021

*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