

ARBORIST REPORT

Bear Street Project

Prepared for: Meritage Homes



Prepared by: Dillon Reynolds - ISA Certified WE-9690A- The Landscape Center



CERTIFIED ARBORIST

THE LANDSCAPE CENTER

March 24, 2025

Johanna Crooker Meritage Homes 5 Peters Canyon Road, Suite 310 Irvine, CA 92606

Via Email: johanna.crooker@mlcholdings.net

Dear Ms. Crooker,

This report is submitted for your review in response to your request for an arboricultural survey and arboricultural reporting services of existing palms and trees located at the Bear Street Project (Tract 19334) in Costa Mesa, California. The site address is 3150 Bear Street Costa Mesa, CA. The inventory and site review of the trees located within the project limits was performed on Friday, December 13, 2024 and Monday, March 17, 2025.

Included with this report is a map of the inventoried trees (Exhibit 1), and a tree inventory matrix (Exhibit 2.)

The project proposes redeveloping the existing site. The redevelopment would include the construction of multiple residences along with the creation of a Central Open Space that would include landscaped common areas, and landscaped areas between buildings. Private open space would include front porches and patios/ balconies. All of which will encompass the planting of new trees, featuring a diverse range of species, as part of the project.

ASSIGNMENT

I have been asked to visit the Bear Street Project to assess, locate and provide an evaluation of the state of the palms and trees on the property as well as collect data. Data collected includes:

- Identify trees with a unique tree number
- Common name
- Botanical name
- Diameter at 54 inches above grade (DBH).
- Height/Canopy
- Condition
 - A visual assessment of the tree
 - Evaluation of current health and structural condition of the tree
 - Aesthetic assessment

Note that the observations contained in this report are based on visual inspection of the above-ground parts of the tree. No soil was excavated, and no aerial inspection was carried out.

This report is based on my evaluations of the site conducted on Friday, December 13, 2024 and Monday, March 17, 2025.

OBSERVATION AND METHODOLOGY

The project site currently consists of a large commercial building along with associated parking stalls that are landscaped and regularly maintained. The location is relatively flat. The property and trees appear to be greater than 30 years old. Regular irrigation is applied to the site.

The specific tasks performed were as follows:

- Identify all trees on the property.
- Assign a unique tree ID.
- Verify the location of each inventoried tree.
- Measure the diameter of the individual at 54 inches above grade (DBH).

• Analyze the assessment data for each tree. Determine the tree's health and assign a current condition rating ranging from poor to good, as follows:

Good (3) – Exemplary health and structure for species; a healthy tree with limited signs or symptoms of disease.

Fair (2) - Some minor deficiencies noted in health and/or structure, with potential for corrective measures to be performed to improve condition (including but not limited to fertilizer applications, pruning, and chemical applications.)

Poor (1) - Significant deficiencies noted in health and/or structure, some irreversible, and may include hazardous condition signs and symptoms requiring corrective action. Some individuals may require removal. Trees in this category include any of or combination of the following: very low canopy density; major disease signs and symptoms; dying or dead trees; imminent, irreversible hazardous conditions.

- Prepare a written report.
- Provide additional recommendations.

FINDINGS

Based on my evaluation of the site, a total of 167 trees were identified within the requested work area. The 167 trees are made up of 19 species and have been placed in Table 1. Table 1 represents the count of each species by overall condition rating. Based on my evaluation of the proposed development of the site, 138 trees will require complete removal as it will not be feasible for the trees to coexist with the site development. 29 trees will remain in place on an undisturbed slope area located on the western side of the project.

PROTECTED STATUS

As part of this scope of work, I did not review the City of Costa Mesa or the County of Orange Tree Protection Ordinance, should the city or county have one, or provide recommendations as to whether a tree falls within any Tree Protection Ordinance in the City of Costa Mesa or the County of Orange, CA.

SUITABILTY FOR PRESERVATION

Each tree was rated for suitability for preservation based upon its age, health, structural condition, and ability to safely coexist within a development environment.

Based on the site redevelopment plans, the removal of 138 trees will be required as they cannot safely coexist with the required site redevelopment footprint. 29 trees will be protected in place and be preserved in their current location on the western side of the project within an undisturbed slope.

High Trees in this category are in good health and structural stability and have the potential for longevity at the site.

Moderate Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter lifespans than those in the "high" Category.

Low Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas.

Table 1: Summary	Bear Street Project 3150	Bear Street C	Fair Poor Total 3 0 0 3 10 6 1 1 2 0 1 0 0 5 1 10 0 0 1 0 0 1 1 0 0 1 1 0 0 1 1 0 0 1 1 0 0 1 1 0 0 1 1 0 0 1 1 0 37 0 3 0 10 2 1 4 9 12 2 2 1 0 1					
Botanical Name	Common Name	Good	Fair	Poor	Total			
Araucaria columnaris	Cook pine	3	0	0	3			
Camphora officinarum	Camphor tree	3	10	6	19			
Cedrus deodara	Deodar cedar	1	2	0	3			
Cupaniopsis anacardioides	Carrotwood	0	0	5	5			
Cupressus sempervirens	Italian cypress	10	0	0	10			
Erythrina spp.	Coral	0	0	1	1			
Ficus carica	Fig	0	0	1	1			
Ficus microcarpa	Indian laurel	0	37	0	37			
Liquidambar styraciflua	Sweetgum	0	10	2	12			
Lophostemon confertus	Brisbane box	4	9	12	25			
Magnolia grandiflora	Southern magnolia	2	1	0	3			
Olea europaea	Olive	0	0	1	1			
Phoenix dactylifera	Date palm	8	2	0	10			
Phoenix roebelenii	Pygmy date palm	1	0	0	1			
Pinus halepensis	Aleppo pine	0	19	0	19			
Schinus terebinthifolia	Brazillian Peppertree	0	0	1	1			
Searsia lancea	African sumac	0	4	4	8			
Sequoia sempervirens	Coast Redwood	0	1	0	1			
Washingtonia robusta	Mexican fan palm	6	0	1	7			
TOTAL					167			











	Tree Inventory Matrix	Bear Street Project 31	Height	Canopy Spread				Current Proposed	
free ID	Botanical Name	Common Name	(Ft)	(Ft)	DBH (Inches)	Health	Suitability	Disposition	Notes
1	Phoenix dactylifera	Date palm	30	28	15	3	Low	Remove	
2	Phoenix dactylifera	Date palm	30	28	15	3	Low	Remove	
	Phoenix dactylifera	Date paim	30	28	15		Low	Remove	36
÷	Phoenix dactylifera	Date palm	30	28	15		Low	Remove	28
									hettling
	Phoenix dactylifera	Date palm	30	28	15		Low	Remove	bottling
	Cedrus deodara	Deodar cedar	35	30	14.5		Low	Remove	split leader
7	Phoenix roebelenii	Pygmy date palm	8	10	16	3	Low	Remove	15
8	Phoenix dactylifera	Date palm	30	28	15	2	Low	Remove	bottling
9	Phoenix dactylifera	Date palm	30	28	15	3	Low	Remove	36
	Phoenix dactylifera	Date palm	30	28	15	3	Low	Remove	10
11		Date palm	30	28	15	-	Low	Remove	22
		(2) (3) (3) (3) (3) (3) (3) (3)	30	28	15				
	Phoenix dactylifera	Date palm					Low	Remove	
13	Ficus microcarpa	Indian laurel	32	23	17	2		Remove	Pest/tip dieback
14	Ficus microcarpa	Indian laurel	32	23	13	2	Low	Remove	Pest/tip dieback
15	Ficus microcarpa	Indian laurel	32	23	15	2	Low	Remove	Pest/tip dieback
16	Ficus microcarpa	Indian laurel	32	23	14.5	2	Low	Remove	Pest/tip dieback
17	Ficus microcarpa	Indian laurel	32	23	15	2	Low	Remove	Pest/tip dieback
	Ficus microcarpa	Indian laurel	32	23	14		Low	Remove	Pest/tip dieback
19			32	23	12.75	2			
		Indian laurel						Remove	Pest/tip dieback
20		Indian laurel	32	23	13	2		Remove	Pest/tip dieback
21		Indian laurel	32	23	11	-	Low	Remove	Pest/tip dieback
22		Indian laurel	32	23	14.5	2	Low	Remove	Pest/tip dieback
23	Ficus microcarpa	Indian laurel	32	23	13.5	2	Low	Remove	Pest/tip dieback
24		Indian laurel	32	23	13.5	2	Low	Remove	Pest/tip dieback
25		Indian laurel	32	23	12.5			Remove	Pest/tip dieback
26		22	32	23	13.5	2		Remove	Pest/tip dieback
	1 1 A 2	Indian laurel	-						
27		Indian laurel	32	23	13	-	Low	Remove	Pest/tip dieback
28		Indian laurel	32	23	13	2		Remove	Pest/tip dieback
29	Ficus microcarpa	Indian laurel	32	23	14	2	Low	Remove	Pest/tip dieback
30	Ficus microcarpa	Indian laurel	32	23	13	2	Low	Remove	Pest/tip dieback
31	Ficus microcarpa	Indian laurel	32	23	13.75	2	Low	Remove	Pest/tip dieback
32		Indian laurel	32	23	13	2		Remove	Pest/tip dieback
	Ficus microcarpa	Indian laurel	32	23	12.75		Low	Remove	
									Pest/tip dieback
34		Indian laurel	32	23	13.5	2		Remove	Pest/tip dieback
35	Ficus microcarpa	Indian laurel	32	23	13.5	2	Low	Remove	Pest/tip dieback
36	Ficus microcarpa	Indian laurel	32	23	12.5	2	Low	Remove	Pest/tip dieback
37	Ficus microcarpa	Indian laurel	32	23	12.5	2	Low	Remove	Pest/tip dieback
38	Ficus microcarpa	Indian laurel	32	23	14	2	Low	Remove	Pest/tip dieback
39	Service and the service of the servi	Indian laurel	32	23	13.75		Low	Remove	Pest/tip dieback
			32	23	14.75				
40		Indian laurel				2		Remove	Pest/tip dieback
41		Indian laurel	32	23	12	2	100.00012	Remove	Pest/tip dieback
42	Ficus microcarpa	Indian laurel	32	23	15	2	Low	Remove	Pest/tip dieback
43	Ficus microcarpa	Indian laurel	32	23	13.5	2	Low	Remove	Pest/tip dieback
44	Ficus microcarpa	Indian laurel	32	23	12	2	Low	Remove	Pest/tip dieback
45	Ficus microcarpa	Indian laurel	32	23	13	2	Low	Remove	Pest/tip dieback
46		Indian laurel	32	23	14.5	2		Remove	Pest/tip dieback
1100			-						
47		Indian laurel	32	23	12.25	2	1120.0017	Remove	Pest/tip dieback
48		Indian laurel	32	23	12.5		Low	Remove	Pest/tip dieback
49	Ficus microcarpa	Indian laurel	32	23	16.5	2	Low	Remove	Pest/tip dieback
50	Searsia lancea	African sumac	14	10	3	2	Low	Remove	S
51	Olea europaea	Olive	15	13	28	1	Low	Remove	suckers/stump
52	Lophostemon confertus	Brisbane box	38	25	13.75	3	Low	Remove	
	Lophostemon confertus	Brisbane box	30	19	11		Low	Remove	girdling
	Lophostemon confertus						1730.0.917		nutrient deficiencies
		Brisbane box	28	18		2.77	Low	Remove	
	Araucaria columnaris	Cook pine	38	12			Low	Remove	split leader
	Searsia lancea	African sumac	12	11	3.5		Low	Remove	old stakes
57	Lophostemon confertus	Brisbane box	25	20	10.5	2	Low	Remove	nutrient deficiencies
	Lophostemon confertus	Brisbane box	22	20	9	2	Low	Remove	root issues
	Searsia lancea	African sumac	10	13	2.5		Low	Remove	stakes
	Searsia lancea	African sumac	13	10			Low	Remove	stakes
	Lophostemon confertus	Brisbane box	30	26			Low	Remove	codominant/nutrient
	Searsia lancea	African sumac	12	13	3.5	10.10	Low	Remove	stakes
	Lophostemon confertus	Brisbane box	24	18			Low	Remove	root issues
64	Lophostemon confertus	Brisbane box	28	20	11.5	2	Low	Remove	nutrient deficiencies
65	Lophostemon confertus	Brisbane box	24	18	7.5	2	Low	Remove	nutrient deficiencies
	Searsia lancea	African sumac	13	9			Low	Remove	stakes
	Searsia lancea	African sumac	11	9			Low	Remove	stakes
		22	-		20	-			
	Lophostemon confertus	Brisbane box	26	20	5		Low	Remove	girdling
	Lophostemon confertus	Brisbane box	27	22	13.5		Low	Remove	root issues/cable
	Searsia lancea	African sumac	10	12	2.5	1	Low	Remove	1
71	Lophostemon confertus	Brisbane box	25	32	17.5	2	Low	Remove	codominant/nutrient
	Sequoia sempervirens	Coastal redwood	27	30			Low	Remove	topped
	Lophostemon confertus	Brisbane box	9	4			Low	Remove	stump/sprouts
	200	7.0	7						
	Lophostemon confertus	Brisbane box		3			Low	Remove	stump/sprouts
	Lophostemon confertus	Brisbane box	8	6			Low	Remove	stump/sprouts
76	Lophostemon confertus	Brisbane box	6	3	3	1	Low	Remove	stump/sprouts
77	Lophostemon confertus	Brisbane box	9	3	2	1	Low	Remove	stump/sprouts
	Lophostemon confertus	Brisbane box	7	3			Low	Remove	stump/sprouts
	Lophostemon confertus	Brisbane box	9	3			Low	Remove	
		22							stump/sprouts
	Lophostemon confertus	Brisbane box	7	3			Low	Remove	stump/sprouts
2.12	to an hand a second and second and	Brisbane box	6	3	2	1	Low	Remove	stump/sprouts
81	Lophostemon confertus								
81	Lophostemon confertus	Brisbane box	6	4	5	1	Low	Remove	stump/sprouts
81 82				4			Low Low	Remove Remove	The second second second second

		illi		22	-		1. mar	Landard	9 <u> </u>
	Cupressus sempervirens	Italian cypress	35	4	8		Low	Remove	
86		Italian cypress	45	4	7.5	3		Remove	
87	Cupressus sempervirens	Italian cypress	38	4	8		Low	Remove	
88		Italian cypress	40	4	8	3		Remove	8
89	Araucaria columnaris	Cook pine	40	10	14.5	3	Low	Remove	2
90	Camphora officinarum	Camphor tree	18	25	32	1	Low	Remove	stump/root shoots
91	Schinus terebinthifolia	Brazilian peppertree	30	25	88	1	Low	Remove	
92	Camphora officinarum	Camphor tree	27	15	8	1	Low	Remove	nutrient deficiencies
93	Cedrus deodara	Deodar cedar	50	28	12.5	2	Low	Remove	split leader
94	Liquidambar styraciflua	Sweetgum	25	16	5.5	2	and the second sec	Remove	budding
95	Liquidambar styraciflua	Sweetgum	18	10	5		Low	Remove	dead
96		Camphor tree	25	20	8.5	1		Remove	
		210000000000000000000000000000000000000		1000		10 X X		2.0000000000000000000000000000000000000	wires in trunk
97	Camphora officinarum	Camphor tree	28	20	8	2		Remove	
98	Washingtonia robusta	Mexican fan palm	55	16	16.25		Low	Remove	
99	Liquidambar styraciflua	Sweetgum	22	12	5	1	Low	Remove	budding
100	Washingtonia robusta	Mexican fan palm	50	8	14.5	1	Low	Remove	
101	Araucaria columnaris	Cook pine	40	20	11	3	Low	Remove	8
102	Liquidambar styraciflua	Sweetgum	26	18	8	2	Low	Remove	budding
103	Lophostemon confertus	Brisbane box	6	5	2.25	1	Low	Remove	stump/sprouts
104		Italian cypress	40	4	8	3		Remove	
105	Cupressus sempervirens	Italian cypress	38	4	8		Low	Remove	27
	100								
106		Italian cypress	35	4	8	3		Remove	1
107	Cupressus sempervirens	Italian cypress	38	4	8		Low	Remove	4
108	Cupressus sempervirens	Italian cypress	40	4	8		Low	Remove	-
109	Camphora officinarum	Camphor tree	22	16	5.5		Moderate	Protect in Place	4
110		Fig	11	14	8	1	Moderate	Protect in Place	vine stangling tree
111	Cupaniopsis anacardioides	Carrotwood	10	2	4	1	Moderate	Protect in Place	seedling
112	Cupaniopsis anacardioides	Carrotwood	10	2	4	1	Moderate	Protect in Place	seedling
113	Cupaniopsis anacardioides	Carrotwood	10	2	1	100	Moderate	Protect in Place	seedling
114		Carrotwood	10	2	20	÷	Moderate	Protect in Place	seedling
115		Mexican fan palm	48	12	15	· · · · · · · · · · · · · · · · · · ·	High	Protect in Place	
115		Mexican fan palm	52	12	15		High	Protect in Place	
		1777 - 1777 - 1777 - 1777 - 1777 - 1777 - 1777 - 1777 - 1777 - 1777 - 1777 - 1777 - 1777 - 1777 - 1777 - 1777		12					+
117	Washingtonia robusta	Mexican fan palm	50		15	-	High	Protect in Place	
118	Pinus halepensis	Aleppo pine	47	30	18	1	Moderate	Protect in Place	8
119	Pinus halepensis	Aleppo pine	44	30	17		Moderate	Protect in Place	8
120	Pinus halepensis	Aleppo pine	42	30	24	2	Moderate	Protect in Place	20
121	Pinus halepensis	Aleppo pine	46	30	19	2	Moderate	Protect in Place	
122	Pinus halepensis	Aleppo pine	44	30	24	2	Moderate	Protect in Place	
123	Pinus halepensis	Aleppo pine	39	30	21	2	Moderate	Protect in Place	girdling
124	Pinus halepensis	Aleppo pine	45	30	23	2	Moderate	Protect in Place	
125	Camphora officinarum	Camphor tree	20	14	6		Low	Remove	
126		Camphor tree	25	24	7.5		Low	Remove	1
		Call Contractor States	28	20	7	1	100000		23
127	Camphora officinarum	Camphor tree		36			Low	Remove	
128	Camphora officinarum	Camphor tree	40		10			Remove	
129	1 11	Camphor tree	50	40	14	2	and the second sec	Remove	
		Sweetgum	32	30	9	2		Remove	budding
131	Liquidambar styraciflua	Sweetgum	22	30	8	2	Low	Remove	budding
132	Camphora officinarum	Camphor tree	29	30	7.5	2	Low	Remove	A
133	Magnolia grandiflora	Southern magnolia	25	22	8.5	3	Low	Remove	
134	Camphora officinarum	Camphor tree	20	30	10	3	Low	Remove	
135	Liquidambar styraciflua	Sweetgum	24	30	7	2	Low	Remove	22
136	Camphora officinarum	Camphor tree	32	20	6.5	2		Remove	3
	Liquidambar styraciflua	Sweetgum	30	20	8		Low	Remove	budding
							002.01	Remove	
	Liquidambar styraciflua	Sweetgum	25	13	9		Low		budding
	Magnolia grandiflora	Southern magnolia	25	30	8		Low	Remove	
	Camphora officinarum	Camphor tree	22	12	6		Low	Remove	cable choking tree
	Camphora officinarum	Camphor tree	38	30	12		Low	Remove	
	Camphora officinarum	Camphor tree	45	30	11		Low	Remove	
143	Magnolia grandiflora	Southern magnolia	25	20	8	2	Low	Remove	8
144	Liquidambar styraciflua	Sweetgum	38	20	9	2	Low	Remove	2
145	Liquidambar styraciflua	Sweetgum	37	30	8.5	2	Low	Remove	
146		Camphor tree	30	30	12		Low	Remove	cable choking tree
	Camphora officinarum	Camphor tree	18	30	7		Low	Remove	3 D
	Liquidambar styraciflua	Sweetgum	30	30	10		Low	Remove	budding
		and the second se	15	30	4.5		Moderate		Dociding.
	Cupaniopsis anacardioides	Carrotwood						Protect in Place	and the state of the state
	Cedrus deodara	Deodar cedar	30	50	15.5		Low	Remove	cable choking tree
	Camphora officinarum	Camphor tree	29	30	12		Low	Remove	+
	Lophostemon confertus	Brisbane box	28	30	8.5		Low	Remove	
153	Lophostemon confertus	Brisbane box	28	30	10		Low	Remove	
154	Pinus halepensis	Aleppo pine	48	30	23	2	Moderate	Protect in Place	3
	Pinus halepensis	Aleppo pine	48	30	18.5	1	Moderate	Protect in Place	
	Pinus halepensis	Aleppo pine	45	30	22		Moderate	Protect in Place	
157	Pinus halepensis	Aleppo pine	45	30	21.5		Moderate	Protect in Place	1
	Pinus halepensis	Aleppo pine	30	30	19.5		Moderate	Protect in Place	1
	102 22380 E		45	30	24		Moderate		+
	Pinus halepensis	Aleppo pine						Protect in Place	-
1000 C C C C C C C C C C C C C C C C C C	Pinus halepensis	Aleppo pine	30	30	20	20	Moderate	Protect in Place	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	Pinus halepensis	Aleppo pine	18	30	4		Moderate	Protect in Place	seedling
161	Pinus halepensis	Aleppo pine	48	30	21.5		Moderate	Protect in Place	2
162		Aleppo pine	34	30	13		Moderate	Protect in Place	cable choking tree
162	Pinus halepensis	racppo pare					and the second states of the	A REPORT OF A R	1. Contract (1. Co
162 163	Pinus halepensis Pinus halepensis	Aleppo pine	44	30	20.5	2	Moderate	Protect in Place	
162 163	Pinus halepensis			30 12	20.5 16		Moderate High	Protect in Place Protect in Place	
162 163 164 165	Pinus halepensis	Aleppo pine	44		65.53	3			-

Photos























































Arborist's Disclosure, Limitations, and Suggestions

- Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees.
- Clients may choose to accept the recommendations of the arborist.
- Arborists cannot detect every condition that could possibly lead to the structural failure of a tree.
- Trees are living organisms that fail in ways we do not fully understand. Often the conditions are hidden.
- Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time.
- Treatment, pruning and removal of trees may involve considerations beyond the scope of arborist services. Arborists cannot take such consideration into account unless complete and accurate information is disclosed.
- To live near trees is to accept some degree of risk. Trees can be managed, but they cannot be controlled.
- The only way to eliminate all risk associated with trees is to eliminate all trees.
- Tree preservation is the spirit of arboriculture.
- Unless expressed otherwise information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection and the inspection is limited to visual examination of accessible items.
- This inspection does not warranty or guarantee that the subject tree is free of defects from hidden or unapparent conditions expressed or implied. The conclusions of this report are derived from visual inspection only.
- Loss or alteration of any part of this report invalidates the entire report.
- Possession of this report or copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the certified arborist.
- The certified arborist shall not be required to give testimony or to attend court, provide additional services or attend meetings because of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract engagement.
- Photographs in this report, being intended as visual aids, are not necessary to scale and should not be construed as engineering or architectural reports or surveys.

I hereby certify that the statements furnished above represent the data and information, and that the facts, statements, and information presented herein are true and correct to the best of my knowledge and belief.

Dillon Reynolds ISA Certified Arborist WE 9690A