

# Steve F. Andresen / Arborist Services

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January 22, 2025

Jamie Pham  
Bickel Group Architecture  
3600 Birch Street, Suite 120  
Newport Beach, CA 92660

RE: Arborist Report – Revision No.1  
City of Orange Conditional Use Permit No. 3230-24, Major Site Plan Review No. 1174-24, and Design Review No. 5151-24  
Village Town Center Commercial Building  
2355 N. Tustin Avenue, Orange California  
APN: 372-642-32

Dear Mr. Phan,

The purpose of the Arborist Report ("Report") is to comply with City of Oange requirements for you to obtain a tree removal permit ("Permit") for the proposed new construction of a 5,330 square foot commercial building "(Project)". The Project is located at 2355 N. Tustin Avenue, Orange California ("Property") referenced above. The Project as planned will require the removal of six (6) existing trees ("Trees").

## SCOPE OF WORK

This Report summarizes my visual inspection of the Trees. I am a certified arborist in California # WE-2170A with the International Society of Arboriculture ("ISA") and qualified to make this Report. The scope shall address the following:

- On-site visual inspections of existing trees
- Identify trees with common and botanical names.
- Provide general specifications: DBH (*Diameter at breast height*), overall tree height and width. Provide a site map with existing tree locations.
- Provide comments as to their current health and condition using a letter grade system A – E
- Trees number tagged using round metal ID tags.

## **SUMMARY**

I conducted my original a site visit to inspect the Trees on Saturday, November 2, 2024, at approximately 12:00 PM. Subsequently, the Project expanded, and an additional Tree is now part of this Report. I inspected the additional Tree on Friday, January 17, 2025, at approximately 10:00 AM ("Date of Inspection").

The Property is an improved commercial center with an existing vacant building. The Project is located at the southeasterly corner of the Property adjacent to its entrance off N. Tustin Street, which is a commercial corridor bound by Meats Avenue, East Heim Avenue, and the Costa Mesa Freeway (SR 55). Parking lot improvements include raised planter beds with a variety of trees. I am unable to determine from my visual inspection if a licensed landscape contractor has continuously maintained the Trees since their original planting. There is irrigation to the Trees and evidence of tree care such as pruning.

## **FINDINGS**

### **Tree Inventory and Letter Grades for Condition and Aesthetic Quality**

The tree inventory includes tree height and width measured in feet and the diameter of the tree at breast height measured in inches, as well as a letter grading system. The grading system utilizes letters A to E to indicate the trees' current health and aesthetic quality with a comment for each tree, as necessary. The following is a description of each grade:

- A: Tree in an outstanding condition. A tree with an "A" grade will have an excellent trunk and branch structure, vigorous new growth, and healthy leaf color.
- B: Tree in good condition. A tree with a "B" grade will have good trunk and branch structure with slight defects that may not adversely impact the trees long term condition. Leaf color and general health are good.
- C: Tree in an average condition. Most trees growing in a landscape setting are in average condition. Trees may have branching and trunk defects from improper pruning and maintenance practices. In general, letter "C" grade trees are healthy and will continue to grow in the landscape.
- D: Tree in below average condition. A tree with a "D" grade will have a poor trunk and branch structure, limb and leaf die back with stunted growth and overall plant stress.

E: Tree in severe decline and recommend. Some "E" graded trees may appear healthy but upon further inspection can have major trunk and structural defects warranting removal.

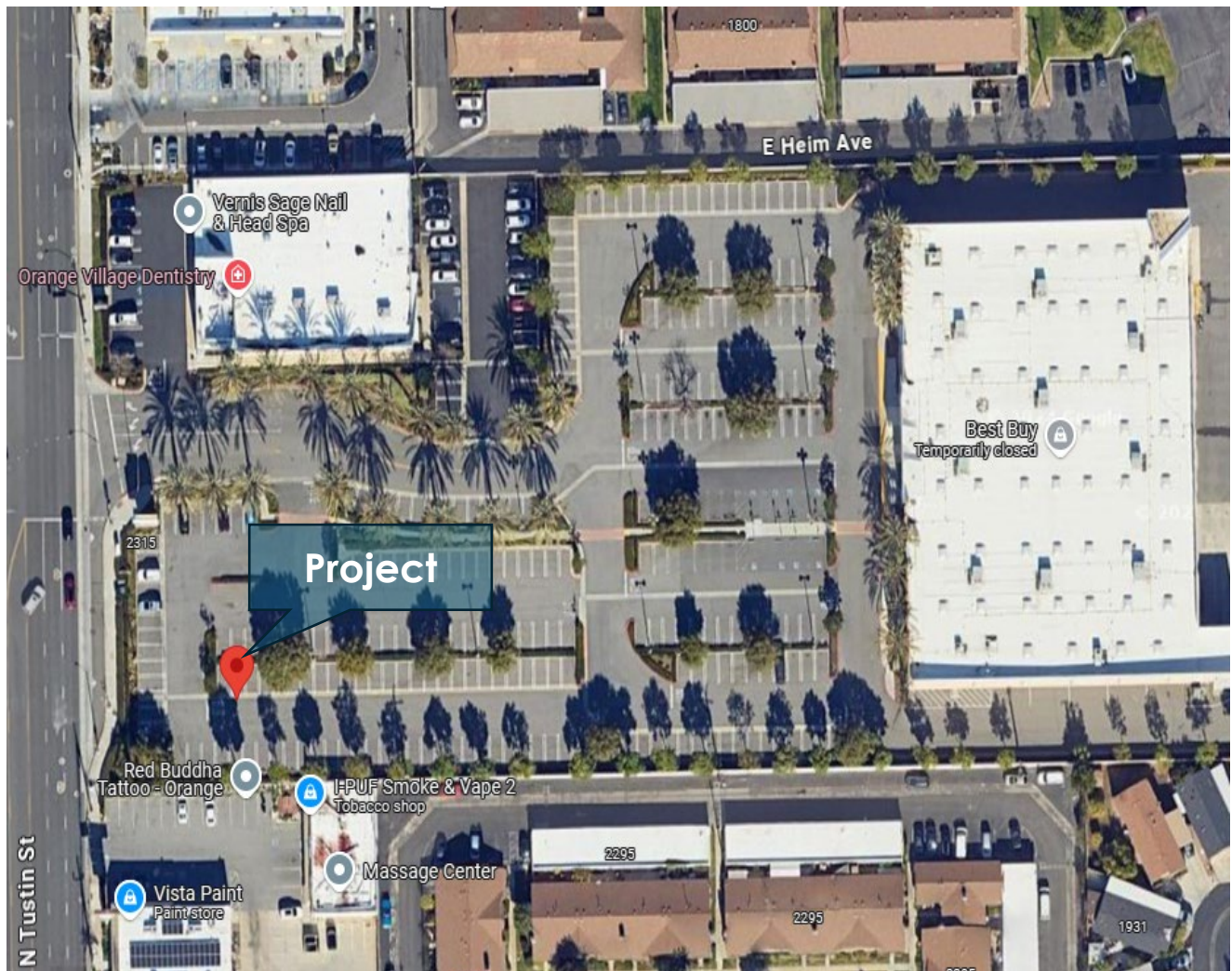
### TREE INVENTORY

Tag ID#	Species	Common Name	Height (Feet)	Spread (Feet)	DBH (Inches)	Health Grade	Aesthetic Grade	Comments
1	<i>Rhus lancea</i>	AFRICAN SUMAC	18	20	16	C	C	Average
2	<i>Magnolia</i>	MAGNOLIA	13	8	4	D	D	Below average
3	<i>Magnolia</i>	MAGNOLIA	12	8	3.5	D	D	Below average
4	<i>Rhus lancea</i>	AFRICAN SUMAC	25	25	18	C	C	Average
5	<i>Rhus lancea</i>	AFRICAN SUMAC	19	16	11	C	C	Average
6	<i>Rhus lancea</i>	AFRICAN SUMAC	18	15	12.5	C	C	Average

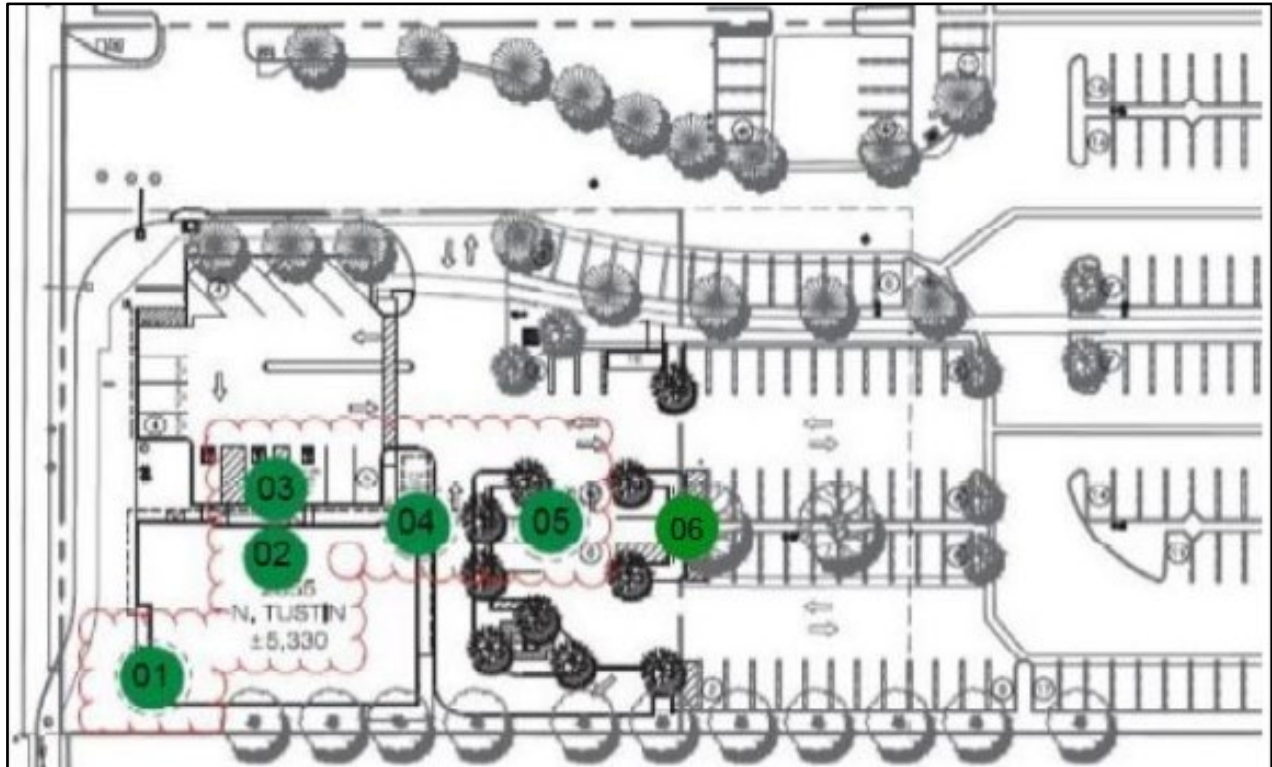
### CONCLUSION

There are two species of trees located within the Project area. Those Project tree species are *Rhus lancea* (AFRICAN SUMAC) and MAGNOLIA. The African Sumac trees are a hardy variety and able to withstand neglect. As such, the African Sumac are in average condition for the species and growing conditions. The Magnolia trees can decline over time if not properly monitored and maintained and as such, are graded in below average condition.

**Location Map (Google 11/5/24)**



**Proposed Site Plan with Tree locations**





**Magnolia – Tree #2**



**Rhus lancea – Tree #4**



## **CLOSING**

Thank you for the opportunity to provide this Report for your Project. Should you have any questions or require additional information, please feel free to contact me at any time.

## **QUALIFICATIONS AND LIMITING CONDITIONS**

I am a certified arborist in California # WE-2170A with the International Society of Arboriculture and qualified to make this report.

My inspection was a visual examination based on the condition of the Trees at the Date of Inspection.

## **QUESTIONS AND COMMENTS**

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