CITY OF NEWPORT BEACH
Municipal Operations Department

Tree Removal or Reforestation Application

Per City Council Policy G-1 (Retention, Removal, and Maintenance of City Trees), I am **requesting** a tree removal(s) to be reviewed by staff and submitted to either the Parks, Beaches, and Recreation Commission for consideration at a future meeting or the appropriate City approving authority. I am aware that Commission meetings are regularly held on the first Tuesday of each month (expect for holidays) at 6:00 p.m. in the Council Chambers.

(1) EUCALYPTUS TREE

Quantity and specie(s),(if known) of tree(s).

1848 PORT ABBEY PL, NEWPORT BEACH, CA 92660

Location of tree(s)

Please be as specific as possible

Requestor

- [x] Property Owner
- [ ] Community Association
- [ ] Other _____

Address/ Phone (Daytime) / Email

1848 PORT ABBEY PL
949-720-6026 / 917-573-5657
NATHAN.CHIAVERINI@GMAIL.COM

Signature: _____ **Date:** 10/5/23

Print Name: NATHAN CHIAVERINI AND JULIE CHIAVERINI

REFORESTATION REQUESTS: Please proceed to Section B.

Section A. For Tree Removal Requests Only

Removal Criteria (Check one or more)

Please provide copies of photos, bills, documents or any other related material that will verify the checked items.

- [ ] Proven and repeated history **of damaging** public or *private, sewers, water mains, roadways, sidewalks, curbs, walls, fences, underground utilities or foundations. (*Greater than $500)
- [ ] **Repeated history** of **significant interference** with street or sidewalk drainage.
- [ ] **Dying** — Has no prospect of recovery.
- [ ] **Diseased** — Cannot be cured by current arboricultural methods. In advanced state of decline with no prospect of recovery.
- [ ] **Hazardous** — Defective, potential to fail, could cause damage to persons/property upon failure. Assessment by City Arborist will identify structural defects, parts likely to fail, targets-if fails, procedures and actions to abate.
- [ ] **Beautification Project** — In conjunction with a City Council-approved City, commercial, neighborhood, or community association beautification program.

Section B. For Reforestation Requests Only

Reforestation is the concept of systematically replacing Problem or All Other Trees which are creating hardscape and/or view problems and cannot be properly trimmed, pruned or modified to alleviate the problem(s) they create, or those which have reached their full life, and are declining in health, or are simply the wrong species of tree(s) for the planted location.

As initiated by:

- [x] Property Owner
- [ ] Community Association
- [ ] Other _____

Check all items applicable:

- [ ] Tree(s) causing curb, gutter, sidewalk or underground utilities damage.
- [ ] Wrong tree species for location
- [ ] View encroachment
- [ ] Area has clearly defined contiguous boundaries that include the tree(s) proposed.
- [ ] Residential communities, neighborhoods, or business organizations who apply for reforestation must submit a petition signed by a minimum of 60% of the property owners within the area defined.
- [x] Areas represented by a legally established community association, may submit a resolution of the Board of Directors formally requesting a reforestation.
- [ ] Individual property owners must submit a petition signed by a minimum of 60% of a maximum of 30 private property owners (up to 15 contiguous private properties on both sides of the street up to 500' in either direction from the location of the proposed reforestation site) as well as the endorsement of the appropriate homeowners' association, if applicable.

*A request for reforestation requires a written agreement submitted to the Parks, Beaches, and Recreation Commission by the petitioning sponsor (Individual private property owner(s) or group) to pay 100% of the costs of the removal and replacement of the public tree(s) in advance of any removal activity. The actual removal and replanting will be coordinated by the Municipal Operations Department using the City tree maintenance contractor.

*There shall be a minimum of a one-for-one replacement of all tree(s) removed in reforestation projects. Replacement tree(s) shall be a minimum size of 36" boxed tree and cost ranges from $706 to $910, unless the parkway space will not accommodate a 36" boxed tree or a tree cannot be planted due to planting restrictions contained in City Council Policy G-6.

This form does not replace the requirements of any of the City tree policies. Its use is intended to expedite the tree removal or reforestation requests and to ensure compliance with all City requirements. Please refer to individual City Council Policy G-1 for additional information.

REQUESTOR COMMENTS: ATTACHED VIA EMAIL

Removals, except emergency, will be subject to the notification processes, time frames and authority as specified in the City Council G-1 Policy.

Attn: Park, Beaches, and Recreation Commission

Cc: John Nelson, Parks & Landscape Superintendent

Kevin Pekar, Public Works Municipal Operations, Superintendent

We are formally requesting reforestation of a City Eucalyptus tree adjacent to our home at 1848 Port Abbey Pl. While we recognize the aesthetic and natural importance of trees in our city's neighborhoods, this particular tree poses significant safety concerns to our family of four.

We have had multiple scares from falling branches during wind storms over the past several years. The most significant occurred in October 2020 during when 30-40mph gusts resulted in an approx. 30ft+ branch breaking off of the tree and falling onto our roof in the early hours of the morning. The branch landed less than 10 feet from our master bedroom where our family was reading a book together before the elementary school day. We were very fortunate nobody was physically injured, but the falling branch caused approx. $3,000 to our roof and chimney – a cost we covered – in addition to introducing anxiety during future windstorms, which are seasonally common to the area. Since that day, whenever winds have picked up above 30pmh we have felt unsafe in our home. Most recently, during Hurricane Hilary (August 20th 2023, the night prior to the first day of school), winds picked up to over 50pmh. Fearful of large debris falling from the tree, our family found a place to stay in Irvine out of an abundance of caution. We returned the next morning to several large branches which had broken off and landed in our yard and the nearby sidewalk.

We are willing to pay for the removal of the existing tree and pay for a replacement 48-inch box Bay Laurel Saratoga Tree. Additionally, our reforestation request has the unanimous support from our HOA board (public minutes attached from the September 2023 meeting). We ask that you please consider our safety concerns in addition to our community support and willingness to cover the costs when evaluating our request.

Sincerely,

Nate & Julie Chiaverini
1848 Port Abbey Pl
Newport Beach CA, 92660
917-573-5657
949-720-6026

HARBOR VIEW COMMUNITY ASSOCIATION

A California Nonprofit, Mutual-benefit Corporation

GENERAL BOARD OF DIRECTORS MEETING

Monday, September 25, 2023

MINUTES

NOTICE OF MEETING
In accordance with California Civil Code §4920, Notice and Agenda were posted and distributed for the General Meeting of the Board of Directors of Harbor View Community Association held on the above date at the Association's Clubhouse.

DIRECTORS PRESENT
A quorum of the five (5) member Board was established with the following Directors in attendance:

Dick Waitneight, President
John Lamb, Treasurer
Julie LaFond, Member at Large
Jim English, Member at Large

DIRECTORS ABSENT
Violet Osterberg, Vice President

OTHERS PRESENT
Nick Ragenovich, Community Manager, Regent Association Services
Nathan & Julie Chiaverini -1848 Port Abbey
Tom Aievoli – 1830 Port Westbourne
John Drachman – 1700 Port Charles
Omar Rawi – 1815 Port Barmouth

CALL TO ORDER
The meeting was called to order at 7:10 p.m.

NEW BOARD MEMBER APPOINTMENT
A motion was duly made by Julie LaFond and seconded by John Lamb to appoint Jim English to the Board of Directors to replace previous Board Member Brad Neal, his term will continue through 2024. The motion carried unanimously.

7:12 p.m. Adjourned to Executive Session
7:20 p.m. Reconvened General Session

HOMEOWNER FORUM
Nathan & Julie Chiaverini were present to discuss the reforestation process for removal of a tree. The subject of the reforestation request was noted on the posted agenda at the clubhouse 4 days prior to the meeting. A motion was duly made by Julie LaFond and seconded by John Lamb to approve the reforestation process, allowing the Chiaverini's at 1848 Port Abbey to gain city approval to remove the large Eucalyptus tree on city property adjacent to their home. The motion carried unanimously.

John Drachman – 1700 Port Charles, Omar Rawi – 1815 Port Barmouth
John and Omar voiced their concerns about certain disruptive teenagers in the neighborhood throwing firecrackers and aggressively kicking doors among other activities. The Board will ask HOA attorney about rule enforcement options for the HOA.

Tom Aievoli – 1830 Port Westbourne
Tom inquired about the Architectural rule that 5 or more bedroom homes require 3 car garages.

CONSENT MOTION
A motion was duly made by John Lamb and seconded by Dick Waitneight to approve the Meeting Consent Agenda. The motion carried unanimously.

MINUTES
Approved as written. August 28, 2023 – General Session Minutes
Approved as written. August 28, 2023 – Executive Session Minutes

FINANCIAL
Approved, August 31, 2023, Financial Statements.

Bob Owens CPA from Owens, Moskowitz & Associates, joined via teleconference to explain concerns about the verbiage in the audit proposal. Bob explained the need to convert HOA financial statements from modified accrual to full accrual accounting.

The Board requested Whitney Petchul Attorneys' itemized invoices and Regent's charges for postage and copies be included in future Board Reports.

The 2024 Annual Budget and Reserve Study were distributed to the Board. Regent will forward an excel version of the budget and follow up to arrange a budget meeting prior to the next Board Meeting.

HALLOWEEN LIGHTS
The Board discussed the Halloween lighting needs for the greenbelt. Management will make arrangements to have 4 tower lights installed and 2 guards on site dedicated to the greenbelt area from dusk to 11:00 PM.

John Lamb left the meeting at 9:00 p.m.

LANDSCAPE
O'Connell Harbor View Landscape Reports were reviewed by the Board.

OLD BUSINESS
The Advanced Painting & Wood Repair proposal and map for removal and replacement of the wood fences was reviewed. A motion was duly made by Dick Waitneight and seconded by Jim English to approve the proposal for $13,495. The motion carried unanimously.

The Board requested that any homeowners receiving monthly disciplinary fines be notified via mail of each monthly fine in an effort to have them remedy the violation.

The Board discussed the need for a homeowner notice to remind everyone that the sign regulations do not allow political signs, and the issue of vehicles blocking the sidewalks. Item will be added to next meeting agenda.

ADJOURNMENT
There being no further business to come before the Board of Directors in General Session, the meeting was adjourned at 9:25 p.m.

SECRETARY'S CERTIFICATE

I, _____, duly appointed and acting Secretary of Harbor View Community

Association do hereby certify that the foregoing is a true and correct copy of the Minutes of the September 25, 2023 general session meeting of the Board of Directors, as approved by the Board of Directors.

ATTEST: X _____ DATE: 10/23/23

Appointed or Acting Secretary

27372 CALLE ARROYO
SAN JUAN CAPISTRANO, CALIFORNIA 92675
T 949.450.2525 F 949.450.2626

March 17, 2021 13027

John Nelson
City Arborist
City of Newport Beach
592 Superior Ave.
Newport Beach, CA 92663

Subject: Risk Assessment of One Lemon Scented Gum - 1853 Port Sheffield Place, Newport Beach, CA 92663

Dear Mr. Nelson:

On March 9, 2021, Dudek was contacted by the City of Newport Beach (City) to assess one lemon-scented gum tree (*Corymbia citriodora*) located at 1853 Port Sheffield Place, Newport Beach, California. Per the City, the residents at 1853 Port Sheffield Place and 1848 Port Abby Place expressed concern related to the safety of the lemon-scented gum tree. As such, to evaluate the risk associated with the lemon-scented gum tree, the City requested that Dudek's International Society of Arboriculture (ISA) Certified Arborists and ISA-qualified tree risk assessors evaluate the tree and provide recommendations for short- and long-term tree management. To that end, Dudek arborists evaluated the subject eucalyptus tree and its surrounding environment on March 15, 2021. During the inspection, the arborists evaluated the tree and the risk it presented to the public and surrounding infrastructure. This letter report summarizes the results of Dudek's assessment.

Overview

Dudek's assessment and evaluation consisted of the following:

1. Perform a Level 2 Basic Tree Risk Assessment of one lemon-scented gum tree located at 1853 Port Sheffield Place, Newport Beach, California.
2. Develop a letter report that identifies the potentially hazardous trees, obvious defects, and potential targets and that provides recommended mitigation for the observed defects.

Evaluation Methods

On March 15, 2021, Dudek ISA-Certified Arborist and ISA-qualified tree risk assessor Chris LaCroix evaluated the single lemon-scented gum tree located within the City maintained right-of-way (ROW) located at 1853 Port Sheffield Place, Newport Beach California. The tree is physically located on the west side of Port Abbey Place, between 1853 Port Sheffield Place and 1848 Port Abbey Place. The tree is noted as City Tree ID 970872 in the city's tree inventory. The evaluation consisted of a Level 2 Basic Tree Risk Assessment. The evaluation focused on the trunk, crown, and roots. No extensive internal trunk evaluations or root excavations were performed during the assessment. Tree health and structure were evaluated based on the ISA tree risk assessment guidelines. The following subsections detail the methods used during the evaluation.

Level 2 Basic Tree Risk Assessment

The Level 2 Basic Tree Risk Assessment is a 360° visual assessment that evaluates a trees' crown, trunk, and trunk flare; visible aboveground roots; and site conditions. The assessment involves inspection of the trees' crown, branches, trunk, and root collar for the presence of structural defects such as included bark, cavities, fungal fruiting bodies, and/or decay. The Level 2 assessment also evaluates the likelihood that an observed defect could fail, the likelihood of the defect impacting a specific target should failure occur, and the subsequent damage that may occur should failure and impact occur. Through this evaluation, the level of risk for a tree and/or a specific tree part is determined using ISA's Tree Risk Matrix and based on a defined time frame. The defined time frame establishes the period for which risk is being evaluated to determine the likelihood of failure during the given time frame. The defined time frame for this risk assessment is 12 months, with the assumption of normal weather conditions for the region. The Tree Risk Matrix, provided in Exhibit 1, consists of two matrices that are used to estimate the likelihood of a tree impacting a specific target (e.g., automobile, person, house) and to determine the level of risk as a combination of likelihood of tree or tree part failing and impacting a target and the severity of the consequences from that failure. Using the Tree Risk Matrix, the qualified arborist is able to determine if the observed defect and/or tree has a low, moderate, high, or extreme risk of failure.

Exhibit 1. Tree Risk Matrix

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	**Low**	**Medium**	**High**
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	**Minor**	**Significant**	**Severe**
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Observations/Analysis

The Level 2 Basic Tree Risk Assessment evaluated site history, tree health and species profile, load factors, and tree defects and conditions affecting the likelihood of failure in the crown and branches, trunk, and roots/root collar for the tree. The following subsections provide a summary of those findings, and Attachment 2, Basic Risk Assessment Matrix, provides a detailed summary. Attachment 3, Photograph Log, provides detailed photographs of the evaluated tree.

Targets

Targets represent people and property that may be impacted should failure of the tree or tree part occur. Targets were first classified by their distance in relation to the tree. Anything that is at a distance beyond 1.5 times the height of the tree is not considered a target, as impact would not occur in the event of whole tree failure. For the tree, the main targets identified were residential homes, city streetlights, vehicles (parked and moving), pedestrians, park users, and residents in backyard. The distance of targets from trees varied from being within the drip line, within 1 times tree height, and 1.5 times tree height. Occupancy rate is the other factor used to assess targets, or how often a target is within the fall distance from the tree. For this tree, frequency was identified as follows for each target:

- Rare: Pedestrians, parked and moving cars, park users, and residents in backyard – This reflects that while people walk on the trail/sidewalk, or cars travel on the road adjacent the tree, the actual time spent within the fall distance of the tree is brief.
- Occasional: No target was assessed with an occasional occupancy rate.
- Frequent: Parked cars – No target was assessed with an occasional occupancy rate.
- Constant: Houses and City Street Lights – These structures are fixed and do not move. As such, they are constantly within the fall distance of the assessed tree.

Growing Environment

The subject lemon-scented gum tree is located within the City maintained ROW located along Port Abbey Place, Newport Beach, California. The tree is physically located on the west side of Port Abbey Place, between 1853 Port Sheffield Place and 1848 Port Abby Place. The tree is noted as Tree ID 970872 in the City of Newport Beach tree database. The tree is located in a residential area, with residential homes on the northwest and southwest sides of the tree. Port Abbey Place road and a greenbelt are located to the east. In general, the landscaping consisted of mulch covered soil, ornamental shrubs, and camphor trees. Irrigation throughout the ROW consisted of pop-up sprinklers.

Site history was evaluated and includes factors such as previous land uses; grade changes; and potentially cut/damaged roots from construction related activities, landscaping, and irrigation installation. The evaluated tree appeared to be subject to a mixture of direct and indirect impacts that may have resulted from the development process.

In general, the prevailing wind direction is from the west, with common occurrences of high wind events from Santa Ana wind conditions.

Load Factors

Load factors evaluate a tree's level of exposure to wind and the ability of the tree to disperse the force of the wind throughout the crown. Trees with a dense crown have more canopy area to buffer the impact of wind, and therefore have a lower overall load placed on limbs and branches. A lower load factor reduces the potential for limbs and branches to break during a wind event. The tree is un-protected from wind and is one of the taller trees in the immediate landscape. The tree's crown has a density described as normal, which is consistent with lemon-scented gums species in an urban windrow environment.

Tree Health and Species Profile

The health and species profile of the tree was evaluated to determine vigor; percent of the crown that is normal, chlorotic (abnormal), or necrotic (dead); observable pests, abiotic disorders (human inflicted), and the known failure issues associated with the tree species. Overall, the vigor of the tree was classified as normal (100%) and showed no signs of decline. No pests and/or pathogens were observed at the time of the evaluation. A tree species failure profile is categorized by branches, trunk, and roots, and is specific to an individual tree species. Lemon-scented gum trees are commonly observed to have branch part failure that results in branches breaking and falling.

Tree Defects and Conditions Affecting the Likelihood of Failure

The assessment of tree defects and conditions affecting the likelihood of failure represents the observations of the arborist's visual assessment of the tree's crown and branches, trunk, and roots and root collar. Each tree part was assessed on multiple factors that reflect poor structural conditions, dead wood, pests, diseases, previous maintenance work, and other factors that may result in a defect of the tree part. For the tree, the arborist identified the defect of main concern, rated the likelihood that failure would occur within the given 12-month time frame, and rated the total load (mass) of the defect. The following section provides a review of the observed defects and conditions affecting the likelihood of failure for the trees' crown and branches, trunk, and roots/root collar.

Crown and Branches

The tree's crown and branches were assessed on conditions such as crown balance, live crown ratio, and other factors that reflect weak attachments like co-dominant stems, included bark, and response growth from previous pruning. The tree's crown reaches approximately 75 feet in height and is approximately 45 feet across at its widest point. The tree has a live crown ratio of approximately 55% (the ratio of the height of the live crown to the height of the entire tree) and is composed of larger- and smaller-diameter **scaffold branches**. Observable pruning history consisted of crown cleaning and thinning, and reductions. Based on a review of the tree's work history, the tree is maintained on an approximately 2-year maintenance cycle. It should be noted that several **stub cuts** were observed in the tree's crown. Furthermore, crown reductions were observed on the residential side of the tree. The scaffold limbs vary about their evaluated "weak" or "strong" attachments. Examples of weak attachment points include **co-dominant** branches, **overextended limbs**, and fused limbs Conversely, stronger attachments consisted of accommodating attachment angles with no included bark and sound branch architecture. The main conditions of concern in the tree's crown included overloaded weak attachments, and overextended limbs. Based on the observed defects, the likelihood of failure for a tree part in the crown is considered possible.

Details for the individual crown and branch assessments can be found in Attachment 2. Aerial crown evaluations of the trees were beyond the scope of this assessment.

Trunk

The tree is single-stemmed and has a **diameter at standard height** of 36.5 inches. The tree was observed to have a minor corrected lean (from vertical) of approximately two degrees to the east. The tree has two large co-dominant stems that bifurcate at a height above ground level of approximately 10 feet. The two co-dominant stems did not appear to have included bark. The main concern observed with the tree's trunk was the two co-dominant stems. However, as noted the two stems did not appear to have included bark. Included bark often develops where two or more stems grow closely together, over time, included bark may result in branch, limb, or stem failure. The load on the observed defect was significant, and the likelihood of failure is considered improbable.

Roots and Root Collar

The roots and root collar of the tree were buried at the time of the evaluation. As such, a root crown evaluation of the tree was limited to the visible portion of the crown. However, it should be noted that active construction was observed in the backyard of 1853 Port Sheffield Place. The active construction was observed to be the excavation of the backyard of 1853 Port Sheffield Place. The active construction is approximately 15- feet to the northwest of the tree's trunk. At the time of inspection, only smaller diameter roots (less than 1 inch) were observed to have been cut. The observed damage was located outside of the tree's dripline. Based on observations of the excavation site, from public property, no major structural root damage appeared to have occurred (see Attachment C – Photograph Log). The main concern observed with the roots and root collar was the adjacent excavation at 1853 Port Sheffield Place. The load on the observed defect was significant, and the likelihood of failure is considered possible.

Risk Categorization

In order to evaluate potential risk, a Dudek Tree Risk Assessment-qualified arborist evaluated the tree using the ISA Basic Tree Risk Assessment Form. As observed at the time of the tree inspection, potential targets should tree failure (whole tree, branch, trunk, or roots) occur included houses, vehicles (parked and moving), pedestrians, and residents in backyard. Potential targets ranged from within the tree's canopies to within 1.5 times the height of the tree. The frequency of the targets ranges from constant (i.e., houses) and rare (i.e., pedestrians, parked and moving vehicles, and residents in backyard). Details are provided in the Level 2 Basic Risk Assessment Matrix in Attachment 2.

Risk rating is a factor of the potential for tree or tree part failure, the likelihood of impact with a target, and the consequences of failure. A low rating for the site is related to the reduced likelihood that any specific part would fail and the low to very low likelihood that a target would be present during the potential failure. A moderate risk rating is related to a possible likelihood that any specific part would fail, a high likelihood that a target would be present during the potential failure, and at least significant level of consequence should failure and impact occur. A high risk rating is related to a probable likelihood that any specific part would fail, a high likelihood that a target would be present during the potential failure, and a severe level of consequence should failure and impact occur. Based on the findings of the Level 2 evaluation, Tree ID 970872 was found to have a low risk rating.

Discussion

The lemon-scented gum tree located at 1853 Port Sheffield Place exhibits health and structural traits that are consistent with the species in an urban landscape. The tree exhibits evidence of past pruning (pruned approximately every two years), which included, crown cleaning, thinning, and reduction cuts. Overall, the tree is in good health and fair to poor structural condition. The fair to poor structural condition rating is associated with the defects observed in the tree's crown and the tree's two codominant stems. In addition to the observed crown and branch defects, Dudek observed active construction at 1853 Port Sheffield Place. The active construction is approximately 15- feet to the northwest of the tree's trunk. At the time of inspection, only smaller diameter roots (less than 1 inch) were observed to have been cut. Based on observations of the excavation site, from public property, no major structural root damage appeared to have occurred. Based on the observed defects, likelihood of failure, consequences of failure, and likelihood of impact should failure the tree is rated as low risk. However, based on the observation of overextended branches and overloaded weak attachments, Dudek recommends the following:

1. **Crown Thin:** Crown thinning and corrective pruning will help correct the observed weak branch attachments. The recommended crown cleaning should remove no more than 20% of the crown, unless it is necessary to correct branching defects. During the crown thinning, the maintenance contractor should reduce any overextended limbs. Reduction of the overextended limbs will reduce the likelihood of branch failure as a result of the leverage effect. Crown thinning and removal of structurally unsound limbs will reduce identified hazards, including dead and declining branches/limbs. All pruning should be done in accordance with ANSI A300 Pruning Standards.
2. **Maintenance schedule:** To minimize the risk of branch, limb, and/or trunk failure, Dudek recommends that the tree be maintained on an annual maintenance cycle. An annual maintenance cycle will include the following:

    - Reduce hazardous/dead branches on a more regular basis
    - Help reduce the wind sail effect associated with dense foliage
    - Help reduce weight and mass in the upper tree crowns
    - Allow the tree-trimming contractor to visually inspect the tree crown on a routine basis for defects and potential failure points
3. **Tree Inspection:** The routine inspection and analysis of this tree is recommended to help identify and minimize the risk associated with the tree. As such, it is recommended that the City incorporate specifications into the tree maintenance contract that require the contractor to record and submit all abnormal or suspicious tree irregularities to the City. This will help reveal potential issues early so they can be appropriately managed and mitigated. It is recommended that the tree inspections occur following storms, high wind events such as Santa Ana winds, and on an annual basis during routine maintenance. During the tree inspections, the contractor should inspect the tree for increased lean to the southeast. An increased lean to the east may be indicative of unseen root damage as a result of the observed construction activities at 1853 Port Sheffield Place. Should an increased lean be observed, it is recommended that the City perform a LV2 risk evaluation to assess the tree's likelihood of failure and the risk that it presents to the city.

Concluding Notes

This letter report provides conclusions and recommendations based on an evaluation and assessment of a single lemon-scented gum tree located at 1853 Port Sheffield Place in Newport Beach, CA by an ISA-Certified Arborist and Qualified Tree Risk Assessor. The conclusions and findings discussed in this report and the associated tree or tree-part risk opinions are valid for no longer than 12 months and only under normal weather conditions. 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. Extensive internal, aerial, and subterranean evaluations were not conducted as part of this assessment. Therefore, the full extent of any internal rot conditions of the trunk and roots could not be fully determined.

Arborists cannot detect every condition that could possibly lead to the failure of a tree. Trees are living organisms that fail in ways not fully understood. Conditions are often hidden within trees and belowground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specified period of time. There are no guarantees that a tree's condition will not change over a short or long period due to climatic, cultural, or environmental conditions. Trees provide many benefits to those who live near them. They also include inherent risk that can be minimized but not eliminated.

I would be pleased to answer any questions or respond to any comments regarding this tree evaluation. Feel free to contact Chris LaCroix at 949.241.6256 or clacroix@dudek.com or Chris Kallstrand at 949.482.5115 or ckallstrand@dudek.com.

Sincerely,

Christopher J. LaCroix
Certified Arborist No. WE-10309A

Att: Attachment 1: Glossary
Attachment 2: Basic Risk Assessment Matrix
Attachment 3: Photograph Log

Attachment 1

Glossary of Terms

Term	Definition
basal diameter	The diameter of the tree taken at the base of the tree.
best management practices	The International Society of Arboriculture has developed a series of best management practices for the purpose of interpreting tree care standards and providing guidelines of practice for arborists, tree workers, and the people who employ their services.
cavity	An open wound in a tree, characterized by the presence of decay and resulting in a hollow.
co-dominant stems	Tree stems of equal size and relative importance, usually associated with either the trunk/stems or scaffold limbs/branches in the crown.
consequence of failure	personal injury, property damage, or disruption of activity due whole tree failure or the failure of a tree part.
constant occupancy	A target (see below) that is present at all times or nearly all times.
decay	Process of degradation of woody tissue by fungi or bacteria through the decomposition of cellulose and lignin.
defect	injuries, decay, or other abnormalities that directly affects the structural strength.
diameter at standard height (DSH)	The standard for measuring tree size. DSH refers to the tree diameter measured at 4.5 feet above the ground.
epicormic sprout	A shoot growing from an epicormic bud, which lies underneath the bark of a trunk, stem, or branch of a plant.
fracture	The cracking or breaking of a tree.
frequent occupancy	the target is in the strike zone for majority of the day.
included bark	Pattern of development at branch junctions where bark is turned inward rather than pushed out.
Level 2 Basic Tree Risk Assessment	A Level 2, or basic, assessment is a detailed visual inspection of a tree and its surrounding site, and a synthesis of the information collected. It requires that a tree risk assessor walk completely around a tree looking at the site, buttress roots, trunk, and branches. A basic assessment may include the use of simple tools to gain additional information about the tree or its defects.
Level 2 Tree Risk Assessment	A Level 2, or basic, assessment is a detailed visual inspection of a tree and its surrounding site, and a synthesis of the information collected. It requires that a tree risk assessor walk completely around a tree looking at the site, buttress roots, trunk, and branches. A basic assessment may include the use of simple tools to gain additional information about the tree or defects.
likelihood of failure	the chance of a tree or tree part failure occurring within the specified time frame.
load	the weight on a given defect that may increase the chances of failure.
low risk rating	derived from the risk rating matrix and includes a tree or tree part that has an unlikely likelihood of impacting the target combined with a negligible to severe consequence of failure.
occasional occupancy	the target is in the strike zone infrequently or irregularly.
overextended branch	a branch that reaches beyond the tree crown.
rare occupancy	A target that is very uncommon in the target zone.
residual wall thickness	Amount of un-damaged wood remaining in a tree that is structurally supportive.
root collar	the area on the tree where the roots join the trunk.
scaffold branches	Primary limbs that form a tree's canopy.
stub cut	An improperly pruned branch or limb, where a short length of branch of limb remains.
target	People, property, or activities that could be injured, damaged, or disrupted by a tree.

Term	Definition
tree risk assessment	The overall process of tree risk analysis and evaluation.

Attachment 2

Basic Risk Assessment Matrix

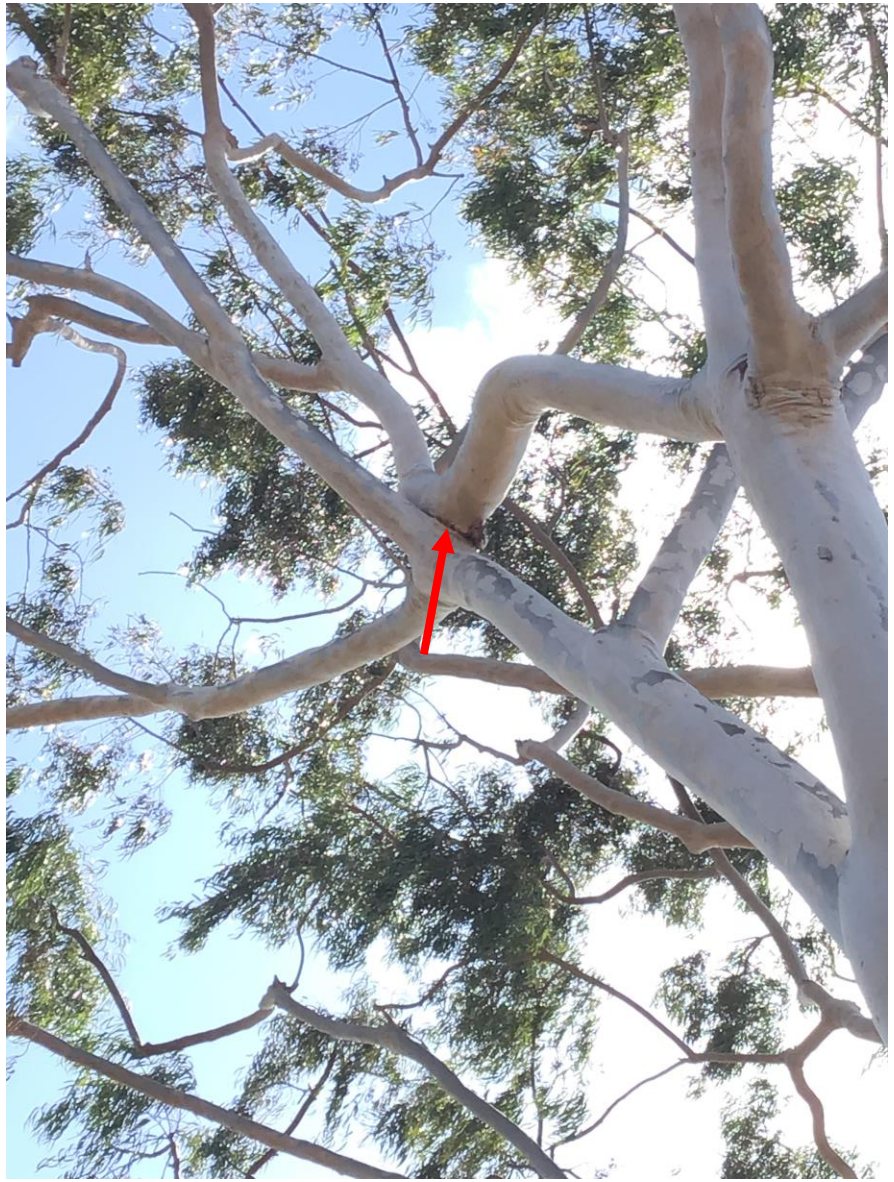
City of Newport Beach Tree ID	Species	Number of Stems	Diameter at Standard Height	Height (ft.)	Crown Spread (ft.)	Potential Targets	Crown & Branches						Trunk					Root & Root Collar				LV2 Tree Risk	Mitigation	Residual Risk
							Live Crown Ratio	Co-dominant branches	Dead Twigs/ Branches	Weak Attachments	Main Concern	Likelihood of failure	Included Bark	Cankers/ Galls/Burls	Lean %	Main Concern	Likelihood of failure	Collar Buried	Conks	Main Concerns	Likelihood of failure			
970872	Lemon-Scented Gum (*Corymbia citriodora*)	1	36.5	75	45	Residential homes, city streetlights, vehicles (parked and moving), pedestrians, park users, and residents in backyard.	55	Yes	No	Yes	Weak attachments with heavy loading & overextended limbs	Possible	No	No	2	Co-dominant stems approx. 10 ft. from base	Improbable	Yes	No	cut smaller diameter roots (less than 1 inch) in backyard of 1853 Port Sheffield Place - active construction	Possible	Low	Crown thin, corrective pruning, and reduce overextended limbs	Low

Attachment 3

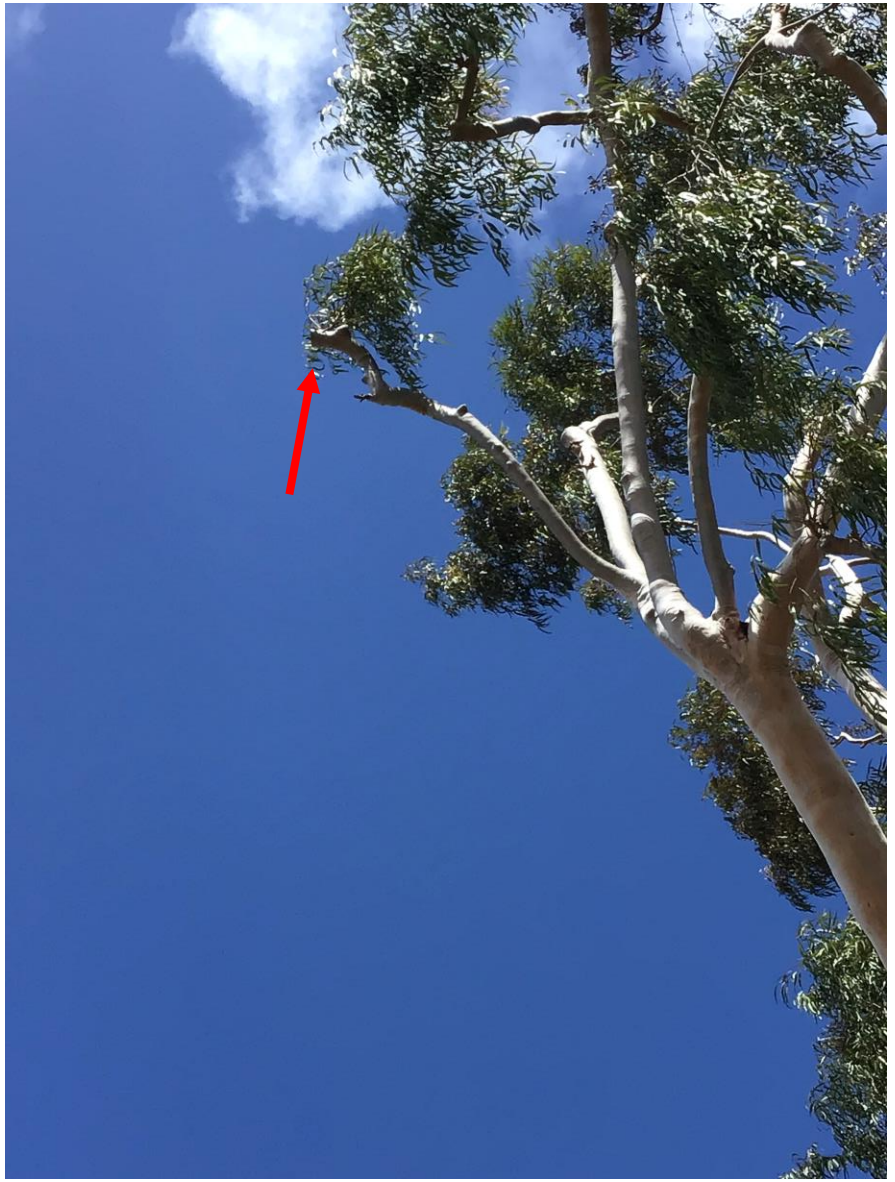
Photograph Log

Photograph 1: Overview photograph of Tree ID 970872, facing west.

Photograph 2: Detailed photograph of the crown of Tree ID 970872, facing west. Note the poor branch structure and weak attachments.



Photograph 3: Detailed photograph of the fused limbs in the crown of Tree ID 970872.



Photograph 4: Detailed photograph of stub cuts in the crown of Tree ID 970872.

Photograph 5: Detailed photograph co-dominant stems on Tree ID 970872, facing east.

Photograph 5: Detailed photograph active construction in the backyard of 1853 Port Sheffield Place, facing south. Note the location of Tree ID 970872 to the active construction.

DUDEK
27372 CALLE ARROYO
SAN JUAN CAPISTRANO, CALIFORNIA 92675
T 949.450.2525 F 949.450.2626

November 15, 2023 13027

Kevin Pekar
Parks and Trees Superintendent
City of Newport Beach
100 Civic Center Drive
Newport Beach, California 92660

Subject: Lemon-Scented Gum Tree Risk Evaluation – 1858 Port Sheffield Place, Newport Beach, California 92660

Dear Kevin Pekar:

On November 2, 2023, Dudek was contacted by the City of Newport Beach (City) to assess a single lemon-scented gum tree (*Corymbia citriodora*) (Tree ID 970872) located in front of 1858 Port Sheffield Place in Newport Beach, California. During a wind event on October 26, 2020, a large limb from this tree struck the roof of 1848 Port Abbey Place. Due to the past failure of a large limb within the tree, the City expressed concern regarding the structural condition of the tree and requested that Dudek perform a tree risk inspection and evaluate the level of risk that the tree may present to the surrounding community.

As such, to evaluate the risk associated with the lemon-scented gum tree, the City requested that Dudek's International Society of Arboriculture (ISA) Certified Arborist and ISA Qualified Tree Risk Assessor evaluate the tree and provide recommendations for short- and long-term tree management. To that end, Dudek Arborist Katrina Burritt evaluated the subject lemon-scented gum tree and its surrounding environment on November 7, 2023. During the inspection, the arborist evaluated the tree and the risk it presents to the public and surrounding infrastructure. The inspection done on November 7, 2023, is the second time Dudek has evaluated Tree ID 970872. The initial evaluation of Tree ID 970872 occurred in March 2021. The tree evaluation included an inspection of the tree's crown for trimming recommendations, of the trunk and **scaffold branches**[1] for overall structural soundness, and of the trunk base for presence of observable **cavities** or signs of rot. The evaluations focused on identifying trunk and/or branch **defects** that may pose a risk to the community. Site condition evaluations included a standardized protocol to determine if there are factors that may be causing or may lead to future tree decline and/or increased risk to the surrounding community. The evaluations focused on collecting information that could be used to determine the tree's risk rating to help formulate recommendations for short- and long-term tree management. This letter report summarizes the results of Dudek's assessment and provides recommendations for tree management.

[1] Terms shown in bold are defined in Attachment 1, Glossary of Terms.

1 Overview

Dudek's assessment and evaluation consisted of the following:

1. Perform a **Level 2 Basic Tree Risk Assessment** of Tree ID 970872 located in front of 1858 Port Sheffield Place
2. Develop a letter report and associated tree information matrix that identifies the potentially hazardous tree, its location, obvious defects, and potential **targets,** and provides recommended mitigation for the observed defects

2 Evaluation Methods

On November 7, 2023, Dudek ISA Certified Arborist and ISA Qualified Tree Risk Assessor Katrina Burritt evaluated one lemon-scented gum tree (Tree ID 970872). The evaluation consisted of a Level 2 Basic Tree Risk Assessment. The evaluations focused on the crown, trunk, and roots. No root excavations were performed during the assessment. Tree health and structure were evaluated based on the ISA **tree risk assessment** guidelines. The following subsections detail the methods used during the evaluation.

2.1 Level 2 Basic Tree Risk Assessment

The Level 2 Basic Tree Risk Assessment is a 360° visual assessment that evaluates the tree's crown, trunk and trunk flare, visible aboveground roots, and site conditions. The assessment involves inspection of the tree's crown, branches, trunk, and **root collar** for the presence of structural defects such as **included bark**, cavities, **fungal fruiting bodies**, and/or **decay**. The Level 2 Basic Tree Risk Assessment also evaluates the likelihood that an observed defect could fail, the likelihood of the defect impacting a specific target should failure occur, and the subsequent damage that may occur should failure and impact occur. Through this evaluation, the level of risk for a tree and/or a specific tree part is determined using ISA's Tree Risk Matrix and based on a defined time frame. The defined time frame establishes the period for which risk is being evaluated to determine the **likelihood of failure** during the given time frame. The defined time frame for this risk assessment is 12 months, with the assumption of normal weather conditions for the region. The Tree Risk Matrix, provided in Exhibit 1, consists of two matrices that are used to estimate the likelihood of a tree impacting a specific target (e.g., vehicle, person, house) to determine the level of risk as a combination of the likelihood of the tree or tree part failing and impacting a target and the severity of the consequences from that failure. Using the Tree Risk Matrix, the qualified arborist can determine if the observed defect and/or tree has a low, moderate, high, or extreme risk of failure.

Exhibit 1. Tree risk matrix.

Matrix 1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2. Risk rating matrix.

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

3 Results

The following subsections detail the results from the Level 2 Basic Tree Risk Assessment.

3.1 Results – Level 2 Basic Tree Risk Assessment Summary

The Level 2 Basic Tree Risk Assessment evaluated site history, tree health and species profiles, load factors, and tree defects and conditions affecting the likelihood of failure in the crown and branches, trunk, and roots/root collar for the subject tree. The following subsections provide a summary of those findings, and Attachment 2, Basic Risk Assessment Matrix, provides a detailed summary. Attachment 3, Photograph Log, provides photographs of the evaluated tree.

Targets

Targets represent people and property that may be impacted should failure of the tree or tree part occur. Targets were first classified by their distance from a tree. Anything farther from the tree than 1.5 times the height of the tree is not considered a target, as impact would not occur in the event of whole tree failure. For the subject tree, the main targets identified were pedestrians, pets, moving vehicles, parked vehicles, streetlights, residential homes (1853 Port Sheffield Place and 1848 Port Abbey Place), and residents. The distance of targets from the tree varied from being within the drip line to within 1 times tree height and 1.5 times tree height. Occupancy rate is the other factor used to assess targets, or how often a target is within the fall distance from the tree. For this site, frequency was identified as the following for each target:

- Rare: *Moving vehicles* – This reflects that while cars travel on a road (Port Abbey Place) adjacent to the tree, the actual time spent within the fall distance of the individual tree is very brief.
- Occasional: *Pedestrians and pets* – This reflects that while pedestrians and pets commonly travel on the sidewalk adjacent to the tree, the actual time spent within the fall distance of the individual tree is very brief.
- Frequent: *Parked vehicles, residents* – Cars were parked along Port Abbey Place and in private residential driveways. Parked cars and residents are considered to have a frequent occupancy rate as parked cars and residents will eventually move but remain in the same location for an extended period of time.
  Residents were identified as targets with protection against a falling tree or branches provided by the home.
- Constant: *Houses (*1853 Port Sheffield Place and 1848 Port Abbey Place*), yards, streetlights* – These structures are fixed and do not move. As such, they are constantly within the fall distance of the assessed tree.

Growing Environment

The tree is a mature lemon-scented gum tree located on slightly sloping terrain within an approximately 6-foot-wide parkway strip. The parkway slope is approximately 29% to the east. The tree is in a maintained neighborhood parkway. Surrounding land uses include residential homes, with homes to the northwest and southwest, public streets and sidewalks to the north and east, and a community park to the east. The landscaping within the parkway consists of shrubs and parkway trees. Irrigation in the residential yards and public parkways adjacent to the tree generally consists of pop-up sprinklers or inline drip irrigation. However, irrigation was not observed in the parkway within which the tree is located.

Site history was evaluated and includes factors such as previous land uses, grade changes, and cut and/or damaged roots from construction-related activities, landscaping, irrigation installation, or sidewalk and street repairs. The assessed tree appears to be subject to a mixture of direct and indirect impacts that may have resulted from the development process. One such event occurred in March 2021, when active construction was observed in the backyard of 1853 Port Sheffield Place. The active construction was observed by Dudek in 2021 to be the excavation of the backyard of 1853 Port Sheffield Place. The active construction was approximately 15 feet to the northwest of the tree's trunk. At the time of inspection by Dudek, only smaller diameter roots (less than 1 inch) were observed to have been cut. The observed damage was located outside of the tree's dripline, and based on observations of the excavation site, from public property, no major structural root damage appeared to have occurred.

In general, the prevailing wind direction in coastal Southern California is from the west/northwest, with common occurrences of high wind events from Santa Ana wind conditions and heavy winter rainstorms. Winter storm tracks can commonly produce strong winds from the easterly/southeasterly direction, especially along the coast.

Load Factors

Load factors evaluate a tree's level of exposure to wind and the ability of the tree to disperse the force of the wind throughout the crown. Trees with a dense crown have more canopy area to buffer the impact of wind and therefore have a lower overall load placed on limbs and branches. A lower load factor reduces the potential for limbs and branches to break during a wind event. Tree ID 970872 has a crown density described as normal, which is typical of the species in the urban land. The subject tree has full wind exposure and is not protected by adjacent trees or structures.

Tree Health and Species Profile

The health and species profile of the subject tree was evaluated to determine vigor, including percent of the crown that is normal, chlorotic (abnormal), or necrotic (dead), as well as observable pests, abiotic disorders (human inflicted), and the known failure issues associated with the tree species. Overall, the vigor of the tree was classified as normal and portrayed few signs of decline. The tree is growing in compacted soils with limited bare soil due to street and sidewalk infrastructure. The species failure profile is categorized by branches, trunk, and roots, and is specific to an individual tree species. Lemon-scented gum trees are commonly observed to have failures that result in branches breaking and falling. Additionally, the species can experience failure in the root system as opposed to the trunk breaking.

Tree Defects and Conditions Affecting the Likelihood of Failure

The assessment of tree defects and conditions affecting the likelihood of failure represents the arborist's visual assessment of the tree's crown and branches, trunk, roots, and root collar. Each tree part was assessed on multiple factors that reflect poor structural conditions, dead wood, pests, diseases, previous maintenance work, and other factors that may result in a defect of the tree part. For this tree, the arborist identified the defect of main concern, rated the likelihood that failure would occur within the given 12-month time frame, and rated the total load (mass) of the defect. The following section provides a review of the observed defects and conditions affecting the likelihood of failure for the tree's crown and branches, trunk, roots, and root collar.

Crown and Branches

The tree's crown and branches were assessed on conditions such as crown balance, live crown ratio, and other factors that reflect weak attachments, like co-dominant stems, included bark, and response growth from previous pruning. The tree crown was approximately 75 feet in height and 30 feet across at its widest point. The assessed tree exhibits evidence of past pruning (wounds, both callused and those that became injuries). Both "weak" and "strong" attachment points were evaluated in the scaffold branches of the assessed tree. Examples of weak attachment points observed within the crown of Tree ID 970872 include co-dominant branches and acute attachment angles. Conversely, stronger attachments consisted of accommodating attachment angles and sound branch architecture.

Below are the crown and branch conditions observed in the assessed tree:

- Weak attachments: Co-dominant branch unions, some with a V-shape, though no included bark was observed.
- Main concern: Small, overextended branches with a minor load on the observed defect.
- Likelihood of failure: The main concern identified for the subject tree was classified as possible to fail within the established 12-month time frame.

In Southern California, eucalypts are known to drop branches without warning in typical calm and warm conditions. This is called sudden branch drop, and it is thought to occur when conditions related to hydration shift, causing cracks or internal changes to wood. Failures due to sudden branch drop usually occur near the branch union and on horizontally growing branches. Furthermore, weakly attached branch unions due to V-shaped junctions, co-dominant branches, or multiple branch unions can fail during conditions that increase the load on the branch. Details for the crown and branch assessment can be found in Attachment 2. The crown and branch evaluation was limited at times by interior foliage, branches, and/or obstructions that limited viewing. Aerial crown evaluations of the tree were beyond the scope of this assessment.

Trunk

The trunk of the tree was assessed for defects that could lead to failure, including the presence of conks, co-dominant stems, signs of decay, damage to sapwood or heartwood, or a noticeable lean. The tree trunk measured at 39 inches in diameter at standard height. Below are the trunk conditions and defects observed in the tree:

- Lean: The trunk has a 23° lean toward the east, which is toward the street and away from the adjacent residential homes. While the tree has an observable lean, typically a tree's lean will result in a failure of the root system, and not a breaking of the trunk itself.
- Weak attachments: Tree ID 970872 has two large co-dominant stems that bifurcate from the primary trunk at approximately 7 feet above grade. The angle of attachment for the two stems is considered acute.
- Main concern: The sudden failure of co-dominant stems with significant loads.
- Likelihood of failure: The main concern was classified as possible to fail within the established 12-month time frame.

Details for the trunk assessment can be found in Attachment 2.

Roots and Root Collar

The following are the root and root collar conditions and defects observed in the subject tree:

- Root damage: Tree ID 970872 is located within a narrow parkway strip and has been subject to damage from years of infrastructure development. It is likely that this tree has incurred some level of root damage, though the extent of that damage is unknown and is not visible without further inspection.
- Main concern**:** Potential damage to the roots and root plate due to residential construction activity and street, curb and gutter, and sidewalk repairs.
- Likelihood of failure: The assessed tree was classified as possible to fail at the root/root collar within the established 12-month time frame.

Risk Categorization

To evaluate potential risk, a Dudek Tree Risk Assessment Qualified arborist evaluated the tree using the ISA Basic Tree Risk Assessment Form. As observed at the time of the tree inspection, potential targets should tree failure (whole tree, branch, trunk, or root) occur included streetlights, moving vehicles, parked vehicles, residents, pedestrians, yards, and houses. Examples of observed evaluated targets can be seen in photographs in Attachment 3. The frequency of the targets ranges from **constant occupancy** (i.e., houses) to **rare occupancy** (i.e., moving cars). Details are provided in Attachment 2.

Risk rating is a factor of the potential for tree or tree part failure, the likelihood of impact with a target, and the **consequences of failure**. Based on the findings of the Level 2 Basic Tree Risk Assessment, Tree ID 970872 was found to have a low overall risk rating. Details regarding the individual risk ratings for the observed defects are presented in Attachment 2. The risk rating is considered preliminary, due to an unknown level of damage to the tree's roots and root plate because of residential construction activity and street, curb and gutter, and sidewalk repairs.

4 Discussion and Recommendations

The defects observed during the evaluation of Tree ID 970872 are typical for lemon-scented gum trees in an urban environment and are consistent with those observed in 2021. Similar to 2021, the tree continues to present a low risk to the adjacent community. Although the tree presents a low risk, the risk rating is considered preliminary based on an unknown level of potential root damage to the east (sidewalk and roadway side of the tree). In many cases, the development of residential homes and infrastructure, as well as the maintenance of roads, results in varying levels of root-related impacts, including those associated with grading, soil compaction, trenching for installation of underground utilities (sewer, electrical, and irrigation), and sidewalk/street replacement and installation. Root removal, structural root damage and/or removal, and soil compaction associated with the development and landscape improvement process may have impacted the tree's roots and root collar. These root impacts may result in the tree being susceptible to secondary diseases—most commonly, those involving fungal pathogens. Injuries to the root collar or trunk during landscape maintenance and renovation can also provide a pathway for fungal pathogens, especially in an environment where overhead sprinklers are being used for irrigation.

Due to an increased likelihood of root-related impacts, including those associated with grading, soil compaction, trenching for installation of underground utilities (sewer, electrical, and irrigation), and sidewalk/street replacement and installation, Dudek recommends that the roots of the tree be inspected through a LV3 analysis. Specifically, Dudek recommends evaluating the root crown and roots using an air-spade. The LV3 needs to include removing sidewalk and air spading under the replaced sidewalk to determine if any roots were damaged and to what extent. This will allow for an additional level of analysis to occur and finalize the tree's overall risk rating based on the level of observed root damage, if any. In addition to the root crown evaluation, Dudek recommends the reduction of all **overextended branches** and a crown cleaning on a bi-annual basis. Additionally, Dudek recommends monitoring of Tree ID 970872 after any wind or storm event by an ISA Certified Arborist. Ongoing, regular monitoring will help detect cracks or lifting in sidewalks, overly saturated soil, soil heaving, or tree shifting. If Tree ID 970872 is preserved and the recommended mitigation is implemented, the risk rating will be maintained at a low level, dependent on the findings of the root collar excavation, within the previously defined 12-month time period under normal conditions.

5 Concluding Notes

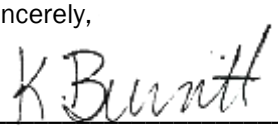
This letter report provides conclusions and recommendations based on the assessment of one lemon-scented gum tree located in Newport Beach, California, by an ISA Certified Arborist and an ISA Qualified Tree Risk Assessor.

The conclusions and findings discussed in this report and the associated tree, or tree part, risk opinions are valid for no longer than 12 months and only under normal weather conditions. 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. No subterranean or aerial evaluations were conducted as part of this assessment. Therefore, the extent of any internal rot conditions of the roots was not determined. Internal evaluations of the trunk and root collar apply only to the point at which the measurement was taken.

Arborists cannot detect every condition that could possibly lead to the failure of a tree. Trees are living organisms that fail in ways not fully understood. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specified period of time. There are no guarantees that a tree's condition will not change over a short or long period due to climatic, cultural, or environmental conditions. Trees provide many benefits to those who live near them. They also include inherent risk that can be minimized, but not eliminated.

I would be pleased to answer any questions or respond to any comments regarding this tree evaluation. Feel free to contact me at 760.334.3970 or kburritt@dudek.com.

Sincerely,



Katrina Burritt
Certified Arborist No. WE-10771A
ISA Tree Risk Assessment Qualified
Pest Control Advisor 142466

Att:
1 Glossary of Terms
2 Basic Risk Assessment Matrix
3 Photograph Log

Attachment 1

Glossary of Terms

Term	Definition
basal diameter	The diameter of the tree taken at the base of the tree.
best management practices	The International Society of Arboriculture has developed a series of best management practices for the purpose of interpreting tree care standards and providing guidelines of practice for arborists, tree workers, and the people who employ their services.
cavity	An open wound in a tree, characterized by the presence of decay and resulting in a hollow.
co-dominant stems	Tree stems of equal size and relative importance, usually associated with either the trunk/stems or scaffold limbs/branches in the crown.
consequence of failure	Personal injury, property damage, or disruption of activity due whole tree failure or the failure of a tree part.
constant occupancy	A target (see below) that is present at all times or nearly all times.
decay	Process of degradation of woody tissue by fungi or bacteria through the decomposition of cellulose and lignin.
defect	Injuries, decay, or other abnormalities that directly affects the structural strength.
diameter at standard height (DSH)	The standard for measuring tree size. DSH refers to the tree diameter measured at 4.5 feet above the ground.
epicormic sprout	A shoot growing from an epicormic bud, which lies underneath the bark of a trunk, stem, or branch of a plant.
fracture	The cracking or breaking of a tree.
frequent occupancy	The target is in the strike zone for majority of the day.
fungal fruiting bodies	Any complex fungal structure that contains or bears spores.
included bark	Pattern of development at branch junctions where bark is turned inward rather than pushed out.
Level 1 Limited Visual Inspection	A walk-by/ground-level visual assessment of a tree that includes an assessment of one or more sides of an individual tree. Obvious and significant defects such as excessive lean, soil heaving or lifting, severe cracks, hangers, wounds/cankers, large dead or broken branches, and obvious fungal fruiting bodies are noted during the inspection.
Level 2 Basic Tree Risk Assessment	A detailed visual inspection of a tree and its surrounding site, and a synthesis of the information collected. It requires that a tree risk assessor walk completely around a tree looking at the site, buttress roots, trunk, and branches. A basic assessment may include the use of simple tools to gain additional information about the tree or its defects.
Level 3 Advanced Assessment	Advanced assessments (generally more time intensive) are performed in conjunction with or after a Level 2 assessment to provide detailed information about specific tree parts, defects, targets, or site conditions. Specialized equipment, data collection and analysis, and/or expertise are usually required for advanced assessments. Procedures and methodologies should be selected and applied as appropriate, with consideration for what is reasonable to specific conditions and situations. All technologies involve some uncertainty and have their limitations; any evaluation of an individual tree will not be an accurate measure, but a qualified estimation.
likelihood of failure	The chance of a tree or tree part failure occurring within the specified time frame.
load	The weight on a given defect that may increase the chances of failure.
low risk rating	Derived from the risk rating matrix and includes a tree or tree part that has an

Term	Definition
	unlikely likelihood of impacting the target combined with a negligible to severe consequence of failure.
measuring points	A series of evenly spaced points set on a tree to evaluate the presence and level of decay, cavities, and/or fractures.
Mycelium	The vegetative part of a fungus, consisting of a network of fine white filaments (hyphae).
occasional occupancy	The target is in the strike zone infrequently or irregularly.
overextended branch	A branch that reaches beyond the tree crown.
rare occupancy	A target that is very uncommon in the target zone.
residual wall thickness	Amount of un-damaged wood remaining in a tree that is structurally supportive.
root collar	The area on the tree where the roots join the trunk.
scaffold branches	Primary limbs that form a tree's canopy.
structural root	A root larger than three inches in diameter
Target	People, property, or activities that could be injured, damaged, or disrupted by a tree.
tree risk assessment	The overall process of tree risk analysis and evaluation.
triangulation method	During the triangulation method, the measuring point positions are split into triangles, and the lengths of all sides are measured to accurately measure tree dimensions.

Attachment 2

Basic Risk Assessment Matrix

Tree No.	Species	D.S.H (in.)	Height (ft.)	Crown Spread (ft.)	Potential Targets	Crown & Branches						Trunk					Roots & Root Collar				LV2 Tree Risk	Mitigation	Residual Risk
						Live Crown Ratio	Co-dominant branches	Dead Twigs/ Branches	Weak Attachments	Main Concern	Likelihood of failure	Included Bark	Cankers/ Galls/ Burls	Lean %	Main Concern	Likelihood of failure	Collar Buried	Conks	Main Concern	Likelihood of failure			
970872	*Lemon-scented gum*	39	75	30	Pedestrians, pets, moving vehicles, parked vehicles, streetlights, residential homes (1853 and 1848 Port Sheffield), and residents	50	Yes	No	Yes	Over extended branches	Possible	No	No	23	Failure of co-dominant stems	Possible	No	No	Unknown level of potential root damage	Possible	LoW	Removal of over-extended limbs and bi-annual crown cleaning	Low

Attachment 3
Photograph Log

Photograph 1 – Overview of lemon-scented gum.

Photograph 2 – View of lemon-scented gum (facing north). Note slight lean away from buildings and toward the roadway and adjacent park.

Photograph 3 – Close-up view of potentially damaged roots from sidewalk replacement and grinding.

Photograph 4 – View of sidewalk replacement work as indicated by “newer” concrete.

Public Works Department/Municipal Operations Division

TREE INSPECTION REPORT

Name: Nathan & Julie Chiaverini

Location(s) of tree(s): 1853 Port Sheffield Place / Side - 4

Request: Applicants Nathan & Julie Chiaverini, residing at 1848 Port Abbey Place, contacted the City Arborist to request the removal of a City Lemon-Scented Gum Eucalyptus located at 1853 Port Sheffield Place, adjacent to their property. Their request is due to previous property damage from limb failures and the fear of additional property damage or personal injury resulting from future limb failures.

Botanical/Common Names: *Corymbia citriodora / Eucalyptus - Citriodora*

Estimated Tree Value: $6,080.00

Replacement Street Tree: 48-inch box Bay Laurel 'Saratoga' (*Laurus nobilis 'Saratoga'*)

Damage: **N/A**

Parkway: **Concrete Brick Turf Other X**

Comments: Nathan & Julie Chiaverini, residing at 1848 Port Abbey Place, requested the removal of a City Lemon-Scented Gum Eucalyptus located at 1853 Port Sheffield Place due to previous property damage caused by limb failures and potential limb failures, despite ongoing maintenance via tree trimming to prevent limb failures.

A field inspection determined the City Lemon-Scented Gum Eucalyptus is in good condition and does not meet the criteria for removal referenced in the G-1 Policy. The Chiaverini's were advised of the Reforestation process.

If the Reforestation is approved, the applicants are willing to pay for the removal and the planting of a 48-inch box Bay Laurel 'Saratoga' (*Laurus nobilis 'Saratoga'*).

Inspected by: _____ **Date:** November 15, 2023
John J. Nelson, City Arborist

Recommendation: Staff is denying the removal request of the City Lemon-Scented Gum Eucalyptus and advised the Chiaverini's of the appeal process.

ATTACHMENT C

Reviewed by: _____ **Date:** November 15, 2023

Kevin Pekar, Landscape Manager

Public Works Department/Municipal Operations Division

November 15, 2023

TO: Landscape Manager

FROM: City Arborist

SUBJECT: ***Tree Removal Review***

PROPERTY OWNER(S) / REQUESTER INFORMATION:

Name: Nathan & Julie Chiaverini

Tree Location: 1853 Port Sheffield Place / Side - 4

Mr. & Mrs. Chiaverini, residing at 1848 Port Abbey Place, contacted the City Arborist to request the removal of a City Lemon-Scented Gum Eucalyptus located at 1853 Port Sheffield Place, adjacent to their property. Their request is due to previous property damage from limb failures and the fear of additional property damage or personal injury resulting from future limb failures.

A field inspection determined the City Lemon-Scented Gum Eucalyptus tree is in good condition. Also, the City's consulting arborist performed a tree risk assessment and determined the tree at an overall low risk. Thus, the tree does not meet the criteria for removal referenced in the G-1 Policy. Staff is denying the removal request of the City Lemon-Scented Gum Eucalyptus tree and advised the Chiaverini's of the Reforestation process.

If the Reforestation is approved, the applicants are willing to pay for the removal and the planting of a 48-inch box Bay Laurel 'Saratoga' (*Laurus nobilis 'Saratoga'*).

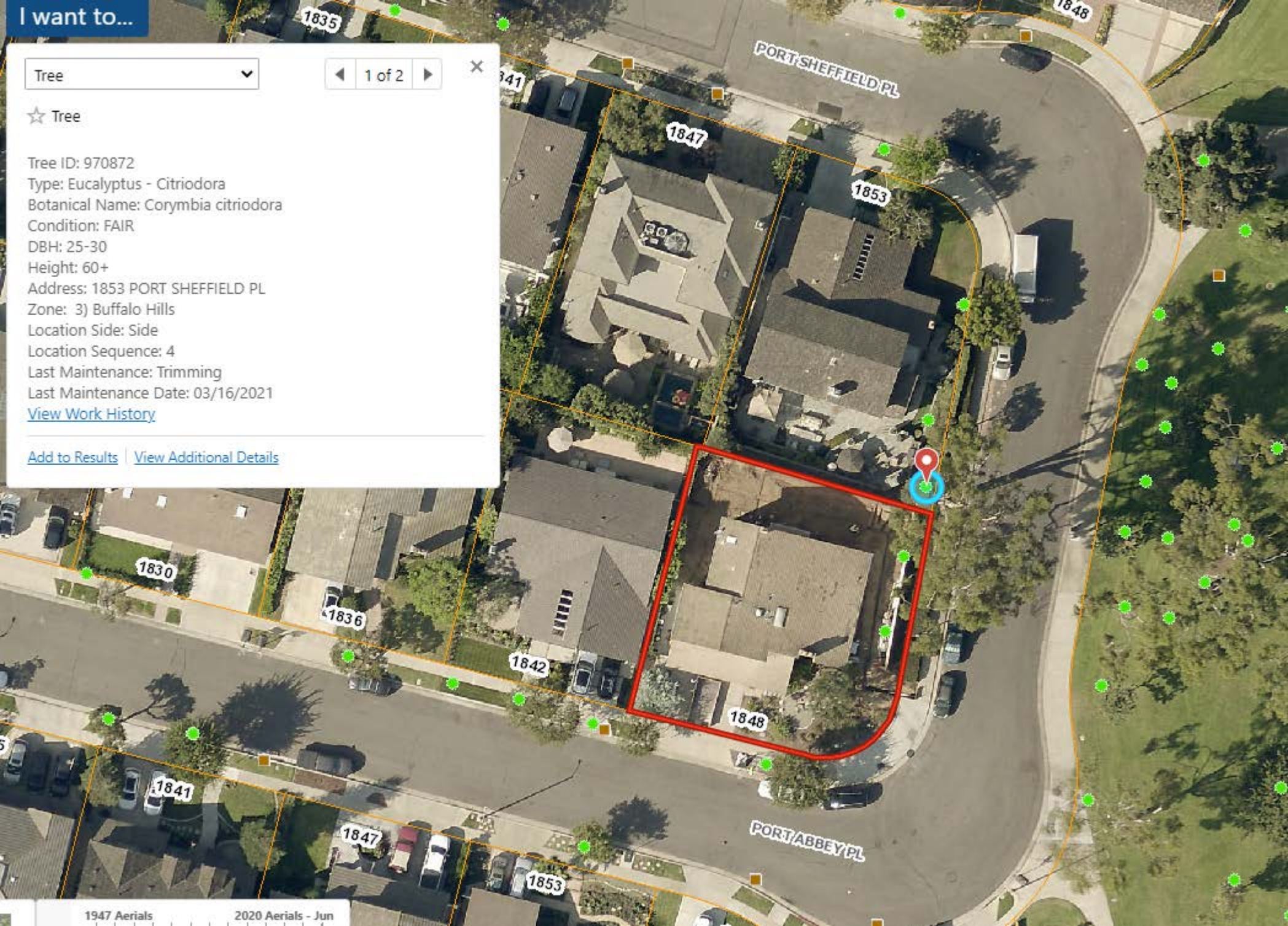
REPLACEMENT TREE(S): √ **YES** _____ **NO**

REPLACEMENT TREE(S): 48-inch box Bay Laurel 'Saratoga' (*Laurus nobilis 'Saratoga'*)

LANDSCAPE MANAGER – COMMENTS / RECOMMENDATIONS:

Signature: _____ Date: 11-15-2023

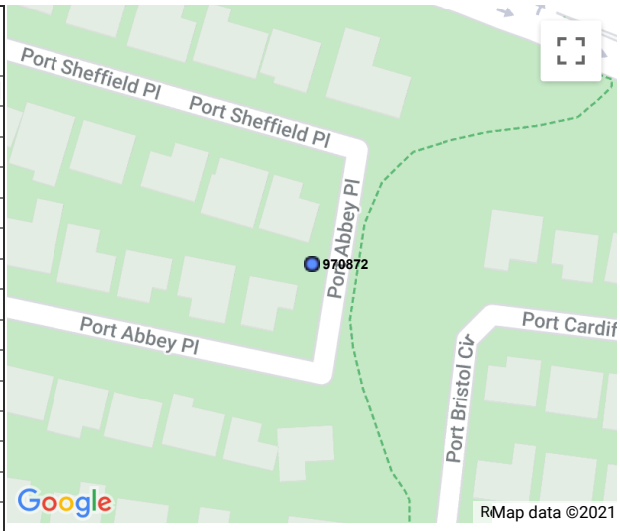
1848 Port Abby Place
10/26/20


I want to...
Tree
1 of 2
Tree
Tree ID: 970872
Type: Eucalyptus - Citriodora
Botanical Name: Corymbia citriodora
Condition: FAIR
DBH: 25-30
Height: 60+
Address: 1853 PORT SHEFFIELD PL
Zone: 3) Buffalo Hills
Location Side: Side
Location Sequence: 4
Last Maintenance: Trimming
Last Maintenance Date: 03/16/2021
View Work History
Add to Results
View Additional Details
PORT SHEFFIELD PL
PORT ABBEY PL
1835
1841
1847
1853
1848
1830
1836
1842
1841
1847
1853
1947 Aerials
2020 Aerials - Jun

Detail | Notes | Images | Documents | Observations

Inventory Detail

Tree ID	970872	Old Tag #	Save
District	3		
Area	PORT SHEFFIELD PL		
Address	1853 PORT SHEFFIELD PL		
Side/Site	Side - 4		
Alt Address			
Tree Species	Corymbia citriodora / Eucalyptus - Citriodora		
Common Name	Lemon-Scented Gum		
Size	25-30		
Height	60+		
DBH			
Condition	FAIR		
Grow Space			
Space Size			
Overhead Utility			
Sidewalk Damage			
Note:			
Irrigation Flag	**Yes**	**No**	
Monitor Flag	**Yes**	**No**	
Service Type	Grid Pruning		
Season	JAN/APR		
EstimatedValue	$6,080.00		
Next Date	01/21		



Latitude: 33.62645264 Longitude: -117.856296713 (edit)

Service History							New
Scope	WO Ref #	Description	Who	Service Date	Invoice Date	Service	Price
Active WO	128477	2021 - GRID 3 (Buffalo Hills) - Broadleaves	GSTS	4/13/21		Grid Pruning	55.20
Invoiced	42090	2020 - Citywide Storm Cleanup (10/26/20)	GSTS	10/26/20	10/26/20	Selective Limb Removal	0.00
Invoiced	38062	2019 - GRID 3 (All Trees) - Aug Progress	GSTS	8/14/19	8/28/19	Grid Pruning	53.85
Invoiced	28182	2017 - Grid 3 (Buffalo Hills) - Broadleafs	GSTS	2/01/17	2/28/17	Grid Pruning	50.13
Invoiced	18940	2014 - Grid 3 (Buffalo Hills)	GSTS	8/21/14	9/09/14	Grid Pruning	48.00
Work History			WCA		7/05/12	Other	0.00
Work History			WCA		3/13/08	Other	0.00
Work History			WCA		7/11/05	Other	0.00
Work History			WCA		7/20/01	Other	0.00
Work History			WCA		8/06/99	Other	0.00

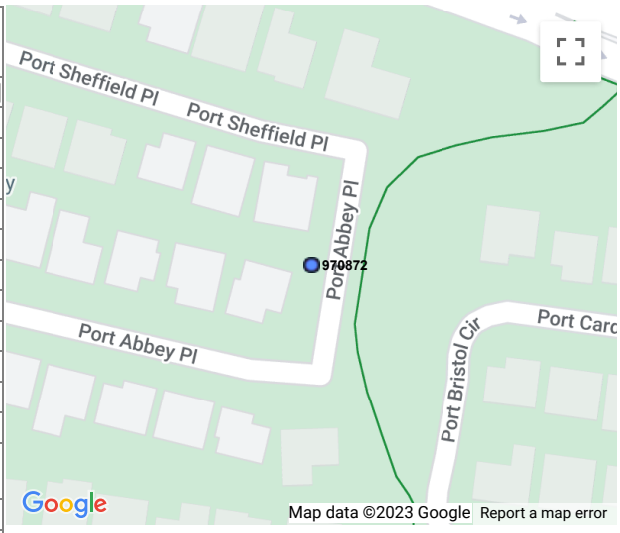
1853 Port Sheffield Place
11/15/23

1853 Port Sheffield Pl
Google Street View
June 2022

Detail | Notes | Images | Documents | Observations

Inventory Detail

Tree ID	970872	Old Tag #	Save
District	3		
Area	PORT SHEFFIELD PL		
Address	1853 PORT SHEFFIELD PL		
Side/Site	Side - 4		
Alt Address			
Tree Species	Corymbia citriodora / Eucalyptus - Citriodora		
Common Name	Lemon-Scented Gum		
Size	25-30		
Height	60+		
DBH			
Condition	FAIR		
Pruning Frequency			
Grow Space			
Space Size			
Overhead Utility			
Sidewalk Damage			
Note:			
Irrigation Flag	**Yes**	**No**	
Monitor Flag	**Yes**	**No**	
Service Type	Grid Pruning		
Season	JAN/APR		
EstimatedValue	$6,080.00		
Next Date			



Latitude: 33.62645264 Longitude: -117.856296713 (edit)

Service History							New
Scope	WO Ref #	Description	Who	Service Date	Invoice Date	Service	Price
Invoiced	47145	2022 - SR at Various Locations	GSTS	9/26/22	9/26/22	Service Request	70.06
Invoiced	43153	2021 - GRID 3 (Buffalo Hills) - Broadleaves (March Progress)	GSTS	3/16/21	3/31/21	Grid Pruning	55.20
Invoiced	42090	2020 - Citywide Storm Cleanup (10/26/20)	GSTS	10/26/20	10/26/20	Selective Limb Removal	0.00
Invoiced	38062	2019 - GRID 3 (All Trees) - Aug Progress	GSTS	8/14/19	8/28/19	Grid Pruning	53.85
Invoiced	28182	2017 - Grid 3 (Buffalo Hills) - Broadleafs	GSTS	2/01/17	2/28/17	Grid Pruning	50.13
Invoiced	18940	2014 - Grid 3 (Buffalo Hills)	GSTS	8/21/14	9/09/14	Grid Pruning	48.00
Work History			WCA		7/05/12	Other	0.00
Work History			WCA		3/13/08	Other	0.00
Work History			WCA		7/11/05	Other	0.00
Work History			WCA		7/20/01	Other	0.00
Work History			WCA		8/06/99	Other	0.00

ATTACHMENT D

1853 Port Sheffield Pl

Tree ID: 970872

Tree ID: 970872

500' Buffer

Notified Properties

NBGIS NEWPORT BEACH

City of Newport Beach
GIS Division
November 16, 2023

MailerTemplate.aprx

City of Newport Beach:
Trees Section – Tree Info Sheet

Bay Laurel 'Saratoga' (*Laurus nobilis 'Saratoga'*) aka Grecian Laurel

It is native to the Mediterranean region and is used as bay leaf for seasoning in cooking. Often used as focal tree in garden, this tree can be grown as a standard or as a multi-stemmed specimen. Leaves can be used for seasoning. The thick, waxy leaves are resistant to fire. Dried leaves can be used in closets to deter moths. Ground bay leaves can be ingested safely and are often used in soups and stocks, as well as being a common addition to a Bloody Mary. Resistant to psyllid.

Description:
Has Evergreen foliage
Height: 15 to 40 feet
Spread: 15 to 30 feet
Crown shape:
Compact/Erect with
low canopy,
Conical or Rounded shape
Growth rate:
12 to 24-inch per year