



CITY OF NEWPORT BEACH

Public Works Department

Municipal Operations Division

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 tree

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

In front of home on the street as requested with the
Location of tree(s) long seed pods.

Please be as specific as possible

Requestor

<input checked="" type="checkbox"/>	Property Owner
<input type="checkbox"/>	Community Association
<input type="checkbox"/>	Other _____

Signature: Greg Bawley

Print Name: Greg Bawley

Address/ Phone (Daytime) / Email

2658 Victoria Dr
Newport Beach, CA 92660
(714) 824-9256
onebawley@gmail.com

Date: 11/15/20

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.

<input type="checkbox"/>	Proven and repeated history of damaging public or *private, sewers, water mains, roadways, sidewalks, curbs, walls, fences, underground utilities or foundations. (*Greater than \$500)
<input type="checkbox"/>	Repeated history of significant interference with street or sidewalk drainage.
<input type="checkbox"/>	Dying
<input type="checkbox"/>	Diseased
<input checked="" type="checkbox"/>	Hazardous
<input type="checkbox"/>	Beautification Project

Has no prospect of recovery.

Cannot be cured by current arboricultural methods. In advanced state of decline with no prospect of recovery.

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.

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:

<input checked="" type="checkbox"/>	Property Owner
<input type="checkbox"/>	Community Association
<input type="checkbox"/>	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.
- 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 Public Works Department/Municipal Operations Division 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: Have been in discussions with John Nelson for some time to replace this tree with a redbud, I believe he knows the variety. The existing tree has the long seed pods that have dropped on my wife's head when walking under. Additionally, at full height will block the view of my home and our crepe myrtle tree in front of the house.

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

NORTH BLUFF PARK COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL SESSION MINUTES
November 17, 2025

NOTICE OF MEETING

A General Session meeting of the North Bluff Park Association Board of Directors was held on Monday, November 17, 2025 by Zoom Meeting.

Directors Present:

Darren Foster, President
Glenn Sobotka, Vice President & Treasurer
David Cook, Secretary
Ginny Davidson, Member at Large
Frances Ouellette, Member at Large
Kyle Schneekluth, Member at Large
Robert Hinkel, Member at Large

Management in Attendance:

Elva Reinholtz, Community Manager – Powerstone

CALL TO ORDER

The General Session meeting was called to order at 6:35 p.m. by Board President, Darren Foster.

EXECUTIVE SESSION DISCLOSURE

It was generally noted that the Board met in the Executive Session prior to the General Session Meeting on November 17, 2025 to review minutes, discuss legal matters, delinquency matters, and violations.

HOMEOWNER FORUM

There were no homeowners in attendance.

SECRETARYS REPORT: A motion was made, seconded, and carried to approve October 20, 2025 General Session Meeting Minutes with a noted edit. Abstain: David Cook

FINANCIAL COMMITTEE REPORT

Glenn Sobotka (Chair) | Members: Darren Foster, David Cook

Glenn Sobotka provided an overview of the year-to-date expenses reflected in the October Financial statement.

Financial Statement: A motion was made, seconded, and unanimously carried to approve the October Financial Statement and ratified the review by the individual board members and all transfer of funds made in this period and reflected in the financial statement.

NORTH BLUFF PARK COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL SESSION MINUTES
November 17, 2025

Certificate of Deposit Investment Discussion: A motion was made, seconded and unanimously carried to approve the purchase of Certificate of Deposits with Morgan Stanley per the following ladder schedule:

- 9 Month CD (~3.7%) - \$45,000
- 1 Year CD (~3.65%) - \$25,000
- 2.5 Years CD (~3.65%) - \$25,000
- 3 Years CD (~3.65%) - \$25,000

Resolution to Lien – C479-00360-01: A motion was made, seconded, and unanimously carried to approve the Resolution to Lien against the property with account number C479-00360-01 that is presently delinquent and has caused authorization for a lien to be recorded in accordance with the Association's Collection Policy.

Reclassification of Operating Expenses to Reserves: A motion was made, seconded and unanimously carried to reclass the balance of \$1,383.48 from Landscape Extras GL 5210 and \$1,095.54 from Tree Maintenance GL 5245 to Landscape Reserve GL 3004.

Draft 2026 Budget: The Board reviewed the budget presented by Management and the Finance Committee. A motion was made, seconded, and unanimously carried to approve the Finance Committee's 2026 Budget reflecting a 5.8% increase, \$420 per month. In addition, upon motion duly made and seconded the Board confirms its policy that with the approval of the budget, it authorizes the transfers of the approved expenses including but not limited to utilities, insurance payments, monthly reserve transfers and approved contracts that may be in excess of \$10,000 or 5% of the total reserves and operating funds, whichever is lower.

Draft 2026 Reserve Study: A motion was made, seconded and unanimously carried to approve Advanced Reserve Solution version 003 2026 Reserve Study as presented.

COMMITTEE REPORTS

Architectural: Rich Bonkosky (Chair) | **Members:** Justin Rydalch, Frances Ouellette
Board Liaison: David Cook

Architectural Application Log: The Board reviewed the Architectural Application Log. No action was required by the Board. There are two applications under review by the Committee.

Air Conditioner Unit Screening Applications: The Architectural Committee reported three applications have been submitted and approved for the screening of air conditioner units per the landscape proposals provided by Bemus. All owners have approved to reimburse the Association for the associated costs for their application.

NORTH BLUFF PARK COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
GENERAL SESSION MINUTES
November 17, 2025

A motion was made, seconded and unanimously carried to approve Bemus to proceed with proposal #436963 in the amount of \$448.63 (444 Vista Roma), proposal 436937 in the amount of \$272.53 (315 Vista Suerte) and 436936 in the amount of \$544.89 (442 Vista Roma) and be reimbursed by each respective homeowner.

Architectural Design Guideline Rewrite Update: An update draft will be provided at the December meeting.

Communications/Website: David Cook (Chair) | Members: Nigel Pilkington, Rob Hinkel

No report. Dave Cook to coordinate with Association Management to establish annual billing for web hosting/domain fees to be sent directly to Management for payment.

Landscape – Darren Foster (Chair) | Members: Justin Rydalch, Kyle Schneekluth, June Marchigiani

Chairman Darren Foster reported the Committee will be meeting to finalize the concept for the corner section of the pool planter and tot lot area over the next few weeks. The Cool Season trimming scheduled for November 20th and 24th will be reschedule due to the weather. New dates will be announced once confirmed by Bemus.

Bemus Proposals: A motion was made, seconded and unanimously carried to ratify the approval of the following Bemus proposals to be funded from Landscape Reserves:

- **Proposal #469723** in the amount of \$228 for additional clover seed application.
- **Proposal #473230** in the amount of \$490.78 for planting improvements to the planter outside of 2610 Vista Del Oro.
- **Proposal #473237** in the amount of \$148.41 to install a one five-gallon plant at 404 Vista Roma.

Homeowner Request (2658 Vista Del Oro) – Tree Removal: A motion was made, seconded, and unanimously carried to approve the homeowner's request and provide Association approval to allow the homeowner to submit a request/application to the city of Newport Beach for a tree replacement that's endorsed by Bemus and the Landscape Committee. All associated costs with the application process and tree replacement to be covered by the homeowner.

Parking: Kyle Schneekluth (Chair)

No Report

Pool Oversight/Maintenance Committee: Justin Rydalch (Chair) | Members: Dave Cook, Alexander Vakulenko

Pool heat turned off on November 15, with winter maintenance to be accomplished after that date. Pool area may still be used for other purposes during winter months.

NORTH BLUFF PARK COMMUNITY ASSOCIATION
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Newsletter – Board of Directors

The Board will provide input to Management on articles to include for the upcoming newsletter.

Social – Robert Hinkel (chair) | Members: Alycia Schneekluth, Hayley Hockinson

No Report. Rob to follow-up with Management and Board with potential concept and proposed dates/budget for a December seasonal gathering.

NEW BUSINESS

Tot Lot Update: Director Frances Ouellette reported the tot lot equipment and play surface have been completed. The chain link fence will remain until the play surface is fully cured and the new grass seed begins to fill in. Management will circulate an announcement once the tot lot is ready to be open for use.

Concrete Grinding/Replacement Proposal Update: A motion was made, seconded, and unanimously carried to approve Concrete Hazard Solutions proposal in the amount of \$45,570 for community wide concrete grinding, replacement and patching to be funded from Reserves.

Site Consulting Specialists Proposal: A motion was made, seconded, and unanimously carried to table the proposal for discussion at the December and/or January 2026 meeting.

Update on Record Digitization: Management reported the scanning of older architectural records is still in progress and anticipates being completed by the first part of December.

NEXT MEETING

The next General Session meeting will be held on Monday, December 15, 2025 with Executive Session starting at 6:00 pm followed by the General Session at 6:30 pm.

ADJOURNMENT

There being no further business to come before the Board of Directors, a motion was made, seconded, and unanimously carried, to adjourn the General Session Meeting at 7:39 pm.

SECRETARY'S CERTIFICATE

I, David Cook, of the North Bluff Park Community Association, do hereby certify that the foregoing is a true and correct copy of the Minutes of the General Session of the Board of Directors held on the above date as approved by the Board of Directors of the North Bluff Park Community Association.

ATTEST:

Dave Cook

Dave Cook (Dec 25, 2025 23:19:18 PST)

12/25/25

Signature

Date

North Bluff P...

NORTH BLUFF PARK COMMUNITY ASSOCIATION

November 20, 2025

Gregory Brawley
Darci D. Kinney
2658 Vista Del Oro
Newport Beach CA 92660

Re: City Tree Removal Request

Dear Gregory Brawley:

The Board of Directors for the NORTH BLUFF PARK COMMUNITY ASSOCIATION has requested that you be contacted regarding the following matter.

The Board of Directors has approved your request for the Association's approval to proceed with your application process with the City of Newport Beach for the replacement of a city tree outside your home. The Board of Directors further approves and support the city's tree option replacement for its location with either a Gold Medallion, Forest Pansy or Purple Orchid. As explained by the city all costs related to the application process would be at your cost.

Please proceed with the application process and explained to you by Kevin Parker, City of Newport Beach Parks and Trees Superintendent and provide this letter of conditional approval. Should your application be approved by the City please notify our office so the City can coordinate with our office as needed on the tree removal and replacement planting work.

If you have any questions, please contact Executive Director of Community Management, Elva Reinholtz, via email at ereinholtz@powerstonepm.com.

Sincerely,

The Board of Directors
NORTH BLUFF PARK COMMUNITY ASSOCIATION



North Bluff P...

NORTH BLUFF PARK COMMUNITY ASSOCIATION

November 20, 2025

Gregory Brawley
Darci D. Kinney
2658 Vista Del Oro
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Please proceed with the application process and explained to you by Kevin Parker, City of Newport Beach Parks and Trees Superintendent and provide this letter of conditional approval. Should your application be approved by the City please notify our office so the City can coordinate with our office as needed on the tree removal and replacement planting work.

If you have any questions, please contact Executive Director of Community Management, Elva Reinholtz, via email at ereinholtz@powerstonepm.com.

Sincerely,

The Board of Directors
NORTH BLUFF PARK COMMUNITY ASSOCIATION





Municipal Operations Department

January 12, 2026

TO: Landscape Manager
FROM: City Arborist
SUBJECT: ***Tree Removal Review***

PROPERTY OWNER(S) / REQUESTER INFORMATION:

Name: Greg Brawley

Tree Location: 2660 Vista del Oro / Front 1

The applicant, Mr. Greg Brawley (residing at 2658 Vista del Oro) contacted the City to request the removal of one (1) Gold-Medallion tree (*Cassia leptophylla*) located at 2660 Vista del Oro due to view blockage from the street to the applicant's home, poor aesthetics, seedpod drop and the potential of public sidewalk damage.

A field inspection determined the Gold-Medallion tree is in good condition and does not meet the criteria for removal referenced in the G-1 Policy. Staff denied the removal request of the Gold-Medallion tree and advised Mr. Brawley of the appeal process.

Mr. Brawley provided the required HOA board meeting minutes along with the HOA board signature of approval and has agreed to pay for the removal and replacement of the tree with a Forest Pansy (*Cercis canadensis 'Forest Pansy'*) 36-inch box tree.

REPLACEMENT TREE(S): YES NO

REPLACEMENT TREE(S):

Forest Pansy (*Cercis canadensis 'Forest Pansy'*)

LANDSCAPE MANAGER – COMMENTS / RECOMMENDATIONS:

Signature:  Date: 1-14-2026



Municipal Operations Department

TREE INSPECTION REPORT

Name: Greg Brawley

Location(s) of tree(s): 2660 Vista del Oro / Front 1

Request: The applicant, Mr. Greg Brawley (residing at 2658 Vista del Oro) contacted the City to request the removal of one (1) Gold-Medallion tree (*Cassia leptophylla*) located at 2660 Vista del Oro due to view blockage from the street to the applicant's home, poor aesthetics, seedpod drop and the potential of public sidewalk damage.

Botanical/Common Names: *Cassia leptophylla* / Cassia - Gold Medallion Tree

Estimated Tree Value: \$6,080.00

Replacement Street Tree: Forest Pansy (*Cercis canadensis 'Forest Pansy'*)

Damage: N/A

Parkway: Concrete Brick Turf (X) Other

Comments: The applicant, Mr. Greg Brawley (residing at 2658 Vista del Oro) contacted the City to request the removal of one (1) Gold-Medallion tree (*Cassia leptophylla*) located at 2660 Vista del Oro due to view blockage from the street to the applicant's home, poor aesthetics, seedpod drop and the potential of public sidewalk damage.

A field inspection determined the Gold-Medallion tree is in good condition and does not meet the criteria for removal referenced in the G-1 Policy.

Mr. Brawley is willing to pay for the tree removal and the planting of a Forest Pansy (*Cercis canadensis 'Forest Pansy'*) 36-inch box replacement tree.

Inspected by:

Handwritten signature of John J. Nelson.

John J. Nelson, City Arborist

Date: January 12, 2026

Recommendation: Staff denied the removal request of the Gold-Medallion tree (*Cassia leptophylla*) and advised Mr. Brawley of the appeal process.

Reviewed by:

Handwritten signature of Kevin Pekar.

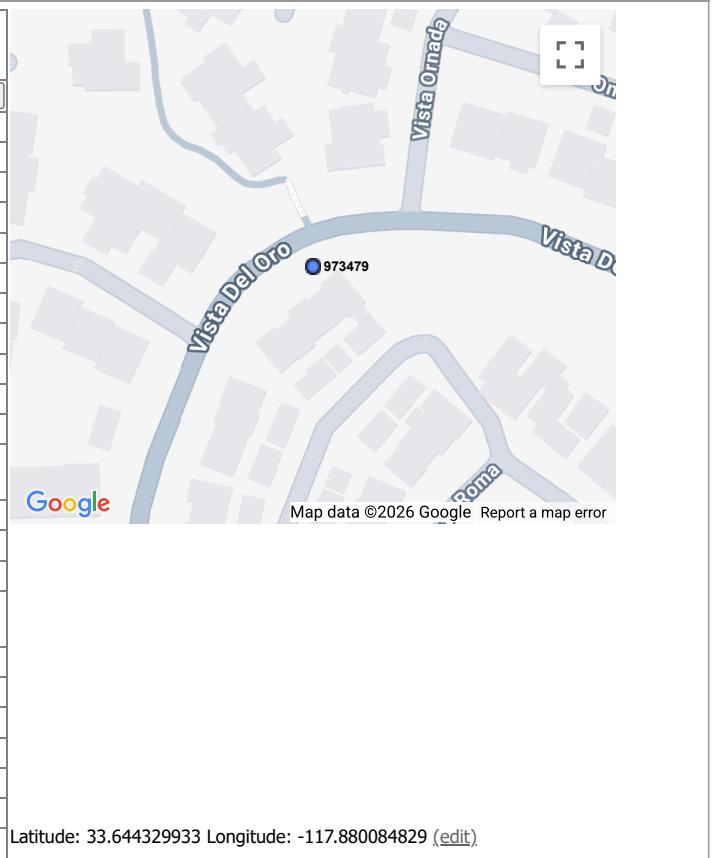
Kevin Pekar, Landscape Manager

Date: January 12, 2026

[Detail](#) [Notes](#) [Images](#) [Documents](#) [Observations](#)

Inventory Detail

Tree ID	973479	Old Tag #	<input type="text"/>	Save
District	1			
Area	1			
Address	2660 VISTA DEL ORO			
Side/Site	Front - 1			
Alt Address				
Tree Species	Cassia leptophylla / Cassia - Gold Medallion Tree			
Common Name	Gold Medallion Tree			
Size	0-6			
Height	01-15			
DBH	2.00			
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			
Estimated Value	\$6,080.00			
Next Date				



Service History							New
Scope	WO Ref #	Description	Who	Service Date	Invoice Date	Service	Price
Invoiced	56203	2025 - Grid 1 (Eastbluff)(Broadleaves) - FINAL	GSTS	3/03/25	3/03/25	Grid Pruning	67.06
Invoiced	48547	2023 - Grid 1 Eastbluff (Broadleaves) - (Jan. Progress)	GSTS	1/27/23	1/31/23	Grid Pruning	57.99
Invoiced	42751	2020 - GRID 1 (Eastbluff) - Broadleaves (Jan. Progress)	GSTS	1/07/21	1/28/21	Grid Pruning	55.20
Invoiced	36319	2019 - GRID 1 (Broadleaves) - March Progress	GSTS	3/14/19	3/29/19	Grid Pruning	52.53
Invoiced	28619	2017 - Grid 1 (Eastbluff) - Broadleafs	GSTS	3/13/17	3/31/17	Grid Pruning	50.13
Invoiced	21603	2015 - Service Request (WR36278) - Vista Del Oro	GSTS	6/12/15	6/30/15	Service Request	58.00
Invoiced	17698	2014 - Grid 1 - Eastbluff (Revised)	GSTS	2/14/14	3/07/14	Grid Pruning	48.00
Work History			WCA	10/27/12		Other	0.00
Work History			WCA	3/01/10		Other	0.00
Work History			WCA	5/23/08		Other	0.00
Work History			WCA	4/09/07		Other	0.00
Work History			WCA	8/31/03		Other	0.00
Work History			WCA	9/07/00		Other	0.00
Work History			WCA	12/08/99		Other	0.00

NO
PARKING
9:30 AM TO 12:30 PM
FRIDAY
STREET SWEEPING





A red and white rectangular sign. The top half contains the word "NO" in large white letters on a red background. Below that, the word "PARKING" is written in large white letters. Underneath "PARKING", the text "9:30 AM TO 12:30 PM" is displayed in red. Below this, the word "FRIDAY" is written in large white letters. At the bottom, there is a red double-headed arrow pointing horizontally. Below the arrow, the words "STREET SWEEPING" are written in red.

A graphic featuring two red arrows pointing in opposite directions above the word "STREET SWEEPING".

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2660









City of Newport Beach: Trees Section – Tree Info Sheet

'Forest Pansy' Eastern Redbud (*Cercis canadensis* 'Forest Pansy')

'Forest Pansy' Eastern Redbud is a moderate to rapid-grower, 15 to 20 feet in height, which has red twigs and beautiful, shimmering, purple/red new leaves, which fade to purple/green during the summer. The veins on the backs of the leaves are a deep maroon and make a striking contrast with the light grey/green leaf. The splendid, purple/pink flowers appear all over the tree in spring, just before the leaves emerge. 'Forest Pansy' Eastern Redbud has an irregular growth habit when young but forms a graceful, flat-topped, vase shape as it gets older.

Description

Height: 15 to 20 feet

Spread: 10 to 20 feet

Crown uniformity:

Irregular outline or silhouette

Crown shape:

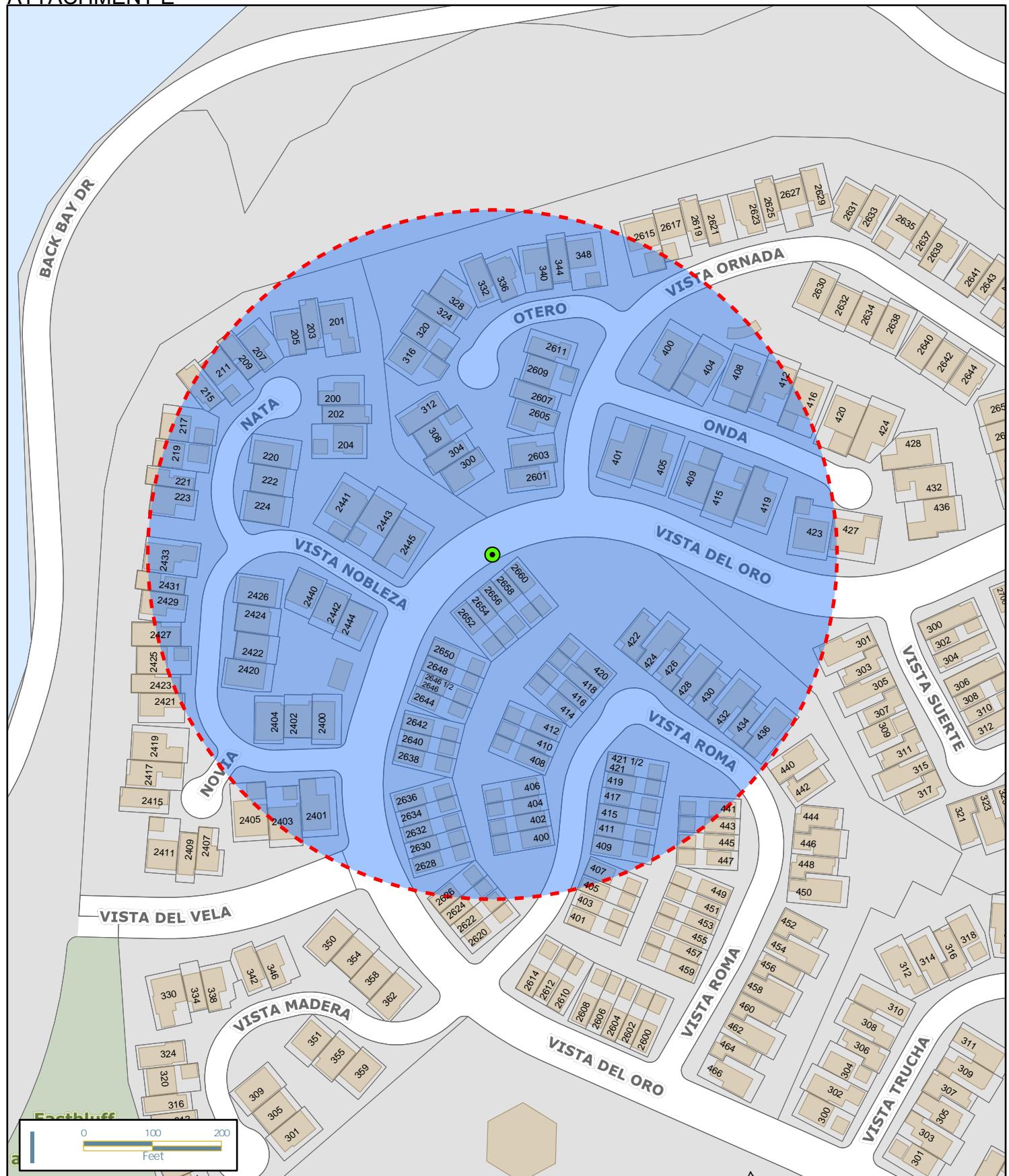
Round; vase shaped

Growth rate:

24-inch per year

Deciduous foliage





Tree Reforestation 2658 Vista del Oro

Tree Location

Properties Notified

500 Feet



City of Newport Beach
GIS Division
January 09, 2026