



# CITY OF NEWPORT BEACH PARKS, BEACHES AND RECREATION COMMISSION AGENDA

Council Chambers - 100 Civic Center Drive

Tuesday, June 2, 2026 - 5:00 PM

***Parks, Beaches and Recreation Commission Members:***

- Anne Yelsey, Chair**
- Amy Waunch, Vice Chair**
- Hassan Archer, Commissioner**
- Diane Daruty, Commissioner**
- Keira Kirby, Commissioner**
- Kate Malouf, Commissioner**
- Travis Piridy, Commissioner**

**Staff Members:**

- Sean Levin, Recreation & Senior Services Director**
- Justin Schmillen, Recreation & Senior Services Deputy Director**
- Zac Gentry, Municipal Operations Director**
- Kevin Pekar, Parks and Trees Superintendent**
- John Nelson, City Arborist**
- Mariah Stinson, Administrative Support Specialist**

The Parks, Beaches and Recreation Commission is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Parks, Beaches and Recreation Commission agenda be posted at least seventy-two (72) hours in advance of each regular meeting and that the public be allowed to comment on agenda items before the Commission and items not on the agenda but are within the subject matter jurisdiction of the Parks, Beaches and Recreation Commission. The Chair may limit public Comments to a reasonable amount of time, generally three (3) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act (“ADA”) The City of Newport Beach’s goal is to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact the Recreation & Senior Services Department at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible at (949) 644-3158 or recreation@newportbeachca.gov.

As a member of the public, if you would like to participate in this meeting, you can participate via the following options:

1. You can submit your comments and questions in writing for Parks, Beaches and Recreation Commission consideration by sending them to the Parks, Beaches and Recreation Commission at PBRcommission@newportbeachca.gov. To give the Parks, Beaches and Recreation Commission adequate time to review your questions and comments, please submit your written comments by Monday, June 1, 2026, at 5:00 p.m.
2. In person in the Council Chambers; 100 Civic Center Drive, Newport Beach, CA 92660.

Please know that it is important to allow public participation at this meeting. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the information will be posted to the City’s website.

**NOTICE REGARDING PRESENTATIONS REQUIRING USE OF CITY EQUIPMENT**

Any presentation requiring the use of the City of Newport Beach’s equipment must be submitted to the Recreation Department 24 hours prior to the scheduled meeting.

- I. CALL MEETING TO ORDER**
- II. ROLL CALL**
- III. PRESENTATION**

**A. Recognition of Sean Levin For 25 Years of Service**

**B. Presentation to Outgoing Commissioners Hassan Archer and Diane Daruty**

Recognizing outgoing Commissioners Hassan Archer and Diane Daruty for their eight years of service on the Parks, Beaches and Recreation (PB&R) Commission.

**IV. NOTICE TO THE PUBLIC**

*The City provides a yellow sign-in card to assist in the preparation of the minutes. The completion of the card is not required in order to address the PB&R Commission. If the optional sign-in card has been completed, it should be placed in the box provided at the podium.*

*The PB&R Commission of Newport Beach welcomes and encourages community participation. Public comments are generally limited to three (3) minutes per person to allow everyone to speak. Written comments are encouraged as well. The Commission has the discretion to extend or shorten the time limit on agenda or non-agenda items. As a courtesy, please turn cell phones off or set them in the silent mode.*

**V. PUBLIC COMMENTS ON CONSENT CALENDAR**

*This is the time in which PB&R Commissioners may pull items from the CONSENT CALENDAR for discussion (Items VI-A thru VI-C). Public comments are also invited on Consent Calendar items. Speakers must limit comments to three (3) minutes. Before speaking, please state your name for the record. If any item is removed from the Consent Calendar by a PB&R Commissioner, members of the public are invited to speak on each item for up to three (3) minutes per item.*

*All matters listed under CONSENT CALENDAR are considered to be routine and will all be enacted by one motion in the form listed below. Commissioners have received detailed staff reports on each of the items recommending an action. There will be no separate discussion of these items prior to the time the PB&R Commission votes on the motion unless a Commissioner requests specific items to be discussed and/or removed from the Consent Calendar for separate action*

**VI. CONSENT CALENDAR**

**A. Minutes of the Parks, Beaches and Recreation Meeting of May 3, 2026**

Waive reading of subject minutes, approved and order filed.

[05-05-2026 DRAFT PBR Minutes](#)

**B. MOD Activity Report**

Receive/File Report on past and upcoming projects and events.

[MOD Activity Report](#)

**C. RSS Activity Report**

Receive/File Report on past and upcoming projects and events.

[RSS Activity Report](#)

**VII. CURRENT BUSINESS**

**A. Reforestation Request - 901 Chestnut Place**

Staff recommends that the Parks, Beaches and Recreation (PB&R) Commission approve the reforestation request of a Manna Gum Eucalyptus (*Eucalyptus viminalis*) located on the Alta Vista side of 901 Chestnut Place.

The applicant, Geoffrey Darby, residing at 901 Chestnut Place, has provided the required HOA board meeting minutes along with the HOA board signature of approval to remove and replace the tree. If approved by the Commission, the City will pay for the removal of the Manna Gum, while the applicant has offered to fund the replacement of the tree with two 48-inch box Jacaranda trees (*Jacaranda mimosifolia*).

[Staff Report](#)

[Attachments A-G](#)

**VIII. ANNOUNCEMENTS/FUTURE AGENDA ITEMS**

**IX. PUBLIC COMMENTS ON NON-AGENDA ITEMS**

*Public comments are invited on agenda and non-agenda items generally considered to be within the subject matter jurisdiction of the PB&R Commission. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record.*

**X. ADJOURNMENT**

**CITY OF NEWPORT BEACH**

**Parks, Beaches & Recreation Commission  
Regular Meeting  
May 5, 2026 – 5:00 p.m.**

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**I. CONVENE MEETING OF THE PARKS BEACHES & RECREATION COMMISSION TO ORDER – 5:00 p.m.**

**II. ROLL CALL**

Present: Anne Yelsey, Chair  
Amy Waunch, Vice Chair  
Hassan Archer, Commissioner  
Diane Daruty, Commissioner  
Keira Kirby, Commissioner  
Kate Malouf, Commissioner

Absent: Travis Piridy, Commissioner (excused)

Staff: Sean Levin, Recreation & Senior Services Director  
Justin Schmillen, Recreation & Senior Services Deputy Director  
Kevin Pekar, Parks and Trees Superintendent  
John Nelson, City Arborist  
Mariah Stinson, Administrative Support Specialist

**III. NOTICE TO THE PUBLIC**

**IV. PUBLIC COMMENTS ON CONSENT CALENDAR**

None

**V. CONSENT CALENDAR**

**A. Minutes of the Parks, Beaches and Recreation Commission Meeting of April 7, 2026**

*Recommendation: Waive reading of subject minutes, approve and order filed.*

**B. MOD Activity Report**

*Recommendation: Receive/file Report of past and upcoming projects and events.*

**C. RSS Activity Report**

*Recommendation: Receive/file Report of past and upcoming projects and events.*

Chair Yelsey opened public comment, and there were none.

**Motion by Chair Yelsey**, seconded by Commissioner Malouf, to approve Item V. CONSENT CALENDAR.

**The motion carried by unanimous vote.**

## **VI. CURRENT BUSINESS**

### **A. Reforestation Request - 2701 Harbor View Drive - Front 1, Side 1,2,3,4,5**

*Recommendation: Consider the reforestation request of six Magnolia ‘Little Gem’ (Magnolia grandiflora ‘Little Gem’) located at 2701 Harbor View Drive.*

*The applicant, Ms. Jennifer Durham, residing at 2701 Harbor View Dr. has provided the required homeowner association (HOA) board meeting minutes and board signature of approval to remove and replace the trees with Magnolia ‘Little Gem’ (Magnolia grandiflora ‘Little Gem’) trees. If approved by the Commission, there will be a one-for-one replacement tree for each tree removed with a 24-inch box tree installed at the applicant’s cost.*

City Arborist John Nelson reported that Jennifer Durham of 2701 Harbor View Dr. is requesting to reforest six magnolia little gems. He noted that it is a corner house with the six trees surrounding the property on three sides, and the applicant acknowledges that they are mature, although sparse, but healthy. He added that the trees are topiaried to preserve views. He read an email from the applicant stating that the trees would be replaced by leafy 24-inch box trees that would have ample time to grow before blocking views, adding that the current trees have become overly tall and top-heavy.

City Arborist Nelson reported that the magnolia little gem is the neighborhood’s designated street tree, with the applicant requesting a variance on the standard replacement to use a 24-inch box instead of the standard 36-inch box to gain additional growth time before views are impacted again. He confirmed that the appropriate area was notified of the meeting.

In response to Commissioner Kirby’s inquiry, City Arborist Nelson stated that magnolia trees can live to be over 120 years old, noting that some in Corona del Mar are four times as large. He estimated that these trees are between 10 and 15 years old, terming them as being adolescent.

Commissioner Kirby reported driving past the subject property and feeling that the trees are not overly large, adding that she expected to see bigger trees.

In response to Commissioner Kirby’s inquiry, City Arborist Nelson reported that he requested pictures of the view blockages from the applicant. He added that he did not take any pictures of the view blockages himself, noting that the applicant has also submitted a request to prune a tree across the street. He stated that he did not perceive a view blockage from the trees in question.

In response to Vice Chair Waunch's inquiries, City Arborist Nelson reported receiving no response to the mailings about the meeting. He stated that the applicant's email reported that she is not in attendance because she is celebrating her mother's 91<sup>st</sup> birthday. He deferred to the Commission on whether the trees should be removed, stating that the pictures in his presentation speak for themselves. He stated that he does not think the trees are top-heavy and, while appearing to have been topiaried, they do not appear malformed or disfigured, adding that the trees appear nice. He acknowledged that the replacement trees would take a longer time before they impact views, adding that the intent of the applicant is to reset the clock until this inevitably happens. Parks and Trees Superintendent Kevin Pekar added that the applicant has paid for supplemental trimming in the past, theorizing that she may be trying to avoid doing it repeatedly with this application. He added that the applicant has likely pruned the trees herself.

In response to Commissioner Archer's inquiries, City Arborist Nelson confirmed that there are no safety issues. He confirmed that they cannot know for certain what level of view obstructions exist from the house because the applicant did not provide evidence.

Commissioner Archer stated that he is struggling to understand why the trees should be replaced.

In response to Commissioner Kirby's inquiry, City Arborist Nelson confirmed that a proper street tree has a bare bottom due to stability issues, impacts to the right-of-way, and traffic views.

Chair Yelsey opened public comment, and there was none.

Commissioner Daruty noted that there are similar trees along the street, so it does not make sense to remove these trees.

**Motion by Commissioner Malouf**, seconded by Chair Yelsey, to deny the request.

**The motion carried by unanimous vote.**

**B. Overview of City Council Policy G-1 – Retention and Removal City Trees Update**

*Recommendation: Receive and file the overview of updates to City Council Policy G-1 – Retention and Removal of City Trees (G-1).*

Parks and Trees Superintendent Pekar reported that City Council Policy G-1 was adopted in 1966 and has since been amended 26 times. He reported that the most recent revisions were intended to better organize the Policy, which had become overly complex, redundant, and unclear through its many amendments. He added

that the most recent revisions were of limited substance as the focus was on creating a new framework to more closely align with other City permitting processes.

Parks and Trees Superintendent Pekar reported that substantive changes to the previous version of the Policy include adding tuliptree scale infestations and trees preventing a property owner from obtaining fire insurance to the problem trees section, a maximum of 100 properties for petitions in dense communities, a seven-day notification for standard and problem trees, the Commission's decision being final on appeals and reforestations, and an updated special tree inventory. He added that Sections VI, VIII, and IX of Policy G-1 were moved to Policy G-6, which is more focused on maintenance and planting.

Parks and Trees Superintendent Pekar reported that consultants are presently helping the City update its tree inventory and draft an Urban Forest Management Plan (UFMP) that should be completed in about a year, adding that the Commission will have an opportunity to review the UFMP and provide suggestions to the Plan and Policy G-1. He stated that, about this time next year, he expects to request the creation of an Ad Hoc Committee to assess Policy G-1 along with the UFMP.

In response to Commissioner Archer's inquiry, Parks and Trees Superintendent Pekar confirmed that the City Council has approved the Commission having final approval for tree removals.

Chair Yelsey opened public comment.

Jim Mosher expressed concerns about removing the opportunity to appeal decisions to the Council. He stated that the rewritten Policy is flawed and merits review sooner than one year from now.

Chair Yelsey closed public comment.

Commissioner Daruty called for annual training sessions for new Commissioners who will use the Policy regularly, particularly as it relates to the appeal process. Commissioner Malouf echoed Commissioner Daruty's comments.

In response to Commissioner Malouf's inquiries, Recreation & Senior Services Director Sean Levin stated that the Policy is final, as the revisions were approved by the City Council. He noted that the Policy has been amended 26 times and may be amended again in the future. He recommended that the Commission work with the updated Policy for the next year to evaluate how it is working, particularly with the new provision prohibiting appeals to the City Council. If, after that time, the Commission would like to recommend changes, it could review the Policy at the Commission level and forward any proposed revisions to the City Council for consideration.

Commissioner Kirby reported that she informed Council Members that the Commission is interested in creating an Ad Hoc Committee to discuss the Policy in the future.

Chair Yelsey received and filed the report.

**VII. ANNOUNCEMENTS/FUTURE AGENDA ITEMS**

Recreation & Senior Services Deputy Director Justin Schmillen reported that the Field of Honor will be starting on May 15<sup>th</sup> at Castaways Park with an Armed Forces Day ceremony on May 16<sup>th</sup> and Memorial Day ceremony on May 25<sup>th</sup>. He stated that the Older Adults Social and Information Services (OASIS) Senior Center will have its annual resource expo on May 16<sup>th</sup>. He added that the annual Movies in the Park series will begin on June 5<sup>th</sup> with a screening of Zootopia 2 at Marina Park.

Parks and Trees Superintendent Pekar noted that there was a question at the last meeting about a public-facing donated tree map. He confirmed that the map is on the City website and provided a demonstration on how to find it. He added that it can also be found by searching the website for Graphic Information System (GIS) dashboards, noting that there is a column on the donation dashboard for trees. He thanked the Commission for attending a successful Arbor Day event.

Recreation & Senior Services Director Levin reported that former Commissioner Debra Allen passed away earlier today, adding that she was also a volunteer at the OASIS Senior Center.

**VIII. PUBLIC COMMENTS ON NON-AGENDA ITEMS**

None.

**IX. ADJOURNMENT – 5:35 p.m.**

Submitted by: \_\_\_\_\_  
Mariah Stinson, Administrative Support Specialist

Approved by: \_\_\_\_\_  
Anne Yelsey, Chair



CITY OF

# NEWPORT BEACH

Municipal Operations Department Monthly Activities Report

**TO:** Parks, Beaches & Recreation Commission

**FROM:** Municipal Operations Department  
Zachary Gentry, Department Director  
949 644-3055, [zgentry@newportbeachca.gov](mailto:zgentry@newportbeachca.gov)



## City of Newport Beach Celebrates Arbor Day

On April 24, Harbor View Elementary School third graders with Mayor Lauren Kleiman, Councilmember Robyn Grant, Chair Anne Yelsey of the Parks, Beaches and Recreation Commission, City staff and parents celebrated the 154<sup>th</sup> Anniversary of Arbor Day. Started in 1872 and celebrated worldwide, Arbor Day is a special day set aside to plant trees.

This year's planting site took place adjacent to Harbor View Elementary School at Grant Howald Park where the Proclamation was read by the Mayor, followed by speeches by the Deputy Director of Public Works and City staff. The students helped plant five trees: a Gold-Medallion, a Sweetshade, a Bay Laurel 'Saratoga', a Pink Trumpet, and finally a native California Sycamore.



This year is the 36<sup>th</sup> consecutive year that the City of Newport Beach has attained the 'Tree City USA' recognition from the Arbor Day Foundation and earned its 23<sup>rd</sup> Growth Award also.

## West Jetty Park

West Jetty Park is a favorite location with residents and visitors alike due to its million-dollar views and proximity to the historic Wedge surf spot. Over the years, the height of the grass has increased due to blowing sand, creating a lip along the sidewalks and making it difficult to mow. The Parks Division recently completed renovation in the park that included removing the grass, adjusting the irrigation to a proper height, grading and installing 9,300 square feet of Kikuya sod. Additionally, the Park's nine benches were replaced with the new city standard concrete benches, emblazoned with "Newport Beach" on their backs. With the upgrades complete, the Park is ready for what is sure to be a busy summer season.



## Special Tree Removal on Seaward

On May 14, 2026, a Municipal Operations staff discovered a Special Neighborhood City Coral tree at 301 Seaward Road with an active lean, starting to heave out of the ground. Staff scheduled an emergency removal of Special Coral (*Erythrina caffra*) tree. The tree will be replaced with another Coral tree.



## Trees Maintenance

During the month of April, Great Scott Tree Service (GSTS) trimmed trees in Grid 8 (Harbor View Hills South), Grid 19 (Newport Ridge), Grid 5 (Fashion Island) and Grid 4 (Spyglass Hills), and responded to four tree-related emergencies, plus completed six service requests.

Month of:	# of Trees Trimmed:	# of Trees Removed:	# of Trees Removed Because a Problem Tree:	# of Trees Planted:
April	2,515	17	0	37

**Prepared By:**

Kevin Pekar, Superintendent  
Parks and Trees Section



CITY OF

# NEWPORT BEACH

Recreation & Senior Services Department Monthly Activities Report

To: PB&R Commission  
From: Sean Levin, RSS Director  
Justin Schmillen, RSS Deputy Director



## OASIS Resource Expo

OASIS Senior Center proudly hosted its annual OASIS Resource Expo on Saturday, May 16, bringing together community members for a morning focused on senior resources, wellness and community connection. This year's event marked the largest Expo to date, featuring 88 vendors and approximately 350 attendees. The Expo showcased a wide variety of organizations, businesses, nonprofits and service providers offering resources related to health and wellness, housing, transportation, caregiving, recreation and senior support services. Special highlights included complimentary breakfast burritos, free cooling towel giveaway, BMI and pulse oximeter screenings provided by Hoag and a Senior Self-Defense class demonstration led by OASIS instructor KC Currin.



The event's continued success reflects the Recreation and Senior Services Department's commitment to supporting healthy aging and connecting older adults with valuable community resources. We look forward to welcoming the community back for another successful OASIS Resource Expo next year.



## OCTA Annual Safety Training

On Saturday, May 9, 2026, OASIS shuttle drivers participated in an OCTA annual safety training session led by a Department of Transportation certified trainer. The training focused on key areas related to safe and effective transportation service, including defensive driving techniques, senior sensitivity, wheelchair securement and more. The purpose of the training is to strengthen staff knowledge and skills to reduce risk on the road.



## Mayor's Youth Council Applications

The Mayor's Youth Council is now accepting applications for the 26-27 school year. The Mayor's Youth Council is an unpaid internship program for Newport Beach high school students designed to provide firsthand experience in local government, leadership, and community service. Participants work alongside City staff and mentors to learn about different City departments, engage in volunteer projects, and assist with community outreach and special events throughout the year. Students also gain experience discussing local real-world issues, culminating in a Mock City Council Meeting each spring. Applications will be accepted through September 4, 2026. Students interested in civic engagement, leadership and serving their community are encouraged to apply.



## Spyglass Hill Park Playground Now Open

The City is pleased to announce the opening of the new playground at Spyglass Hill Park. Funded through the FY 2025 Capital Improvement Program (CIP), the renovated play area features new playground equipment by Landscape Structures Inc. designed to encourage active play, climbing, exploration, and inclusive recreation for children of all ages and abilities.

The updated playground includes slides, climbing and net elements, sensory play features, shaded areas and pour-in-place rubber surfacing, creating a vibrant and welcoming space for families to enjoy.



Before



After

## Movie in the Park- Marina Park

On Friday, June 5, bring family, friends and neighbors out to Marina Park to enjoy the view, free popcorn, candy, activities, and a live screening of "Zootopia 2".event begins at 7:00 p.m. and remember to bring a chair, blanket, or towel to enjoy the movie.



## Wine & Jazz

Come un-wine with us on Wednesday, June 17 at 3:00 p.m. for our Wine & Jazz Event! Enjoy an afternoon of smooth melodies performed by a live trio band, delicious light bites and snacks, and a variety of curated wine pours in a relaxed and inviting atmosphere.

Tickets are \$10 per person and can be purchased at the Oasis Admin Office or by calling 949-644-3244. Must be 21+ to attend.



## Park Patrol

Due to the timing of the meeting, these monthly summaries will be two months behind (i.e. in June you will receive April summary). During the month of **April**, Park Patrol completed the following:

<b>PATROL CHECKS</b>	
Youth Sports Groups	11
Field related issues/checks	292
Park/Picnic/reservation issues/checks	17
Community Center issues/checks	148
Playground checks	232
Other	317
<b>PUBLIC CONTACTS</b>	
Education	5
Alcohol	7
Dog related	72
Calls for Service/Citizen Assists	56
Written Warnings Issued	6 (Parking) 11 (Admin)
Citations Issued	20 (Parking) 4 (Admin)

## Special Event Permits

As of May 15, 2026, there were 81 Special Event Permit processed and issued for the year. Those events of note for this period are:

<b>Event Name</b>	<b>Location</b>	<b>Dates</b>	<b>Attendance</b>
Bicycle Rodeo	Newport Elementary Blacktop	April 18, 2026	50
Visit NB Swing Dance Guinness World Record	Peninsula Park	April 19, 2026	950
OC Marathon	Fashion Island	May 3, 2026	13,000
Field of Honor	Castaways Park	May 15-25	1,500/day

## Facility Use

During the period of April 16, 2025-May 15, 2026, were:

<b>FACILITY USE (Indoor)</b>	
Civic Center Community Room	27
Community Youth Center (CYC)	9
Junior Guard Building	7
Marina Park Event Room	17
Marina Park Classrooms	67
Newport Coast Community Center	23
Newport Coast Community Center Gym	27
OASIS Event Room	11
OASIS Classrooms	11
Witte Hall	2
<b>FACILITY USE (Outdoor)</b>	
Marina Park Picnic/Park Area	19
Picnic/Park Area	52
Fields	17



## OASIS Senior Center - April 2026

<b>TOTAL PARTICIPANTS</b>	<b>9,016</b>
RECREATIONAL CLASSES (unpaid)	1,236
FITNESS CENTER	7,197
PERSONAL TRAINING SERVICES	583
<b>TRANSPORTATION RIDES PROVIDED</b>	<b>1,058</b>
New clients	13
<b>MEALS PROVIDED</b>	<b>2,863</b>
Congregate Meals	157
Meals on wheels	2,706
<b>MEDICAL EQUIPMENT LOANS</b>	<b>20</b>
<b>TOTAL RENTALS</b>	<b>15</b>
Private	0
Commercial	0
Non-Profit	13
NMUSD	0
Internal	2
<b>VOLUNTEER SERVICE HOURS PROVIDED @ OASIS</b>	<b>896</b>
Congregate Meals	0
Greeters	232
General membership meeting	20
Gift Shop	132
Home delivered meals	220
Library	33
Travel Office	259
<b>SOCIAL SERVICES &amp; RESOURCES PROVIDED</b>	<b>206</b>
Counseling	2
SHARP	1
Employment	0
HICAP	0
Housing	1
Information and Referral	200
Telephone reassurance	0
Senior assessment	0
Legal assessment	0
Caregiver Referrals	2
<b>FRIENDS OF OASIS TRIPS &amp; PARTICIPANTS</b>	<b>93</b>
Queen Mary Tour 4/15	49
Art Alive in San Diego 4/24	44
<b>SPECIAL EVENTS/SCREENINGS/LECTURES PARTICIPANTS</b>	<b>43</b>
Tech Tutoring 4/16	3
Veterans Social group 4/21	40
Medication Review 4/23	5
Memory Screening 4/9	7
Art 4 Healing 4/23	9
Writing Your Story Preview Lecture 4/21	5
Perfect Blend 4/29	50
Music 4 Your Mind 4/16	24
Blood Pressure 4/3	1



# NEWPORT BEACH

## PB&R Commission Staff Report

Agenda Item: **VII-A**  
June 2, 2026

**TO:** Parks, Beaches & Recreation Commission

**FROM:** Municipal Operations Department  
Zachary Gentry, Department Director  
949 644-3055, [zgentry@newportbeachca.gov](mailto:zgentry@newportbeachca.gov)

**TITLE:** Reforestation Request – 901 Chestnut Place

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**RECOMMENDATION:**

Staff recommends that the Parks, Beaches and Recreation (PB&R) Commission approve the reforestation request of a Manna Gum Eucalyptus (*Eucalyptus viminalis*) located on the Alta Vista side of 901 Chestnut Place.

The applicant, Geoffrey Darby, residing at 901 Chestnut Place, has provided the required HOA board meeting minutes along with the HOA board signature of approval to remove and replace the tree. If approved by the Commission, the City will pay for the removal of the Manna Gum, while the applicant has offered to fund the replacement of the tree with two 48-inch box Jacaranda trees (*Jacaranda mimosifolia*).

**DISCUSSION:**

The applicant, Geoffrey Darby, residing at 901 Chestnut Place, contacted the City to request the removal of a Manna Gum Eucalyptus tree (*Eucalyptus viminalis*) located on the side of his home due to previous root damage, unbalanced canopy, limited scaffolding root structure on the street side and perceived elevated risk of a whole tree failure.

The subject tree has been taken to Commission by a previous applicant on two occasions, once in 2015, and in 2022. Commission denied the reforestation requests on both of those occasions. On the advice of staff, the new applicant and resident, Mr. Darby, hired a certified arborist to perform an advanced risk assessment to provide evidence of the tree’s risk.

On March 31, 2026, a Level 3 risk assessment conducted by the applicant’s consulting arborist reported that several surface roots had previously been cut, and the ground penetrating radar demonstrated the absence of structural roots on the street side of the tree. City staff confirmed both sidewalk (65 sq.ft.) and curb & gutter (21 linear feet) adjacent to the tree had been repaired in 2010. Additionally, the applicant’s consulting arborist noted an unbalanced canopy, which was weighted away from the applicant’s home. Staff noted that this was due to repeated clearance pruning on the side of the canopy facing the home.

The applicant’s consulting arborist rated the tree’s overall risk at the time of inspection as ‘High’, with the tree part of concern being the identified previous root pruning. For this reason, the arborist recommended the tree’s removal. Additionally, the applicant’s consulting arborist offered

alternative mitigation in the form of a crown reduction (via drop-crotching) of the overall height of the Manna Gum by 25%.

On April 23, 2026, at the direction of staff, the City's tree-trimming contractor performed the prescribed crown reduction via drop-crotching, reducing the canopy by approximately 25%. Additionally, City staff directed the City's on-call consulting arborist, Dudek, Inc. (Dudek), to perform a peer review of Mr. Darby's arborist's report and undertake their own Level 2 Tree Risk Assessment of the tree after mitigation measures had taken place. On April 28, 2026, Dudek performed an inspection to determine if the mitigation measures would lower the overall risk rating.

On May 13, 2026, staff received Dudek's report, which placed the overall risk rating at 'Moderate', but recommended removal within the next 12 months, because of the possible likelihood of failure during **extreme weather events**. This is a higher standard than normal, as annual Santa Ana wind events and winter storms are predictable in Newport Beach. However, the removal recommendation factors in the high likelihood of an extreme *El Niño* in the winter of 2026/2027, as predicted by forecasters.

Based on the consultants' findings, the Manna Gum meets the criteria for removal referenced in the City Council Policy G-1 and staff recommends the PB&R Commission approve the reforestation request of a Manna Gum. Due to the extraordinary cost of hiring a consulting arborist and its associated cost of ground penetrating radar, City staff offered some cost mitigation for removal and replacement. The City will pay for the removal of the Manna Gum, while the applicant has offered to fund the replacement of the tree with two 48-inch box Jacaranda trees (*Jacaranda mimosifolia*).

**NOTICING:**

Mr. Darby, Council Member Robyn Grant, and the Eastbluff Homeowners Community Association have received a copy of this report. The tree was posted with information regarding the Reforestation request and postcard notifications were sent by the City to property owners within 500 feet of the subject tree's location. The agenda item has also been noticed according to the Brown Act (72 hours in advance of the meeting at which PB&R Commission considers the item).

**ATTACHMENTS:**

- A. Reforestation Application
- B. Eastbluff Homeowners Community Association's approval letter.
- C. Tree Removal Report/Review
- D. Applicant's Level 3 Tree Risk Assessment Report.
- E. Dudek's Peer Review and Level 2 Tree Risk Assessment Report.
- F. Info Sheet - Jacaranda
- G. Map highlighting surrounding property owners notified of the Commission Meeting.



# 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 (except for holidays) at 6:00 p.m. in the Council Chambers.

1 LARGE EUCALYPTUS TREE

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

ALTA VISTA & CHESTNUT PL

*Location of tree(s)*

*Please be as specific as possible*

**Requestor**

- Property Owner
- Community Association
- Other \_\_\_\_\_

**Address/ Phone (Daytime) / Email**

901 CHESTNUT PL NEWPORT  
 BEACH CA 92660  
 EMAIL GEOFF@DARBY.CC  
 MOBILE 650 326 7200  
 Date: 2-18-2026

**Signature:** \_\_\_\_\_

**Print Name:** GEOFFREY DARBY

**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:**

- 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.
- 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: SEE ATTACHED EMAIL  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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



# 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 (except for holidays) at 6:00 p.m. in the Council Chambers.

EUCALYPTUS

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

ALTA VISTA - CHESTNUT PL, NEWPORT BEACH

Location of tree(s)

Please be as specific as possible

Requestor

 Property Owner  
 Community Association  
 Other

Address/ Phone (Daytime) / Email

901 CHESTNUT PL  
 NEWPORT BEACH  
 CA 92660

Signature:

*[Handwritten Signature]*

Date:

4/15/2026

Print Name: GEOFF REY DARBY

### 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)
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- Property Owner
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- Other \_\_\_\_\_

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**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:** \_\_\_\_\_

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

Subject. Eucalyptus tree on the corner of Alta Vista and Chestnut Pl.

Dear Mr. Nelson,

In the past two years since we purchased 901 Chestnut Dr, we have been updating and refurbishing our house inside and out. It has been brought to our attention that the Eucalyptus tree in front of our house on Alta Vista has had its root system significantly cut not just pruned. These trees are known for their shallow root structure and for a tree of this size and age the work done to the tree in previous years has introduced a high level of probability that the tree could uproot in a severe storm. We remember very clearly the death of the woman who died in 2011 when a much smaller eucalyptus tree fell on top of her car down on Irvine Avenue.

We were very worried about the damage the tree could cause if it uprooted so we contacted our insurance company Privilege Underwriters Reciprocal Exchange (PURE) out of New York. Their Loss Prevention Group assigned a local Arborist from Legacy Landscape Company, Louis Hernandez, to appraise the tree which he did on February 6<sup>th</sup>, 2026.

I met with Mr Hernandez when he came out to inspect the tree and I was not aware that on the side facing the road there are very visible signs that there has been significant cutting and clearing out of the main roots and there are holes right at the foot of the tree. If you look carefully at the road and concrete curb it looks as though some years ago, work was done to repair damage caused by the tree's roots. On the opposite side of the tree next to the walkway, there are also signs of significant cutting out of the roots. We have learned from our neighbors that the builder and previous owner of our property Dan Heinsfeld, who is a master architect, most likely would have installed a root barrier under the property wall which is hidden by the tall green hedge. We understand that Mr. Heinfeld was very concerned and had approached the City about the trees safety and had asked to have the tree removed.

Given the severity of the storms we have been having this week I am very worried that the tree could topple over. Mr. Hernandez's Company does major tree work and he thinks that the tree could weigh over 25 tons and if it uprooted nothing in its path would survive. I spoke to our neighbors across Alta Vista and Mrs. Goethals said she was worried all last night about THAT tree. If the tree is supported only by roots running along the easement and it collapses it would choose one of the two paths of least resistance which would be to come down on us or Mrs. Goethals. Take a look at what happened this past Tuesday.

["https://www.nbclosangeles.com/video/news/local/large-trees-comes-crashing-down-in-costa-mesa-after-rain/3848734/"](https://www.nbclosangeles.com/video/news/local/large-trees-comes-crashing-down-in-costa-mesa-after-rain/3848734/)

Mr. Hernandez is submitting his report to Pure this week, which is a Level 1 visual review of the tree's condition and I agree with his recommendation to get a Master arborist involved to do a level 2 or 3 review which would involve drilling around the tree to understand the condition of the root structure OR just take the tree down immediately.

Geoff Darby, 901 Chestnut Pl, Newport Beach, CA 92660, Email:geoff@darby.cc, Cell 650-326-7200.

**Subject. Eucalyptus tree on the corner of Alta Vista and Chestnut Pl. February 20<sup>th</sup>, 2026**

Dear Mr. Nelson,

In the past two years since we purchased 901 Chestnut Dr, we have been updating and refurbishing our house inside and out. It has been brought to our attention that the Eucalyptus tree in front of our house on Alta Vista has had its root system significantly cut not just pruned. These trees are known for their shallow root structure and for a tree of this size and age the work done to the tree in previous years has introduced a high level of probability that the tree could uproot in a severe storm. We remember very clearly the death of the woman who died in 2011 when a much smaller eucalyptus tree fell on top of her car down on Irvine Avenue.

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Geoff Darby, 901 Chestnut Pl, Newport Beach, CA 92660, Email:geoff@darby.cc, Cell 650-326-7200.

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Eastbluff Homeowners Community Association

c/o: Tritz Professional Management Services, Inc.

1525 East 17<sup>th</sup> Street, Suite A

Santa Ana ♦ California ♦ 92705

(714) 557-5900 Phone ♦ (714) 442-2543Fax

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March 4, 2026

City of Newport Beach  
John J. Nelson  
100 Civic Center Drive  
Newport Beach, CA 92660

**Via Email and Regular US Mail**  
[jjnelson@newportbeachca.gov](mailto:jjnelson@newportbeachca.gov)

**Re: Eastbluff Homeowners Community Association  
901 Chestnut Place, Newport Beach, CA 92660  
Association Approval for Tree Removal and Reforestation**

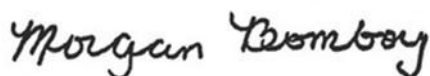
Dear Mr. Nelson:

It is the understanding of the Association that Geoffrey C. and Carol G. Darby of 901 Chestnut Place, Newport Beach, CA 92660, have made application for Removal and Reforestation of a parkway tree located adjacent to the 901 Chestnut Property.

At their March 2, 2026 meeting, the Board of Directors of the Eastbluff Homeowners Community Association approved their support of the homeowners' request to have the City of Newport Beach work with Mr. and Mrs. Darby to remove and replace the tree under the City's Reforestation guidelines.

If you have any questions, please contact our office for assistance.

Sincerely,  
On Behalf of the Board of Directors  
Eastbluff Homeowners Community Association



Morgan Bomboy, CCAM  
General Manager, Tritz Professional Management Services

Cc: Mr. and Mrs. Darby



## Municipal Operations Department

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May 14, 2026

**TO:** Landscape Manager

**FROM:** City Arborist

**SUBJECT:** *Tree Removal Review*

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### PROPERTY OWNER(S) / REQUESTER INFORMATION:

**Name:** Geoffrey Darby

**Tree Location:** 901 Chestnut Place / Side 1

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The applicant, Geoffrey Darby (residing at 901 Chestnut Place), contacted the City to request the removal of a Manna Gum Eucalyptus (*Eucalyptus viminalis*) located on the Alta Vista side of his home due to previous root damage, unbalanced canopy, limited scaffolding root structure on the street side and perceived elevated risk of a whole tree failure.

A Level 3 field inspection conducted by the applicant's consulting arborist reported that several surface roots had previously been cut, and the ground penetrating radar demonstrated the absence of structural roots on the street side of the tree. City staff confirmed both sidewalk (65 sq.ft.) and curb & gutter (21 linear feet) adjacent to the tree had been repaired in 2010. Additionally, the applicant's consulting arborist noted an unbalanced canopy, which was weighted away from the applicant's home. City staff noted this was due to repeated clearance pruning on the side of the canopy facing the home.

The applicant's consulting arborist rated the tree's condition at the time of inspection (March 31, 2026) as 'High', with the tree part of concern being the identified previous root pruning. For this reason, they recommended the tree's removal. Additionally, the applicant's consulting arborist offered alternative mitigation in the form of a crown reduction (via drop crotching) of the overall height by 25%.

On April 23, 2026, at the direction of City staff, the City's tree-trimming contractor performed the prescribed crown reduction via drop-crotching, reducing the canopy by approximately 25%. Additionally, City staff directed the City's on-call consulting arborist to perform a peer review of Mr. Darby's arborist's report, and their own Level 2 Tree Risk Assessment after mitigation measures had taken place. On April 28, 2026, the City's on-call consulting arborist performed an inspection to determine if the mitigation measures would lower the overall risk rating.

On May 13, 2026, staff received their consultant's report, which placed the overall risk rating at 'Moderate', but recommended removal within the next 12 months because of the possible likelihood of failure during *extreme weather events*. This is a higher standard





Reviewed by:



Kevin Pekar, Landscape Manager

Date: May 14, 2026



Public Works

CA 64689























Detail Notes Images Documents Observations

# Inventory Detail

Tree ID	972864	Old Tag #	<input type="text"/>	Save
District	1			
Area	1			
Address	901 CHESTNUT PL			
Side/Site	Side - 1			
Alt Address	2720 ALTA VISTA DR			
Tree Species	<u>Eucalyptus viminalis</u> / Eucalyptus - Viminalis			
Common Name	Manna Gum			
Size	31+			
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	AUG/OCT			
Estimated Value	\$17,220.00			
Next Date				



Latitude: 33.640440862 Longitude: -117.870399208 ([edit](#))

Service History							New
Scope	WO Ref #	Description	Who	Service Date	Invoice Date	Service	Price
Invoiced	58108	2025 - Eucalyptus Trimming (Grids 1, 8, 12, 16, 18) Oct Progress	GSTS	10/22/25	10/30/25	Grid Pruning	69.07
Invoiced	52449	2024 - (N) Supplemental Trimming at 901 CHESTNUT PL	GSTS	3/22/24	3/22/24	Homeowner Request	0.00
Invoiced	52449	2024 - (N) Supplemental Trimming at 901 CHESTNUT PL	GSTS	3/22/24	3/22/24	Crew Rental	74.29
Invoiced	49068	2023 - Grid 1 Eastbluff (Broadleaves) - (Mar Progress)	GSTS	3/23/23	3/24/23	Grid Pruning	57.99
Invoiced	42751	2020 - GRID 1 (Eastbluff) - Broadleaves (Jan. Progress)	GSTS	1/25/21	1/28/21	Grid Pruning	55.20
Invoiced	36064	2019 - GRID 1 (Broadleaves) - Feb. Progress	GSTS	2/07/19	2/26/19	Grid Pruning	52.53
Invoiced	34620	2018 - INCLEMENT WEATHER 10/17/18	GSTS	10/17/18	10/17/18	Debris Removal	0.00
Invoiced	27833	2017 - Grid 1 (Eastbluff) - Broadleafs	GSTS	1/26/17	1/31/17	Grid Pruning	50.13
Invoiced	24439	2016 - WR37912 - Service Request	GSTS	4/05/16	4/05/16	Service Request	59.72
Invoiced	17698	2014 - Grid 1 - Eastbluff (Revised)	GSTS	2/21/14	3/07/14	Grid Pruning	48.00
Work History			WCA	5/03/11		Other	0.00
Work History			WCA	6/30/10		Other	0.00
Work History			WCA	8/05/09		Other	0.00
Work History			WCA	7/29/08		Other	0.00
Work History			WCA	4/26/07		Other	0.00
Work History			WCA	3/03/04		Other	0.00
Work History			WCA	7/18/03		Other	0.00
Work History			WCA	12/15/00		Other	0.00

**Arborist Report**  
**Louis M. Hernandez Jr.**  
**ISA Certified Arborist # WE-13022A**

March 31, 2026

**SITE INFORMATION:**

Mr. Geoffrey Darby  
901 Chestnut Pl.  
Newport Beach, CA 92660

**BACKGROUND AND ASSIGNMENT:**

I was contacted to inspect a *Eucalyptus viminalis* growing in the city parkway adjacent to residence's property. The homeowner was concerned about the tree's size and relative location to his home. He had become aware that trees of this type had recently been involved in failures that caused severe property damage and even one death to a motorist. I was initially hired to perform a Level I inspection and a report.

The City of Newport Beach then asked Mr. Darby to hire an arborist to perform a risk assessment of the tree based on a level III Advanced Inspection. They recommended he either perform air spading or ground penetrating radar root mapping. Mr. Darby asked me to provide that requested report and Ground Penetrating Radar mapping.

**GENERAL SITE OBSERVATIONS:**

The subject tree is approximately 80 ft. tall and appears to be well maintained. The tree is growing approximately 60 lf. from the dwelling. The area of the dwelling closest to the subject tree is the residence's living quarters, the den, bedroom and kitchen. The subject tree is growing in a parkway area that is covered in synthetic turf except where the tree exists. There appears to be no irrigation system for the subject tree. The tree has a DBH of 4'. The tree has a normal root flair except for large surface roots that have been cut within 2' of the edge of the trunk base. (see Attachment A – Photo 1) There is no mulch covering over the root flair. The cut roots appear, upon visual inspection to be properly healed. There is a large void on the street side of the root flair, but no visible injury that could have caused the void. (see Attachment A – Photo 2) It appears that a portion of the city curb and gutter directly adjacent to the tree has been replaced. The new joint between the old and new curb and gutter has begun to be lifted. The tree's crown has been trimmed away from the residence and is visibly off balance towards the street side. (see Attachment – Photo 3)

The Canopy has some dead wood in its upper reaches and one of the main structural branches has a wound that is weeping. To create the crown into its unbalanced existence, the tree has evidence of topping. There appears to be included bark on the lower branch crotches. (See Attachment A - Photo 4)

**LEVEL III TREE RISK ASSESSMENT:**

Since the most concerning issue with this tree is the appearance of many large cut roots within two feet of the tree trunk, I decided to hire a Ground Penetrating Radar Technician to perform root mapping. Linear scans were performed on the root mass of the subject tree on the street side with four different scans taken. The results of the GPR Root Mapping are included in this report. (see Attachment B - Figures 1-7)

A Tree Risk Assessment Matrix of the subject tree was completed, with the target being the retired people living in the part of the residence closest to the subject tree, and because of the root mass damage and recovery of the subject tree on the opposite side of the subject tree from the residence, it was determined that the Risk Rating of this tree was HIGH. (see Attachment C - Matrix of Tree Risk Assessment)

#### **CONCLUSIONS:**

The results of the GPR show that few to no larger roots exist on the street side of the tree. Many small to medium roots exist as reaction growth as a result of the cutting and removal of the larger roots. The regrowth of roots and the existence of the large void in the root flare are supporting the health of the tree, but they may not be contributing adequately to the structural integrity and stability of the tree

The subject tree is relatively healthy and growing, however because of the absence of structural roots on the street side of the subject tree, the potential for catastrophic failure with potential harm to human life, living in the adjacent residence, and because this tree has little to no intrinsic value for the community where it exists, it is my opinion that this tree should be removed.

#### **RECOMENDATIONS:**

Tree removal at the earliest possible opportunity, to mitigate potential harm to humans.

If the tree is not removed, then reducing the height of the tree by removing at least 25% of its height, is highly recommended. Please note that this kind of severe trimming could potentially weaken or could also cause the decline of the subject tree. Therefore, if crown reduction is the ultimate remedy preferred by the owner of this tree, The City of Newport Beach, then 'drop crotching' of the tree is recommended as a means to lower the tree's height. This tree should then have yearly inspections by a Certified Arborist to assess the health of the tree.

**ARBORIST'S DISCLAIMER:** Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice. Arborists cannot detect every condition that could possibly lead to structural failure of a tree or anticipate extreme weather events that could contribute to failure. Trees are living organisms that fail in ways we do not fully understand. 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. Likewise, remedial treatments, like any medicine, cannot be guaranteed. Treatment, pruning and removal of trees may involve considerations beyond the scope of the Arborists services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Please contact me if you have any questions. Cell Phone: 714-720-3804

Sincerely,

Louis M. Hernandez Jr.  
ISA Certified Arborist WE-13022A  
Tree Risk Assessment Qualified

## ATTACHMENT A – PHOTOS



PHOTO #1 – ARROWS INDICATE CUT ROOTS



PHOTO #2 AAROWS INDICATE CUT ROOTS

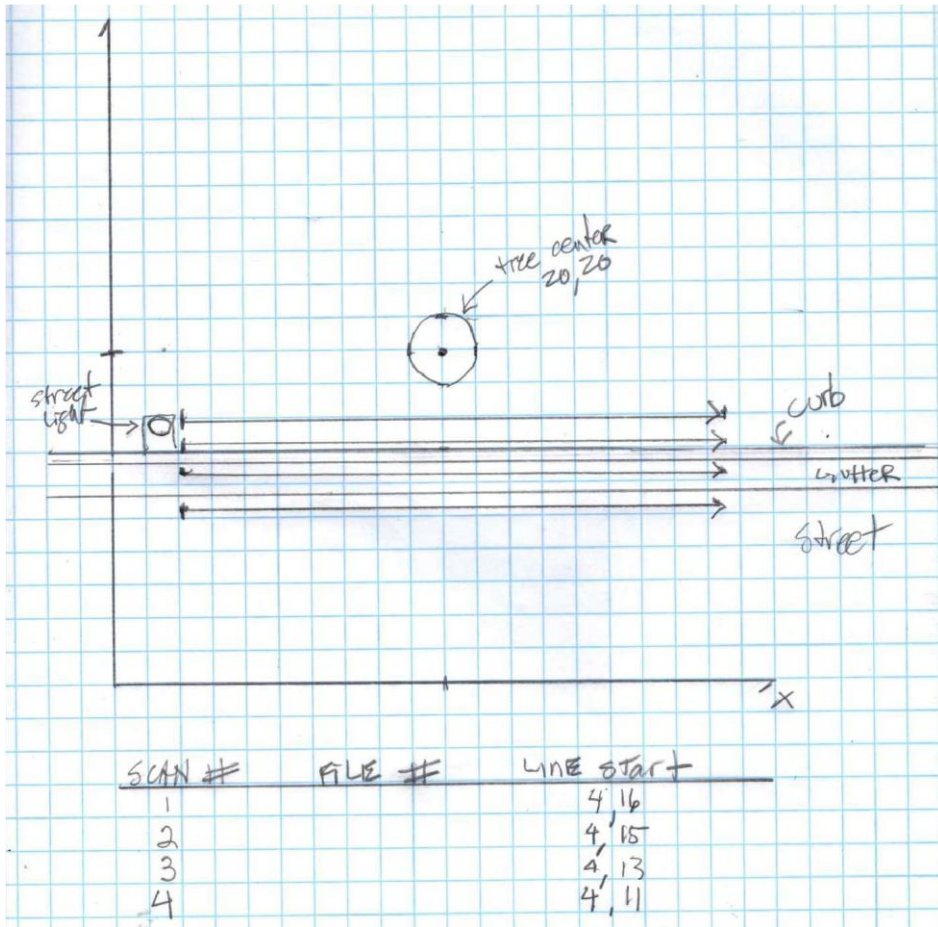


PHOTO #3 – UNBALANCED TREE CANOPY



PHOTO #4 – INCLUDED BARK ON LOWER CROTCH

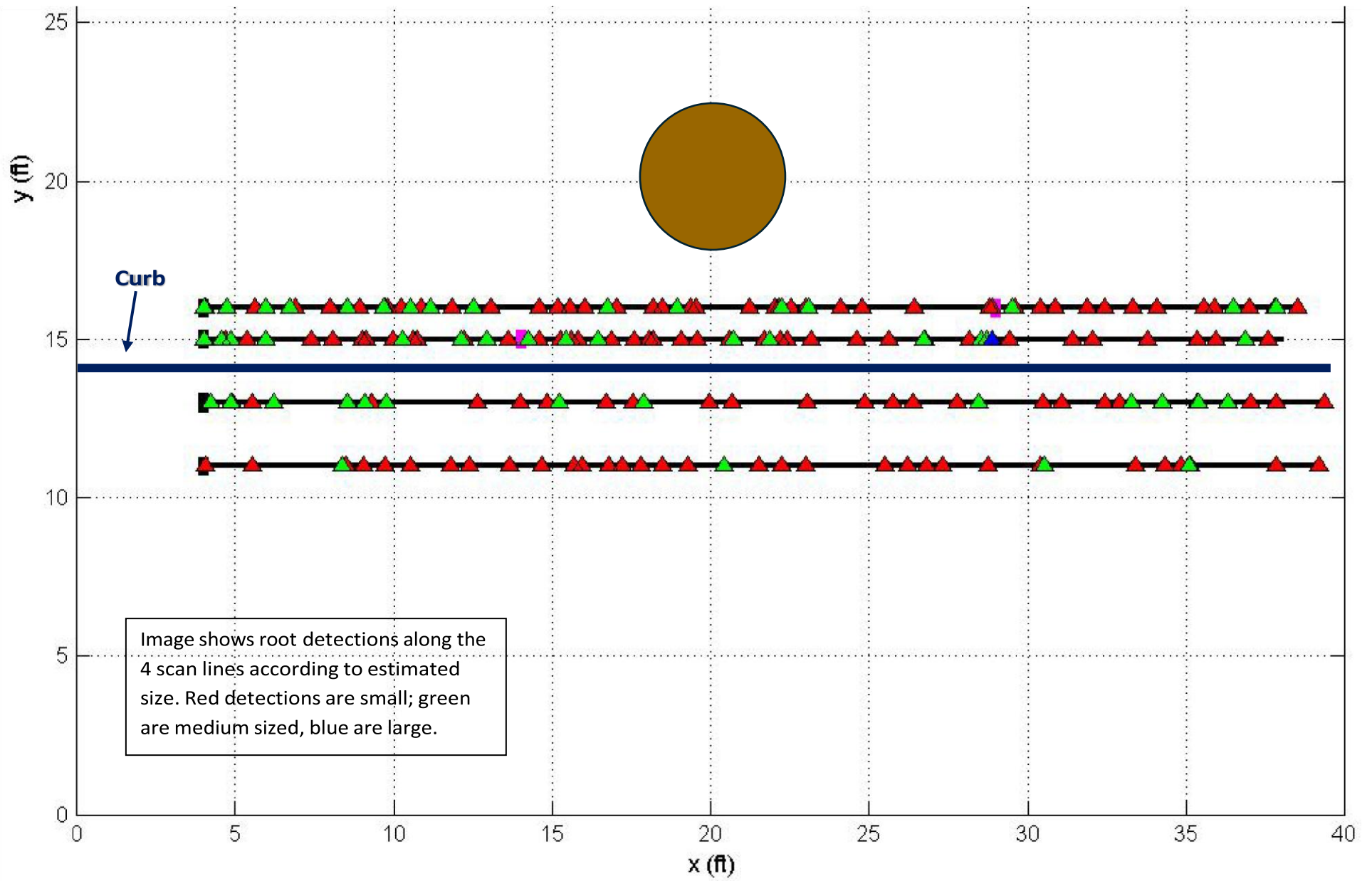
# ATTACHMENT B

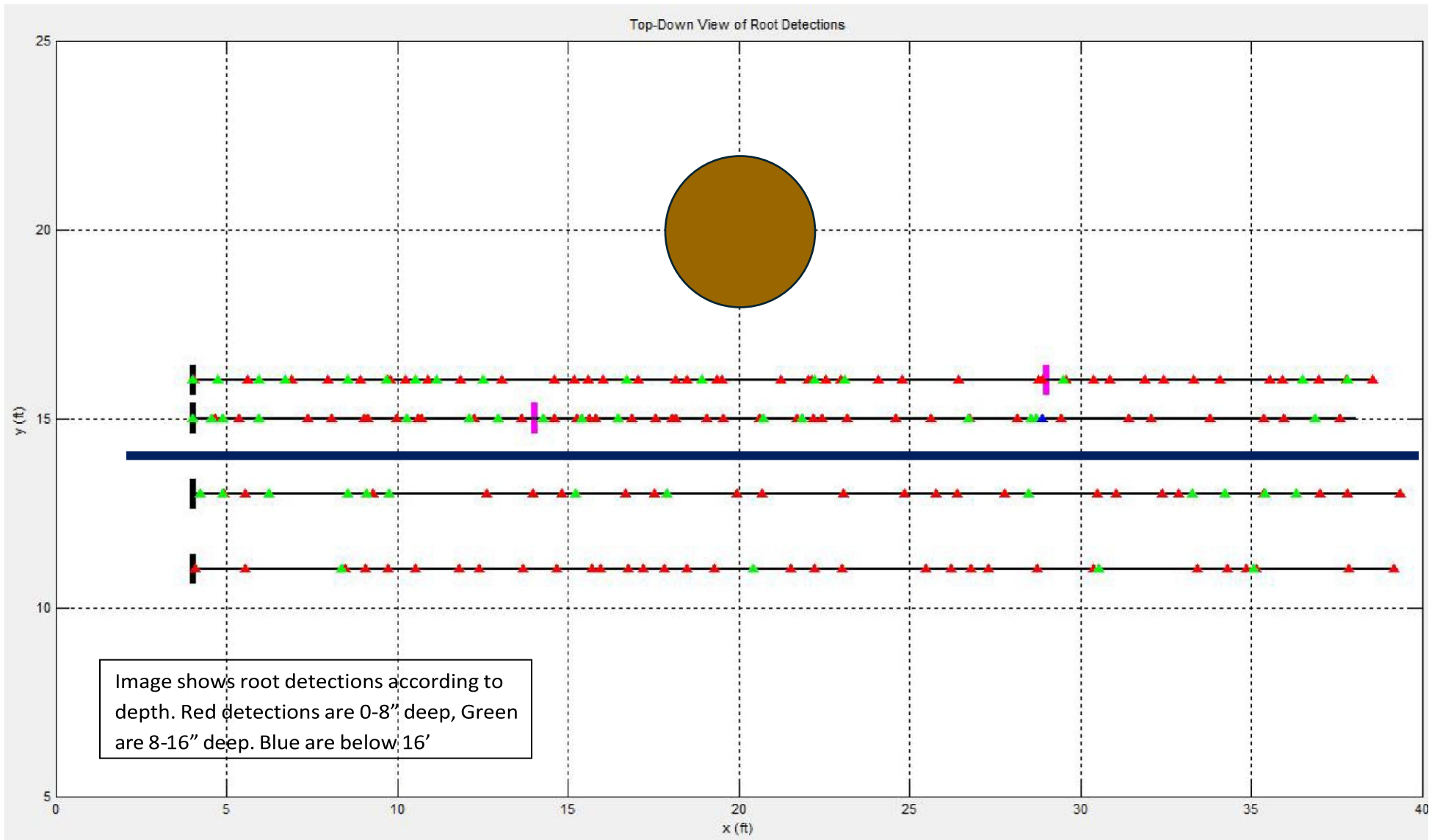


Site sketch of project area

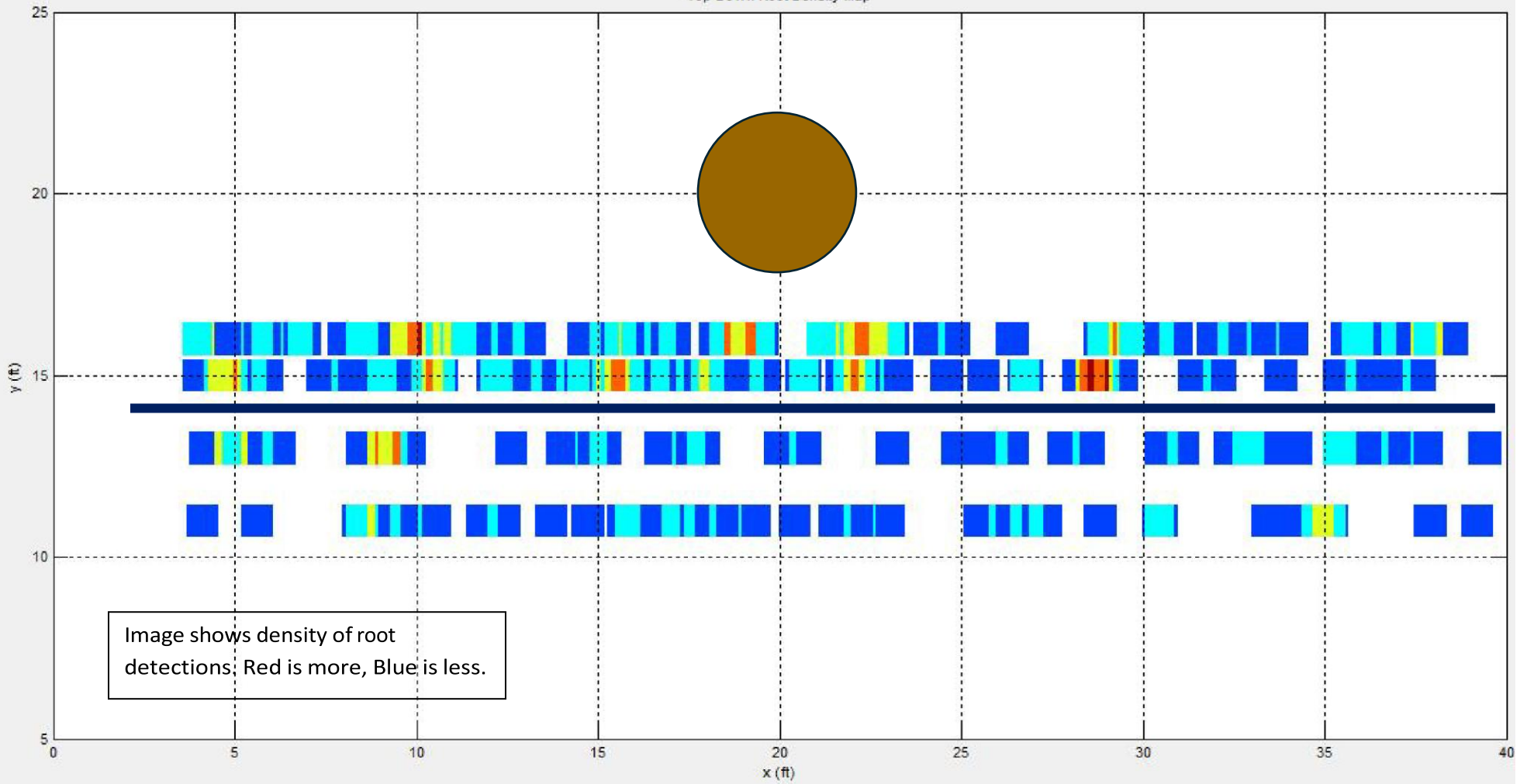
Based on X, Y coordinates

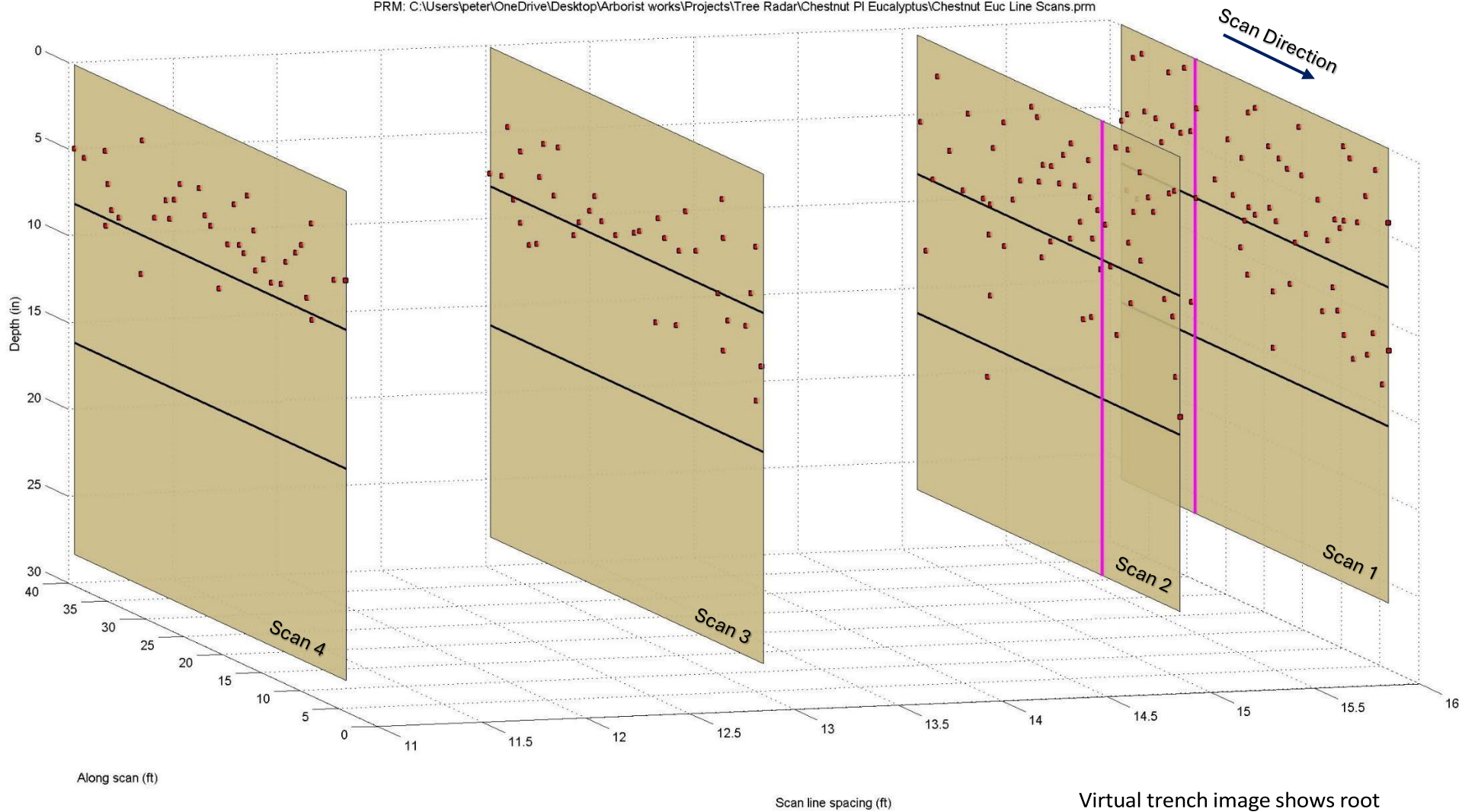






Top-Down Root Density Map





Virtual trench image shows root detections within a vertical plane for each scan line.

Root Morphology Map

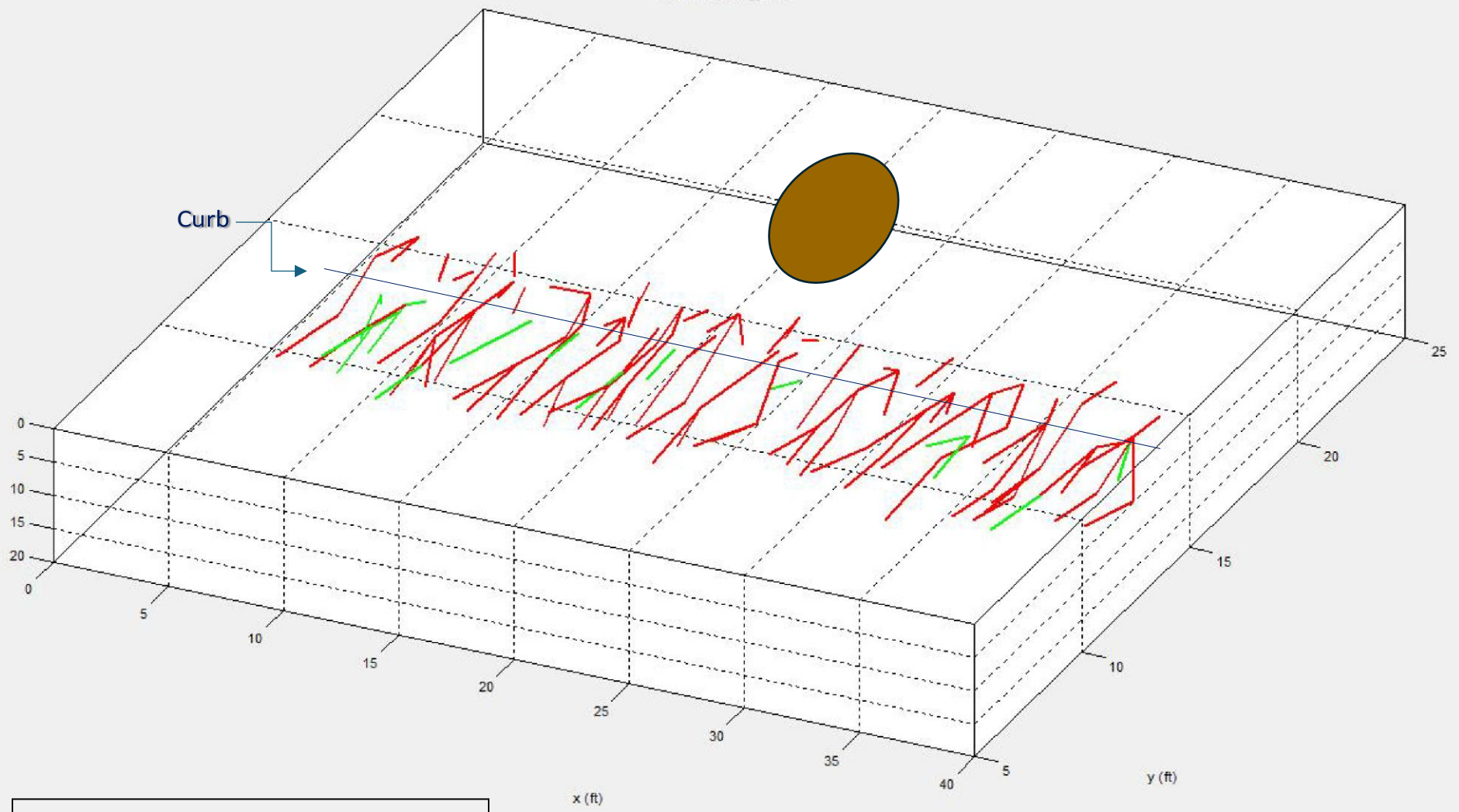


Image shows possible root morphology based on estimated root depth. Red is 0-8" deep, Green is 8-16" deep, Blue is below 16'

MORPHOLOGY: Red = Depth Zone 1, Green = Depth Zone 2, Blue = Depth Zone 3

Root Morphology Map

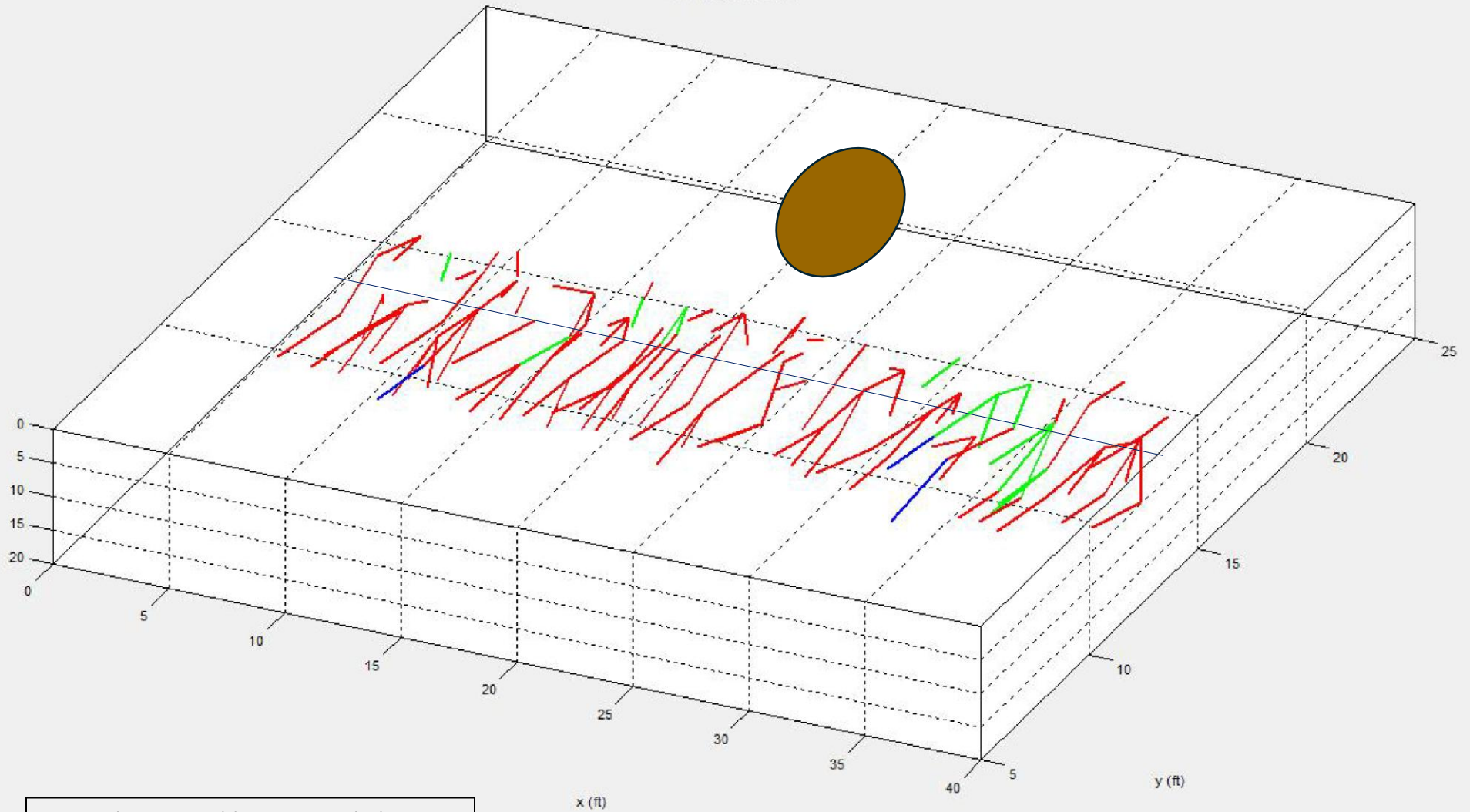


Image shows possible root morphology based on estimated root size. Red is small; green is medium sized, blue is large

MORPHOLOGY: Red = Estimated Small, Green = Estimated Medium, Blue = Estimated Large



**DUDEK**

27271 LAS RAMBLAS, SUITE 340  
MISSION VIEJO, CALIFORNIA 92691  
T 949.450.2525

**MEMORANDUM**

---

**To:** Kevin Pekar  
**From:** Katrina Burritt  
**Subject:** Peer Review of the Arborist Report for 901 Chestnut Place  
**Date:** May 1, 2026  
**cc:** John Nelson  
**Attachment(s):** Arborist Report by Louis M. Hernandez Jr.

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This memorandum provides the results of a third-party peer review of the Arborist Report (dated March 31, 2026) prepared by Louis M. Hernandez Jr. (WE-13022A). The property is located at 901 Chestnut Place in Newport Beach, California. The Arborist Report was prepared in response to the residents' concern over the stability of Tree ID 972864. A site visit was conducted by Dudek International Society of Arboriculture (ISA) Certified Arborist Katrina Burritt (WE-10771B) on April 28, 2026. Based upon the site visit and review of the Arborist Report, the report does not adequately describe the tree risk evaluation for the risk rating assigned to the subject tree. ISA provides industry standards for Tree Risk Assessments that have not been fully implemented during the tree risk evaluation and reporting.

## 1 Dudek's Literature Search

The following data sources were reviewed to assist with peer-review efforts:

- International Society of Arboriculture's (ISA) Best Management Practices (BMPs) Tree Risk Assessment Second Edition (ISA 2017);
- Tree Care Industry Association's (TCIA) ANSI A300 – 2023 Tree Care Standards Part 13: Tree Risk Assessment (TCIA 2023).

## 2 Peer-Review

### Peer-Review of Property Description

**Site Observations:** Dudek's site visit has confirmed the location and setting description are generally correct. The Dudek arborist observed a visual difference in color in the gutter directly adjacent to the tree indicating that the concrete had been repaired since the original infrastructure was installed. However, displacement or color difference was not observed in the curb as was described in the Arborist Report.



# Basic Tree Risk Assessment Form

Client: City of Newport Beach	Date: 4/28/2026	Time: 2:00PM
Address / Tree location: 901 Chestnut Place	Tree no.: 972864	Sheet: 1 of 2
Tree species: Eucalyptus viminalis	DBH: 52	Height (ft.): 68
Assessor(s): Katrina Burritt	Time frame: 1 year	Tools used: hypsometer
Crown Spread Dia.(ft.): 60		

## Target Assessment

Target number	Target description	Target zone			Occupancy rate 1 – rare 2 – occasional 3 – frequent 4 – constant	Practical to move target?	Restriction practical?
		Target within drip line	Target within 1 x Ht.	Target within 1.5 x Ht.			
1	Parked cars on street	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2	No	No
2	Moving cars	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2	No	No
3	Pedestrians, pets, cyclists, residents outside of homes in yards or driveways	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2	No	No
4	House at 2719 Alta Vista	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4	No	No
5	Front yard of 2719 Alta Vista	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	4	No	No
6	Parked cars at 2719 Alta Vista	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3	No	No
7	Residents in 2719 Alta Vista	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3	No	No
8	House at 901 Chestnut Place	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4	No	No
9	Yard of 901 Chestnut Place	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4	No	No
10	Residents in 901 Chestnut Place	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3	No	No
11	Light pole	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4	No	No

## Site Factors

<b>History of failures:</b> Small limb in storm <input type="checkbox"/>		<b>Topography:</b> Flat <input checked="" type="checkbox"/> Slope <input type="checkbox"/>	<b>% Aspect:</b>
<b>Site changes:</b> None <input type="checkbox"/> Grade change <input type="checkbox"/> Site clearing <input checked="" type="checkbox"/> Changed soil hydrology <input type="checkbox"/> Root cuts <input checked="" type="checkbox"/>		Describe: landscape renovation, with art. Turf installation	
<b>Soil conditions:</b> Limited volume <input type="checkbox"/> Saturated <input type="checkbox"/> Shallow <input type="checkbox"/> Compacted <input type="checkbox"/> Pavement over roots <input checked="" type="checkbox"/>		80%	Describe: Street on NW side, sidewalk on SE side
<b>Prevailing wind direction:</b> W/SW	<b>Common weather:</b> Strong winds <input checked="" type="checkbox"/> Ice <input type="checkbox"/> Snow <input type="checkbox"/> Heavy rain <input checked="" type="checkbox"/>		Describe: Santa Ana winds, winter rainstorms

## Tree Health and Species Profile

<b>Vigor:</b> Low <input type="checkbox"/> Normal <input checked="" type="checkbox"/> High <input type="checkbox"/>	<b>Foliage:</b> None (seasonal) <input type="checkbox"/> None (dead) <input type="checkbox"/>	Normal 99%	Chlorotic 1%	Necrotic 0%
<b>Pests</b> Paropsine leaf beetle		<b>Abiotic</b> unknown		
<b>Species failure profile</b> Branches <input checked="" type="checkbox"/> Trunk <input checked="" type="checkbox"/> Roots <input checked="" type="checkbox"/>			Describe: shallow roots, SBD	

## Load Factors

<b>Wind exposure:</b> Protected <input type="checkbox"/> Partial <input type="checkbox"/> Full <input checked="" type="checkbox"/> Wind funneling <input type="checkbox"/>	<b>Relative crown size:</b> Small <input type="checkbox"/> Medium <input type="checkbox"/> Large <input checked="" type="checkbox"/>
<b>Crown density:</b> Sparse <input checked="" type="checkbox"/> Normal <input type="checkbox"/> Dense <input type="checkbox"/>	<b>Interior branches:</b> Few <input checked="" type="checkbox"/> Normal <input type="checkbox"/> Dense <input type="checkbox"/>
<b>Vines/Mistletoe/Moss:</b> None	
<b>Recent or planned change in load factors:</b> tree has been topped, height reduced by 15%	

**Tree Defects and Conditions Affecting the Likelihood of Conflict**

**— Crown and Branches —**

Unbalanced crown <input type="checkbox"/>	LCR 84%	Cracks <input type="checkbox"/> Describe:	Lightning damage <input type="checkbox"/>
Dead twigs/branches <input type="checkbox"/>	0% overall	Max. dia.	Codominant <input checked="" type="checkbox"/> Describe: small scaffold branches
Broken/Hangers Number:	Max. dia:	Weak attachments <input checked="" type="checkbox"/>	Cavity/Nest hole .5 % circ.
Over-extended branches <input type="checkbox"/>			
<b>Pruning history</b>		Previous branch failures <input checked="" type="checkbox"/> Describe: small terminal branch	Similar branches present <input checked="" type="checkbox"/>
Crown cleaned <input checked="" type="checkbox"/>	Thinned <input type="checkbox"/>	Raised <input type="checkbox"/>	Dead/Missing bark <input type="checkbox"/>
		Cankers/Galls/Burls <input checked="" type="checkbox"/>	Sapwood damage/decay <input type="checkbox"/>
Reduced <input checked="" type="checkbox"/>	Topped <input checked="" type="checkbox"/>	Lion-tailed <input checked="" type="checkbox"/>	Conks <input type="checkbox"/>
		Heartwood decay <input checked="" type="checkbox"/>	Describe: 5" scaffold branch with heartwood decay & nest hole
Flush cuts <input checked="" type="checkbox"/>	Other:	Response growth: None	
Main concern(s): increased load on small to medium sized scaffold branches due to recent pruning			
<b>Load on defect</b> N/A <input type="checkbox"/> Minor <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> Significant <input type="checkbox"/>			Describe: normal winds are 10-15mph
<b>Likelihood of failure</b> Improbable <input type="checkbox"/> Possible <input type="checkbox"/> Probable <input checked="" type="checkbox"/> Imminent <input type="checkbox"/>			Describe:

**— Trunk —**

Dead/Missing bark <input type="checkbox"/>	Abnormal bark texture/color <input type="checkbox"/>
Codominant stems <input type="checkbox"/>	Included bark <input type="checkbox"/>
Sapwood damage/decay <input type="checkbox"/>	Cracks <input type="checkbox"/>
Lightning damage <input type="checkbox"/>	Cankers/Galls/Burls <input type="checkbox"/>
Cavity/Nest hole: % circ.	Sap ooze <input type="checkbox"/>
Lean: 6 degrees towards the west	Heartwood decay <input type="checkbox"/>
Response growth: None	Conks/Mushrooms <input type="checkbox"/>
Main concern(s): None	Depth:
<b>Load on defect</b> N/A <input type="checkbox"/> Minor <input type="checkbox"/> Moderate <input type="checkbox"/> Significant <input checked="" type="checkbox"/>	Poor taper <input type="checkbox"/>
<b>Likelihood of failure</b> Improbable <input checked="" type="checkbox"/> Possible <input type="checkbox"/> Probable <input type="checkbox"/> Imminent <input type="checkbox"/>	Corrected?: yes

**— Roots and Root Collar —**

Collar buried/Not visible <input type="checkbox"/>	Depth:	Stem girdling <input type="checkbox"/>
Dead <input checked="" type="checkbox"/>	Decay <input checked="" type="checkbox"/>	Conks/Mushrooms <input type="checkbox"/>
Ooze <input type="checkbox"/>	Cavity <input checked="" type="checkbox"/>	2 % circ.
Cracks <input type="checkbox"/>	Cut/Damaged roots <input checked="" type="checkbox"/>	Distance from trunk: 2ft
Root plate lifting <input type="checkbox"/>	Soil weakness <input type="checkbox"/>	
Response growth: None		
Main concern(s): Heartwood decay in root collar and past root damage		
<b>Load on defect</b> N/A <input type="checkbox"/> Minor <input type="checkbox"/> Moderate <input type="checkbox"/> Significant <input checked="" type="checkbox"/>		
<b>Likelihood of failure</b> Improbable <input type="checkbox"/> Possible <input checked="" type="checkbox"/> Probable <input type="checkbox"/> Imminent <input type="checkbox"/>		

Risk Categorization

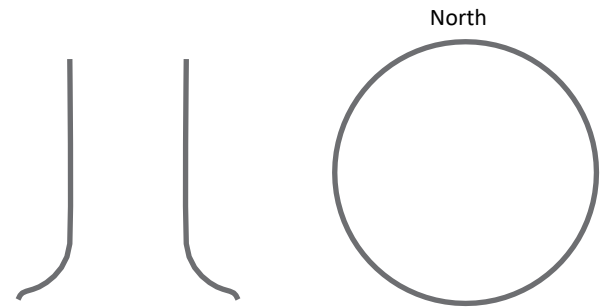
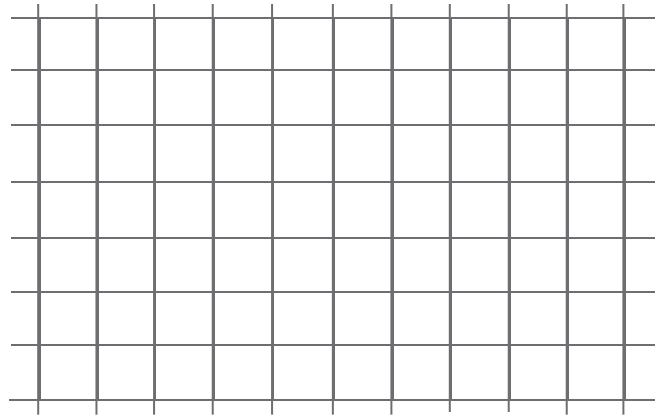
Condition number	Tree part	Conditions of concern	Part size	Fall distance	Target number	Target protection	Likelihood																Risk rating of part (from Matrix 2)
							Failure				Impact				Failure & Impact (from Matrix 1)				Consequences				
							Improbabi	Possible	Probable	Imminent	Very low	Low	Medium	High	Unlikely	Somewha	Likely	Very likely	Negligible	Minor	Significant	Severe	
1	Crown	Scaffold branch failure	7"	20	1	No	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Low
			7"	20	2	No	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Low
			7"	30	3	No	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Low
			7"	85	4	No	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Low
			7"	75	5	No	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Low
			7"	75	6	No	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Low
			7"	90	7	Yes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Low
			7"	50	8	No	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Low
			7"	20	9	No	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Low
			7"	60	10	Yes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Low
			7"	10	11	No	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Low
2	Trunk	None	52"	20	1	No	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Low
			52"	20	2	No	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Low
			52"	30	3	No	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Low
			52"	85	4	No	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Low
			52"	75	5	No	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Low
			52"	75	6	No	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Low
			52"	90	7	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Low
			52"	50	8	No	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Low
			52"	20	9	No	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Low
			52"	60	10	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Low
			52"	10	11	No	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Low
3	Roots	Decayed root collar and damaged roots	52"	20	1	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Low
			52"	20	2	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Low
			52"	30	3	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Low
			52"	85	4	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Low
			52"	75	5	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Low
			52"	75	6	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Low
			52"	90	7	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Low
			52"	50	8	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mod
			52"	20	9	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Low
			52"	60	10	Yes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Low
			52"	10	11	No	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Low
4							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
							<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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Matrix1. Likelihood matrix.

Likelihood of Failure	Likelihood of Impacting Target			
	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

Matrix2. 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



**Notes, explanations, descriptions:**

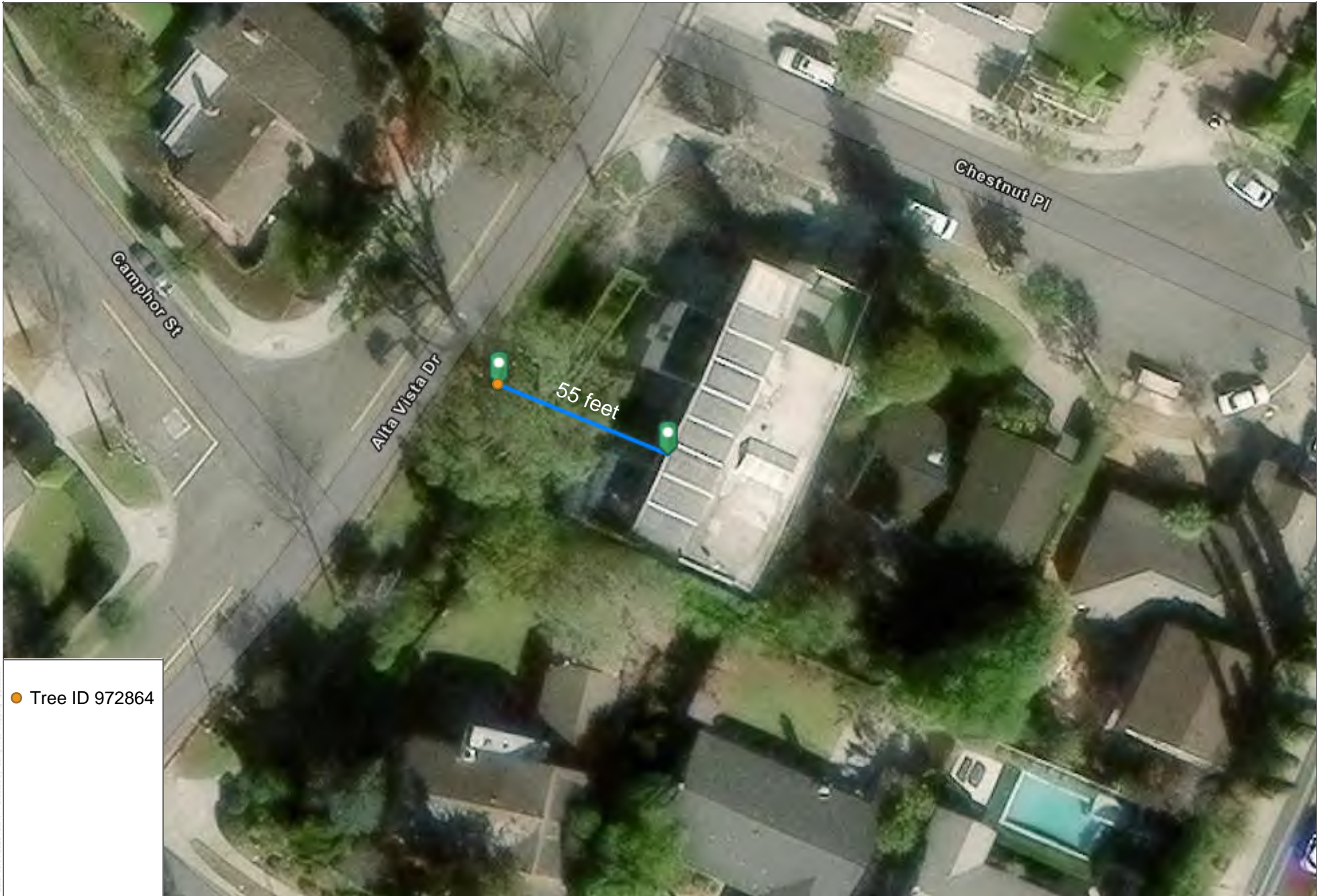
Sidewalk has been ground down, but doesn't appear to have been replaced

Gutter appears to have been replaced

Cavity in root collar; wind coming from south/southwest

<b>Mitigation options</b>		
Level 3 sonic tomography		<b>Residual risk:</b> Moderate
Tree removal		<b>Residual risk:</b> None
		<b>Residual risk:</b>
<b>Overall tree risk rating</b> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High <input type="checkbox"/> Extreme <input type="checkbox"/>		<b>Work priority</b> 1 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/>
<b>Overall residual risk</b> Low <input type="checkbox"/> Moderate <input checked="" type="checkbox"/> High <input type="checkbox"/> Extreme <input type="checkbox"/>		<b>Recommended inspection interval:</b> 1 year
<b>Data</b> <input checked="" type="checkbox"/> Final <input type="checkbox"/> Preliminary	<b>Advanced assessment needed</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Type/Reason: Sonic Tomography
<b>Inspection limitations</b> <input type="checkbox"/> None <input checked="" type="checkbox"/> Visibility <input type="checkbox"/> Access <input type="checkbox"/> Vines <input type="checkbox"/> Root collar buried		Describe: Ground level inspection

This datasheet was produced by the International Society of Arboriculture (ISA) and is intended for use by Tree Risk Assessment Qualified (TRAQ) arborists – 2013



● Tree ID 972864

SOURCE: Dudek

**DUDEK**



Figure 1  
Tree Location Exhibit



View of Tree ID 972864 facing northeast



View of Tree ID 972864 facing east



View of Tree ID 972864 facing southwest



View of Tree ID 972864 in proximity to 901 Chestnut Place



View of topping cuts Tree ID 972864



View of gall in crown of Tree ID 972864



View of old wound with heartwood decay and nesting cavity



View of repair gutter and asphalt street in proximity to Tree ID 972864



View of damaged and decayed roots



View of large damaged structural root



View of damaged 6 inch structural root



View of damaged structural roots



View of damaged roots



View of damaged 5 inch root



View of cavity on west side of root collar



Photo of cavity depth



Depth of cavity is approximately 6 inches



Proximity of sidewalk lifting (A) and replacement (B)

**Topography, Microclimate and Soils:** No information is provided. This information should be considered in the tree risk assessment process and discussed in the tree risk report. Factors such as slope, wind, and soil condition can affect the tree or tree part's likelihood of failure or the likelihood of impacting a target.

**Existing Conditions:** Dudek's site visit confirmed large structural roots on all sides of the tree have been previously damaged. Roots measuring as large as 6 inches appear to have been cut, and contrary to the Arborist Report are now exhibiting signs of decay. Upon further inspection, the void described in the Arborist Report, is actually a cavity in the root collar measuring approximately 6 inches deep when probed. The Dudek arborist did not observe included bark in any of the branch unions, though galls were observed in two locations.

## Peer-Review of Methods

**Level II Basic Tree Risk Assessment.** The Arborist Report provides sufficient context defining the parameters of the risk assessment objectives and communication flow though does not adequately describe how the risk was evaluated or provide inspection limitations. The level of tree risk described in the Arborist Report is not framed within a time period. According to the ISA BMPs for Tree Risk Assessment, the time frame is the length for which the assessor is deciding whether or not a specific failure is likely to occur. A time frame must be defined before assessing the likelihood of failure, and without a time frame, the rating for likelihood of failure has no context and should be considered void. The Arborist Report describes the target as the residents inside the home at 901 Chestnut Place, however, the Risk Assessment Matrix on page 12 of the Arborist Report shows the target as the residence. This inconsistency deviates from the guidance provided in the ISA BMPs for Tree Risk Assessment for assessing the likelihood of failure and impact. The value of potential damage to the residence was assessed and categorized in accordance with the ISA BMPs for Tree Risk Assessment.

**Level III Advanced Assessment.** The Arborist Report does not provide adequate information regarding the methodology of the Level III Advanced Assessment using ground penetrating radar or context for selected locations of assessment. The depth and size categories of the root morphology were provided. However, the size categories were not assigned root diameter ranges. Limitations of technology used for advanced assessments should be clearly defined so that the tree owner can make informed tree management decisions. Root detections were only inspected on one side of the tree, even though cut roots were observed in multiple locations. This provides an incomplete estimation of the subject tree's root morphology.

## Peer-Review of Tree Management Recommendations

The Arborist Report provides the overall risk rating, prioritized tree management recommendations, and a recommended inspection interval. Residual risk ratings were not provided for each of the tree management recommendations. Without residual risk ratings, the owner of the tree (City) cannot make an informed decision regarding the risk mitigation recommendations.

## References

International Society of Arboriculture (ISA). 2017. *Best Management Practices: Tree Risk Assessment* (2nd ed.). Champaign, IL: International Society of Arboriculture.

Tree Care Industry Association (TCIA). 2023. *ANSI A300 Tree Care Standards: Part 13—Tree Risk Assessment*. Londonderry, NH: Tree Care Industry Association.

**Arborist Report**  
**Louis M. Hernandez Jr.**  
**ISA Certified Arborist # WE-13022A**

March 31, 2026

**SITE INFORMATION:**

Mr. Geoffrey Darby  
901 Chestnut Pl.  
Newport Beach, CA 92660

**BACKGROUND AND ASSIGNMENT:**

I was contacted to inspect a *Eucalyptus viminalis* growing in the city parkway adjacent to residence's property. The homeowner was concerned about the tree's size and relative location to his home. He had become aware that trees of this type had recently been involved in failures that caused severe property damage and even one death to a motorist. I was initially hired to perform a Level I inspection and a report.

The City of Newport Beach then asked Mr. Darby to hire an arborist to perform a risk assessment of the tree based on a level III Advanced Inspection. They recommended he either perform air spading or ground penetrating radar root mapping. Mr. Darby asked me to provide that requested report and Ground Penetrating Radar mapping.

**GENERAL SITE OBSERVATIONS:**

The subject tree is approximately 80 ft. tall and appears to be well maintained. The tree is growing approximately 60 lf. from the dwelling. The area of the dwelling closest to the subject tree is the residence's living quarters, the den, bedroom and kitchen. The subject tree is growing in a parkway area that is covered in synthetic turf except where the tree exists. There appears to be no irrigation system for the subject tree. The tree has a DBH of 4'. The tree has a normal root flair except for large surface roots that have been cut within 2' of the edge of the trunk base. (see Attachment A – Photo 1) There is no mulch covering over the root flair. The cut roots appear, upon visual inspection to be properly healed. There is a large void on the street side of the root flair, but no visible injury that could have caused the void. (see Attachment A – Photo 2) It appears that a portion of the city curb and gutter directly adjacent to the tree has been replaced. The new joint between the old and new curb and gutter has begun to be lifted. The tree's crown has been trimmed away from the residence and is visibly off balance towards the street side. (see Attachment – Photo 3)

The Canopy has some dead wood in its upper reaches and one of the main structural branches has a wound that is weeping. To create the crown into its unbalanced existence, the tree has evidence of topping. There appears to be included bark on the lower branch crotches. (See Attachment A - Photo 4)

**LEVEL III TREE RISK ASSESSMENT:**

Since the most concerning issue with this tree is the appearance of many large cut roots within two feet of the tree trunk, I decided to hire a Ground Penetrating Radar Technician to perform root mapping. Linear scans were performed on the root mass of the subject tree on the street side with four different scans taken. The results of the GPR Root Mapping are included in this report. (see Attachment B - Figures 1-7)

A Tree Risk Assessment Matrix of the subject tree was completed, with the target being the retired people living in the part of the residence closest to the subject tree, and because of the root mass damage and recovery of the subject tree on the opposite side of the subject tree from the residence, it was determined that the Risk Rating of this tree was HIGH. (see Attachment C - Matrix of Tree Risk Assessment)

#### **CONCLUSIONS:**

The results of the GPR show that few to no larger roots exist on the street side of the tree. Many small to medium roots exist as reaction growth as a result of the cutting and removal of the larger roots. The regrowth of roots and the existence of the large void in the root flare are supporting the health of the tree, but they may not be contributing adequately to the structural integrity and stability of the tree

The subject tree is relatively healthy and growing, however because of the absence of structural roots on the street side of the subject tree, the potential for catastrophic failure with potential harm to human life, living in the adjacent residence, and because this tree has little to no intrinsic value for the community where it exists, it is my opinion that this tree should be removed.

#### **RECOMENDATIONS:**

Tree removal at the earliest possible opportunity, to mitigate potential harm to humans.

If the tree is not removed, then reducing the height of the tree by removing at least 25% of its height, is highly recommended. Please note that this kind of severe trimming could potentially weaken or could also cause the decline of the subject tree. Therefore, if crown reduction is the ultimate remedy preferred by the owner of this tree, The City of Newport Beach, then 'drop crotching' of the tree is recommended as a means to lower the tree's height. This tree should then have yearly inspections by a Certified Arborist to assess the health of the tree.

**ARBORIST'S DISCLAIMER:** Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice. Arborists cannot detect every condition that could possibly lead to structural failure of a tree or anticipate extreme weather events that could contribute to failure. Trees are living organisms that fail in ways we do not fully understand. 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. Likewise, remedial treatments, like any medicine, cannot be guaranteed. Treatment, pruning and removal of trees may involve considerations beyond the scope of the Arborists services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Please contact me if you have any questions. Cell Phone: 714-720-3804

Sincerely,

Louis M. Hernandez Jr.  
ISA Certified Arborist WE-13022A  
Tree Risk Assessment Qualified

## ATTACHMENT A – PHOTOS



PHOTO #1 – ARROWS INDICATE CUT ROOTS

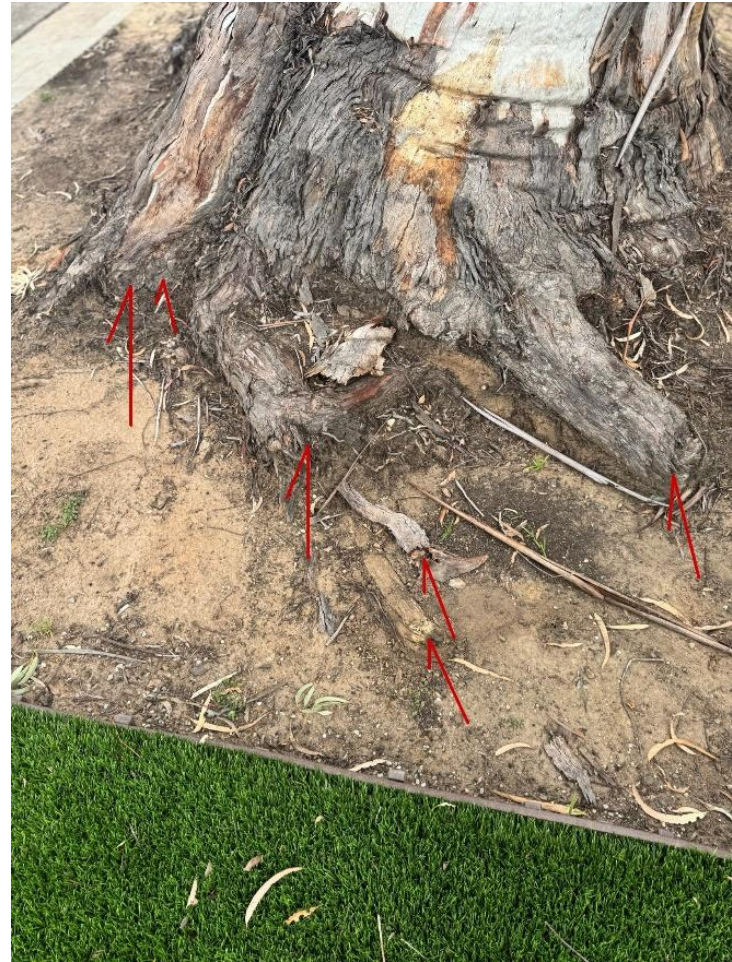


PHOTO #2 AAROWS INDICATE CUT ROOTS

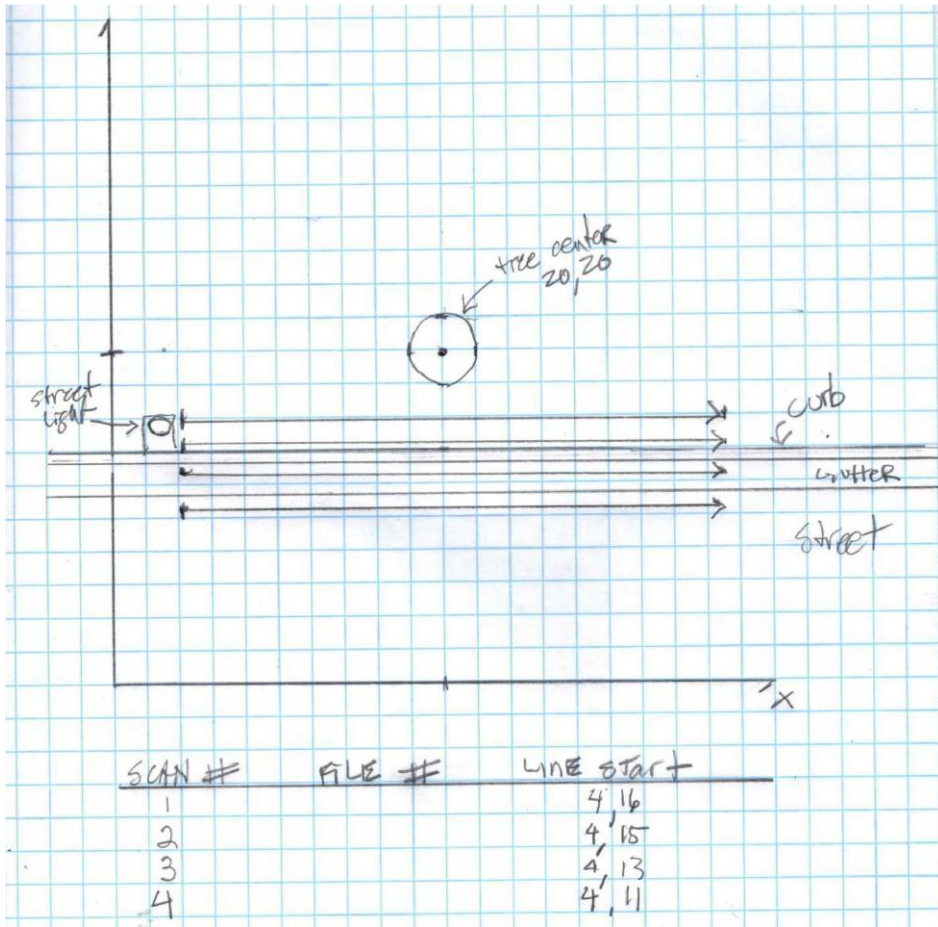


PHOTO #3 – UNBALANCED TREE CANOPY



PHOTO #4 – INCLUDED BARK ON LOWER CROTCH

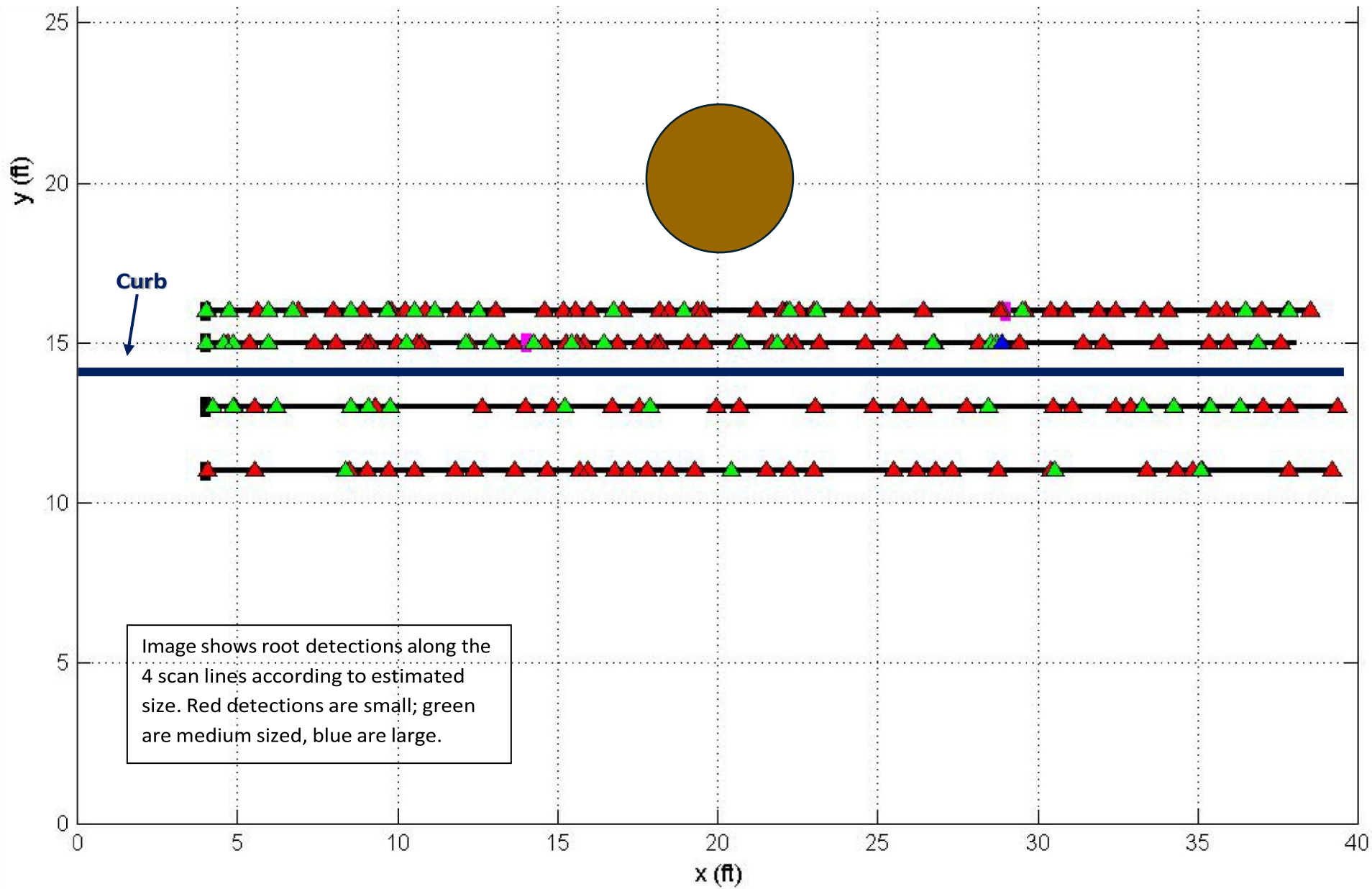
# ATTACHMENT B



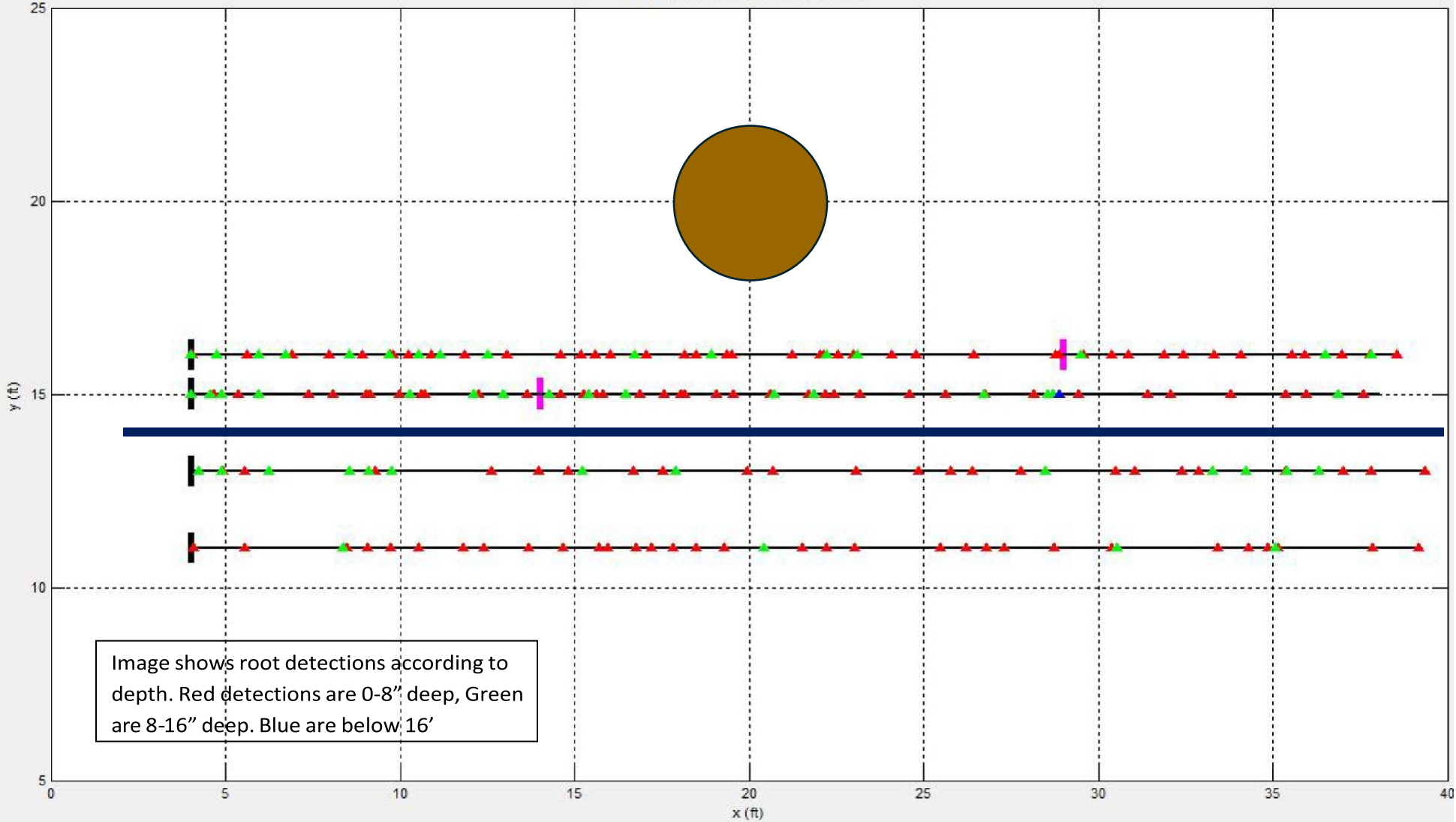
Site sketch of project area

Based on X, Y coordinates

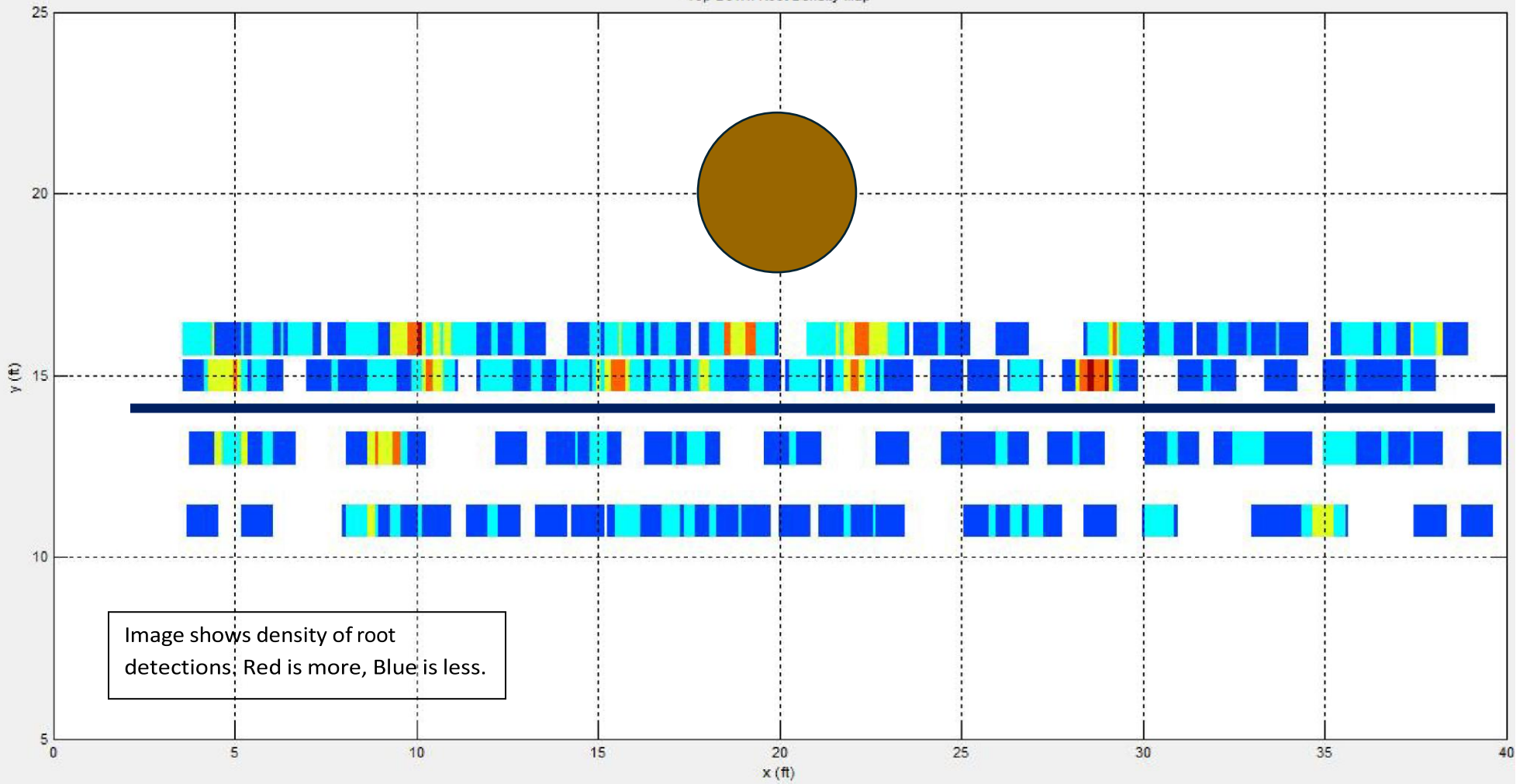


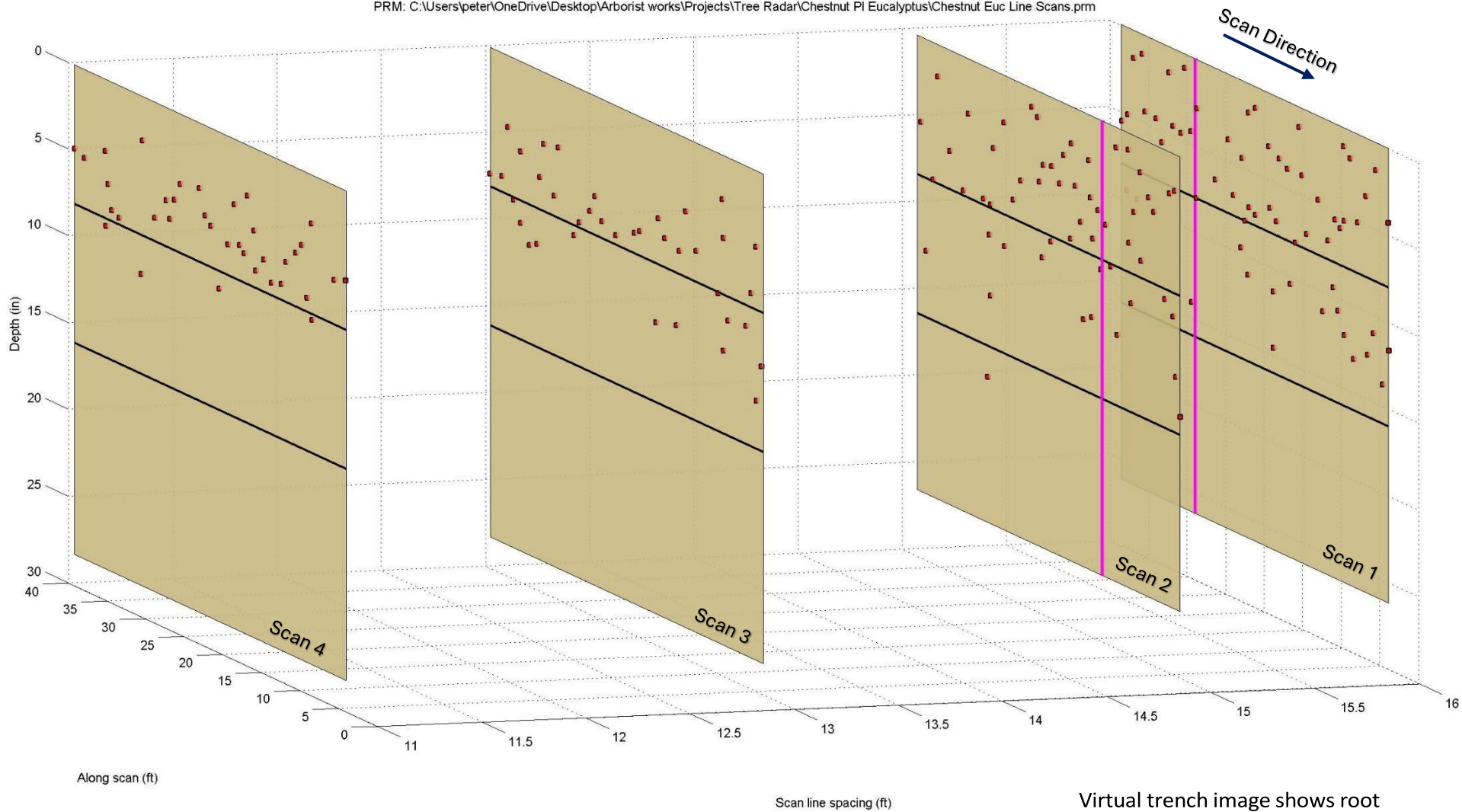


Top-Down View of Root Detections



Top-Down Root Density Map





Virtual trench image shows root detections within a vertical plane for each scan line.

Root Morphology Map

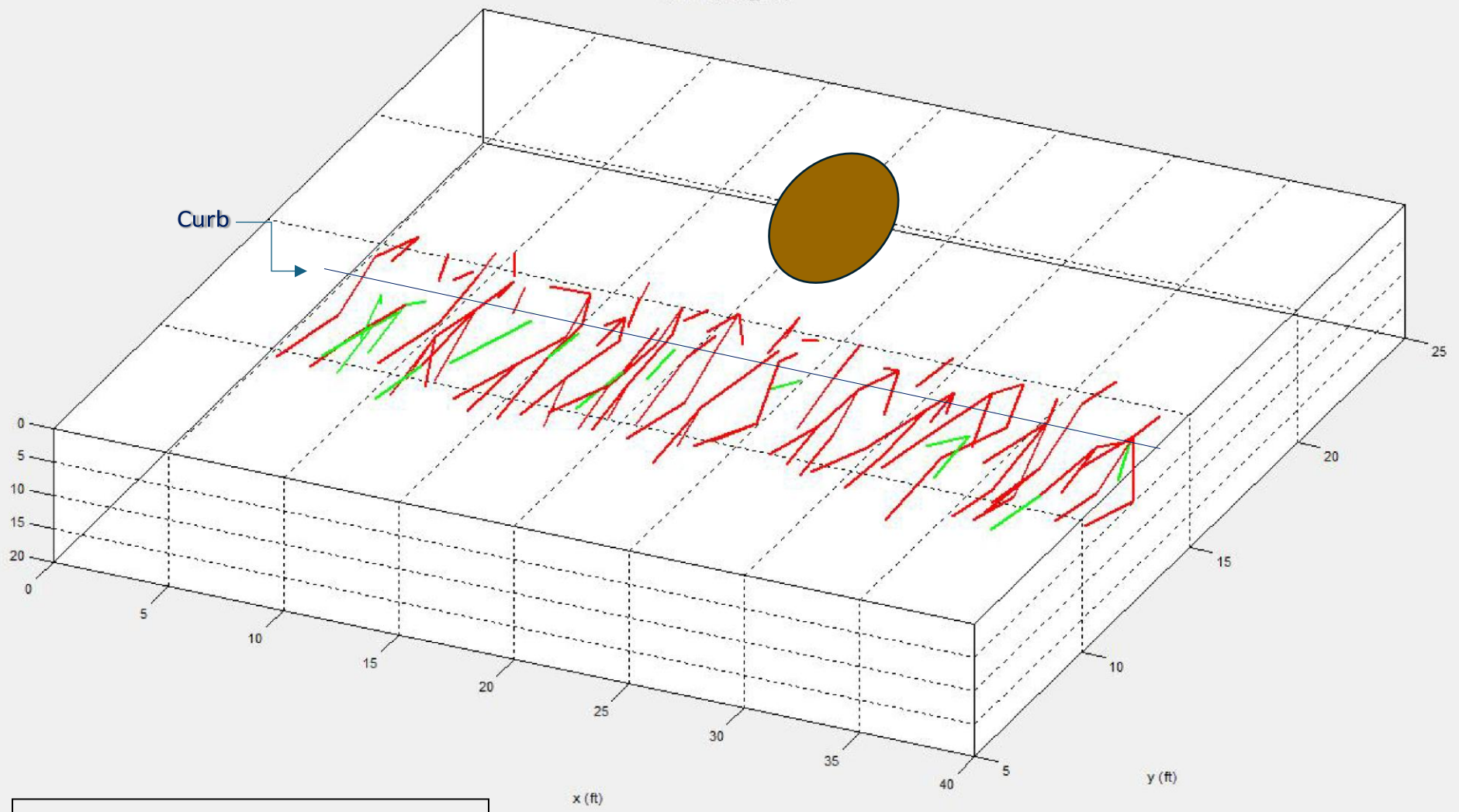


Image shows possible root morphology based on estimated root depth. Red is 0-8" deep, Green is 8-16" deep, Blue is below 16'

MORPHOLOGY: Red = Depth Zone 1, Green = Depth Zone 2, Blue = Depth Zone 3

Root Morphology Map

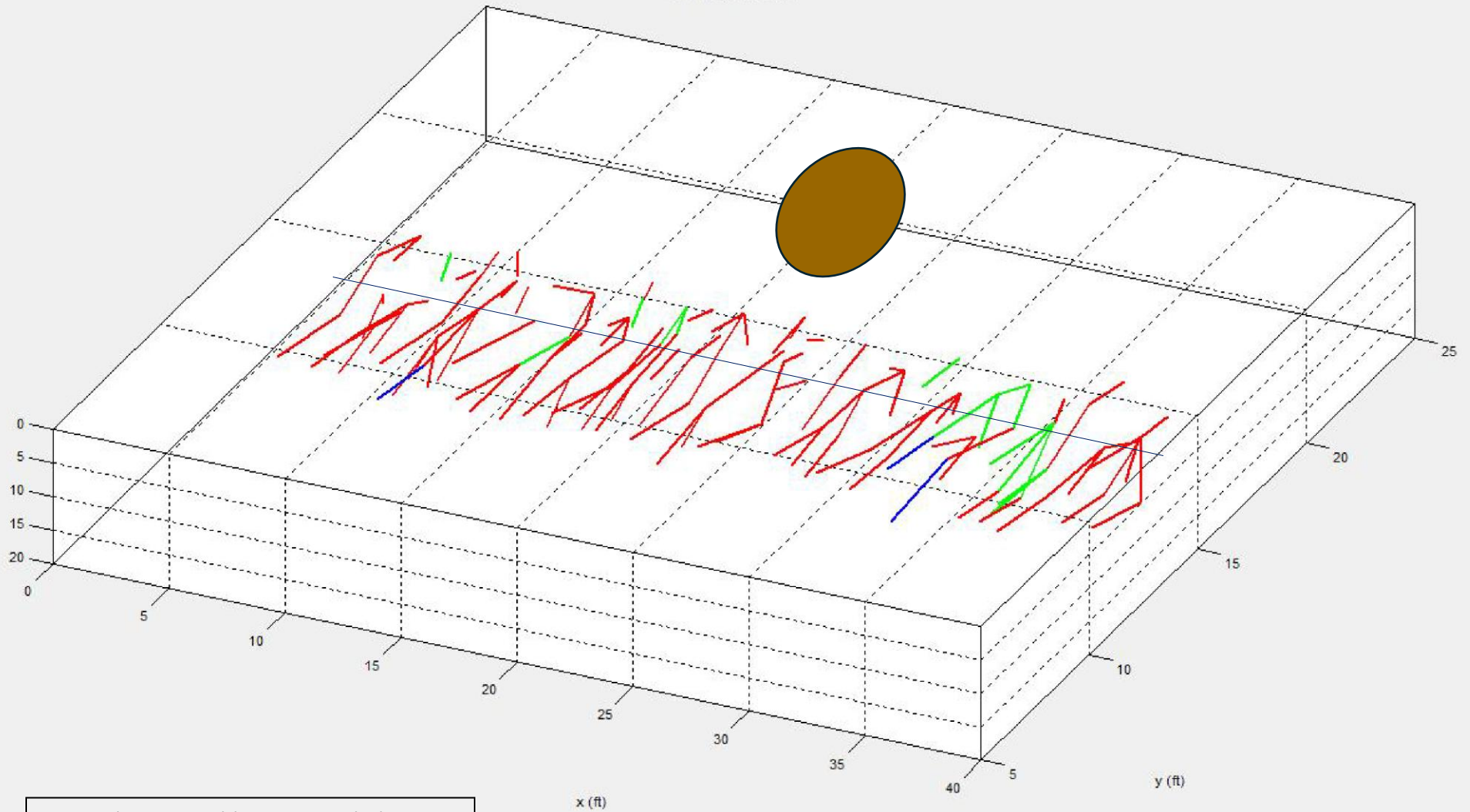


Image shows possible root morphology based on estimated root size. Red is small; green is medium sized, blue is large

MORPHOLOGY: Red = Estimated Small, Green = Estimated Medium, Blue = Estimated Large





## City of Newport Beach: Trees Section – Tree Info Sheet

### Jacaranda tree (*Jacaranda mimosifila*)

*Jacaranda mimosifolia* is a spectacular tree, native to the tropical regions of Bolivia and Argentina and has been cultivated in almost every part of the world where there is no risk of frost. It produces clusters of fragrant purple panicle-shaped blooms in the late-spring and again in autumn and its branches are arched, forming a canopy shaped like an upturned umbrella. The jacaranda tree makes an excellent shade (or street) tree with its fern-like leaves that can grow up to 20 inches in length. It was imported into Southern California by the horticulturalist Kate Sessions in the early 20<sup>th</sup> Century.

**Description:**

Has partly deciduous foliage

**Height:** 40 feet

**Spread:** 15 to 30 feet

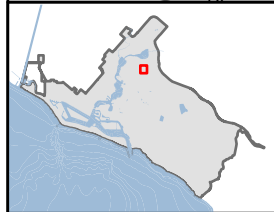
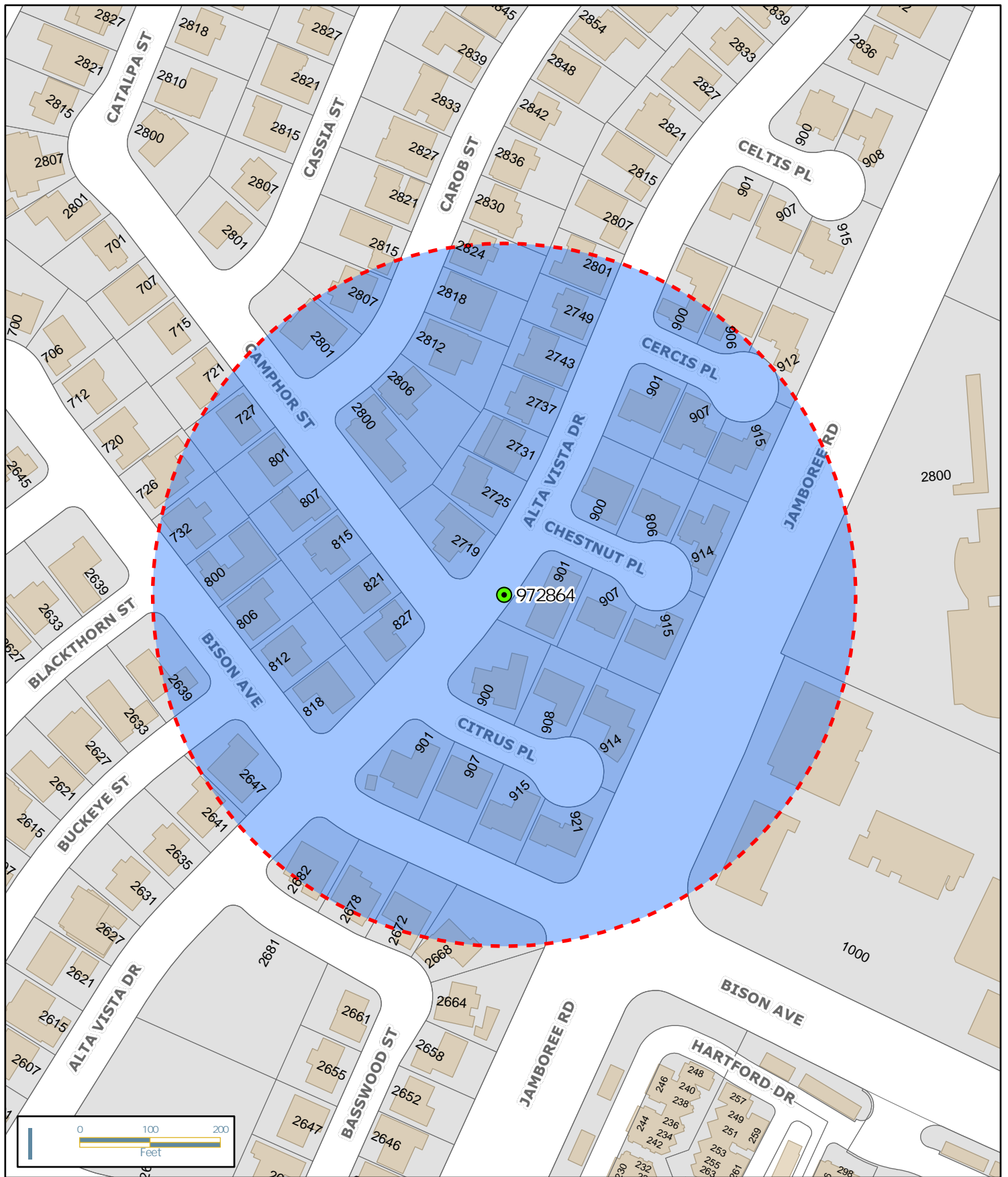
**Crown shape:**

Rounded

**Growth rate:**

36-inch per year





# Tree Reforestation

## 901 Chestnut Pl

- Tree Location
- Properties Notified
- 500 ft



City of Newport Beach  
GIS Division  
May 14, 2026