

ATTACHMENT A



Dover Shores HOA Board of Directors,

We hope this letter finds you and your loved ones well.

We are in the early stages of our project at 1034 Westwind Way, which your board graciously approved. The project is progressing nicely, and we are excited about how it is shaping up. One of the main attractions to the property was the 180-degree views, spanning from the Saddleback Mountains to Newport Bay and the Pacific Ocean.

However, we have noticed that several pine trees and shrubs on the slope in front of the property—owned by the City of Newport Beach—are obstructing these stunning views. In collaboration with Kevin Pekar, Parks and Trees Superintendent, I have discussed suggestions for removing the trees and for possible replacements on the slope. To ensure we remain in line with the city's guidelines, we have enlisted the help of Ty Price, a landscape architect who has worked on many projects in the Dover Shores area. He has prepared a plan that integrates Kevin's recommendations and includes the careful placement of new trees, ensuring the view will be preserved for years to come.

We are proposing the removal of three pine trees, along with some dead shrubbery, and replacing them with nine Toyon trees and additional ground cover, as advised by Kevin Pekar.

We hope this plan strikes a balance between preserving the integrity of the city's landscape and restoring the incredible view the property was meant to enjoy.

Should you have any questions or concerns, please do not hesitate to reach out to Claire Squier at 949-798-9775 or claire@sftoffice.com.

We appreciate your consideration and look forward to your support.

Warm regards,

Claire Squier
Project Manager
Abode – 1034 W Wind Way LLC
www.abode-db.com



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 5:00 p.m. in the Council Chambers.

3 Pine Trees and some surrounding dead shrubbery

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

All 3 trees and shrubbery are up against the low fence right below the property line. You will see in the existing slope drawing the exact placement of all 3 trees and dead shrubbery surrounding it.

Location of tree(s) - Please be as specific as possible.

Requestor

- ☒ Property Owner
☐ Community Association
☐ Other _____

Address / Phone / Email

1034 Westwind Way Newport Beach, Ca. 92660

Claire Squier - 949-798-9775

claire@sftoffice.com

Signature:

Claire Squier

Date: 02/17/2025

Print Name:

Claire Squier

REFORESTATION REQUESTS: Please Proceed to Section B.

Section A. For Tree Removal Requests Only

Removal Criteria (check all applicable items) :

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

- | | |
|--|---|
| <input type="checkbox"/> Property Damage | Proven and repeated history of damaging public or private, sewers, water mains, roadways, sidewalks, curbs, walls, fences, underground utilities or foundations (greater than \$1,000). |
| <input type="checkbox"/> Infrastructure | Repeated history of significant interference with street or sidewalk drainage. |
| <input type="checkbox"/> Dying | Has no prospect of recovery. |
| <input type="checkbox"/> Diseased | Cannot be cured by current arboricultural methods. In advanced state of decline with no prospect of recovery. |
| <input type="checkbox"/> 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. |
| <input type="checkbox"/> 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 applicable items:

- ☐ 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 all private property owners within a 500-foot radius from the location of the proposed reforestation site, as well as the endorsement of the appropriate homeowners' association, if applicable.

Please note:

- A request for reforestation requires a written agreement submitted to the Parks, Beaches, and Recreation Commission by the petitioning sponsor (Individual private property owner(s) or group) to pay 100% of the costs of the removal and replacement of the public tree(s) in advance of any removal activity. The actual removal and replanting will be coordinated by the Municipal Operations Division of the Public Works Department, using the City tree maintenance contractor.
- There shall be a minimum of a one-for-one replacement of all tree(s) removed in reforestation projects. Replacement tree(s) shall be a minimum size of 36" boxed tree and cost ranges from \$706 to \$910, unless the parkway space will not accommodate a 36" boxed tree or a tree cannot be planted due to planting restrictions contained in City Council Policy G-6.

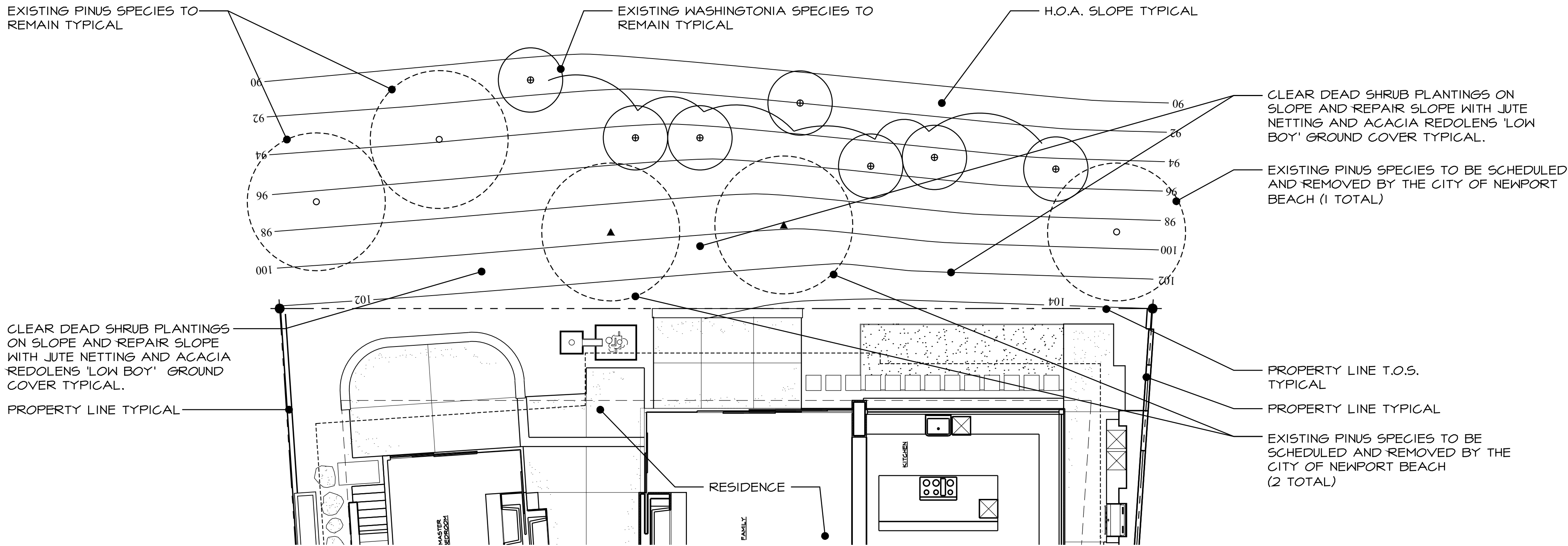
This form is intended to expedite the tree removal and/or reforestation requests and to ensure compliance with applicable City policies and requirements. Please refer to City Council Policy G-1 for additional information.

REQUESTOR COMMENTS:

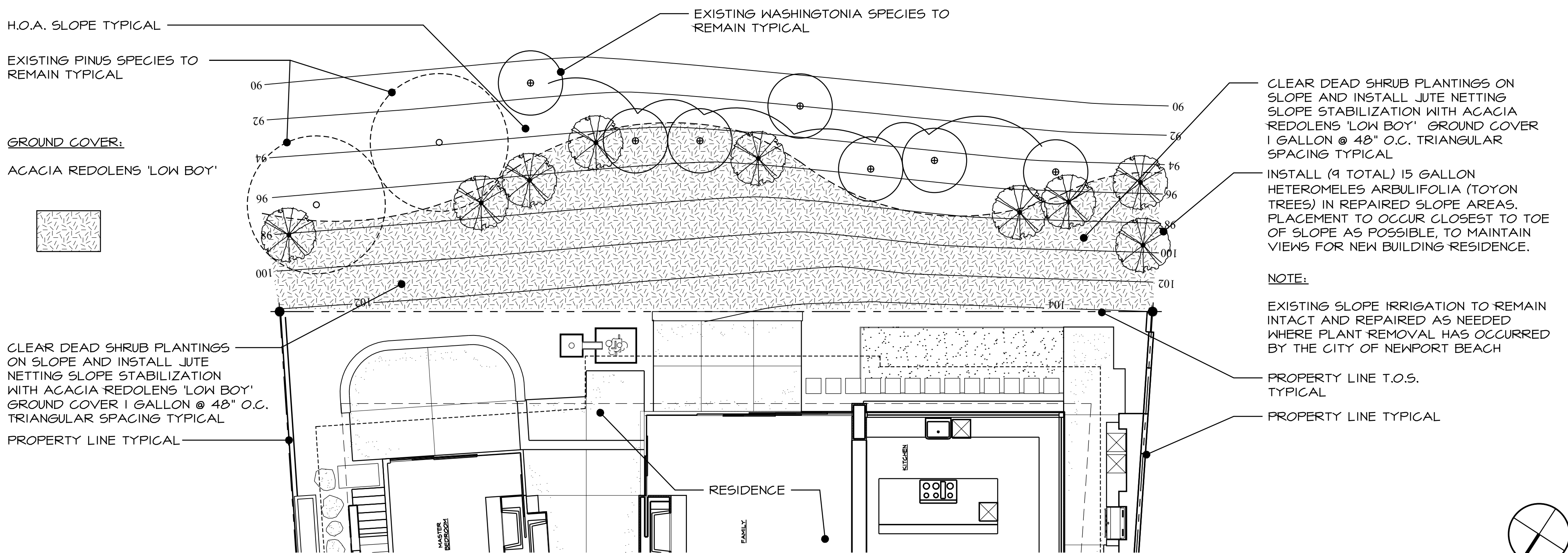
Please see included cover letter for further requestor comments. Thank you for your
consideration and support.

Tree Removal Requests will be subject to the approval process as required by City Council G-1 Policy.

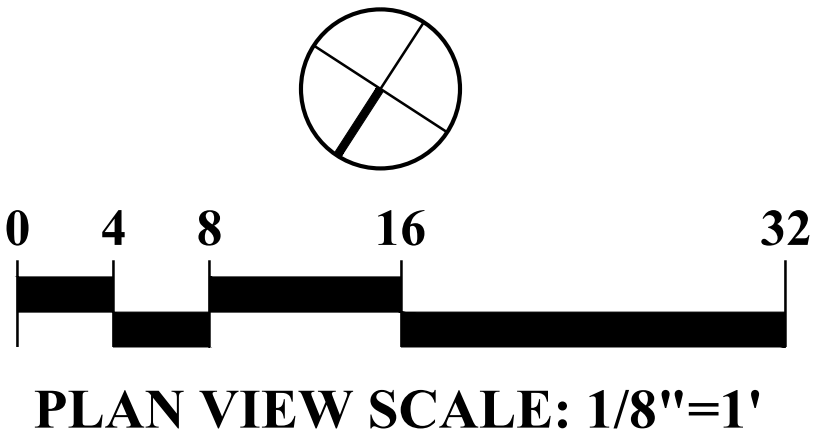
EXISTING H.O.A. SLOPE CONDITION PHOTOS



EXISTING H.O.A. SLOPE CONDITIONS



PROPOSED H.O.A. SLOPE PLANTING



PREPARED FOR:
Abode 1034 West Wind Way LLC
Newport Beach, CA 92660

1034 WEST WIND WAY
NEWPORT BEACH, CA 92660
CONCEPTUAL H.O.A SLOPE LANDSCAPE DESIGN

November 5, 2025

SUBJECT: *Tree Removal Review*

Tree Location: 2 Westcliff Park / Park 36 and 41

A field inspection determined that the Stone Pine and Aleppo Pine are in good condition and do not meet the criteria for removal referenced in the G-1 Policy. Staff is denying the removal request of the Stone Pine and Aleppo Pine and has advised Ms. Squire of the appeal process. The applicant attained the required number of approved petitions to bring the reforestation forward to the Parks, Beaches and Recreation Commission. If approved by Commission, Ms. Squire is willing to pay for the tree removals and the planting of nine Toyon (*Heteromeles arbutifolia*) 24-inch box trees.

REPLACEMENT TREE(S):

Toyon (*Heteromeles arbutifolia*)

LANDSCAPE MANAGER – COMMENTS / RECOMMENDATIONS:

Signature:

Date: 11-14-2025



Public Works Department/Municipal Operations Division

TREE INSPECTION REPORT

Name: Claire Squire

Location(s) of tree(s): 2 Westcliff Park / Park 36 and 41

Request: The applicant, Claire Squire (Project Manager for 1034 West Wind Way) contacted the City Arborist to request the removal of one Stone Pine and one Aleppo Pine located at Westcliff Park (Park 36 and 41) due to view encroachment.

Botanical/Common Names: Pinus pinea / Pine - Stone
Pinus halepensis / Pine - Aleppo

Estimated Tree Value: \$4,640.00

Replacement Street Tree:

Damage: N/A

Parkway: Concrete Brick Turf (X) Other

Comments: The applicant, Claire Squire (Project Manager for 1034 West Wind Way) contacted the City Arborist to request the removal of one Stone Pine (*Pinus pinea*) and one Aleppo Pine (*Pinus halepensis*) located at 2 Westcliff Park (Park 36 and 41) due to view encroachment.

A field inspection determined that the Stone Pine and Aleppo Pine trees are in good condition and do not meet the criteria for removal referenced in the G-1 Policy.

Claire Squire is willing to pay for the tree removals and the planting of nine Toyon (*Heteromeles arbutifolia*) 24-inch box trees.

Inspected by:

John J. Nelson, City Arborist

Date: November 4, 2025

Recommendation: Staff is denying the removal request of the Stone Pine and Aleppo Pine and has advised Ms. Squire of the appeal process.

Reviewed by:

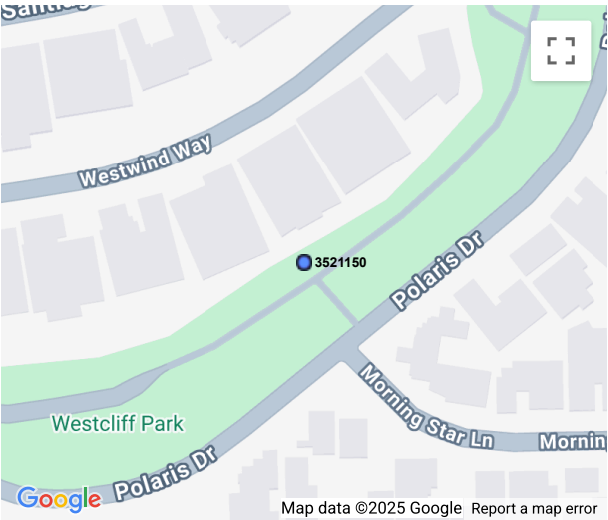
Kevin Pekar, Landscape Manager

Date: November 4, 2025

- Detail
- Notes
- Images
- Documents
- Observations

Inventory Detail

Tree ID	3521150	Old Tag #		Save
District	16			
Area	16			
Address	2 WESTCLIFF PARK			
Side/Site	Park - 41			
Alt Address				
Tree Species	Pinus halepensis / Pine - Aleppo			
Common Name	Aleppo Pine			
Size	25-30			
Height	15-30			
DBH				
Condition	FAIR			
Pruning Frequency				
Grow Space				
Space Size				
Overhead Utility				
Sidewalk Damage				
Note:				
Irrigation Flag	Yes	No		
Monitor Flag	Yes	No		
Service Type	Grid Pruning			
Season	JAN/APR			
Estimated Value	\$3,260.00			
Next Date				



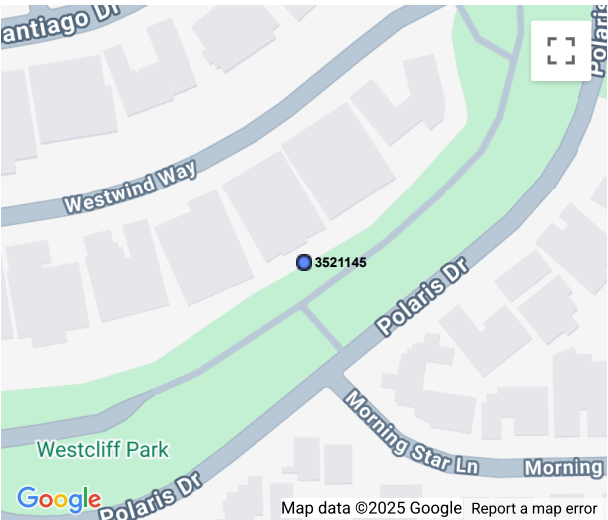
Latitude: 33.622328936 Longitude: -117.898057699 ([edit](#))

Service History							New
Scope	WO Ref #	Description	Who	Service Date	Invoice Date	Service	Price
Invoiced	54030	2024 - GRID 16 (Westcliff) - Remaining Broadleaves (FINAL)	GSTS	8/13/24	8/14/24	Grid Pruning	67.06
Invoiced	50680	2023 - (N) Supplemental trimming at Westcliff Park	GSTS	9/08/23	9/08/23	Homeowner Request	0.00
Invoiced	46430	2022 - SR Trim at WESTCLIFF PARK	GSTS	7/13/22	7/13/22	Service Request	70.06
Invoiced	45174	2021 - Annual Pine Trimming 21/22 (Dec. Progress)	GSTS	12/09/21	12/29/21	Service Request	68.35
Invoiced	40698	2020 - Grid 16 - Westcliff (All Trees)	GSTS	5/13/20	5/29/20	Grid Pruning	53.85
Invoiced	33510	2018 - Grid 16 - Westcliff (All Trees) - Final	GSTS	6/12/18	6/29/18	Grid Pruning	51.33
Invoiced	25481	2016 - Grid 16 (Westcliff) - Broadlefs	GSTS	6/07/16	6/30/16	Grid Pruning	49.43
Invoiced	18106	2014 - Westcliff Park Revised	GSTS	4/22/14	5/09/14	Grid Pruning	48.00
Work History			WCA	4/29/11		Other	0.00
Work History			WCA	9/14/09		Other	0.00
Work History			WCA	1/15/08		Other	0.00
Work History			WCA	8/19/05		Other	0.00
Work History			WCA	7/27/04		Other	0.00

- Detail
- Notes
- Images
- Documents
- Observations

Inventory Detail

Tree ID	3521145	Old Tag #		Save
District	16			
Area	16			
Address	2 WESTCLIFF PARK			
Side/Site	Park - 36			
Alt Address				
Tree Species	Pinus pinea / Pine - Stone			
Common Name	Italian Stone Pine			
Size	19-24			
Height	15-30			
DBH				
Condition	FAIR			
Pruning Frequency				
Grow Space				
Space Size				
Overhead Utility				
Sidewalk Damage				
Note:				
Irrigation Flag	Yes	No		
Monitor Flag	Yes	No		
Service Type	Grid Pruning			
Season	JAN/APR			
Estimated Value	\$1,380.00			
Next Date				



Latitude: 33.622404594 Longitude: -117.898003066 (edit)

Service History							New
Scope	WO Ref #	Description	Who	Service Date	Invoice Date	Service	Price
Invoiced	54030	2024 - GRID 16 (Westcliff) - Remaining Broadleaves (FINAL)	GSTS	8/13/24	8/14/24	Grid Pruning	67.06
Invoiced	50680	2023 - (N) Supplemental trimming at Westcliff Park	GSTS	9/08/23	9/08/23	Homeowner Request	0.00
Invoiced	45174	2021 - Annual Pine Trimming 21/22 (Dec. Progress)	GSTS	12/08/21	12/29/21	Service Request	68.35
Invoiced	40698	2020 - Grid 16 - Westcliff (All Trees)	GSTS	5/13/20	5/29/20	Grid Pruning	53.85
Invoiced	33510	2018 - Grid 16 - Westcliff (All Trees) - Final	GSTS	6/12/18	6/29/18	Grid Pruning	51.33
Invoiced	25481	2016 - Grid 16 (Westcliff) - Broadlefs	GSTS	6/07/16	6/30/16	Grid Pruning	49.43
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Work History			WCA	4/29/11		Other	0.00
Work History			WCA	9/11/09		Other	0.00
Work History			WCA	1/14/08		Other	0.00
Work History			WCA	8/19/05		Other	0.00
Work History			WCA	7/27/04		Other	0.00















City of Newport Beach: Trees Section – Tree Info Sheet

California Holly (Toyon) (*Heteromeles arbutifolia*)

Toyon is the name given to this attractive, well-known plant by the southern Bay Area Ohlone Native American tribe, and it is the only California native plant still called by a Native American name. Throughout summer, toyon develops clusters of white flowers followed in the fall and early winter by pea-sized, bright red fruit. The genus name, *Heteromeles*, means different *apple* and describes these fruits, which are botanically similar to apples and pears, but far less tasty. In the past, entire limbs bearing this beautiful fruit were gathered from the wild and sold commercially for decorations at Christmas time (another common name is Christmas berry). One of the most widely distributed California shrubs, California folklore holds that the resemblance of toyon to hollies (with dark, evergreen, toothed leaves, and bright red fruit) may have influenced the naming of Hollywood, as toyon is abundant in the chaparral-covered hills above Los Angeles.

Description:

Has evergreen foliage

Height: 25 feet

Spread:

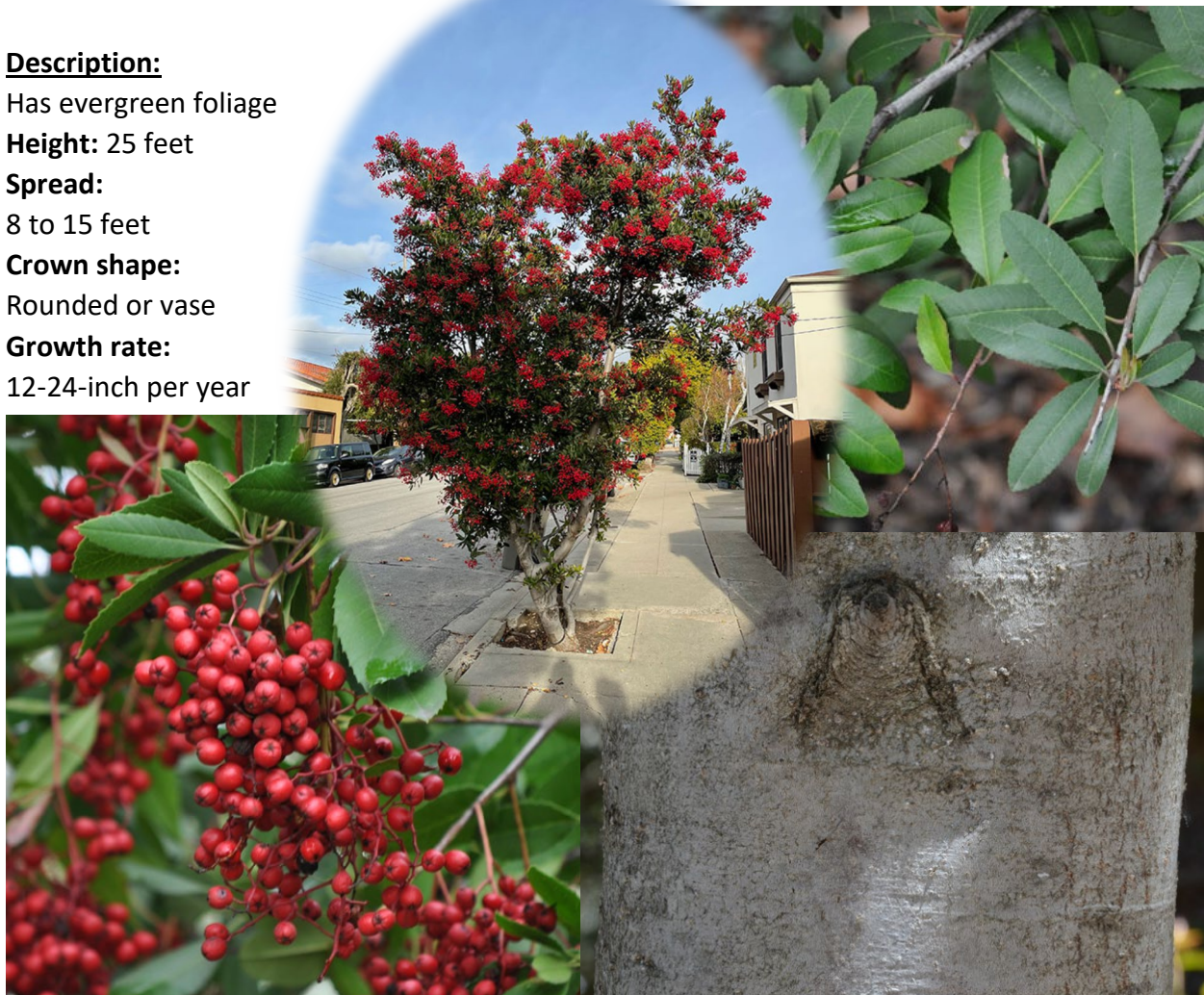
8 to 15 feet

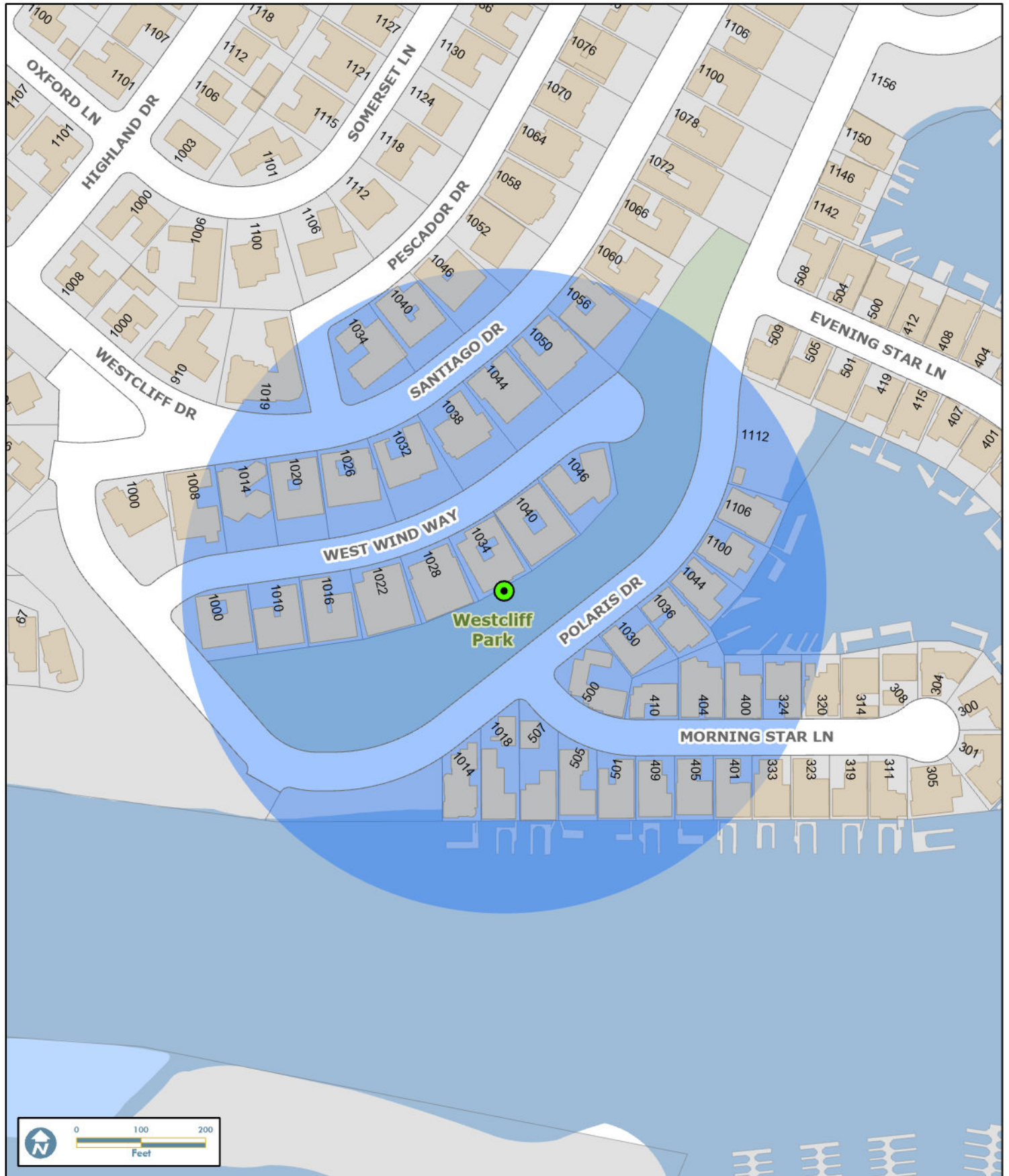
Crown shape:

Rounded or vase

Growth rate:

12-24-inch per year





Tree Reforestation 2 Westcliff Park

- Tree Location
- 500 Foot Buffer



City of Newport Beach
GIS Division
March 27, 2025