Eucalyptus Tree Maintenance Assessment

Prepared for:

San Elijo Hills Unit II POA
c/o Jenna Jacobs
Vice President
Curtis Management Company
5050 Avenida Encinas, Suite 160
Carlsbad, CA 92008
(760) 643-2200 Phone

Prepared by:

Ron Matranga
Board-Certified Master Arborist
Registered Consulting Arborist
Tree Risk Assessment Qualified
Tree and Plant Appraisal Qualified
Atlas Environmental Services, Inc.
9032 Olive Drive
Spring Valley, California 91977

September 20, 2023

Table of Contents

NOTE:

This report is best viewed in color. Black and white copies of this report may make some details difficult to properly understand. Atlas accepts no responsibility for misunderstandings due to a reading of a black and white copy of this report.

SUMMARY

On August 30, 2023, I conducted the site work needed to perform the most recent maintenance assessment of the large *Eucalyptus* trees throughout the association. This annual maintenance assessment was requested by the association (via Ron Tinkham). I have updated the site maps and spreadsheets, so they include all existing large *Eucalyptus* trees in the areas near homes. There are 12 trees on the east side of Santa Helena, north of Sun Valley Road (slope) that were added to the maps and assessment in 2020, per the request of Mr. Tinkham. Any trees which may have been removed since my last assessment have been removed from the site maps and spreadsheets. I have performed a Limited Visual Assessment of each existing tree and generated an updated spreadsheet (two pages) which includes a current risk rating (Low, Moderate, High, or Extreme) for each tree. I have also included recommendations to remove or prune trees based on a desire to mitigate or reduce identified risk. Of the 77 trees currently on the site maps, I have identified none as Extreme risk, one as High risk, 2 as Moderate risk, and 74 as Low risk. Further, I am recommending no trees for removal, 17 trees for some type of pruning, and 60 trees have no recommendation at this time. I recommend performing the action items for pruning between now and March 2024 (inclusive).

ASSIGNMENT

At the request of the association, I agreed to evaluate all the large *Eucalyptus* trees in the association using the current industry recognized risk assessment process. Specifically, I agreed to perform the following work:

1) Update the map to reflect the current large *Eucalyptus* tree population near homes.
2) Perform a Limited Visual Assessment of each tree, generating a description of the relative level of risk each tree presents.
3) Provide appropriate recommendations based on my observations and findings.
4) Submit a written report summarizing my findings and recommendations.

LIMITS OF THE ASSIGNMENT

My assessment of all trees identified on the map was based on a visual examination from ground level only; I did not climb into, or access by lift truck, any canopies. No on-site testing, lab analysis, or detailed analysis of any tree was performed.

I did not dig into the soil or conduct any below-ground investigation of any kind. Inspection of the upper canopy of some trees was done with binoculars. All assessments are based on my one-time observations and each tree's status at the time of my site work. This report considers the next 12 months; however, it represents the condition of each tree and the site at the time of my assessment. If there are any changes in tree or site conditions prior to the next assessment, the affected tree or trees should be reassessed. This risk assessment should not be considered a guarantee against tree failure. Any tree, whether it has visible weakness or not, will fail if the forces applied exceed the strength of the tree or its parts. Although I have attempted to be as accurate as possible, all map locations are approximate and for reference only.

DISCUSSION

My assessment utilized current International Society of Arboriculture (ISA) Tree Risk Assessment standards and accompanying Best Management Practices. These standards utilize words to describe the level of risk a tree may present based on a systematic risk assessment process. The four words used to describe risk are Low, Moderate, High, or Extreme (they are color-coded on the spreadsheet pages). Risk is best defined as the combination of the likelihood of an event and the severity of the potential consequences. In the context of trees, risk is the likelihood of tree failure occurring and affecting a target, and the potential severity of the associated consequences - personal injury, property damage, etc.

My assessment was a Limited Visual Assessment. In this process, I conducted a walk-by visual inspection of each tree and I was looking for <u>obvious</u> defects such as dead or dying trees, large cavity openings, large dead or broken branches, fungal fruiting structures, large

cracks, and severe leans. I also observed and considered canopy density and foliage weight (on limbs) and how they may relate to the potential for failure.

The one tree rated as High risk is recommended for pruning. There are 2 trees rated Moderate risk. These trees rated Moderate are also recommended for pruning at this time. Additionally, there are trees rated Low risk which I have recommended for pruning. With these trees already being rated Low, I have identified that pruning will not technically lower the risk rating (Low is the lowest risk rating available) but will be of benefit regarding overall risk. This work is typically recommended to help reduce the likelihood of significant failure occurring.

The concept of risk mitigation is an important idea to discuss. Mitigation is the process of reducing risk. Measures to mitigate tree risk can be arboricultural (pruning, removal, etc.), to reduce the likelihood of failure; or they can be target-based, to reduce the consequences of failure and impact. Any risk mitigation I have considered and/or recommended is arboricultural, not target-based, and I have considered the general desire for retaining trees when practical.

Additionally, with every condition containing risk and mitigation action, there is residual risk; that is, the risk remaining after mitigation. With tree removal, that residual risk is brought to near zero (even a stump can pose some residual risk), and with pruning it is my expectation that any residual risk has been lowered to an acceptable level of risk for the association; usually, but not always, Low.

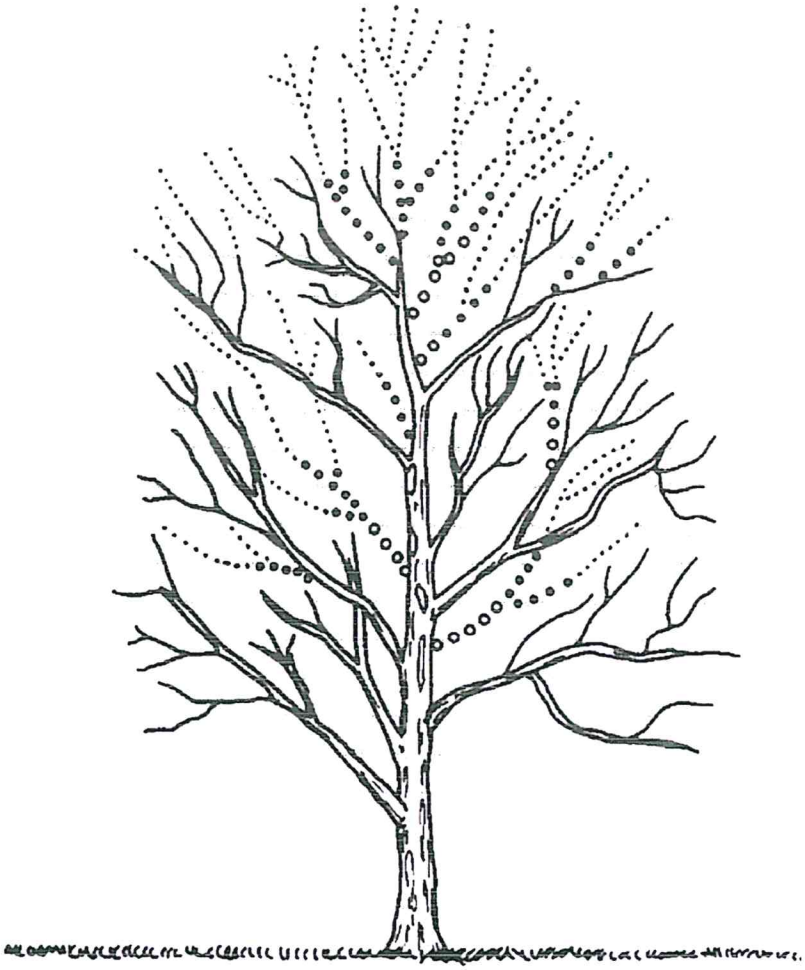
Regarding the pruning recommendations listed in the spreadsheet pages, you may find the following specifications: Crown cleaning, Crown thinning (by approximately 25%), Crown restoration, or Crown reduction. Tree #25 and Tree #30 also have a special instruction note to reduce the length of the limbs growing on the north side (#25) and toward the house (#30).

> *Crown cleaning* is the removal of dead, diseased, infested, rubbing, declining, detached, and/or broken branches from a tree crown.

Crown thinning (also simply called thinning) includes the removal of dead, dying, diseased, crowded, weakly attached, and low-vigor branches and watersprouts from a tree crown as well as the selective removal of live branches to increase light penetration and air movement into the crown. Thinning reduces the wind-sail effect of the crown and the weight of heavy limbs. In general, this thinning should target the removal of multiple smaller live branches (2" diameter and smaller) and few, if any, medium and large sized branches (over 2" diameter).

Crown restoration is the process of pruning and restoring a tree which has been topped (or vandalized, damaged in a storm, etc.). Crown restoration helps prevent a topped tree from being dangerous and includes the reduction (in number and height) of new sprouts. The most favorable new sprouts, usually two or three on each scaffold limb, are chosen to remain, and they may be reduced to laterals, so that the restoration process may begin or continue. Crown restoration should help improve health and structural strength and should be performed about every 2-3 years depending on general and specific circumstances.

Crown reduction is the selective removal or shortening of branches to decrease the height and/or spread of a tree. When Crown reduction is performed, proper reduction cuts are most effective in maintaining the structural integrity and natural form of a tree and in delaying the time when it will need to be pruned again. The lateral to which a branch or trunk is cut (reduced) should be at least one-third the diameter of the cut being made. On the following page is a graphic that helps visualize how Crown reduction can work. It is important to keep in mind that this type of reduction is an accepted industry practice for properly and effectively reducing the overall height and/or spread of a tree and is NOT the same as topping.



The image above illustrates the principle of Crown reduction on a simple tree diagram. The dashed lines show the original canopy outline/ size, and the removal of those branches leading to a properly reduced, smaller canopy.

Regarding this year's assessment and report, Mr. Tinkham and I met at his home to discuss various aspects of last year's work and this year's assessment. Also present was Brian Xxxx from the association. During the meeting, we discussed height reduction efforts (Crown reduction pruning) over the last couple of years and the topping of Trees #105, 106, and 107 in 2018. The Association, in general, would like to continue to reduce tree heights where possible and where it can be done properly. Unfortunately, the reduction efforts of 2018 resulted in topping those three trees, and those trees will continue to need special attention

going forward. (Tree #'s 105, 106, and 107). Various trees that were reduced last year appear to have been done in a correct manner.

In most cases, it is worse to perform improper reduction work, especially if it results in topping, than to leave trees at their 'original and natural' height. As a result of our conversation, it was decided that reduction work would continue with a process that ensures specific direction to the contractor that will be performing the work, which should ensure successful reduction work results. We also discussed my availability to perform a post-work follow-up to ensure that all recommended work was properly completed by the tree care contractor chosen for this year's work.

Additionally, based on our overall discussion, Mr. Tinkham and I discussed an emphasis on Crown reduction pruning and that trees which receive Crown reduction pruning should <u>not</u> necessarily also receive Crown thinning work at the same time; that is if a tree is so designated, the Crown reduction may be enough for this cycle and additional unnecessary thinning may not necessarily be performed on trees which receive Crown reduction.

It is important to remember tree size (height) can be controlled by pruning, but it will be a continuing task. When performing reduction, and using proper reduction cuts, the remaining branch should typically be at least one-third the diameter of the branch being removed (ANSI A300, Part 1-2017, Pruning, Section 7.3.2). Even if this standard is followed, trees which receive reduction work are likely to produce watersprouts (often called suckers) throughout their canopy. Watersprout growth is sporadic, vigorous, and weakly attached. As it continues to grow, the watersprout branch attachment does not significantly improve while the diameter, length, and weight of the branch significantly increases. Failure at the point of attachment is a common problem with watersprout branches. Crown reduction may increase the need for pruning in the future, to control the size of, or eliminate, watersprout branches. I recommend that as the association continues with reduction work on select trees, they keep these ideas in mind. Once reduction work is performed there is no reversing the process.

CONCLUSION

My assessment indicates that nearly all the trees included in this report pose either a Low or Moderate risk. At this time, there are no trees rated as Extreme risk, one tree rated as High risk, 2 trees rated as Moderate risk and 74 trees rated as Low risk. Recommended tree pruning work should be accomplished according to the spreadsheet pages included in this report. If reduction is performed, the need for reduction pruning of these trees will be a continuing task. In any case, reduction work should be performed by a tree care contractor who is knowledgeable and familiar with proper *Crown reduction* techniques and processes. Trees recommended for action should be pruned or removed during this current season (prior to the end of March 2024), and the recommended pruning action should follow the definitions as I have detailed in this report.

RECOMMENDATIONS

1) Perform all listed action items (pruning of 17 trees) between now and March 2024 (inclusive).
2) Annually perform an assessment of each tree to evaluate its current condition and obtain recommendations for action.
3) For all work, contract with a qualified tree care contractor that is properly and currently licensed for tree work in California (C-61/ D-49) and can provide proof of insurance for liability, property damage, and workers compensation.

ARBORIST DISCLOSURE STATEMENT

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 seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. 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 arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts responsibility for authorizing the recommended treatment or remedial measures once explained and acknowledges that successful results can never be guaranteed.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risks from trees is to eliminate all trees.

ASSUMPTIONS AND LIMITING CONDITIONS

☐ The consultant has personally inspected the tree(s) and/or the property referred to in this report and has stated his/her findings accurately. The extent of the evaluation and appraisal is stated in the attached report;

☐ The consultant has no current or prospective interest in the vegetation or the property that is the subject of this report, and has no personal interest or bias with respect to the parties involved;

☐ The analysis, opinions, and conclusions stated herein are the consultants and are based on current scientific procedures and facts;

□ Compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;

□ Analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;

□ No one provided significant professional assistance to the consultant, except as indicated within the report;

□ All property lines and ownership of property, trees, and landscape plants and fixtures are assumed to be accurate and reliable as presented and described to the consultant, either verbally or in writing. The consultant assumes no responsibility for verification of ownership or locations of property lines, or for results of any actions or recommendations based on inaccurate information;

□ It is assumed that any property referred to in any report or in conjunction with any services performed by Atlas Environmental Services, Inc., is not in violation on any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded;

□ All reports and other correspondence are confidential, and are the property of Atlas Environmental Services, Inc. and its named clients and their assigns or agents. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the consultant and the client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation;

□ The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. Atlas Environmental Services, Inc. and the consultant assume no liability for the failure of trees or parts of trees, either inspected or otherwise. The consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client;

□ All inspections are limited to visual examination of accessible parts, without dissection, excavation, probing, boring or other invasive procedures, unless otherwise noted in the report. No warranty or guarantee is made, expressed or implied, that problems or deficiencies of the plants or the property will not occur in the future, from any cause. The consultant shall not be responsible for damages caused by any tree defects, and assumes no responsibility for the correction of defects or tree related problems;

□ The consultant shall not be required to provide further documentation, give testimony, be deposed, or to attend court by reason of this appraisal / report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract;

□ Atlas Environmental Services, Inc. makes no warranty, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case;

□ Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphic material or the work product of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by Atlas Environmental Services, Inc. or the consultant as to the sufficiency or accuracy of that information.

I, Ronald Matranga, certify that I have personally prepared this report. I further certify that I am a Registered Consulting Arborist and Tree and Plant Appraisal Qualified with the American Society of Consulting Arborists, and a Board-Certified Master Arborist and Tree Risk Assessment Qualified with the International Society of Arboriculture.

Signed:_____ Date: 9-20-23

APPENDIX

San Elijo Hills II - Eucalyptus Tree Evaluation (Ordered By Tree Number) September 2023

Tree #	Species	Risk Rating	Recommendation	Notes
3	*Eucalyptus cladocalyx*	Low	None at this time	
3A	*Eucalyptus spp.*	Low	None at this time	
3B	*Eucalyptus spp.*	Low	None at this time	
6	*Eucalyptus camaldulensis*	Low	None at this time	
12	*Eucalyptus citriodora*	Low	None at this time	
16	*Eucalyptus citriodora*	Low	Crown thin approx 25%	
17	*Eucalyptus citriodora*	Low	Crown thin approx 25%	
20	*Eucalyptus cladocalyx*	Low	None at this time	Tree has been topped
21	*Eucalyptus cladocalyx*	Low	None at this time	Tree has been topped
22	*Eucalyptus cladocalyx*	Low	None at this time	Tree has been topped
22A	*Eucalyptus sideroxylon*	Low	None at this time	Tree has been topped
22B	*Eucalyptus sideroxylon*	Low	None at this time	Tree has been topped
22C	*Eucalyptus sideroxylon*	Low	None at this time	Tree has been topped
25	*Eucalyptus cladocalyx*	Low	Cronw thin approx 25%	Reduce over-extended branches on north side
27	*Eucalyptus sideroxylon*	Low	Crown thin approx 25%	
28	*Eucalyptus sideroxylon*	Low	Crown thin approx 25%	Poor structure
29	*Eucalyptus cladocalyx*	Low	None at this time	Poor structure
30	*Eucalyptus cladocalyx*	High	Crown reduction	Reduce limbs growing toward/over house
31	*Eucalyptus cladocalyx*	Low	Crown thin approx 25%	
32	*Eucalyptus spp*	Low	None at this time	
33	*Eucalyptus cladocalyx*	Low	None at this time	
34	*Eucalyptus cladocalyx*	Low	Crown reduction	Codominant at 6 feet up
35	*Eucalyptus cladocalyx*	Low	None at this time	
37	*Eucalyptus cladocalyx*	Low	None at this time	Tree appears to have been struck by a vehicle
38	*Eucalyptus cladocalyx*	Moderate	Crown thin approx 25%	
40	*Eucalyptus cladocalyx*	Low	None at this time	
42	*Eucalyptus citriodora*	Low	None at this time	
47	*Eucalyptus cladocalyx*	Moderate	Crown thin approx 25%	
49	*Eucalyptus cladocalyx*	Low	None at this time	
52	*Eucalyptus cladocalyx*	Low	None at this time	
53	*Eucalyptus cladocalyx*	Low	None at this time	
54	*Eucalyptus cladocalyx*	Low	None at this time	
55	*Eucalyptus cladocalyx*	Low	None at this time	
58	*Eucalyptus cladocalyx*	Low	None at this time	
59	*Eucalyptus cladocalyx*	Low	None at this time	
60	*Eucalyptus cladocalyx*	Low	None at this time	
61	*Eucalyptus cladocalyx*	Low	None at this time	
62	*Eucalyptus cladocalyx*	Low	None at this time	
63	*Eucalptus cladocalyx*	Low	None at this time	
64	*Eucalyptus cladocalyx*	Low	None at this time	
66	*Eucalyptus cladocalyx*	Low	None at this time	Reduce part of tree over house
68	*Eucalyptus cladocalyx*	low	Crown reduction	
69	*Eucalyptus cladocalyx*	Low	None at this time	Codominant at 15 feet up
71	*Eucalyptus citriodora*	Low	None at this time	
72	*Eucalyptus cladocalyx*	Low	None at this time	
73	*Eucalyptus cladocalyx*	Low	None at this time	
74	*Eucalyptus cladocalyx*	Low	None at this time	
76	*Eucalyptus cladocalyx*	Low	None at this time	

San Elijo Hills II - Eucalyptus Tree Evaluation (Ordered By Tree Number) September 2023

Tree #	Species	Risk Rating	Recommendation	Notes
77	*Eucalyptus cladocalyx*	Low	None at this time	
80	*Eucalyptus cladocalyx*	Low	Crown reduction	Codominant at 12 feet up
87	*Eucalyptus cladocalyx*	Low	None at this time	Codominant (3) at 20 feet up
88	*Eucalyptus cladocalyx*	Low	None at this time	Codominant at 10 feet up and 20 feet up
89	*Eucalyptus cladocalyx*	Low	None at this time	
90	*Eucalyptus cladocalyx*	Low	None at this time	
92	*Eucalyptus cladocalyx*	Low	None at this time	
93	*Eucalyptus cladocalyx*	Low	None at this time	
98	*Eucalyptus cladocalyx*	Low	Crown thin approx 25%	Especially heavy ends
99	*Eucalyptus cladocalyx*	Low	Crown thin approx 25%	Especially heavy ends
100	*Eucalyptus cladocalyx*	Low	None at this time	
101	*Eucalyptus cladocalyx*	Low	None at this time	
102	*Eucalyptus cladocalyx*	Low	None at this time	
103	*Eucalyptus cladocalyx*	Low	None at this time	
105	*Eucalyptus cladocalyx*	Low	Crown restoration	Tree was topped in 2018
106	*Eucalyptus cladocalyx*	Low	Crown restoration	Tree was topped in 2018
107	*Eucalyptus cladocalyx*	Low	Crown restoration	Tree was topped in 2018
117	*Eucalyptus cladocalyx*	Low	None at this time	
118	*Eucalyptus cladocalyx*	Low	None at this time	
120	*Eucalyptus cladocalyx*	Low	None at this time	
121	*Eucalyptus cladocalyx*	Low	None at this time	
123	*Eucalyptus cladocalyx*	Low	None at this time	
124	*Eucalyptus cladocalyx*	Low	None at this time	
125	*Eucalyptus cladocalyx*	Low	None at this time	
126	*Eucalyptus cladocalyx*	Low	None at this time	
127	*Eucalyptus cladocalyx*	Low	None at this time	
128	*Eucalyptus cladocalyx*	Low	None at this time	
129	*Eucalyptus cladocalyx*	Low	None at this time	
130	*Eucalyptus cladocalyx*	Low	None at this time	

San Elijo Hills II

Eucalyptus Tree Evaluation - September 2023

09/13/2023

ATLAS TREE SERVICE EST. 1982

LEGEND

- Crown Clean* (0)
- Crown Thin* (7)
- Crown Reduce/Thin* (0)
- Crown Restore/Thin* (0)
- Structural Prune* (0)
- Palm Prune (0)
- Removal (0)

*Also Raise as Needed

San Elijo Hills II

Eucalyptus Tree Evaluation - September 2023

09/13/2023

ATLAS TREE SERVICE EST. 19

LEGEND

- Crown Clean* (0)
- Crown Thin* (5)
- Crown Reduce/Thin* (2)
- Crown Restore/Thin* (3)
- Structural Prune* (0)
- Palm Prune (0)
- Removal (0)

*Also Raise as Needed

This page intentionally left blank