



C-991

September 6, 2024

San Elijo Hills I HOA
C/o Sandy Punch
630 San Mario Drive
Solana Beach, CA 92075

Re: Large *Eucalyptus* Tree Evaluation - Area B

Dear Ms. Punch,

SUMMARY

On August 28, 2024, I conducted an on-site visit to evaluate the large *Eucalyptus* trees in the eastern portion of the association, designated as Area B (see enclosed site map). My primary task was to assess the condition of these trees and provide recommendations for appropriate action, such as Pruning, Removal, or determining that No Action is currently recommended. This assessment was based on a walk-by inspection of each tree. Accompanying me during this site walk were yourself, Mario Martinez (landscape contractor), and John Wittig (representing the association). Together, we completed a systematic evaluation of the trees in Area B.

In addition to the *Eucalyptus* trees in Area B, we also inspected four specific tree-related concerns located in Area A, on the west side of the association. These issues were brought to my attention during the walk, and we collectively assessed their current status and discussed potential recommendations. The findings and recommended actions for both Area B (prune 21 trees and remove 2 trees) and Area A (remove one tree) are included in this report for your review and further action.

NOTE: This report, specifically each color-coded site map, is best viewed in color. Any copies in black and white may make some details difficult to understand. Atlas accepts no responsibility for misunderstandings due to a reading of a black and white copy of this report.

ASSESSMENT PROCESS

I conducted a ground-level assessment of all trees in the designated area using a walk-by visual evaluation. No individual tree received a detailed or invasive inspection, and my assessment was based solely on observable elements and conditions present at the time of the site visit. The evaluation considered the general health, structure, species, and location of each tree, as well as the potential targets or risk factors in the immediate area.

I also considered the maintenance needs of the trees over the next 24 months, making recommendations based on visible indicators such as overall vitality, deadwood, or structural concerns. However, it is important to note that no specialized tools or advanced diagnostic techniques were used during this evaluation. This means that methods such as aerial or climbing inspections, wood-resistance drilling, root collar excavation, load testing, or tissue analysis were not employed. My findings reflect the current state of the trees as of my fieldwork, completed on August 28, 2024, and should be interpreted within the limitations of this visual, non-invasive assessment.

It's important to recognize that trees, like all living organisms, can have internal defects or hidden imperfections that may not be immediately visible or detectable during a visual inspection. These hidden weaknesses may compromise the structural integrity of a tree without showing clear external signs. Therefore, while my assessment is based on observable conditions, it is always possible that unseen issues could exist within any tree at any given time.

When a tree shows an observable condition that raises a significant concern regarding risk, stability, or overall health, I have recommended its removal. Common reasons for removal

include trees that are dead, in significant decline, leaning in a hazardous manner, or exhibiting poor structural integrity—especially when these trees have become more exposed due to environmental changes like nearby removals or construction. Trees that present an elevated risk to people, property, or infrastructure are prioritized in these recommendations, as maintaining public safety and mitigating potential hazards is paramount.

Please note that this assessment is not a guarantee against tree failure, and does recognize that additional tree work, above and beyond the work recommended in this plan, may be needed on these Association trees throughout the next 24 months due to unusual weather events, owner requests, special projects, etc.

SITE MAPS

The enclosed map provides approximate property lines, addresses, lot numbers, and identifies all the large *Eucalyptus* trees currently in Area B. Trees are marked with circles and color-coded to indicate my recommendations: green signifies a pruning recommendation, red indicates a removal recommendation, and unshaded circles reflect that no action is recommended at this time. In Area A, the only tree recommended for action is the dead *Eucalyptus* located behind Lots 183/184. Please refer to the site maps for further details and specific tree locations.

If a tree has been included on the map, and listed for Pruning or “No Action”, it is expected that such a tree will be receiving bi-annual review and attention moving forward. If a tree is listed for removal, it is expected it will be removed and will not be part of any future assessment process.

In Area B, there are approximately 86 large eucalyptus trees (trees were added this year, as directed, on the north slope behind Santa Sabina Court). I have recommended 21 for pruning and two for removal. The pruning specification is for Crown thinning by

approximately 25% (especially the heavy ends on many of the trees). The removals should be cut to a low stump (near ground level).

PRUNING DIRECTIVE

Crown 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. This selective live branch removal should include branches *2 inches in diameter or less*. It is preferred that many smaller branches be removed during a thinning process than fewer larger branches. Increased light and air stimulates and maintains interior foliage, which in turn improves branch taper and strength. Thinning reduces the wind sail effect of the crown and the weight of heavy limbs. In general, the trees should be pruned in such a way as to maintain their natural structure and shape. Pruning should be performed to enhance the safety, health, and beauty of the trees and should comply with sound arboricultural practices for the particular species of tree(s) being pruned.

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 seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that can 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 and/or accomplishing 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.

This report incorporates information generated through the assistance of artificial intelligence (AI) tools to aid in research, drafting, or analysis. While AI technology has been utilized to enhance the efficiency and accuracy of the report, all findings, conclusions, and recommendations contained herein have been reviewed and approved by the author, a qualified and experienced arborist.

If you should have any questions, please feel free to contact me anytime.

Sincerely,



Ron Matranga

 **RCA #488**
Registered Consulting Arborist®
ISA Board-Certified Master Arborist
ISA Tree Risk Assessment Qualified
ASCA Tree and Plant Appraisal Qualified

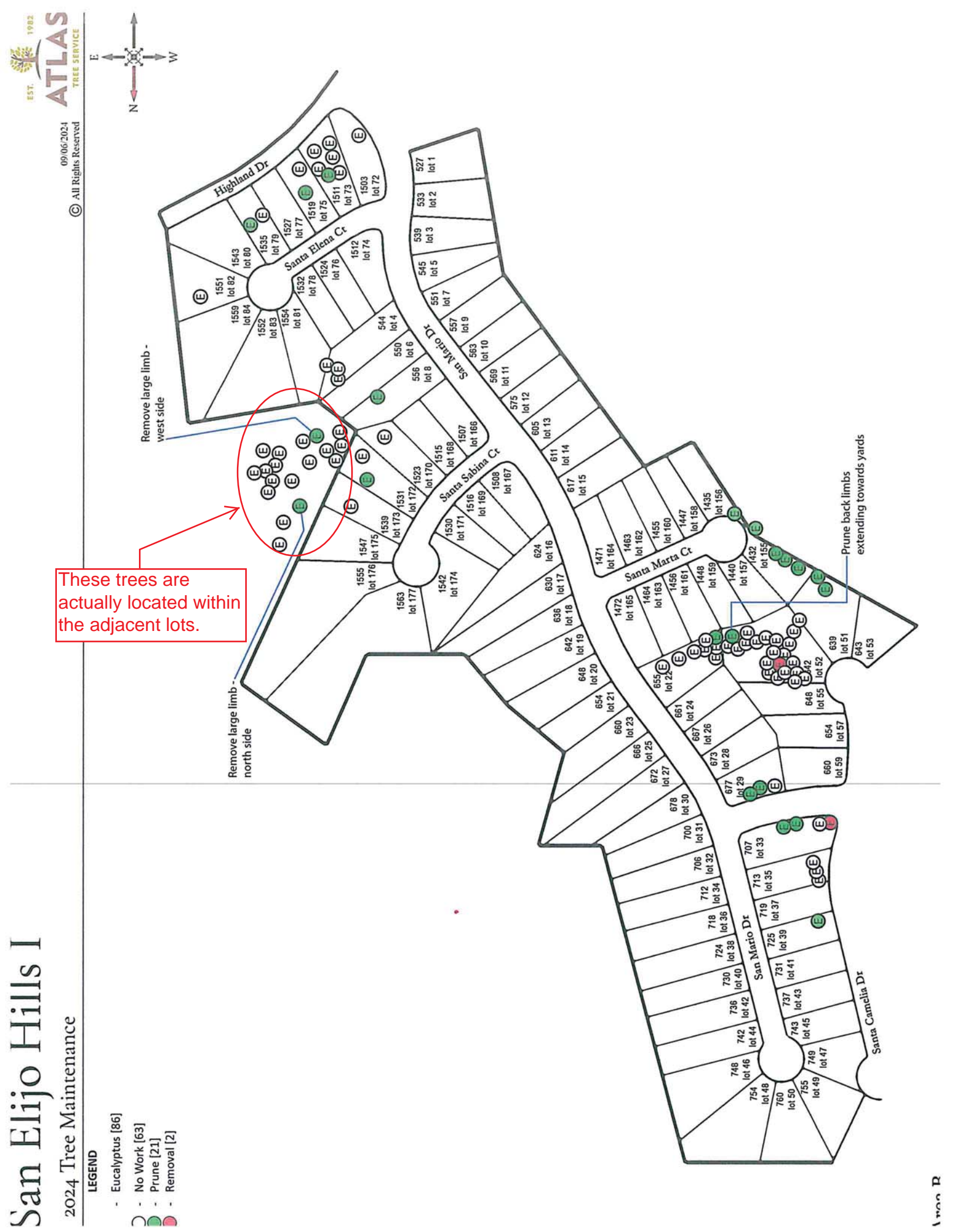
Enclosure: Color-coded Site Maps

San Elijo Hills I

2024 Tree Maintenance

LEGEND

- Eucalyptus [86]
- No Work [63]
- Prune [21]
- Removal [2]



San Elijo Hills I - Area A

Large / Slope Eucalyptus Locations;

- LEGEND
- E - Eucalyptus [209]
 - - No Work [209]
 - - Crown Thin [0]
 - - Removal [0]

