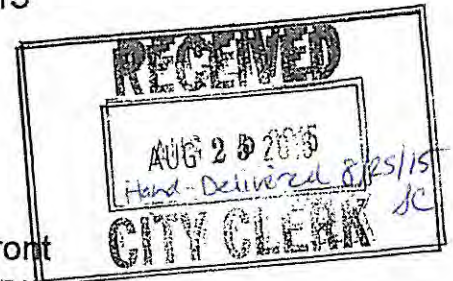


Tuesday August 25 2015

City of Pacifica  
City Clerk - Tree Appeal  
170 Santa Maria Ave.  
Pacifica, CA 94044



I protest the cutting down of the heritage trees along the front of the Casa Pacifica Apts so as to hopefully save and preserve the rustic atmosphere they provide to the neighborhood and to all of us here at Casa Pacifica. With the trees gone, the front of the building will become as arid, dry and lifeless as the unkept lawn.

The trees are in close proximity to the building per the permit but I'd prefer to call it comfortable proximity. As for their proximity to the utility lines, please see the attached 8 sheets of color photos which show that the lines run both above and in front of the trees, but for the last tree on the West end of the building. This tree has only to be trimmed to clear a way for the lines, not removed completely.

My apt faces North onto to Terra Linda. The trees, per photos on page 8, add to an enjoyable sense of privacy. You can also tell from these pictures what the height of the shorter trees is, well below the utility lines overhead.

Please consider that the trees have been here for decades and have been professionally cared for throughout that time span so I see no rationale at this time to proclaim that they have suddenly become unsustainable as the applicant proclaims.

I pray you will let these beautiful old trees continue to live exactly where they are.

Thank you

  
John Bachman

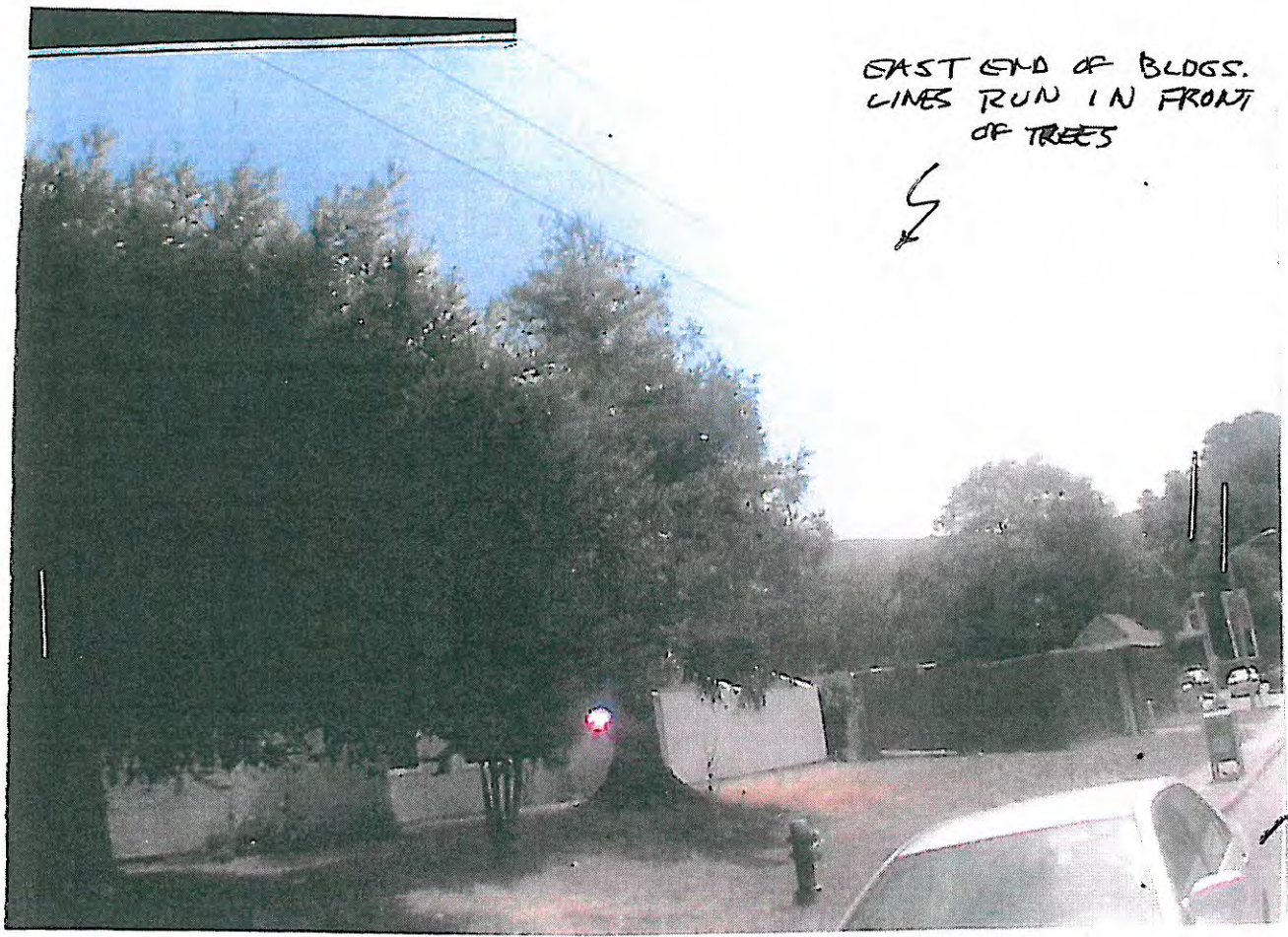
Casa Pacifica

1060 Terra Nova Blvd 209B

Pacifica, CA 94044

650-557-1507 tele and fax

[JhnBachman@aol.com](mailto:JhnBachman@aol.com)



EAST END OF BLDGS.  
LINES RUN IN FRONT  
OF TREES



EAST  
END  
OF  
BLDG

PARKING  
GARAGE  
EXIT

TO  
CORSTAN

W ← → E



PEE LINES  
ABOVE TREES



①

W ← → E

LINES RUN  
IN FRONT  
OF TREE



W ←

→ E



W ← → E



27



POE LINES RUN  
IN FRONT OF  
TREES



SIDE  
DOOR  
RAMPA



SIDE  
DOOR  
RAMPA





← W → E



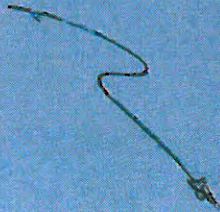
5

W ← → E

POE LINES RUN ABOVE  
OR IN FRONT OF TREES



LINES RUN  
ABOVE AND  
IN FRONT  
OF TREES



6

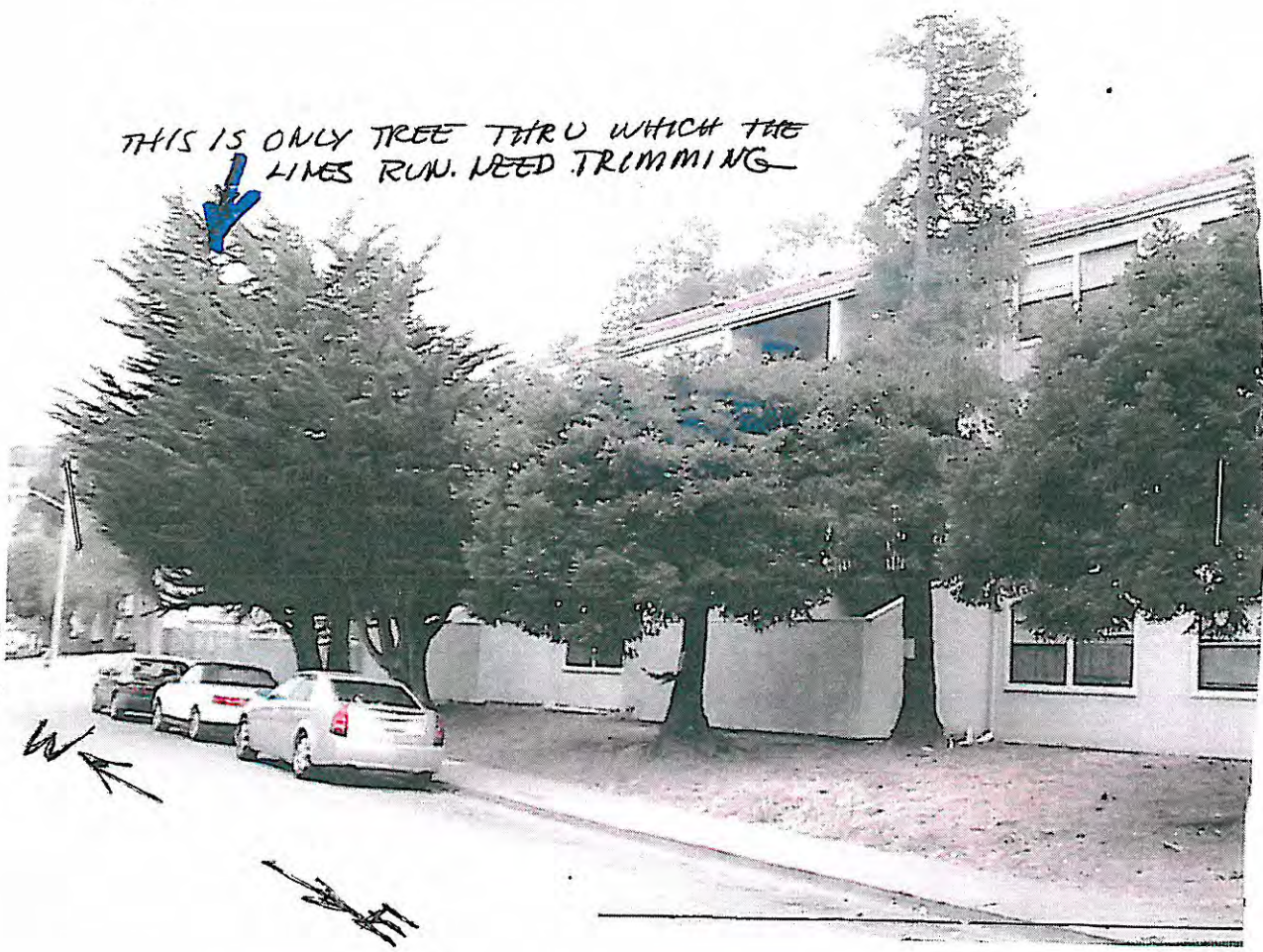
THIS IS ONLY TREE THRU WHICH THE  
LINES RUN. NEED TRIMMING



ASPEU



DR



THE ONLY TREE  
THRU WHICH THE  
PGE LINES RUN -  
NEEDS TRIMMING  
PERIOD

7

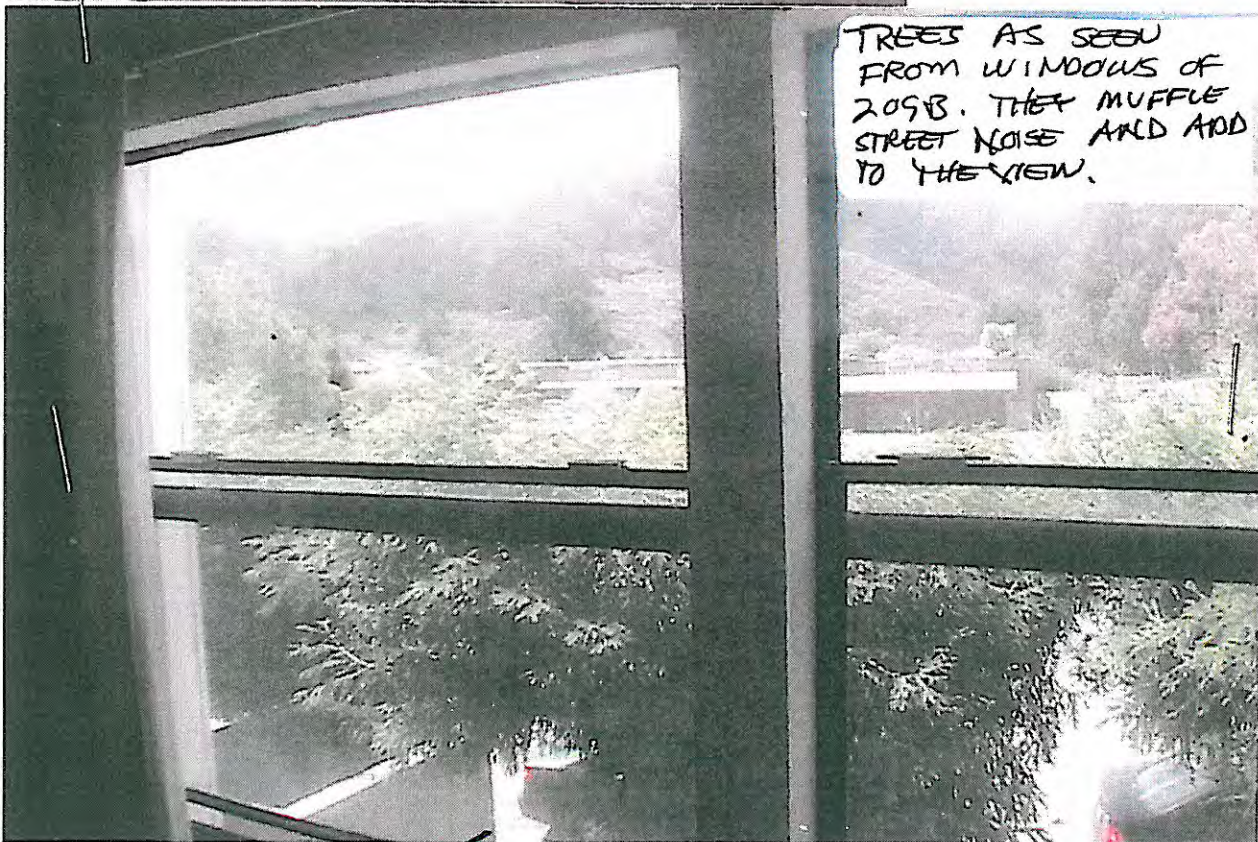




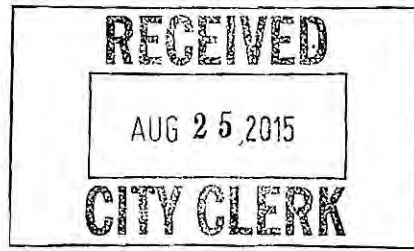
TREES AS SEEN FROM 209B DECK

2ND FLOOR DECK & WINDOW VIEW

SHOWS HGT. OF TREES — LINES RUN ABOVE & IN FRONT OF TREES



TREES AS SEEN FROM WINDOWS OF 209B. THEY MUFFLE STREET NOISE AND ADD TO THE VIEW.



8-24-15

I'd like to formally object  
to the removal of these heritage  
trees on Terra Nova Blvd.

What is the reason given?

Regards,  
Terry Milse  
1061 Evergreen

**Terry Nilsen**  
Vice President  
Business Development  
Sales & Specialist

101 California Street  
San Francisco, CA 94111  
tel: 415 693 7069  
fax: 415 693 7110  
cell: 415 693 7000  
terry.nilsen@usfb.com

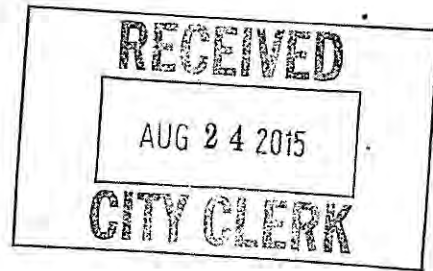
**MorganStanley  
SmithBarney**



8/21/2015

Betsy Giovannoni  
1415 Terra Nova Blvd.  
Pacifica, Ca. 94044

City of Pacifica  
City Clerk-Tree Appeal  
170 Santa Maria Ave.  
Pacifica, CA 94044



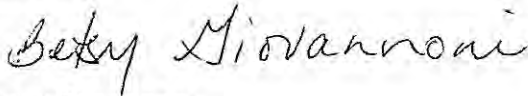
To whom it concerns:

I would like to express my opposition to the removal of the 18 trees outside the Casa Pacifica Residence at 1060 Terra Nova Blvd.

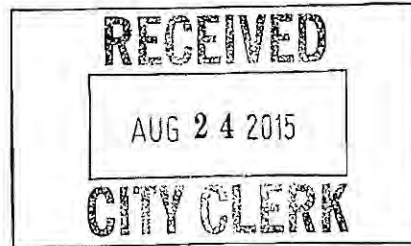
These trees are very old and beautiful and are homes to many wildlife. They are so lovely and add so much to our neighborhood.

Please save their lives.

Sincerely,



Betsy Giovannoni



08-19-15

To Whom It May Concern:

I live at the Casa Pacifica Senior Apartments on Terra Nova Blvd. It is there that the beautiful historic trees are bearing signs that they are to be cut down. This is my appeal to common sense and reason.

When I moved into Casa Pacifica three years ago, I had been told that the trees were historic to Pacifica. This was in response to my awe and expression of happiness at the trees outside of my front-facing apt. I have the view of a beautiful tree outside of my Living Room windows and also one outside of my bedroom window. They have given me a sense of peace and privacy all these years. I listen to all sorts of bird life and in meditation just study the lovely branches and watch the birds with a sense of joy.

Mr. Johnston of ebmc Management Corporation says that they (the trees) do not benefit the property in a lucrative manner. He says that vermin might brush against the (precious) walls of the property and give us bug problems. Or roots may interfere with plumbing systems. That last excuse I can understand. He had pointed to the sky and said what a wonderful big empty sky there will be to look at and the sunshine pouring in, just think of it! I have.

Here are my viewpoints: first of all, that sky has been hot- hot- hot this season. The trees offer shade and relief. Next, the property value is, in my opinion, worth more because of the beauty of those trees. If I was rich and I had the choice to live where a building was hot and blank and just like any other hot blank building—or, the choice to live in an attractive huge cypress tree environment that made me feel as though I was living in the mountains (despite the loud Terra Nova traffic sounds), I would choose the tree environment. Now consider this. The trees have offered a diversion, a subterfuge for the driving rains that will otherwise shoot straight down into our blank oven-like patios. We have been spared flooding because of this fact. Without the trees, our patios will fill up like swimming pools. You see, the “new” high concrete fences that grace our places have only an INCH of “clearance” at the bottoms of said fences for water drainage. At this point in time, the inch is filled with outside debris blown by winds and blowers and if there was rain now, it would not effectively drain. Of course, our Management will not take the responsibility of hiring someone to clear out those inches of spaces and to consistently clear them. My next reason for wanting those trees is that as Senior Citizens, in that particular building, we have grieved over several losses. The destroying of those trees are like the final punishment by management to take away yet another joy. I will explain that too: recently new balconies have been erected. As a result, we are not allowed to have so much as a chair left out on those balconies. If we sit down on a chair on the balconies, we must drag the chair indoors after our rear-ends have warmed them and we return inside. Now. The ground floor patios are very spacious. We once had lovely gardens that we poured our spirits and moods into and everyone around us enjoyed looking out at our gardening. I personally had a beautiful layered symmetrically garden with beautiful containers and beach rocks. Nothing came close to

"touching" the building or causing any damage whatsoever from watering the plants. It was beautiful! Now, we are not allowed, even on patio levels, to have furnishings (outdoor furnishings) or plants, not even ONE spindly or lush plant. That Right has been taken away from us. Every time management chooses, we are given new sets of "Regulations" that prohibit us more and more from having a quality of life in our dwellings. That caused much loss and grief and much depression among our community. Plants are now all squished together in the main community dwelling inside the main front gates. People have given up their hobbies of plants and wind chimes and ornamental containers and furnishings on order by management. The result if we do not? Two Warnings and then Eviction! Grief. Mourning. Nature is as strong a therapy as a tea-cup Chihuahua or a \$180 per hour therapist. Many of us are in the stage of grief known as anger and some of us have put stuff on our balconies anyway. Well, come Sept. 5<sup>th</sup>, 2015, those angry (understandably and normal) tenants must bring it all back in or suffer the consequences mentioned. Most of us have dragged our indoor stuff indoors and now have crowded apts. Many of us have had all of our outdoor plants die. Are we reimbursed? No.

So understandably, the very idea of chopping down our shade trees now is very painful to most of us, unless we live in the back and don't face Terra Nova so could care less.

We listen to traffic, to fireworks, to school-kids, to loud car-racket. But the trees make it all bearable.

As for the roots maybe someday getting into the plumbing, well, I can't argue that. That MAY be a problem. But can't we wait?

Management says an arborist says they gotta go because they're dead or dying. Well, if I was an arborist by career, I'd say that too if it was how I made my living. It's like a surgeon scaring the life-wits out of you. Well, sure you'll listen. But: it's how he or she makes HIS or HER LIVING. That is why we get several other consultations. Same as with getting a good attorney or bidding for a construction job. We have to make our livings. Therapists keep clients for years instead of months. Why? The money. We know this.

Have I appealed to reason? PLEASE, please, I AM BEGGING: Please save the beautiful full, lush, still alive, life sustaining trees. Remember "A Tree Grows in Brooklyn"? Recall that story?

Help us at Casa Pacifica community to keep our trees, so much else has been taken from us. This is my appeal. I wish the City *would* really step forward and keep this Owner who gets \$3,020 per unit per month ON TIME from HUD and keep the ebmc management from getting away with the hell they are getting away with. As the City of Pacifica, you already know what you and we had to go through to get SAFE balconies passed in inspection. It was a real Laurel and Hardy "crew" so the Owner, we are told, could save her millions.

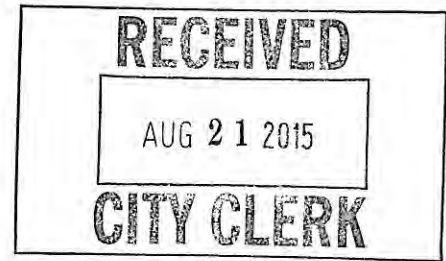
Thank you. I appeal to your good characters, please do help us.

Sincerely,

Christina Sotelo, 1060 Terra Nova Blvd.  
 D-104  
 (650) 455-7572

August 20, 2015

City of Pacifica  
City Clerk-Tree Appeal  
170 Santa Maria Avenue  
Pacifica, CA 94044



Re: APPEAL

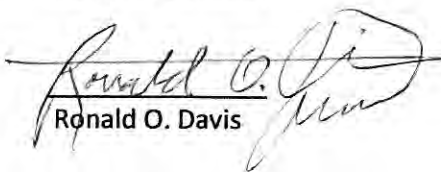
Dear Sirs,

Have read the NOTICE posted by City of Pacifica  
Public Works Department  
Parks & Streams Division

I personally object to the application submitted by someone to remove trees or anyplace else within the City of Pacifica, as this is in violation of an approved ordinance under the provisions of the City's Heritage Tree Ordinance (Chapter 12, Title 4, of the Pacifica Municipal Code)

And I also believe there is no need to even process such application.  
It is very clear a person violating any of the provisions of the Heritage Tree Ordinance shall be guilty ... and so on, and may be subject to administrative civil penalties as provided by the Municipal Code.

Concerned citizen,

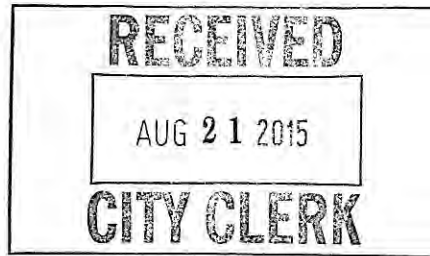
  
Ronald O. Davis

1060 Terra Nova Blvd., Apt A-206  
Pacifica, CA 94044



**Betty C. Garner**  
1060 Terra Nova Blvd., Apt. 201D  
Pacifica, CA 94044-4317

City of Pacifica  
City Clerk-Tree Appeal  
170 Santa Maria Avenue  
Pacifica, Ca 94044



August 20, 2015

Re: Heritage Trees at Casa Pacifica, 1060 Terra Nova Blvd

We the tenants of Casa Pacifica Senior Residence at 1060 Terra Nova Blvd, Pacifica are appealing the proposed removal of all the 18 trees in the front of our residence.

The management has not made us aware of any of the decisions regarding the changes here, we just underwent four months of destruction and reconstruction of the 100 balconies and patios (90 days of which are doors to the balcony area were closed and boarded).

For years the front and backyards remain brown and unkept, plants and many ferns have been sprayed and are now dead and mostly removed. There is a sprinkler system in the front and back lawns but they haven't been used. In the past few years beautiful raised beds full of vegetable plants and flowers cared for by tenants have been ordered uprooted and the boards were eventually removed where barren ground is today. The lawn and plants have died due to lack of a gardener and no water. Gardeners did construct a closed in garden with wood chips, gorilla grass and a few native plants in the courtyard in April, May 2014, they also used the wood chip material and planted ice plant on the corner of Terra Nova & Aspen.

The gardeners were let go and there has been NO yard maintenance or watering in the last 15 months. A couple of tenants, Honey Politz and Betty Garner have kept the courtyard alive and thriving with plants purchased by them and contributed by tenants attempting to bestow a little area where the tenants, birds and butterflies can enjoy nature and feel at peace. It has been an uphill battle as far as keeping the deer from devouring everything, hanging plants on the dead tree branches that haven't been trimmed has been a resolution.

It is rumored that the owner/project manager has said lawns will be planted in the front after the trees are gone and in the back where they have allowed it to die. It is difficult to believe this with the drought upon us and no one having a lawn or being allowed to water one in Pacifica.

If the trees are removed it will be a difficult and expensive job to excavate and remove the troublesome roots and stumps. Having read several scathing reports of the work of the hired tree remover, Steve Svienty Tree Care it is worrisome as he has reportedly not removed stumps and has been responsible for broken windows which he has not paid for.

There are three stories of three buildings with approximately 50 apartments all with brand new balconies and many windows on the front of the buildings where the trees are ... will they be safe from harm? And if the trees are removed they will no longer have shade or green to look out on, a losing proposition for us and the trees.

The tenants of Casa Pacifica have hoped to see new landscaping for the last 15 years or so, at least to have a regular gardener to care for all the plants and lawn that have been lost. The owner of Casa Pacifica lives in Milpitas and rarely ever comes here. She was seen on the property months ago with the Project Manager John Hickey sitting outside the gate evidently conferring the plans that are presenting themselves now. Usually when someone has a vision of good things to come they will somehow attempt to share it, by word of mouth, brochure or letter... we have been shown nothing and not made aware of anything by the owner, management or project manager, the tenants have been severely neglected and made to feel like second class citizens kept in the dark.

We say NO to the removal of trees, it will just be a compounded continuation of the barren landscape we already have...

Casa Pacifica Tenants  
1060 Terra Nova Boulevard  
Pacifica, Ca 94044

WE THE UNDERSIGNED RESIDENTS OF CASA PACIFICA WISH TO  
APPEAL THE DECISION TO REMOVE HERITAGE TREES AT CASA  
PACIFICA SENIOR RESIDENCE... AUGUST 20, 2015

Resident Name      Apt #

~~Ronald C. [unclear]~~ A-206

Mary [unclear] 109B

John Bachman 209B

Benee O'Brien #110a

[unclear] - 307A

Irene Haas 107-B

J. [unclear] 210-A

Helen [unclear] 306B

Bernadette [unclear] 211-A

Edelle Hansen 308B

Isabel Donovan 101A

WE THE UNDERSIGNED RESIDENTS OF CASA PACIFICA WISH TO  
APPEAL THE DECISION TO REMOVE HERITAGE TREES AT CASA  
PACIFICA SENIOR RESIDENCE... AUGUST 20, 2015

Resident Name

Apt #

Betty Gornick 201D

Christina Sotelo 106D

Margaret Hobbs-104D

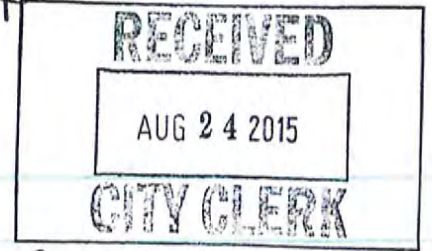
Sharon Emerson-Smith 207D

Ann White 108D

Evelyn Reaney 306D

Delivered by hand at  
3PM AUG 23

August 24, 2015



City Heritage Tree Project  
Casa Pacifica

Dear Friends,

I am writing to Ask  
you NOT to cut down yellow-  
topped trees at Casa Pacifica,  
1060 Terra Nova.

There is no good reason to  
tear down these beautiful trees  
that have been with us for  
many years.

The trees are NOT  
diseased, NOT a safety hazard  
and NOT guilty of anything except  
being old, like the people  
who live here.

The permit was requested  
by the management of  
Casa Pacifica, to help clear  
the way to allow us to  
rebuild into a bigger and  
more expensive facility. Your

Approval of this permit  
and cutting the trees  
to help a landlord evict  
your parent a most  
fragile senior would be  
totally out of line for  
what poverty stands for.  
I bet you have friends  
or family at Casa Pueblo,  
our only remaining HUD  
facility for seniors.

I know on our City  
Council you have better  
things to do than help  
a local landlord ~~kick~~ kick  
out your seniors (who would  
be on the street).

Please do the right thing  
& deny this permit.

Many Thanks,



CRESPI AT ROBERTS



CRESPI  
IN FRONT OF CABRILLO SCHOOL



**ROBERTS AT CRESPI**



**FROM CABRILLO SCHOOL  
ACROSS CRESPI**



CITY OF PACIFICA  
DEPARTMENT OF PUBLIC WORKS - FIELD SERVICES DIVISION  
170 SANTA MARIA AVE. PACIFICA, CA 94044  
650-738-3760 650-738-9747 (fax) DPWassistance@ci.pacifica.ca.us  
HERITAGE TREE APPLICATION

THIS SECTION IS A PERMIT APPLICATION ONLY.  
IT DOES NOT GUARANTEE ISSUANCE OF PERMIT NOR GIVE PERMISSION TO BEGIN WORK

PERMIT NUMBER: HT043-CAS DATE: 06/3/15 PAID: \$271 RECEIPT NUMBER: 148993  
APPLICANTS NAME: Steve Srienty PHONE NUMBER: 415-328-4894  
ADDRESS: 867 47th Ave Apt #A S.F. CA. 94121

1) LOCATION OF TREE(S): 1060 Terra Nova Blvd Pacifica  
(ATTACH A SKETCH OR PLOT OF PROPERTY) (In front of building)

2) VARIETY OF TREE(S): Coast redwood TOTAL NUMBER OF TREE(S): 19  
Monterey cypress

3) ACTION REQUESTED:

- removal / destruction  construction affecting dripline  other (please specify)  
 move  designate as Heritage Tree

4) JUSTIFICATION (STATE THE REASON WHY THE ACTION IN SECTION 3 IS BEING REQUESTED): mutilated  
destroyed trees planted in close proximity to building and  
utility lines. Wrong trees, wrong place, unsustainable. Re-landscape  
in progress

5) SIGNATURE OF PROPERTY OWNER: [Signature] X  
(by signing, you are granting permission for the City of Pacifica to inspect tree(s) on your property)

THE PERMITTEE AND/OR PROPERTY OWNER BY ACCEPTANCE OF THIS PERMIT, AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF PACIFICA FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS AND LEGAL ACTIONS FOR INJURIES OR DAMAGES TO PERSONS OR PROPERTY RESULTING FROM OPERATIONS OR MAINTENANCE UNDER THIS PERMIT, REGARDLESS OF PASSIVE NEGLIGENCE OF THE CITY OF PACIFICA, ITS OFFICERS, EMPLOYEES, CONSULTANTS AND AGENTS, AND AGREES TO COMPENSATE THE CITY IN FULL FOR ALL DAMAGES TO PROPERTY OF THE CITY OR TO PUBLIC PROPERTY UNDER ITS JURISDICTION RESULTING FROM OPERATIONS OR MAINTENANCE UNDER THIS PERMIT.

\*\*\*\*\*APPLICANT - DO NOT COMPLETE BELOW THIS LINE\*\*\*\*\*

HERITAGE TREE ORDINANCE - PERMIT

IN ACCORDANCE WITH THE APPLICATION EXECUTED ABOVE, PERMISSION IS:  GRANTED  DENIED

EFFECTIVE DATE: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_  EXTENSION EXPIRATION: \_\_\_\_\_

SUBJECT TO THE FOLLOWING CONDITIONS:

- to be done by a professional tree service with a City of Pacifica business license  
 debris to be removed when work is completed  
 mitigation measures (specify): \_\_\_\_\_

NOTE: ANY COSTS FOR THE REMOVAL OF HERITAGE TREE(S) IS AT THE EXPENSE OF THE PROPERTY OWNER

INSPECTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

HERITAGE TREE ORDINANCE APPEAL

NAME OF APPELLANT: \_\_\_\_\_ PHONE NUMBER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

REASON TO APPEAL THE ADMINISTRATIVE DECISION ABOVE FOR THE FOLLOWING REASON \_\_\_\_\_

# ARBORIST REPORT

## Tree Health and Structural Assessment

1060 Terra Nova Blvd, Pacifica

April 19, 2015



*Prepared for:*

**John Hickey**  
**Ecolux, Inc.**  
415.601.3560

*Prepared by:*

**Donald W. Cox**  
*ISA Board Certified Master Arborist WE-3023BUM*  
PO Box 66382  
Scotts Valley, CA 95067  
(650) 995-0777  
[drtreelove@gmail.com](mailto:drtreelove@gmail.com)

## **ARBORIST ASSIGNMENT**

---

Don Cox, an independent certified arborist, has been contracted by the property manager for the "Casa Pacifica" retirement apartment complex at 1060 Terra Nova Blvd in Pacifica, California, to document the condition of the trees in front of the property, and to make recommendations substantiating a tree removal permit application.

The arborist site visit and assessment took place on April 15, 2015.

## **SUMMARY OF TREE INVENTORY AND ASSESSMENT**

This suburban residential apartment complex has several existing trees planted along the front and side of the building, facing Terra Nova Blvd.

There are 17 coast redwoods, 2 Monterey cypress, and 3 Peruvian pepper trees that are of a size and species which are regulated and protected by the City of Pacifica.

The redwoods and cypress trees were an inappropriate planting choice, wrong tree in the wrong location. The power lines limit natural growth habit of these large growing trees, and the proximity to the building where some of the trees are planted, is unsustainable. Most of the redwoods and the two cypress have been destroyed by extreme utility line clearance practices.

Ten of the redwood trees have been heavily topped, or more accurately stated - partially removed, with over 2/3 of the height reduced. The two cypress trees have also been partially removed with over 1/2 of the height reduced. Seven redwoods have been stripped of foliage on one side and/or are located extremely close to the building.

Electric power lines are in place over the topped trees and very close to side pruned trees, creating conditions that prevent the trees from recovering from the extreme tree work, and prevent the trees from ever being able to grow according to their natural form and beauty.

The managers wish to remove the 17 redwoods and 2 cypress trees. The pepper trees are to be retained, as well as other pepper trees on the Aspen Drive side. A landscape plan with tree replacements is in process of design and contracting for implementation.

## **REGULATED TREES IN THE CITY OF PACIFICA**

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According to sections 4-12.02 and 4-12.03 of the Pacifica Municipal Code, "heritage trees" are defined as any trees within the City of Pacifica, exclusive of eucalyptus, which have a trunk with a circumference of fifty (50") inches (approximately sixteen (16") inches in diameter) or more, measured at twenty-four (24") inches above the natural grade.

**PROTECTED TREES ON THE TERRA NOVA BLVD FRONTAGE OF CASA PACIFICA**

There are 17 coast redwoods, 2 Monterey cypress, and 3 Peruvian pepper trees that are of a size and species which are regulated and protected by the City of Pacifica.

	Tree species	Recommendation
1	17 coast redwoods ( <i>Sequoia sempervirens</i> ) 16" to 52" diameter @ 2' above grade	Remove to facilitate landscape improvements
2	2 Monterey cypress ( <i>Hesperocyparis macrocarpa</i> ) 24" and 25" diameter.	Remove to facilitate landscape improvements
3	3 Peruvian pepper ( <i>Schinus molle</i> )	Retain

**TREE DESCRIPTIONS**

**1 – 10 coast redwoods (*Sequoia sempervirens*)**

**Size:** 16" to 52" diameter @ 2' above grade

**Condition:** Heavily topped and destroyed structurally.

**Potential:** No future growth without continued mutilation.

**Recommendation:** Remove and re-landscape with appropriate species.



2015/04/15

***TREE DESCRIPTIONS - cont'd***

---

**2 - 7 coast redwoods (*Sequoia sempervirens*)**

**Size:** 18" to 36" diameter @ 2' above grade

**Condition:** Heavily stripped of side growth; planted too close to building /utilities.

**Potential:** No future growth without continued mutilation. Building damage.

**Recommendation:** Remove and re-landscape with appropriate species.



**TREE DESCRIPTIONS - cont'd**

---

**3 - 2 Monterey cypress (*Hesperocyparis macrocarpa*)**

**Size:** 24" and 25" diameter @ 2' above grade

**Condition:** Heavily topped and destroyed structurally. Directionally pruned without compensating weight balancing and structural corrections.

**Potential:** Structural failure. No future growth without continued mutilation.

**Recommendation:** Remove and re-landscape with appropriate species.



## **CONCLUSION**

Seventeen redwoods and two cypress trees were planted in front of this building, without due regard for the future growth of these large growing species. It is a classic example of wrong tree / wrong place. Now the unsustainable aspect of this poor planning is evident, the trees are being mutilated in order to install and maintain the utility lines. Building damage is inevitable and property damage or personal injury is possible as a result of poor structural integrity of the damaged trees.

The trees are overgrown for the site and have extensive surface root systems that dominate the available soil space, which prevents intelligent landscape design and re-planting.

The property owners/managers wish to improve these conditions and install a sustainable landscape for the benefit of the residents and the community.

( In order to design and install a better landscape plan, it is necessary to remove the problematic trees, grind the stumps and surface roots, to make way for the improvements.

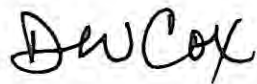
A tree removal permit application is being submitted to the City of Pacifica, for 19 trees:

17 redwoods and 2 cypress. Existing Peruvian pepper trees will be retained.

## **TREE WORK STANDARDS and SAFETY**

All tree work, removal, pruning, planting, shall be performed using industry standards of workmanship as established in the Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI A 300 series), and safety (ANSI Z133.1).

Underground utilities locator service should be obtained before stump grinding operations. Call 811. <http://www.call811.com/>



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Donald W. Cox,  
ISA Board Certified Master Arborist WE-3023BUM  
Municipal Specialist, Utility Specialist, Tree Risk Assessor



7/23/15

Proposal submitted to:

Ecolux, Inc.

Attn: John Hickey

Re: Casa Pacifica

1060 Terra Nova Blvd.

Pacifica, CA 94044

Artificial turf & landscape site work:

Main entry courtyard-

- Demolition, excavation with removal & off haul of existing unwanted debris- bark, plant material, weeds etc.
- Installation of new contractor grade weed block fabric, approximately (16) various sized Calistoga boulders & (6) yards new noyo cobble rock garden

Total: \$9,293.75

Large lawn area (west side)-

- Installation of approximately (3,335) sq ft new sod lawn, with all new valve manifold irrigation systems, new soil building amendment, & gopher wire

Total: \$17,370

Rock garden (bay windows)-

- Installation of approximately (414) sq ft new noyo cobble rock garden, along with clean up & demolition of existing debris

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- Demolition of existing dry creek bed & stock pile existing material for use with new installation
  - Application of new contractor grade weed fabric, along with application of pre-emergent, for future weed control
  - Installation of existing cobble rock along with (4 to 6) yards new cobble rock (different size) to be installed as a natural creek bed

Total: \$10,385.70

East side hill clean up-

- Demolition, excavation with cleanup & off haul of existing organic debris

Total: \$1,857

Large lawn area (east side)-

- Installation of approximately (2,505) sq ft new sod lawn, with all new valve manifold irrigation systems, new soil building amendment, & gopher wire

Total: \$13,307

Gravel option: \$9,391

Rock garden (bay windows)-

- Installation of approximately (368) sq ft new noyo cobble rock garden, along with clean up & demolition of existing debris

Total: \$1,402

Artificial turf (front area)-

- Demolition, excavation with removal & off haul of existing miscellaneous organic debris, sod lawn, weeds, shrubs, etc.
- Assess existing irrigation system (if any)- cap heads & reroute irrigation lines where needed
- Excavation with removal & off haul of up to (6) inches of existing soil, as needed, to receive new sub base material



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- Installation of approximately (4) inches compacted  $\frac{3}{4}$  crush base material, along with (1) inch compacted d-g gravel, for final elevation & desired grade of new artificial turf
  - Installation of approximately (12,575) sq ft new 52T artificial turf blend, with all necessary seam tape/glue, nails, hardware & sand in-fill – per specification of turf blend

Total: \$106,101

#### Decorative gravel / boulder install-

- Demolition, excavation with removal & off haul of existing miscellaneous organic debris, sod lawn, weeds, shrubs, etc
- Installation of approximately (3) inches new compacted base material, with proper drainage, to receive new Noyo Cobble rock
- Installation of pre emergent application in all new rock beds (for future weed control)
- Installation of various sized boulders throughout rock beds
- Installation of approximately (2,136) sq ft new 5/8 to 1.5 inch Noyo Cobble rock, along upper perimeter of both buildings

Total: \$8,552

#### Header board system-

- Installation of approximately (542) ft new composite 1x6 header board system, to create boarders for both turf & rock garden

Total: \$8,116.25

Total project: \$206,770.30



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Total: \$1,659

Dry creek bed (west side)-

- Demolition of existing dry creek bed & stock pile existing material for use with new installation
- Application of new contractor grade weed fabric, along with application of pre-emergent, for future weed control
- Installation of approximately (9) 1500lb boulder & (12) 800lb boulder to be installed in new dry creek bed
- Installation of existing cobble rock along with (6) yards new cobble rock (different size) to be installed as a natural creek bed

Total: \$14,436.25

Rock bed/bridge & tree area-

- Demolition with cleanup & off haul of existing debris
- Installation of approximately (6) yard new noyo cobble rock in planter beds from lawn area to bridge

Total: \$3,525

West side hill cleanup & bark-

- Demolition with cleanup & off haul of the first two tiers above dry creek bed
- Installation of approximately (10) yards new black deco mulch (recommended for hillside) with application of pre-emergent, for future weed control

Total: \$3,293

Retaining walls-

- Demolition & cleanup of existing broken r-r-t retain wall system & surrounding hillside area
- Installation of approximately (16) new 6"x6" p-t post & installation of approximately (74' by 2') new r-r-t wall

Total: \$7,472.35

Dry creek bed (west side)