



October 06, 2014

Mr. James Makshanoff
City Manager
City of San Clemente
100 Avenida Presidio
San Clemente, CA 92672

Dear Mr. Makshanoff,

Please refer to Mr. Gudgeirsson's letter attached dated June 30, 2014 to our Board of Directors of Reefgate West Association, San Clemente. Our property management company, TSG Independent Property Management, received the letter and it was reviewed by our Board over two meetings this summer. Our response to the two issues concerning the Cypress Trees regarding sewer intrusion and controlling the size and height of these trees is outlined in the following two letters attached:

LETTER #1 - SUBJECT:

Potential Cypress Tree Root Intrusion in Reefgate West's "C" Building.

LETTER #2 - SUBJECT:

Cypress Tree Maintenance Plan

Thank you for your communication to date on this subject. We trust both of our counter proposals will be accepted.

Sincerely,

Reefgate West Homeowners Association
423 Avenida Granada,
San Clemente, CA 92672

&

TSG Independent Property Management, Inc.
George Gustave, Account Executive
27129 Calle Arroyo, Suite 1802
San Juan Capistrano, CA 92675



October 06, 2014

Mr. James Makshanoff
City Manager
City of San Clemente
100 Avenida Presidio
San Clemente, CA 92672

LETTER #1 - SUBJECT:

Potential Cypress Tree Root Intrusion in Reefgate West's "C" Building.

The potential Cypress Tree root intrusion into our 'C' building, containing 24 units, main sewer line and installation of a clean out line to monitor via sewer camera root intrusion to prevent serious damages and back-up to our 'C' building.

Your reply basically puts the responsibility for installing this clean out line completely on our association. We did not plant these 20 plus trees directly on top of the main sewer line serving our 'C' building and other properties along Avenida Granada, including your own property, The Casa Romantica. Reefgate would think the city would want to protect these properties from severe damage potential from a root intrusion occurrence and since you will not remove these trees the second best approach is to provide a system to periodically monitor the line rather than "chance" the line will be fine because the "City of San Clemente has not had a Cypress Tree root intrusion over the past 34 years." Over this period, have you ever planted 20 plus trees directly over a major sewer line as you did at the Casa/Reefgate boundary Line? The answer is no. This was a mistake in judgment and now the city will not provide the funds recommended to prevent a potential sewer line property disaster. We believe this is a very short sighted approach and Reefgate would request you review and reconsider your decision to leave it totally up to us.

Thank you for your communication to date on this subject. We trust both of our counter proposals will be accepted. Please continue to read letter #2 to follow.

Sincerely,

Reefgate West Homeowners Association
423 Avenida Granada,
San Clemente, CA 92672

&

TSG Independent Property Management, Inc.
George Gustave, Account Executive
27129 Calle Arroyo, Suite 1802
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LETTER #2 - SUBJECT:
Cypress Tree Maintenance Plan

As for the *Cypress Tree Maintenance Plan*, Reefgate accepts the plan as outlined by former Board member Mike Evans regarding the timetable of trimming and pruning trees as well as selective removal. Our goal is ocean view preservation as we now have since the first trimming and selective tree removal occurred fall of 2013. Reefgate shared the cost 50/50 for that work with The Casa (or city). Our portion of that expense, payable to Quezada Pro Landscaping, was in the amount of \$1,485. We will allocate that amount for maintaining the view and tree height limits we *currently* have from the 2013 work. We do not feel we should bear all the costs as we have lost a great deal of our views, but we will meet the city halfway to *preserve the current heights* and pier/ocean visuals for the future.

According to Mike Evan's schedule, a minor trimming is scheduled for this fall. We want to emphasize **maintaining the heights at our 3^d floor "B" building at railing level, NO ADDITIONAL PLANTING to be made and improving the "see-through" view status** for our association while keeping the trees healthy. We will accept our portion of the cost, not to exceed \$1,485 on that scheduled outlined. We will work with Casa Romantica's staff to accomplish these goals.

Reefgate West and TSG Independent Property Management would appreciate the City of San Clemente and Casa Romantica's agreement to our positions, as outlined above, with confirmation back in writing as soon as possible. As the city has a good neighbor policy, we are only asking that you extend that to us on an issue we did not create, nor were we consulted in the planting of these 20 plus Cypress Trees planted years ago.

Thank you for your communication to date on this subject. We trust both of our counter proposals will be accepted.

Sincerely,
Reefgate West Homeowners Association
423 Avenida Granada,
San Clemente, CA 92672
&
TSG Independent Property Management, Inc.
George Gustave, Account Executive
27129 Calle Arroyo, Suite 1802
San Juan Capistrano, CA 92675



CC: Sharon Heider, Beaches, Parks and Recreation Director
Berenika Schmitz, Casa Romantica Executive Director
Hanne Thordahl, Human Resources Analyst
Jim Waters, Acting Maintenance Services Manager
Jim Pechous, City Planner
Jim Holloway, Community Development Director
Dennis Roger Reed, Beaches & Parks Maintenance Manager
Bill Cameron, Public Works Director
Chrisy Manetta, Reefgate West HOA
Reefgate West Board of Directors
TSG Independent Property Management, George Gustave

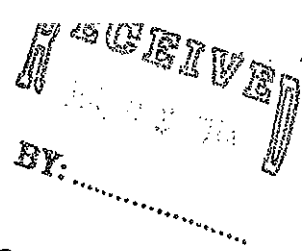


City of San Clemente City Manager

Pall Gudgeirsson, City Manager

Phone: (949) 361-8321 Fax: (949) 361-8283

gudgeirssonp@san-clemente.org



Monday June 30, 2014

Reefgate West Association Board of Directors
TSG Independent Property Management, Inc.
C/O George Gustave
27129 Calle Arroyo Suite 1802
San Juan Capistrano, CA 92675

Dear Reefgate West Association Board of Directors:

The City has received a quote from Doheny Plumbing for the installation of a clean out to the Reefgate's sewer lateral line that runs under the Casa Romantica property. Doheny apologized for the length of time in providing the proposal, but the majority of cost is associated with the removal and repair of concrete on the Casa grounds, and Doheny will subcontract this portion of the work.

It certainly sounds as if the Association is taking a proactive stance by having the sewer line camera work done, and it also seems wise that a cleanout be installed as suggested by Doheny Plumbing.

As we have discussed, tree roots can invade a sewer line in the right circumstances, especially older lines on the bluffs due to earth movement and potential separation of the line. However, the Monterey cypress generally exhibits little or no invasiveness. Dennis Roger Reed, the City's Beaches and Parks Maintenance Manager, does not recall a single incident of Monterey cypress impacting a sewer line in his 34 years with the City. Rod Rodriguez, the owner of the City's contractual tree trimming company, has worked in the City since 1964, and has stated the same.

However, if Reefgate was to note root intrusion into the line, the City has a procedure for root intrusion into private sewer lines by City trees. The property owner has the responsibility of proof, so your installation of a cleanout in the area

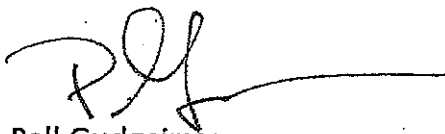
is very important. If root intrusion is shown in the video, then a claim can be filed with Hanne Thordahl, Humans Resources Analyst 1, at 949 361-8203 or by email at ThordahlJ@san-clemente.org. The City's claims adjuster, Carl Warren & Company, will review the claim and make recommendations. If tree root blockage is noted, and the claim awarded, the City would reimburse related costs, and work towards a solution. Removal of the trees might be warranted, or perhaps the sewer line could have a new internal lining installed. Doheny Plumbing has provided the lining service for the City in the past as a way to retain trees that have impacted sewer lines.

X The City will allow Reefgate to install this cleanout on the Casa property. Should you board wish to do so, please contact Dennis Roger Reed, who can assist in coordination between Doheny Plumbing and the City. Of course, Reefgate can use another plumbing firm, but they will need to be State licensed plumbing contractors, with a valid City business license and the appropriate insurance naming the City as additionally insured.

* To the other subject at hand, staff has taken former Casa board member Mike Evans' long term tree proposal and updated this document. It is attached for your review, along with the copy of Doheny Plumbing proposal for the cleanout.

Please keep us in the loop as you move forward in your process.

Sincerely,



Pall Gudgeirsson
City Manager

CC: Sharon Heider, Beaches, Parks and Recreation Director
Berenika Schmitz, Casa Romantica Executive Director
Hanne Thordahl, Human Resources Analyst
Jim Waters, Acting Maintenance Services Manager
Jim Pechous, City Planner
Jim Holloway, Community Development Director
Dennis Roger Reed, Beaches & Parks Maintenance Manager
Bill Cameron, Public Works Director



CASA ROMANTICA CULTURAL CENTER AND GARDENS



TREE MANAGEMENT PLAN FOR MONTEREY CYPRESS (CUPRESSUS MACROCARPA)

OBJECTIVES

1. Create management plan to maintain a healthy stand of trees as visual screen, amphitheater backdrop, and overstory for the native gardens.
2. Consider, without compromising the health of the trees, the private residential views of neighboring property (Reef Gate) in developing management plan.
3. Adhere to City of San Clemente guidelines for tree management.

MANAGEMENT PLAN

1. Maintain trees free of pests and disease. Prune artistically (as necessary) to bring out the best of the iconic coastal Monterey cypress, accenting the stately form, sinuous branches, and pyramidal shape.
2. Periodically thin the stand by removing some trees to allow remaining maturing trees to develop on their own.
3. Consider, whenever possible, private residential views, giving highest priority to group areas and individual properties where their sole view is impacted.
4. The trees will reach full maturity within 20 years. Removal of some trees will be mandated by placement, and or health and structural integrity. Trimming and removal will be needed approximately every 2 to 4 years until full maturity.
4. Work with City of San Clemente to properly prune and maintain the trees by their standards, which are based on standard established by the International Society of Arboriculture.
5. The City of San Clemente's tree policy does not provide for trimming solely for view protection. The average duration between trimming for City maintained trees is 7 years, and as such, any more frequent service is beyond to scope of City maintenance service and the cost will not be funded by the City.

PROPOSED TRIMMING CYCLE

Fall 2013: Initial trimming completed.

Fall 2014: Minor trimming required, direct terminal growth, and remove any tree(s) deemed appropriate for removal.

Fall 2016: Conduct further pruning of trees, continue to direct terminal growth and remove any tree(s) deemed appropriate for removal.

Fall 2018: Conduct further pruning of trees, continue to direct terminal growth and remove any tree(s) deemed appropriate for removal.

Fall 2020: Conduct further pruning of trees, continue to direct terminal growth and remove any tree(s) deemed appropriate for removal.

Fall 2023: Conduct further pruning of trees, continue to direct terminal growth and remove any tree(s) deemed appropriate for removal.

Fall 2026: Conduct further pruning of trees, continue to direct terminal growth and remove any tree(s) deemed appropriate for removal.

Fall 2030: Conduct further pruning of trees, continue to direct terminal growth and remove any tree(s) deemed appropriate for removal.

COSTS

1. City of San Clemente will not be expected to bear any costs for pruning or tree resource management, but they may choose to pay for pruning or treatment (health and vigor of the trees, public safety, etc.) at any time. The City will fund 1 trimming every 7 years, the next City-scheduled trimming is 2020.
2. Casa Romantica will bear costs for pruning and maintenance as pertains to overall health and vigor of the tree resource, consistent with the costs for maintenance costs borne regularly on the entire grounds.
3. Reef Gate will bear the entire cost for pruning and maintenance of the tree resource as pertains to private residential view issues. Such pruning will be initiated, the contractor chosen and the work will be directed by Casa Romantica in consultation with the City. All pruning will comply with City tree maintenance standards.
4. Tree contractors chosen for this work will provide appropriate insurance that names the City as additionally insured; have a California C61 or C27 Contractors license; and a valid City of San Clemente business license.

GOALS

Since Monterey cypress is a very long lived tree, the management plan should take the long view. It is anticipated that 8-10 mature cypress will provide the visual and aesthetic screen as intended at the time of planting. Currently, there are approximately 20 trees. The most intensive pruning and thinning will be needed for the next ten years, to get the grove to a stable condition that can be maintained for the long term.

It is anticipated that bi-annual pruning will be necessary for approximately the next 10 years, during which period selective thinning can be done to begin to remove trees. This pruning will include shaping and directing the top branches to establish an appropriate height for the trees. The goal is to promote stately old branches that the Reef Gate residents can see through. By no means will trees be removed solely to preserve individual views.

Looking ahead to years 10 through 20, the trees will most likely require pruning every 3 to 5 years, during which time additional trees may be removed, though it is more likely that the stand will have been established with the final removals having already been done. This pruning will be almost in the "bonsai" style, maintaining the trees in a very consistent size and shape.

From the time the tree reach 20 years of age, it is anticipated that the trees will be growing much more slowly, so pruning will only be necessary selectively every 5 to 7 years. The tree will be stately and beautiful, with large open branching habit and large sturdy trunks.

QUALIFICATIONS

All pruning and tree treatment will be initiated by Casa Romantica, who will be responsible for the management of this resource. Input from the City and from Reef Gate will be considered.