



**HERITAGE TREE NOMINATION FORM
CITY OF ENCINITAS
DEVELOPMENT SERVICES DEPARTMENT**

505 South Vulcan Avenue
Encinitas CA 92024
Phone (760) 633-2710

Application No. HTRFEE-003059-2019
Date of Application: 4/16/19
Community Area: Cardiff

Please complete the following. Submit the completed form in person at the Planning Division or by mail to the address above.

APPLICANT:

Name: HOLTORF, COLEEN (2149) Phone: 760-436-1147
(Last, First, Middle Initial) email: coleenholtorf@yahoo.com

Organization: _____ Phone: _____

Address: 2149 SEA VILLAGE CIRCLE, E 2153 SEA VILLAGE CIR
City CARDIFF State CA Zip 92007

Coleen Holtorf
Signature of Applicant

4/16/2019
Date

CO-APPLICANT ANTHONY MONTGOMERY 2153

A. M.

Print or Type Signatory's Name

CO-APPLICANT PHONE 760-943-7751

EMAIL Montgomery Zephra@gmail.com

**If the trees is/are on private property, the property owner must provide written authorization.
Provide a copy of the Grant Deed for ownership verification.**

Applications not properly authorized or submitted without a Grant Deed will be rejected.

PROPERTY OWNER(S):

Name: HOLTORF, COLEEN (2149) Phone: 760-436-1147
(Last, First, Middle Initial) email: COLEENHOLTORF@YAHOO.COM

Address: 2149 E 2153 SEA VILLAGE CIRCLE
City: CARDIFF State: CA Zip: 92007

Coleen Holtorf
Signature of Applicant, Owner or Authorized Agent*

4/16/2019
Date

CO-APPLICANT ANTHONY MONTGOMERY 2153

A. M.

Print or Type Signatory's Name

CO-APPLICANT PHONE 760-943-7751

EMAIL Montgomery Zephra@gmail.com

***If applicant or authorized agent signs for owner, provide a letter of authorization signed by owner.**

TREE INFORMATION

Location: 2149 E 2153 SEA VILLAGE CIRCLE
(Please provide property address or nearest property address if possible.)

Nearest Cross Street/s: LAKE E BIRMINGHAM

(continued on next page)

TREE INFORMATION (continued)

Tree Species: QUEEN PALMS

Estimated Height: 35 FT Est. Canopy Width: 18 FT Est. trunk diameter*: 15 INCHES

*Trunk diameter should be estimated approximately 4½ feet above the ground.

Condition (health): VERY HEALTHY

Estimated Planting Date: 1998

Specific proof of planting date may be difficult to determine, but an estimate based on the age of surrounding development and/or the size of the tree is adequate.

HISTORY AND NOTES

Provide any history or notes you have about this tree or these trees. Please feel free to attach any additional history information separately. **Include photos of the nominated tree/s with this nomination form. PHOTOS OF THE TREE/S ARE REQUIRED FOR THIS FORM TO BE ACCEPTED.**

These 30 year old Queen Palm trees were planted before I purchase my home in Cardiff Park in 2002. They were beautiful and healthy then as they are now and their unique character not only caught my attention, but also added to the beauty and quality of my home. I was a first time buyer and the palms were a part of the reason for the purchase and look of my home. They have provided us with beauty, shade, peace, and unique ambiance. A dear neighbor approached me with the information about this application. I am very thankful to her, and hopeful that this will be helpful in saving our wonderful palms. My neighbors, who share the twin home next to me, have the same feelings about saving our palms.

Our neighborhood is unique in being the first in Cardiff to plant Queen Palms in the front yard to breakup the twin homes. The palms are the oldest palms to be planted to breakup the look of twin homes in Cardiff Park. They have a root base that is known as noninvasive type so these trees are popular to plant around driveways, walk ways and swimming pools. Heritage tree status would encourage other community homeowners, old and new to plant Queen Palms to break up the look of high density housing units, and give their homes the Encinitas tropical look and feel. Being in the proximity of the ocean adds to the unique feel and ambiance of the soft green, flowing motion of the palms.

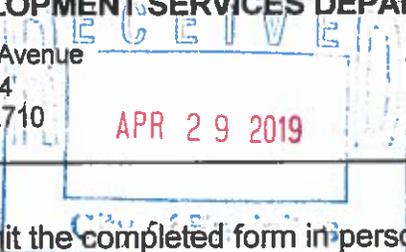
The Cardiff Park development, having one entrance/exit to Lake St. offers an attractive advantage to this particular neighborhood by making it a secluded quiet and private form of living enhanced by tropical flora. The palms planted here so many years ago are a prime example of landscaping design that would be a wonderful addition to greater Encinitas and the surrounding communities.





**HERITAGE TREE NOMINATION FORM
CITY OF ENCINITAS
DEVELOPMENT SERVICES DEPARTMENT**

505 South Vulcan Avenue
Encinitas CA 92024
Phone (760) 633-2710



Application No. HTBEE-3082
Date of Application: 4/29/2019
Community Area: Cardiff

Please complete the following. Submit the completed form in person at the Planning Division or by mail to the address above.

APPLICANT:

(2104 SVC) (2100 SVC)

Name: Hager, Janet K. & Wilson, Liz Phone: 760-943-9559
(Last, First, Middle Initial)

email: janethager1974@gmail.com

Organization: — Phone: —

Address: 2104 Sea Village Circle & 2100 Sea Village Circle

City Cardiff State CA Zip 92007

Janet Hager & Liz Wilson
Signature of Applicant

4/29/19
Date

Print or Type Signatory's Name

**If the tree/s is/are on private property, the property owner must provide written authorization.
Provide a copy of the Grant Deed for ownership verification.
Applications not properly authorized or submitted without a Grant Deed will be rejected.**

PROPERTY OWNER(S):

Name: Hager, Janet K. (2104) & Wilson, Liz (2100) Phone: 760-943-9559
(Last, First, Middle Initial)

email: janethager1974@gmail.com

Address: 2104 Sea Village Circle & 2100 Sea Village Circle

City: Cardiff State: CA Zip: 92007

Janet Hager & Liz Wilson
Signature of Applicant, Owner or Authorized Agent*

4/29/19
Date

Print or Type Signatory's Name

*If applicant or authorized agent signs for owner, provide a letter of authorization signed by owner.

TREE INFORMATION

2 palms on a median
dividing attached homes

Location: 2104 & 2100 Sea Village Circle, Cardiff, CA 92007
(Please provide property address or nearest property address if possible.)

Nearest Cross Street/s: Lake & Birmingham

(continued on next page)

TREE INFORMATION (continued)

Tree Species: Queen Palms

Estimated Height: 15 feet Est. Canopy Width: 15 ft Est. trunk diameter*: 30 inches

*Trunk diameter should be estimated approximately 4½ feet above the ground.

Condition (health): Very healthy

Estimated Planting Date: Summer of 1998

Specific proof of planting date may be difficult to determine, but an estimate based on the age of surrounding development and/or the size of the tree is adequate.

HISTORY AND NOTES

Provide any history or notes you have about this tree or these trees. Please feel free to attach any additional history information separately. **Include photos of the nominated tree/s with this nomination form. PHOTOS OF THE TREE/S ARE REQUIRED FOR THIS FORM TO BE ACCEPTED.**

We are hoping that the City of Encinitas can help us protect two beautiful Queen Palms that were planted in the median strip between our attached homes 21 years ago. Our current Cardiff Park HOA Board has voted to remove all of the median palms in our neighborhood & replace them with pavers (there are now a couple of medians in the neighborhood that have pavers &/or rocks, which in our opinion are not at all attractive & something you might expect to see in Arizona, but not in coastal Southern California). So, like several of our neighbors in Cardiff Park have done before us, we are submitting this application to request Heritage Tree status for the two Queen Palms in the median strip separating our attached homes.

The value of these two particular Queen Palms is subjective we suppose, but to us as homeowners, they are a tangible asset that add value to our homes, the Cardiff Park subdivision, & coastal Cardiff/Encinitas. These palms are healthy & beautiful, & they provide the right feeling that goes along with having chosen to live in coastal Cardiff/Encinitas. We are told by our neighbors that they are unique & historic because Cardiff

Park was the first community in this area to plant Queen Palms in the median strips to break up the look of our attached homes. This unique feature could be a design concept for other projects being planned as Encinitas works on becoming compliant with state mandated high density housing.

So, we are advocating for these palms as we believe they add a great degree of character to our homes, our neighborhood, & our Cardiff / Encinitas community. With Encinitas being dedicated to the protection of its urban forest & a multiple year recipient of "Tree City USA", we are hoping you agree & will provide Heritage Tree status to these palms.

Thank you for your time & consideration,

Janet Hager & Liz Wilson



The
Queen
Palms

NO PARKING

2164



HERITAGE TREE NOMINATION FORM
CITY OF ENCINITAS
DEVELOPMENT SERVICES DEPARTMENT

505 South Vulcan Avenue
 Encinitas CA 92024
 Phone (760) 633-2710

Application No. 3020-2019
 Date of Application: 3/18/19
 Community Area: CARDIFF

Tree

261-270-42

Please complete the following. Submit the completed form in person at the Planning Division or by mail to the address above.

APPLICANT:

Name: Scott, Susan (2192) Phone: 760-436-4993
 (Last, First, Middle Initial) email: Sillysu22@gmail.com

Organization: _____ Phone: Sillysu22@

Address: 2192 & 2196 Sea Village Cir
 City: Cardiff State CA Zip 92007

Susan P Scott _____ 3-15-19
 Signature of Applicant Date

CO-APPLICANT Lori Reader (2196) _____
 Print or Type Signatory's Name

CO-APPLICANT phone 541-915-4261 email lreader55@gmail.com

If the tree/s is/are on private property, the property owner must provide written authorization. Provide a copy of the Grant Deed for ownership verification.

Applications not properly authorized or submitted without a Grant Deed will be rejected.

PROPERTY OWNER(S):

Name: Scott, Susan (2192) Phone: 760 436 4993
 (Last, First, Middle Initial) email: Sillysu22@gmail.com

Address: 2192 & 2196 Sea Village Cir
 City: Cardiff State CA Zip: 92007

Susan P Scott _____ 3/17/19
 Signature of Applicant, Owner, or Authorized Agent* Date

CO-APPLICANT Lori Reader (2196) _____
 Print or Type Signatory's Name

CO-APPLICANT phone 541-915-4261 email lreader55@gmail.com

*If applicant or authorized agent signs for owner, provide a letter of authorization signed by owner.

TREE INFORMATION

Location: 2192 & 2196 Sea Village Cir-2 trees between homes
 (Please provide property address or nearest property address if possible.)

Nearest Cross Street/s: Late & Birmingham

(continued on next page)

TREE INFORMATION (continued)

Tree Species: Queen Palms

Estimated Height: 35ft Est. Canopy Width: 18ft Est. trunk diameter*: 15 inches

*Trunk diameter should be estimated approximately 4½ feet above the ground.

Condition (health): Very healthy

Estimated Planting Date: Summer 1998

Specific proof of planting date may be difficult to determine, but an estimate based on the age of surrounding development and/or the size of the tree is adequate.

HISTORY AND NOTES

Provide any history or notes you have about this tree or these trees. Please feel free to attach any additional history information separately. **Include photos of the nominated tree/s with this nomination form. PHOTOS OF THE TREE/S ARE REQUIRED FOR THIS FORM TO BE ACCEPTED.**

These 30 year old Queen palm trees were paid for and planted by me, my neighbor and my children within the boundaries of our personal properties. They are beautiful healthy trees that adds unique character and value to our homes and neighborhood. In preparation for this application, I recently went door to door to my neighbors asking how they felt about the palm trees and 23 neighbors said they were special and an unique feature of the neighborhood. I wish I could make this application for other neighbors who would also love to protect their front yard palms. I believe our success will encourage them to do the same.

I live in a neighborhood of twin homes. My neighborhood was unique in being the first in Cardiff to plant Queen palms in the front yard to break up look of twin homes. The palms looked great when they were planted by the homeowners and they continue to look good, 30 years later. These Palms are the Oldest palms to be planted to breakup the look of twin homes in Cardiff. They have a root base that is know as noninvasive type so these trees are popular to plant around driveways, walk ways and swimming pools. Heritage tree status would encourage other community homeowners, old and new to plant queen palms to break up the look of higher density housing units and give their homes the Encinitas tropical look and feel. The reason why many of us moved to Encinitas was because of its proximity to the Ocean and its inherent coastal beauty.

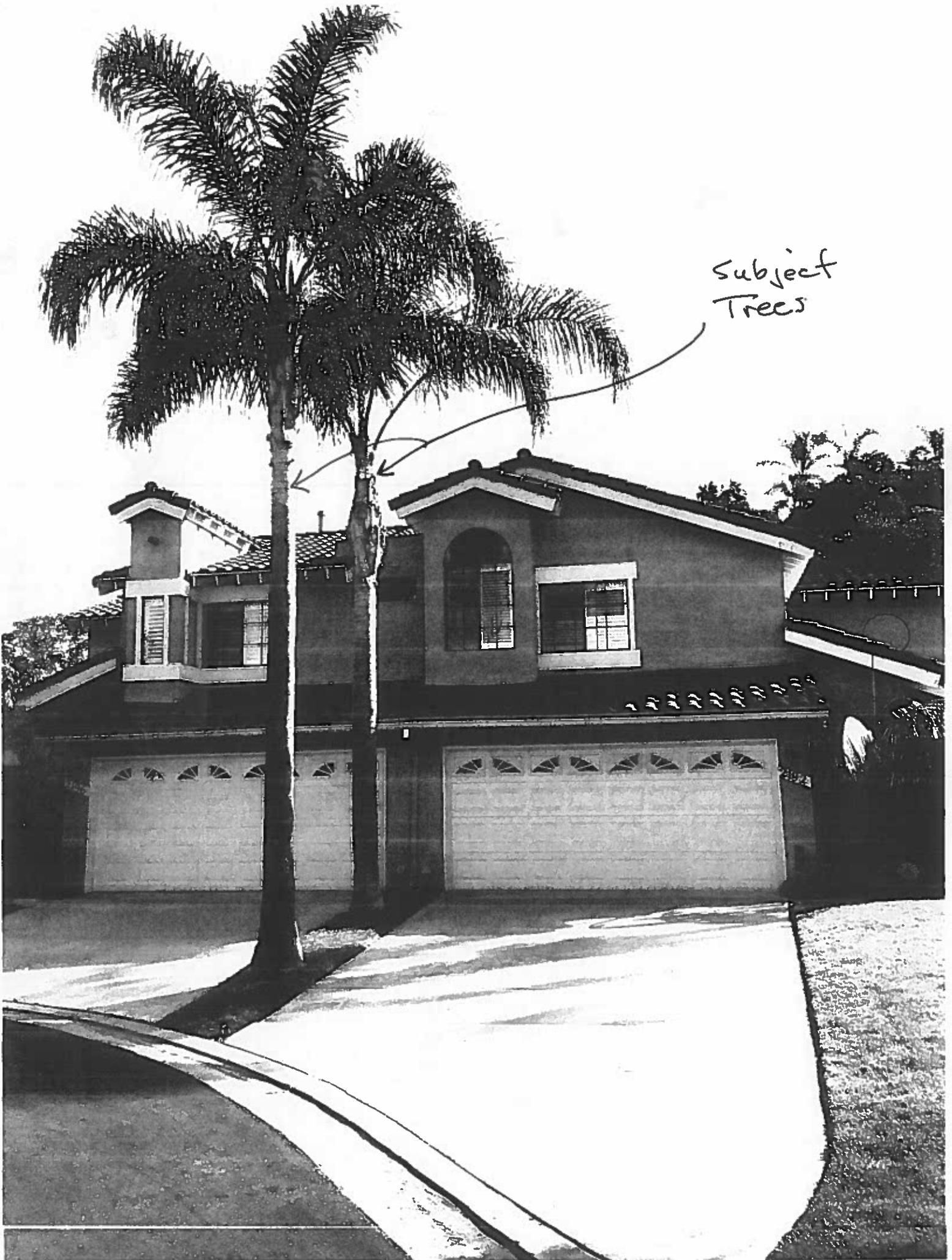
The Queen palms are important attributes to Encinitas.

They offer a unique and appealing ambiance by virtue of their soft green, languid motion cause by the ocean breeze even though the ocean view is not available to the residents living in Cardiff Park and many others living in Encinitas.

The Cardiff Park development, having one entrance/exit to Lake St. offers an attractive advantage to this particular neighborhood by making it a secluded quiet and private form of living enhanced by tropical flora. A quality not necessarily prevalent in the adjacent neighborhoods.

The subject trees of this application were planted years ago, are mature examples of landscaping design that might be followed by new community members in greater Encinitas as the community works to address higher density, affordable housing going forward.

Subject
Trees





WHEN RECORDED MAIL TO

AUG 02, 2013 8:00 AM

Union Bank, N.A.
Document Follow-Up Department
M-520
8248 Mercury Court, Suite B
San Diego, CA 92111

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Dronenburg, Jr., COUNTY RECORDER
FEES: 60.00

5211

DA: 1
PAGES: 15



File
ISP

313320062

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Deed of Trust

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain Rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated July 24, 2013 together with all Riders to this document.

(B) "Borrower" is
SUSAN P. SCOTT, AN UNMARRIED WOMAN

Borrower's address is 2192 SEA VILLAGE CIR, CARDIFF BY THE SEA, CA 92007.

Borrower is the trustor under this Security Instrument.

(C) "Lender" is Union Bank, N.A., its successors and/or assigns. Lender is a National Banking Association organized and existing under the laws of the United States. Lender's address is Residential Loan Department, P.O. Box 85843, San Diego, CA 92186-5843. Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is Unionbanca Mortgage Corporation.

(E) "Note" means the promissory note signed by Borrower and dated July 24, 2013.
The Note states that Borrower owes Lender

TWO HUNDRED FIFTY-TWO THOUSAND AND 00/100

Dollars (U.S. \$ 252,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than August 1, 2043.

(F) "Property" means the property that is described below under the heading, "Transfer of Rights in the Property."

(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower (check box as applicable):

- Adjustable Rate Rider
- Balloon Rider
- 1-4 Family Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Second Home Rider
- Other(s) (specify)