

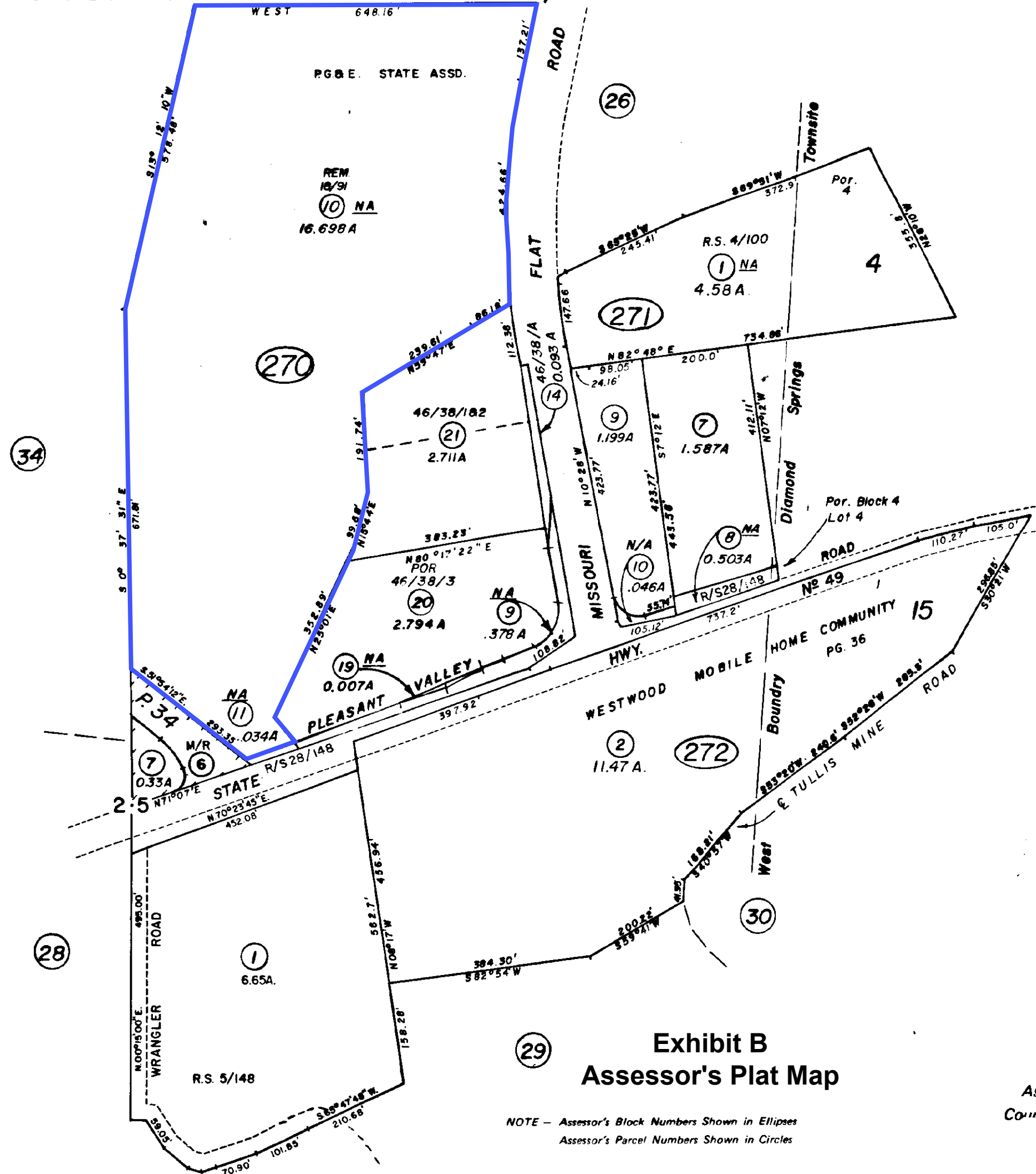
Exhibit A
Location Map
MUP18-0004 PG&E Security Fencing

POR. SEC. 25, T. 10N, R. 10E, M.D.M.
 POR. DIAMOND SPRINGS TOWNSITE, BLOCK'S 4 & 15.

Tax Area Code

329:27

1" = 200'



BK.54

Exhibit B
Assessor's Plat Map

NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

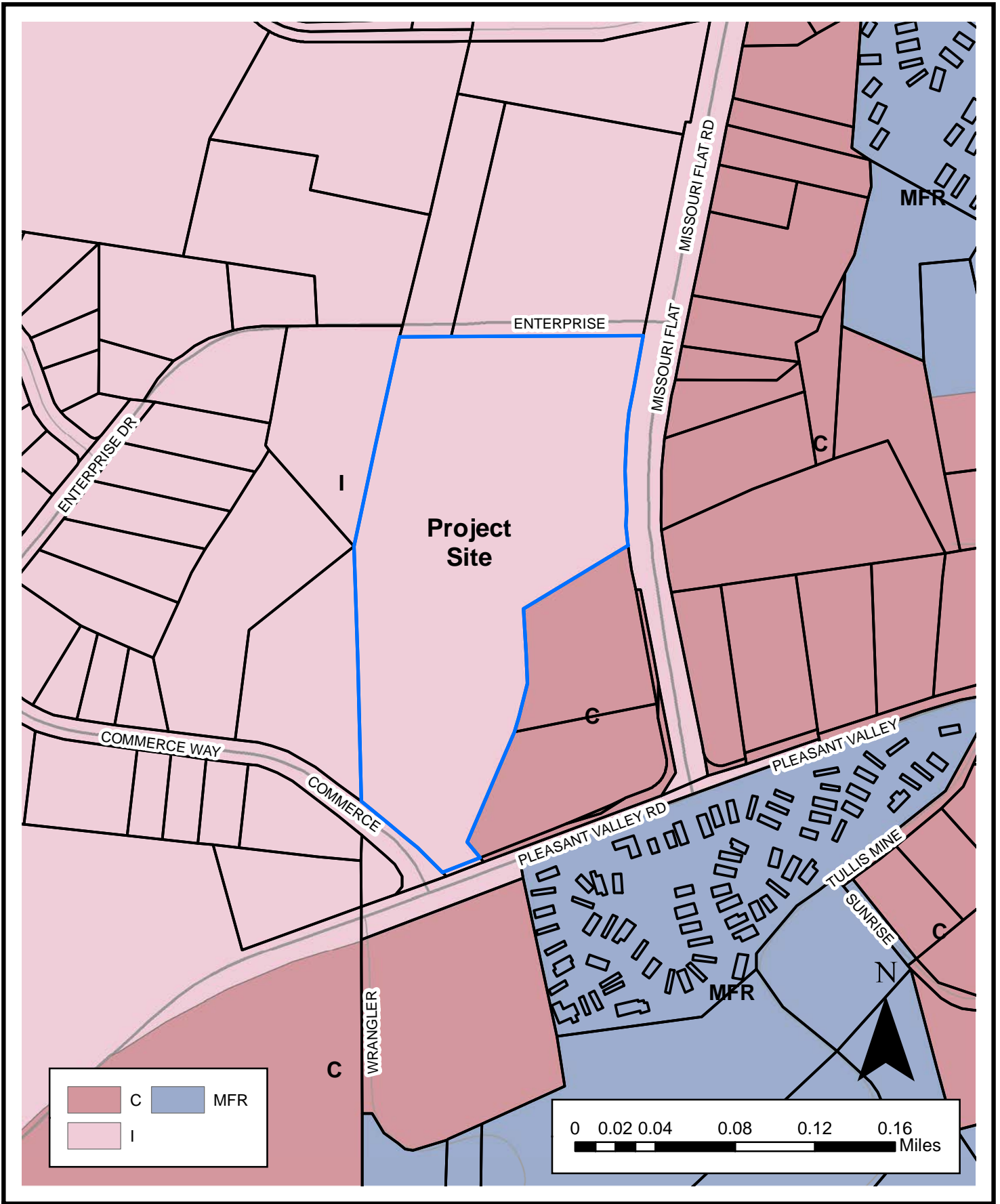


Exhibit C
General Plan Land Use Map
MUP18-0004 PG&E Security Fencing

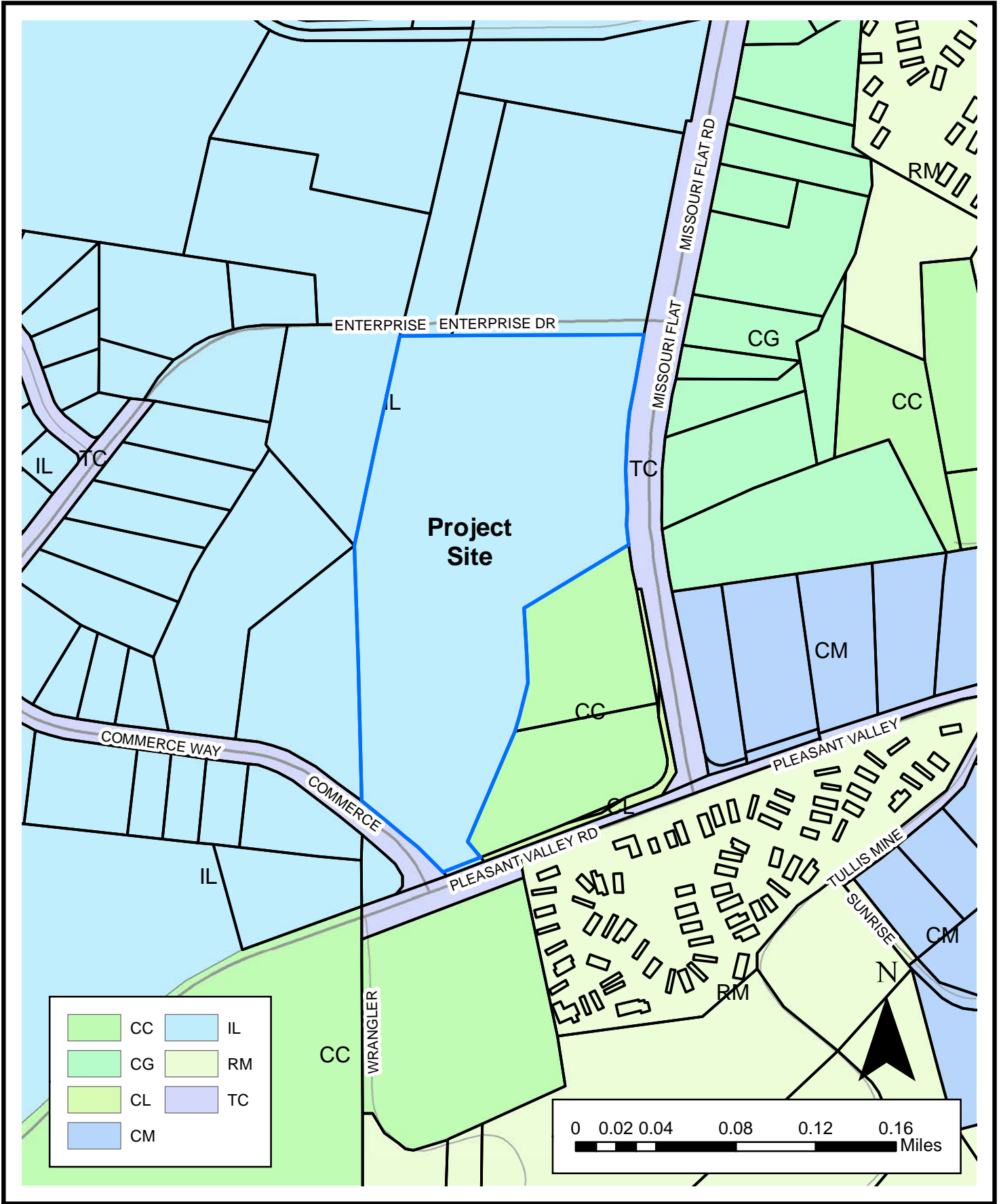


Exhibit D
Zoning Map
MUP18-0004 PG&E Security Fencing

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

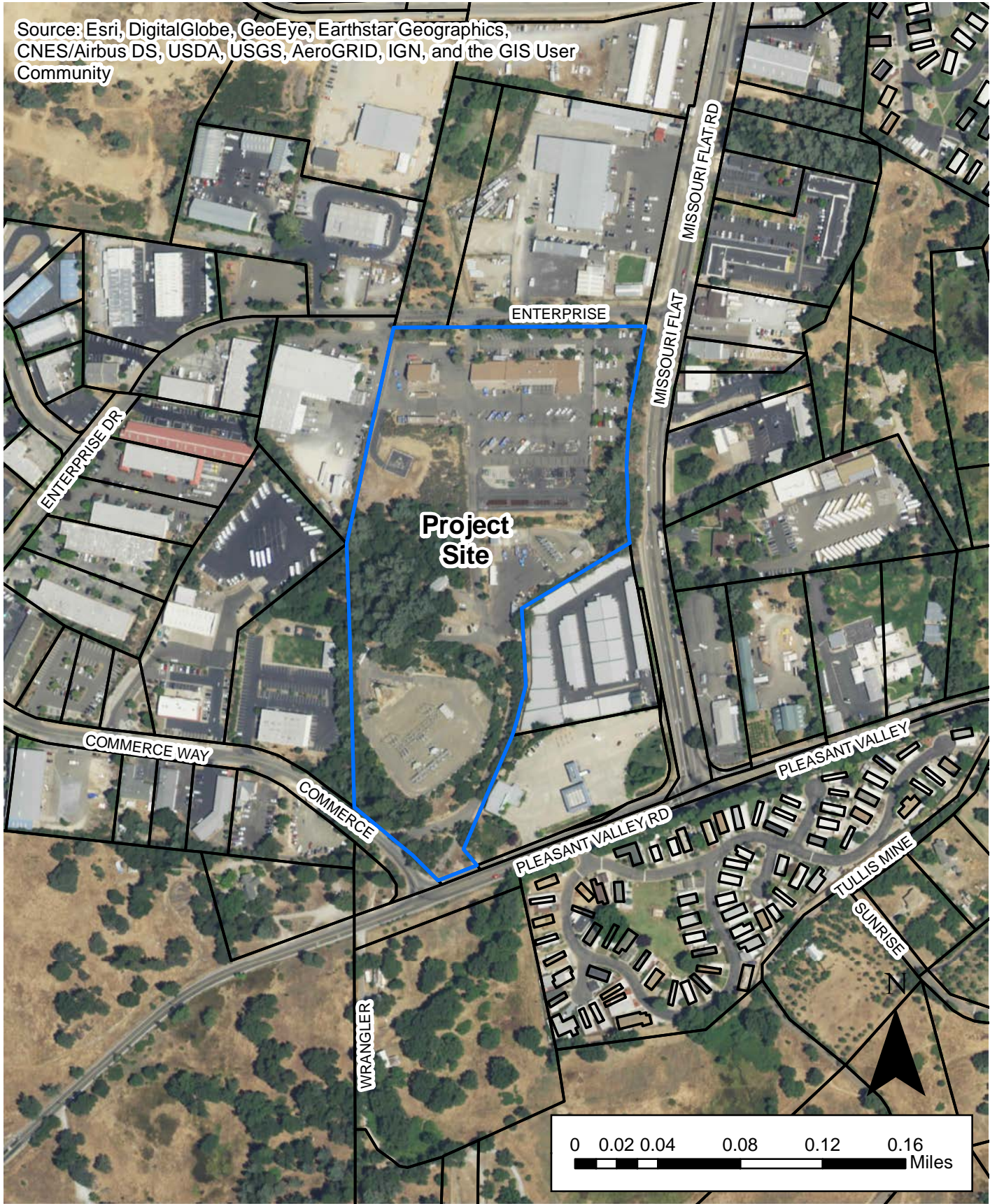


Exhibit E
Aerial Map
MUP18-0004 PG&E Security Fencing



Eric Mullin, ISA Certified Arborist WE -9864A
3940 Buskirk Avenue, Pleasant Hill, CA 94523
916-628-9703 ericm@aplustree.com

September 26, 2018

El Dorado County Planning Services
2850 Fairlane Court, Bldg C
Placerville, CA 95667
Re: Arborist Report for PG&E Placerville Service Center

To whom it may concern:

Existing Situation

Property owner plans to remove a number of native oak trees along the southern site access drive off of Commerce Way. The trees span between the eastern side of the access drive and the western side of the neighboring Missouri Flat Storage Depot.

The breakdown of the total proposed Native Oak removals is as follows:

PG&E Placerville Service Center			
Treatment	Species	DBH Range (Inches)	QTY
Removal	Brush (10" Dead ILO)	3-6	1
Removal	Interior Live Oak	3-6	5
Removal	Interior Live Oak	6-12	10
Removal	Interior Live Oak	12-18	2
Removal	Interior Live Oak	18-24	3
Removal	Valley Oak	3-6	3
Removal	Valley Oak	6-12	4
Removal	Valley Oak	12-18	2
Removal	Valley Oak	18-24	1
			31

A number of these trees would be exempt due to the size requirements for Individual Native Oak Trees according to the Oak Conservation Resources Ordinance (OCRO). Individual Native Oak Trees are defined as having a DBH greater than six (6) inches and less than thirty-six (36) inches for single stemmed trees. Trees with multiple leaders or stems at breast height must have a cumulative DBH greater than ten (10) inches and less than thirty-six (36) inches.

EXHIBIT I



Eric Mullin, ISA Certified Arborist WE -9864A
3940 Buskirk Avenue, Pleasant Hill, CA 94523
916-628-9703 ericm@aplustree.com

Of the number of Individual Native Oak Trees that are of the correct size range, some are dead and several have visible internal decay of the sapwood and heartwood due to mechanical injury or structural failures and would fall within the diseased exemption category.

The accompanying document contains a map of the property illustrating the tree locations, individual photo thumbnails of the trees, tree species, tree size, summary of condition, tree ID numbers and labels regarding exemption status.

After taking exempt trees into account, the final breakdown for Individual Tree Mitigation is as follows:

PG&E Placerville Service Center			
Treatment	Species	DBH Range (Inches)	QTY
Removal	Interior Live Oak	6-12	1
Removal	Interior Live Oak	12-18	1
Removal	Interior Live Oak	18-24	1
Removal	Valley Oak	6-12	3
Removal	Valley Oak	12-18	2
Removal	Valley Oak	18-24	1
			9

The total cumulative DBH of qualifying Individual Trees is: 133”

The Total Acreage of the proposed removals is 2.4% of the total existing acreage of Oak Woodland on the site. The mitigation rate for this percentage is a 1:1 Ratio according to Table 3 of the Oak Resources Management Plan (ORMP).

According to the El Dorado County Oak Resources In-Lieu Fees Nexus Study, Figure 6.1, the Cost Per Diameter Inch is \$153.00.

At a 1:1 Ratio of 133” DBH of qualifying removals multiplied by \$153.00 Per DBH, the In-Lieu Mitigation fee for the proposed removals would amount to: \$20,349.00.

ArborPlus Demo



Created: 2018-09-14 19:15:09

ESTIMATE FOR PLACERVILLE SC

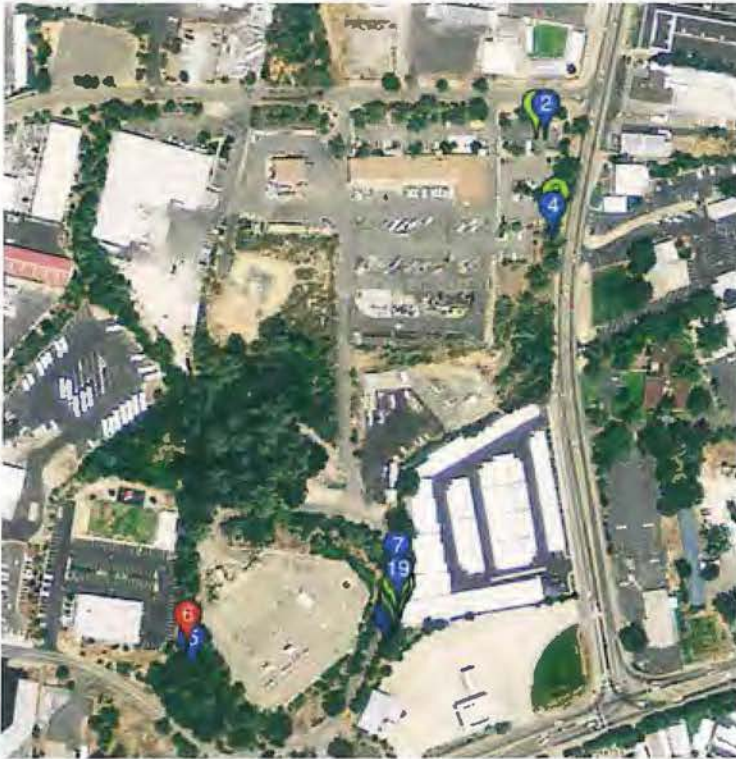
PG&E Placerville Service Center - 4636 Missouri Flat Rd, Placerville, CA 95667 (copy 1)

Estimate 84385

ID:










Address: 4636 Missouri Flat Road, Placerville, CA
95667










Trees 1 - 19
















Trees 20 - 32



Tree	ID	Name	Treatment	Bid (\$)
	1	12-18" Valley Oak (Quercus lobata) [1000436794] Approximately 14 inch DBH Valleyoak sparse canopy sporadic deadwood codominant structure	Removal	
	2	6-12" Interior Live Oak (Quercus wislizeni) [1000436795] Approximately 6 inch DBH Live oak full canopy sporadic deadwood codominant structure	Removal	Exempt due to size
	3	6-12" Valley Oak (Quercus lobata) [1000436801] 6 inch Valleyoak hard Lane codominant structure remove and apply herbicide	Removal	Exempt due to size
	4	3-6" Interior Live Oak (Quercus wislizeni) [1000436803] Approximately 5 inch DBH Live oak full canopy sporadic deadwood codominant structure	Removal	Exempt due to size
	5	6-12" Interior Live Oak (Quercus wislizeni) [1000436805] Approximately 10inch DBH Live oak dead	Removal	Exempt due to condition
	6	3-6" Brush (Brush) [1000436806] Approximately 10inch DBH Live oak dead	Removal	Exempt due to condition
		36-42" Interior Live Oak (Quercus wislizeni) [1000443986] Approximately 42inch DBH Live oak. Multistemmed. Several stems dead & failed. Deadwood through out. Hanging failed limbs. Uneven canopy. On slope. Decay & cavities at base.	Removal	Removed from scope
	8	6-12" Interior Live Oak (Quercus wislizeni) [1000443967] Approximately 7inch DBH Live oak. Leaning. Decay, borers & shelf conks on trunk. On slope.	Removal	Exempt due to condition
	9	6-12" Interior Live Oak (Quercus wislizeni) [1000443968] Approximately 11inch DBH Live oak. Leaning. Trunk decay, borers & shelf conks on trunk. On slope.	Removal	Exempt due to condition

Tree	ID	Name	Treatment	Bid (\$)
	10	6-12" Interior Live Oak (Quercus wislizeni) [1000443969] Approximately 9inch DBH Live oak. Leaning. Codominant structure. Sporadic deadwood. Leaning. On slope.	Removal	Exempt due to size
	11	6-12" Valley Oak (Quercus lobata) [1000443970] Approximately 18" Valley oak. Multiple leaders from base. Codominant structure. Sporadic deadwood throughout. Inclusions btwn stems. On slope.	Removal	
	12	6-12" Interior Live Oak (Quercus wislizeni) [1000443971] Approximately 8inch DBH Live oak. Codominant structure. Leaning. Trunk decay & borers. Sporadic deadwood. On slope.	Removal	Exempt due to condition
	13	3-6" Valley Oak (Quercus lobata) [1000443972] Approximately 4" Valley oak. Dead leader. Sporadic deadwood throughout. On slope.	Removal	Exempt due to size
	14	3-6" Valley Oak (Quercus lobata) [1000443973] Approximately 4" Valley oak. Sporadic deadwood throughout. On slope.	Removal	Exempt due to size
	15	6-12" Valley Oak (Quercus lobata) [1000443977] Approximately 7" Valley oak. Sporadic deadwood throughout. On slope. Uneven canopy.	Removal	
	16	6-12" Interior Live Oak (Quercus wislizeni) [1000443974] Approximately 12inch DBH Live oak. Codominant structure. Leaning. Trunk decay & borers. Sporadic deadwood. On slope.	Removal	Exempt due to condition
	17	3-6" Valley Oak (Quercus lobata) [1000443975] Approximately 4" Valley oak. Sporadic deadwood throughout. On slope.	Removal	Exempt due to size
	18	6-12" Valley Oak (Quercus lobata) [1000443980] Approximately 9" Valley oak. Sporadic deadwood throughout. On slope. Uneven canopy. Leaning.	Removal	

Tree	ID	Name	Treatment	Bid (\$)
	19	6-12" Interior Live Oak (Quercus wislizeni) [1000443981] Approximately 11inch DBH Live oak. Hard lean. Codominant structure. Trunk decay & borers. Sporadic deadwood. On slope.	Removal	Exempt due to condition
	20	18-24" Interior Live Oak (Quercus wislizeni) [1000443982] Approximately 24inch DBH Live oak. Codominant structure. Trunk decay & borers. Sporadic deadwood. On slope. Root decay. One stem growing toward bldg already removed. Uneven weight distribution.	Removal	Exempt due to condition
	21	3-6" Interior Live Oak (Quercus wislizeni) [1000443983] Approximately 6inch DBH Live oak. Codominant structure. Trunk decay & borers at base from failure w/inclusion. On slope.	Removal	Exempt due to size
	22	18-24" Interior Live Oak (Quercus wislizeni) [1000443984] Approximately 21inch DBH Live oak. Codominant structure. Sporadic deadwood throughout. On slope. Decaying pruning cuts at base.	Removal	Exempt due to condition
	23	3-6" Interior Live Oak (Quercus wislizeni) [1000443985] Approximately 4inch DBH Live oak. Leaning toward bldg. On slope. Uneven canopy.	Removal	Exempt due to size
	24	3-6" Interior Live Oak (Quercus wislizeni) [1000443987] Approximately 5inch DBH Live oak. Leaning. On slope.	Removal	Exempt due to size
	25	6-12" Interior Live Oak (Quercus wislizeni) [1000443988] Approximately 12inch DBH Live oak. Leaning. Multistemmed. Trunk wounds & decay from base to 10'. On slope.	Removal	Exempt due to condition
	26	12-18" Valley Oak (Quercus lobata) [1000443989] Approximately 17" Valley oak. Codominant structure with flared inclusion at base. Sporadic deadwood throughout. On slope. Uneven canopy over bldg.	Removal	
	27	12-18" Interior Live Oak (Quercus wislizeni) [1000443990] Approximately 13inch DBH Live oak. Leaning. Multistemmed. On slope. Uneven canopy. Large limb failure at base.	Removal	Exempt due to condition

Tree	ID	Name	Treatment	Bid (\$)
	28	18-24" Interior Live Oak (Quercus wislizeni) [1000443991] Approximately 23inch DBH Live oak. Multistemmed w/inclusions at base. On slope. Uneven canopy. Sporadic deadwood throughout.	Removal	
	29	12-18" Interior Live Oak (Quercus wislizeni) [1000443993] Approximately 15inch DBH Live oak. Leaning toward bldg. Codominant structure w/inclusions. On slope. Uneven canopy. Sporadic deadwood throughout.	Removal	
	30	18-24" Valley Oak (Quercus lobata) [1000443992] Approximately 23" Valley oak. Sporadic deadwood throughout. On slope. Next to drainage culvert. Uneven canopy.	Removal	
	31	3-6" Interior Live Oak (Quercus wislizeni) [1000443995] Approximately 4inch DBH Live oak. Understory. On culvert slope. Limb failure w/decay on trunk.	Removal	Exempt due to size
	32	6-12" Interior Live Oak (Quercus wislizeni) [1000443996] Approximately 7inch DBH Live oak. Understory. Leaning on culvert slope. Codominant structure.	Removal	

Definition of Treatments:

- **Removal** - Complete removal of tree as close to ground level as is reasonable and safe, using safety practices as outlined in ANSI Z133.1 safety standard.



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 www.edcgov.us/Planning/

OAK RESOURCES TECHNICAL REPORT CHECKLIST

The following information is required for all Oak Resources Technical Reports consistent with Section 2.5 (Oak Resources Technical Reports) of the Oak Resources Management Plan (ORMP):

FORMS AND MAPS REQUIRED

Place a check (✓) on the "Applicant" lines for those items completed. The planner receiving the application will check (✓) the "County" line.

Check
(✓)

Applicant County



1) Identify, locate, and quantify all oak resources on the property, as applicable:

- a) Oak woodlands shall be mapped and assessed in accordance with the CDFG 2009 *Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* and subsequent updates, and the *List of Vegetation Alliances and Associations* (CDFG 2010) and subsequent updates;
- b) Data collected for individual native oak trees and Heritage Trees shall include: location, species, trunk diameter (dbh), height, canopy radius, and general health and structural condition.



2) Identify and quantify project-related impacts to oak resources



3) Measures identifying how specific trees and woodlands (or retained portions thereof) shall be protected during development and related work

Check
(√)

Applicant County

- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 4) <u>Proposed actions to mitigate impacts to oak resources, consistent with the requirements included in the ORMP:</u> <ul style="list-style-type: none">a) For replacement planting, the report shall provide detail regarding the quantity, location, planting density, replacement tree size(s), and acorn/seedling source consistent with the definition of Replacement Planting included in the ORMP;b) For conservation easement placement/acquisition and/or land acquisition in fee title, the report shall provide documentation of easement placement on-site and/or documentation of easement or land acquisition off-site to the satisfaction of the County;c) For in-lieu fee payment, the report shall document the quantity of impacts (acreage of oak woodlands and/or total diameter inches of individual native oak trees/Heritage Trees) and the total in-lieu fee payment necessary (presented separately for oak woodlands, individual native oak trees, and Heritage Trees, where applicable). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 5) Identification of responsible parties |
| <input type="checkbox"/> | <input type="checkbox"/> | 6) Identification of maintenance, monitoring, and reporting requirements |
| <input type="checkbox"/> | <input type="checkbox"/> | 7) Analysis of non-PCA conservation easement areas, where applicable |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8) Site map(s) depicting: <ul style="list-style-type: none">a) location of all oak woodlands, individual native oak trees, and Heritage Trees;b) location of all proposed project-related improvements (including, but not limited to, the limits of grading, fuel modification/defensible space areas, and above- and below-ground infrastructure);c) Site map(s) shall also clearly identify impacted oak resources. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 9) Planning and Building Department Summary Data Sheet of Oak Resources Impacts for Oak Tree/Oak Woodland Removal Permits. |

SUPPLEMENTAL DATA FOR INDIVIDUAL NATIVE OAK TREES WITHIN OAK WOODLANDS:

The ORMP and Oak Resources Conservation Ordinance (No. 5061) was adopted on October 24, 2017 and the Board of Supervisors will review implementation within 12 months after adoption. The Board requested the following supplemental information:

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 10) Provide an inventory (species and size) of impacted Individual Native Oak Trees greater than 24 inches and less than 36 inches (dbh) in oak woodlands. |
|-------------------------------------|--------------------------|--|



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667

Phone: (530) 621-5355 www.edcgov.us/Planning/

Summary Data Sheet of Oak Resources Impacts for Oak Tree/Oak Woodland Removal Permits

Description	Blue (<i>Quercus douglasii</i>)	California Black (<i>Quercus kelloggii</i>)	Canyon Live (<i>Quercus chrysolepis</i>)	Interior Live (<i>Quercus wislizeni</i>)	Oregon White (<i>Quercus garryana</i>)	Valley (<i>Quercus laobata</i>)	Oracle (hybrid) (<i>Quercus x morehus</i>)
Individual Native Oak Trees							
Quantity (number of trees) of individual native oak trees to be removed, by species				3		6	
Quantity (number of trees) of individual native oak trees to be removed, greater than 24 inches and less than 36 inches (dbh), by species							
Total trunk diameter inches (dbh) to be removed*	133						
Heritage Trees							
Quantity (number of trees) of Heritage Trees to be removed, by species							
Total trunk diameter inches (dbh) to be removed*							
Oak Woodlands							
Total Acreage of existing oak woodlands**	7.46						
Acreage of existing oak woodlands to be removed	0.18						
Percentage of existing oak woodlands to be removed*	2.4%						

* Information used for purposes of calculating in-lieu mitigation fee payment.

** If Heritage Trees occur within oak woodlands, the area of impacted Heritage Tree(s) should be included in oak woodland acreage calculations.



A·PLUS
GROW YOUR FOREST IN THE CLOUD



Created: 2018-10-24 17:11:58

ESTIMATE FOR PLACERVILLE SC

Fence screening mitigation plan

Estimate 88517

ID:

Contact: Connor Secret
(ConnorS@roebbelen.com)

Address: 4636 Missouri Flat Road, Placerville, CA
95667

SALES REP

Chris

Mazzera

chris@aplustree.com










510-681-3311

Total: \$0.00

Trees



EXHIBIT J

Tree	ID	Name	Treatment	Bid (\$)
	1	0-3" Toyon (Heteromeles arbutifolia) [1000504469]	Tree Installation - 15 Gal	\$0.00
	2	0-3" Toyon (Heteromeles arbutifolia) [1000504474]	Tree Installation - 15 Gal	\$0.00
	3	0-3" Toyon (Heteromeles arbutifolia) [1000504473]	Tree Installation - 15 Gal	\$0.00
	4	0-3" Toyon (Heteromeles arbutifolia) [1000504472]	Tree Installation - 15 Gal	\$0.00
	5	0-3" Toyon (Heteromeles arbutifolia) [1000504471]	Tree Installation - 15 Gal	\$0.00
	6	0-3" Toyon (Heteromeles arbutifolia) [1000504470]	Tree Installation - 15 Gal	\$0.00
	7	0-3" Toyon (Heteromeles arbutifolia) [1000504468]	Tree Installation - 15 Gal	\$0.00
	8	0-3" Toyon (Heteromeles arbutifolia) [1000504467]	Tree Installation - 15 Gal	\$0.00
	9	0-3" Toyon (Heteromeles arbutifolia) [1000504466]	Tree Installation - 15 Gal	\$0.00

Tree	ID	Name	Treatment	Bid (\$)
	10	0-3" Toyon (Heteromeles arbutifolia) [1000504465]	Tree Installation - 15 Gal	\$0.00
	11	0-3" Toyon (Heteromeles arbutifolia) [1000504456]	Tree Installation - 15 Gal	\$0.00
Subtotal:				\$0.00

Total: \$0.00

Definition of Treatments:

- **Tree Installation - 15 Gal** - Installation of 15 Gal container or bare root specimen. Staking or guying may be necessary, to be determined by Arborist or Representative. Guarantee only valid when irrigation bubblers are installed by landscaper.



All pruning and tree care performed is according to the American National Standards Institute (ANSI) A-300 standards and conducted in accordance with the ANSI Z133 Safety Standards.

[Download to print "No Parking Sign"](#)

[Download "Notice to Tenants" Fillable Form](#)

Notes

Toyon shrubs to be planted at a 5' spacing to ensure adequate screening is provided. Exact shrub placement will be determined by the Arborist on site, taking in to consideration the existing cover that will remain. "Gator bags" or a like product may be needed to provide water during the establishment of the specimens.