Arborist Survey and Mitigation Strategy

Parcel 61 Project

Folsom, Sacramento County, California

Prepared For:

Eagle Commercial Partners, LLC

May 7, 2021

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

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Attachment A – Oak Woodland

LIST OF ACRONYMS AND ABBREVIATIONS

City	City of Folsom
DSH	Diameter at standard height
EIR/EIS	Environmental Impact Report/Environmental Impact Statement
FPA	Folsom Plan Area
FPASP	Folsom Plan Area Specific Plan
ILF	In-lieu fee
NRCS	Natural Resources Conservation Service
Project Area	Parcel 61 Project
TPZ	Tree Protection Zone
Tree Ordinance	Folsom Tree Preservation Ordinance
USGS	U.S. Geological Survey

1.0 INTRODUCTION

ECORP Consulting, Inc. prepared this Arborist Report and Mitigation Strategy for the Parcel 61 Project (Project), located in the city of Folsom, Sacramento County, California. The purpose of this report is to quantify the oak resources within the Project and provide a preliminary mitigation strategy based on approved methods for mitigation outlined in the Folsom Plan Area Specific Plan (FPASP) (Torrence Planning et al. 2011) and the approved FPASP Environmental Impact Report/Environmental Impact Statement (EIR/EIS; U.S. Army Corps of Engineers and City of Folsom 2011). This Arborist Report and Mitigation Strategy is intended to assist with the entitlement process of the Project and not provide specific impacts and/or specific mitigation measures to offset impacts. A Final Mitigation Plan is expected to be prepared once final impacts to oak resources are determined through the Grading Plan Approval process.

2.0 PROJECT LOCATION AND DESCRIPTION

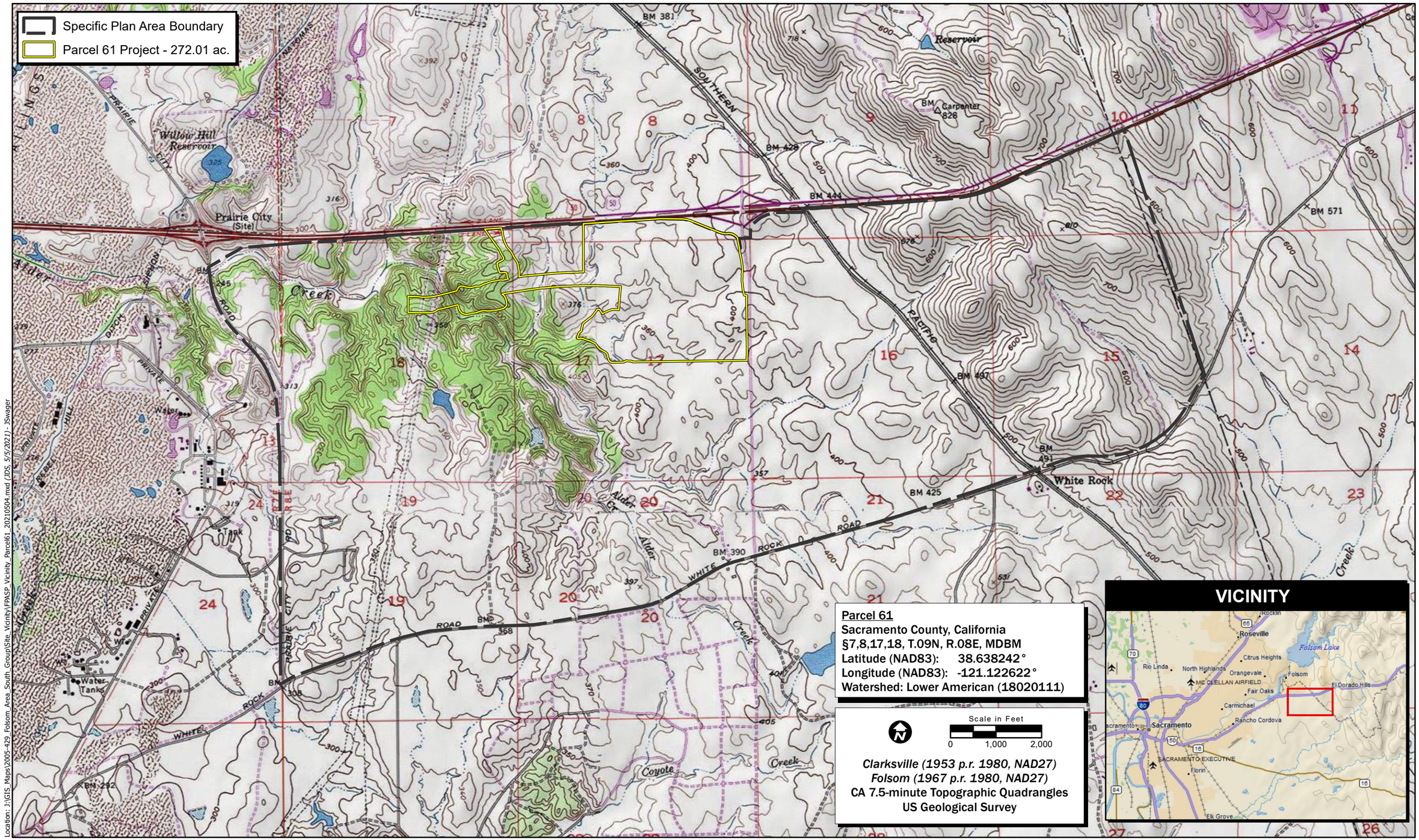
The Project is generally located south of U.S. Highway 50 and west of East Bidwell in Sacramento County, California (Figure 1. *Project Location and Vicinity*). The Project corresponds to Sections 7, 8, 17, and 18, Township 9 North, Range 8 East (Mount Diablo Base Meridian) of the "Clarksville, California" and "Folsom, California" 7.5-minute quadrangles (U.S. Geological Survey [USGS] 1980). The approximate center of the Project site corresponds to latitude 38.638242° and longitude -121.122622° within the Lower American Watershed (Hydrologic unit Code #18020111; Natural Resources Conservation Service [NRCS] et. al. 2016).

The Project consists of a commercial development along with supporting offsite infrastructure. The Project site is predominantly undeveloped annual grassland with oak woodlands on the western side of the Project in the offsite infrastructure areas. Small portions of the Project area have been included within other phases of the Folsom Plan Area (FPA; e.g., Parcel 85A) and are excluded here as resources were addressed separately.

3.0 OAK RESOURCES IN THE FPA

Two types of oak resources occur within the FPA: oak woodland and isolated oak trees. Oak woodland for the entire FPA was previously mapped and presented in the Conceptual Oak Tree Mitigation Plan (ECORP 2017). The oak woodland habitat was determined by locating stands of oak trees[1] with greater than 10-percent cover, then adding a 30-foot buffer to the outer edge of the tree canopy (ECORP 2017). Any oak trees not included within the oak woodland were determined to be isolated oak trees.

[1] Oak woodlands were identified using geographic information systems technology, rectified aerial photographs, and field observation.



Location: J:\GIS_Maps\2005-429_Folsom_Area_South_Group\Site_Vicinity\FPASP_Vicinity_Parcel61_20210504.mxd (JDS, 5/5/2021) - JSwager

Map Date: 5/5/2021
Sources: ESRI, USGS, MSCE

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Figure 1. Project Location and Vicinity

2018-208 Parcel 61

Per the approved EIR/EIS for the FPA, arborist surveys are only required for isolated oak trees that are not within the mapped oak woodland. When isolated oak trees are identified within a particular project, an arborist survey is required to collect information on each isolated tree, including diameter at standard height (DSH), drip line radius, general condition, along with uniquely tagging and mapping the location of the oak tree. These data are summarized and provided to both the City of Folsom (City) to support the entitlement process and to the Project engineer to support development of the grading designs. It is recognized that exact details on impacts to isolated oak trees may not be known during the entitlement process and will be determined during the Grading Plan Approval process.

Standard arborist surveys on the oak woodlands was deemed infeasible due to the number of trees within the woodland. However, the Specific Plan and EIR/EIS state that attempts must be made to preserve and protect oak resources within the FPA. As such, the City has requested additional data (i.e., an arborist survey) on specific oak woodland trees that may be subject to removal. Through the Grading Plan Approval process, specific trees will be identified by the engineers and an arborist will assess those trees to provide the additional level of detail to determined additional avoidance or preservation measures. The detailed analysis of specific oak woodland trees may not be available during the entitlement process, but will be addressed during the Grading Plan Approval process.

3.1 Folsom Tree Preservation Ordinance

In addition to the requirements of the FPASP and the EIR/EIS, the Folsom Tree Preservation Ordinance (Tree Ordinance; City of Folsom 2020) was also reviewed in relation to the Project. The Tree Ordinance provides definitions for various Protected Trees within the City. In addition, the Tree Ordinance defines methodology for data collection and mitigation measures for impacts (either direct or indirect) to Protected Trees. Where applicable, these mitigation measures have been addressed in this report.

4.0 OAK RESOURCES IN THE PROJECT

There are approximately 28.721 acres of oak woodland mapped within the Project (Attachment A). No isolated oak trees have been observed within the footprint of the Project. Therefore, no arborist surveys have been conducted for isolated oak trees.

Because the Project is still within its entitlement process, specific impacts within the oak woodland have not yet been addressed. It is expected that during the Grading Plan Approval process, the Project engineer will determine exactly which trees within the woodland may be removed by the Project. At that time, an arborist survey will be conducted (as requested by the City) to collect the additional data. The engineers and the City's arborist will determine which trees can be saved via additional avoidance and/or protection measures and this information will be used to prepare the final mitigation plan. As part of the final mitigation plan, a Tree Work Permit and/or a Tree Removal Permit may be required from the City.

5.0 OAK RESOURCES ADJACENT TO THE PROJECT

At this time, only oak woodland and/or isolated oak trees within the Project footprint are included in this report. Based on preliminary review (i.e., aerial photo review) of the oak resources adjacent to the Project, there are many trees within the adjacent oak woodlands that may be indirectly impacted by the Project. In addition, there is one isolated oak tree that has been identified as adjacent to the Project (Attachment A). None of these trees have been reviewed by an arborist, but will be at a later time to support the required indirect impact monitoring (see Section 6.2.3).

6.0 MITIGATION STRATEGY

Mitigation for tree impacts within the FPA follows the requirements of the EIR/EIS, rather than the current Tree Ordinance (City of Folsom 2020). The following sections provide a general mitigation strategy that will be updated once final impacts are determined through the Grading Plan Approval process.

6.1 Direct Impact/Removed Tree

Up to 28.721 acres of oak woodland may be removed for Project implementation. Once the Project impacts have been determined, per the FPASP, there are three options for mitigation:

1. Preserve offsite oak woodland habitat. Offsite preservation of existing oak woodland is the preferred method of mitigation for oak woodland impacts for this Project. If offsite woodland habitat preservation is not approved or does not cover the entire mitigation need, then it is expected that a combination of the following two methods will be used.

2. Use of the in-lieu fee (ILF) program. The total cost of the ILF program is $150 per DSH inch removed. If the ILF is used as mitigation for oak woodland impacts, then the oak woodland trees will need to be individually assessed for DSH and/or a conversion calculation must be applied to convert acres of impacted woodland to DSH.

3. Onsite plantings. It is known that onsite plantings is the City's preferred method for mitigation. However, onsite planting is not feasible within the boundaries of this Project as there are no open space areas that can support plantings. If the City requires onsite plantings, then a deferred planting plan may be necessary and conducted in conjunction with a future project or phase of a project within the FPA where planting locations will be available. Furthermore, all impacted oak woodland trees will need to be individually assessed to obtain the DSH or woodland acreage must be converted to DSH to implement the following planting options per the EIR/EIS:

    a. Option 1: 24-inch box oak tree; one of these replaces two DSH inches removed.

    b. Option 2: 15-gallon container oak tree; one of these replaces one DSH inch removed.

c. Option 3: five-gallon container oak tree; one of these replaces 0.5 DSH inch removed.

d. Option 4: A combination of the above options.

6.2 Indirect Impact/Preserved Trees

It is expected that there will be indirect impacts to trees as a result of this Project. However, the exact trees have not been identified at this time. Indirect impacts include activities such as, but not limited to, grading, trenching, paving, soil disturbance, and pruning within the Tree Protection Zone (TPZ; as defined in the City's 2020 Tree Ordinance) of the tree.

6.2.1 Tree Protection Zones

The City has established standards for the TPZs of all Protected Trees during construction. These standards include the following:

- A pre-construction meeting between the Project Arborist, City Arborist, construction foreman/superintendent, and all applicable parties.
- High-visibility exclusionary fencing shall be shown on the Project plans and installed to protect the TPZ of all Protected Trees in proximity to the regulated activity. Unless the Project construction goes through the TPZ, the fencing shall encompass the entire TPZ.
- Weatherproof warning signs shall be attached to the TPZ fencing.
- Where construction access through the TPZ is necessary, the soil shall be protected via the installation of an access path. The access path shall be comprised minimally of one-inch minimum thickness plyboards laid over a four-inch layer of mulch. Additionally, trunk protection or high-visibility fencing shall be placed around the trunk.
- Tree pruning will be completed by an experienced arborist, preferably prior to the start of construction.

6.2.2 Protected Trees

During construction of the Project, the following must occur to protect the Protected Trees:

- If any follow-up pruning is discovered, tree pruning will be completed by an experienced contractor under the direct supervision of the Project Arborist.

- Any necessary root severance shall be performed with sharp, sterile hand tools. Roots that have been ripped, torn, or crushed shall be traced back to undamaged tissue and cut cleanly, resulting in a flat surface with the adjacent bark firmly attached.

- Roots exposed from grade cuts or trenching shall not be allowed to dry out. If roots will be exposed overnight or if directed by the Project Arborist, the cut faces shall be moistened and covered until backfilled.

- The following actions are prohibited within the TPZ of protected trees:

  - Parking of vehicles, equipment, or storage of material within the TPZ, unless otherwise approved by the City.

  - Breaking roots with a backhoe or crushing them with a grader.

  - Wounding or breaking tree trunks or branches through contact with vehicles or heavy equipment.

  - Contamination of soil by washing out equipment or conducting vehicle maintenance.

6.2.3 Indirect Impact Monitoring

In addition to these standards of protection during construction, the FPASP and the City's Tree Ordinance require monitoring of trees that are indirectly impacted by construction. These trees may either by located onsite or offsite, but generally have indirect impacts due to some level of construction within their TPZ. The following measures are recommended to monitor indirect impacts:

- Prior to grading, an arborist will tag and assess the trees that will be subject to indirect impacts (both onsite and offsite).

- Monitor the health of all Protected Trees potentially impacted by the construction activities throughout the duration of development of the Project. Per discussion with the City Arborist, this means the Project Arborist will be present onsite at the following times: the first one to two days of work within the Project when in the vicinity of Protected Trees, all work under native oak tree canopies, during all tree pruning, and anytime a backhoe is being used under any TPZ. In addition, the Project Arborist will be on-call for questions related to work under all trees when not onsite. Because the Project Arborist will not likely be needed each day, a minimum of one weekly site visit will be conducted to check on the status of the trees within the Project when work is being conducted in the vicinity of Protected Trees.

- Prepare a certificate of compliance at the conclusion of the Project, attesting compliance with the standards outlined in the Maintenance Standards and the conditions of the tree permit.

- Monitor the health of all Indirectly Impacted Protected Trees annually, for a period of five years. If any monitored tree appears to be dead or dying within five years of Project implementation, the tree shall be replaced using the Direct Impact mitigation described above. Alternatively, if a Indirectly Impacted Tree is assessed as part of a future entitlement project and subject to removal as part of that project, then monitoring may cease once the entitlement process is approved by the City as mitigation for that tree addressed.

7.0 CONCLUSION

This Arborist Report and Mitigation Strategy is intended to support the Project's entitlement process. Exact impacts and mitigation are unknown at this time. It is expected that a Final Mitigation Plan will be prepared at a later time once final impacts have been determined and exact mitigation has been calculated. Other documents or information may be required to support the Final Mitigation Plan (but are not expected at this stage). These may be stand-alone plans or included within the Final Mitigation Plan (if feasible). These may include the following:

- Planting and Irrigation Plan
- Performance Standards and Monitoring Plan for Mitigation Plantings
- Indirect Monitoring Methodology Plan

8.0 REFERENCES

City of Folsom. 2020. *Tree Preservation*. Title 12. Chapter 12.16 Tree Preservation. Available online at: http://www.codepublishing.com/CA/Folsom/#!/Folsom12/Folsom1216.html. Accessed online March 15, 2020.

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_____. 1953. "Clarksville, California" 7.5-minute Quadrangle. Geological Survey. Denver, Colorado. Photorevised 1980.

ATTACHMENT A

Oak Woodland

Map Features

Specific Plan Boundary

Already Mitigated Area
Mitigation is completed in these areas and is excluded from the Parcel 61 impacts

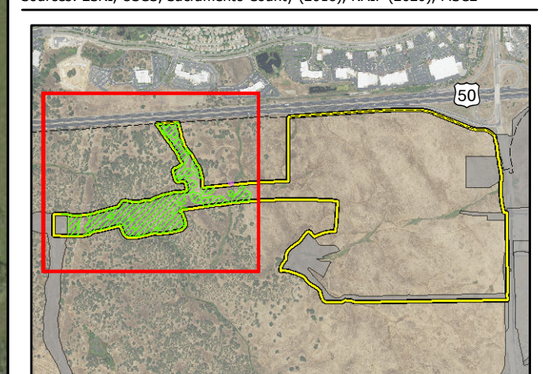
Parcel 61 Project - 272.01 ac.

Oak Trees

Impacted Oak Woodland - 28.721 ac.

Isolated Oak Canopy (Not Addressed)

Sources: ESRI, USGS, Sacramento County (2018), NAIP (2020), MSCE



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Map Date: 5/5/2021

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Scale in Feet
0 300

Attachment A. Oak Woodland

2018-028 Parcel 61

ATTACHMENT C

Tree Removal Plan

LEGEND

TREES TO BE REMOVED WITHIN THIS HATCHED AREA = 12.2 AC

TREE # × ELEVATION — TREES TO BE REMOVED, TAG NUMBER AND GROUND ELEVATION

TREE # × ELEVATION — TREES TO REMAIN, TAG NUMBER AND GROUND ELEVATION

TREE SUMMARY

Grading Plan Tree Tag #	Species	DBH (in)	# of Stems	Dripline (ft)	Structure	Health	Proposed for Removal	Tree #	Notes
278		12	1	18					
575		24	1	25					
611		30	1	35					
642		30	1	20					
645		20	1	15					
667		8, 9	2	20					
668		20	1	15					
706		24	1	20					
708		24	1	20					
709		9, 11	2	15					
712		18	1	15					
722		14	1	15					
723		15	1	15					
821		10	1	15					
847		22	1	20					
850		14	1	15					
922		7, 8	2	10					
923		12	1	20					
955		7	1	10					
957		22	1	20					
963		24	1	25					
1003		24	1	20					

GENERAL TREE NOTES:

1. PRIOR TO THE APPROVAL OF GRADING PLANS, THE CONTRACTOR WILL HAVE AN APPROVED PERMIT OF IMPACTED AND AVOIDED OAK WOODLAND AND INDIVIDUAL OAKS.
2. REFER TO PERMIT # XXXXXX AND XXXXXXX FOR REQUIRED MANAGEMENT ACTIONS FOR TREES TO BE PRESERVED OR REMOVED.
3. TREES NOTED ON PLAN, OUTSIDE LIMITS OF WORK, SHALL BE PROTECTED PER THE CITY OF FOLSOM MUNICIPAL CODE. PLACE 4' HIGH ORANGE PROTECTIVE FENCING WITH TREE PROTECTION ZONE (TPZ) SIGNS.
4. ARBORIST SUPERVISION REQUIRED FOR REGULATED ACTIVITY WITHIN THE TREE PROTECTION ZONE.
5. PARKING OF VEHICLES, EQUIPMENT, OR STORAGE OF MATERIAL WITHIN THE TREE PROTECTED ZONE OF TREES IS PROHIBITED AT ALL TIMES.
6. THE APPLICANT SHALL RETAIN THE SERVICES OF A PROJECT ARBORIST (KRISSY WALKER-BERRY OF ECORP 916-782-9100) FOR THE DURATION OF THE PROJECT TO MONITOR THE HEALTH OF THE TREES TO BE PRESERVED, DIRECTLY SUPERVISE GRADING ACTIVITY WITHIN TREE PROTECTION ZONE, AND ENSURE COMPLIANCE WITH THE TREE PERMIT.

REGISTERED PROFESSIONAL ENGINEER STEPHEN D. SMITH No. 35474 CIVIL STATE OF CALIFORNIA

FOR MACKAY & SOMPS

NOTE: DATUM FOR THIS PROJECT IS NAVD 88

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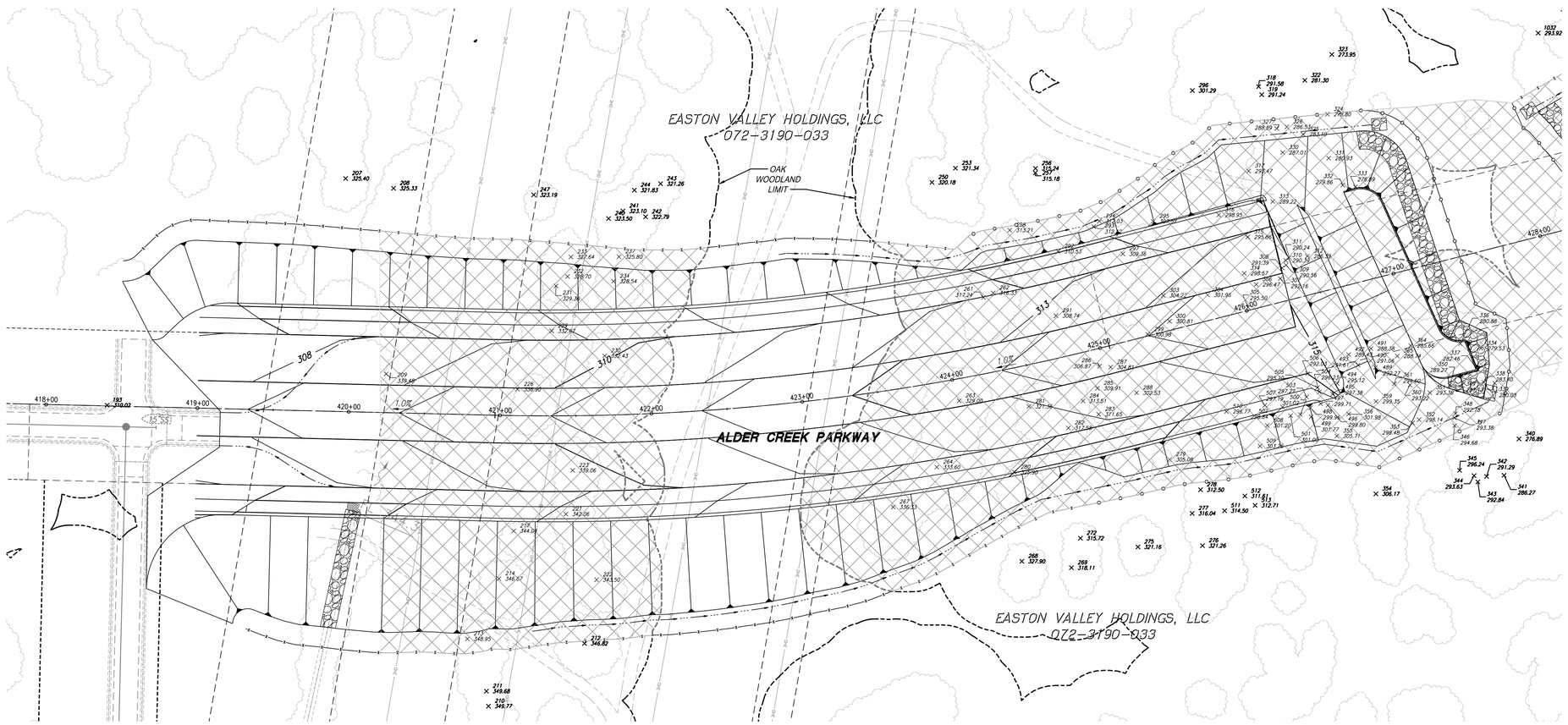

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DESIGNED BY: R.S.
CHECKED BY: S.D.S.

ROUGH GRADING PLANS FOR P61 & P77

TREE REMOVAL PLAN

CITY OF FOLSOM CALIFORNIA

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P61 & P77 - ROUGH GRADING

SHEET 23 OF 27

PROJECT NO. 7692.P61

PRELIMINARY - Subject to Revision

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LEGEND

(hatched area)	TREES TO BE REMOVED WITHIN THIS HATCHED AREA
TREE # × ELEVATION	TREES TO BE REMOVED, TAG NUMBER AND GROUND ELEVATION
TREE # × ELEVATION	TREES TO REMAIN, TAG NUMBER AND GROUND ELEVATION

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REGISTERED PROFESSIONAL ENGINEER
STEPHEN D. SMITH
No. 35474
CIVIL
STATE OF CALIFORNIA

FOR MACKAY & SOMPS

NOTE: DATUM FOR THIS PROJECT IS NAVD 88

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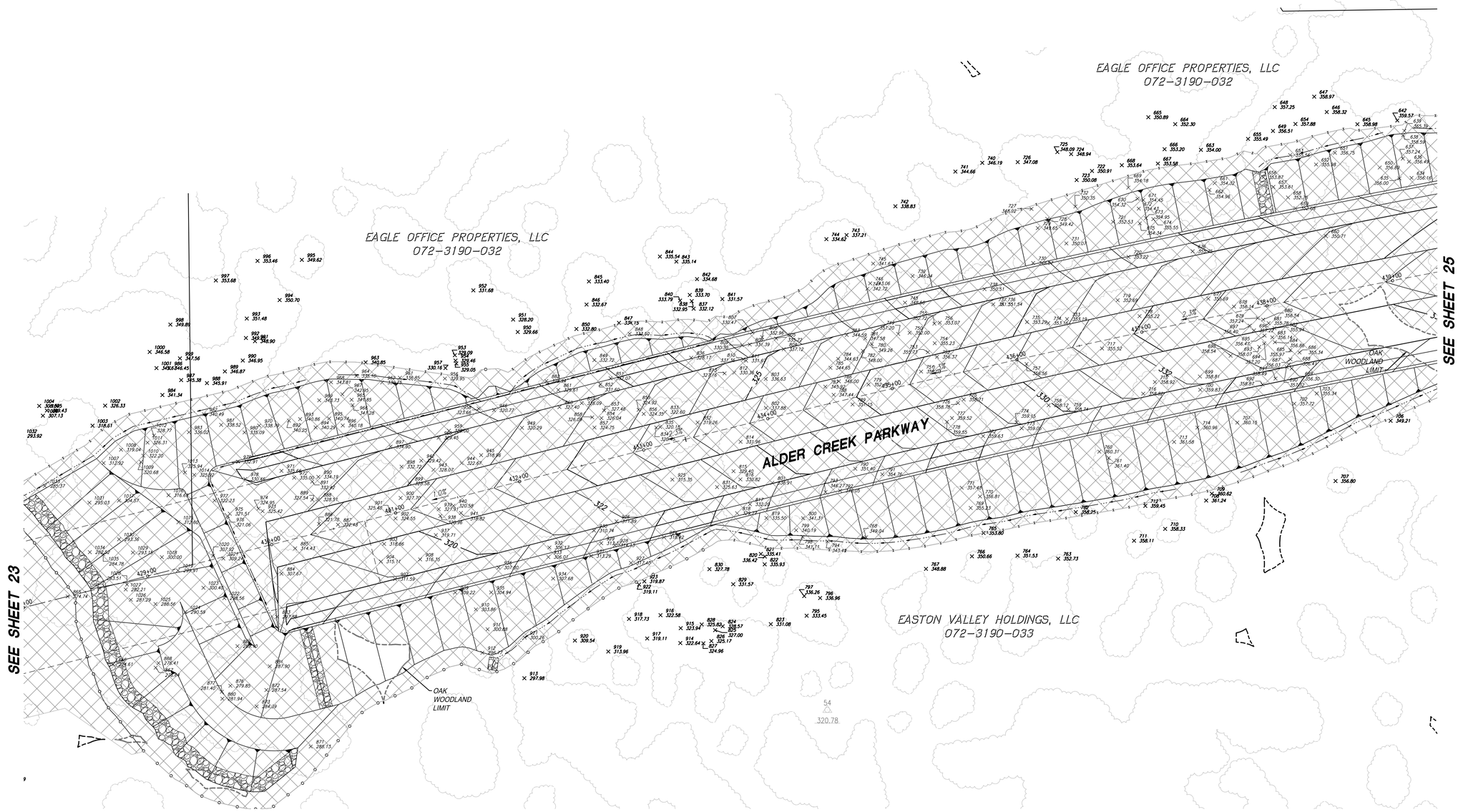

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ROUGH GRADING PLANS FOR P61 & P77

TREE REMOVAL PLAN

CITY OF FOLSOM CALIFORNIA

SHEET 24 OF 27

PROJECT NO. 7692.P61

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LEGEND

- TREES TO BE REMOVED WITHIN THIS HATCHED AREA
- TREE # / ELEVATION — TREES TO BE REMOVED, TAG NUMBER AND GROUND ELEVATION
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REGISTERED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

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NOTE: DATUM FOR THIS PROJECT IS NAVD 88

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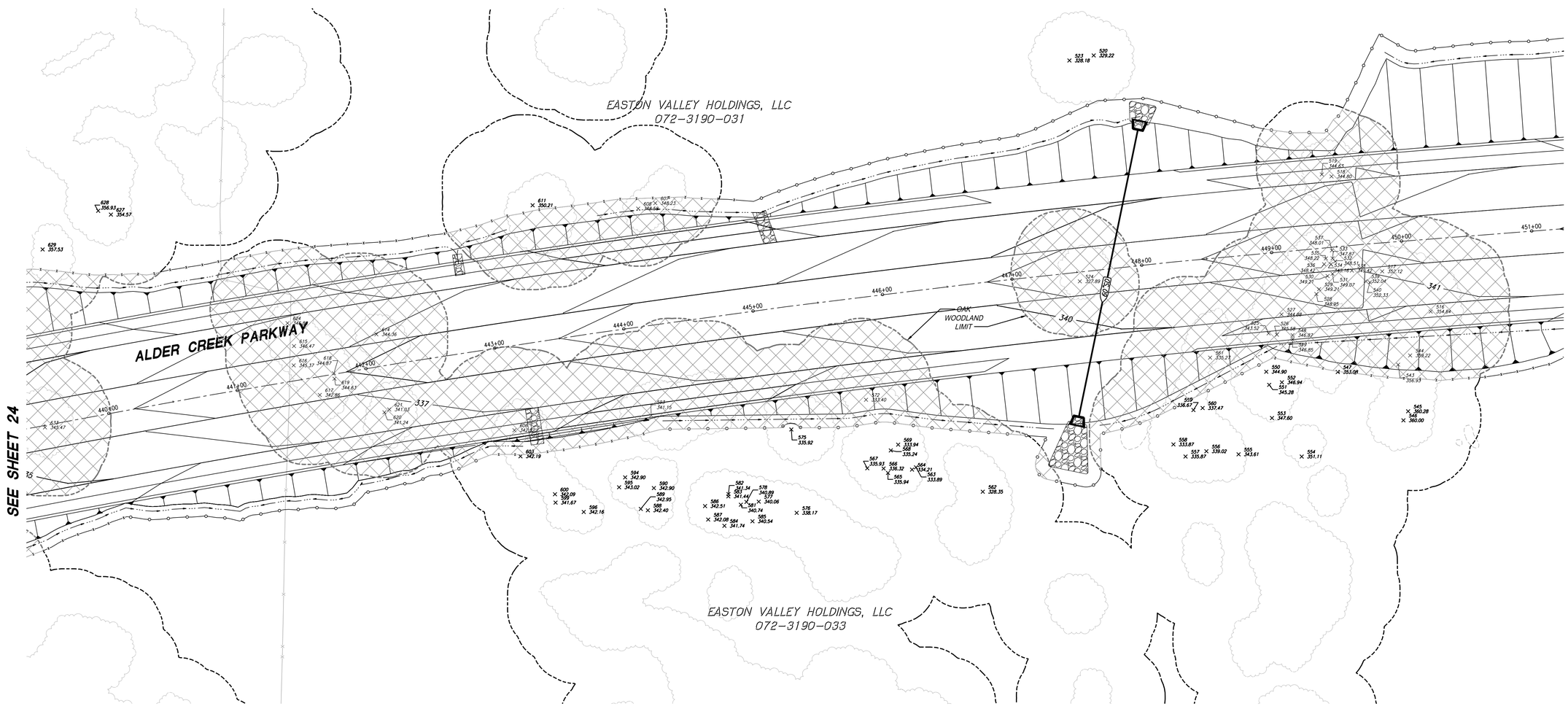

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SHEET 25 OF 27

PROJECT NO. 7692.P61

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P61 & P77 - ROUGH GRADING

PRELIMINARY - Subject to Revision

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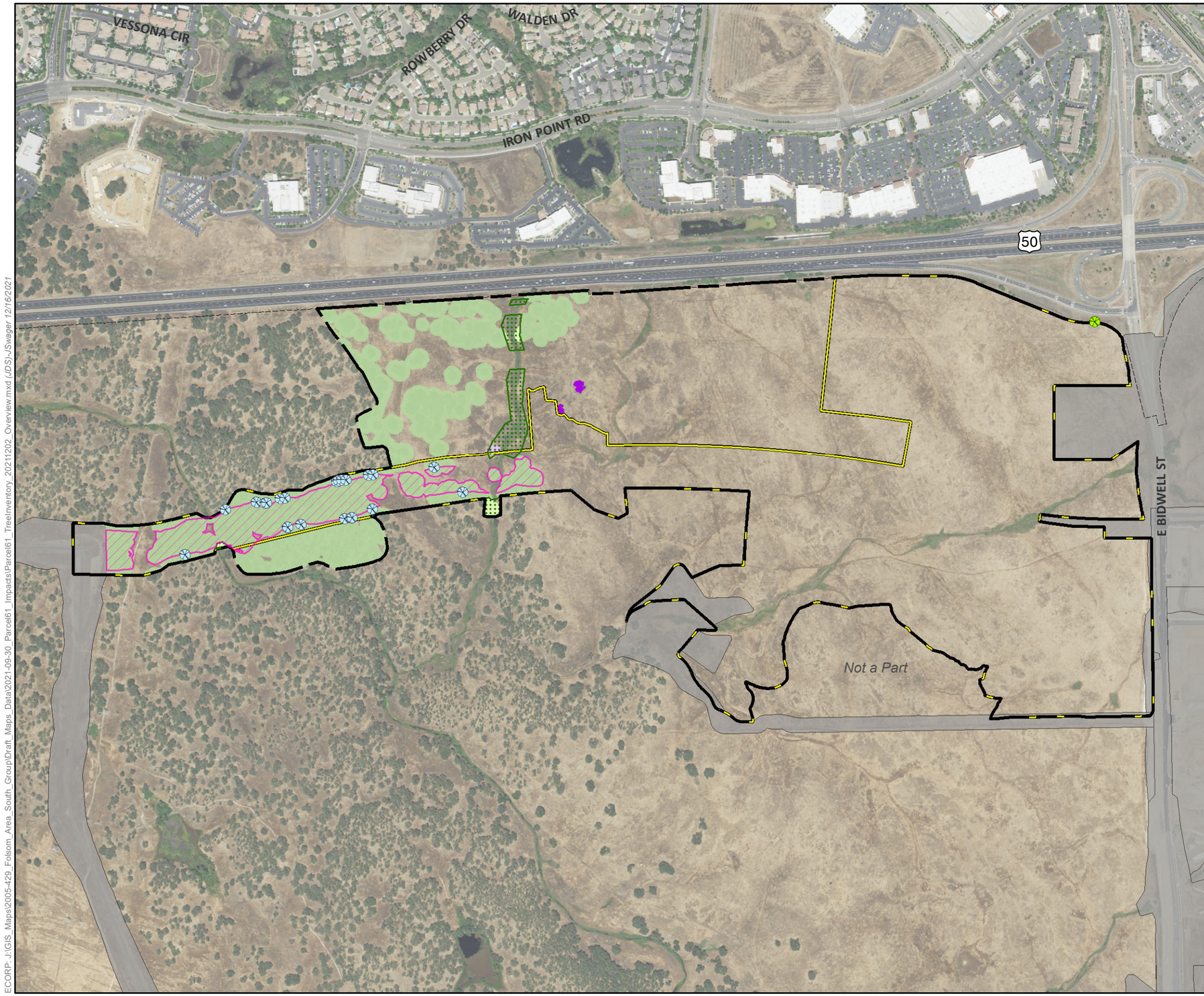
ATTACHMENT D

Tree Inventory for Parcel 61 Phase 1



Map Features

- Specific Plan Boundary
- Already Mitigated Area
  Mitigation is completed in these areas and is excluded from the Parcel 61 impacts
- Parcel 61 Boundary - 271.4 ac.
- Phase 1 Boundary
- Conservation Area (No Impact)

Oak Impacts

- Oak Woodland
- Impacted Oak Woodland - 12.2 ac.
- Isolated Oak Canopy

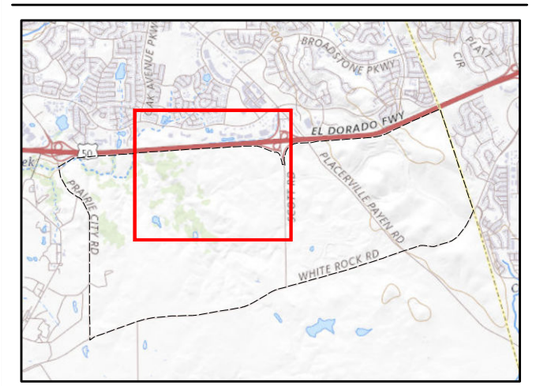
Individual Oak Trees

- Blue Oak
- Valley Oak

Oak Avoidance

- Oak Woodland
- Isolated Oak Canopy

Sources: ESRI, USGS, NAIP (2020), MSCE



ECORP: J:\GIS_Maps\2005-429_Folsom_Area_South_Group\Draft_Maps_Data\2021-09-30_Parcel61_Impacts\Parcel61_TreeInventory_20211202_Overview.mxd (JDS) JSwager 12/16/2021

Map Date: 12/16/2021

ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Scale in Feet
0 700

Attachment D. Tree Inventory for Parcel 61
Phase 1 - Overview

2018-028 Parcel 61