

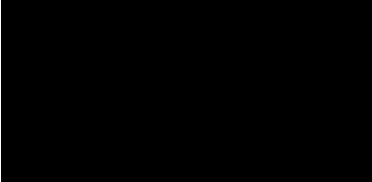


California Tree and Landscape Consulting, Inc.

359 Nevada Street, #201, Auburn, CA 95603

(530) 745-4086

April 25, 2024



PRELIMINARY ARBORIST REPORT, TREE INVENTORY & PROTECTION PLAN

RE: 603 Sutter Street, APN #070-0111-010-0000; City of Folsom jurisdiction, California

Executive Summary:

[REDACTED], the property owner, contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the trees on the site or within 25' of development for the purposes of evaluating the impacts to the trees from the proposed development plans, Design submittal, prepared by Williams & Paddon, sheet C! Prelim Grading/Drainage by CWE RFE Eng.] dated [02/06/2023 & 12/23/2022]. The property is located at 603 Sutter Street and falls within the jurisdiction of the City of Folsom, California. See Supporting Information Appendix 1 –Tree Location Map.

Tyler Thomson, ISA Certified Arborist #WE-12751A, was on site January 3, 2024 and Edwin E. Stirtz, ISA Certified Arborist #WE-0510AM, revisited the site on April 25, 2024. A total of 22 trees were evaluated on the property and 2 additional tree(s) located on the neighboring parcels, [605 Sutter St and 306 Scott St.], were evaluated. 11 trees are protected according to the City of Folsom Tree Preservation ordinance.

TABLE 1 – Tree Inventory Summary

Tree Species	Trees Inventoried	Trees on the Site ¹	Trees Protected by Code	Trees proposed for Removal	Trees impacted by the proposed development and requiring special protection measures
Bamboo, <i>Bambusa sp.</i>	1	1	-	1	-
Blue oak, <i>Quercus douglasii</i>	5	5	5	5	-
Camphor, <i>Cinnamomum camphora</i>	1	1	-	1	-
Hackberry, <i>Celtis sp.</i>	1	0	1	0	1
Interior live oak, <i>Quercus wislizeni</i>	3	3	2	3	-

¹ CalTLC is not a licensed land surveyor. Tree locations are approximate and we do not determine tree ownership. Trees which appear to be on another parcel are listed as off-site and treated as the property of that parcel. The historical policy at the City of Folsom is to allow a 10% encroachment into the root zone of a neighboring tree. The root zone is calculated using the canopy radius plus 1'. Site design should consider this restriction.

Tree Species	Trees Inventoried	Trees on the Site ¹	Trees Protected by Code	Trees proposed for Removal	Trees impacted by the proposed development and requiring special protection measures
Pecan, <i>Carya illinoensis</i>	5	5	-	5	-
Plum, <i>Prunus sp.</i>	2	2	-	2	-
Privet, <i>Ligustrum sp.</i>	1	1	-	1	-
Tree-of-Heaven, <i>Ailanthus altissima</i>	1	-	-	-	1
Valley oak, <i>Quercus lobata</i>	3	3	3	3	-
Dead tree stump	1	1	-	1	-
Totals	24	22	11	22	2

See Appendices for specific information on each tree

METHODS

Appendix 2 in this report is the detailed inventory of the trees. The following terms will further explain our methods and findings.

The protected trees evaluated as part of this report have a numbered tag that was placed on each one that is 1-1/8" x 1-3/8", green anodized aluminum, "acorn" shaped, and labeled: CALTLC, Auburn, CA with 1/4" pre-stamped tree number and Tree Tag.

A Level 2 – Basic Visual Assessment was performed in accordance with the International Society of Arboriculture's best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible. Additional limiting factors, such as blackberries, poison oak, and/or debris piled at the base of a tree can inhibit the visual assessment.

Tree Location: The GPS location of each tree was collected using the ESRI's ArcGIS collector application on an Apple iPhone or Samsung. The data was then processed in ESRI's ArcMap to produce the tree location map.

Tree Measurements: DSH (diameter at standard height) is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted. A steel diameter tape was used to measure the DSH for all trees. A Stanley laser distance meter was used to measure distances and/or pacing was used to estimate canopy measurements. Canopy radius measurements may also have been estimated due to obstructions, such as steep slopes or other trees.

TERMS

- Field Tag # The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree.
- Old Tag # If additional field tags are found on the trees and are legible, they are listed here.

Species	The species of a tree is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.
DSH	Diameter at standard height is normally measured at 4’6” (above the average ground height for “Urban Forestry”), but if that varies then the location where it is measured is noted in the next column “measured at”
Measured at	Height above average ground level where the measurement of DSH was taken
Canopy radius	The farthest extent of the crown composed of leaves and small twigs. Most trees are not evenly balanced. This measurement represents the longest extension from the trunk to the outer canopy. The dripline measurement is from the center point of the tree and is shown on the Tree Location Map as a circle. This measurement can further define a protection zone if specified in the local ordinance as such or can indicate if pruning may be required for development.
Protected Root Zone	The radius of the protected root zone is a circle equal to the trunk diameter inches converted to feet and factored by tree age, condition and health pursuant to the industry standard. Best Management Practices: Managing Trees During Construction, the companion publication to the Approved American National Standard, provides guidance regarding minimum tree root protection zones for long term survival. In instances where a tree is multi-stemmed the protected root zone is equal to the extrapolated diameter (sum of the area of each stem converted to a single stem) factored by tree age, condition and health.
Arborist Rating	Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection.

No problem(s)	Excellent	5	No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect
No apparent problem(s)	Good	4	The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.
Minor problem(s)	Fair	3	The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated and/or health can be improved.
Major or uncorrectable problems (2)	Poor	2	The tree has major problems. If the option is taken to preserve the tree, additional evaluation to identify if health or structure can be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying,

spraying, mistletoe removal, vertical mulching, fertilization, etc. Additionally, risk should be evaluated as a tree rated 2 may have structural conditions which indicate there is a high likelihood of some type of failure. Tree rated 2 should be removed if these additional evaluations will not be performed.

Extreme problem(s)	Hazardous	1	The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.
Dead	Dead	0	This indicates the tree has no significant sign of life.

Notes: Provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; (c) condition of limbs and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed (for example - why DSh may have been measured at a location other than the standard 54"). Additionally, notes will list any evaluation limiting factors such as debris at the base of a tree.

Actions Recommended actions to increase health and longevity.

Development Impacts Projected development impacts are based solely on distance relationships between tree location and grading. Field inspections and findings during the project at the time of grading and trenching can change relative impacts. Closely followed guidelines and requirements can result in a higher chance of survival, while requirements that are overlooked can result in a dramatically lower chance of survival. Impacts are measured as follows:

Impact Term:	Long Term Result of Impact:
Negligible	Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone are less than 5%.
Minor	Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Protected Root Zone are less than 15% and species tolerance is good.
Moderate	Tree is likely to show moderate symptoms. Chance of survival post development is fair. Impacts to the Protected Root Zone are less than 35% and species tolerance is good or moderate.
Severe	Tree is likely to show moderate symptoms annually and a pattern of decline. Chance of long term survival post development is low. Impacts to the Protected Root Zone are up to 50% and species tolerance is moderate to poor.

Critical	Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.
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DISCUSSION

Trees need to be protected from normal construction practices if they are to remain on the site and are expected to survive long term. While construction damage in the root zone is often the death of a tree, the time from when the damage occurs to when the symptoms begin and/or the tree dies can be years. Our recommendations are based on experience and the local ordinance requirements to enhance tree longevity. It requires the calculated root zone must remain intact as an underground ecosystem despite the use of heavy equipment to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil can have serious consequences to tree health. The Tree Preservation Requirements and General Development Guidelines should be incorporated into the site plans and enforced onsite. The project arborist should be included in the development team during construction to provide expertise and make additional recommendations if additional impacts occur or tree response is poor.

RECOMMENDATIONS: SUMMARY OF TREE PROTECTION MEASURES

For Project Submittal to the City:

- Identify each tree on the final construction drawings
- List the name and telephone number of the project arborist on the final construction drawings (grading plans) and a monitoring schedule a minimum of once per month during development.

Prior to Onsite Activity:

- The project arborist should inspect the installed tree protection fencing prior to grading and/or grubbing for compliance with the recommended protection zones.
- The project arborist should directly supervise the irrigation, fertilization, placement of mulch and chemical treatments.
- Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site. The Project Arborist should approve the extent of foliage elevation and directly oversee the pruning to be performed by a contractor who is an ISA Certified Arborist.

During Construction:

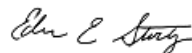
- Any and all work to be performed inside the protected root zone fencing shall be supervised by the project arborist.
- The project arborist shall monitor the site a minimum of once per month during development and may require additional measures as a result of changing tree response.

Report Prepared by:

Project Arborist:



Caroline Nicholas
Arborist Assistant



Edwin E. Stirtz
Consulting Arborist
ISA Certified Arborist #WE-0510AM, TRAQ

Appendix 1 – Tree Location Map

Appendix 2 – Tree Data

Appendix 3 – General Development Guidelines

Appendix 4 – Site Photographs

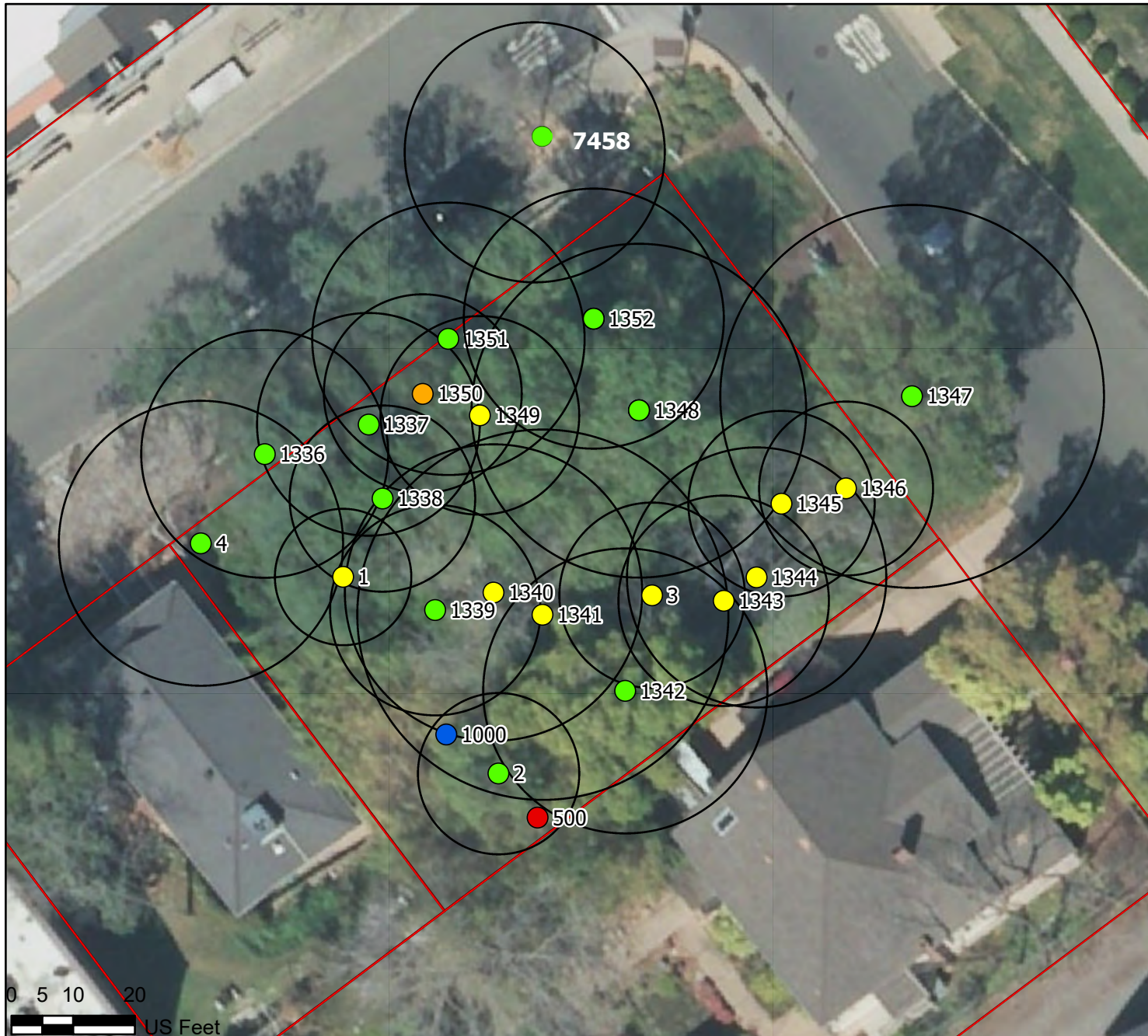
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California Tree & Landscape Consulting, Inc.

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Tree Protection General Requirements

1. The project arborist for this project is California Tree & Landscape Consulting. Contact the project Arborist at (530) 745-4086. The project arborist may continue to provide expertise and make additional recommendations during the construction process if and when additional impacts occur or tree response is poor. Monitoring and construction oversight by the project arborist is recommended for all projects and required when a final letter of assessment is required by the jurisdiction.

2. The project arborist should inspect the exclusionary root protection fencing installed by the contractor prior to any grading and/or grubbing for compliance with the recommended protection zones. Additionally, the project arborist shall inspect the fencing at the onset of each phase of construction. The protection zone for trees is specified as the 'canopy radius' in Appendix 2 unless otherwise specified in the preservation requirements. The location of the tree protection fencing shall be depicted on the plans pursuant to the arborist recommendations. Note 'dripline' is not an acceptable location for installation of tree protection fencing.

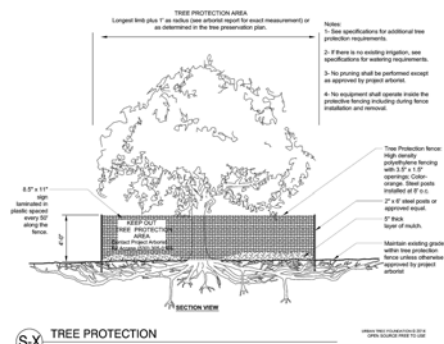
3. The project arborist should directly supervise any clearance pruning, irrigation, fertilization, placement of mulch and/or chemical treatments. If clearance pruning is required, the Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist. Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site.

4. No trunk within the root protection zone of any trees shall be removed using a backhoe or other piece of grading equipment.

5. Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.

6. Any and all work to be performed inside the protected root zone fencing, including all grading and utility trenching, shall be approved and/or supervised by the project arborist.

7. Trenching, if required, inside the protected root zone shall be approved and/or supervised by the project arborist and may be required to be by a hydraulic or air spade, placing pipes underneath the roots, or boring deeper trenches underneath the roots.



TREE INVENTORY MAP

>Tree locat bns are approximate and were collected using Apple iOS or Android OS products.
>Property line informat bn was downloaded from Sacramento County on 1/06/2024.
>Development plans provided by CWE RFE dated 12/23/2023.

Arborist Rating

- 0 Dead
- 1 Extreme Structure or Health Problems
- 2 Major Structure or Health Problems
- 3 Fair - Minor Problems
- 4 Good - No Apparent Problems
- 5 Excellent

- Canopy
- Parcels



Sheet No.
TPP 1.0
Date: 1/6/2024

FOLS, Sutter Street
603 Sutter Street, Folsom,
Sacramento County, CA

Prepared For: Deborah Alaywan
Jurisdiction: City of Folsom

APPENDIX 2 – TREE INFORMATION DATA

Tag #	Old Tag #	Protected By Code	Offsite	Species Common Name	Species Botanical Name	DSH (in.)	DSH Multi-Ste m (in.)	Measure d At (in.)	Canopy Radius (ft.)	Arborist Rating	Notes	Development Status
1				Plum	<i>Prunus sp.</i>	6		12	11	2 Major Structure or Health Problems	good base. crowded codom stems rubbing. understory structure. fair vigor.	Proposed for removal
2				Privet	<i>Ligustrum sp.</i>	7.5		54	13	3 Fair - Minor Problems	good base, structure and vigor.	Proposed for removal
3				Plum	<i>Prunus sp.</i>	7		12	15	2 Major Structure or Health Problems	mature small diameter shoots at grade. high amount of epicormic shoots. high amount of small dead branches. poor structure. low vigor.	Proposed for removal
4			Yes	Tree-of-Heaven	<i>Ailanthus altissima</i>	14		12	23	3 Fair - Minor Problems	multi stem at 2'. good structure and vigor.	Will sustain minor to moderate root zone encroachment for grade cut & retaining wall. The project arborist shall monitor excavation and root prune as necessary.
500						15		54		0 Dead	best guess is pecan tree. stump remains.	Proposed for removal
1000				Bamboo	<i>Bambusa sp.</i>			54		5 Excellent	roughly 30 by 70' small diameter bamboo grove on west side of property.	Proposed for removal
1336	23777	Yes		Blue oak	<i>Quercus douglasii</i>	11.5		54	20	3 Fair - Minor Problems	Within 12' of the curb. good base, structure and vigor. crowded codom stems at 8'.	Proposed for removal

Tag #	Old Tag #	Protected By Code	Offsite	Species Common Name	Species Botanical Name	DSH (in.)	DSH Multi-Ste m (in.)	Measure d At (in.)	Canopy Radius (ft.)	Arborist Rating	Notes	Development Status
											leans slightly north over sutter street.	
1337		Yes		Interior live oak	<i>Quercus wislizeni</i>	11		54	18	3 Fair - Minor Problems	good flare. low hanging limb northwest. significant foliage damage throughout. fair crown balance and density. tree leans moderately northwest towards sutter street.	Proposed for removal
1338		Yes		Blue oak	<i>Quercus douglasii</i>	10		54	15	3 Fair - Minor Problems	good base, structure and vigor. small low dead branches.	Proposed for removal
1339	906	Yes		Blue oak	<i>Quercus douglasii</i>	9.5		54	17	3 Fair - Minor Problems	good base, structure and vigor. codom at 15'. small low dead branches.	Proposed for removal
1340	23775	Yes		Valley oak	<i>Quercus lobata</i>	12		54	24	2 Major Structure or Health Problems	slightly swollen base. codom at 14' with visible elevated/swollen inclusion below codom union. moderate/heavy lean northwest, poor stem taper. good foliage health. fair vigor.	Proposed for removal
1341	915			Pecan	<i>Carya illinoensis</i>	13.5		54	30	2 Major Structure or Health Problems	good base. unbalanced trunk, takes 90 degree turn north at 10', corrects back upward at 12'. branch die back in canopy. fair/low vigor.	Proposed for removal
1342	23773			Camphor	<i>Cinnamomum camphora</i>	26		12	23	3 Fair - Minor Problems	good base. multi stem at 5'. fair structure, rubbing canopy stems. moderate branch die back in canopy. good vigor.	Proposed for removal

Tag #	Old Tag #	Protected By Code	Offsite	Species Common Name	Species Botanical Name	DSH (in.)	DSH Multi-Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	Notes	Development Status
1343				Pecan	<i>Carya illinoensis</i>	7		54	17	2 Major Structure or Health Problems	multi stem at grade. open 6" wound in multi stem union, swollen multi-stem union. fair crown balance.	Proposed for removal
1344				Pecan	<i>Carya illinoensis</i>	18	7, 6, 5	54	21	2 Major Structure or Health Problems	multi stem at grade, inclusions and weak attachments. stems lean heavy east with poor taper. fair/low vigor.	Proposed for removal
1345	919			Pecan	<i>Carya illinoensis</i>	5.5		54	15	2 Major Structure or Health Problems	buried flare, closed seam west. high amount of dead branches. sparse branching and foliage. unbalanced trunk with poor taper.	Proposed for removal
1346	920			Pecan	<i>Carya illinoensis</i>	6		54	14	2 Major Structure or Health Problems	swollen unbalanced base with small open wound west. sparse branching with dead/dying tops.	Proposed for removal
1347		Yes		Valley oak	<i>Quercus lobata</i>	19		54	31	3 Fair - Minor Problems	fair flare, 6 feet from scott street. codominant at 15 feet. fair crown balance and density. branches overlap scott street by approximately 14 feet. fair vigor.	Proposed for removal
1348		Yes		Valley oak	<i>Quercus lobata</i>	17		54	27	3 Fair - Minor Problems	slightly swollen base. good trunk. good canopy structure. good vigor.	Proposed for removal
1349				Interior live oak	<i>Quercus wislizeni</i>	13	8, 5	54	16	2 Major Structure or Health Problems	growing on slope. partially buried root collar. swollen codom union. codom at 1'. fair structure, crossing, touching	Proposed for removal

Tag #	Old Tag #	Protected By Code	Offsite	Species Common Name	Species Botanical Name	DSH (in.)	DSH Multi-Ste m (in.)	Measure d At (in.)	Canopy Radius (ft.)	Arborist Rating	Notes	Development Status
											canopy stems. sparse foliage. overextended limbs with poor taper. fair/low vigor.	
1350	908	Yes		Interior live oak	<i>Quercus wislizeni</i>	7		54	16	1 Extreme Structure or Health Problems	buried flare. crossing/touching canopy stems. severely sparse foliage. high amount of small dead branches. one-sided northwest. low vigor.	Proposed for removal
1351		Yes		Blue oak	<i>Quercus douglasii</i>	12		54	22	3 Fair - Minor Problems	good base. leans slightly north over Sutter Street. high amount of small dead branches. good canopy structure. fair vigor.	Proposed for removal
1352		Yes		Blue oak	<i>Quercus douglasii</i>	9.5		54	21	3 Fair - Minor Problems	swollen base, small closing wounds on base and trunk. leans north. good structure and vigor.	Proposed for removal
7458		Yes	Yes	Hackberry	<i>Celtis sp.</i>	9		54	12	3 Fair - Minor Problems	Tree is located in an ~6'x6' hardscape planter with parking to the south and the project to the south.	Will sustain minor encroachment - Existing hardscape shall remain in place to protect the tree roots. The planter area shall have protective fence installed with posts at each corner.

APPENDIX 3 – GENERAL DEVELOPMENT GUIDELINES

Definitions

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1 ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on most large trees is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed and/or removed. The cambial zone is the area where tissues responsible for adding new layers to the tree each year are located. Removing or damaging this tissue results in a tree that can only grow new tissue from the edges of the wound. In addition, the interior wood of the tree is exposed to decay fungi and becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied correctly and a Project Arborist oversees the construction. The Project Arborist should have the ability to enforce the Protection Measures. It is advisable for the Project Arborist to be present at the Pre-Construction meeting to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area calculated as 1 to 1.25' for every inch of trunk diameter (ie. A 10" diameter tree will have an RPZ of 10') or the dripline if required by local ordinance. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, if specified by the project arborist, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6'.

In areas of intense impact, a 6' chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3' of the construction area, place 2" by 4" boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.²

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of “preserved” roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ¼” to ½” of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed.

Chemical Treatments: The owner or developer shall be responsible to contact an arborist with a pesticide applicators license to arrange for an application of a root enhancing hormone, such as Paclobutrazol, to mitigate the stress produced by the development **prior to grading**. Additionally, at the discretion of the project arborist, an insect infestation preventative for both boring insects and leaf feeding insects and/or fungal preventative for leaf surfaces may be required. Roots pruned during the course of performing a cut may be required to be treated with a biofungicide such as Bio-Tam.

² International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

APPENDIX 4 – SITE PHOTOGRAPHS by Tyler Thomson, January 3, 2024



Photo #1, Shows Trees #1351 & #1336, from left to right



Photo #2, Shows Trees #1349 & #1350, from left to right



Photo #3, Shows Tree #1336, looking east

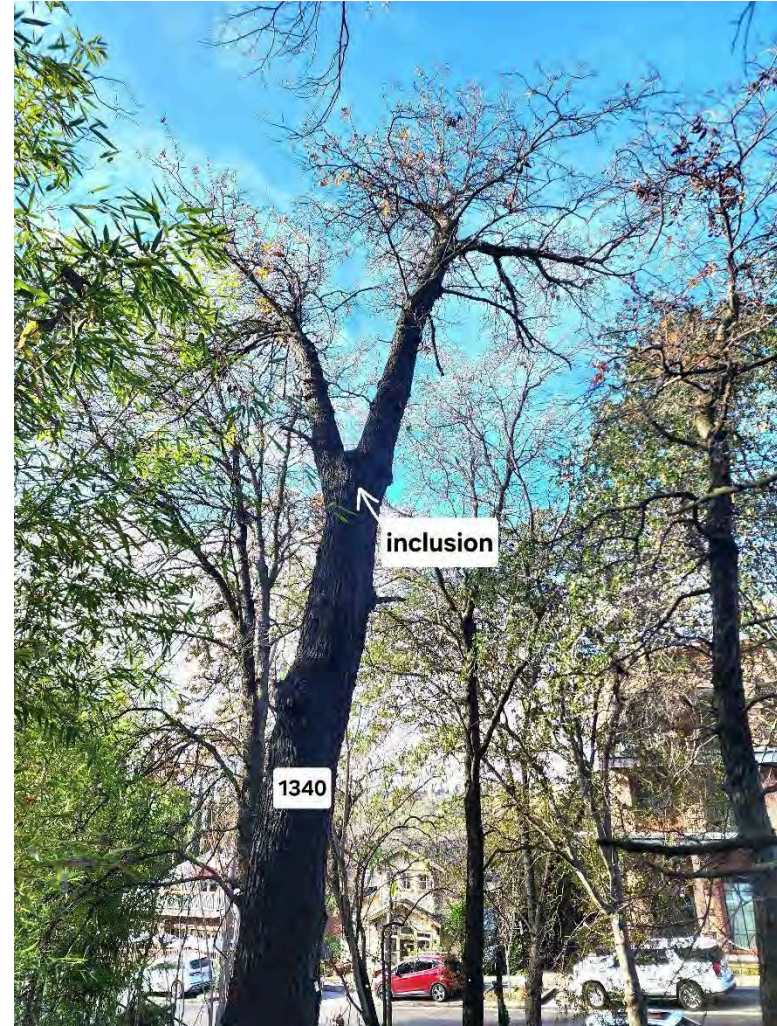


Photo #4, Shows Tree #1340, with visible elevated/swollen inclusion below codom union



Photo #5, Shows Tree #1341



Photo #6, Shows Tree #1342, multi stem at 5'



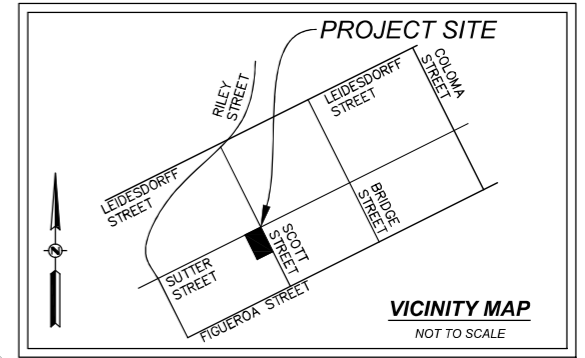
Photo #7, Shows Tree #1348



Photo #8, Shows Trees #1347 & #1348, looking west from Scott St.

PRELIMINARY GRADING AND DRAINAGE PLAN

APN: 070-00111-010
 PORTION OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 7 EAST, M.D.B.&M.
 603 SUTTER STREET
 CITY OF FOLSOM, SACRAMENTO COUNTY, STATE OF CALIFORNIA 95630



SHEET INDEX:
 C1 PRELIMINARY GRADING AND DRAINAGE PLAN
 C2 PRELIMINARY UTILITY PLAN

FLOOD PLAIN:
 1. PER THE FEMA FLOOD RATE MAP NO. 06067C0116H, DATED AUGUST 16, 2012, THE PARCEL IS IN ZONE "X" (OUTSIDE OF THE 100 YEAR FLOOD PLAIN).

BENCHMARK:
 COUNTY OF SACRAMENTO BENCHMARK U15-23:
 NGVD 29 ELEVATION 158.93

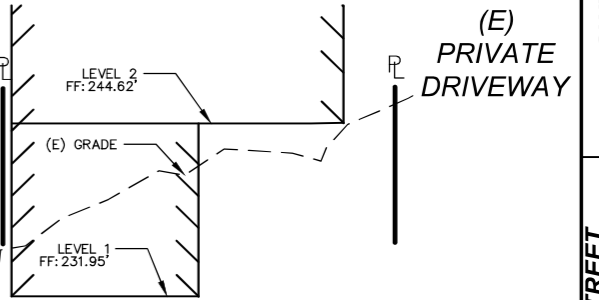
STANDARD BRONZE DISC STAMPED "U.S.C.&G.S. B.M. 2-855 1949" LOCATED AT THE SOUTHWEST CORNER OF THE GREENBACK LANE BRIDGE ACROSS THE AMERICAN RIVER IN THE TOP OF A 9' BY 10' ROCK OUTCROP APPROXIMATELY 41 FEET WEST OF THE SOUTHWEST WING WALL, 54' WEST OF THE CENTERLINE OF GREENBACK LANE AND ABOUT 10 FEET LOWER THAN THE ROAD.

BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF SUTTER STREET AS SHOWN ON THE MAPS 56 RS 9 AND 38 PM 20. THE BEARING OF WHICH IS N 53° 05' 31" E, AND WAS ESTABLISHED FROM STREET IMPROVEMENTS AND MONUMENTS FOUND ON SAID MAPS.

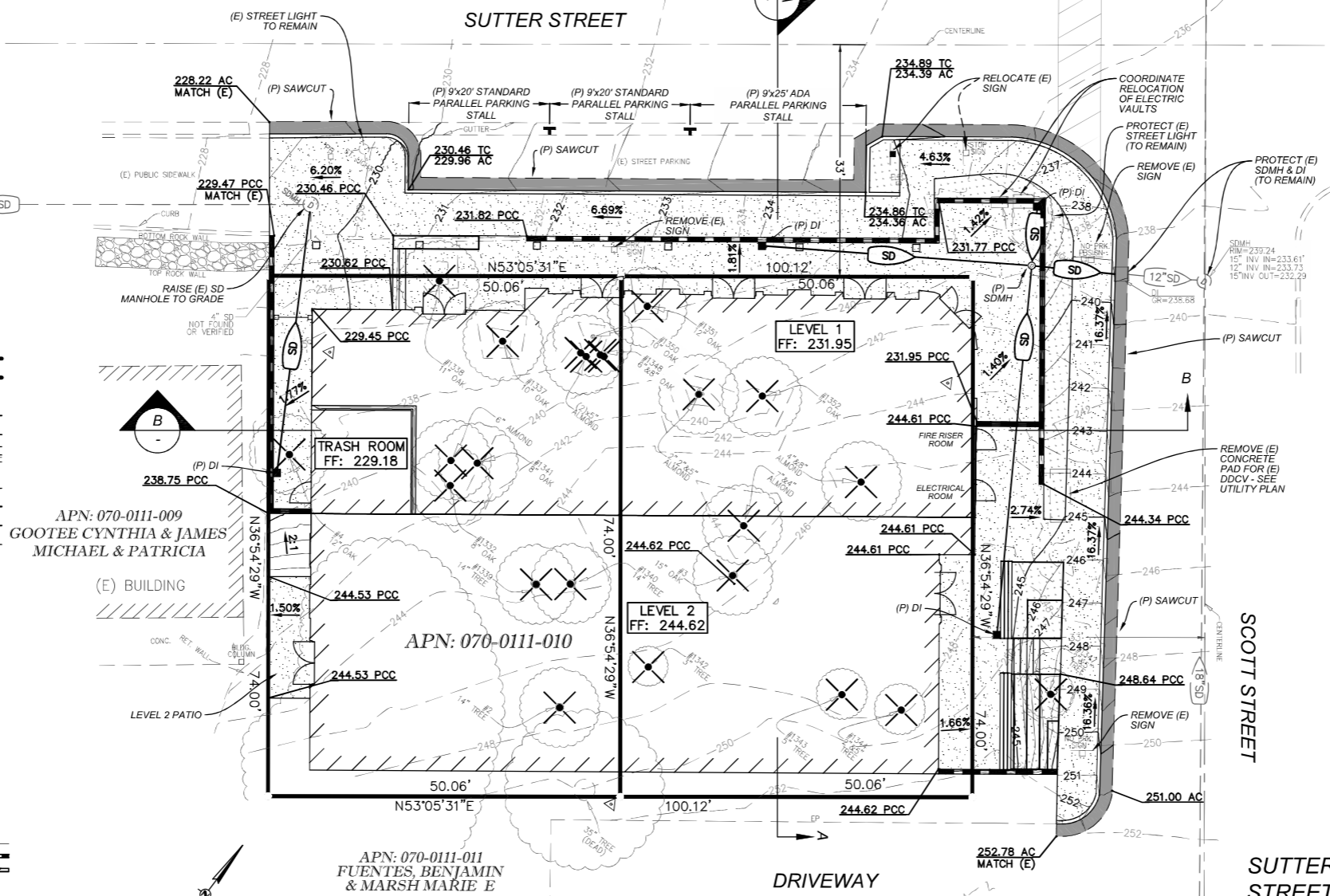
OWNER:
 CEDRUS HOLDINGS LIMITED PARTNERSHIP
 604 SUTTER ST, STE 250
 FOLSOM, CA 95630

ENGINEER & SURVEYOR:
 CWE
 2260 DOUGLAS BLVD., SUITE 160
 ROSEVILLE, CA 95661
 PH. (916) 772-7800

UNDERGROUND UTILITY NOTE:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



LEGEND DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
ROW	---	---
OVERHEAD ELEC & TELEPHONE	OH1	OH1
LOT LINE	---	---
CENTERLINE	---	---
SW. CURB & GUTTER	---	---
EDGE OF PAVEMENT	---	---
STORM DRAIN	XX"SD	XX"SD
SANITARY SEWER	XX"SS	XX"SS
WATER	XX"W	XX"W
GAS LINE	GAS	GAS
SDMH	⊙	⊙
DROP INLET	⊙	⊙
SSMH	⊙	⊙
FIRE HYDRANT	⊙	⊙
WATER VALVE	⊙	⊙
WATER METER	⊙	⊙
PIV	⊙	⊙
FDC	⊙	⊙
REDUCED PRESSURE BACKFLOW PREVENTER	⊙	⊙
BOLLARD	⊙	⊙
UTILITY POLE	⊙	⊙
STREET LIGHT	⊙	⊙
FENCE	X	X
RETAINING WALL	---	---
BLOCK WALL	---	---
INDEX CONTOUR	25	25
INTERMEDIATE CONTOURS	---	---
TREE & TAG NO. *	#XX TREE	#XX TREE
CONTROL POINT	100	100
5/8 REBAR LS 6013	---	---
PK & WASHER LS 6013	---	---
FINISH FLOOR ELEVATION	FF: 123.00	FF: 123.00
SPOT ELEVATION (ASPHALT CONCRETE)	13.34 AC	13.34 AC
BUILDING	---	---
NEW ASPHALT PAVING	---	---
NEW PCC PAVING	---	---
NEW LANDSCAPING	---	---



ABBREVIATIONS

AC ASPHALT CONCRETE	OH OVER HEAD POWER LINES
DI DROP INLET	PUE PUBLIC UTILITY EASEMENT
CL CENTERLINE	(P) PROPOSED
(E) EXISTING	SDMH STORM DRAIN MANHOLE
EP EDGE OF PAVEMENT	SSMH SANITARY SEWER MANHOLE
FL FLOW LINE	TBC TOP BACK OF CURB
GR GRATE	UG UNDERGROUND
INV INVERT	WA WATER
IRR IRRIGATION	WM WATER METER

EXISTING USE:
 COMMERCIAL

PROPOSED USE:
 MIXED USE / RETAIL

PROPOSED IMPROVEMENTS:
 AS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS

EXISTING ZONING:
 HISTORIC DISTRICT

GENERAL PLAN:
 COMMERCIAL

WATER SUPPLY:
 CITY OF FOLSOM

PROPOSED NUMBER OF OFFICE AND RETAIL UNITS:

SEWER:
 CITY OF FOLSOM

DRAINAGE:
 CITY OF FOLSOM

FIRE PROTECTION:
 CITY OF FOLSOM

SCHOOL DISTRICT:
 FOLSOM-CORDOVA UNIFIED

PARK DISTRICT:
 CITY OF FOLSOM

ASSESSOR'S PARCEL NUMBER:
 070-00111-010

*SEE ARBORIST REPORT BY CALTLC DATED JULY 14, 2022

APPROV'D	
BY	
DATE	
REVISION	
CHECK NO.	
BY	
DESIGN	
DRAWN	
QUANT.	
0	
1	
2	
ORIGINAL SCALE IS IN INCHES	
OWNER: CEDRUS HOLDINGS LIMITED PARTNERSHIP 604 SUTTER STREET, SUITE 250 FOLSOM, CA 95630	
603 SUTTER STREET APN: 00-00111-010 FOLSOM, CA 95630 PRELIMINARY GRADING AND DRAINAGE PLAN	
Drawing	Sheet
of	of Total
	C1
	2
8/23/2023	



June 11, 2024

Aimee Nunez, Urban Forester
City of Folsom
50 Natoma Street
Folsom, CA, 95630

RE: **603 Sutter Street – Removal Rationale for Tree #1347**

Dear Aimee Nunez:

This letter is to provide a rationale for the removal of Tree #1347. It has been determined to be infeasible to retain this tree due to the proposed development activities approved by the City of Folsom in the Exhibits of the Final Conditions of Approval for 603 Sutter Street (PN 17-145, dated 09/06/2023).

Subsequently to receiving the Entitlements approval, the project design team did explore potential ways to save tree #1347. There were several considerations when reviewing the potential of saving the tree on this confined site on Historic Sutter Street, including:

1. The Root Protection Zone (RPZ): In most construction sites, it is not possible to protect the entire root zone of a tree, so an RPZ is established (as outlined in the project Arborist Report). The minimum root protection zone is the area calculated as 1-1.25' for every inch of trunk diameter (i.e. a 10" diameter tree will have an RPZ of 10') or the dripline if required by the local ordinance. **Tree #1347 is a 19" Valley Oak, so the minimum RPZ would be 19' – 24' (see attached Exhibit A with the minimum RPZ of 19'-0" indicated).**
2. Site Structural Retaining Walls and Wide Footings: Due to the steep slope of the site, extensive site and building retaining walls supported on wide pad footings are required. While it would be possible to relocate some development elements, the pad footings associated with them would still be encroaching into the minimum RPZ. (see Exhibit A with the extent of pad footings in the vicinity of the RPZ)
3. Utility Transformer: SMUD requires a sizeable 7'x7' transformer for this project, with 3' clearances at the back and sides, and 8' clearance in front. This equates to essentially a clear and level space of 18' x 13' feet. We felt that locating such a large and unsightly utility transformer on, or near, the Historic Sutter Street frontage would be visually detrimental to the significant historic resources located on this corridor. The design team worked closely with the City of Folsom Design Review and the Community Development Department in developing this project to enhance the Historic District. When SMUD subsequently provided the transformer requirements, our team worked with them to locate this transformer as far away from the Sutter Street frontage and main building entrances as possible, as well as screen it from view with an ornamental metal railing. It is not possible to retain tree #1347 and locate the SMUD-required utility transformer in the proposed

discrete location. (see Exhibit A with the proposed location of the Utility Transformer).

4. Street Improvements on Scott Street: One of the conditions of the Entitlements approval were public frontage improvements at Sutter Street and Scott Street. This included the continuation of the sidewalk up Scott Street. It would not be possible to continue the sidewalk along the entire Scott Street as it falls within RPZ.

Considering these restraints, the design team reviewed potential options to reconfigure site elements (including ending the proposed sidewalk improvements mid-block on the Scott Street frontage) in attempts to save tree #1347. Prior to learning of SMUD’s required transformer size and clearances, the design team may have had a path to retain this tree. However, with the addition of the utility transformer, It was found that we would have to substantially reduce the building square footage in any attempt to reconfigure the site design to retain the tree, which would render the development infeasible from a project economics standpoint, and would substantially alter the project from the Design Review-approved Entitlements drawings.

Sincerely,

Karl Vinge, Project Architect
19six Architects

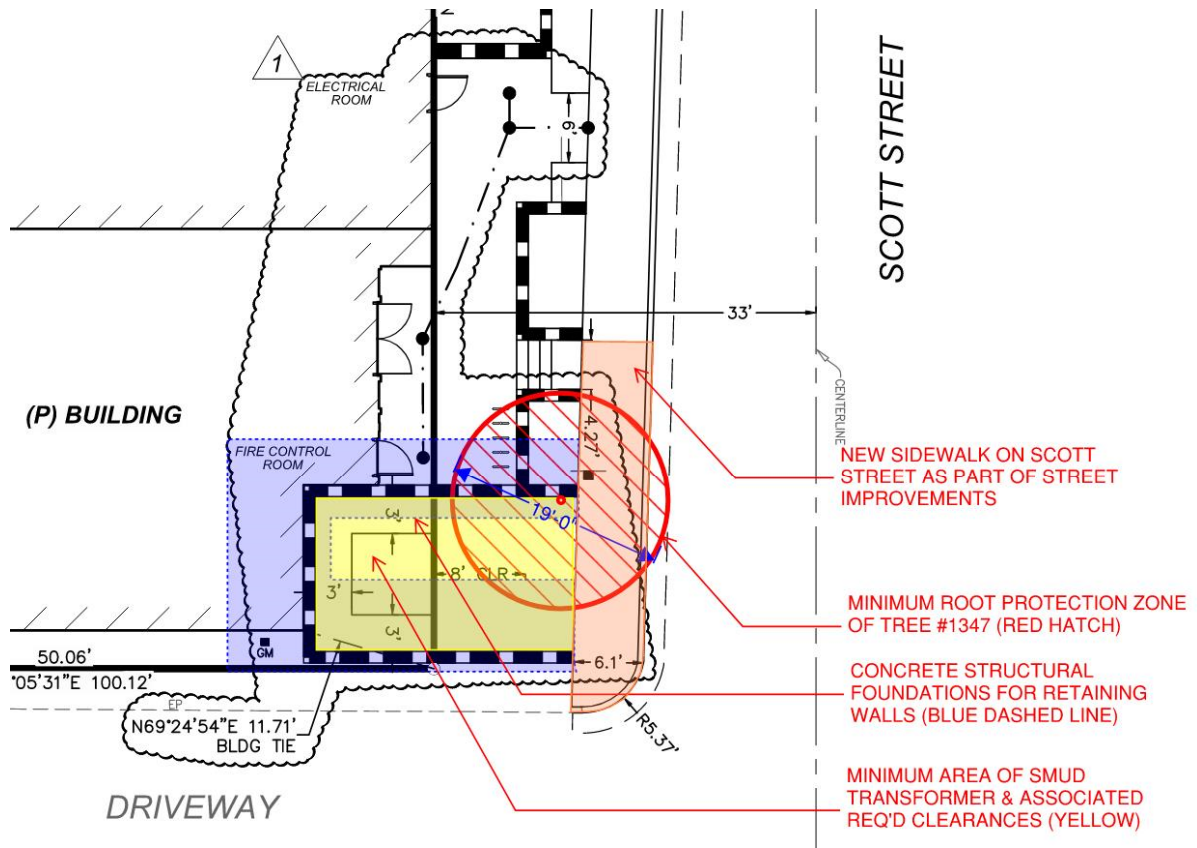
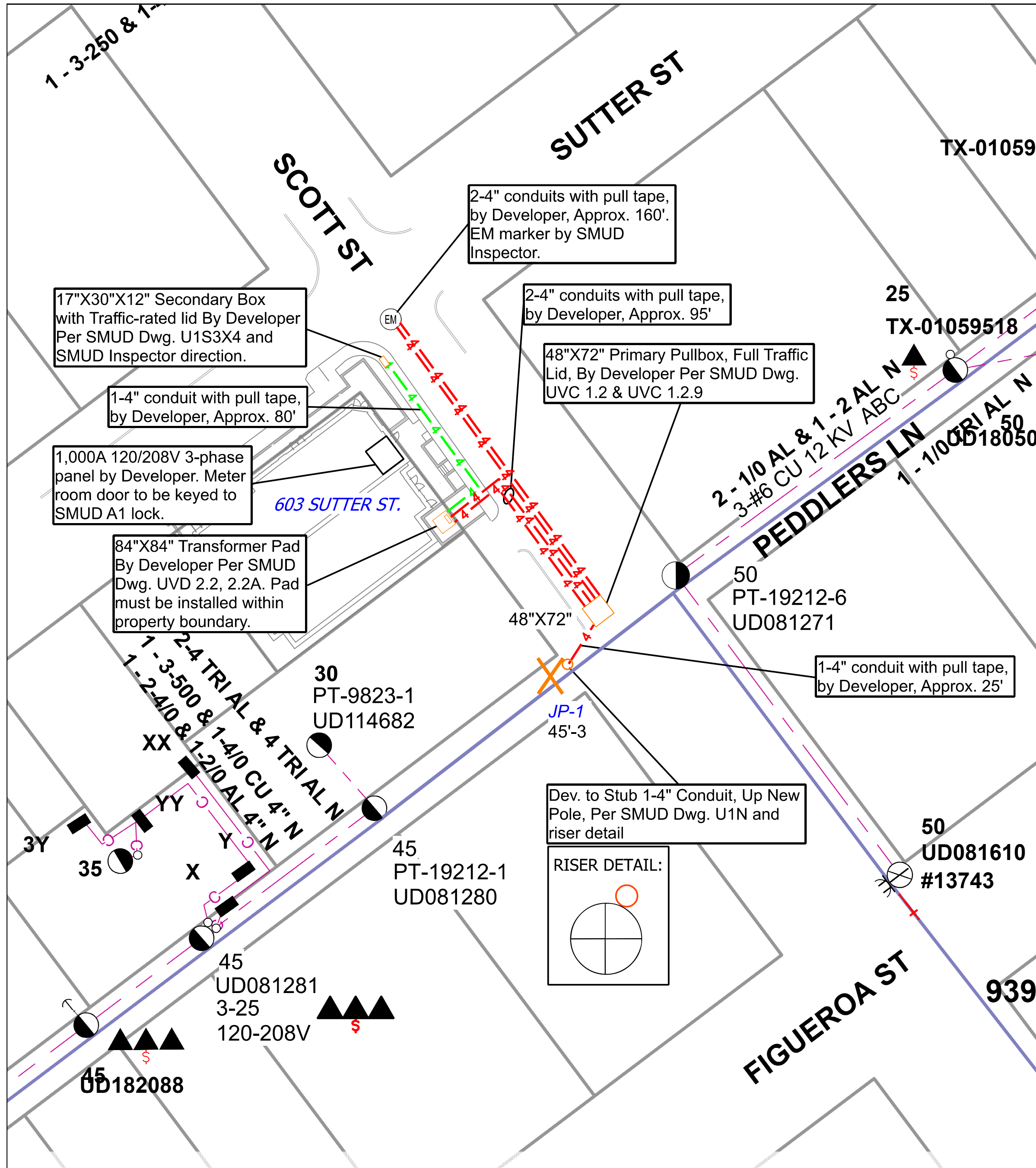


EXHIBIT A - ROOT PROTECTION ZONE FOR TREE #1437 OVERLAYED WITH DEVELOPMENT ELEMENTS WITHIN THE VICINITY

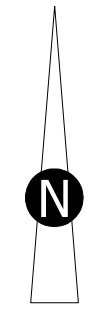


SMUD NOTES

DEVELOPER IS RESPONSIBLE FOR THE FOLLOWING:

1. Call U. S. A. at 811 prior to digging.
2. All metering and switchgear design and placement must be submitted and approved by SMUD's Field Metering prior to installation. Please submit metering and switchgear designs to SMUD at metershops@smud.org, mail to: Sacramento Municipal Utility District, Attention: Field Metering, Mail Stop EB 102, 4401 Bradshaw Road, Sacramento, CA 95827-3834 or contact them at (916) 732-5167.
3. All metering equipment shall be located on the outside of the building. The metering equipment shall not be located inside the building. Metering equipment shall include: metering sections, current and potential transformer sections, pull sections, and the main disconnect. Any questions regarding deviation of this requirement, the locations of meters or for remote metering consideration please contact Field Metering at (916) 732-5167.
4. For multi-meter installations that are fed by a transformer larger than 150KVA and secondary voltage of 277/480v, a shutdown will be required for each meter installation. Developers have an option to reduce the number of shutdowns for each subsequent meter install by installing switchgear with a lockable main breaker panel which cannot be removed with the breaker in the open position. Any questions regarding this requirement please contact Field Metering at (916) 732-5167.
5. SMUD equipment shall be accessible to a 26,000-pound SMUD service vehicle in all weather. SMUD equipment shall be no further than 15 feet from a drivable surface. The drivable surface shall have a minimum width of 20 feet.
6. No obstructions are permitted and level terrain is required around all operable SMUD equipment doors (Transformers, Cubicles, T-Taps, etc.). No planting of trees within eight (8) feet of all sides of any operable SMUD equipment. For equipment clearances and specifications see SMUD Electric Service Requirements Booklet, **Distribution Underground Structure Engineering Specification T007**. See Appendix B for material manufacturers.
7. Buildings shall not overhang SMUD equipment/easements unless approved in writing by a SMUD Designer.
8. Joint trench to be a maximum 59" deep and remain minimum of 5 feet from footings of any building or structure. All conduit(s) to be inspected by SMUD inspector prior to backfilling and pouring concrete. Conduit(s) to be PVC-DB 120 grade or better. SMUD approved pull tape required. All elbows to be schedule 40 or better. Concrete encasement may be required. See Electric Service Requirements booklet, **Distribution Underground Structure Engineering Specification T007 and SMUD commitment sketch**.
9. Maximum number of utility conduits allowed to rise on a pole is three. Please review utility conduit risers with SMUD Inspector prior to placement of conduits on poles.
10. An on-site pre-construction meeting with a SMUD inspector is mandatory 48 hours in advance of construction. Copies of the local agency building permit will be required prior to scheduling pre-construction meetings with SMUD inspectors for non-residential developments. To schedule your appointment, please call (916) 732-5990.
11. Only those electrical conduits intended for electric service shall be placed under a SMUD transformer pad. The placement of the other conduits or structures foreign to the electric service must be approved in writing by a SMUD Designer.
12. Customer service runs are per local agency codes and inspected and approved by the local inspection agency. Customer is responsible for and will be required to provide SMUD approved connectors and compression tooling for any non-standard SMUD secondary conductors. Please contact SMUD's Designer when necessary.
13. A grant of right-of-way to SMUD may be required for conduit runs, vaults, transformer pads, etc. prior to any SMUD construction.
14. Any street light required by the City or County must be coordinated with SMUD.
15. Service voltage will be 120/208 Three 4 wire Wye. Street light service voltage will be the same.
16. Any deviation from this commitment must be approved by a SMUD Designer or SMUD Inspector prior to installation of underground facilities.
17. PLEASE NOTE: It is the responsibility of the developer to install all infrastructure as shown per SMUD commitment drawing as SMUD does not review or approve developer composite drawings.
18. PLEASE NOTE: SMUD commitments are valid for twelve (12) months. SMUD reserves the right to revise SMUD commitments after this period. A new SMUD commitment will normally be required unless a customer has requested and received written approval for a longer period of time from a SMUD Designer.

AS-BUILT	Date:	Printed Name:	Signature:	Phone Number:
Inspector:	/ /			
Foreman:	/ /			
Comments:				



Job Name: R16 - 603 SUTTER	
Location: 603 SUTTER ST FOLSOM	
Date: 06/13/24	Type of Drawing: COMMITMENT SKETCH
SMUD	Job Number: 32211849 / 30191347
Rev: 0	Page: 1 OF 1