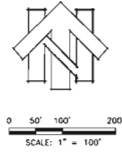
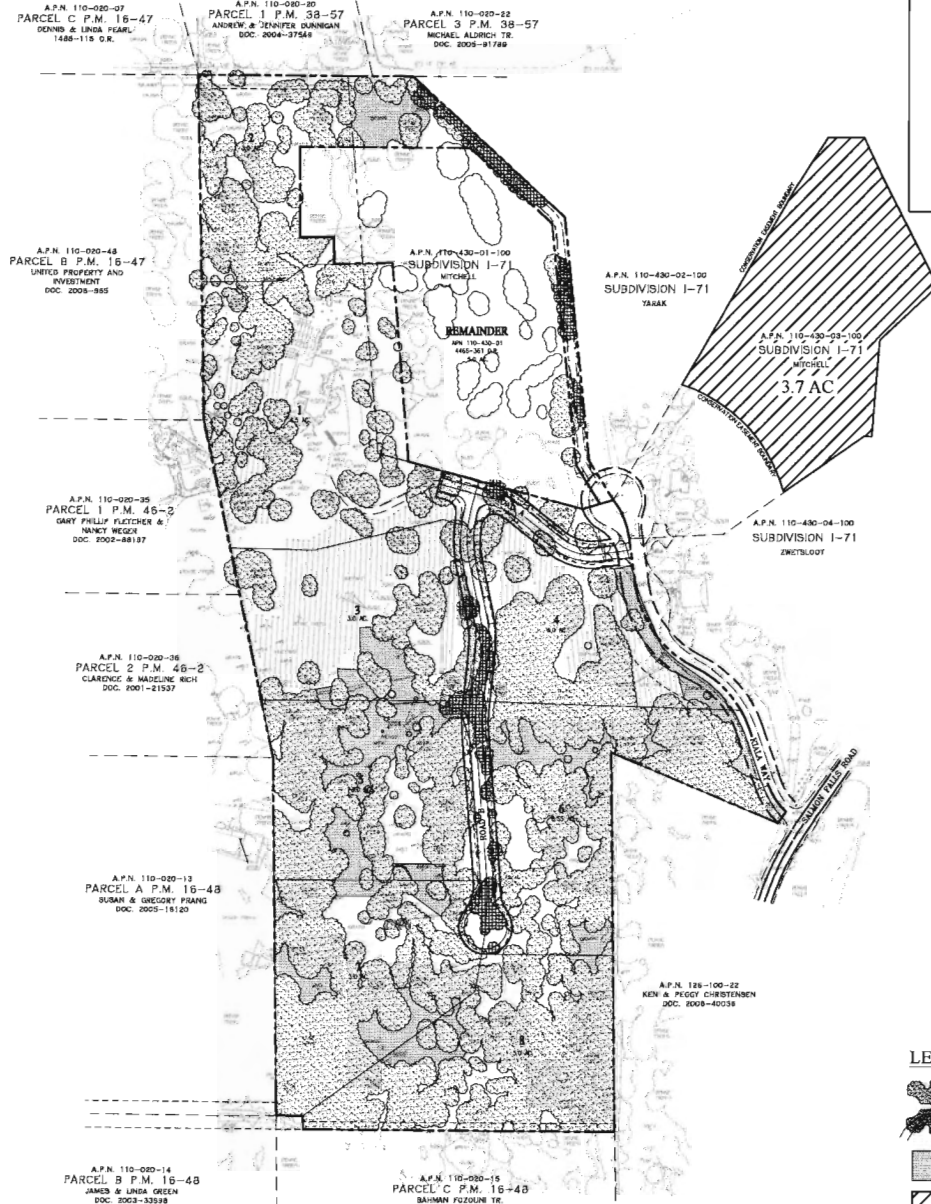
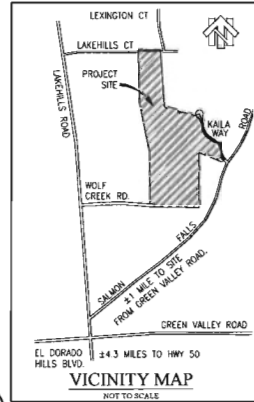


TREE PRESERVATION PLAN

TM-07-1458 MIGIANELLA

COUNTY OF EL DORADO FEBRUARY, 2014 STATE OF CALIFORNIA



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LEGEND:

- EXISTING TREE CANOPY
- EXISTING TREE CANOPY TO BE REMOVED PER GRADING PHASE
- MITIGATION AREA
- CONSERVATION BASINMENT

CANOPY REMOVAL NOTES:

1. TOTAL SITE AREA - 2485 AC
TOTAL TREE CANOPY - 1568 AC (63% OF PROJECT SITE)
ALLOWABLE REMOVAL UNDER OPTION "A" - 30% (EXISTING CANOPY) - 430 AC
PROPOSED REMOVAL PER PLAN - 420 AC
MITIGATION AREA AVAILABLE - 420 AC
2. THIS PROJECT PROPONENT SHALL COMPLY WITH THE PROVISIONS OF POLICY 7.4.4.A BY MEETING THE REPLACEMENT REQUIREMENTS AND 1:1 REPLACEMENT RATIO OF OPTION A, PROVIDING ON- OR OFF-SITE MITIGATION AS REFINISHED IN GP POLICY 7.4.4.A AND ITS INTERIM GUIDELINES.
3. THIS MITIGATION MAY BE PHASED TO RESPECT THE TIMING OF THE TREE CANOPY REMOVAL SUCH AS REMOVAL ASSOCIATED WITH STREETS AND INFRASTRUCTURE GRADING AND GRADING ASSOCIATED WITH CONSTRUCTION OF SINGLE FAMILY DWELLINGS AND ACCESSORY STRUCTURES.
4. THIS PROJECT IMPACTS WILL RESULT IN THE FOLLOWING MITIGATION ALLOCATION:
OPTION A REMOVAL (GRADE & GRADDED) - 0.72 (BY DEVELOPER)
OPTION A REMOVAL (LOTS ONLY) - 3.8 AC (SEE NOTE 5)
TOTAL REMOVAL - 4.52 AC
5. THE DEVELOPER RESERVES THE RIGHT TO CHANGE THIS ALLOCATION AS LONG AS OVERALL ONE CANOPY REMOVAL ON INDIVIDUAL LOTS DO NOT EXCEED ALLOWED REMOVAL UNDER OPTION A (4.80 AC).
6. MITIGATION AREAS ON THIS PLAN DEMONSTRATE COMPLIANCE WITH OPTION A REPLANTING REQUIREMENTS. THE DEVELOPER RESERVES THE RIGHT TO CHANGE MITIGATION LOCATIONS SHOWN ON THIS PLAN AS LONG AS TOTAL MITIGATION AREAS ALLOCATED EQUAL TO THE TOTAL CANOPY REMOVAL.
7. THIS JURISDICTION MAY REQUIRE THE REMOVAL OF ADDITIONAL TREES IF THE WARRANTS THERE TO BE A HAZARD WITHIN OR OUTSIDE OF THE CONSTRUCTION LIMITS AND/OR BUILDING FOOT. THESE TREES ARE NOT SUBJECT TO REPLACEMENT STANDARDS PER INTERIM GUIDELINES APPROVED FOR POLICY 7.4.4.A IF THE ARBORIST FINDS THEM DEAD, DISEASED OR DYING.
8. TREE PROTECTION FENCING SHALL BE PLACED AFTER COMPLETION OF TREE REMOVAL OPERATIONS AND PRIOR TO CLEARING AND GRUBBING.
9. OPTION B IS NOT AVAILABLE AT THE TIME OF PREPARATION OF THIS MAP. IN AN EVENT PAYMENT OF FEE IN LIEU OF CANOPY REPLACEMENT BECOMES AVAILABLE, THE APPLICANT RESERVES THE RIGHT TO CHANGE THE MITIGATION OPTION IN COMPLIANCE WITH ADOPTED ZONING ORDINANCE.

OPTION "A" LOT CANOPY REMOVAL *

LOT #	AREA
1	0.40
2	0.50
3	0.50
4	0.50
5	0.50
6	0.50
7	0.50
8	0.50
TOTAL	3.9

TREE MITIGATION AREAS

LOT #	AREA (SF)
1	0
2	0.25
3	0.25
4	0.25
5	0.50
6	0.45
7	0.45
8	0.15
CONSE ESMT	3.7
TOTAL	6.0

*MAY ALLOWED REMOVAL DEVELOPER RESERVES THE RIGHT TO CHANGE CANOPY REMOVAL ALLOCATION PER LOT

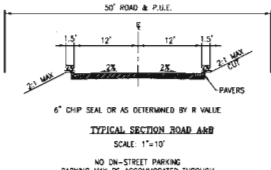


Exhibit F-1

cta Engineering & Surveying
 Civil Engineering - Land Surveying - Land Planning
 2000 North State Street, Suite 2000, El Dorado, CA 95624
 (916) 423-8888

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Exhibit F-2

Mann Made Resources

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February 19, 2014

Ms. Marie Mitchell
2020 Kaila Way
El Dorado Hills, CA 95962

SUBJECT: ARBORIST CONFIRMATION OF OAK WOODLANDS CONSERVATION EASEMENT SITE

Dear Ms. Mitchell,

Thank you for the opportunity to provide Arborist Consulting Services. This report includes the observations and verification of the Oak Conservation Easement for the Migianella project. The site was visited on Thursday, February 13, 2014.

Assignment: Ms. Olga Sciorelli from CTA Engineering and Survey contacted my office on your behalf on Wednesday, February 12, 2014, requesting assistance with an arborist site review and verification of an oak conservation easement site for compliance with the El Dorado County General Plan policy 7.4.4.4.

All site information, images, and history were provided by Ms. Sciorelli, P.E., of CTA Engineering and Surveying. An aerial image with the area to be considered for the conservation easement was provided for review and use. The assignment requires the following activities: visit the site, verify the site has existing oak trees in a natural condition, and the canopy on the aerial image is representative of the actual trees and could serve as a viable oak conservation easement.

Observations: The proposed oak woodland conservation easement site was walked on Thursday, February 13, 2014 at approximately 12:30 pm. The crown shown on the aerial image was compared to the trees present, and found to be representative. Several photos were taken and included.

Tools used during the inspection were a screwdriver as a probe, mallet for sounding, and a diameter tape. Oak trees were inspected for general health, branch density, and branch structure. Trunks were inspected for foliar crown, significant decay, cavities, and severe defects.

The site is a sloped property sloping downhill from the road from northwesterly to southeasterly. There is a dirt road near the uphill northwesterly side of the property and a creek running near the southeasterly side of the property. There are a combination of Blue Oak, *Quercus douglasii*, and Interior Live Oak, *Quercus wislizenii* growing in a

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(650) 740-3461 ♦ FAX (530) 268-0926
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natural setting. There was typical limited oak regeneration of Blue Oaks and Live Oaks with more live oaks visible at the time of the inspection.

The trees were found to be consistent with a typical local natural oak woodland site. Many of the trees were multiple trunked. The typical stem diameter at approximately 4.5 feet above grade ranged from 8 to 16 inches. The trees were growing in a natural setting and there was no evidence of routine maintenance. There were decay and co-dominant stems present. The trees were found to be providing canopy and habitat for the site.

Calculations for the Oak Woodland Conservation Easement site and canopy are:

- The total site parcel area is 5.0 acres.
- The total existing canopy coverage is approximately 4.42 acres, 88.4%.
- The available area on the site for mitigation is up to 3.7 acres.

Other testing or examination: No other testing or examination was requested at the time of the site inspection, or recommended as a result of the inspection.

Discussion: The proposed existing oak woodland to be used as a conservation easement is parcel number 110-430-03-10, located across Kaila Way from the project. An aerial image of the site is included. The site has existing oak woodland canopy and can serve as an oak woodland conservation easement. Natural areas serving as open space where people may use occasionally allow for the existence of trees with some amount of decay and weaker structure conditions. These trees in open space can lose some branches, experience some trunk failure and continue to grow and provide the desired oak woodland canopy, habitat, tree regeneration, and other ecological site benefits with minimal risk to people.

The Mitigation plan allocation is intended to provide for the Magianella project:

- Option A tree removal for roads and grading - 0.72 acres of canopy by developer
- Option A tree removal for lots - 3.9 acres of canopy
- Total allowed tree canopy removal: 4.62 acres

The mitigation compliance will be met by:

1. Oak Woodland Conservation Easement providing 3.7 acres.
2. On-site mitigation provided with 2.3 acres of available areas.

Conclusion:

The planned oak canopy mitigation is a combination of an oak woodland conservation easement and on-site mitigation:

1. The total project site area is 26.05 acres.
2. The proposed oak canopy removal is 4.62 acres.
3. The total proposed Oak woodland conservation easement is 3.7 acres
4. The total available on-site mitigation area is 2.3 acres.

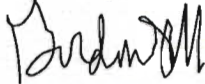
Parcel 110-430-03-10 will serve well as an oak woodland conservation easement to provide the necessary off-site mitigation in compliance with El Dorado County General Plan policy 7.4.4.4.7.e.

I reviewed the aerial image and existing trees on the site. I have found they are accurate as presented. The calculations are valid based on my field survey and plan review.

I certify that all the statements in this report are true, complete, and correct to the best of my knowledge, and that all statements were made in good faith.

Please contact me at 650-740-3461, or gordon@mannandtrees.com, if you have any questions about this report or desire any other services for this project.

Sincerely,



Gordon Mann
Consulting Arborist and Urban Forester
Registered Consulting Arborist #480
ISA Certified Arborist and Municipal Specialist #WE-0151AM
CaUFC Certified Urban Forester #127
Certified Tree Risk Assessor #1005
Nevada County Fire Safe Council Defensible Space Advisory Training
Mann Made Resources
Auburn, CA
650-740-3461
Fax 530-268-0926
gordon@mannandtrees.com
www.mannandtrees.com

Photos



View from Kaila Way



View as the canopy begins, the slope is visible



View of the trees present



Views of the trees present



Views of the trees on site



Views of the trees on site



Live Oaks growing on site



The top of the creek



The creek flowing



Live Oak regeneration



Live Oak regeneration

Site Aerial Image



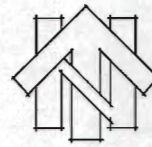
Aerial image that was used during site inspection. Area inspected is outlined.

OAK WOODLAND CONSERVATION EASEMENT

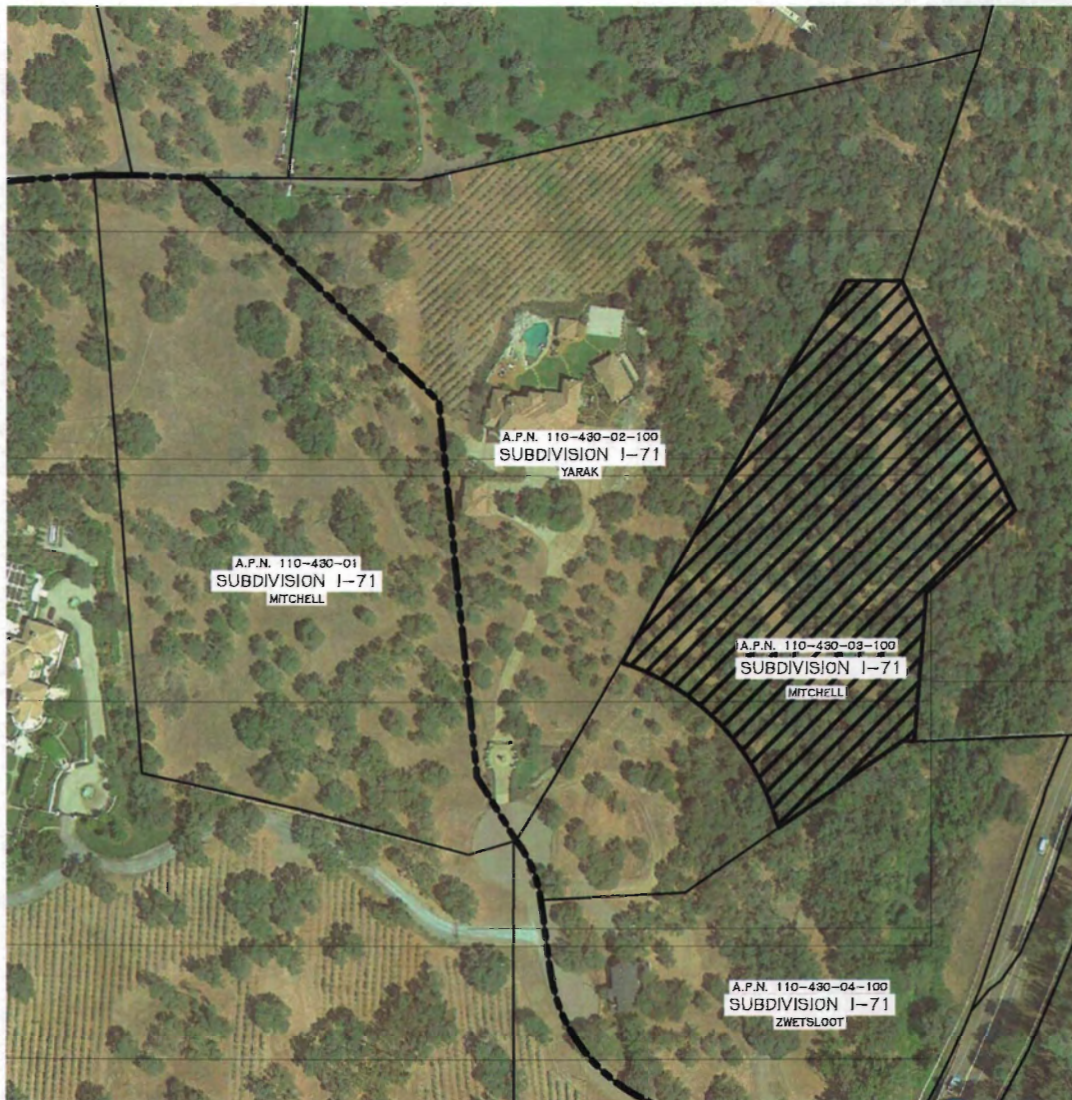
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FEBRUARY, 2014



SCALE: 1"=200'



NOTES:

1. CONSERVATION PARCEL CANOPY AREA = 4.42 AC (88.4% OF SITE)
2. CONSERVATION EASEMENT AREA = 3.7 AC
3. MIGIANELLA OAK WOODLAND CANOPY REMOVED PER OPTION A = 4.62 AC
4. MIGIANELLA OAK WOODLAND CANOPY MITIGATED ON SITE = 2.3 AC

Exhibit F-3