

TREE, LANDSCAPE, AND IRRIGATION SET

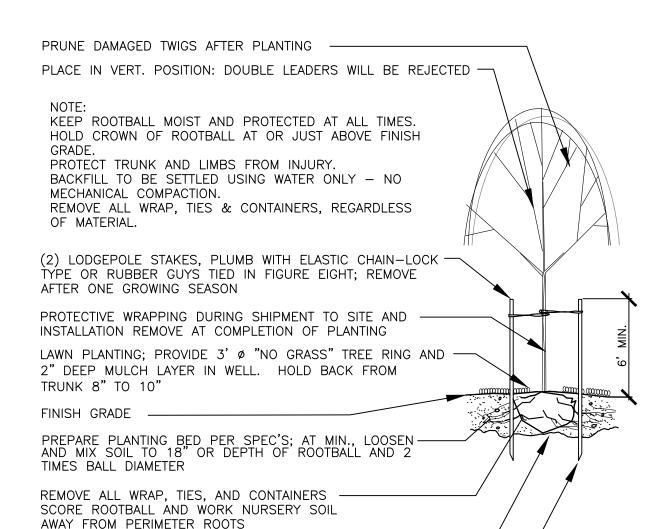
WUCOLS IV ZONE 2

PLANT SCHEDULE									
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	WATER USE	ORIGIN	FOLIAGE		
TREES									
	9	CALOCEDRUS DECURRENS / INCENSE CEDAR	24" BOX		MEDIUM		EVERGREEN		
	4	LAGERSTROEMIA INDICA / CRAPE MYRTLE	24" BOX		LOW		DECIDUOUS		
	18	PISTACIA CHINENSIS / CHINESE PISTACHE	24" BOX		LOW		DECIDUOUS		
21-22-22-22-22-22-22-22-22-22-22-22-22-2	13	UMBELLULARIA CALIFORNICA / BAY LAUREL	24" BOX		MEDIUM		EVERGREEN		
SYMBOL	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT.	WATER USE	ORIGIN	FOLIAGE			
SHRUBS									
(AU)	27	ARBUTUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE	1 GAL.	LOW		EVERGREEN			
B	39	BACCHARIS PILULARIS 'PIGEON POINT' / DWARF COYOTE BRUSH	1 GAL.	LOW		EVERGREEN			
Cc	17	CEANOTHUS CUNEATUS / BUCKBRUSH	1 GAL.	VERY LOW		EVERGREEN			
(C)	19	CEANOTHUS VELUTINUS / SNOWBRUSH	1 GAL.	LOW		EVERGREEN			
(CL)	22	CERCOCARPUS LEDIFOLIUS / CURL-LEAF MOUNTAIN MAHOGANY	1 GAL.	LOW		EVERGREEN			
Ğ	28	GREVILLEA X 'NOELLII' / NOEL GREVILLEA	1 GAL.	LOW		EVERGREEN			
He	11	HETEROMELES ARBUTIFOLIA / TOYON	1 GAL.	VERY LOW		EVERGREEN			
DG	217	MUHLENBERGIA RIGENS / DEER GRASS	1 GAL.	LOW		GRASS/GRASS-LIKE			
Sa	106	SALVIA GREGGII / AUTUMN SAGE	1 GAL.	LOW		EVERGREEN			
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	WATER USE	ORIGIN	<u>FOLIAGE</u>		SPACING	
GROUND COVERS									
+ + + + + + + + + + + + + + + + + + + +	139	APTENIA CORDIFOLIA `RED APPLE` / BABY SUNROSE	1 GAL.	DROUGHT TOLERANT	ADAPTIVE	EVERGREEN		36" o.c.	
	93	CEANOTHUS GRISEUS HORIZ. 'YANKEE POINT' / CARMEL CREEPER	1 GAL.	DROUGHT TOLERANT	ADAPTIVE	EVERGREEN		36" o.c.	

MATERIALS



COBBLE RIVER ROCK MULCH 1" WASHED COBBLE, 2"-3" DEPTH **OVER WEED BARRIER FABRIC**

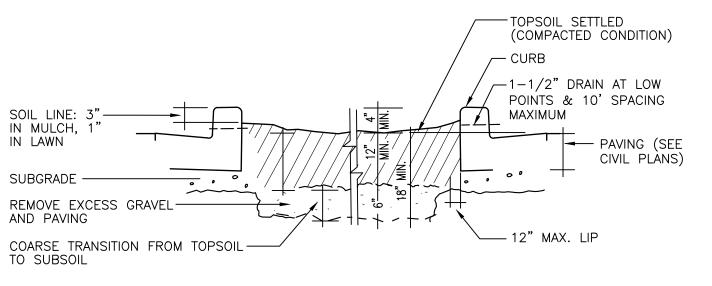


DECIDUOUS TREE PLANTING/STAKING DETAIL

SET BALL ON UNDISTURBED BASE OR COMPACTED -

MOUND UNDER BALL

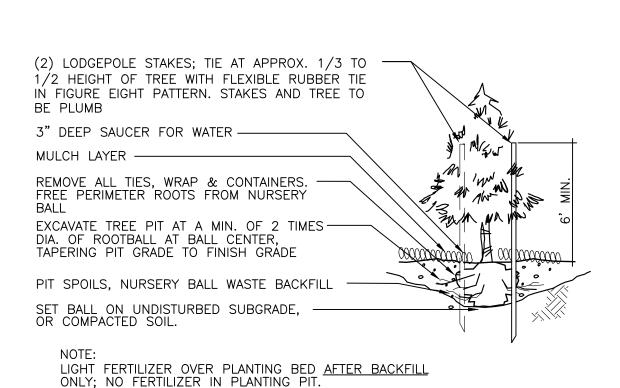
PENETRATION TO SUBBASE (+) 24"



OVER EXCAVATE PARKING LOT PLANTERS TO LOOSEN COMPACTED SUBBASE

GRADING @ PARKING LOT PLANTERS DETAIL

NOT TO SCALE



EVERGREEN TREE PLANTING/STAKING DETAIL

WORK PERIMETER ROOTS FREE OF NURSERY BALL.

BALL & PIT TO BE COURSELY SCARIFIED.

Preliminary Not For Construction

LANDSCAPE PLANTING NOTES AND MATERIALS

SCOPE OF WORK

FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO ACCOMPLISH TOPSOIL, TREATMENT AND PREPARATION OF SOIL, FINISH GRADING, PLACEMENT OF SPECIFIED PLANT MATERIALS, FERTILIZER, STAKING, MULCH, CLEAN-UP, DEBRIS REMOVAL, AND 30-DAY

LANDSCAPE CONTRACTOR TO BE SKILLED AND KNOWLEDGEABLE IN THE FIELD OF WORK AND HAVE A MINIMUM OF FIVE (5) YEAR'S EXPERIENCE INSTALLING SIMILAR WORK. CONTRACTOR TO BE LICENSED TO PERFORM THE WORK SPECIFIED WITHIN THE PRESIDING JURISDICTION.

JOB CONDITIONS:

IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE SITE AND REPORT ANY DISCREPANCIES TO THE OWNER OR THE OWNER'S REPRESENTATIVES. ALL PLANT MATERIAL AND FINISH GRADES ARE SUBJECT TO APPROVAL BY THE OWNER.

SAVE AND PROTECT ALL EXISTING PLANTINGS SHOWN TO REMAIN. DO NOT PLANT UNTIL OTHER CONSTRUCTION OPERATIONS WHICH CONFLICT HAVE BEEN COMPLETED. IF AN IRRIGATION SYSTEM IS TO BE INSTALLED DO NOT PLANT UNTIL THE SYSTEM HAS BEEN INSTALLED, TESTED, AND APPROVED BY THE OWNER. HANDLE PLANTS WITH CARE - DO NOT DAMAGE OR BREAK ROOT SYSTEM, BARK, OR BRANCHES. REPAIR AND/OR REPLACE ITEMS DAMAGED AS A RESULT OF WORK, OR WORK NOT IN COMPLIANCE WITH PLANS AND SPECIFICATIONS, AS DIRECTED BY OWNER AT NO ADDITIONAL COST TO THE OWNER.

REPAIR OF EXISTING PLANTINGS:

DURING THE COURSE OF WORK, REPAIR ALL EXISTING PLANTING AREAS BY PRUNING DEAD GROWTH, RE-ESTABLISHING FINISH GRADE AND RE-MULCHING TO SPECIFIED DEPTH.

GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL

ACCEPTANCE OF THE JOB BY OWNER. 30-DAY MAINTENANCE:

CONTRACTOR TO PROVIDE OWNER WITH A SCOPE OF WORK AT TIME OF INITIAL PROJECT BID TO PROVIDE LANDSCAPE AND IRRIGATION MAINTENANCE FOR 30 DAYS FOLLOWING STORE OPENING. WORK TO INCLUDE MAINTENANCE AS DESCRIBED BELOW, IN PLANTING AND IRRIGATION MAINTENANCE.

SUBMIT THE FOLLOWING TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE START OF ANY WORK:

- A) DOCUMENTATION THAT ALL PLANT MATERIAL HAS BEEN ORDERED.
- B) TOPSOIL ANALYSIS AND RECOMMENDED AMENDMENTS. C) TREE STAKING AND GUYING MATERIALS.
- D) ONE (1) QUART SIZE OF TOPSOIL AND MULCH.
- E) PLANTING SCHEDULE INCLUDING DATES AND TIMES.
- F) MAINTENANCE INSTRUCTIONS FOR ONE (1) FULL YEAR.

MATERIALS:

PLANT MATERIALS TO BE GRADE NO. 1, SIZED IN ACCORDANCE WITH (AAN) AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PRUNE PLANTS RECEIVED FROM THE NURSERY ONLY UPON AUTHORIZATION BY THE LANDSCAPE ARCHITECT. "B & B" INDICATES BALLED AND BURLAPPED; "CONT." INDICATES CONTAINER; "BR" INDICATES BARE ROOT; "CAL" INDICATES CALIPER AT 6" ABOVE SOIL LINE; "GAL" INDICATES GALLON.

A) SPECIFIED PLANT CANOPY SIZE OR CALIPER IS THE MINIMUM ACCEPTABLE CONTAINER OR BALL SIZE AND ESTABLISHES MINIMUM PLANT CONDITION TO BE PROVIDED.

- B) QUALITY: PLANT MATERIAL TO COMPLY WITH STATE AND FEDERAL LAWS FOR DISEASE INSPECTION, PLANTS TO BE FULLY LIVE, VIGOROUS, WELL FORMED, WITH WELL DEVELOPED FIBROUS ROOT SYSTEMS. ROOT BALLS OF PLANTS TO BE SOLID AND FIRMLY HELD TOGETHER, SECURELY CONTAINED AND PROTECTED FROM INJURY AND DESICCATION. PLANTS DETERMINED BY LANDSCAPE ARCHITECT TO HAVE BEEN DAMAGED; HAVE DEFORMITIES OF STEM, BRANCHES, OR ROOTS; LACK SYMMETRY HAVE MULTIPLE LEADERS OR "Y" CROTCHES LESS THAN 30 DEGREES IN TREES, OR DO NOT MEET SIZE OR ANSI STANDARDS WILL BE REJECTED. PLANT MATERIAL TO BE FROM A SINGLE NURSERY SOURCE FOR EACH SPECIFIED SPECIES/HYBRID. NURSERY SOURCES TO BE THOSE LOCATED IN THE SAME REGION AS THE JOB SITE.
- C) SUBSTITUTION: NO SUBSTITUTION OF PLANT MATERIAL, SPECIES OR VARIETY, WILL BE PERMITTED UNLESS WRITTEN EVIDENCE IS SUBMITTED TO THE OWNER FROM TWO QUALIFIED PLANT BROKERAGE OFFICES. SUBSTITUTIONS WHICH ARE PERMITTED TO BE IN WRITING FROM THE OWNER AND LANDSCAPE ARCHITECT. THE SPECIFIED SIZE, SPECIES AND NEAREST VARIETY, AS APPROVED, TO BE FURNISHED. SUBSTITUTIONS MAY REQUIRE SUBMITTAL TO REVISED LANDSCAPE PLAN TO CITY FOR APPROVAL
- D) LABEL AT LEAST ONE (1) TREE, SHRUB, AND GROUNDCOVER OF EACH VARIETY WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAMES.
- E) DELIVER PLANT MATERIAL AFTER PREPARATION OF PLANTING AREAS HAVE BEEN COMPLETED AND PLANT IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX (6) HOURS AFTER DELIVERY, SET MATERIAL IN SHADE, PROTECT FOR WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOT BALLS MOIST BY COVERING WITH MULCH, BURLAP OR OTHER ACCEPTABLE MEANS OF RETAINING MOISTURE.

TOPSOIL, AMENDMENT, AND BACKFILL, ARE GENERAL REQUIREMENTS FOR ALL LANDSCAPE AREAS, UNLESS NOTED OTHERWISE ON THE PLANS. SOIL AMENDMENTS AND FERTILIZER NOTED BELOW ARE TO BE USED FOR BID PRICE BASIS ONLY. SPECIFIC AMENDMENTS AND FERTILIZERS WILL BE MADE AFTER SOIL SAMPLES ARE LABORATORY TESTED BY THE CONTRACTOR. PROVIDE CHANGE ORDER FOR ADDITIONAL OR REDUCTION OF MATERIALS REQUIRED OR NOT REQUIRED BY THE SOILS REPORT.

SOIL FERTILITY AND AGRICULTURAL SUITABILITY ANALYSIS:

AFTER ROUGH GRADING AND PRIOR TO SOIL PREPARATION, CONTRACTOR TO OBTAIN TWO REPRESENTATIVE SOIL SAMPLES, FROM LOCATIONS AS DIRECTED BY THE LANDSCAPE ARCHITECT, TO A SOIL TESTING LABORATORY. SUBMIT RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. TESTS TO INCLUDE FERTILITY AND SUITABILITY ANALYSIS WITH WRITTEN RECOMMENDATIONS FOR SOIL AMENDMENT, FERTILIZER, CONDITIONERS, APPLICATION RATES, AND POST-CONSTRUCTION MAINTENANCE PROGRAM. TESTS TO BE CONTRACTED WITH AND PAID FOR BY THE CONTRACTOR.

- CONTRACTOR IS RESPONSIBLE FOR SUPPLYING ALL TOPSOIL AND FOR DETERMINING THE VOLUME OF TOPSOIL REQUIRED PER THE INFORMATION ON PLANS AND NOTED HERE-IN. CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY WEED CONTROL RESULTING FROM CONTAMINATED OFF SITE SOURCES.
- B) TOPSOIL TO CONSIST OF 1/3 BY VOLUME SANDY LOAM, 1/3 BY VOLUME COMPOSTED GARDEN MULCH, AND 1/3 BY VOLUME COARSE WASHED SAND OR EQUIVALENT.

- C) TOPSOIL PREPARATION AND INSTALLATION:
- 1. VERIFY SUBGRADES TO -9 INCHES IN LANDSCAPE AREAS OR AS INDICATED ON PLANS. THIS ACCOMMODATES TOPSOIL, AMENDMENTS, AND MULCH. 6" IMPORTED TOPSOIL FOR LANDSCAPE BEDS.
- 2. ERADICATE ANY SURFACE VEGETATION ROOTED IN THE SUB-GRADE PRIOR TO SUB-GRADE PREPARATION. 3. REMOVE SOIL LUMPS, ROCK, VEGETATION AND/OR DEBRIS LARGER THAN 2 INCHES FROM ALLSUB-GRADE PRIOR TO PLACEMENT OF
- SPECIFIED TOPSOIL. 4. REMOVE ANY ASPHALT EXTENDING BEYOND 6 INCHES FROM CURBS INTO ADJACENT LANDSCAPE AREAS.

D) TOPSOIL PLACEMENT:

- 1. PROVIDE A TOTAL FINISH COURSE OF 6 INCHES OF TOPSOIL FOR
- 2. PLACE ADDITIONAL TOPSOIL AND SOIL MIX AS REQUIRED TO MEET FINISH ELEVATIONS.

MULCH (TOPDRESSING):

ONE-HALF-INCH (1/2") SIZE, TO ONE-QUARTER (1/4"), HEMLOCK/FIR BARK. FINE TEXTURED AND DARK BROWN IN COLOR. SEE PLANT SCHEDULE FOR ADDITIONAL MULCH NOTES.

2-INCH DIAMETER BY 8-FOOT MINIMUM LODGEPOLE PINE STAKES.

1-INCH WIDE POLYETHYLENE CHAIN LOCK TYPE TIES: OR. 3/8" DIAMETER RUBBER. NO WIRE.

EXECUTION:

CONTAMINANTS VERIFY THAT ALL SOIL CONTAMINANTS (E.G., PAINT, SEALANTS, SOLVENTS, OILS, GREASES, CONCRETE/ASPHALT SPOILS, ETC.) HAVE BEEN SATISFACTORY REMOVED FROM ALL PLANTING AREAS. DO NOT BEGIN WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

FINE GRADE AND REMOVE ROCKS, DEBRIS, AND FOREIGN OBJECTS OVER 2 INCHES DIAMETER FROM TOP SURFACE OF PREPARED LANDSCAPE AREAS. FINISH ELEVATIONS TO BE DEFINED AS 3 INCHES BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL PLANTING BED AREAS AND 1-INCH BELOW CURBS, WALKS AND/OR OTHER ADJACENT HARDSCAPE FOR ALL LAWN AREAS. FINISH GRADE REFER TO GRADES PRIOR TO INSTALLATION OF MULCH OR LAWN. ALL FINISH GRADES TO BE SMOOTH EVEN GRADES, LIGHTLY COMPACTED, AS SHOWN ON THE PLAN AND DETAILED. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. SITE CIVIL DRAWINGS IDENTIFY FINAL ELEVATIONS. MOISTEN PREPARED AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.

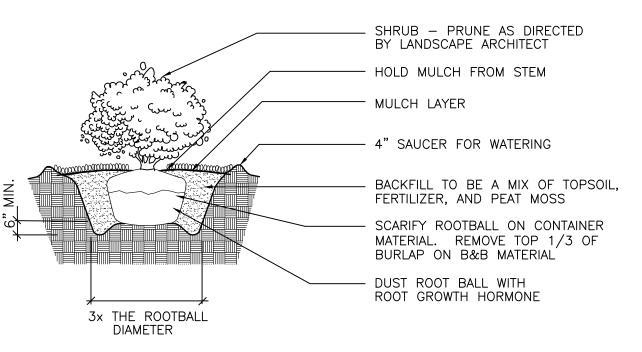
TREES AND SHRUBS:

ARRANGE TREES AND SHRUBS ON SITE IN PROPOSED LOCATIONS PER DRAWINGS. EXCAVATE PIT, PLANT AND STAKE OR GUY, AS CALLED OUT AND DETAILED. ALL TREES, SHRUBS, AND SUPPORTS TO STAND VERTICAL. BACKFILL SHALL BE PIT SPOILS. SETTLE BACKFILL USING WATER ONLY. NO MECHANICAL COMPACTION.

EXCAVATE PITS TO A MINIMUM OF 3 INCHES BELOW, AND TWICE THE ROOT BALL DIAMETER. WATER THOROUGHLY AND TAKE CARE TO ENSURE THAT ROOT CROWN IS AT PROPER GRADE, AS DETAILED.

MULCH ALL LANDSCAPE AREAS. MATCH DEPTH OF EXISTING MULCH. AT A MINIMUM, APPLY SUFFICIENT QUANTITY TO PROVIDE A 3-INCH DEPTH.

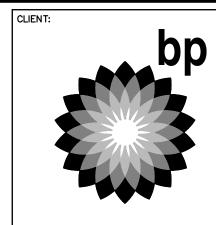
DURING LANDSCAPE WORK, KEEP ALL PAVEMENT CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. PROTECT LANDSCAPE WORK AND MATERIALS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND TRESPASSERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIOD. TREAT, REPAIR, OR REPLACE DAMAGE LANDSCAPE WORK AS DIRECTED BY THE OWNER.



APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP

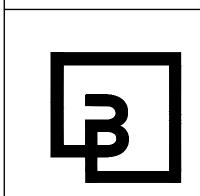
PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT. CUT AND REMOVE BURLAP FROM ROOT BALL

SHRUB PLANTING DETAIL





BP WEST COAST PRODUCTS, LLC



Consulting Engineers, Inc.

18215 72nd Avenue South Kent. WA 98032 425.251.6222 barghausen.com

NO.	DATE	REVISION DESCRIPTION		
1	9/29/25	PER SHADE REQUIREMENTS		
2	10/3/25	PER LOT LIGHT LOCATIONS		
3	10/9/25	PER SHADE REQUIREMENTS		
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DEVELOPMENT INFORMATION: ARCO NTI

3400 am/pm FUEL CANOPY w/ 6 MPD's **CAR WASH**

> 4100 DUROCK RD @ S SHINGLE ROAD

SHINGLE SPRINGS, CALIFORNIA

FACILITY #TBD

ESIGNED BY: TCR ALLIANCE Z&DM: JMV BP REPM: TCR ALLIANCE PM: PROJECT NO: 21863

DRAWING TITLE: **PLANT SCHEDULE AND** LANDSCAPE DETAILS

SITE ADDRESS:

25-1835 D.3 Page 5 of 12

CUP23-0007 Durock Road AM/PM Exhibit K - Alternative Landscape Plan Narrative

Alternative Landscape Narrative

This narrative has been prepared to address unique constraints which prevent full compliance with landscape standards in a select few areas.

1. Lack of landscaping along the southern property line:

The project faces a constraint along the western portion of the southern property line, as the County plans to realign Durock Road to route through a significant portion of the western half of the applicant's property as part of a Capital Improvement Project (CIP). The design for the CIP is not finalized at this time. Additionally, the County will be processing a right-of-way acquisition with the applicant for this re-alignment, which will alter the property lines. Furthermore, this project is specifically designed to allow much of the natural wooded area in the western portion of the site to be retained and have less of an impact on the environment.

The project also faces a constraint along the eastern portion of the southern property line. The driveway location for the private access aisle onto South Shingle Road was coordinated with the El Dorado County Department of Transportation (DOT) to be as far away as possible from the existing Durock Road/South Shingle Road intersection to promote optimum circulation considering this development. Additionally, there are multiple oak trees adjacent to this portion of the southern property line (including a 42" heritage oak tree on the adjacent property) as well as a somewhat significant grade differential between the necessary finished grade elevations along the access road and the existing grades at the southern property line. In order to retain the oak trees, including the offsite heritage oak tree, a retaining wall is proposed to limit the amount of disturbance occurring within the drip lines of these trees. Introducing new landscaping in this area of the site would likely be detrimental to the health of the natural oak trees in this area, given the space constraints both horizontally and vertically. The proposed design is intended to retain the natural environment and limit and/or remove impacts to the adjacent property owner.

2. Less than 10-foot-wide landscape buffer along Durock Road:

As noted, DOT plans to realign Durock Road in the near future, removing the frontage road condition on the north, and thus removing the applicability of the 10-foot-wide landscape buffer. As such, the 5-foot-wide minimum landscape buffer is applied in this area, considering that the CIP is anticipated to construct in early 2027.

CUP23-0007 Durock Road AM/PM Exhibit K - Alternative Landscape Plan Narrative

3. No trees along Durock Road and northern portion along South Shingle Road:

There is an existing 80-foot-wide PG&E easement for 115kV (high voltage) overhead transmission lines beneath which trees are not permitted by PG&E for safety reasons. Enclosed with this narrative is the PG&E Impact Letter for this site, identifying the planting restrictions. While the letter states that small trees no taller than 10 feet are allowed, the PG&E Greenbook states that no trees are permitted within transmission easements, which is in alignment with the applicant's experience on recent projects within PG&E territory. Said portion of the PG&E Greenbook is also enclosed with this narrative.

May 11, 2023

Anna Leanza County of EL roado 2850 Fairlane Ct Placerville, CA 95667

Re: CUP23-0007 Durock Road AMPM 4100 Durock Court, Shingle Springs, CA 95682

Dear Anna Leanza,

Thank you for giving us the opportunity to review the subject plans. The proposed CUP23-0007 Durock Road AMPM is within the same vicinity of PG&E's existing facilities that impact this property. PG&E operates a high-voltage electric transmission line within an easement on the subject property, recorded in Book 629 at Page 29 of El Dorado County records. PG&E's easement prohibits the erection or construction of any building or other structure within the easement area.

This includes but is not limited to footprints and eaves of buildings, overhangs, tanks, ramps, canopies, signs, EV chargers, etc. There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.

On overhead electric transmission easements, plant only low-growing shrubs under the wire zone and only grasses within the area directly below the tower. Along the border of the transmission line right-of-way, plant only small trees no taller than 10 feet. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.

Please contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782 and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact me at alexa.gardea@pge.com.

Sincerely,

Alexa Gardea Land Management

CUP23-0007 Durock Road AM/PMce: Overhead

Exhibit K - Alternative Landscape Plan Narrative

4.10. Required Vegetation Clearances

The state of California requires electric utilities to keep electric lines (i.e., high-voltage lines) cleared of vegetation. All newly constructed distribution lines and existing lines must meet these requirements.

Note: PG&E may determine that the distribution line should be installed underground, or that trees should be removed, if the planned line extension does **not** meet or exceed the clearance requirements between existing trees and overhead electric lines. See new options for commercial agricultural orchards in Subsection 4.10.5. on Page 4-31.

4.10.1. General Requirements

When establishing new overhead services, and/or when building or remodeling structures near high-voltage lines, poles, or towers, applicants must research planting regulations and follow the rules established here.

Note: Applicants must consider safety and access for repairs when planting near an overhead electric service.

- A. Where required, applicants must establish clearances as described in California Public Resource Code (PRC) Division 4, "Forests, Forestry and Range and Forage Lands," Part 2, Chapter 3, Section 4292. PG&E can exempt applicants if the vegetation around power poles at the completed construction site will be well irrigated, low growing, and not highly flammable in perpetuity. In general, do **not** plant trees near power poles or towers.
- B. For electric **distribution**, low-voltage and high-voltage lines rated up to 60,000 volts, applicants must establish a 15-foot "low-growth" zone on both sides of all new lines. Applicants also must ensure that all branches with potential overhang within 4 feet of the conductors are trimmed.
 - Applicants must **not** plant trees under or within 15 feet of **distribution** power poles. Applicants should landscape with low-growth, fire-resistant plants, shrubs, and flowers in the zone under electric power lines. PG&E recommends planting shrubs and flowers in low-growth zones to ensure compliance. Figure 4-40, "Illustration of 15-Foot Clearance, Low-Growth Zone," on Page 4-28, and Figure 4-41, "Grass and Shrubs Recommended Under Service Wires," on Page 4-29, illustrate low-growth zones and show how the 15-foot clearance is measured from the center of the pole.
- C. For all electric **transmission**, high-voltage lines rated greater than 60,000 volts, applicants must **not** plant trees within the right-of-way easement of the **transmission** poles or towers. Applicants must follow a "no-growth" zone inside rights-of-way areas, including under the electric power lines. The zone outside the rights-of-way areas is a "low-growth" zone, tree-planting zone, and/or a shrub-and-flower planting zone. Figure 4-41, "Grass and Shrubs Recommended Under Transmission Wires," on Page 4-29, illustrates a no-growth zone.

Section 4, ElCIUP23-0007 Durock Road AM/PM

Exhibit K - Alternative Landscape Plan Narrative

4.10.1. (continued)

D. Applicants must ensure that a thorough inspection is made of proposed construction areas. Dead, dying, diseased, or hazard trees tall enough to fall into the proposed power lines must be removed. Hazard trees are defined as any tree having a structural defect that may cause the tree, or a portion of the tree, to fall either on someone or on something of value.

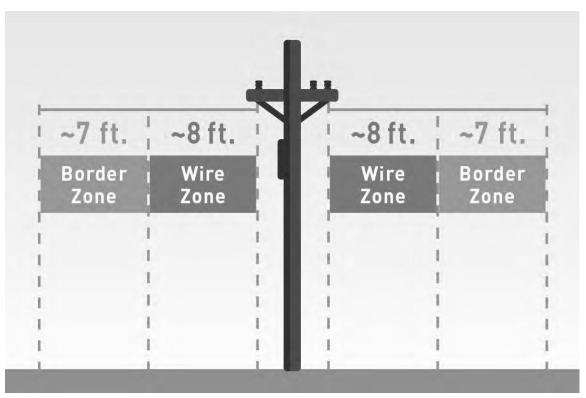


Figure 4-40 Illustration of a 15-Foot Clearance, Low-Growth Zone

CUP23-0007 Durock Road AM/PMce: Overhead

Exhibit K - Alternative Landscape Plan Narrative

4.10.1. (continued)

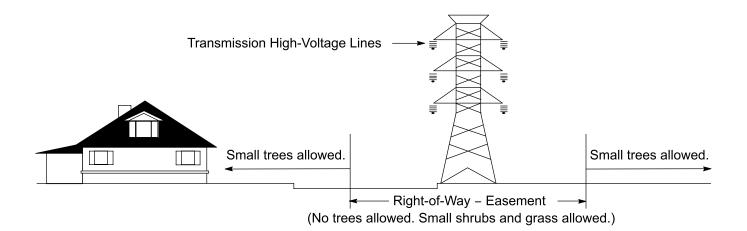


Figure 4-41
Grass and Shrubs Recommended Under Transmission Wires

E. Applicants can contact PG&E's vegetation management personnel to obtain more information about codes or regulations and to schedule field inspections for construction sites. Vegetation management personnel perform field inspections to identify clearance requirements or hazard trees.

4.10.2. Planning Requirements

When planning and routing, high-voltage, overhead electric lines, applicants must avoid areas with heavy tree growth. See the tree-planting matrix tables (Tables B-1 through B-7 starting on Page B-2) in <u>Appendix B</u>, <u>"Electric and Gas Service Documents."</u> Building plans should indicate where overhead lines pass within the boundaries of the construction and landscape areas, as shown in Figure 4-40, "Illustration of a 15-Foot Clearance, Low-Growth Zone," on Page 4-28, and Figure 4-42, "Alternative Routes to a House Showing High-Voltage Lines and Tree-Clearance Zones," on Page 4-30.

CUP23-0007 Durock Road AM/PM **Exhibit L - Lighting Plan** * INTERNAL PROPERTY LINE ADDED BY BARGHAUSEN CONSULTING ENGINEERS, INC.; REVISED ON 8/1/2024 ** NOTE THAT ALL PROPERTY LINES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REFLECT LEGAL DESCRIPTION OF PROPERTY. t.o t.o t.o \$1.0 \$1.0 \$1.0 \$1.0 \$1.0 \$1.1 \$1.1 \$1.2 \$1.3 \$1.4 \$1.4 \$1.4 \$1.4 \$1.4 \$1.3 \$1.3 \$1.3 \$1.2 \$1.2 \$1.3 \$1.4 \$1.3\\ \$1.3\\ \$1.3\\ \$1.3\\ \$1.5\\ \$1.0\\ \$1 $| \ | \ b_{.1} \ b_{.1} \ b_{.3} \ b_{.6} \ b_{.0} \ b_{.0} \ b_{.2} \ b_{.2} \ b_{.3} \ b_{.3} \ b_{.1} \ b_{.2} \ b_{.1} \ b_{.8} \ b_{.4} \ b_{.3} \ b_{.5} \ b_{.7} \ b_{.6} \ b_{0} \ b$ $b.\delta$ b.o b.o b.o b.o b.o b.o b.o b.o b.o<u>b.o</u> b.o b.o b.o b.1 √b.3 b.5 b.√ √b.4 d2 | 6.0 b.1 d.1 b.4 t.0 3.0 d.7 d.5.9 b.9 b.1 d.2 d.2 d.3 t.4 d.3 t.4 b.5 b.3 b.6 b.8 b.6 b.0 t.o t.o t.o t.o tiz to the total transformation to the trans b.o b.o b.o b.1 b.1 \text{16.2 b.3 b.4 \ b.6 b.8 f.4 2.3 2.5 2.4 2.8 2.7 2.2 2.2 2.5 2.4 2.1 2.3 2.2 f.4 b.7 b.3 \text{15.2 b.2 \} b.o b.o b.o b.1 b.2 b.4 🐚 1.5 2.4 2.9 3.7 5.<u>4 5.6 3.4 1.8 1.2 b.9 b.8 b.8 b.8 b.7 b.7 b.6 b.4 b.3 b.2</u> b.2 b.5 b.o b.o b.1 b.1 b.2 b.4 b.8 15 5.9 4.7 64 8 b.o b.o b.o b.1 b.2 b.3 b.6 f.2 2.3 4.6 1.1 4.3 4.2 2.4 b.o b.o b.o b.1 b.1 b.2 b.6 f.1 \\ f.9 \frac{1}{2.7} \frac{1}{2.6} \frac{1}{2.6} \frac{1}{2.6} \frac{1}{2.7} b.o b.o b.o b.o b.1 b.1 b.3 b.5 b.7 \bar{b.8} b.7 b.6 \bar{1.8} \bar{13.8} 4.7 4.7 114 t.o t.o t.o b.o b.o b.o b.o b.1 b.2 b.3 b.4 b.4\\\\ b.3 b.3 b.3 25 25 12.5 | 3.4 2.4 5.3 \(\frac{1}{25} \) \(\frac{1}{20.0} \) b.o b.o b.o b.o b.o b.o b.1 b.1 b.2 b.2 b.2 b.2 b.3 f.7 \$1.4\ 1.8 13.7 2.7 2.0 ъ.о Calculation Summary Grid Z Label CalcType Max/Min Units Avg Min Avg/Min ALL CALC POINTS 2.20 52.3 0.0 N.A. Illuminance N.A. PROPERTY LINE @ GRADE N.A. N.A. 0.00 N.A. Fc 0.0 Illuminance 0.0 6 VACUUM CANDPY 39.1 3.08 4.65 Illuminance 8.4 ACCESS ROAD N.A. Illuminance Fc 7.2 0.0 N.A. **1**2.1 4.3 CANDPY 4.27 Illuminance Fc 5.94 9.4 2.2 2.70 INSIDE CURB 1.56 0.0 N.A. N.A. Illuminance **5**.9 **5**.7 **5**.5 THIS IS NOT AN LSI RECOMMENDED LIGHT LAYOUT. ₺.2 ъ.з LSI IS NOT RESPONSIBLE FOR SAFETY AND SECURITY RISKS DUE TO INADEQUATE LIGHT LEVELS ъ.о ъ.о * INTERNAL PROPERTY LINE AND APNS ADDED BY CORE STATES GROUP, REVISED ON 10/03/2025 Luminaire Schedule ** NOTE THAT ALL PROPERTY LINES ARE FOR Label Qty Arrangement Description Arr. Watts BUG Rating Mounting Height Arr. Lum. Lumens ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REFLECT WPX6-HD-50K FIXTURE BY DTHER 1.000 B3-U2-G1 SINGLE LEGAL DESCRIPTION OF PROPERTY. SINGLE XWM-3-LED-06L-50 B1-U0-G2 1.000 6689 PHOTOMETRIC EVALUATION SINGLE 3RWM-8-LED-13-LF-50 1.000 10568 96.06 B3-U0-G1 NOT FOR CONSTRUCTION SINGLE 3RWM-6-LED-13-LF-50 72.045 1,000 7925 B3-U0-G1 Total Project Watts Based on the information provided, all dimensions and luminaire locations SINGLE XWM-2-LED-03L-50 1.000 3313 B1-U0-G1 Total Watts = 2674.27 shown represent recommended positions. The engineer and/or architect must SINGLE SLM-LED-09L-SIL-FT-50-70CRI-IL-SINGLE 16' POLE+2' BASE 1.000 6151 B0-U0-G2 determine the applicability of the layout to existing or future field conditions. D180 SLM-LED-09L-SIL-FT-50-70CRI-D180 16' POLE+2' BASE 1.000 B2-U0-G2 19314 This lighting plan represents illumination levels calculated from laboratory data SLM-LED-09L-SIL-FT-50-70CRI-IL-SINGLE DIM 80% taken under controlled conditions in accordance with The Illuminating Engineering **25B** SINGLE 16' POLE+2' BASE 0.200 B0-U0-G2 6151 Society (IES) approved methods. Actual performance of any manufacturer's luminaires 0.200 SINGLE SCV-LED-10L-SC-50 DIM 80% B3-U0-G1 may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, 0000 ALLIANCE RD. CINCINNATI, IHIII 45242 USA (513) 793-3200 = FAX (513) 793-6023 curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric

Photometric data for fixture types "A" are based upon another manufacturer's test data and as a result can not be verified by LSI Industries for this calculation.

evaluation purposes only and should not be used as a construction document or as a final

The IES no longer uses the Cutoff Classification System for LED fixtures. The IES classifies LED fixtures with the BUG rating which refers to the

Backlight-Uplight-Glare system. An Uplight of "UO" most closely matches

document for ordering product.

the old Full Cutoff rating.

be verified by LSI industries for this calculation.

Dimensions of drawings that have been scaled or converted from PDF files or scanned /submitted images are approximate.