

APPENDIX K
EMERGENCY VEHICLE ACCESS TREE REMOVAL



Mann Made Resources

October 22, 2015

Mr. Joel Korotkin
949 Tuscan Lane
Sacramento, CA 95864

**SUBJECT: ARBORIST REPORT FOR DIXON RANCH EMERGENCY VEHICLE
ACCESS ALTERNATIVES FOR GREEN SPRINGS RANCH CANOPY
COVER CONFIRMATION AND MITIGATION PLAN**

Dear Mr. Korotkin,

Thank you for the opportunity to provide additional Arborist Consulting Services. This report includes the observations and analysis of the Oak tree canopy for the Dixon Ranch Emergency Vehicle Access Alternatives connecting to East Green Springs Road, Rescue, CA. There is one oak tree canopy grove affected by this design alternative. The canopy cover was confirmed during the original project canopy review. The canopy mitigation included in this letter is to confirm the worst case scenario of tree removals for the construction of the emergency vehicle access alternative on the plan dated March, 2015.

Assignment: Mr. Brian Allen from CTA Engineering and Survey contacted my office by e-mail on your behalf on Saturday, October 10, 2015, requesting an arborist's confirmation of the tree canopy present to be affected by the proposed construction of the emergency vehicle access road alternative. I met Mr. Kevin Wipf to review the plan and compare to the oak canopy already identified in the original canopy analysis completed for the proposed Dixon Ranch project.

All site information, plans, and history were provided by Mr. Brian Allen and Mr. Kevin Wipf of CTA Engineering and Surveying. Plan sheet Dixon Ranch, Emergency Vehicle Access Alternatives for Green Springs Ranch, March 2015 was provided for review and use, and is attached for reference.

The assignment required the following activities: verify the maximum canopy cover affected by the construction of the access road as shown on the plan sheets, and propose appropriate mitigation.

Observations: The proposed construction site is near the south property line above East Green Springs Road, Rescue, CA, and the subject canopy extends over the adjacent property into an existing 56' road and public utility easement.

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The actual road width, grade, and construction design was not available to determine if any of the trees in the subject canopy could be successfully preserved during the construction.

The total square foot of oak canopy was previously determined to be approximately 4,960 square feet, or approximately .11 acres, and was re-confirmed.

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 tree canopy inspection.

Discussion: The canopy was previously inspected, and found to be in normal oak woodland condition. The total canopy area of the subject small grove of trees was found to be approximately 4,960 square feet, or approximately .11 acres. This is the maximum oak canopy that will be affected by the access road construction.

If the emergency access alternative is implemented, and the road grading and design completed, a field visit will be performed by an arborist to determine the total amount of oak canopy that will be affected by the construction. The appropriate area of existing oak canopy will be retained at another location on the site where canopy removal was previously proposed to the extent required to comply with Option A of General Plan Policy 7.4.4.4. .

The final site inspection with the road layout and grading needs will determine the total proposed Oak Canopy to be affected by the removal of oaks for the emergency access, and the total amount of canopy square footage to be retained on site to accomplish no net change to oak tree canopy loss.

Mitigation Plan

The project proposal intends to comply with County oak canopy mitigation requirements. The total Phase 1 tentative map oak removal allowed under Option A is 10% of the 1,952,935 square feet of existing oak canopy cover, or 195,293 square feet of removal. The proposed Phase 1 removal without the Emergency Vehicle Access Alternative is 193,662 square feet. An additional 1,631 square feet of oak canopy removal would be allowed under Option A of General Plan Policy 7.4.4.4, subject to the mitigations measures previously identified in the "Arborist Report for Dixon Ranch Oak Tree Canopy Mitigation Plan" dated March 2013. The proposed canopy removal in excess of the additional allowed 1,631 square feet, if applicable based on final design and implementation of the Emergency Vehicle Access Alternative, will need to be mitigated by retaining other oak trees of equal canopy area (3,329 square feet maximum) on the site where oak canopy was previously identified for removal.

There is adequate capacity on the site to retain an equal maximum 3,329 square feet or approximately .08 acres.

I reviewed the canopy calculation images, and map, and compared with conditions on the site during in-person visits. I am confident they are accurate as presented. The calculations are valid based on my field survey, and plan and map review.

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.

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.

Sincerely,



Gordon Mann
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ISA Certified Arborist and Municipal Specialist #WE-0151AM
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Assumptions and Limitations: This report provides information about the subject trees at the times of the inspection. Trees and conditions may change over time. This report is only valid for the trees with the conditions present at the times of the inspections. All observations were made while standing on the ground. The inspection consisted of visual observations, using probe to gain additional information about decay and hollow portions of the tree, and light excavation was performed to observe shallow depth areas below grade at the base of the tree. No further examinations were requested or performed. The time of year the assignment was performed, and drought conditions limit some of the observations of health and dieback as some trees have dropped leaves early during 2015.

The site lacked many clear topographic and structural landmarks. Sincere attempts were made to accurately locate the trees and show the trees on the project plans. All tree canopies were attempted to be shown as observed in the field.

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatments, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

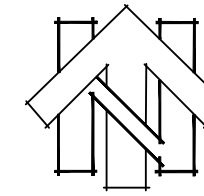
Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees. Our company goal is to help clients enjoy life with trees.



DIXON RANCH

EMERGENCY VEHICLE ACCESS ALTERNATIVES FOR GREEN SPRINGS RANCH

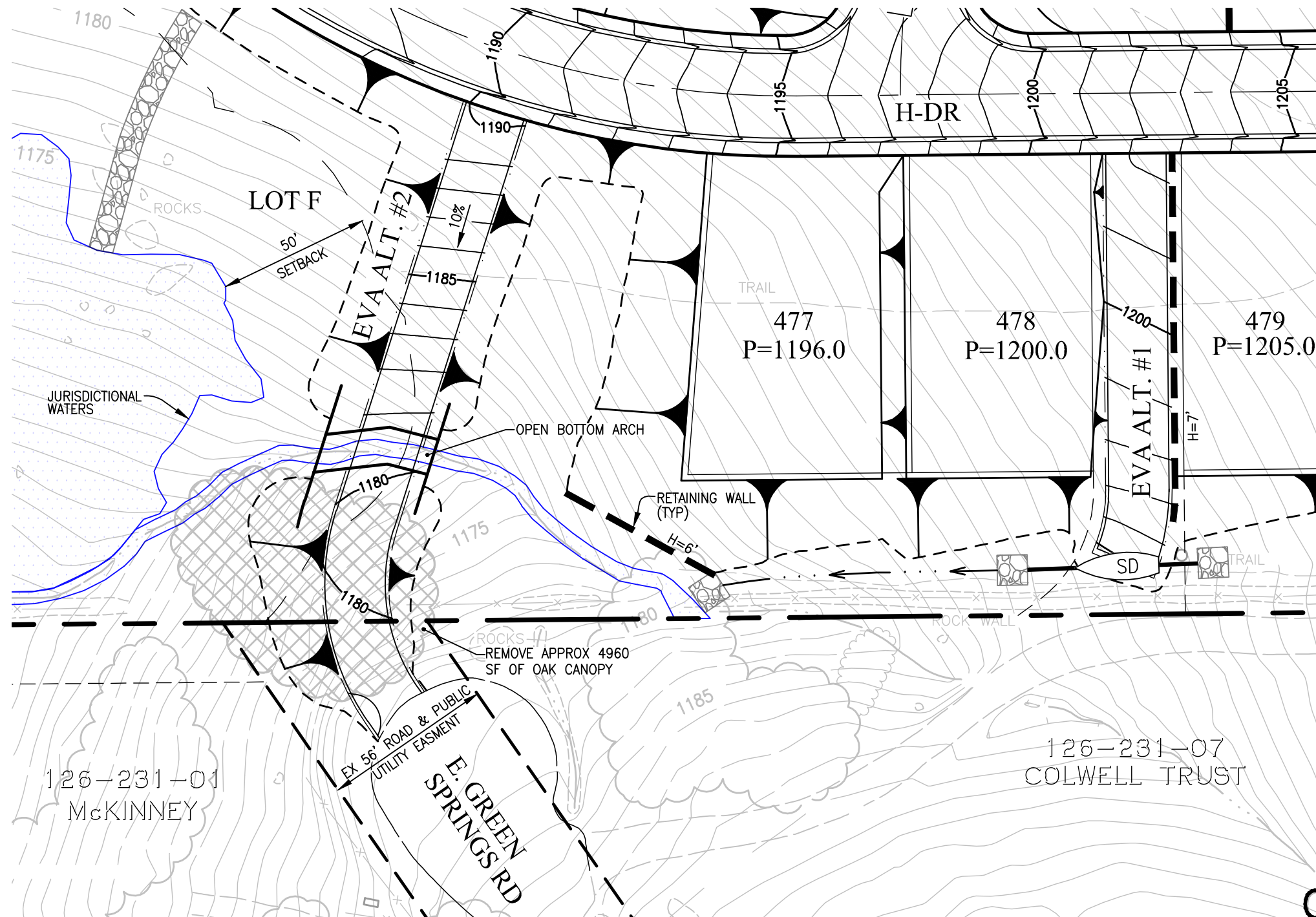
MARCH, 2015



0 20' 40' 80'



SCALE: 1" = 40'



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