DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve with conditions the Tentative Subdivision Map entitlement to subdivide a 3.82-acre lot into 30 residential lots, and the Design Director approve with conditions the Site Plan and Design Review entitlement to construct 30 houses and a recreation center for the project known as Z22-046. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Subdivision Map** to subdivide a 3.82-acre lot into 30 residential lots, two private streets, and one common lot.
2. **Tentative Subdivision Map Design Deviation** for construction of a non-standard street.
3. **Site Plan and Design Review** to construct 30 houses, a recreation center, and site improvements.
4. **Tree Permit** to remove three city street trees.

PROJECT INFORMATION

Location: 4360 63rd Street
Parcel Number(s): 021-0237-017-0000
Council District: 6
Applicant/Owner: Tahoe Park CA LLC c/o Louis Carnesale
701 Shadow Lane, Suite 150
Las Vegas, NV 89106

Project Planner: Danny Abbes, Associate Planner, (916) 808-5873
Hearing Date: July 13, 2023

Land Use Information

- General Plan Designation: Traditional Neighborhood Low Density (TNLD)
- Community Plan Area: Fruitridge/Broadway
- Specific Plan: N/A
- Zoning: Single-Unit Dwelling (R-1A)
- Special Planning District: N/A
- Planned Unit Development: N/A
- Design Review Area: Citywide
- Parking District: AB 2097 (No vehicle parking requirement)
- Historic District: N/A
- Existing Land Use of Site: Vacant
Surrounding Zoning and Land Uses

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Site Characteristics

- **Existing Property Area:** 3.84 acres / 167,270 square feet
- **Proposed Property Areas:** 30 residential lots (sizes detailed in Table 1 on next page)
- **Topography:** Flat
- **Street Improvements:** Proposed
- **Utilities:** Existing

Other Information

- **Previous Files:** P15-054, IR16-200, Z17-020, Z18-236

ATTACHMENTS

- Attachment 1: Project Plans (Tentative Subdivision Map, Site, Landscape and Floor Plans, Elevations)
- Attachment 2: Tentative Subdivision Map Design Deviation Justification Letter
- Attachment 3: Arborist Report
- Attachment 4: Comment letters

PROPOSED PROJECT AND ANALYSIS

Background

The subject site is a vacant 3.84-acre lot located west of 63rd Street, southwest of the western terminus of 18th Avenue. In 2016 the City of Sacramento Planning and Design Commission approved an application (P15-054) to re-establish a prior skilled nursing facility use at the site in a new two-story, 104,000 square foot set of buildings, replacing existing on-site structures. Later in 2016 the existing structures were demolished (IR16-200). In 2017 the Zoning Administrator approved a modification of the P15-054 approval to reduce the number of beds from 159 to 139 and to change the project design from two stories to a single story (Z17-020). In January of 2019, the Zoning Administrator approved a 5-year time extension of the skilled nursing facility. With the market and feasibility impact of the COVID pandemic upon nursing facilities, and with the need for quality workforce housing in the region, the applicant decided to pivot to a residential project that would help meet that need with a subdivision of 30 residences and 20 accessory dwelling units (ADUs). (The affiliated file for ADUs is IR22-246.)

Accessory Dwelling Units (ADUs)

The State of California requires that local jurisdictions allow for a streamlined, ministerial approval of accessory dwelling units in residential zones to encourage increased density and range of housing options within the state. The City of Sacramento allows for up to two accessory dwelling units on each residential parcel within the city that has a primary dwelling unit. Only primary dwelling units are considered in the calculation of allowable site density. Since ADUs are non-discretionary permits, they are part of a separate application. The application for 20 accessory dwelling units at this site (IR22-246) would be subject to approval after an approval of primary dwelling units for the parcels on which they are proposed.
Project Details

The proposed split of the subject site into 30 residential lots requires entitlements for a Tentative Subdivision Map (TSM) to analyze lot size, lot width and lot depth, Site Plan and Design Review (SPDR) to analyze compatibility with development standards and design guidelines, and a Tree Permit to remove city street trees. This request requires a public hearing and decisions by the Zoning Administrator and Design Director.

Tentative Subdivision Map (TSM)

The applicant is proposing to subdivide the existing 3.84-acre lot into 30 residential lots, two private streets, and one common lot. All lots meet the minimum lot size (2,900 square feet), lot width (20 feet), and lot depth (80 to 160 feet) standards of the R-1A zone.

Subdivision Review Committee

The proposed map was heard at the Subdivision Review Committee on May 17, 2023. During the meeting, the proposed conditions of approval for the Tentative Subdivision Map were accepted by the applicant and forwarded by the Committee. The resulting conditions are listed under Conditions of Approval.

Tentative Subdivision Map Design Deviation

The Department of Public Works has reviewed and accepted the applicant’s design deviation justification letter for a narrow non-standard street section which can be seen as Attachment 2. The letter notes that the deviation will allow for more narrow streets that will be easier to privately maintain and the provision of sidewalks to provide a walkable and safe environment, and that the development will provide ample private parking to avoid neighborhood spillover.

Site Plan and Design Review (SPDR)

Building Setbacks and Lot Coverage

All proposed residences on all 30 lots meet building setback standards of the R-1A zone including front-yard setbacks (minimum 20 feet), street side-yard setbacks (12.5 feet), and rear-yard setbacks (5 feet). There is no minimum requirement for interior side-yard setbacks. All proposed residences on all 30 lots also meet the R-1A zone lot coverage standard of a 50% maximum. No lot would exceed 41% coverage.

Vehicle Parking

The site is subject to State Assembly Bill 2097 which prohibits public agencies from imposing a minimum parking requirement within one-half mile of a public transit stop or station. The project still provides at two garage-enclosed vehicle parking spaces per each proposed residential parcel plus driveway parking spaces.

Building Height

The R-1A zone has a maximum height allowance of 35 feet to the plate line. Each residence has a plate line height of less than 35 feet and therefore meets the R-1A zone height development standard.

Unit Layout and Design

Each housing unit is two stories and contains three bedrooms, three bathrooms and two garage-enclosed vehicle parking spaces. Models A, C, and D have living space and kitchen on the first floor.
and all bedrooms upstairs. Models B and B1 have one bedroom downstairs and two bedrooms and living space upstairs.

Proposed homes along 63rd Street face the street with direct pedestrian connections to integrate with the existing neighborhood. House designs have a mix of exterior materials including fiber cement lap siding, painted smooth-finish stucco, stacked stone veneer, brick veneer, vinyl windows, and shake roofing. The proposed dwellings meet the principles of the Single-Unit Dwelling and Duplex Dwelling Design Guidelines in that the units create identifiable entries through the use of street-facing porches and entry doors, all visible building sides provide visual interest through building articulation and materials, and property landscaping will positively contribute to the appearance of each residence.

Tree Permit

Pursuant to Sacramento City Code (SCC) 12.56, the removal of City trees requires a tree removal permit. This project proposes to remove three City trees, a 3-inch purple leaf plum, a 3-inch Chinese pistache, and a 15-inch Chinese pistache, identified as tree numbers 188507, 237682, and 34627 according to the City tree inventory, the arborist report, and related exhibits, with an aggregate of 21 inches DSH proposed for removal.

These trees are proposed for removal because they conflict with the placement of subdivision roadway accesses.

The applicant has provided a replacement plan that is consistent with the replacement requirements described in the tree ordinance that includes the payment of in-lieu fees totaling $6,825.00 to be deposited to the Tree Planting and Replacement Fund. In-lieu fees will be paid because there is insufficient space to replant the equivalent of 21 inches of new trees within the right-of-way at the project location.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This project was routed to Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, Region Builders, and the Tahoe Park Neighborhood Association. Staff received routing response letters from Civic Thread and Sacramento Metropolitan Air Quality Management District. Each commended the project for proposing infill housing development near major transit routes, and for proposing many large on-site trees which can combat urban heat island effects and contribute to a pleasant walking environment. Each also made suggestions for improved active transportation. In response the applicant made the following modifications to the plans:

- The internal sidewalk system connects to 63rd Street at both the north and south ends of the development.
- All lots along 63rd Street have individual walkways and gates that directly connect to the public sidewalk infrastructure on 63rd Street.
- The internal sidewalk system connects all lots with the community building and pool.
- House plans for the outer ring of residential units were re-designed so that vehicle garages are recessed from house entrances and porches.
- Site crosswalks are conditioned to have enhanced visibility with contrasting colors and textures.
- Fencing facing 63rd Street is conditioned to be “open-view” fencing.

Staff received a general letter of project support from the Tahoe Park Neighborhood Association. The letter noted that the project could additionally accommodate smaller accessory dwelling units and provide opportunities for diverse housing options and “for individuals who may not currently have the means to live in Tahoe Park.” It also thanked the applicant for their consistent outreach through multiple
years and states that they look forward to the project’s “integration of a vacant lot to the 63rd Street community” and the project’s positive contribution to the neighborhood.

Staff also received phone calls and letters that expressed concerns regarding outreach, affordable housing, traffic, parking, construction, too much density, homes being for rent rather than purchase, and disturbance to turkeys that are occasionally in the area. (All public comments and letters received can be found as Attachment 4 of this report.)

- **Outreach**: The applicants held a meeting regarding the current project to create 30 residential lots with Tahoe Park Community Association September 20th, 2021. At that time the Association requested that 10% of the units be considered affordable housing units. The project proposes all market-rate units but will be subject to the city’s Housing Impact Fee. These fees are transferred to the Housing Trust Fund, administered by the Sacramento Housing and Redevelopment Agency (SHRA). SHRA uses the fund to assist in the development of affordable workforce housing.

All property owners and residents within 500 feet of the subject site were mailed a public hearing notification and the site was posted 10 days in advance of the hearing with project information and hearing participation details as well as staff contact information for project comments or questions.

- **Traffic**: The creation of 30 residential parcels did not meet the threshold for a traffic analysis.

- **Parking**: The site is subject to State Assembly Bill 2097 which prohibits public agencies from imposing a minimum parking requirement within one-half mile of a public transit stop or station, absent a “substantially negative impact, supported by a preponderance of the evidence in the record, on the public agency’s ability to meet its share of specified housing needs or existing residential or commercial parking within a half-mile of the housing development.” The project provides a minimum of two garage-enclosed vehicle parking spaces per each proposed residential parcel plus driveway parking. If the city parking code applied, one vehicle parking space per residential parcel would have been required.

- **Construction**: Future construction of housing units and site improvements would be subject to City of Sacramento standards for limited hours of construction and control of debris. Any issues or concerns related to construction can be reported to 311 (City of Sacramento Customer Service).

- **Density**: The site is located within the Traditional Neighborhood Low Density (TNLD) General Plan designation and the Single-Unit Dwelling (R-1) zone. The TNLD designation allows for up to 8 primary residential units per acre. For a 3.82-acre site, up to 31 primary residential units are allowed. Thirty units are proposed. Within the R-1 zone, one primary residential unit is allowed for interior lots and two primary residential units are allowed for corner lots. One primary residential unit is proposed for each residential lot. The project meets density requirements for both the General Plan and zoning designations of the site. Accessory dwelling units are not considered in the calculation of density.

- **Ownership Opportunity**: Project entitlements include a Tentative Subdivision Map which creates the opportunity for individual ownership of each of the 30 residential lots.

- **Turkeys**: The project is conditioned so that the contractor must take reasonable care to avoid
conflicts with wildlife.

**STAFF RECOMMENDATION**

Staff recommends approval of the project since it will further the city’s goal of providing more housing and grant 30 new individual home ownership opportunities within the community conveniently located less than a half mile from an elementary school (Mark Twain), high schools (Hiram Johnson and West Campus), and a 20-acre city park (Tahoe).

**ENVIRONMENTAL DETERMINATION**

Environmental Planning Services of the Community Development Department has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, In-Fill Development.

**FLOOD HAZARD ZONE**

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA’s Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer’s report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2022 Adequate Progress Annual Report accepted by City Council Resolution No. 2022-0313 on October 11, 2022.

**Conditions of Approval – Tentative Parcel Map**

**NOTE:** These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z22-046). The design of any improvement not covered by these conditions shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Department of Public Works.

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to City Planning Commission approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the city prior to project approval and will result in a smoother plan check process after project approval:

**GENERAL:** All Projects

1. Pay off existing assessments or file the necessary segregation requests and fees to
segregate existing assessments.

2. Pursuant to City Code Section 17.500.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service.

3. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easement shall be conveyed to and reserved from the appropriate parcels to the satisfaction of the Department of Public Works.

4. Show all continuing and proposed/required easements on the Final Map.

Public Works

5. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

6. At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, speed lumps, stop signs at intersections, etc. Undulations will be required on certain streets adjacent to school/park combinations, as determined by the Department of Public Works.

7. The applicant shall construct a high visibility crosswalk along the north leg of the 18th Avenue / 63rd Street intersection per City standards to the satisfaction of the Department of Public Works.

8. Construct A.D.A. compliant ramps at the intersection of 18th Avenue and 63rd Street adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

9. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.

10. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.
11. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.

12. Design private streets to meet the City standards (structural only). Private streets shall be inspected to the satisfaction of the Department of Public Works.

13. Provide a standard driveway at the entrance to the private street.

**Electrical**

14. This project will require the installation of streetlights on all public streets fronting this property to the satisfaction of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.

**Solid Waste**

15. Project shall meet the requirements outlined in City Code Chapter 13.10. Sacramento City Code can be found online at: Chapter 13.10: http://www.qcode.us/codes/sacramento/view.php?topic=13-13_10

16. Solid waste trucks shall be able to safely move about the project, with minimum backing, and able to empty the bins and cans safely per City standards to the satisfaction of the Solid Waste Division.

**SMUD**

17. SMUD has existing overhead 12kV facilities along the Western boundary of the project site that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

18. Any necessary future SMUD facilities located on the Applicant’s property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant’s property.

19. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.

20. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those
21. **In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City’s IOD.**

22. **The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.**

23. **The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.**

24. **The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.**

25. **The Applicant shall dedicate the following as a public utility easement for overhead and underground facilities and appurtenances:**

   - the west 5 feet of Lots 4-13
   - a 10-foot PUE on either Lot 4 or 13 from the existing overhead line to Private Street A

26. **The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.**

**Sacramento Area Sewer District (SASD)**

27. **Prior to the APPROVAL OF IMPROVEMENT PLANS: The proposed density is greater than what was planned in SASD’s Master Plan. SASD will be modeling the proposed density in the hydraulic model to determine if the downstream system is capacity constrained. If the results require upsizing the sewer system, this must be shown on the plans.**

28. **Prior to the APPROVAL OF IMPROVEMENT PLANS: To obtain sewer service, construction of SASD sewer infrastructure will be required. Current SASD Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.**

29. **Prior to the APPROVAL OF IMPROVEMENT PLANS: SASD requires each building on each lot with a sewage source to have a separate connection to SASD’s sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These**
improvements must be shown on the plans.

30. Prior to the APPROVAL OF IMPROVEMENT PLANS: All onsite sewer plans and offsite sewer plans must be submitted separately to SASD for review and approval.

31. Prior to the APPROVAL OF IMPROVEMENT PLANS: Alignment of all main lines and structures must provide a minimum of 1-foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.

Department of Utilities (DOU)

32. All existing easements and all existing right-of-ways shall be shown on the Final Map, except for all abandoned easements and right-of-ways.

33. Dedicate all necessary easements, IOD easements right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements.

34. The applicant shall grant and reserve easements, as needed, for water, drainage, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: “Reciprocal easements for utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map.”

Fire Department

35. Fire service mains shall not cross property lines unless a reciprocal easement agreement is provided.

36. Maintenance agreements shall be provided for the interior roadways of the proposed complex and for the fire protection systems. The agreement shall be record with the Public Recorders Office having jurisdiction and shall provide for the following:

   a. Provisions for the necessary repair and maintenance of the roadway surface
   b. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20')
   c. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping
   d. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems
   e. Unrestricted use of and access to the roadways covered by the agreements.
   f. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.
   g. Maintenance and timely repair of all fire protection systems, including but not limited to hydrants, fire alarm systems and fire sprinklers.
Special Districts

37. Dedicate an easement to the City in the form of an Irrevocable Offer of Dedication (IOD) those areas identified on the Tentative Subdivision Map as Landscape Corridors and Open Space areas. Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final Map. Design and construct landscaping, irrigation and masonry walls in dedicated easements or rights of way, to the satisfaction of the Community Development Department, and Parks Planning, Design, and Development (PPDD). Acceptance of the required landscaping, irrigation and walls by the City into the Landscape Maintenance District shall be coordinated with the Department of Public Works (Special Districts and Development Services) and PPDD. The Developer shall maintain the landscaping, irrigation and walls for two years or until acceptance by the City into the District (whichever is less). The two-year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and walls.

Parks

38. Payment of In-lieu Park Fee: Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note)

39. Maintenance District: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Infrastructure Finance, Jessica Steinhauer, (916) 808-8243).

Miscellaneous (Public Works)

40. Form a Homeowner’s Association with CC&R’s. CC&R’s shall be recorded assuring maintenance of all private streets, lights, sewer services, drop inlets, drain leads, landscaping, irrigation, pool, recreation area and all other common areas.

Advisory Notes:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

41. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

42. There must be sufficient space to store three cans (garbage, mixed recycling, and organics recycling) on each parcel. The space needed is approximately 35 inches by 87 inches and be screened from the public right-of-way, per City Code Chapter 13.10.100 C.
43. There must be sufficient space to set out three cans (garbage, mixed recycling, and organics recycling) in front of each parcel and remain in compliance with City Code Chapter 13.10.100. Depending on service levels, this may mean up to 8 feet of curb space required.

44. Trash collection services for the homes will be provided by the City of Sacramento and the trash collection for the Rec/Pool Area will be provided by a franchised hauler of the property manager’s choosing.

45. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.

46. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

47. ONGOING: Public lower laterals must not be smaller than the upper laterals, sized according the California Plumbing Code requirements.

48. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Regional San Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

49. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP).

50. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.

51. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).

52. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services. Applicant shall coordinate individual service panel location placement with SMUD Design Department.

53. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

a) Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at $53,010. This is based on the creation of 30 new residential lots at an average land value of $155,000 per acre for the Fruitridge-Broadway (North of Fruitridge Road) Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in
these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment. The fee is due at the time of the final map.

b) Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at $251,649. The Park Development Impact Fee due for this project is based on the Housing Incentive Zone Rate of $2.15 per square foot for residential projects, with a minimum rate of $1,599 for units under 750 square feet and a maximum of $4,267 for units over 2,000 square feet, and $0.20 per square foot for commercial services/retail projects. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

c) The applicant was previously required to pay $10,063.69 in Citywide park impact fees and $23,998.03 in Neighborhood/Community park impact fees (COM-1611275), not including the prior use credits. The prior use credits from July 2016 have expired. Therefore, for the required park fees for Z22-046, the applicant would receive credit for the commercial permit (COM-1611275) Park Impact Fee (Citywide and Neighborhood/Community) without the prior use credit. The table below illustrates the fee breakdown:

d) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

Conditions of Approval – Site Plan and Design Review

Planning and Design Review
1. Provide the following building materials as indicated per approved plans.
   a) Fiber cement lap siding
   b) Smooth painted stucco
   c) Stacked stone veneer
   d) Thin brick veneer
   e) Vinyl windows
f) Shake roofing

2. HVAC units shall be ground-mounted and screened from street view.

3. Crosswalks shall have bright contrasting colors and contrasting textures to enhance their visibility.

4. Housing units facing 63rd Street shall each have different exterior elevations including differences in materials and paint color schemes per approved plans.

5. The clubhouse shall have different exterior materials for levels 1 and 2 separated by trim. The applicant shall submit a revised clubhouse design to Planning/Design Review for separate review and approval prior to submission of permit applications to the Building Division.

6. During construction the contractor must take reasonable care to avoid conflicts with wildlife.

7. The applicant shall obtain all necessary building permits prior to commencing construction. No permits shall be issued within the 10-day appeal period.

8. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit or work undertaken.

9. Any modification to the project shall be subject to the review and approval of planning staff (and may require additional entitlements).

10. This approval shall expire in three (3) years from the approval date.

Public Works

11. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

12. At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, speed lumps, stop signs at intersections, etc. Undulations will be required on certain streets adjacent to school/park combinations, as determined by the Department of Public Works.

13. The applicant shall construct a high visibility crosswalk along the north leg of the 18th Avenue / 63rd Street intersection per City standards to the satisfaction of the Department of Public Works.

14. Construct A.D.A. compliant ramps at the intersection of 18th Avenue and 63rd Street adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
15. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.

16. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.

17. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25’ sight triangle). Walls shall be set back 3’ behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5’ in height. The area of exclusion shall be determined by the Department of Public Works.

18. Design private streets to meet the City standards (structural only). Private streets shall be inspected to the satisfaction of the Department of Public Works.

19. Provide a standard driveway at the entrance to the private street.

Department of Utilities (DOU)

20. All existing easements and all existing right-of-ways shall be shown on the Final Map, except for all abandoned easements and right-of-ways.

21. Dedicate all necessary easements, IOD easements right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements.

22. The applicant shall grant and reserve easements, as needed, for water, drainage, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: “Reciprocal easements for utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map.”

23. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU.

24. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study or water master plan for review and approval by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any water related requirements. Failure to submit the water study may delay review and approval.
25. The water mains in the private streets shall be private, operated and maintained by an ownership association or other approved entity. City water meters installed on private water mains shall require a maintenance agreement. Easements for City water meters shall be dedicated to the City and shall include language assuring unrestricted access at all times for DOU personnel and maintenance vehicles.

26. Two points of service for the public water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City’s Design and Procedures Manual.

27. Common area landscaping shall have a separate street tap or public easement tap for a metered irrigation service.

28. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study conforming to the City Basin 31 and 113 Drainage Master Plan for review and approval by the DOU. Any additional mitigation shall meet the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 8,200 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.16 cfs/acre. The drainage study shall be consistent with any existing drainage masterplan for the project area. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

29. All on-site drainage systems shall be designed to the standards specified in the DOU onsite design manual.

30. Finished floor elevations shall be a minimum of 6-inches above the 100-year HGL or 1-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.

31. Per City Code, the applicant may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements, and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.

32. No more than 6,000 square feet is allowed to sheet drain over a public sidewalk. If the area is larger than 6,000 square feet, then an on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard specified in the DOU onsite manual.

33. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.

34. This project will disturb more than one acre of land; therefore, the project is required to comply with the State’s “Construction General Permit”. To comply with the State Permit, the applicant
must file a Notice of Intent (NOI) through the State’s Storm Water Multiple Application and Report Tracking System (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.

35. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

36. The applicant is required to incorporate Low Impact Development (LID) strategy for the site design and utilize LID practices (i.e. stormwater planters) for stormwater treatment. The applicant can calculate the LID credits following the guidance in the Stormwater Quality Design Manual. LID measures can reduce the required treatment volume which could potentially reduce the surface area requirements for the stormwater treatment measures. A private maintenance agreement is required for all on-site treatment control and LID measures. Contact City of Sacramento Utilities Department Stormwater Program (906-808-1449) if you have additional questions.

37. This project is required to incorporate certified full capture trash control devices, please refer to Appendix H in the “Stormwater Quality Design Manual for the Sacramento Region (July 2018)” for more details.

38. A maintenance agreement is required for all on-site full capture trash control systems. Contact DOU for a list of accepted proprietary devices if considered for full capture trash control. Construction drawings must include all on-site full capture trash control features and devices selected for the site. Please refer to Appendix H in the “Stormwater Quality Design Manual for the Sacramento Region (July 2018)” for more details.

39. The onsite water and storm drain systems in the private streets shall be private systems operated and maintained by an ownership association or other approved entity. Prior to the initiation of any water or storm drainage services to the project, C.C. & R.s approved by the City shall be recorded that authorize and require the association to: (1) operate, maintain, and repair the onsite water and storm drainage facilities within the project; and (2) obtain and pay for water or drainage service on behalf of all owners within the project in accordance with all applicable provisions of Title 13 of the Sacramento City Code. The CC&Rs must provide that the City-approved provisions regarding water, sewer and surface and subsurface storm drainage facilities may not be revised without City consent. Note: Public water and drainage mains shall not be allowed in the private streets.

SMUD

40. SMUD has existing overhead 12kV facilities along the Western boundary of the project site that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

41. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.

42. Any necessary future SMUD facilities located on the Applicant’s property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant’s property.
43. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.

44. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.

45. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).

46. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.

47. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services.

48. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

49. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.

50. The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.

51. The Applicant shall dedicate the following as a public utility easement for overhead and underground facilities and appurtenances:
   - the west 5 feet of Lots 4-13
   - a 10-foot PUE on either Lot 4 or 13 from the existing overhead line to Private Street A

52. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

**Fire Department**

53. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. California Fire Code Section 501.4

54. The private streets shall be marked "No Parking Fire Lane" on one side.

55. Provide a water flow test. (Make arrangements with the Department of Utilities at 916-808-7890 or by email at DOUdevelopmentreview@cityofsacramento.org. California Fire Code Section 507.4
56. Provide the required fire hydrants in accordance with California Fire Code Section 507 and Appendix C, Section C102.1 as amended the Sacramento City Code Section 507.5.1.

57. Per the most recently adopted California Residential Code, all new residential construction including 1 and 2 family dwellings and townhouses shall be provided with an approved NFPA 13 D sprinkler system.

Urban Forestry

58. General Tree Protection – The following Tree Preservation Measures shall be included in all future plans in the General Notes, Grading Plans, Utility Plans, Demolition Plan, Landscape Plan and the offsite plans if trees will be impacted by work proposed on each sheet (This does not replace any request for a project arborist’s tree protection plan):

“Required Tree Preservation Measures for City and Private Protected Trees

1. This project shall contract with a project arborist experienced with tree protection and construction that is required to:

   a. Attend the preconstruction meetings to approve and inform contractors of all tree protection measures.
   b. Visit the site before and after demolition, grading and landscaping as well as at least twice each month during construction to ensure that tree protection measures are implemented and maintained.
   c. Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure that corrective action was properly implemented.
   d. The project arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.

2. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities.
   a. Existing driveways shall be used as the sole access to the site. Where there are no existing driveways, access shall be limited to a one or two locations outside the dripline of protected trees that have protection from soil compaction with the use of one or more of the following: A 6-inch layer of hardwood chips covered by ¾-inch plywood or trench plates, geotextile fabric covered by a 6-inch layer of hardwood chips or an alternative that is approved by the City Arborist.

3. Right-of-way planters and City trees shall be separated from the construction site with a six-foot high chain link fence that shall remain throughout the duration of the project to protect trees and to prevent construction traffic from compacting the soil in the planters.

4. Construction trailers and port-a-potties shall be placed on existing hardscape or bridged over the tree protection zone or planter so as not to compact soil.

5. Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Certified Arborist. Submit a tree permit application and a tree protection plan created by a Certified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.

6. All excavation, grading, or trenching within the dripline of a protected tree for the purpose of
utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a Certified Arborist.

7. There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.

8. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.

9. There shall be no soil compaction within the dripline of protected trees.

10. There shall be no non-native soil, non-organic matter or structural soil added to the right-of-way planter.

11. The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, excavation, grade changes, trenches, root or canopy pruning, or boring.

12. The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging liquids, and any other activities that may have negative impacts on the trees and soil.

13. All trees shall be watered regularly according to the recommendation of the project arborist.

14. The applicant shall be financially responsible for any damage to City trees associated with the project. Accidental or negligent actions that damage City trees may result in a penalty. The monetary value of any such damages will be appraised by the City Urban Forester or his authorized representative and shall be expressed as the monetary equivalent of all labor and materials required to bring the tree in question to a state of comparable utility with regards to its condition and function prior to the beginning of the project.”

Recycling and Solid Waste

59. Project must meet the requirements outlined in City Code Chapter 13.10.

60. There must be sufficient space to store three cans (garbage, mixed recycling, and organics recycling) on each parcel. The space needed is approximately 35 inches by 87 inches and be screened from the public right-of-way, per City Code Chapter 13.10.100 C.

61. There must be sufficient space to set out three cans (garbage, mixed recycling, and organics recycling) in front of each parcel and remain in compliance with City Code Chapter 13.10.100. Depending on service levels, this may mean up to 8 feet of curb space required.

62. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the bins and cans safely. Cans must be placed along the curb closest to the property for collection.
Parks

63. Payment of In-lieu Park Fee: Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note)

64. Maintenance District: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Infrastructure Finance, Jessica Steinhauer, (916) 808-8243).

Sacramento Area Sewer District

65. Prior to the APPROVAL OF IMPROVEMENT PLANS: The proposed density is greater than what was planned in SASD’s Master Plan. SASD will be modeling the proposed density in the hydraulic model to determine if the downstream system is capacity constrained. If the results require upsizing the sewer system, this must be shown on the plans.

66. Prior to the APPROVAL OF IMPROVEMENT PLANS: To obtain sewer service, construction of SASD sewer infrastructure will be required. Current SASD Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.

67. Prior to the APPROVAL OF IMPROVEMENT PLANS: SASD requires each building on each lot with a sewage source to have a separate connection to SASD’s sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the plans.

68. Prior to the APPROVAL OF IMPROVEMENT PLANS: All onsite sewer plans and offsite sewer plans must be submitted separately to SASD for review and approval.

69. Prior to the APPROVAL OF IMPROVEMENT PLANS: Alignment of all main lines and structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.

70. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

Regional Sanitation

71. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Regional San Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.
Advisory Notes

Department of Utilities (DOU)

72. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.

73. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

Building Division

74. Alternate Water Systems Requirement. Pursuant to Chapter 15.24.030, 15.24.040 and 15.24.050 of Sacramento City Code, beginning on July 1, 2023, new buildings that are 10,000 square feet or greater must include a gray water system to provide subsurface irrigation and buildings that are 50,000 square feet or greater must include installation of a separate, additional piping system for an on-site treated non-potable gray water system for water closets and urinals. Limited exceptions apply. Please see City webpage for more details. (BLDG) Complete building permit applications (including payment of all required fees) filed with and accepted by the City’s Building Division prior to July 1, 2023, will not be subject to Alternate Water Systems requirements. Applicants are advised to plan for alternate water systems beginning with initial early design. For more information, please visit the City’s website: https://www.cityofsacramento.org/Community-Development/Planning/Major-Projects/General-Plan/About-The-Project/Climate_Change/Onsite-Water-Reuse-Study

Sacramento Area Sewer District (SASD)

75. ONGOING: Public lower laterals must not be smaller than the upper laterals, sized according the California Plumbing Code requirements.

Regional Sanitation

76. The Sacramento Area Sewer District (SASD) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the SASD collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP). SASD will respond via separate correspondence.

Parks

77. As per City Code, the applicant will be responsible to meet their obligations regarding:

   a. Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at $53,010. This is based on the creation of 30 new residential lots at an average land value of $155,000 per acre for the Fruitridge-Broadway (North of Fruitridge Road) Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment. The fee is due at the time of the final map.

   b. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at $251,649. The Park Development Impact Fee due for this project is based on the Housing Incentive Zone Rate of $2.15 per square foot for residential projects, with a minimum rate of $1,599 for
units under 750 square feet and a maximum of $4,267 for units over 2,000 square feet, and $0.20 per square foot for commercial services/retail projects. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

c. The applicant was previously required to pay $10,063.69 in Citywide park impact fees and $23,998.03 in Neighborhood/Community park impact fees (COM-1611275), not including the prior use credits. The prior use credits from July 2016 have expired. Therefore, for the required park fees for Z22-046, the applicant would receive credit for the commercial permit (COM-1611275) Park Impact Fee (Citywide and Neighborhood/Community) without the prior use credit. The table below illustrates the fee breakdown:

d. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

Conditions of Approval – Tree Permit

1. The applicant shall pay in-lieu fees of $6,825.00 to be deposited to the Tree Planting and Replacement Fund, due upon receipt of the invoice.

2. The applicant shall retain all trees permitted for removal until a grading permit has been issued.

Flood Finding

The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer’s Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2022 Adequate Progress Annual Report accepted by the City Council on October 11, 2022 (Resolution No. 2022-0313).
Findings of Fact – Environmental Determination: Exempt

1. Based on the determination and recommendation of the City’s Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the project, the Zoning Administrator finds that:

   a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

   b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

   c. The project site has no value as habitat for endangered, rare, or threatened species.

   d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

   e. The site can be adequately served by all required utilities and public services.

Findings of Fact – Tentative Parcel Map

1. None of the conditions described in City Code section 17.828.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:

   a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code;

   b. The design and improvement of the proposed subdivision is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code as conditioned;

   c. The site is physically suitable for the type of development;

   d. The site is physically suitable for the proposed density of development;

   e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

   f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;

   g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5);

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed
by the California Regional Water Quality Board, Central Valley Region, in that existing
treatment plants have a design capacity adequate to service the proposed subdivision (Gov.
Code §66474.6);  

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or
natural heating and cooling opportunities (Gov. Code §66473.1); and  

5. The Zoning Administrator has considered the effect of the approval of this Tentative
Subdivision Map on the housing needs of the region and has balanced these needs against
the public service needs of its residents and available fiscal and environmental resources
(Gov. Code §66412.3).

Findings of Fact – Tree Permit  

1. The location of the three City trees conflicts with the placement of the subdivision roadway
accesses.  

2. The replacement plan is consistent with the standards set forth in section 12.56.060 of the
Tree Planting, Maintenance and Conservation Ordinance and according to previously listed
Tree Permit conditions.

Findings of Fact – Site Plan and Design Review  

1. The design, layout, and physical characteristics of the proposed development are consistent
with the General Plan which designates the site as Traditional Neighborhood Low Density
(TNLD). There is no specific plan or transit village plan applicable to this project.  

2. The design, layout, and physical characteristics of proposed development are consistent with
all applicable design guidelines and with all applicable development standards. Deviations
proposed to reduce lot size, lot width, lot depth, building setbacks, and lot coverage standards
are consistent with the purpose and intent of the Planning and Development Code in that the
proposed lots and building configurations accommodate residential site development.  

3. All streets and other public access ways and facilities, parking facilities, and utility
infrastructure are adequate to serve the proposed development and comply with all applicable
design guidelines and development standards.  

4. The design, layout, and physical characteristics of the proposed development are visually and
functionally compatible with the surrounding neighborhood in that the proposed new buildings
have an attractive aesthetic through the use of building articulation, materials, and coloration.
The project also meets vehicle parking requirements.  

5. The design, layout, and physical characteristics of the proposed development minimizes
energy consumption and encourages the use of renewable energy sources as an urban infill
development project utilizing existing road and utility networks.  

6. The design, layout, and physical characteristics of the proposed development are not
detrimental to the public health, safety, convenience, or welfare of persons residing, working,
visiting, or recreating in the surrounding neighborhood and will not result in the creation of a
nuisance in that the project design is compatible with surrounding development.
The decision of the Zoning Administrator and Design Director may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator and Design Director is final.

Note: The applicant will need to contact the Public Works Department after the appeal period is over to submit for a Final Map. A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable time period. The applicable time period is either three years from the effective date of approval of the discretionary permit; or the time specified by the decision-maker, if so stated in a condition of approval of the discretionary permit. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.
A NEW DEVELOPMENT FOR:
SACRAMENTO RESIDENTIAL PROJECT
4360, 63RD ST.
SACRAMENTO, CALIFORNIA 95820

PROJECT DESCRIPTION
A RESIDENTIAL DEVELOPMENT DESIGNED TO CREATE A NEIGHBORHOOD FEEL BY PROVIDING A VARIETY OF BUILDING TYPES AND FOOTPRINTS FOR FAMILIES IN VARIOUS STAGES OF LIFE. THIS COMMUNITY WILL BE A WALKABLE AND PEDESTRIAN FRIENDLY SITE WITH ADA ACCESSIBLE PATHS OF TRAVEL FROM 63RD STREET INTO THE COMMUNITY. RESIDENTS CAN UTILIZE THE OUTDOOR AMENITIES SUCH AS BBQ, POOL, COMMUNITY CENTER AND LANDSCAPED GARDEN AREAS. THE PROPOSED RESIDENTIAL DEVELOPMENT CONTAINS A VARIETY OF THREE-BEDROOM PRIMARY UNITS (30), WITH ATTACHED TWO BED ACCESSORY UNITS (ADU;S) (19), WITH ONE-UNIT ADU HAVING A DETACHED ACCESSORY DWELLING UNIT (1). ALL RESIDENTIAL UNITS HAVE ATTACHED GARAGES. ADDITIONAL PARKING FOR GUEST ACCESS IS PROVIDED AT THE COMMUNITY CENTER.

PROJECT DATA
LOCATION / COUNCIL DISTRICT
ADDRESS: 4360 63RD STREET SACRAMENTO, CA 95820
ASSESSOR'S PARCEL NUMBER: 021-023-7017-0000
COUNCIL DISTRICT: 6
LOCAL JURISDICTION:
CITY OF SACRAMENTO
300 RICHARDS BLVD
SACRAMENTO, CA 95811
DESIGN REVIEW FILE NO:
PROJECT INFORMATION:
ZONING:
GENERAL PLAN DESIGNATION: TRADITIONAL NEIGHBORHOOD LOW DENSITY
DESIGN REVIEW DISTRICT: CITYWIDE
EXISTING ZONING OF SITE: SINGLE-UNIT OR DUPLEX DWELLING (R-1A) ZONE, (PLANNING & DEVELOPMENT CODE SEC. 17.204.1320 R-1A)
EXISTING USE OF SITE: VACANT SITE
PROPERTY / LOT AREA: APPROXIMATE 3.84 NET ACRES / 4.73 GROSS
HEIGHT, DENSITY, LOT COVERAGE, AND FLOOR AREA RATIO:
STANDARD
REQUIREMENT
PROPOSAL
HEIGHT
35 FEET TO RIDGE
UNIT 'A' 25'-5 1/4" TO RIDGE
UNIT 'B' 23'-8" TO RIDGE
UNIT 'B1' 23'-8" TO RIDGE
UNIT 'C' 24'-10" TO RIDGE
UNIT 'D' 25'-4 1/4" TO RIDGE
DENSITY
32 UNITS PER NET ACRE
30 UNITS PER NET ACRE
LOT COVERAGE:
50% = 167,270.4 NET / 206,038.8 GROSS < 50% - SEE LOT COVERAGE CALC SHEET SP.01
FLOOR AREA:
< 1,000 SQ.FT. FOR ATTACHED / < 1,200 SQ.FT. FOR DETACHED
ADU - FLOOR AREA:
5 MAXIMUM0.63
FLOOR AREA RATIO:
SETBACKS:
STANDARD
REQUIREMENT
PROPOSAL
PRIMARY:
FRONT SETBACK: 20 FEET MINIMUM *PER PLAN **
INTERIOR YARD SETBACK: 5 FEET MINIMUM
REAR YARD: 5 FEET MINIMUM
STREET SIDE YARD: 12.5 FEET MINIMUM
ACCESSORY DWELLING UNIT (ADU):
FRONT SETBACK: 20 FEET MINIMUM *PER PLAN **
INTERIOR YARD SETBACK: 4 FEET MINIMUM
REAR YARD: 4 FEET MINIMUM
STREET SIDE YARD: 12.5 FEET MINIMUM
*OR ADJUST TO ADJACENT PROPERTIES**PER PLAN - SEE SP.01
PARKING
STANDARD
REQUIREMENT
PROPOSAL
PRIMARY UNITS: 1 SPACE / DWELLING UNIT
ACCESSORY DWELLING UNIT: 1 SPACE / DWELLING UNIT
LANDSCAPING:
17.612
SITE

VICINITY MAP

SHEET INDEX
CV COVER SHEET
BP2.0 CITY PLAN
BP2.1 STREET PAVEMENT WIDTH LOCATION PLAN
BP2.2 EXTENSION SHEET PLAN
H.1.0 HOLDING UNIT "A" - FLOOR PLANS & ROOF PLAN
H.1.1 HOLDING UNIT "A" - EXTERIOR ELEVATIONS
H.1.2 HOLDING UNIT "B" - FLOOR PLANS & ROOF PLAN
H.1.3 HOLDING UNIT "B" - EXTERIOR ELEVATIONS
H.1.4 HOLDING UNIT "B1" - FLOOR PLANS & ROOF PLAN
H.1.5 HOLDING UNIT "B1" - EXTERIOR ELEVATIONS
H.1.6 HOLDING UNIT "C" - FLOOR PLANS & ROOF PLAN
H.1.7 HOLDING UNIT "C" - EXTERIOR ELEVATIONS
H.1.8 HOLDING UNIT "D" - FLOOR PLANS & ROOF PLAN
H.1.9 HOLDING UNIT "D" - EXTERIOR ELEVATIONS
G.1 PRELIMINARY GRADING & DRAINAGE PLAN
U.1 PRELIMINARY UTILITY PLAN
L.1 CONCEPTUAL LANDSCAPE PLAN
L.1.1 CONCEPTUAL LANDSCAPE PLAN - COLORED
MATERIAL BOARD
WESTERN U.S. CONTRACTORS
6000 LA GOLETA ROAD
GOLETA, CALIFORNIA 93117
LICENSE # 547265

COVER SHEET
Fairhaven

Deviation Justification Statement

The applicant is proposing a single-family residential development project at 4360 63rd Street in the Tahoe Park neighborhood. This proposal seeks to develop the site with a 30-unit single-family residential homes project as well as 20 accessory dwelling units (“ADU”) for a total of 50 new residential units. The project has been designed to have all vehicle circulation internal to the site to reduce impacts to the neighborhood. A gated emergency-only access driveway will be provided at the south end of the project site. This project has also been designed with an emphasis on a small, walkable community with narrow streets with an inclusive aesthetic intended to maintain a traditional residential appearance while ensuring longevity and easy maintenance. The street system within the community will be private.

Private Street System Request

A private street system will be beneficial to the new and existing neighborhood. The proposed housing units along 63rd Street will be facing outward to maintain an inclusive and connected community. The garages of the units along 63rd Street will be at the rear with driveway access from the private street system within the new development. By designing the project in this manner, 63rd Street will be more pedestrian friendly by reducing the number of vehicles crossing pedestrian sidewalks. Also, traffic to and from the units along 63rd Street will be contained within the new development and will help keep traffic congestion on 63rd Street to a minimum.

The project will also provide ample parking for the future residents and their guests. The 30 primary single-family residential units will have an attached two car garage that will provide two parking spaces along with two guest parking spaces in the driveway. The ADUs will have an attached one car garage that will provide one parking space along with one guest parking space in the driveway. To ensure that driveways are utilized for guest parking, residents will be required to park their vehicles inside their respective garages. Additionally, there will be two parking spaces adjacent to the recreation room and pool. Therefore, the entire project will be providing 162 parking spaces for the residents and their guests.

Additionally, the private street system will help contain street parking within the future development, which will prevent spill over to the surrounding neighborhoods. By containing the parking within the residential development, it will reduce impacts and minimize congestion on the streets surrounding the proposed project.
Furthermore, a private street system will not require any maintenance from the City of Sacramento. The maintenance and upkeep of the proposed private street system will be the responsibility of the new residential development. The private street system will provide access to the units facing 63rd Street, which will help facilitate a more pedestrian friendly street. It will also reduce the impact to the surrounding community by minimizing traffic congestion. The private street system will also help contain street parking within the community and prevent spillover to the surrounding neighborhood.

**Private Street Deviation Request**

The proposed private street section shall have a 27 foot drive width from back of curb to back of curb with a 4 foot sidewalk on one side. This street section width is less than a public street standard but meets the requirements for emergency access and provides clear traffic circulation through the site. Since these are proposed to be private streets the street width and sidewalk width are requested to deviate from a public standard.

**Setback Deviation Request**

The proposed deviation from the standard setback requirements for the side-yards is justified in order to provide adequate space for sidewalks and ensure a walkable, pedestrian friendly community. Sidewalks are a critical component of creating a safe and accessible environment for the residents of the neighborhood, while promoting physical activity and healthy lifestyles.

In this neighborhood, the proposed setback deviation will allow for the creation of sidewalks in certain areas that before would have been in the setbacks of side-yards in some lots. By allowing the deviation and the building of these sidewalks, this will provide a more comfortable and accessible experience for pedestrians. Additionally, the sidewalks will improve pedestrian safety by allowing for a clearer separation between pedestrians and vehicular traffic. This is particularly important because of the intended narrow, private street system. Allowing the setback deviation would improve the safety of the pedestrians walking along the streets and allow for a more pedestrian friendly community.

Sincerely,

Ross Peabody
October 6, 2021

Tahoe Park CA LLC
Attn: Louis Carnesale
701 Shadow Lane, Suite 150
Las Vegas, NV 89105
Via Email: louis@taylorfinancialllc.com

PRELIMINARY ARBORIST REPORT & INVENTORY

RE: 4360 63rd Street, City of Sacramento Jurisdiction [APN 021-0237-017]

Executive Summary
Tahoe Park CA LLC contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the protected trees on the site or within 25’ of development for the purpose of processing plans for site improvements. The property falls under the jurisdiction of the City of Sacramento. See Supporting Information Appendix A – Tree Inventory Exhibit.

Dave Mercado, ISA Certified Arborist #WE-7311A, was on site September 14, 2021. A total of 9 trees were evaluated on or overhanging this property, none of which are protected by the City of Sacramento Tree Preservation Code Chapter 12.56. There are 5 trees located off site.

<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Trees inventoried</th>
<th>Trees located on the Parcel</th>
<th>Protected by Sacramento City Tree Preservation Code</th>
<th>Proposed for Removal</th>
<th>Trees impacted by the proposed development and requiring special protection measures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apricot, <em>Prunus armeniaca</em></td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>TBD</td>
</tr>
<tr>
<td>Ash sp., <em>Fraxinus sp.</em></td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>TBD</td>
</tr>
<tr>
<td>Italian Stone Pine, <em>Pinus pinea</em></td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>TBD</td>
</tr>
<tr>
<td>Loquat, <em>Eriobotrya japonica</em></td>
<td>2</td>
<td>2</td>
<td>0</td>
<td>0</td>
<td>TBD</td>
</tr>
<tr>
<td>Pecan, <em>Carya illinoensis</em></td>
<td>3</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>TBD</td>
</tr>
<tr>
<td>White Mulberry, <em>Morus alba</em></td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>TBD</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td><strong>9</strong></td>
<td><strong>4</strong></td>
<td><strong>0</strong></td>
<td><strong>0</strong></td>
<td><strong>TBD</strong></td>
</tr>
</tbody>
</table>

See Appendices for specific information on each tree and preservation requirements and/or restrictions.

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1 CalTLC is not a licensed land surveyor. Tree ownership was not determined. Conclusions within this report are based on existing fences or other landmarks which may not represent the actual property boundary.
Methods

Appendix B – Tree Data in this report is the detailed inventory and recommendations for the trees. The following terms and Table A – Ratings Description will further explain our 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. They are attached with a natural-colored aluminum 10d nail, installed at approximately 6 feet above ground level on the approximate north side of the tree. The tag should last ~10 – 20+ years depending on the species, before it is enveloped by the trees’ normal growth cycle.

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.

Terms

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 by Julie McNamara, M.S. GISci, to produce the tree location map.

Tree Measurements: DBH (diameter breast high) 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 Swedish caliper was used to measure the DBH for trees less than 23” in diameter and a steel diameter tape for trees greater than 23”. A Stanley laser distance meter was used to measure distances. Canopy radius measurements may also have been estimated due to obstructions.

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.

City Tag # The number listed on the City of Sacramento tree inventory in the ARC GIS system found online at: saccity.maps.arcgis.com

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.

DBH Diameter breast high’ 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”

DSH “Diameter at standard height” is the same as DBH except as follows (according to the City of Sacramento requirements): (1) For a tree that branches at or below 4.5 feet, DSH means the diameter at the narrowest point between the grade and the branching point; and (2) For a tree with a common root system that branches at the ground, DSH means the sum of the diameter of the largest trunk plus one-half the cumulative diameter of the remaining trunks at 4.5 feet above natural grade.

Canopy radius and Protection Zone Area 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 Inventory Exhibit as a circle. This measurement further defines the radius of the protection zone to be specified on any development plans unless otherwise indicated in the arborist recommendations, Appendix 2.
Critical Root Zone  The radius of the critical 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.

<table>
<thead>
<tr>
<th>Arborist Ratings</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>No problem(s)</td>
<td>Excellent</td>
</tr>
<tr>
<td>No apparent problem(s)</td>
<td>Good</td>
</tr>
<tr>
<td>Minor problem(s)</td>
<td>Fair</td>
</tr>
<tr>
<td>Major problem(s)</td>
<td>Fair to Poor</td>
</tr>
<tr>
<td>Extreme problem(s)</td>
<td>Poor</td>
</tr>
<tr>
<td>Dead</td>
<td>Dead</td>
</tr>
</tbody>
</table>

Rating #0: This indicates a tree that has no significant sign of life.
Rating #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.
Rating #2: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.
Rating #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.
Rating #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.
Rating #5: No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

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 DBH 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.

Development Restrictions/Actions

Development Impacts  Recommended actions to increase health and longevity.

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:
<table>
<thead>
<tr>
<th>Impact Term</th>
<th>Long Term Result of Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Negligible</td>
<td>Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone are less than 5%.</td>
</tr>
<tr>
<td>Minor</td>
<td>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.</td>
</tr>
<tr>
<td>Moderate</td>
<td>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.</td>
</tr>
<tr>
<td>Severe</td>
<td>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.</td>
</tr>
<tr>
<td>Critical</td>
<td>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%.</td>
</tr>
</tbody>
</table>

**Discussion**

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience and the County ordinance requirements to enhance tree longevity. This requires their root zones remain intact and viable 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 for tree health. Tree Protection measures should be incorporated into the site plans in order to protect the trees.

**Root Structure**

The majority of a tree’s roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6” to 3’ of soil. It is a common misconception that a tree underground resembles the canopy. The correct root structure of a tree is in the drawing below. All plants’ roots need both water and air for survival. Poor canopy development or canopy decline in mature trees after development is often the result of inadequate root space and/or soil compaction.

![The reality of where roots are generally located](image-url)
Our native oak trees are easily damaged or killed by having the soil within the Protected Root Zone (PRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don’t be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies: These companies may be licensed by the State of California to do business, but they do not necessarily know anything about trees;

Arborists: Arborist is a broad term. It is intended to mean someone with specialized knowledge of trees but is often used to imply knowledge that is not there.

ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has been trained and tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.

Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and tested to have specialized knowledge of trees and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: asca-consultants.org

RECOMMENDATIONS: Summary of Tree Protection Measures for Site Planning

The Owner and/or Developer should ensure the project arborist’s protection measures are incorporated into the site plans and followed. Tree specific protection measures can be found in Appendix 2 – Tree Information Data.

- The stumps of the trees to be removed that are within the root zone of the City trees shall be removed using a backhoe or other piece of grading equipment only with supervision by the project arborist. Roots from the other nearby trees may have intertwined and will be required to be severed and cut clean during the removal process. Pulling on the stumps with equipment will likely result in the lifting of the asphalt in the parking areas on the adjacent parcels.
- Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site or in the access path. 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.
- Clearly designate an area on the site outside the drip line of all trees on the adjacent parcels where construction materials may be stored and parking can take place. No materials or parking shall take place within the root zones of trees to be retained.
- Sewer line installation and trenching inside the root protection zone of trees to remain on the site shall be directly supervised by the project arborist. A hydraulic or air spade may be required for digging and placement of pipes underneath the roots, or boring of deeper trenches underneath the roots.
• Follow all of the General Development Guidelines, Appendix 3, for all trees not identified as requiring special preservation measures in the summary and in Appendix 2.

Report Prepared by:

Edwin E. Stirtz, Consulting Arborist
International Society of Arboriculture
Certified Arborist WE-0510A
ISA Tree Risk Assessment Qualified
Member, American Society of Consulting Arborists

Appendix 1 – Tree Inventory Exhibit
Appendix 2 – Tree Data
Appendix 3 – General Development Guidelines

Bibliography
APPENDIX 1
TAHOE PARK CA, LLC.
TREE INVENTORY EXHIBIT

4360 63rd St

Condition
Fair (5)
Poor (4)

Prepared by California Tree and Landscape Consulting, Inc.

October 3, 2021
## APPENDIX 2 – TREE DATA

<table>
<thead>
<tr>
<th>Tag #</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>Offsite</th>
<th>Common Name</th>
<th>Latin Name</th>
<th>Condition</th>
<th>DSH</th>
<th>Diameter Measured At (ft)</th>
<th>Crown Spread</th>
<th>Field Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>Ash sp.</td>
<td><em>Fraxinus sp.</em></td>
<td>Fair</td>
<td>26</td>
<td>4.5</td>
<td>18</td>
<td>Offsite and overhanging the property 15 feet. Canopy height 16 feet.</td>
</tr>
<tr>
<td>2</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>White Mulberry</td>
<td><em>Morus alba</em></td>
<td>Fair</td>
<td>30</td>
<td>4.5</td>
<td>21</td>
<td>Offsite and overhanging the property 18 feet. Canopy height 12 feet.</td>
</tr>
<tr>
<td>4</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>Pecan</td>
<td><em>Carya illinoensis</em></td>
<td>Fair</td>
<td>20</td>
<td>4.5</td>
<td>21</td>
<td>Offsite and overhanging fence 15 feet. Vigor fair.</td>
</tr>
<tr>
<td>5</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>Pecan</td>
<td><em>Carya illinoensis</em></td>
<td>Fair</td>
<td>28</td>
<td>4.5</td>
<td>30</td>
<td>Offsite and overhanging the property 20 feet. Canopy height 10 feet.</td>
</tr>
<tr>
<td>6</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
<td>Italian Stone Pine</td>
<td><em>Pinus pinea</em></td>
<td>Fair</td>
<td>30</td>
<td>4.5</td>
<td>27</td>
<td>Offsite and overhanging the property 20 feet. Canopy height 15 feet.</td>
</tr>
<tr>
<td>5280</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Loquat</td>
<td><em>Eriobotrya japonica</em></td>
<td>Poor</td>
<td>14</td>
<td>2</td>
<td>12</td>
<td>Tip dieback. Poor crown ratio. Low vigor.</td>
</tr>
<tr>
<td>5281</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Loquat</td>
<td><em>Eriobotrya japonica</em></td>
<td>Poor</td>
<td>14</td>
<td>2</td>
<td>12</td>
<td>Tip dieback. Poor crown ratio. Low vigor.</td>
</tr>
<tr>
<td>5282</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Apricot</td>
<td><em>Prunus armeniaca</em></td>
<td>Poor</td>
<td>16</td>
<td>2</td>
<td>12</td>
<td>Oozing from trunk. Tip dieback. Poor crown ratio. Low vigor.</td>
</tr>
<tr>
<td>5283</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>No</td>
<td>Pecan</td>
<td><em>Carya illinoensis</em></td>
<td>Poor</td>
<td>12</td>
<td>4.5</td>
<td>15</td>
<td>Growing in fence, under power lines and in lines. Poor structure. Fair vigor.</td>
</tr>
</tbody>
</table>
APPENDIX 3 - GENERAL PRACTICES FOR TREE PROTECTION

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 large valley oaks and coast live oaks is quite thick, usually 1” to 2”. If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury 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 to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor’s ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, 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 underneath the tree’s canopy (out to the dripline, or edge of the canopy), plus 1’. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, 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. If longer term monitoring is required, the arborist should report this to the developer and the planning agency overseeing the project.

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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.
May 15, 2023

Tahoe Park CA LLC
Attn: Louis Carnesale
701 Shadow Lane, Suite 150
Las Vegas, NV 89105
Via Email: louis@taylorfinancialllc.com

SUBJECT: 4360 W. 63rd Street, APN 021-0237-017, Arborist Report Addendum to Add City Trees

Dear Mr. Carnesale,

This letter is an Addendum to the Arborist Report and Inventory dated October 6, 2021, in response to the City’s comments requiring the addition of the City owned trees along 63rd Avenue that are proposed for removal. All of the documents are provided as part of the permit documents for the project.

Summary:
City Tree #34627 is the City tree proposed for removal. It is a Chinese Pistace, Pistacia chinensis, measuring 15.5” DSH. The tree is in fair condition with an arborist rating of 3 – Minor Problems. The arborist notes are: Fair at base, 1’ from sidewalk, swollen trunk at 4’, healthy canopy with good vigor, canopy is starting to hang low over street.

Please see Appendices for additional information.

Respectfully submitted,

Nicole Harrison
Registered Consulting Arborist #719
ISA Certified Arborist and Municipal Specialist #WE-6500AM
ISA Qualified Tree Risk Assessor

Attachments:
Appendix 1 Tree Location Map
Appendix 2 Site Photographs
Appendix 1 Tree Location Map
Appendix 2 – Site Photographs

Photo #1. Subject tree.