CITY OF SACRAMENTO
COMMUNITY DEVELOPMENT DEPARTMENT
DIRECTOR HEARING
300 Richards Blvd, 3rd Floor, Sacramento, CA 95811

STAFF RECOMMENDATION

Staff recommend the Design Director approve with conditions the Site Plan and Design Review for the **Parks Residence Addition** as file **DR24-149**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Environmental Determination** project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section Number 15301, Existing Facilities and Class 32, Section Number 15332, In-Fill Development.

2. **Site Plan and Design Review** for a residential remodel and addition to a single-unit dwelling with a front-setback and garage forward design deviation on a 0.14-acre parcel in the Single-Unit Dwelling (R-1) Zone within the Parkway Corridor Overlay Zone and the Citywide Design Review Area.

3. **Tree Permit** for the removal of one private protected tree.

PROJECT INFORMATION

Location:	3551 Elvas Avenue, Sacramento, CA 95819 (District 4)
Assessor's Parcel Numbers:	004-0021-001-0000
Applicant/Property Owner:	Ulric Parks 3551 Elvas Avenue, Sacramento, CA 95819
Project Planner:	Armando Lopez Jr., Assoc. AIA, (916) 808-8239, alopezjr@cityofsacramento.org

Land Use Information

General Plan Designation:	Neighborhood
Community Plan Area:	East Sacramento
Design Review Area:	Citywide SPDR
Existing Land Use of Site:	Residential
Existing Zoning:	Duplex Dwelling Zone (R-2)

Surrounding Zoning and Land Use

North (rear):	(R-1)	Southern Pacific Railroad
South (front):	(R-1)	Residential
West (interior):	(R-2)	Residential

Site Characteristics

Existing Property Size:	Approx. 0.31-acres
Parking Required:	None; 2 proposed
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

ATTACHMENTS

Exhibit A: Project Plans
Exhibit B: Demolition Request Preservation Review
Exhibit C: Arborist Report

PROPOSED PROJECT AND ANALYSIS

Background

The project is in East Sacramento abutting against the Southern Pacific Railroad to the north along Elvas Avenue and is currently a residential parcel with an existing 959 square foot single-unit dwelling. The site is a narrow triangular site and is surrounded by residential uses to the south and west. The site has numerous mature trees on site which three of them are proposed for removal and only one of those is private protected.

Project Analysis

The applicant is proposing to construct a 486 square foot addition to a single-unit dwelling increasing its living space to 1,084 square feet and adding an expanded garage. The project proposes to remove three trees which one is deemed private-protected to accommodate the garage expansion.

This request includes encroaching into the front setback and proposing a garage forward design. The applicant is requesting deviations through a public hearing to allow the development to not meet standards established in the Citywide Single-Unit Dwelling and Duplex Dwelling Design Guidelines under Design Guidelines for Garage Section 4-2, and Title 17 for not meeting the established front setback of 25 feet within the R-2 zone by proposing 21 feet 5 inches.

Table 1: Applicable Development Standards R-1 Zone

Standard	Code Section	Required	Provided	Deviation?
FAR	General Plan	N/A	1 unit	N
Height	§17.204.520.A	35’-0”	14’-1”	N
Front Setback	§17.204.540	25’-0”	22’-5”	**Y**
Interior Setback		5’-0”	5’-0” (west)	N
Rear-Yard Setback		15’-0”	20’-6”	N
Lot Coverage	§17.204.220.C	40%	11.8%	N

Architectural Analysis

This project should comply with standards listed within the Citywide Single-Unit Dwelling and Duplex Dwelling Design Guidelines. These guidelines seek to provide design principles for residential structures which will improve the character of neighborhoods by making them more attractive and inviting places to live while maintaining visual interest and a sense of place. Overall, the Design Guidelines are intended to encourage contextual design solutions while allowing for variety and innovation.

The project maintains the existing architectural style while increasing the height of the garage addition adding variety to the building form and cladding the existing dormer on the main façade of the residence to increase materiality. It will utilize similar materials already seen on the existing home via the cement plaster finish, dimensional composition roofing, and rustic brick wainscot. Furthermore, the existing non-permitted attached lean-to structure will be removed as part of this scope of work. As designed, the project meets all applicable architectural design standards and applicable design guidelines for a single-family residence and is commensurate with the existing design aesthetic within the neighborhood.

Front Setback Deviation

The purpose of the front setback is to maintain the overall composition and contribute to established rhythms and design character of the neighborhood streetscape. The project proposes to encroach into the front setback approximately three feet seven inches (3'-7") to the established setback of 25 feet. The applicant is requesting a deviation through a public hearing to allow the residence to be built closer than the established front yard setback per SCC.

Garage Forward Design Deviation

The purpose of the garage design guidelines is to minimize its visibility from the street and be compatible with the character and materials of the primary residence. In this case, the proposed design will extend the garage forward by four feet (4') in front of the main front wall of the residence. The applicant is requesting a deviation through a public hearing to allow the residence to be built with a garage forward design.

Staff Recommendation

The planning staff supports the project and recommends approval of the single-unit dwelling addition and remodel with front setback and garage forward design deviations as the design, layout, and physical characteristics of the proposed project are visually and functionally compatible with the surrounding neighborhood in accordance with the following justifications:

- The proposed front encroachment does not significantly impact the privacy of adjacent neighbors due to the addition being located toward the east side of the property;
- The proposed front façade design will not be significantly altered and will retain the most significant design feature of the residence which is the front dormer;

- Due to the unique triangular shape of the parcel, further development of the residence is constrained due to its narrow nature and requires expansion into the front setback to allow for a usable garage space to park a vehicle, and;

- The new driveway design was modified to retain a 37-inch diameter private-protected Incense Cedar tree.

Tree Permit

Pursuant to Sacramento City Code (SCC) chapter 12.56, the removal of private protected trees requires a tree permit. This project proposes to remove one private protected tree Tree #1 a 34-inch DSH Modesto Ash tree according to the arborist report, by Davey Resource Group, dated 3/16/2025 and related exhibits.

The tree is proposed for removal because it conflicts with the most reasonable placement of the new driveway in front of the proposed garage. According to the arborist report prepared by Davey Resource Group, dated 3/16/2025, the tree is in poor condition with decay, dieback, cracks in primary limbs, and poor structure. Therefore, Urban Forestry approves the applicant's request for a replacement waiver of this tree in accordance with the criteria set forth in SCC 12.56.060.

PUBLIC / NEIGHBORHOOD OUTREACH AND COMMENTS

The project was notified to property owners, tenants, and neighborhood groups within 500 feet of the subject site and the site was posted for the hearing on Wednesday, April 30, 2025. Staff has not received any comments as of the drafting of this report.

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 2024 Adequate Progress Annual Report accepted by City Council Resolution No. 2024-0311 on October 22, 2024."

DRAFT FINDINGS OF FACT

Environmental Determination

The project is also determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section Number 15301, Existing Facilities, and Class 32, Section Number 15332, In-Fill Development.

Site Plan and Design Review

1. The design, layout, and physical characteristics of the proposed development are consistent with the general plan and any applicable specific plan or transit village plan in that the proposal adheres to the goals and policies of the general plan land use designation of Neighborhood as a single-unit dwelling addition is being proposed on the site.

2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards or, if deviations from design guidelines or development standards are approved, the proposed development is consistent with the purpose and intent of the applicable design guidelines and development standards for the R-2 zone and the design standards for single-unit dwellings. Furthermore, the project meets the citywide design principles in relation to scale and massing for single-family residences.

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 exterior design and massing of the project are compatible with the design of the adjacent residential dwellings.

5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged.

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 and will not be a detriment to the neighborhood.

200-Year Flood Protection

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 2024 Adequate Progress Annual Report accepted by the City Council on October 22, 2024 (Resolution No. 2024-0311).

Tree Permit

The Tree Permit for the removal of one private protected tree, **is approved** based on the following Findings of Fact:

1. The location of the one (1) private protected tree conflicts with the most reasonable placement of the proposed driveway.
2. The tree meets the criteria for removal per SCC 12.56.050.B.1.b regardless of the proposed project and therefore, Urban Forestry approves the applicant's request to waive the replacement requirement per SCC 12.56.060.

DRAFT CONDITIONS OF APPROVALS

Design Review / Planning – Armando Lopez Jr.

1. The proposed construction of the single-unit dwelling addition is approved according to the attached plans and conditions of approval.

2. Any modifications to the approved project shall be subject to the review and approval of Planning staff (and may require additional entitlements).

3. Existing non-permitted lean-to structure shall be removed from the site regardless of the expansion scope of work proceeds forward.

4. Provide the following building materials on the residential addition as indicated by the approved plans:

    a. Minimum 30-year dimensional composition shingle roofing to match existing
    b. Existing dormer to remain and clad with fiber cement shingles or similar
    c. Cement-plaster siding to match existing in texture and color
    d. Brick/Masonry veneer wainscot to match existing and wrapping onto the south elevation a minimum of 3 feet
    e. Decorative gable end vent on south elevation
    f. Vinyl window with trim and sill to match existing on west elevation
    g. Windows and door on east elevation to be filled in and match adjacent cement plaster siding
    h. Contemporary style metal garage door with glass panels
    i. New gutter and downspouts to match existing

5. All fencing proposed shall conform to SCC 17.620.110(B)1, where a wall or fence not exceeding 6 feet in height may be placed along the rear or interior side property lines or within the rear or interior side yard setback area.

6. Any new or relocated electrical service panels shall not be placed on any street facing elevation and must be screened from street view when located on the interior side yard of the structure.

7. Existing roof top HVAC unit to remain and shall out be replaced with a larger unit visible from the public street.

8. Any work involving a city tree, private protected tree, or within the park strip requires a tree permit. If any work involving a city tree, private protected tree, or within the park strip a tree permit shall be obtained from Urban Forestry.

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

10. 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.

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

Environmental Planning Services – Ron Bess

12. Shall comply with the Migratory Bird Treaty Act in relation to the trees that are proposed to be removed.

Tree Permit – Erica Allen

13. The Tree Permit for the removal of one (1) private protected tree, Tree #1 a 34-in Modesto Ash according to the arborist report, prepared by Davey Resource Group, dated 3/16/2025 and related exhibits. is approved with the following conditions:

    - The applicant shall retain all trees permitted for removal until all fees associated with a building permit have been paid.

Urban Forestry – Erica Allen

14. **General Tree Protection** – The applicant shall include the following Tree Preservation Measures in the General Notes, Grading Plans, Utility Plans, Demolition Plan, Landscape Plan and the offsite plans if the trees will be impacted by work proposed on each sheet.

Required Tree Preservation Measures for City and Private Protected Trees

15. 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 of 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.

16. 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.

17. 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.

18. 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.

19. 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 Qualified Arborist. Submit a tree permit application and a tree protection plan created by a Qualified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.

20. 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 qualified arborist.

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

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

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

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

25. 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.

26. 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.

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

28. The applicant shall be financially responsible for any damage to the 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.

Advisory Notes

The following advisory notes are informational in nature:

ADV.1. **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.

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

ADV.2. Trees on Adjacent Parcels - While not required by city code for unprotected trees, the applicant has an obligation to protect trees owned by others on adjacent properties and should obtain permission to perform any work such as pruning or excavation within the dripline of such tree. Case law in California requires that reasonable care be taken to protect trees owned by others.

Respectfully Submitted: Armando Lopez (May 6, 2025 16:43 PDT)

Armando Lopez Jr
Design Review Staff, Assoc. AIA

Recommendation Approved: Matthew Sites (May 6, 2025 16:44 PDT)

Matthew Sites
Senior Architect, AIA

The decision of the Design Director may be appealed to the Planning and Design Commission. An appeal must be filed within 10 days of the Design Director's hearing. If an appeal is not filed, the action of the Design Director is final.

SURVEY NOTES:

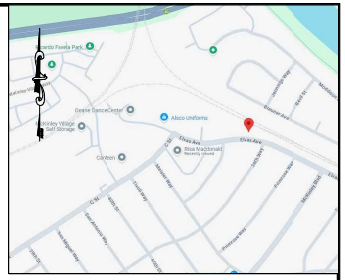
1) A POLICY OF TITLE INSURANCE FROM FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NO. 5274733D, DATED MAY 13, 2010, WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY.

2) THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.

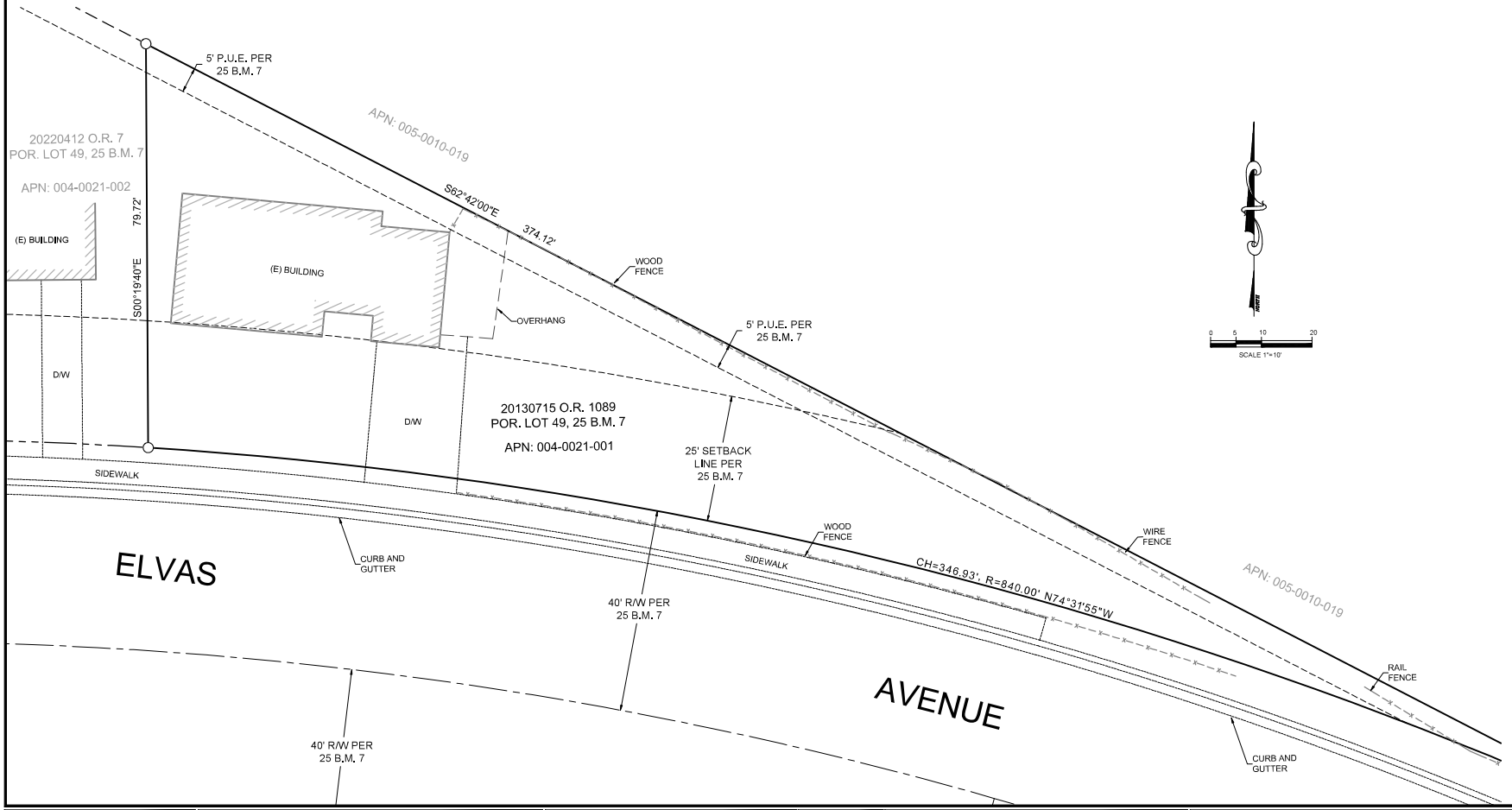
3) THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISHED THE ACTUAL BOUNDARY. THE BOUNDARY DEPICTED HEREON IS RECORD PER GRANT DEED 20130715 O.R. 1089, BEING A PORTION OF LOT 49 OF 25 B.M. 7, LOCATED USING FOUND MONUMENTS ALONG THE CENTERLINE OF ELVAS AVENUE.

4) THE TYPES, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. JTS ENGINEERING CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PRESCRIPTIVE EASEMENTS MAY EXIST OVER THOSE FACILITIES WHICH ARE NOT WITHIN THE RECORD EASEMENT.

5) NO MONUMENTS WERE SET AS A PART OF THIS SURVEY.



VICINITY MAP
NO SCALE



LEGEND

- MANHOLE
- DRAIN INLET
- WATER LINE (8"W)
- DRAIN LINE (12"SD)
- SEWER LINE (8"SS)
- GAS LINE (4"G)
- FIRE HYDRANT
- WATER VALVE
- SEWER CLEAN OUT
- WATER METER
- FIRE DEPT. CONNECTION
- EDGE OF PAVEMENT
- BACK FLOW PREVENTER
- CONCRETE CURB
- SPOT ELEVATION (25.50)
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL WITH LIGHT
- PARKING LIGHT
- PULL BOX
- GAS VALVE
- UTILITY POLE
- GAS METER
- OVER HEAD WIRE (O.H.W.)
- UTILITY POLE W/GUY
- PUBLIC STREET LIGHT
- SIGN
- FENCE
- WALL
- GUARD POST
- TREE
- PROPERTY LINE
- RIGHT OF WAY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- EASEMENT
- DIMENSION POINT

BENCHMARK ELEVATION: _____

JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO, CALIFORNIA 95811 TEL: (916) 441-6708

DESIGNED:	N/A	SCALE:	
DRAWN:	CTR	H:	1"=10'
CHECKED:	JTS	V:	
SUBMITTED:	JAVED T. SIDDIQUI	RCE:	25924

REGISTERED PROFESSIONAL ENGINEER — JAVED T. SIDDIQUI — No.25924 — CIVIL — STATE OF CALIFORNIA

NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	APPROVAL DATE

TOPOGRAPHIC SURVEY AND BOUNDARY EXHIBIT

3551 ELVAS AVENUE

CITY OF SACRAMENTO APN:004-0021-001 CALIFORNIA

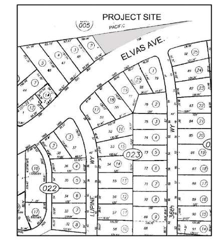
DATE: 10/31/2024

SHEET 1 OF 1

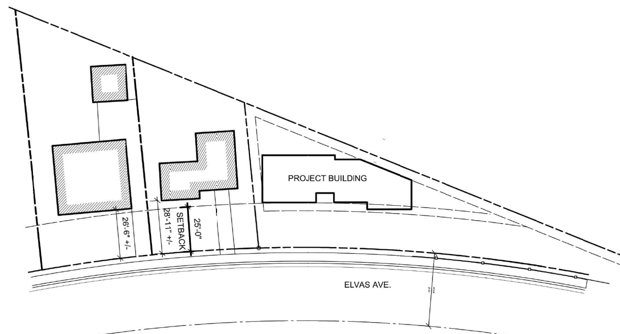
JOB NO: 2024-108

PROJECT DATA:

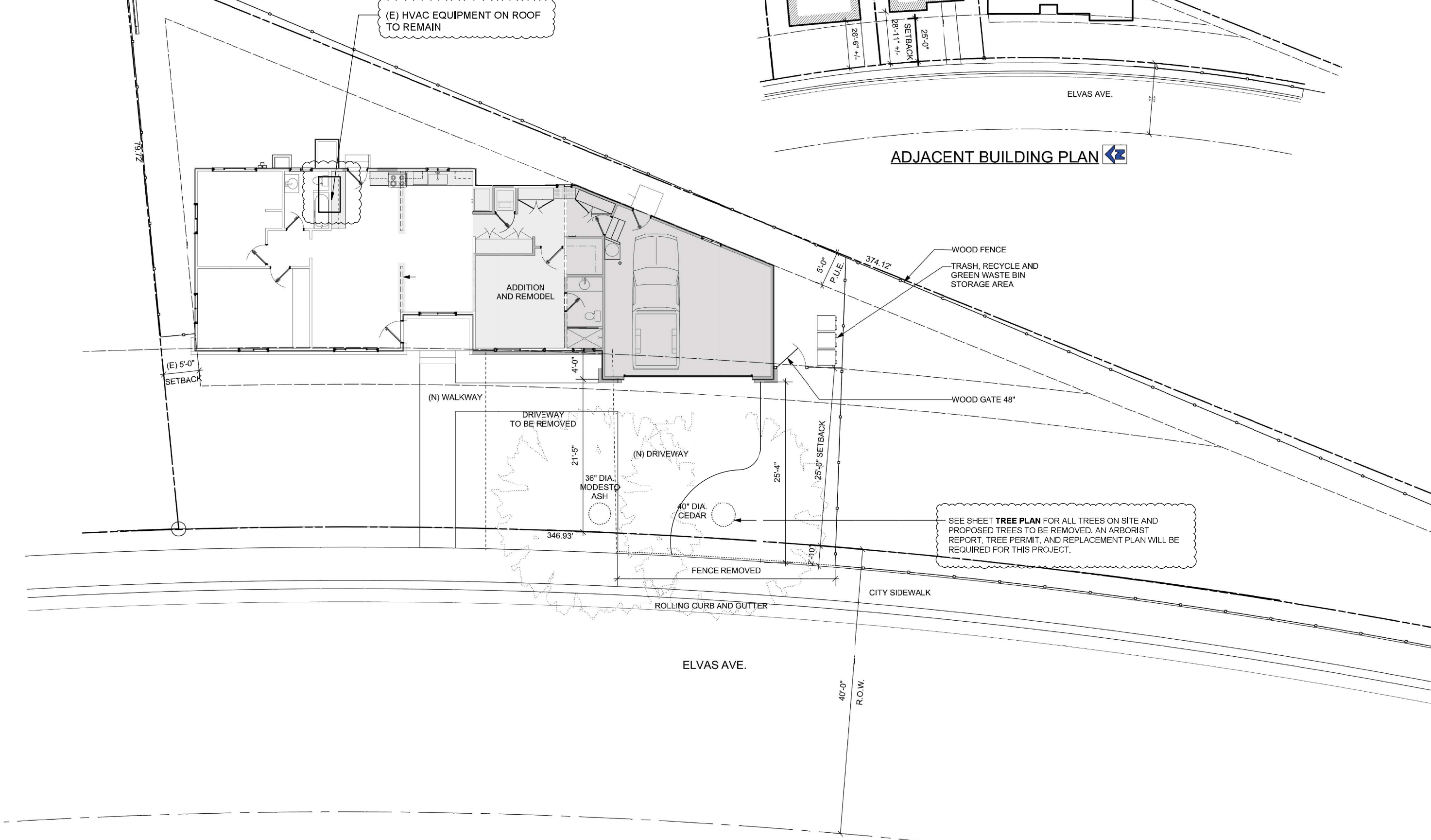
ASSESSOR'S PARCEL NO.	004-0021-001
JURISDICTION:	CITY OF SACRAMENT
ZONE:	R-1
LOT AREA:	.031 ACRES +/- (13,331 SF)
AREA ANALYSIS:	
LIVING AREA:	
(E) RESIDENCE:	959 SF (ASSESSORS)
(N) LIVING AREA ADDITION:	125 SF
TOTAL:	1,084 SF
GARAGE ADDITION:	486 SF
AREA TO BE REMODELED:	345 SF
F.A.R. (FOOTPRINT / LOT AREA):	(E) 07% (N) 11.7%
NO. OF STORIES:	1



VICINITY MAP



ADJACENT BUILDING PLAN



PROPOSED SITE PLAN

0 5 8 10 13 15 FT

SCALE 1/8" = 1'-0"

Parks Residence Addition

3551 Elvas Ave,
Sacramento, CA. 95819

PROPOSED
SITE PLAN

Richter & Associates
Design / Drafting Services
2543 Clay Street
Sacramento, Calif. 95815
916.769.8675
Email: richt239@aol.com

REVISION	BY
4/1/2025	

DRAWN: GR
CHECKED:
DATE: 12 / 12 / 2024
SCALE:
JOB NAME:
SHEET: 3

X TREE

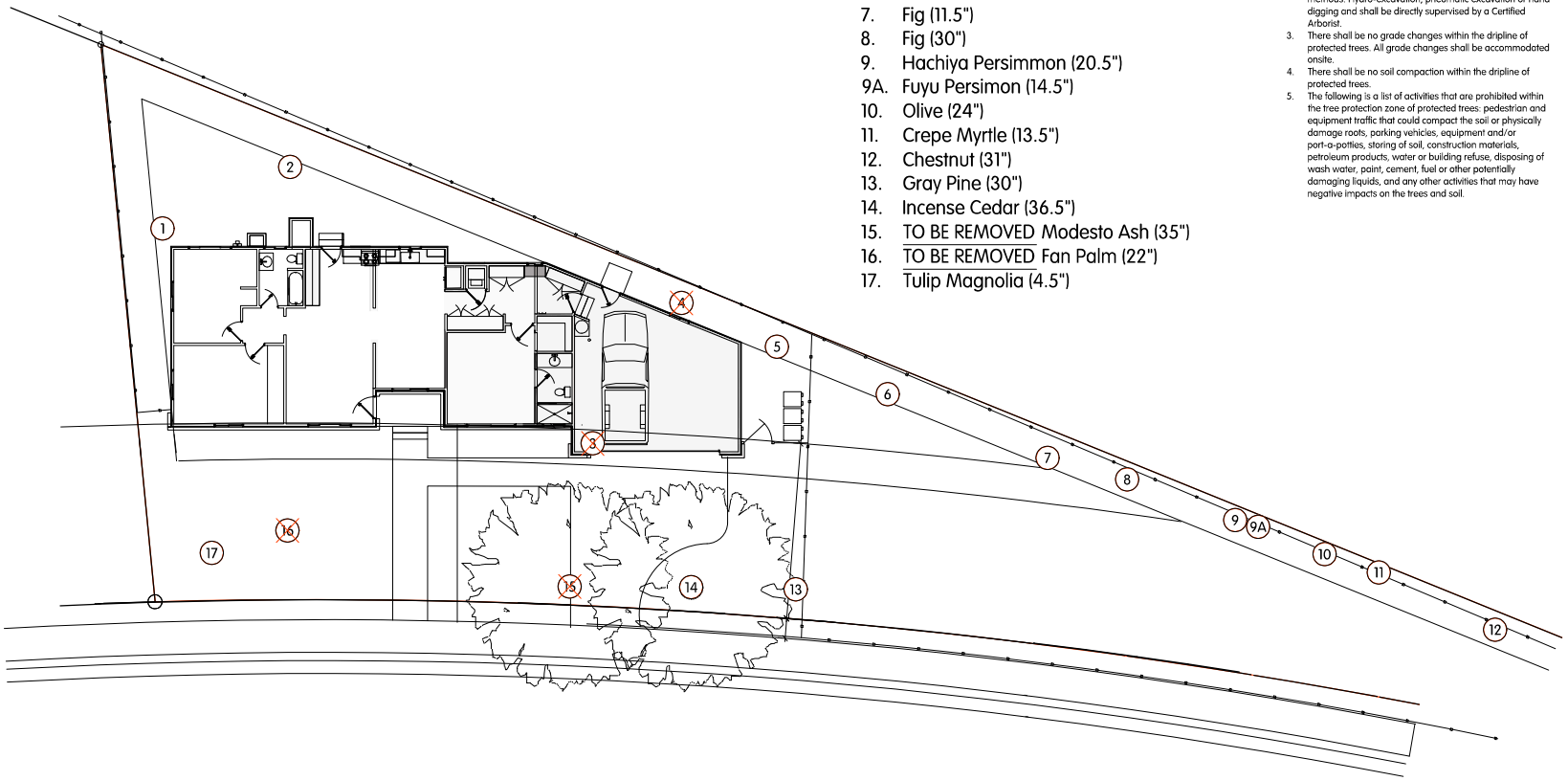
X TREE TO BE REMOVED

TREES

1. Naval Orange (19.5")
2. Rainier Cherry (15.5")
3. TO BE REMOVED Crepe Myrtle (13.5")
4. TO BE REMOVED Mandarin Orange (6")
5. Pluot (16")
6. Fruitless Plum (7")
7. Fig (11.5")
8. Fig (30")
9. Hachiya Persimmon (20.5")
9A. Fuyu Persimon (14.5")
10. Olive (24")
11. Crepe Myrtle (13.5")
12. Chestnut (31")
13. Gray Pine (30")
14. Incense Cedar (36.5")
15. TO BE REMOVED Modesto Ash (35")
16. TO BE REMOVED Fan Palm (22")
17. Tulip Magnolia (4.5")

REQUIRED TREE PRESERVATION MEASURES FOR CITY AND PRIVATE PROTECTED TREES

1. 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.
2. 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.
3. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.
4. There shall be no soil compaction within the dripline of protected trees.
5. The following is a list of activities that are prohibited within the 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.



TREE PLAN

1 PROPOSED SITE PLAN
SCALE: 1/8" = 1' -0"

GOODSPACE
HIGH PERFORMANCE BUILDERS

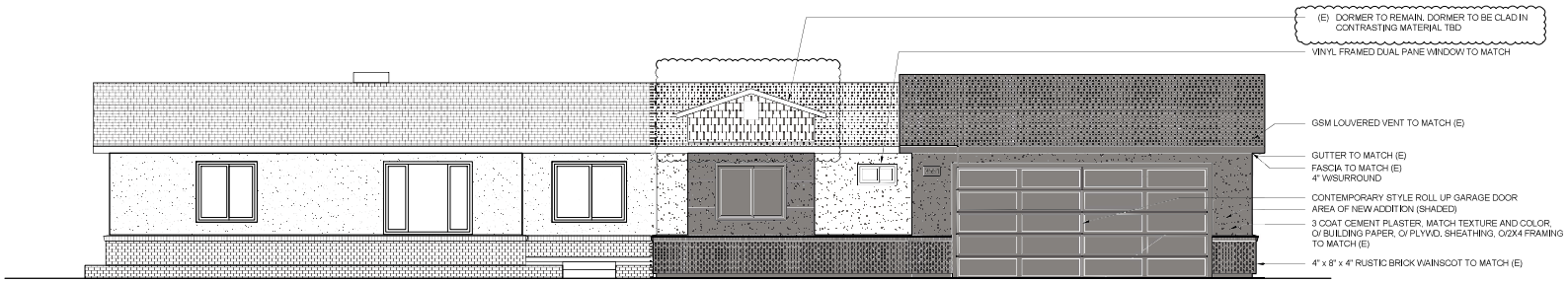
204 21st Street
Sacramento, CA 95811

3551 Elvas Ave

Resubmit - 4/1/2025
-
-
Drawn By SAC

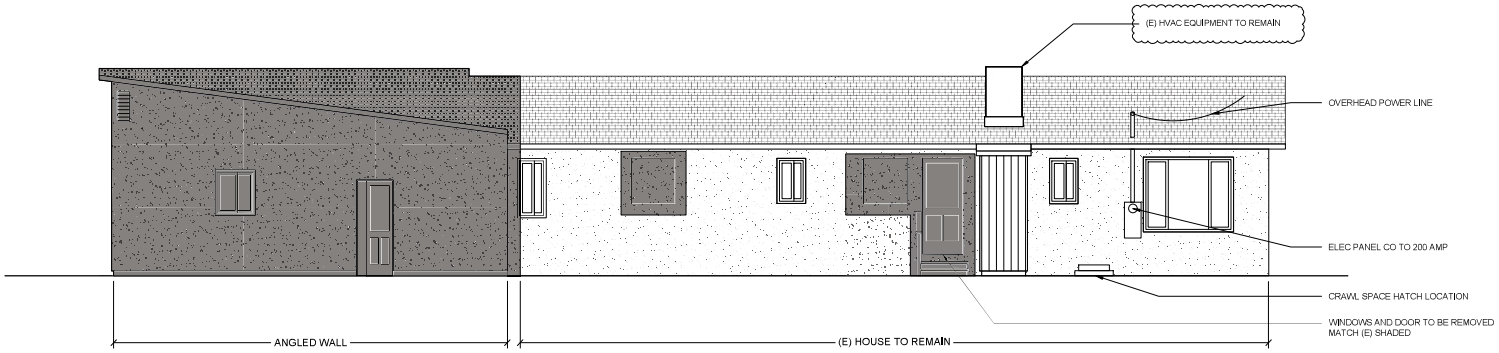
T1

Tree Plan



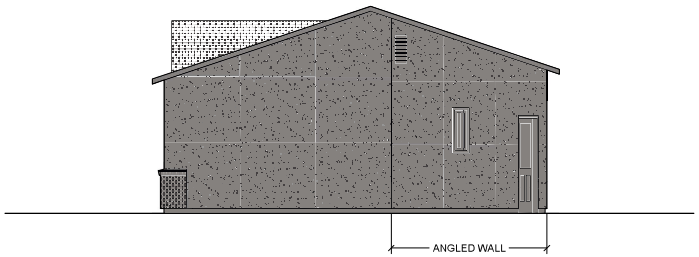
WEST ELEVATION (FRONT)

SCALE: 1/4" = 1'



EAST ELEVATION (BACK)

SCALE: 1/4" = 1'



SOUTH ELEVATION (SIDE)

SCALE: 1/4" = 1'

Parks Residence Addition
3551 Elvas Ave,
Sacramento, CA. 95819

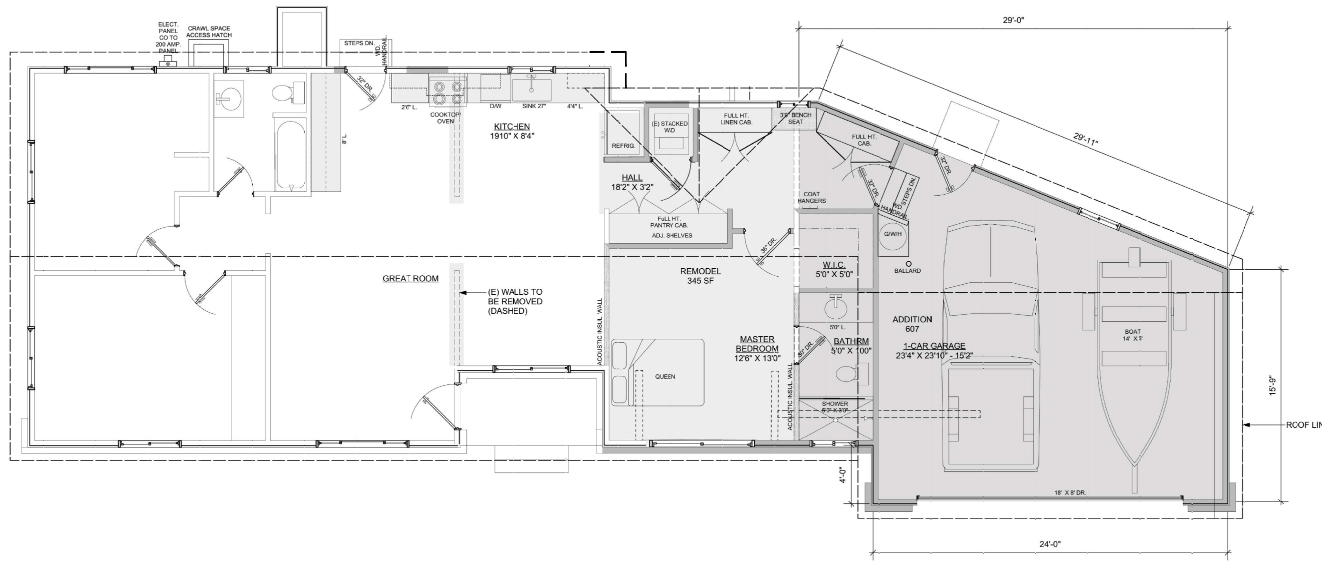
PROPOSED ELEVATIONS

Richter & Associates
Design / Drafting Services
2543 Clay Street
Sacramento, Calif. 95815
916.769.8675
Email: richt239@aol.com

REVISION	BY
4/1/2025	

DRAWN: GR
CHECKED:
DATE: 11 / 21 / 2124
SCALE:
JOB NAME:
SHEET:

2G3



PROPOSED FLOOR PLAN
OPTION H

SCALE 1/4" = 1'-0"

Parks Residence Addition
3551 Elvas Ave,
Sacramento, CA. 95819

PROPOSED
FLOOR PLAN

GRichter & Associates
Design / Drafting Services
2543 Clay Street
Sacramento, Calif. 95815
916.769.8675
Email: richt239@aol.com

REVISION	BY

DRAWN: GR
CHECKED:
DATE: 11 / 28 / 2024
SCALE:
JOB NAME:
SHEET: 1H

City of SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: (916) 264-5011
planning@cityofsacramento.org

DEMOLITION REQUEST PRESERVATION REIVEW (DRPR)

SECTION 1: To be completed by Planning Staff.

☒ **Yes** ☐ **No** **The project proposes demolition of 50-percent or more of building footprint, or 50-linear feet or more of exterior wall?**
If checked NO, No DRPR or Demolition I&R form is required.
If checked YES, proceed to Section 2 below.

SECTION 2: To be completed by Planning Staff.

☐ **Yes** ☒ **No** **The project proposes only demolition and is not part of a development proposal.**
If checked NO, proceed to Section 3 below.
If checked YES, No DRPR required. Complete Demolition I&R (Form CDD-0113).

SECTION 3: To be Completed by Planning Staff. Attach color photos. Large format printed or digital preferred.

Project Information

Date of Pre-Application Meeting: _____
Date Application Submitted: 2/5/2025
Date Application Deemed Complete: 2/19/2025
Application Number: DR25-026
Address: 3551 Elvas Avenue
Assigned Planner: A Lopez Jr
Planner Phone Extension: 8239

Type of Structure:

☐ Accessory
☑ Residential (1 or 2 units)
☐ Commercial (3+ units, or other commercial/industrial)
☐ Other (bridge, water tower, etc.) Description: _____

Scope of Work

☐ Demolition and New Construction
☐ Demolition of ACCESSORY STRUCTURE ONLY and New Construction
☑ Residential Addition
☐ Commercial Addition (3+ units, or other commercial/industrial)
☐ Other Description: _____

PAGE 2 TO BE COMPLETED BY THE PRESERVATION DIRECTOR

City of SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: 916-264-5011
CityofSacramento.org/dsd

HISTORIC RESOURCE PRELIMINARY EVALUATION

SECTION 4: To be completed by the Preservation Director.

☑ **Project is part of a discretionary development proposal such as a SPDR Entitlement:** Attach completed DRPR to Record of Decision. Refer to Section 5 below.

☐ **Project is part of a ministerial review, such as an ADU I&R:** Route to Preservation Director prior to completing Record of Decision. Attach completed DRPR to Record of Decision. Refer to Section 5 below.

☐ **The 45-day review period has expired, and the property is deemed not eligible for listing in the Sacramento Register:** Attach completed DRPR to Record of Decision.

SECTION 5: Preservation Director determination or request for information.

☐ **PROPOSED WORK COMPLIES WITH HISTORIC STANDARDS:** Therefore, whether the property includes a historical resource, there would not be a significant impact on any historical resources for CEQA purposes.

☑ **NOT ELIGIBLE:** The Preservation Director has made a preliminary determination that the structure is NOT ELIGIBLE as a historical resource for CEQA purposes, nor for listing in the Sacramento Register (Preliminary Determination expires in 3 years)

☐ **ELIGIBLE:** The Preservation Director has made a preliminary determination that the structure IS ELIGIBLE as a historical resource for CEQA purposes and may be eligible as a historic resource for listing in the Sacramento Register. **Project requires evaluation for compliance with historic standards or for possible impacts to historical resource and additional environmental review.**

☐ **ADDITIONAL RESEARCH NEEDED:** The Preservation Director has determined that additional research and evaluation on the history and potential significance of the structure is required in order to make a preliminary determination. Please work with staff to retain a qualified historical consultant and submit the historical report to your project planner for review.

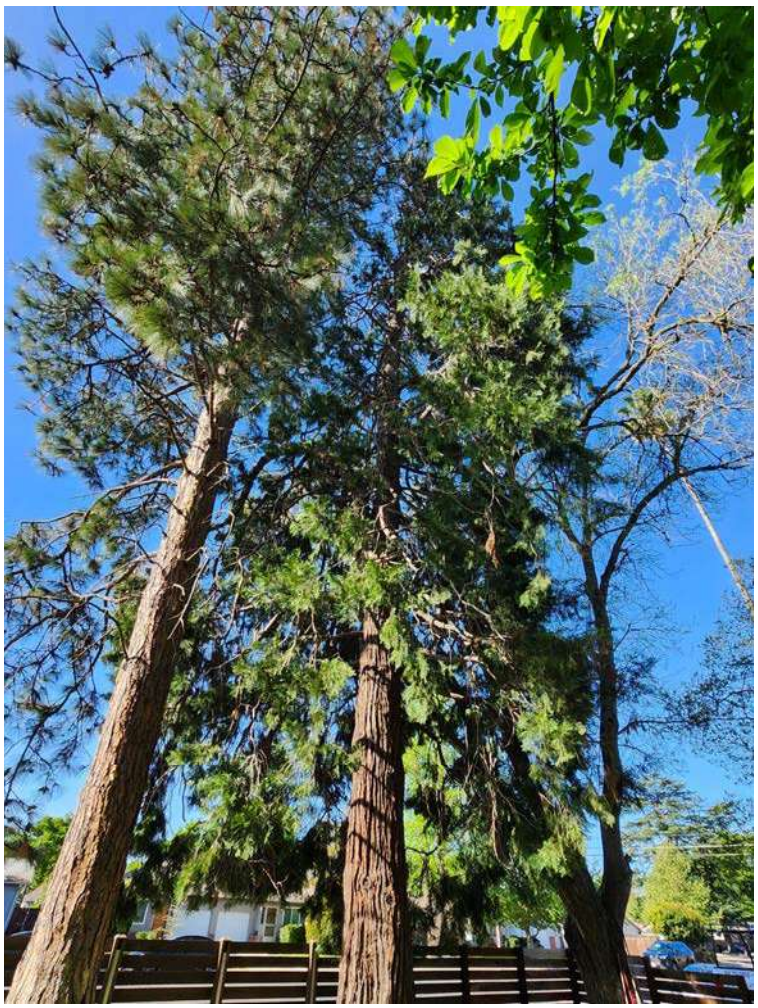
☐ **REQUEST MEETING WITH APPLICANT:** The Preservation Director has questions about the property, the photos provided, or the project and would like to meet with the applicant to discuss the project, its potential compliance with the historic standards, or to determine if an eligibility determination is warranted.

Notes:

Preservation Director's Signature: _____ **Date:** 2/13/2025

Corporate Headquarters
1500 North Mantua Street
P.O. Box 5193
Kent, OH 4240-5193
330-673-5685
Toll Free 1-800-828-8312
Fax: 330-673-0860

Western Region Office
5955 Capistrano Ave.
Atascadero, CA 93422



Arborist and Tree Protection Report

3551 Elvas Ave.
Sacramento, CA 95819

March 16, 2025

Prepared For:
Mr. Ulric Parks

Prepared By:
Davey Resource Group, Inc.
Lori Murphy
ISA Board Certified Master Arborist
WE-17844BM
ASCA Registered Consulting Arborist #780
ISA Tree Risk Assessment Qualified

ASCA RCA #780
Registered Consulting Arborist®

Contents

Summary

In April 2025, Davey Resource Group (DRG) was contacted by Ulric Parks to conduct a tree inventory and assessment and develop a tree protection plan for all trees identified as related to the proposed development at 3551 Elvas Ave. in Sacramento, CA. A request was made to assess the current condition of the trees and determine how the planned project will impact them.

On April 9, 2025, an International Society of Arboriculture (ISA) Certified Arborist (Lori Murphy, #WE-7844BM) from Davey Resource Group evaluated seven (7) trees that the project may impact. Two of the trees are considered private protected trees under the City of Sacramento Tree Ordinance Ch. 12.56 (A tree that has a DSH of thirty-two (32) inches or more located on private property that includes any single unit or duplex dwellings). Current plans include constructing an addition to the current residence, a garage, and a driveway. Three trees are planned for removal. The project will encroach within the tree protection zone (beneath the driplines) of four trees, and impacts are expected. The tree inventory included:

- Seven distinct tree species: Modesto ash (1 tree), incense cedar (1 tree), Canary Island pine (1 tree), citrus species (1 tree), plum species (1 tree), crape myrtle (1 tree), and Chinese elm (1 tree).
- Four (4) trees may be retained following the tree protection measures outlined in this report.
- Three (3) trees are within the project footprint and are scheduled for removal under the current plans.
- Two (2) of the assessed trees, the Modesto ash and the incense cedar, fall under 'protected' status (32" trunk diameter or larger). The cedar will be retained with tree protection measures outlined in this report, and the ash is planned for removal. Recommended replacement tree species and location are included in this report.

This report focuses on tree protection recommendations for tree preservation to help guide work around them and to reduce potential impacts on the trees to be preserved. The trees identified for preservation should be monitored by a Certified Arborist at the end of construction and ongoing as needed.

Introduction

Background

The property owners are planning a house and garage addition at 3551 Elvas Ave. To comply with City of Sacramento regulations and create a plan that considers the least impact on these trees, Davey Resource Group, Inc. (DRG) was contracted to provide an arborist evaluation and report. This report details the health, size, and location of the trees as well as identifies tree protection and retention measures before the approval of construction plans so that the project can be the least impactful to the onsite trees as possible. These plans can be provided for submittal and approval by the City of Sacramento before any land disturbance and for any required permitting. A permit is required for any regulated work beneath the dripline of a protected tree. Two assessed trees are designated as protected trees according to the Sacramento Tree Preservation Ordinance Ch. 12.56. A protected tree is any of the following:

A. A tree that is designated by city council resolution to have special historical value, special environmental value, or significant community benefit, and is located on private property;

B. Any native Valley Oak (Quercus lobata), Blue Oak (Quercus douglasii), Interior Live Oak (Quercus wislizenii), Coast Live Oak (Quercus agrifolia), California Buckeye (Aesculus californica), or California Sycamore (Platanus racemosa), that has a DSH of twelve (12) inches or more, and is located on private property;

C. A tree that has a DSH of twenty-four (24) inches or more located on private property that:
   1. Is an undeveloped lot; or
   2. Does not include any single unit or duplex dwellings; or

D. A tree that has a DSH of thirty-two (32) inches or more located on private property that includes any single unit or duplex dwellings.

Site plans dated 4-1-2025, including a tree plan and proposed site plans, were reviewed.

Assignment

The arborist visually assessed the specified trees on the site expected to be impacted, the environment beneath the driplines, and site conditions. Following data collection, specific tree preservation plans were determined to better

ensure survivability during the planned project. This report establishes the condition of the trees and their canopies within the project area. The arborist visually assessed each tree on the site, and the required tree attributes were collected. Following data collection, specific tree preservation plan elements were calculated that identified each tree's critical and structural root zones (CRZ and SRZ) to better ensure survivability during the planned development. The trees were also photo documented so that any change in condition can be evaluated if needed.

Limits of the Assignment

Many factors can limit specific and accurate data when performing evaluations of trees, their conditions, and potential for failure or response to site disturbances. No soil or tissue testing was performed. All observations were made from the ground on April 9, 2025. The determinations and recommendations presented here are based on current data and conditions that existed at the time of the evaluation and cannot be a predictor of the outcome for the evaluated trees in the future. No physical inspection of the upper canopy, sounding, resistance drilling, soil excavation to expose roots, or other technologies were used in the evaluation of the trees.

Purpose and Use of Report

The purpose of this report is to provide a summary inventory of all trees within the project area of impact, including an assessment of the current condition and health, as well as providing a tree protection plan for all evaluated trees/canopies that may be impacted by construction plans. The findings in this report can be used to make informed decisions on design planning and to guide long-term care of the trees. This report and detailed tree protection plan can also be submitted to the City of Sacramento for permitting purposes.

Observations

Methods

Only a visual inspection was used to develop the findings, conclusions, and recommendations found in this report. Data collection included measuring or estimating the diameter of the specified trees at approximately 54 inches above grade (DSH), height estimation, a visual assessment of tree condition, structure, and health, and a photographic record. When branches form below standard height, DSH was taken at the narrowest point below the branch union.
For multi-stem trees, DSH is the sum of the diameter of the largest trunk and one-half the cumulative diameter of the remaining trunks at four and one-half feet above natural grade.

A condition rating percentage (0-100%) was assigned for each tree's health, structure, and form, and the lowest percentage was used as the overall tree condition. Condition ratings were based on but not limited to:(1) the condition and environment of the tree's root crown; (2) the condition of the trunk, including decay, injury, callusing, or presence of fungus sporophore; (3) the condition of the limbs, including the strength of crotches, amount of dead wood, hollow areas, and whether there was excessive weight borne by them; (4) the condition and growth rate history of the twigs, including pest damage and diseases; (5) the leaf appearance, including abnormal size and density as well as pest and disease damage. Using an average of the above factors together with the arborist's best judgment, the general condition of the tree was recorded in one of the following categories adapted from the rating system established by the International Society of Arboriculture and 10th Edition of the Council of Tree & Landscape Appraisers (CTLA) *Guide for Plant Appraisal*[1] :

- **Good (100%-80%):** Vigor is normal for the species, and no significant damage due to disease or pests. Little or no twig dieback, discoloration, or defoliation. Well-developed structure with minor defects that can be corrected easily. Minor asymmetries/deviations from species norm. Function and aesthetics are not compromised.

[1] Council of Tree and Landscape Appraisers. (2019). *Guide for Plant Appraisal, 10th Edition, Second Printing.* Atlanta, GA: International Society of Arboriculture.

- **Fair (79%-51%):** Reduced vigor. Damage due to insects or diseases may be significant and associated with defoliation but is not likely to be fatal. Twig dieback, defoliation, discoloration, and/or dead branches may comprise up to 50% of the canopy. A single structural defect of a significant nature or multiple moderate defects. Structural defects are not practical to correct or would require multiple treatments over several years. Major asymmetries/deviations from species norm. Function and aesthetics are compromised.
- **Poor (50%-30%):** Unhealthy and declining in appearance. Poor vigor and low foliage density and poor foliage color are present. Potentially fatal pest infestation. Extensive twig or branch dieback. A single serious structural defect or multiple significant defects. Observed structural problems cannot be corrected. Failure may occur at any time. Largely asymmetrical or abnormal form. Form detracts from aesthetics or intended use to a significant degree.
- **Very Poor/Critical (1%-29%):** Poor vigor and appears to be dying. Little live foliage. Single or multiple severe structural defects. Visually unappealing and provides little or no function in the landscape.
- **Dead (0%)**

Observations

Tree condition is important to evaluate because healthy trees can better withstand construction impacts. A total of seven (7) specimen trees were inspected at the site that will be within the limits of disturbance. Six of the trees stand in the front yard east of the residence. One tree (#7) stands on the neighboring property, approximately 15 ft. behind the boundary fence, and the canopy overhangs the property line. Several fruit trees stand on the far east section of the property, beyond the limits of disturbance for this project. A wood fence surrounds the property, and the site is irrigated.

The trees were all fairly mature, and tree diameters (DSH) ranged from 8" for a citrus tree up to 37" for an incense cedar. Tree condition is important to evaluate because healthy trees can better withstand construction impacts. Tree conditions ranged from poor (1 tree) to fair (6 trees). A total of seven (7) specimen trees were inspected at the site, consisting of seven distinct species:

- Modesto ash (*Fraxinus velutina 'Modesto'*) - 1 tree in poor condition
- Incense cedar (*Calocedrus decurrens*) - 1 tree in fair condition
- Canary Island pine (*Pinus canariensis*) - 1 tree in fair condition
- Crape myrtle (*Lagerstroemia indica*) - 1 tree in fair condition
- Citrus species (*Citrus spp.*) - 1 tree in fair condition
- Plum species (*Prunus spp.*) - 1 tree in fair condition
- Chinese elm (*Ulmus parvifolia*) - 1 tree in fair condition

A map of tree locations can be found in Appendix A, a complete Tree Inventory and Condition Assessment can be found in Appendix B, and tree photographs can be found in Appendix C.

Analysis & Recommendations

Successful tree preservation efforts begin in the planning and design phase. To select the appropriate trees for preservation and then incorporate those trees into future development plans, site managers and designers need detailed information on the health and status of the existing trees. This report satisfies the conditions of the critical first step in the preservation process: a tree inventory, assessment, and analysis conducted by a qualified professional.

As with most tree preservation planning, a critical element is minimizing root disturbance. When evaluating tree root disturbance during construction, there are two considerations: the damage or removal of absorption roots and/or anchoring roots. Removal (or compaction in the area) of the absorption roots can cause immediate water stress and a significant decline in tree health. The ability of a tree to survive the loss of absorption roots is dependent on its

tolerance of drought, tree health, and the ability to form new roots quickly. Removal of the larger anchoring roots can lead to structural instability. Trees that suffer substantial root loss or damage are seldom good candidates for preservation.

The site specific recommendations for trees on the subject property are as follows:

- **Remove Tree ID#'s 1, 4, & 5.** These trees are within the project's footprint, and impacts will be high. Tree **#1**, the Modesto ash, is considered a protected tree due to its trunk diameter. Due to the poor condition of this tree, removal of this tree would be recommended regardless of the construction project.
- **Retain & Protect Tree ID#'s 2, 3, 6, & 7.** Tree **#2** will have the new driveway constructed over the root zone, and impacts could be moderate to high if traditional excavation for the concrete base is done. To reduce impacts to this tree, the driveway should be constructed of pavers or decomposed granite to reduce the excavation depth and root impacts. Alternatively, if the driveway can be constructed above grade over the existing roots using design alternatives to reduce root impacts, such as designing the driveway at the existing grade (bump-up design) and use a product such as biaxial geogrid underneath the concrete, on top of the roots, this would reduce impacts to the root system. It would also protect the roots from compaction by distributing the weight of the paving and vehicles. Trees #**3**, **6**, and **7** should have tree protection fencing set up at the driplines.

In addition to site specific recommendations above, the following sections identify general best practice recommendations for tree preservation.

Determining a Tree Protection Zone

The City of Sacramento considers the Tree Protection Zone (TPZ) as: "the area around a tree within the outermost circumference of the canopy or as set forth in a tree protection plan". Some impacts (~25% or less) within this zone are typically acceptable for average to good condition trees with basic mitigation/stress reduction measures. Over-mature trees or trees in poor or marginal health may require larger protected distances. Tree Protection Zone (TPZ) fencing should be installed at the dripline or designated Limit of Disturbance (LOD) of the trees to be retained and remain in place for the entirety of the project. Access into the TPZ should not be allowed unless determined to be necessary and only under the supervision of a certified arborist. Access into the TPZ should not be allowed unless determined to be necessary and only under the supervision of a certified arborist.

The structural root zone (SRZ) was calculated using a commonly accepted method established by Dr. Kim Coder in *Construction Damage Assessments: Trees and Sites.*[2] In this method, the root plate size (i.e. pedestal roots, zone of rapid taper area, and roots under compression) and limit of disruption based upon tree DSH is considered as the minimum distance that any disruption should occur during construction. Significant risk of catastrophic tree failure exists if structural roots within this given radius are destroyed or severely damaged. The SRZ is the area where minimal or no disturbance should occur without arborist supervision. Both the TPZ and SRZ for the surveyed trees are listed in Appendix B, Table 2.

- It is recommended that the TPZ fencing be installed at the dripline. Where approved excavation and root pruning take place, the TPZ fencing may be installed closer to the trunk and will need to be determined by the site arborist at the time of installation.
- TPZ fencing shall be a minimum of 6 feet high, constructed of chain link or polyethylene laminar safety fencing or similar material, subject to approval by an ISA Certified Arborist, and completely encircle the tree or groups of trees using pier blocks. Avoid posts or stakes that may damage the root zone.

[2] Dr. Kim D. Coder, University of Georgia June 1996

- "Tree Protection Area - Keep Out" or similar signs shall accompany the TPZ fencing every 15 feet and include contact information to report violations.
- TPZs shall be constructed in such a fashion as to not be easily moved or dismantled.
- TPZs shall remain in place for the entirety of the project and only removed, temporarily or otherwise, by an ISA Certified Arborist after submission and approval of intent.
- No stockpiling of materials, vehicular traffic, or storage of equipment or machinery shall be allowed inside the TPZ.
- Any excavation within the TPZ's must be hand-dug, or done with pneumatic air spade or hydro-vac, and should be monitored by a Certified Arborist. All impacts shall be documented.
- Any roots ≥2-inch diameter may only be pruned with approval from the on-site arborist.
- All heavy equipment **must** remain outside of the TPZ.
- Trees should be irrigated regularly.
- If the soil within the TPZ is compacted, then aerate the soil using an air spade to alleviate compaction and promote the flow of oxygen and water to the roots.
- Add a 3-inch layer of mulch to the portion of the root zone protected by the TPZ. Be sure not to cover/bury the tree root collar. Mulch aids the soil in water retention and also helps insulate the soil from hot and cold weather extremes.
- Where possible, add a 4-6-inch layer of wood chips over any parts of a root zone not protected by the TPZ. This aids in reducing the impact of soil compaction from foot traffic and/or heavy equipment during the upcoming construction activities.

Tree Replacement Plan

The City of Sacramento requires a tree replacement plan when private protected trees are removed: "*A tree replacement plan for private protected trees located on lots that include single-unit or duplex dwellings must provide for the replacement of one tree for each private protected tree removed".* To replace the canopy cover and other benefits that the Modesto ash has provided, planting at least one medium to large stature tree on the property is recommended. A 24-inch box size tree is suggested. There is room on the property to the east of tree #3 to plant a new tree, and tree species to consider include:

- Fern pine (*Afrocarpus gracilior*)
- Ginkgo (*Ginkgo biloba*)
- Bay laurel (*Laurus nobilis*)

Post-Development

A successful tree preservation effort continues well past the conclusion of development activities:

- The preserved trees should be **re-inspected** for signs of impact that may have gone undetected during construction, and mitigation measures assigned accordingly.
- The preserved trees should be placed on a **seasonal care plan** for two years that includes both monitoring and routine soil inoculation treatments, such as biochar, designed to stimulate new root growth.
- Annual monitoring should continue for several years, as the effects of construction may take anywhere from 3 to 7 years to become visibly apparent.

Concluding Remarks

This report, along with the tree inventory, is the first step in preserving the health, function, and value of the trees on the site during and after development. Trees and green spaces provide benefits and add value to residential properties. Tree preservation starts with a basic understanding of the health and structure of the trees on the site. With proper care and protection, these trees can continue to thrive. Tree protection guidelines and strategies should be shared with contractors and employers prior to any disturbance at the site.

The suitability of a tree for preservation is a qualitative process based on the interaction of a variety of influencing factors. A tree inventory and arborist report provides a snapshot in time of each tree assessed across many of the most important observable factors relative to preservation. Healthy, vigorous trees better tolerate impacts from construction and more readily adapt to the new site conditions that exist after completion of development. Additionally, tolerance to impact from construction activities varies across species and sites. The percentage impact on the root zone also greatly influences the suitability of a particular tree for preservation.

A successful tree preservation plan requires a team effort to find the right balance and select the appropriate trees. Using the findings of this report as a guiding foundation, planners are equipped to design, prepare, and implement a tree preservation plan tailored to achieving the optimal outcome.

Appendix A – Location Map

Aerial view of site and tree locations. Red dot indicates tree planned for removal, green dot indicates tree to be preserved.

Appendix B – Tree Data Table

Table 1. Tree Inventory & Condition Assessment April 2025

Tree #	DSH	Tree Species	Condition	Health (%)	Structure (%)	Form (%)	Canopy Radius (ft)	Height (ft)	Preservation Priority	Notes
1	34.5	Modesto ash	Poor	35	40	40	15	50	4	Lost major leader/limbs, crack in trunk, decay @ main union, borers, canopy dieback, deadwood up to 10" in diameter, lost large limbs, one-sided, crowded; removal recommended regardless of construction
2	37	Incense cedar	Fair	75	75	70	12	70	2	lower trunk wound; crowded; moderate to high impacts expected
3	29.5	Canary Island pine	Fair	70	75	75	11	80	2	pitch masses on trunk, likely sequoia pitch moth; slight needle browning, crowded; minor impacts expected
4	11	Crape myrtle	Fair	80	70	80	12	18	2	2 stems-8, 6"; bark inclusion
5	8	Citrus species	Fair	80	75	75	8	16	2	Co-doms, slight lean
6	16	Plum species	Fair	60	70	70	8	20	2	DSH @ 3'; trunk decay, fruiting bodies, prev. failure, unbalanced; moderate impacts expected
7	28.5	Chinese elm	Fair	80	70	80	25	50	2	on neighboring property, canopy overhangs site by 8 ft.; 3 stems-15, 15, 12"; minor impacts expected

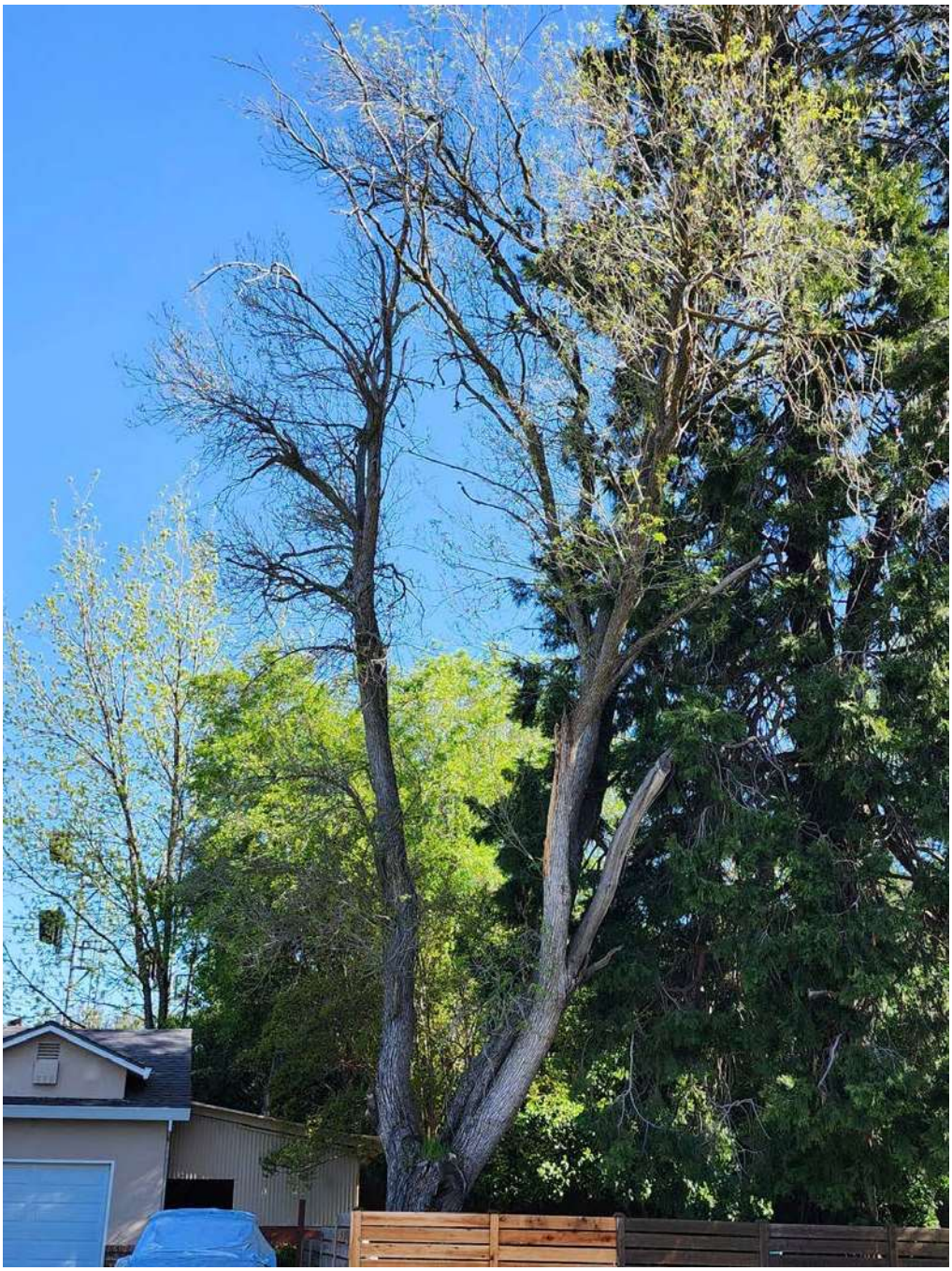
80-100% - Good; 51-79% - Fair; 30-50% - Poor; 1-29% - Critical; 0 - Dead

Table 2. Tree Root Zones and Recommendations

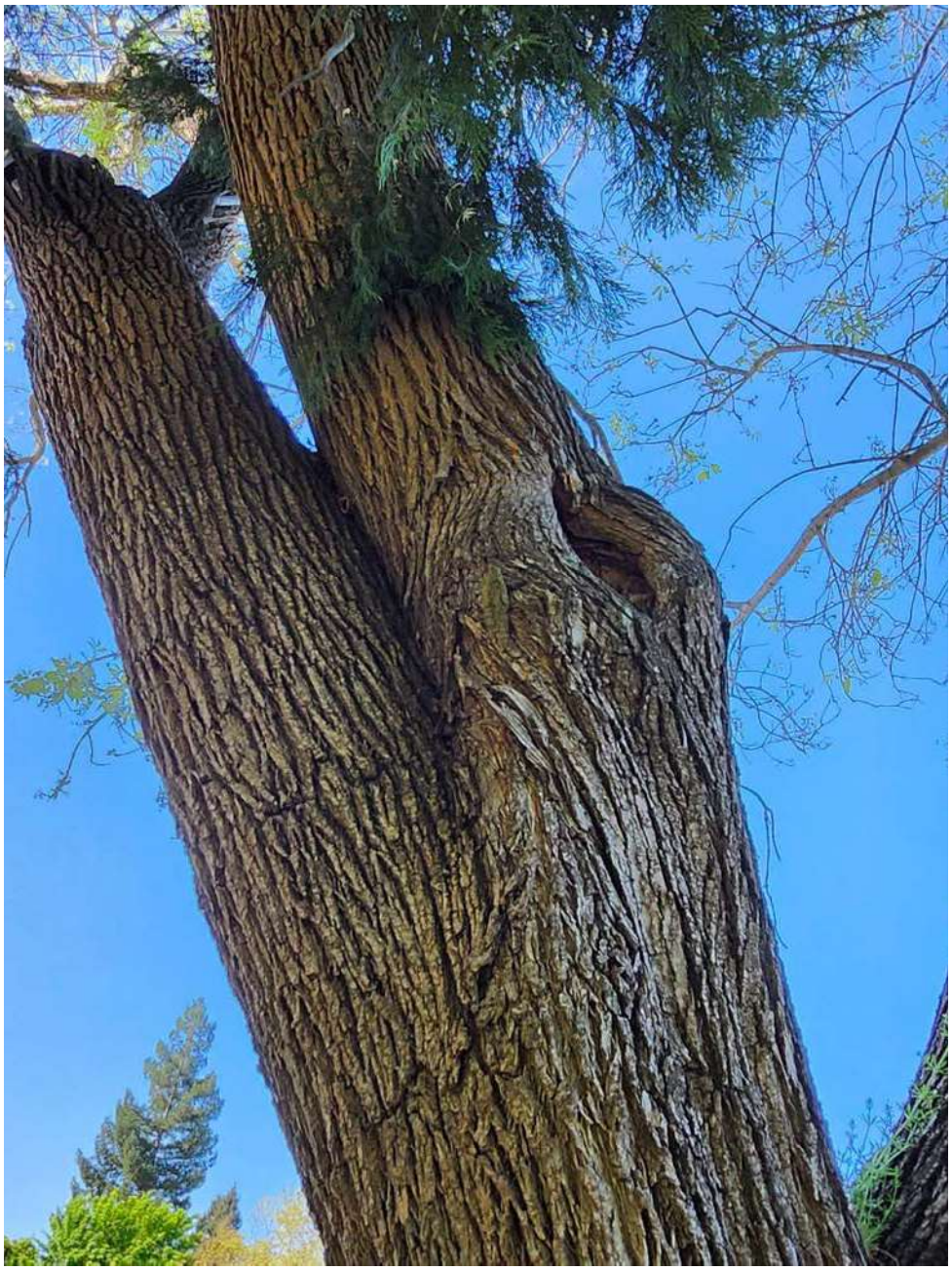
Tree #	DSH	Common Name	Recommendation	Structural Root Zone	Tree Protection Zone
1	34.5	Modesto ash	Remove	11	15
2	37	Incense cedar	Preserve	12	12

Tree #	DSH	Common Name	Recommendation	Structural Root Zone	Tree Protection Zone
3	29.5	Canary Island pine	Preserve	9.5	11
4	11	Crape myrtle	Remove	3.5	12
5	8	Citrus	Remove	3	8
6	16	Plum	Preserve	5.5	8
7	28.5	Chinese elm	Preserve	9.5	25

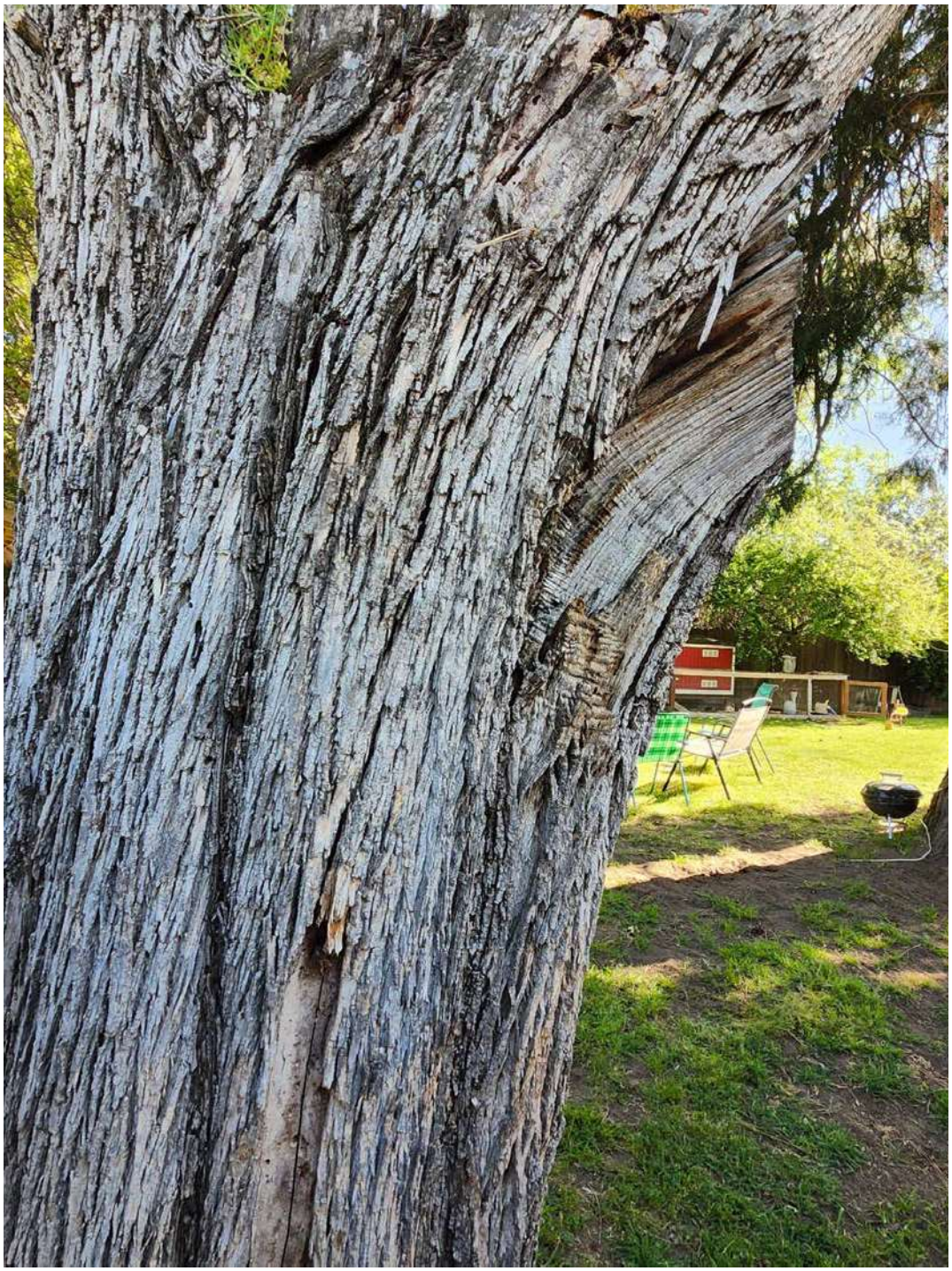
Appendix C – Photos



1. **Tree #1 is in poor overall condition and is recommended for removal.**

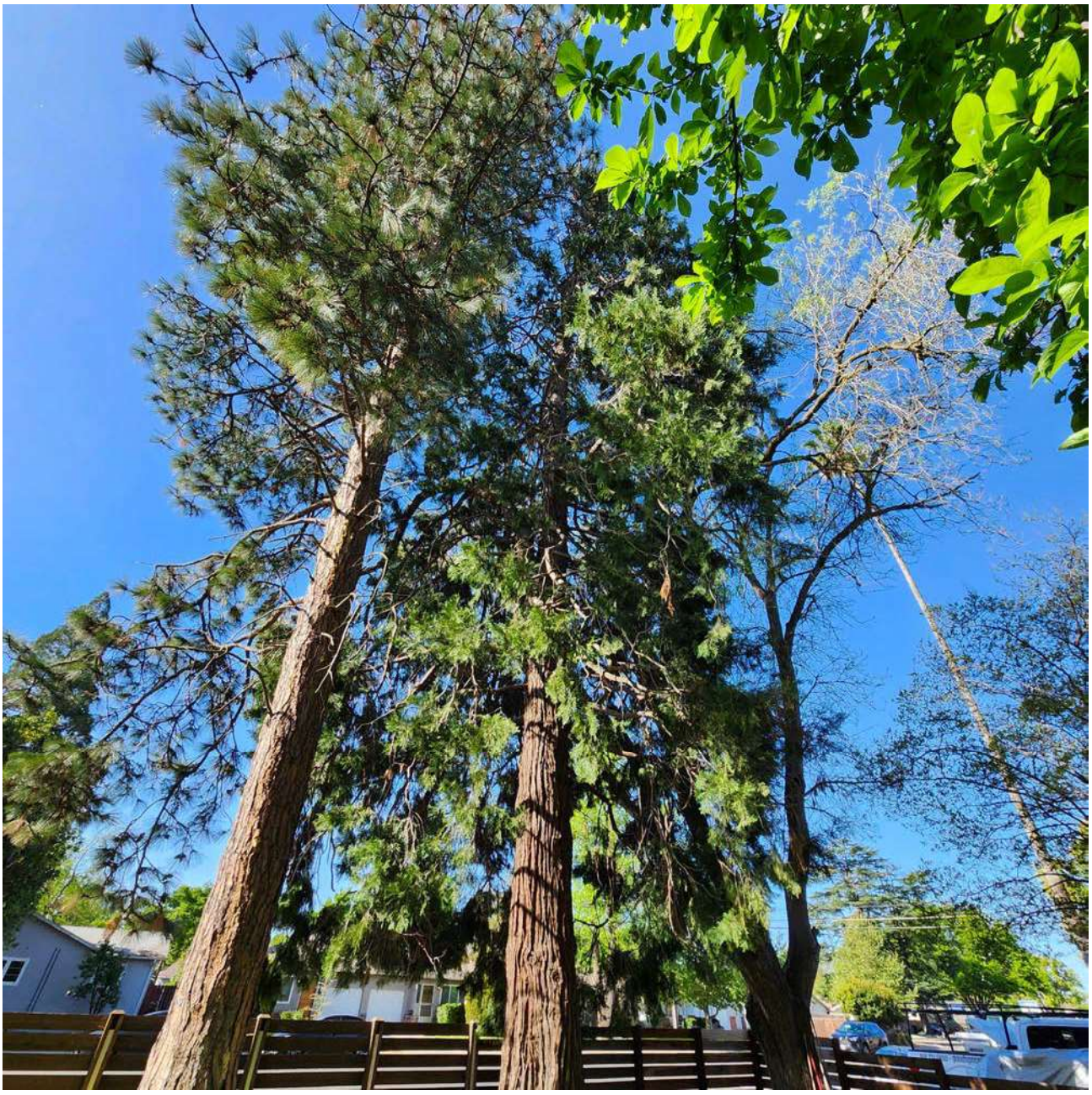


2. Bark inclusion and decay cavity on tree #1.



3. Crack in trunk on tree #1.

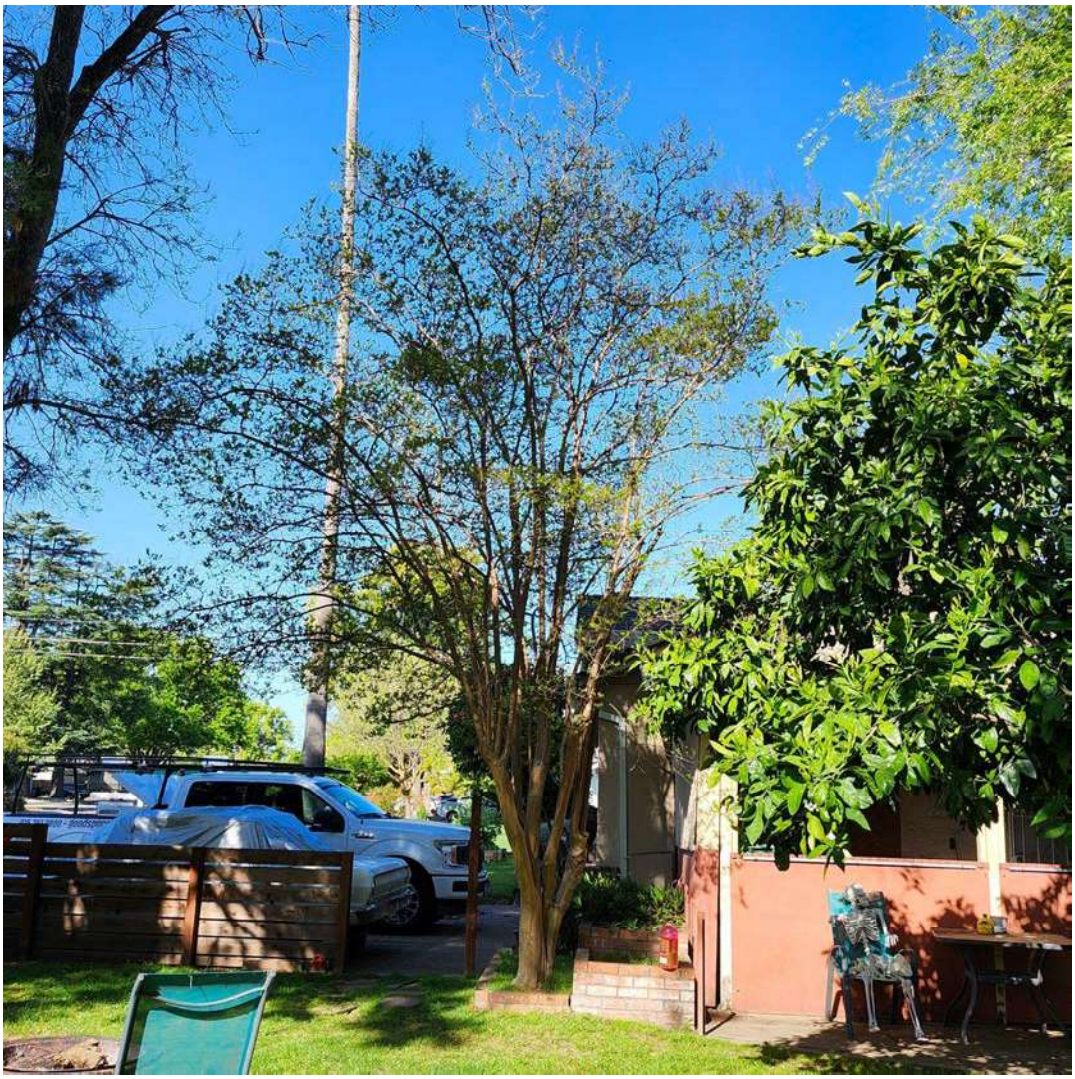
4. Cracks and decay in tree #1.



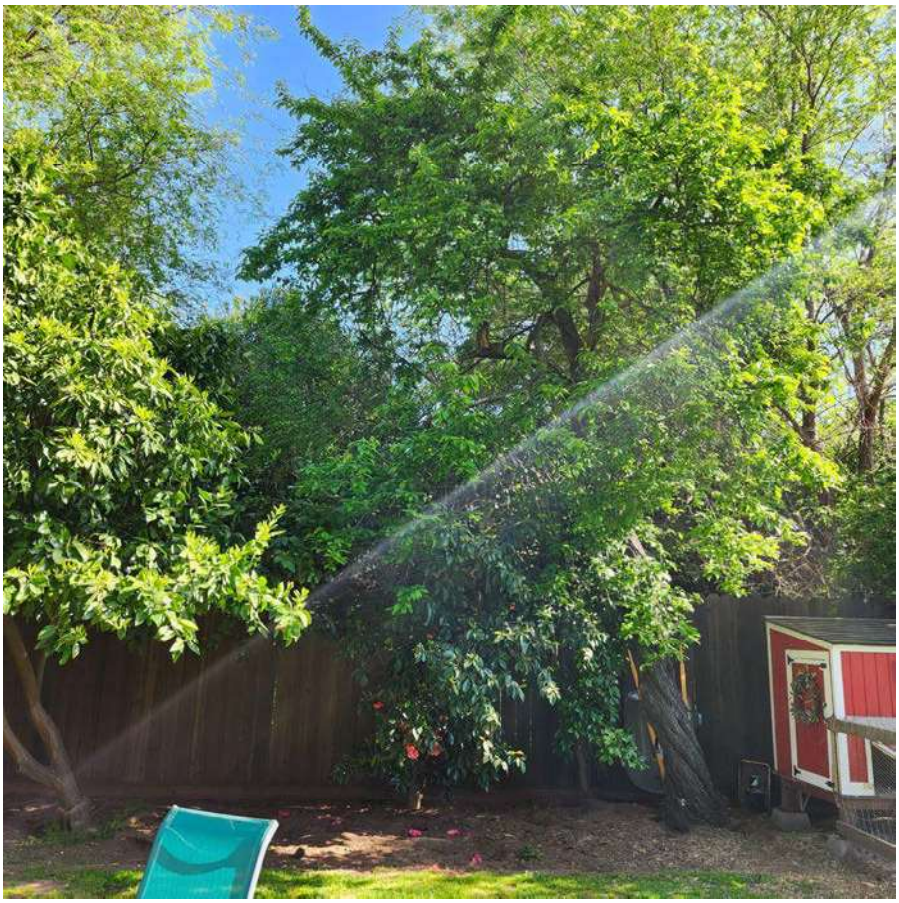
5. Left to right- Trees #3, 2, and 1

6. Street view of trees #1-3

7. Trunk wound on tree #2 caused by passing trailer.

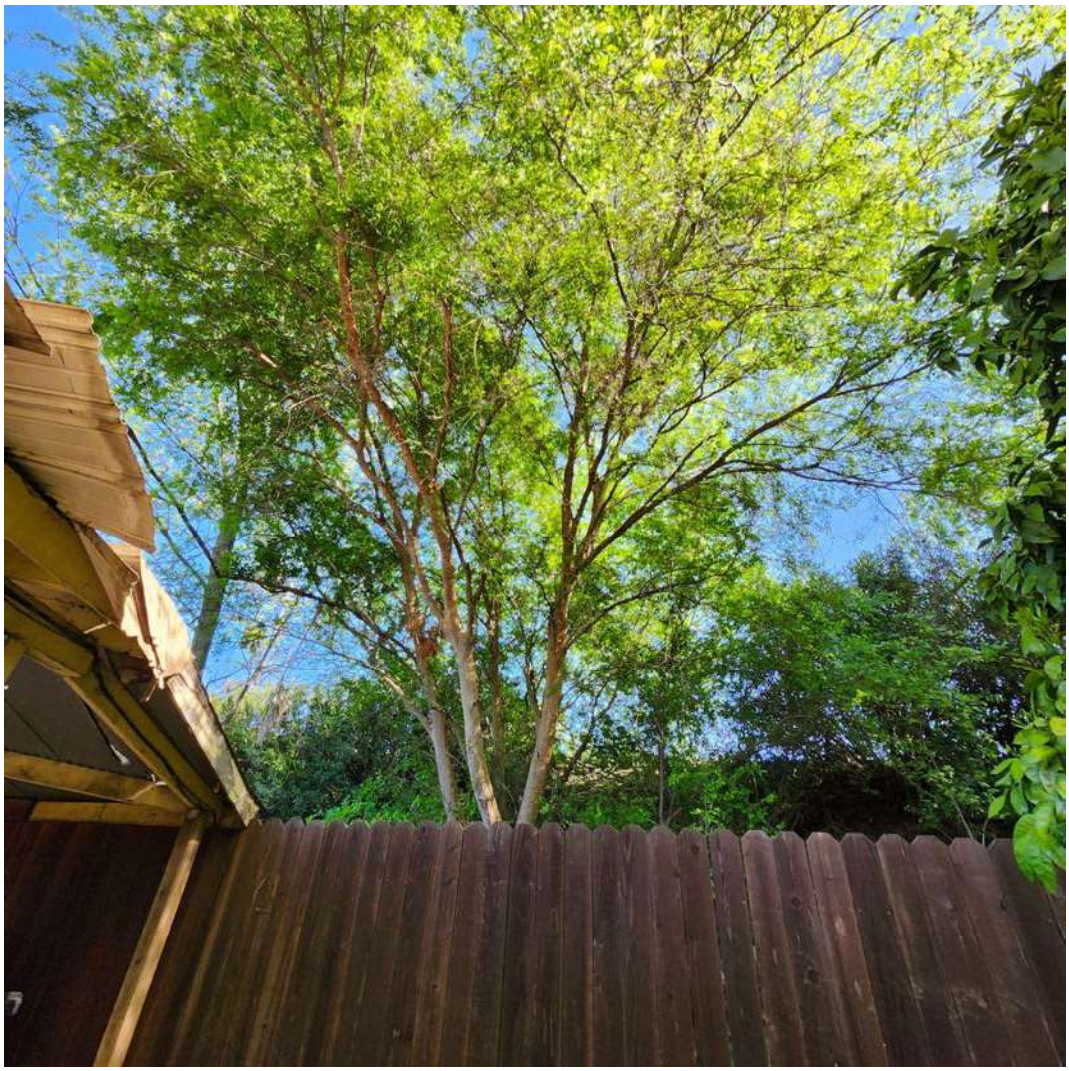


8. Tree #4 (center), a crape myrtle, and tree #5 (right), a citrus tree, are planned for removal.



9. Tree #6 (right) is a plum species. Partial view of tree #5, far left, a citrus tree.

10. View of tree #7 from over the fence.



11. Canopy of tree #7 overhangs the property by 8 ft. Only minor impacts are expected.