

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, Tentative Map for the project known as **Vinci Avenue Tentative Map (Z23-060)**. Draft Conditions of Approval and Findings of Fact for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Subdivision Map** to subdivide one ±2.12-acre parcel, developed with an existing single-unit dwelling into nine parcels in the Single-Unit Dwelling (R-1) Zone.
2. **Site Plan and Design Review** for review of the tentative map layout with a deviation to lot width, lot depth, and lot size requirements in the Single-Unit Dwelling (R-1) Zone.
3. **Tree Permit** for the removal of two private protected trees.

PROJECT INFORMATION

Location: 1007 Vinci Avenue
Parcel Number: 226-0080-035-0000
Council District: 2
Applicant: John Masha, MJM Engineering
6105 Seven Cedars Pl, Granite Bay, CA 95746
Property Owner: Marco and Lisa Sanchez
1007 Vinci Avenue, Sacramento, CA 95838
Project Planner: Deja Harris, Associate Planner
Hearing Date: September 18, 2025

Land Use Information

General Plan: Neighborhood (N)
Community Plan Area: North Sacramento
Specific Plan: N/A
Zoning: Single-Unit Dwelling (R-1)
Special Planning District: N/A
Planned Unit Development: N/A
Design Review Area: Citywide
Parking District: Suburban
Open Space District: N/A
Historic Landmark: N/A

Historic District: N/A

Surrounding Land Use and Zoning

North:	R-1	Residential/ Vacant
South:	R-1	Residential
East:	R-1	Residential
West:	R-1	Residential

Site Characteristics

Existing Property Area:	92,347 square feet / 2.12 gross acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use:	Residential

Other Information

Concurrent Files:	None
Previous Files:	None

ATTACHMENTS

Attachment A: Tentative Subdivision Map

Attachment B: Arborist Report

Attachment C: Community Comments

BACKGROUND

The project is located on one parcel of approximately 2.12 gross acres within the Single-Unit Dwelling (R-1) Zone. The parcel is a corner lot with street frontage on both Vinci Avenue and Acme Avenue and is currently developed with a detached single-unit dwelling fronting Vinci Avenue. The site is surrounded by residential uses. The site is served by existing public infrastructure.

PROPOSED PROJECT AND ANALYSIS

The applicant is proposing to subdivide the parcel into nine lots and retain the existing single-unit dwelling on its own parcel. There is no new construction proposed as a part of this application and the existing single-unit dwelling will continue to have access as currently exists. This request requires Zoning Administrator approval of a Tentative Subdivision Map to subdivide the parcel into nine lots and Design Director approval of Site Plan and Design Review for the proposed map layout and applicable development standards of the existing single-unit dwelling on its respective parcel and a Tree Permit for the removal of two private protected trees.

Tentative Subdivision Map

The applicant is requesting to subdivide the approximately 2.12 gross acres (1.75 net acre) into nine residential lots. The project would result in a development with a density of 5 dwelling units

per net acre, which is consistent with the minimum density of 3 units per net acre, as established by the 2040 General Plan Map LUP-8. The applicant is required to dedicate additional right-of-way on Vinci Avenue and Acme Avenue to build the roadways to a 53' right-of-way standard. Improvements on Vinci Avenue and Acme Avenue, adjacent to the subject property, include a 6.5-foot-wide planter and a 5-foot-wide separated sidewalk.

The proposed parcels range in size from 2,832 square feet up to 34,412 square feet; the majority of the lots are 5,750 square feet. The R-1 zone has minimum requirements for lot size, width, and depth as detailed in Table 1. Proposed lots 1-5 require a deviation to reduce the minimum lot width. Proposed lots 6A and 6B requires deviations to reduce the minimum lot depth, lot width, and lot size. Proposed Lot 7 requires a deviation to exceed the maximum lot depth.

Table 1: R-1 Development Standards				
	Minimum Lot Size: 5,200 Sf	Minimum Lot Width: 52' (Interior Lot) 62' (Corner Lot)	Required Lot Depth: Min. 100' Max. 160'	Deviation
Lot 1	5,750	50'	115'	Y; lot width
Lot 2	5,750	50'	115'	Y; lot width
Lot 3	5,750	50'	115'	Y; lot width
Lot 4	5,750	50'	115'	Y; lot width
Lot 5	5,750	50'	115'	Y; lot width
Lot 6A (Corner)	3,180	53.5'	65'	Y; lot size, width, depth
Lot 6B¹	2,832	51.5'-63'	53.5'	Y; lot size, width, depth
Lot 7	34,412	70'-137.5'	185'-305'	Y; lot depth
Lot 8	7,623	55.5'-68'	120'	N

¹All lots under 2,900 square feet, within the R-1 Zone and any lot where two or more units are proposed will have to adhere to the Missing Middle Housing Ordinance (OR 2024-0027). Lot 6B is proposed to be less than 2,900 square feet therefore Missing Middle Housing applies.

The purpose of the lot size and dimension standards in the R-1 zone is to ensure that new lots are developable, provide adequate public safety access, and are supported by necessary infrastructure when development occurs. Staff is supportive of the lot standard deviations requested, as the proposed plans demonstrate that the lots will have sufficient access and can be developed with housing types that are on smaller lots, providing a mix of housing options.

Site Plan and Design Review

Site Plan and Design Review is required for the review of the subdivision layout and to review the existing single-unit dwelling remaining on Lot 8 and to ensure compliance with the required lot

coverage and setback requirements of the Single-Unit Dwelling (R-1) Zone. Table 2 below illustrates compliance with these applicable development standards for the existing dwelling unit on its proposed parcel.

Table 2: R-1 Development Standards			
Standard	Required	Lot 8	Deviation
Front Setback	28' – 38'	28' (existing – no change)	N
Rear Setback	15'	28' (new)	N
Interior Setback	5'	5' (new) & 5.5' (new)	N
Lot Coverage	45%	30%	N

Tree Permit

Pursuant to Sacramento City Code (SCC) chapter 12.56, the removal of private protected trees requires a tree permit. Private protected trees are defined as any native Valley Oak, Blue Oak, Interior Live Oak, Coast Live Oak, California Buckeye or California Sycamore, that has a diameter at standard height (DSH) of twelve inches or more and is located on private property. This project proposes to remove (2) two private protected trees as follows:

- #75 - a 28-inch DSH valley oak
- #76 - a 40-inch DSH valley oak

According to the Arborist report, by Tree Technology Inc., dated 11/2/2023 and related exhibits (see attachment B).

The trees are proposed for removal because they conflict with the most reasonable placement of required right-of-way improvements. If preserved, the trees would be highly unlikely to survive the grading, root pruning, and overall construction impacts that would be required for this project. Therefore, it is most reasonable that the trees be removed before their root zone is significantly compromised.

SUBDIVISION REVIEW COMMITTEE

The proposed tentative subdivision map was heard at the Subdivision Review Committee on August 20, 2025. The conditions of approval were accepted by the applicant and forwarded by the committee. The resulting conditions are listed under Conditions of Approval below.

PUBLIC / NEIGHBORHOOD OUTREACH AND COMMENTS

This project was routed to the Robla Park Community Association, Robla Neighbors United, Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, and Region Builders. Staff received no comments. Staff received an email from a nearby resident expressing opposition to the proposed project. The resident expressed concerns related to density and small lot sizes, traffic and on-site parking, and the removal of private protected trees without a replacement plan.

The tentative map is compatible with the development pattern and surrounding homes of the neighborhood. The development directly south of the subject site has a similar lotting pattern with lots fronting onto Acme Avenue. Further west along Vinci Avenue and Ada Lane, corner lots are developed with duplex dwelling units and utilize small lot sizes comparable to lot sizes of Lot 6A and Lot 6B. Furthermore, the addition of nine single-unit dwellings will not change the character

or scale of the neighborhood.

The proposed project has been evaluated by the Department of Public Works to confirm compliance with City Code for adequate roadway design, and to ensure the use will not create any congestion on adjacent public roadways. Vinci Avenue and Acme Avenue, adjacent to the subject site, will be developed to City Standard including a 6.5-foot-wide planter and a 5-foot-wide separated sidewalk. Two private protected trees are located within the area of the required right-of-way improvements; therefore the trees are proposed for removal and qualify for a waiver of replacement.

The site was posted with project information at the time of submittal. All property owners and residents within 500 feet of the subject site, and neighborhood association were mailed a public hearing notice and on September 5, 2025, a notice was posted at the project site. At the time of the writing of this report, staff has not received any additional comments, aside from those mentioned above.

ENVIRONMENTAL DETERMINATION

The Community Development Department, Environmental Planning Services Division has reviewed this project and the Zoning Administrator determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, Infill Development (Categorical Exemption – Class 32). This project qualifies for this exemption as it applies to projects that are consistent with the General Plan, are in an urbanized area on a site no larger than five acres, where the site has no value as habitat for special status species, where all services are available, and where no significant effects related to traffic, noise, air quality, or water quality would occur. This project is to subdivide one 2.12 gross acre parcel, developed with an existing single unit dwelling, into nine parcels. Eight lots will be available for future single-unit dwelling construction, subject to separate entitlement approvals. The project proposes a density of 5 dwelling units per net acre, which is consistent with the minimum density of 3 units per net acre, as established by the 2040 General Plan. The project is also consistent with the Single Unit Dwelling (R-1) zoning designation in that the new parcels are sufficient in size to accommodate new single-unit dwellings on the newly created vacant parcels. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

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.

FINDINGS OF FACT

Environmental Determination: Exempt

The Community Development Department, Environmental Planning Services Division has reviewed this project and the Zoning Administrator determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, Infill Development (Categorical Exemption – Class 32). This project qualifies for this exemption as it applies to projects that are consistent with the General Plan, are in an urbanized area on a site no larger than five acres, where the site has no value as habitat for special status species, where all services are available, and where no significant effects related to traffic, noise, air quality, or water quality would occur. This project is to subdivide one 2.12 gross acre parcel, developed with an existing single unit dwelling, into nine parcels. Eight lots will be available for future single-unit dwelling construction, subject to separate entitlement approvals. The project proposes a density of 5 dwelling units per net acre, which is consistent with the minimum density of 3 units per net acre, as established by the 2040 General Plan. The project is also consistent with the Single Unit Dwelling (R-1) zoning designation in that the new parcels are sufficient in size to accommodate new single-unit dwellings on the newly created vacant parcels. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

Tentative Subdivision 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).

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 Neighborhood (N) and the North Sacramento Community Plan in that the tentative map provides an opportunity for future residential infill development. There is no 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 from lot width, lot depth, and lot size requirements of the R-1 Zone are consistent with the purpose and intent of the Planning and Development Code in that the lot sizes are sufficient to support the existing unit and future infill 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 as the proposed tentative map provides for the extension of necessary public and private utility infrastructure to meet the needs of future residential development and the subject site offers improvements to existing roads.
4. The design, layout, and physical characteristics of the proposed development as conditioned are visually and functionally compatible with the surrounding neighborhood. No new construction is proposed with this request and the existing single-unit dwelling will continue to have access as currently exists.
5. The design, layout, and physical characteristics of the proposed development as conditioned minimizes energy consumption and encourages the use of renewable energy sources in that the project ties into existing road and utility networks that will be extended to serve the new development.

6. The design, layout, and physical characteristics of the proposed development as conditioned 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 lot sizes are sufficient to accommodate future infill development and the proposed parcels will maintain adequate access to the public street on both Vinci Avenue and Acme Avenue.

Tree Permit

1. The Tree Permit for the removal of two (2) private protected trees is approved based on the following Findings of Fact:
 - a. The location of the two (2) private protected trees conflicts with the most reasonable placement of the required right-of-way improvements (sidewalk, curb, and gutter) and tree preservation is not feasible.
 - b. Since the required right-of-way improvements are the reason that the trees are proposed for removal, Urban Forestry supports a replacement waiver, per Sacramento City Code 12.56.060 for both trees.
 - c. The applicant shall retain all trees permitted for removal until all fees associated with a building permit have been paid.

200-Year Flood Protection

1. 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).

CONDITIONS OF APPROVAL

Tentative Subdivision Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or approved for this project (Z23-060). 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 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

1. 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;
2. Show all continuing and proposed/required easements on the Final Map.

Public Works:

3. 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.
4. The applicant shall dedicate sufficient right-of-way and construct Acme Avenue as a City standard residential street section with 53-foot right of way (half-street only) to the satisfaction of the Department of Public Works.
5. The applicant shall dedicate sufficient right-of-way and construct Vinci Avenue as a City standard residential street section with 53-foot right of way (half-street only) to the satisfaction of the Department of Public Works.
6. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards at the northeast corner of Acme Avenue & Vinci Avenue.
7. 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
8. 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 to 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.

Electrical:

9. This project will require the installation of streetlights on all public streets fronting this property to the satisfaction of Public Works. This will require the electrical design plans to be prepared and stamped by a registered civil or electrical engineer submitted with the major encroachment permit application. The Developer will determine the quantity and locations of streetlights based upon the City Lighting Standards. In general, the City Lighting Standard for illumination is the following: the illumination levels are 0.10 footcandles minimum for residential applications and 0.20 footcandles minimum for non-residential. The illumination levels for crosswalks and signalized intersections shall meet the American National Standard Institute (ANSI)/Illuminating Engineering Society (IES) RP-8 guidelines. A photometric analysis is required. Residential lighting shall be the City Standard ornamental streetlights.

SMUD:

10. SMUD has existing overhead 12kV facilities along Acme Avenue 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.
11. 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.
12. 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.
13. 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.
14. 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.).
15. 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.

16. 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>.
17. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
18. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.
19. 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.

DOU:

20. All existing easements and all existing right-of-ways shall be shown on the Final Map, except for all abandoned easements and abandoned right-of-ways.
21. The applicant shall grant and reserve easements as needed, for water, drainage and sanitary sewer facilities, 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."
22. The applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. 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 6,700 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.21 cfs/acre. Onsite detention/retention measures require a drainage maintenance agreement. (Note: The project specific drainage study shall be approved by DOU staff prior to sign-off of this condition. If each lot will be proposing individual mitigation measures, then a maintenance agreement will be required for each.)
23. The proposed development is not contiguous to an existing public drainage main. The nearest existing public drainage main is located north of 888 Vinci Avenue. The developer shall construct an off-site public drainage main extension that shall be

constructed per the City of Sacramento Standard Specifications and as determined by the DOU. (Note: If requested, a Notice of Completion from the Department of Public Works shall be provided to the DOU prior to sign off of this condition. The aforementioned shall be to the satisfaction of the DOU.)

24. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is not served by an existing regional water quality control facility, however, since the project is less than 20-acres, only source control measures are required. If the project has more than 1-acre of new and/or modified impervious area, then Low Impact Development (LID) measures will be required. Improvement plans must include the measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" Chapter 4 for appropriate source control measures and chapter 5 for appropriate LID measures. (Note: Post stormwater quality measures, features and/or devices will require a maintenance agreement.)
25. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated.
26. 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.
27. If the project disturbs more than one acre of land, the project will be 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.
28. 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.

PARKS:

29. **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)
30. **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, Doreen Chia, (916)808-5447, dchia@cityofsacramento.org*).

Advisory Notes:

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

Public Works:

- ADV1. 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.
- ADV2. House plans shall comply with City Code Chapter 17.508 Driveways which includes:
- 17.508.040.J All driveways shall be at least 5-ft away from the property line.
 - 17.508.050.A Residential driveways shall have a width of at least 10-ft and a depth of at least 20-ft measured from the right-of-way line.
 - 17.508.070.D.3 Garages off alleys shall be set back at least 4-feet away from the alley right-of-way.
- ADV3. City Code Section 17.508.040.J requires residential driveways to be at least 5-ft from the property line and City Code Section 17.508.040.B prohibits driveways to be within the radius of a round corner of the intersection. Please ensure future house plans conform to these requirements, especially for Parcels 6A & 6B due to its proximity to the intersection and narrow lot.

Sacramento Area Sewer District:

- ADV4. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via its local sanitary sewer collection system. SacSewer is responsible for conveying sewage from the City collection system to the EchoWater Resource Recovery Facility for treatment, resource recovery, and disposal.
- ADV5. Before the ISSUANCE OF A BUILDING PERMIT: The owner must contact SacSewer Development Services at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees must be paid before the issuance of building permits.

DOU:

- ADV6. Provide separate water and sanitary sewer services to each parcel to the satisfaction of the DOU.
- ADV7. Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps from the water main in the street to the meter may need to be larger than 1-inch depending on the length of the house service, number of

fixture units, etc.).

- ADV8. This project is served by the Separated Sewer System. Therefore, the developer/property owner will be required to pay the Separated Sewer System Development Fee prior to the issuance of building permit per City Council Resolution 2023-0338. The fee will be used to upsize City sewer mains and sewer pumps. The applicant is recommended to contact the Department of Utilities Development Services at 916-808-7890 for a separated sewer fee estimate.
- ADV9. This project is in Drainage Basin 140 which is subject to the new Drainage Pumped Impact Fee per City Council Resolution 2023-0368.
- ADV10. The applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. 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 6,700 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.21 cfs/acre. Onsite detention/retention measures require a drainage maintenance agreement. (Note: The project specific drainage study shall be approved by DOU staff prior to sign-off of this condition. If each lot will be proposing individual mitigation measures, then a maintenance agreement will be required for each.)
- ADV11. The proposed development is not contiguous to an existing public drainage main. The nearest existing public drainage main is located north of 888 Vinci Avenue. The developer shall construct an off-site public drainage main extension that shall be constructed per the City of Sacramento Standard Specifications and as determined by the DOU. (Note: If requested, a Notice of Completion from the Department of Public Works shall be provided to the DOU prior to sign off of this condition. The aforementioned shall be to the satisfaction of the DOU.)
- ADV12. 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.
- ADV13. 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.
- ADV14. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is not served by an existing regional water quality control facility, however, since the project is less than 20-acres, only source control measures are required. If the project has more than 1-acre of new and/or

modified impervious area, then Low Impact Development (LID) measures will be required. Improvement plans must include the measures selected for the site. Refer to the latest edition of the “Stormwater Quality Design Manual for the Sacramento Region” Chapter 4 for appropriate source control measures and chapter 5 for appropriate LID measures. (Note: Post stormwater quality measures, features and/or devices will require a maintenance agreement.).

- ADV15. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated.
- ADV16. 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.
- ADV17. If the project disturbs more than one acre of land, the project will be 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.
- ADV18. 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.
- ADV19. 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.
- ADV20. City records indicate there is an existing 6-inch City sewer main and a 6-inch City water main in Acme Avenue, and a 6-inch City sewer main and 6-inch City water main in Vinci Avenue.
- ADV21. City water meters shall be located at the point of service, which is back of curb for separated sidewalks, or back of walk for connected sidewalks.
- ADV22. Sewer cleanouts are to be installed in the landscape strip two feet towards the property from the back of curb, or two feet towards the property from the back of sidewalk.

Parks:

- ADV23. 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 \$9,120. This is based on the creation of nine (9) residential lots in the R-1 Zone at an average land value of \$100,000 per acre for the North Sacramento 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 finalizing conditions on the final map. The Department of Public Works is the lead for resolving the conditions on the map, including the invoicing and payment of the in-lieu fee.

- b. Title 18, 18.56 Park Development Impact Fee is due at the time of issuance of building permit. The Park Development Impact Fee due is based on the Housing Incentive Zone Rate of \$2.20 per square foot for residential projects, with a minimum rate of \$1,634 for units under 750 square feet and a maximum of \$4,360 for units over 2,000 square feet. 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. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

Site Plan and Design Review

Planning:

- 1. This approval shall expire in three years from the approval date.

DOU:

- 2. Provide separate water and sanitary sewer services to each parcel to the satisfaction of the DOU.
- 3. Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps from the water main in the street to the meter may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).
- 4. This project is served by the Separated Sewer System. Therefore, the developer/property owner will be required to pay the Separated Sewer System Development Fee prior to the issuance of building permit per City Council Resolution 2023-0338. The fee will be used to upsize City sewer mains and sewer pumps. The applicant is recommended to contact the Department of Utilities Development Services at 916-808-7890 for a separated sewer fee estimate.
- 5. This project is in Drainage Basin 140 which is subject to the new Drainage Pumped Impact Fee per City Council Resolution 2023-0368.
- 6. The applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual,

for review and approval by the DOU. 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 6,700 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.21 cfs/acre. Onsite detention/retention measures require a drainage maintenance agreement. (Note: The project specific drainage study shall be approved by DOU staff prior to sign-off of this condition. If each lot will be proposing individual mitigation measures, then a maintenance agreement will be required for each.)

7. The proposed development is not contiguous to an existing public drainage main. The nearest existing public drainage main is located north of 888 Vinci Avenue. The developer shall construct an off-site public drainage main extension that shall be constructed per the City of Sacramento Standard Specifications and as determined by the DOU. (Note: If requested, a Notice of Completion from the Department of Public Works shall be provided to the DOU prior to sign off of this condition. The aforementioned shall be to the satisfaction of the DOU.)
8. 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.
9. 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.
10. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is not served by an existing regional water quality control facility, however, since the project is less than 20-acres, only source control measures are required. If the project has more than 1-acre of new and/or modified impervious area, then Low Impact Development (LID) measures will be required. Improvement plans must include the measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" Chapter 4 for appropriate source control measures and chapter 5 for appropriate LID measures. (Note: Post stormwater quality measures, features and/or devices will require a maintenance agreement.).
11. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated.
12. 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.

13. If the project disturbs more than one acre of land, the project will be 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.
14. 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.
15. 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.

Solid Waste:

16. Project must meet the requirements outlined in City Code Chapter 13.10.
17. There must be sufficient space to store a minimum of one garbage container and one mixed recycling container per unit, and one organics recycling container per parcel, to ensure all material generated on the parcel is diverted into the correct waste stream. The minimum space needed is approximately 35 inches by 87 inches per unit.
18. The containers shall be placed out of view from any street, sidewalk, or other public right-of-way by fence, landscaping, building, or other barrier or immediately adjacent to the residential building per City Code Chapter 13.10.100.
19. There must be sufficient space to set out all containers (garbage, mixed recycling, and organics recycling) in front of each parcel and remain in compliance with City Code Chapter 13.10.100.
20. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the containers safely. Containers must be placed along the curb closest to the property for collection.
 - a. Lots 1 – 5 and 6A shall place their containers on Acme Way.
 - b. Lot 6B shall place their containers on Vinci Avenue.

Urban Forestry:

21. 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

- a. This project shall contract with a project arborist experienced with tree protection and construction that is required to:
 - i. Attend the preconstruction meetings to approve of and inform contractors of all tree protection measures.
 - ii. 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.
 - iii. 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.
 - iv. The project arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.
- b. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities.
 - v. 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 $\frac{3}{4}$ -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.
- c. 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.
- d. 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.
- e. 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.
- f. 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.

- g. There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.
- h. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.
- i. There shall be no soil compaction within the dripline of protected trees.
- j. There shall be no non-native soil, non-organic matter or structural soil added to the right-of-way planter.
- k. 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.
- l. 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.
- m. All trees shall be watered regularly according to the recommendation of the project arborist.
- n. 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:

DOU:

- ADV1. City records indicate there is an existing 6-inch City sewer main and a 6-inch City water main in Acme Avenue, and a 6-inch City sewer main and 6-inch City water main in Vinci Avenue.
- ADV2. City water meters shall be located at the point of service, which is back of curb for separated sidewalks, or back of walk for connected sidewalks.
- ADV3. Sewer cleanouts are to be installed in the landscape strip two feet towards the property from the back of curb, or two feet towards the property from the back of sidewalk.

Tree Permit

The Tree Permit for the removal of two (2) private protected trees –

- #75 - a 28-inch DSH valley oak
 - #76 - a 40-inch DSH valley oak
1. The location of the two (2) private protected trees conflicts with the most reasonable placement of the required right-of-way improvements (sidewalk, curb, and gutter) and tree preservation is not feasible.
 2. Since the required right-of-way improvements are the reason that the trees are proposed for removal, Urban Forestry supports a replacement waiver, per Sacramento City Code 12.56.060 for both trees.
 3. The applicant shall retain all trees permitted for removal until all fees associated with a building permit have been paid
-



Deja Harris
Associate Planner



Stacia Cosgrove
Principal Planner

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.

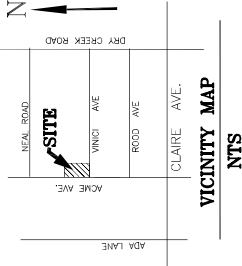
TENTATIVE SUBDIVISION MAP FOR:

1007 VINCI AVENUE

LOT 220,229 & THE WEST 15' OF LOT 236

14BM27 CITY OF SACRAMENTO, CA.

APN: 226-0080-035



NTS

OWNER:

Marco & Lisa Sanchez
1007 Vinci Ave,
Sacramento, CA 95838
PHONE: 916-715-5930

APPLICANT/ENGINEER
6105 SEVEN CEDARS PL
GRANITE BAY, CA. 95746
PHONE: 916-791-2131

A.P.N.
226-0080-035
2.12± ACRES GROSS
1.75± ACRES NET

EXISTING ZONING
PROPOSED ZONING
PROPOSED USE
PROPOSED IMPROVEMENTS
WATER SUPPLY
SEWAGE DISPOSAL
STORM DRAINAGE
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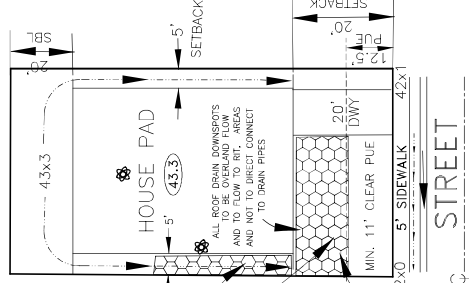
ELECTRICITY
GAS
TELEPHONE
CITIZENS UTILITY CO.
PARCEL DESCRIPTION: LOT 220 & 229, PLAT OF
ACRE ACRES BM 14 PAGE 27

STREET HALF SECTION - 26.5' ROW
PER PLATE 15-2

NOTES

LOT 236
14 BM 27

EACH CONTECH CHAMBER MAXX (PER SPEC.)
51.4" WIDE X 30.3" DEEP W/INSTALLWD LENGTH
OF 96.2" 85.4" EACH ROW (23")
INSTALLED STORAGE VOLUME=77 C.F. EACH SECTION
WITH 12" GRAVEL LAYER AT BOTTOM
FOR LOTS 1 THROUGH 5:
PLACE 3 ROWS OF CONTECH CHAMBER MAXX
EACH ROW TO CONTAIN ONE START, ONE MIDDLE
AND ONE END PER CONTECH SPEC.
5' SETBACK AS SHOWN (AS A RESULT SMUD
WILL HAVE MIN. 11" UNDISTURBED P.U.E.)
PLACE END BUBBLER AT THE ROW NEAREST TO
THE SIDE WALK WITH THE LOWEST B/W ELEVATION.
CUMULATED CAPACITY = 694.5 C.F. TOTAL
VS 670 C.F. REQUIRED
FOR LOTS 6A & 6B:
PLACE 2 ROWS OF CONTECH CHAMBER MAXX
FOR EACH ROW TO CONTAIN ONE START, ONE MIDDLE
AND ONE END PER CONTECH SPEC.
PLACE END BUBBLER AT THE ROW NEAREST TO
THE SIDE WALK WITH THE LOWEST B/W ELEVATION.
CUMULATED CAPACITY = 463 C.F. FOR EACH
VS 402 C.F. REQUIRED



TYPICAL LOT GRADING

NTS

THIS TYP. DETAIL IS FOR THE LARGEST FLOOR PLAN

Submitted By:

BENCH MARK
ELEV. XXX

Appr. By: Date:

DESCRIPTION

PROJ. MH 2

PROJ. MH 3

PROJ. MH 4

PROJ. MH 5

PROJ. MH 6

PROJ. MH 7

PROJ. MH 8

PROJ. MH 9

PROJ. MH 10

PROJ. MH 11

PROJ. MH 12

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PROJ. MH 250

PROJ. MH 251

TREE TECHNOLOGY INC.



Serving The Green Industry

8609 Weyand Avenue, Sacramento, CA 95828 Office: (916) 386-1780 Fax: (916) 386-1483

Contractor's License # 653836

www.treetechservices.com

November 02, 2023

John Masha
MJM Engineering
6105 Seven Cedars Place
Granite Bay CA 95746
916 791-2131
mjmasha@att.net

Subject: Arborist Report for 1007 Vinci Ave, Sacramento, CA 95838

At your request I have completed the following Arborist Report on above address

Each tree is numbered with an aluminum tag for reference located approximately four to six feet from ground.

There are 7 native oaks on this property, with an accumulated inch diameter of 121" inches.

Trees less than 6" inches were not tagged.

Nonnative trees are not tagged but are shown on map with diameters.
13 Eucalyptus, 2 Almond, 1 Locust, 1 Mulberry, 1 Tree of heaven.

If you have any questions regarding this report, please feel free to contact me.

Sincerely,

Lew Fleming
Certified Arborist # WE-7857a

A handwritten signature in black ink, appearing to read 'Lew Fleming', written over a light blue horizontal line.

TREE TECHNOLOGY INC.



Serving The Green Industry

Methodology

This report and tree inventory includes the location, tree type, size and general condition with recommendations based on tree viability. The location is based on surveys provided by civil engineers or field inspection by the Arborist. The tree type, size and general conditions are determined by field inspection from ground plane. The size is measured by Diameter at Breast Height (dbh) 4.5' above ground typically by circumference measurement conversions. Recommendations have been provided to the general extent of retention, removal, or general pruning strategies to promote improved viability of trees.

The inspection was performed with the current tentative parcel map, aerial imagery, or diagrams which indicate the property extents and planned improvements at the time of report. All inspection was done at ground plane without a canopy or root excavation inspection. The trees were tagged with aluminum tags. Tag numbers will correspond with the attached exhibits and may correspond with documents provided by the Civil Engineers. In some cases, the Civil Engineer has located the trees and included in survey documents via GPS technology.

Tree condition ratings for tree assessment range from 1-4 as described/shown later in this report. A recommendation for each individual tree (on site only) is based on current tree conditions. Trees conditions are identified for off-site trees in general extent only. Recommendations for off-site trees are not given as the authority to affect them is not the property owner's authority. The recommendations are under the assumption of current site conditions without development as proposed unless otherwise stated. Removal recommendations for protected trees are based on tree conditions that warrant removal. Determination of removal to accommodate development shall be determined by the owner and the governing authority along with preservation or mitigation requirements.

TREE TECHNOLOGY INC.



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This report does provide some guidelines for tree preservation when disturbance occurs within the dripline. Any further encroachment of improvements or disturbance within a tree's dripline shall be evaluated by a certified arborist. It shall be the responsibility of the owner to identify and initiate evaluation, preservation, or mitigation when and if disturbance is known if not previously identified.

Additional inspection may be recommended if a hazardous tree presents any characteristics that warrant further investigation. The owner and their representative shall continue to monitor and consult with the appropriate professionals to ensure the safety of all persons who own, live or are on site and to protect property. Tree removal, retention, maintenance, preservation practices shall be the responsibility of the owner.

Condition Ratings

1 – poor

Active and persistent tree failure has substantial structural defects, advanced decline, no remedial options, no vigor, severe decay, poor maintenance practices.

2 – fair

Failures observed or indications of potential large failure, has defects that will develop into substantial structural defects, evidence of decline, limited remedial options, fair vigor, decay indicators.

3 – good

No large failures observed, structure is good with minimal remedial pruning, no substantial evidence of decline, good vigor, no decay, or pest appears to affect tree viability or integrity.

4 - Excellent

No failure observed, excellent structure, no decline, vigor is excellent for size and age, no decay or pests observed, stability at ground plan.

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This tree report provides pre-development observations and recommendations which should be considered as future development progresses. Adverse impacts, unintended or unanticipated impacts may occur during that development and construction process which cannot be predicted. The owner should pursue appropriate remedial and preservation recommendations from professionals with expertise and experience if protected trees/plants, habitats, or trees or interest are affected. Consideration should be given potential targets due to tree failure. Trees that measure greater than 12" diameter pose a more significant risk of catastrophic failure.

This report is intended for the purpose of a development review which gives the basis for tree removal and retention. Trees shall be protected, preserved, maintained per County, State, International Society Arboriculture (ISA) standards, Tree Care Industry Standards (TCIA), American National Institute (ANSI) standards as situational appropriate. In the event, trees are encroached upon, a supplemental Arborist Report/evaluation, Construction Impact Assessment, Preservation Measures, maybe necessary and are the responsibility of the owner to pursue.

Additional investigation and evaluation may be necessary to complete the development to provide safe environs and meet tree preservation requirements. It shall be the owners responsibility to seek evaluations of trees at the time development completion if required.

The owner should substantiate and document the dbh of any tree requiring mitigation at the time of removal.

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Guidelines for Tree Preservations

Identify trees to be preserved.

Prune trees prior to construction. The sooner the better to allow trees to stabilize and time for trees to minimize stress prior to development disturbance.

Prune standards shall be based on current International Society of Arboriculture (ISA) standards.

Protective fencing should be placed prior to construction outside the dripline of all trees to be preserved and shall remain in place until development is complete.

Natural soil grade shall not be altered unless approved.

If the future improvements include working within the dripline of a tree, specific construction recommendations and evaluations by a certified arborist shall be procured by the owner.

Techniques such as aeration systems may be necessary if hardscapes are placed within the dripline, a 20% rule of thumb applies however, each specific case requires an arborist to be consulted.

Any soil excavation, disturbance or trenching shall be hand dug to minimize root damage.

Any exposed or damaged roots of significant size (1" or greater) shall be evaluated by a certified arborist at the time of exposure or damage. All roots shall be cut cleanly perpendicular to the root. Any roots damaged (1" or less) shall be cleanly cut. A clean cut implies no remaining tissue is cracked, split, ripped, or damaged tissue remains.

No materials, equipment, vehicles shall be stored or allowed within driplines.

Any compaction of soil shall not be allowed.

If any compaction is anticipated due to construction activities, an 8" layer of mulch shall be placed on grade.

Planting or landscaping which requires irrigation shall not be allowed under mature trees. Owner shall consult, County and local organizations, and others to determine appropriate landscape under protected trees.

Tree stumps within 12" of trees to be preserved shall be flush cut at ground level, not pulled and if ground, shall be ground as to not damage other tree roots.

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If significant disturbance occurs to any tree to be preserved, the owner shall consult with a certified arborist to determine an appropriate response.

Tree Removal and Maintenance Authority of Protected Species

The County of Sacramento Tree Preservation Ordinance regulates the removal of protected trees and encroachment within their driplines. The owner and their representatives shall be aware of the ordinance and shall be responsible for the removal, pruning, or encroachment within dripline of the protected trees. Tree permits and authority may be required. The owner or their representatives shall follow all regulations as required by the local and state jurisdiction or as required. By governing authority. Certification may be required at the completion of development and shall be the responsibility of the owner to procure.

On Site Tree List—Exhibit A (tagged)

Identification and Report Extent

Trees identification from ground plane. Preparation of this report is limited to the purposes of development application, identification. General condition statements are for purposes of determining retention value, not potential failure. Hazardous trees may be identified and shall be the owners responsible for mitigating. The extent of this tree inspection is not adequate to ascertain any certainty or uncertainty of potential failure of any tree, nor do all tree defects present themselves. This report does not ensure tree stability or tree failure. Acceptance of this report by the requestor or their representatives understands this report's purpose and indemnifies the arborist.

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Limited Conditions, Assumptions, and indemnifications

Any legal description provided to Tree Tech Services is assumed to be correct. Any titles and ownership of and property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. All property is appraised or evaluated as free and clear, under responsible ownership and competent management.

It is assumed that any property is not in violation of any applicable codes, ordinances, statute, or other governmental regulation.

Care has been taken to obtain information from reliable sources. All data has been verified in so far as possible, however, Tree Tech Services can neither guarantee nor be responsible for the accuracy of information provided by others.

Tree Tech Services shall not be required to give a deposition and/or attend court by reason of this report unless subsequent contractual arrangements are made for in advance, including payment of an additional fee for such services according to an agreed upon fee schedule.

Loss or alteration of any part of this report invalidates the entire report.

Ownership of any documents produced passes to the client only when all fees have been paid.

Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other person to whom it is addressed, without the prior expressed written consent of the consultant.

Neither all nor any part of the content of this report, nor, copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relation, news, sales, or other media, without the prior written consent of the consultant, particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation covered upon the architect as stated in his qualifications.

This report and any values expressed herein represent the opinion of the architect and the consultants fee is in no way contingent upon the reporting of a specific value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

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Sketches, diagrams, graphs, drawings, and photos within this report are intended as visual aids and are not necessarily to scale and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by other consultants is for coordination and ease of reference. Inclusion of such information does not constitute a representation by consultant as to the sufficiency or accuracy of the information.

Unless expressed otherwise: 1. Information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection, and 2. The inspection is limited to visual examination of the accessible items without laboratory analysis, dissection, excavation, probing or coring, unless otherwise stated.

There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future. This report is based on the observation and opinions of Tree Tech Services and does not provide guarantees regarding the performance, health, vigor, structural stability, or safety. Tree Tech Services assume no responsibility for tree failure or their demise or any resultant damage.

Final trees removal, retention, maintenance shall be determined by the owner since the project is in the early stages of development.

Further investigation of tree failure potential is the owner's responsibility.

Root system and canopy impacts cannot be definitively assessed until improvements are identified in detail. Additional inspection is the responsibility of the owner.

Trees are living things and vary in their growth habits and responses to disturbance. The owners shall be responsible for the impacts regardless of the general observations contained within this report.

No additional assumption of service is assumed by the report preparer.

It is the owner's responsibility to notify the arborist if conditions change.

Arborists are professionals who use their experience and knowledge to inspect and minimize risks, only. Arborists cannot detect with any certainty that trees will or will not fail.

Any entity who develops or owns land should inform residents of tree risks.

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Trees within this project will be subject to a change of environment due to development and thus should be monitored by the owner.

Any changes or instability of trees shall be brought to the attention of a certified arborist of mitigation as necessary to preserve life or property damage. All emergency activities shall be documented and retained.

Information Use Limitations: this report is for the exclusive use of the owner identified within this report. The purpose of this report is for a development review of the subject property. Any use of this report and any support exhibits, appendixes, diagrams, or portions thereof other than for project review shall be subject to and require written permission of Tree Tech Services. Unauthorized modifications, distribution and / or use of this report, including the data or portion thereof contained is prohibited.

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Tree # 75 Valley Oak (*Quercus lobata*)

28" d.s.h.

25' d.l.r.

Condition Rating 3

Foliage: Fair.

Drip Line environment: Native grasses, street ten feet to the south.

Recommendation: Retain, if desired, maintenance prune, inspect annually.

Tree # 76 Valley Oak (*Quercus lobata*)

40" d.s.h.

33' d.l.r.

Condition Rating 3 included main stem at base.

Foliage: Fair.

Drip Line environment: Native grasses, street five feet to the south.

Recommendation: Retain, if desired, maintenance prune, inspect annually.

Tree # 77 Valley Oak (*Quercus lobata*)

7" d.s.h.

6' d.l.r.

Condition Rating 3 previously topped.

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain, if desired, maintenance prune, inspect annually.

Tree # 78 Valley Oak (*Quercus lobata*)

17" d.s.h.

20' d.l.r.

Condition Rating 3 included attachment at eight feet.

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain, if desired, maintenance prune, inspect annually.

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Tree # 79 Valley Oak (*Quercus lobata*)

17" d.s.h.

15' d.l.r.

Condition Rating 3 co dominant stem at seven feet.

Foliage: Fair.

Drip Line environment: Native grasses.

Recommendation: Retain, if desired, maintenance prune, inspect annually.

Tree # 80 Valley Oak (*Quercus lobata*)

6" d.s.h.

5' d.l.r.

Condition Rating 3

Foliage: Fair.

Drip Line environment: Native grasses, next to fence, north fence line.

Recommendation: Retain, if desired, maintenance prune, inspect annually.

Tree # 81 Valley Oak (*Quercus lobata*)

6" d.s.h.

5' d.l.r.

Condition Rating 3

Foliage: Fair.

Drip Line environment: Native grasses, next to fence, north fence line.

Recommendation: Retain, if desired, maintenance prune, inspect annually.

Deja Harris

From: Amy Vang <avang141619@gmail.com>
Sent: Monday, September 8, 2025 6:25 PM
To: Deja Harris
Subject: Comments on Project Z23-060 (1007 Vinci Avenue Subdivision)

Dear Ms. Harris,

I am a nearby resident of 1007 Vinci Avenue, and I am writing to express my concerns about the proposed subdivision (Z23-060).

While I understand the need for additional housing in Sacramento, I am concerned that this project, as proposed, will negatively affect the surrounding neighborhood:

1. **Traffic and Parking:** Adding nine homes to a single parcel will significantly increase traffic along Vinci Avenue. With multiple vehicles per household, the potential for overflow street parking is high, which could create safety and access issues for existing residents. (Also, drivers on this street don't believe in slowing down because they speed through at 40-50 mph. I would love to ask for some speed bumps on Vinci avenue. It's not safe for my kids to be out in the front yard due to this).
2. **Neighborhood Character:** The requested deviations from the standard R-1 zoning requirements for lot size, depth, and width suggest that the new homes will be on smaller parcels, creating a density that is out of scale with the surrounding single-family neighborhood.
3. **Tree Removal:** The removal of protected trees will reduce the neighborhood's canopy and shade. Mature trees provide environmental and quality-of-life benefits that cannot be easily replaced.

I respectfully ask that the City carefully consider these impacts and either:

- Require modifications to reduce density (fewer homes or larger lots),
- Ensure sufficient off-street parking for each new home, and
- Require replacement plantings for any removed protected trees.

Thank you for the opportunity to provide input on this project. Please include this letter in the public record for Z23-060.