

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve with conditions the Tentative Subdivision Map, and the Design Director approve with conditions the Site Plan and Design Review of the Tentative Subdivision Map for the project known as **Z24-021**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Subdivision Map** to subdivide two lots totaling 4.43 acres into six lots within the Single-Unit or Duplex Dwelling (R-1A) zone.
2. **Site Plan and Design Review** of the Tentative Subdivision Map. There is no proposed new construction or demolition with this application.

PROJECT INFORMATION

Location: 6122 Dias Avenue

Parcel Number(s): 038-0191-011-0000, 038-0191-014-0000

Council District: 6

Applicant/Owner: KC1 Properties LLC c/o Ken Eaton
12642 Bradford Drive
Grass Valley, CA 95945

Project Planner: Danny Abbes, Associate Planner, (916) 808-5873

Hearing Date: July 17, 2025

Land Use Information

General Plan Designation: Neighborhood

Community Plan Area: Fruitridge/Broadway

Zoning: Single-Unit Dwelling (R-1A)

Design Review Area: Citywide

Existing Land Use of Site: Residential/Vacant

Surrounding Zoning and Land Uses

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

Site Characteristics

Existing Property Area:	2 lots, 192,970 square feet / 4.43 acres
Proposed Property Areas:	6 lots (sizes detailed in Table 1)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

ATTACHMENTS: Tentative Subdivision Map and Tree Inventory/Arborist Report

PROPOSED PROJECT AND ANALYSIS

Background

The subject site consists of two parcels totaling 4.43 acres immediately west of Morrison Creek between Elder Creek Road and Dias Avenue. There are four existing residences and an accessory dwelling unit at the site. No further housing is proposed to be constructed with this application. Surrounding development includes a mobile home park to the north, residential development to the south, and the Sacramento Chinese Indo-China Friendship Association headquarters to the west.

Project Details

The proposed split of the subject site from two to six residential lots requires entitlements for a Tentative Subdivision Map and Site Plan and Design Review of the Tentative Subdivision Map to analyze lot size, width and depth, site access, and building setbacks. This request requires a public hearing and decisions by the Zoning Administrator and Design Director.

Tentative Subdivision Map and Site Plan and Design Review of the Tentative Subdivision Map

As indicated within Table 2 below, all proposed lots meet lot size and lot dimension development standards.

Table 1: Existing Site Information			
APN	Lot Size	Lot Width	Lot Depth
038-0191-011-0000	59,677 sq. ft.	± 198 feet	± 301 feet
038-0201-014-0000	126,760 sq. ft.	± 433 feet	± 743 feet

Table 2: R-1A zone — Lot size, width, and depth. (17.204.330)						
	Lot Size Min. 2,900 square feet		Lot Width Min. 20 feet		Lot Depth 80 – 160 feet	
Lot	Proposed	Deviation	Proposed	Deviation	Proposed	Deviation
1	8,617 sq. ft.	N	± 54 feet	N	± 160 feet	N
2	8,595 sq. ft.	N	± 54 feet	N	± 160 feet	N
3	8,572 sq. ft.	N	± 54 feet	N	± 160 feet	N
4	8,549 sq. ft.	N	± 54 feet	N	± 160 feet	N
5	61,761 sq. ft.	N	± 433 feet	N	± 160 feet	N
6	97,008 sq. ft.	N	± 64 feet	N	± 584 feet*	N*

*The existing lot depth is 743 feet. The subdivision reduces the existing non-conforming lot depth.

Proposed parcels 1 through 5 have access from Dias Avenue, while proposed parcel 6 has a 20-foot-wide access easement from Dias Avenue via Lots 3 and 4 and a current driveway on Elder Creek Road.

No trees are proposed to be removed, and the proposed property lines do not create shared trees.

The proposed subdivision does not change or create any new setback deviations for any of the existing houses.

Staff supports the proposal since it allows for more individual home ownership opportunities in the area. Furthermore, the subdivision is consistent with the City's 2040 draft general plan's Guiding Principles to see new growth "accommodated primarily through infill of vacant and underutilized properties."

Subdivision Review Committee

The proposed map was heard at the Subdivision Review Committee on December 4, 2024. During the meeting, the proposed conditions of approval for the Tentative Subdivision Map were accepted by the applicant and forwarded by the Committee. The resulting conditions are listed under Conditions of Approval.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This project was routed to Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, and Region Builders. Staff did not receive any comments from any community group.

All property owners and residents within 500 feet of the subject site were sent hearing notices for the July 25th hearing. The site was also posted at least 10 days in advance of the hearing with project information and hearing participation details as well as staff contact information for project comments or questions. At the time of the writing of this report, staff did not receive any public comments.

ENVIRONMENTAL DETERMINATION

Environmental Planning Services of the Community Development Department has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, Infill Development (Categorical Exemption – Class 32).

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: Exempt

1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the project, the Zoning Administrator finds that:
 - a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations with approval of deviation requests.
 - b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
 - c. The project site has no value as habitat for endangered, rare, or threatened species.
 - d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
 - e. The site can be adequately served by all required utilities and public services.

Draft Conditions of Approval – Tentative Parcel Map

These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z24-021). 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.

General: All Projects

1. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.
2. Pursuant to City Code Section 17.500.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service.
3. Show all continuing and proposed/required easements on the Final Map.
4. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easement shall be conveyed to Parcel 6 and reserved from Parcels 3 and 4, at no cost, at the time of sale or other conveyance of either parcel.

Public Works

5. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions.
6. 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.
7. Construct Dias Avenue adjacent to the subject property to a local commercial street section (half-street only) per City standards to the satisfaction of the Department of Public Works.

Note: Dias Avenue currently has 60-ft of right-of-way (30-ft from the centerline). The applicant shall use the extra right-of-way towards a 7-ft planter as shown on the tentative map to the satisfaction of the Department of Public Works.

8. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.
9. 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.
10. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.

Electrical

11. This project will require the installation of streetlights on all public streets 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. 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 for the first Cycle submission. Residential lighting shall be the City Standard ornamental streetlights.

Urban Forestry

12. The applicant shall design all street planters to have shade trees with an expected mature canopy diameter of 35 feet, planted 40 feet on center with consideration given to driveways and underground and above ground utilities to the satisfaction of the Urban Forestry.

SMUD

13. SMUD has existing overhead 12kV facilities ON NORTH OF DIAS AVE 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.
14. 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.
15. 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.
16. 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.
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 any private drive, ingress and egress easement, (and 10- feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.
20. 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.
21. Additional transformer space may be required. This additional space will vary and the amount will depend on specific service requirements, including service size, voltage and other requirements. Furthermore, the location of this space will be site-dependent and could include subsurface (vaulted) or in-building space if pad-mounted and/or alcove space is unavailable or insufficient. Please reference "Electric Service in Downtown Sacramento", <https://www.smud.org/>

/media/Documents/Business-Solutions-and-Rebates/dcs/dcs-Electric-Service-in-Downtown-Sacramento, for additional information on equipment spacing requirements.

Sacramento Area Sewer District

22. Onsite sewer crossing parcel boundaries is prohibited.
23. SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line upstream of any connection to the SacSewer sewer. These improvements must be shown on the plans.
24. All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.

Department of Utilities (DOU)

25. All existing easements and all existing right-of-ways shall be shown on the Final Map, except for all abandoned easements and right-of-ways.
26. 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: "Private/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."
27. The applicant shall dedicate a minimum 20-foot levee easement from the landside toe of Morrison Creek, along the eastern property line of the subject site. No primary or accessory structures or trees may encroach into the levee easement.

Parks

28. 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)
29. 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, Brent Mueller, (916)808-5715, bmueller@cityofsacramento.org).

Advisory Notes:

30. If unusual amounts of bone, stone, or artifacts are uncovered, work, in the area within the distance required by federal and state regulations, 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.

31. House plans shall comply with City Code Chapter 17.508 Driveways which includes:
 - 17.508.040.J All residential 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.
32. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.
33. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.
34. The applicant is responsible for obtaining all necessary permits, easements, and approvals from federal, state, and local agencies for the construction of this project.
35. The applicant is responsible for the protection of the City Sump 147 and shall make all necessary repairs and/or replacement of the existing fence and all other improvements in the event that these are damaged during construction. Prior to the removal of the existing fence surrounding the Sump Station, the applicant shall coordinate with Department of Utilities Development Review Section (916-808-7890), for temporary security measures. Any repairs and/or replacement shall be submitted to DOU for review and approval.
36. On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.
37. With access limited for Parcel 6 coming only from Elder Creek Road, future development of this parcel may have restrictions due to fire access requirements.
38. ONGOING: Public lower laterals must not be smaller than the upper laterals, sized according the California Plumbing Code requirements.
39. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Regional San Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.
40. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP).
41. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.

42. 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.).
43. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>. Applicant shall coordinate individual service panel location placement with SMUD Design Department.
44. 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 \$12,540. This is based on the creation of six (6) residential lots at an average land value of \$110,000 per acre for the Fruitridge Broadway Community Plan Area, South of Fruitridge Road, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment. The fee is due at the time of the final map.
 - b) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

Flood Finding

The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2024 Adequate Progress Annual Report accepted by the City Council on October 22, 2024 (Resolution No. 2024-0311).

Draft Findings of Fact – Tentative Parcel Map

1. None of the conditions described in City Code section 17.828.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:
 - a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code;
 - b. The design and improvement of the proposed subdivision is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code as conditioned;
 - c. The site is physically suitable for the type of development;
 - d. The site is physically suitable for the proposed density of development;

- e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
 - f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
 - g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5);
 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. Code §66474.6);
 4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1); and
 5. The Zoning Administrator has considered the effect of the approval of this Tentative Subdivision Map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

Draft Findings of Fact – Site Plan and Design Review

1. The design, layout, and physical characteristics of the project are consistent with the General Plan which designates the site as Neighborhood. There is no specific plan or transit village plan applicable to this project.
2. The design, layout, and physical characteristics of the proposed subdivision are consistent with all applicable design guidelines and with all applicable development standards. There are no proposed deviations to development standards.
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 project are visually and functionally compatible with the surrounding neighborhood in that the proposed subdivision reduces lot sizes and includes lots similar in width and size to existing lots in the surrounding area.
5. The design, layout, and physical characteristics of the project minimizes energy consumption and encourages the use of renewable energy sources as an urban infill development project utilizing existing road and utility networks.

6. The design, layout, and physical characteristics of the project 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.

Danny Abbes

Danny Abbes
Associate Planner

M.A.

Marcus Adams (Jul 11, 2025 14:19 PDT)

Marcus Adams
Senior 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.

DIMENSION POINT (NOTHING FOUND NOR SET)
FOUND CUT 'X' PER CITY TIES ON FILE
FOUND MAG NAIL w/ WASHER
FOUND NAIL (HELD AS INTERSECTION)

PARCEL LINE TO REMAIN
NEW PARCEL LINE
PUBLIC ROAD EASEMENT LINE
EASEMENT LINE
ROAD CENTERLINE
ORIGINAL BLOCK PROPERTY LINE
EXISTING SANITARY SEWER
EXISTING WATERLINE
EXISTING STORM DRAIN
EXISTING CENTERLINE

EXISTING PARCEL 1=±1.370 ACRES
EXISTING PARCEL 2=±3.063 ACRES

COUNTY OF SACRAMENTO

EXISTING: R-1, RESIDENTIAL
PROPOSED: NO CHANGE
SETBACKS:

FRONT: 20.0 FEET
REAR: 15.0 FEET
SIDE: 10.0 FEET

SACRAMENTO METROPOLITAN FIRE

RESIDENTIAL

RESIDENTIAL (BOTH PARCELS)

NONE

PRIVATE SEPTIC

SACRAMENTO SUBURBAN WATER DISTRICT

SMUD

PG&E

AT&T

SACRAMENTO SCHOOL DISTRICT

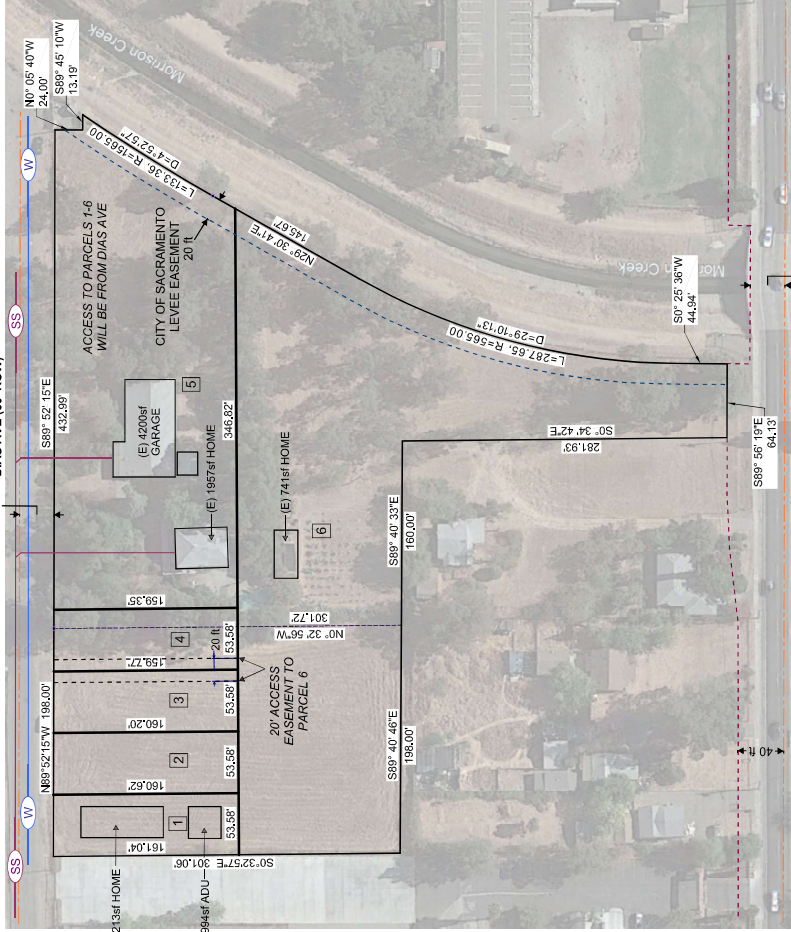
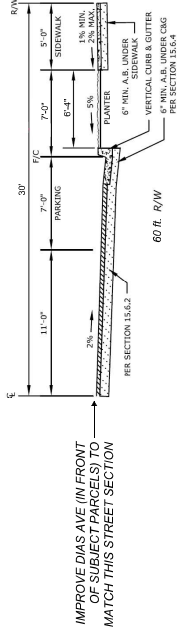
SACRAMENTO COUNTY REGIONAL PARKS

6122 / 6200 DIAS AVE

APN: 038-0191-011 & 038-0201-014

SACRAMENTO, CA
STATE OF CALIFORNIA

JUNE 2025



BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF LEMON HILL TRACT, AS SHOWN ON 7 BM 28, THE BEARING BEING S89°53'E AND IS EVIDENCED BY FOUND MONUMENTATION

BENCHMARK:
TEMPORARY BENCHMARK ON NAVD88

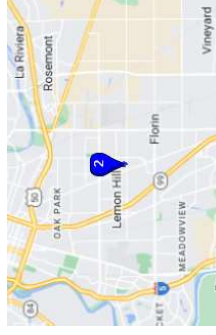
FLOODPLAIN:
SUBJECT PROPERTY IS LOCATED WITHIN SHADED ZONE "X"
PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD
INSURANCE RATE MAP COMMUNITY PANEL NO.: 06067C00195H
DATED: 08/16/2012

(1)..... 7 BM 28

THE BOUNDARY SHOWN HEREON WAS DETERMINED BY SURVEYING FOUND MONUMENTS, WHERE AVAILABLE.

NEW PARCELS # = AREA (SF)

1	= 8617 SF
2	= 8595 SF
3	= 8572 SF
4	= 8549 SF
5	= 61761 SF
6	= 97008 SF



PARK DISTRICT:

ELDER CREEK RD (ROW VARIES)

NEW PARCELS # = AREA (SF)

1	= 8617 SF
2	= 8595 SF
3	= 8572 SF
4	= 8549 SF
5	= 61761 SF
6	= 97008 SF

1 = 8617 SF
2 = 8595 SF
3 = 8572 SF
4 = 8549 SF
5 = 61761 SF
6 = 97008 SF

PARK DISTRICT:

8359 PEACE COURT

10

1

1

1

RIES) 30 ft

589° 56' 19"

ELDER CREEK RD (ROW)

1

10

STRICT:

PARK C



ARBORIST REPORT

April 16, 2025

Larry Dong
6200 Dias Avenue
Sacramento, CA 95824

Re: 6122 / 6200 Dias Avenue, Sacramento CA

This report covers the inventory of the trees on or overhanging the above referenced site APNs 038-0191-011 and 038-0201-014. All trees with at least one 6-inch diameter stem or greater have been included and have been identified with round stamped aluminum tags with the numbering corresponding to the report and listed near the rough plotted locations on the Tentative Parcel Map by Element Engineering that was provided.

The data was collected on April 11, 2025, and included species, diameter standard height (DSH), dripline radius (DLR), tree condition, protected status and notable characteristics for the trees (see inventory pages 2 through 7). The tree's overall structural condition and vigor were separately assessed ranging from poor to good based upon the observed characteristics noted within the tree (see Tree Conditional Rating Criteria on page 4) Ratings are subjective and are dependent upon both the structure and vigor of the tree. The vigor rating considers factors such as the size, color and density of the foliage; the amount of deadwood within the canopy; bud viability; evidence of wound closure; and the presence or evidence of stress, disease, nutrient deficiency and insect infestation. The structural rating reflects the root crown/collar, trunk and branch configurations; canopy balance; the presence of included bark, weak crotches and other structural defects and decay. In the City of Sacramento native oaks 12-inches in diameter or greater are protected and any species 24-inches or greater on an undeveloped lot or 32-inches or greater on private property that includes any single unit or duplex dwelling. Eighty trees were found on or overhanging the site with 1,746 aggregate diameter inches. Sixteen of the trees meet the criteria for Private Protected Tree.

This Inventory Summary is intended to provide Larry Dong and other members of the development team with a detailed pre-development review of the species, size, current structure and vigor of the trees found on or overhanging the site. It is not an exhaustive review of any tree impacts that may occur if development is planned.

If you have any questions or require clarification, please feel free to contact me.

A handwritten signature in black ink that reads "Wayne McKee".

Wayne McKee
ISA Certified Arborist WE 0959A, 1992
ISA Tree Risk Assessment Qualified, 2022
B S Forestry, Humboldt State University, 1983

**6122 / 6200 Dias Avenue
City of Sacramento, CA
APNs 038-0191-011, 038-0201-014
TREE INVENTORY SUMMARY**

Tree #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DSH (inches)	DLR (feet)	CONDITION		CITY PROTECTED TREE	NOTABLE CHARACTERISTICS
						STRUCTURE	VIGOR		
1	Valley oak	<i>Quercus lobata</i>		20	24	poor to fair	fair	yes	Forks at 7 feet above grade with a bark inclusion.
2	Coastal live oak	<i>Quercus agrifolia</i>		8	14	poor to fair	fair	no	Trunk leans north, callusing trunk wound 2 to 5 feet above grade with evidence of wood boring insects.
3	Olive	<i>Olea europaea</i>	4,5,6	10.5	15	poor to fair	fair	no	Callusing basal lower trunk wounds various locations.
4	Valley oak	<i>Quercus lobata</i>		14	18	fair	fair	yes	None
5	Eucalyptus	<i>Eucalyptus</i> spp.		30	33	poor to fair	poor to fair	no	Past heading cuts, weakly attached sprout growth, plus deadwood.
6	Eucalyptus	<i>Eucalyptus</i> spp.		26	30	poor to fair	poor to fair	no	Past heading cuts, weakly attached sprout growth, plus deadwood.
7	Eucalyptus	<i>Eucalyptus</i> spp.		16	26	fair	fair	no	None
8	Eucalyptus	<i>Eucalyptus</i> spp.		24	30	fair	fair	no	None
9	Eucalyptus	<i>Eucalyptus</i> spp.		14	26	poor to fair	fair	no	Adjacent stems have been removed, past large limb failures, above average amount of deadwood.
10	Eucalyptus	<i>Eucalyptus</i> spp.		12	15	poor to fair	fair	no	Trunk leans south, callusing trunk wound 12 feet above grade west side at the point of an old limb failure.
11	Eucalyptus	<i>Eucalyptus</i> spp.		14	28	fair	fair	no	Trunk leans slightly west.
12	Eucalyptus	<i>Eucalyptus</i> spp.		11	20	poor to fair	fair	no	Trunk leans slightly west, callusing trunk wound east side 5 feet above grade at an old stem failure point.
13	Eucalyptus	<i>Eucalyptus</i> spp.		16	32	poor to fair	fair	no	Trunk leans slightly west and is adjacent to a rotting stump to the south.
14	Valley oak	<i>Quercus lobata</i>		14	17	poor to fair	fair	yes	Forks at 1 foot above grade with a bark inclusion.
15	Eucalyptus	<i>Eucalyptus</i> spp.		30	25	poor to fair	fair	no	Forks at 2 feet above grade with a bark inclusion, smaller stem leans to the south.
16	Eucalyptus	<i>Eucalyptus</i> spp.	14,49	56	40	poor to fair	poor to fair	yes	Large stem forks at 5 feet above grade with a bark inclusion, above average amount of deadwood.
17	Eucalyptus	<i>Eucalyptus</i> spp.	16, 17,20	36.5	34	poor to fair	fair	yes	Past large limb failures.
18	Eucalyptus	<i>Eucalyptus</i> spp.	26,28	42	32	poor to fair	poor to fair	yes	Bark inclusion at the attachment, callusing trunk wound north side 2-3 feet above grade at an old stem failure, above average amount of deadwood.

6122 / 6200 Dias Avenue
City of Sactamento, CA
APNs 038-0191-011, 038-0201-014

TREE INVENTORY SUMMARY

Tree #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DSH (inches)	DLR (feet)	CONDITION		CITY PROTECTED TREE	NOTABLE CHARACTERISTICS
						STRUCTURE	VIGOR		
19	Eucalyptus	<i>Eucalyptus spp.</i>		33	32	poor to fair	poor to fair	yes	Past heading cuts and resulting weakly attached sprout growth, above average amount of deadwood.
20	Eucalyptus	<i>Eucalyptus spp.</i>		12	14	poor to fair	fair	no	Past large limb failure.
21	Eucalyptus	<i>Eucalyptus spp.</i>		40	20	poor	poor to fair	yes	Tree was cut at 5 feet above grade, canopy comprised of a few sprouts from the old cuts, above average amount of deadwood.
22	Purple leaf plum	<i>Prunus cerasifera</i>		12	17	poor to fair	poor to fair	no	Adjoining stem is dead, past severe pruning, above average amount of deadwood.
23	Eucalyptus	<i>Eucalyptus spp.</i>		31	30	poor to fair	poor to fair	no	Measured at 1 foot above grade forks at 3 feet with a bark inclusion, above average amount of deadwood.
24	Eucalyptus	<i>Eucalyptus spp.</i>		21	32	poor to fair	poor to fair	no	Fire injury lower trunk that leans significantly to the east, above average amount of deadwood.
25	Eucalyptus	<i>Eucalyptus spp.</i>		34	34	poor to fair	fair	yes	Past heading cuts resulting in weakly attached sprout growth, past stem failure at 10 feet above grade south side with exposed splintered wood.
26	Eucalyptus	<i>Eucalyptus spp.</i>		14	26	fair	poor to fair	no	Above average amount of deadwood.
27	Eucalyptus	<i>Eucalyptus spp.</i>	7,7	10.5	18	poor to fair	poor to fair	no	Stems appear to be stump sprouts, above average amount of deadwood.
28	Eucalyptus	<i>Eucalyptus spp.</i>	6,12	15	20	poor to fair	fair	no	Larger stem failed at approximately 20 feet above grade.
29	Eucalyptus	<i>Eucalyptus spp.</i>		18	30	poor to fair	poor to fair	no	Trunk leans west, failed at 8 feet, above average amount of deadwood.
30	Eucalyptus	<i>Eucalyptus spp.</i>	6,8,8 10,14	30	25	poor to fair	fair	no	Largest stem failed at 8 feet with expose splintered wood, additional failures throught the canopy.
31	Eucalyptus	<i>Eucalyptus spp.</i>		10	20	poor to fair	fair	no	Callusing trunk wounds various locations, supressed, 1 sided east.
32	Eucalyptus	<i>Eucalyptus spp.</i>	13,18	25.5	25	poor to fair	fair	no	Smaller stem failed at approximately 20 feet above grade.
33	Eucalyptus	<i>Eucalyptus spp.</i>		6	20	poor to fair	fair	no	Trunk leans north, past partial root system failure.
34	Eucalyptus	<i>Eucalyptus spp.</i>		16	15	poor	poor to fair	no	Stem failure north side, wound grade to 5 feet with exposed splintered wood.
35	Eucalyptus	<i>Eucalyptus spp.</i>		6	8	fair	fair	no	None.
36	Eucalyptus	<i>Eucalyptus spp.</i>		15	30	fair	poor to fair	no	Above average amount of deadwood.
37	Eucalyptus	<i>Eucalyptus spp.</i>		12	18	fair	fair	no	None.
38	Eucalyptus	<i>Eucalyptus spp.</i>		10	22	fair	fair	no	None.

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						STRUCTURE	VIGOR		
39	Eucalyptus	<i>Eucalyptus spp.</i>		21	26	poor	poor to fair	no	Past stem failure north side resulting in a large wound with exposed splintered wood, plus deadwood.
40	Eucalyptus	<i>Eucalyptus spp.</i>		17	22	poor to fair	fair	no	Callusing trunk wound west side from grade to 4 feet, past limb failures.
41	Eucalyptus	<i>Eucalyptus spp.</i>		96	30	poor	poor to fair	yes	Diameter estimated, past large limb failures, excessive deadwood.
42	Eucalyptus	<i>Eucalyptus spp.</i>		108	25	poor	poor	yes	Tree is 90 percent dead.
43	Eucalyptus	<i>Eucalyptus spp.</i>		24	18	poor to fair	fair	no	Forks at 5 feet above grade with a bark inclusion.
44	Eucalyptus	<i>Eucalyptus spp.</i>		9	14	fair	poor to fair	no	Above average amount of deadwood, sparse foliage.
45	Eucalyptus	<i>Eucalyptus spp.</i>		11	35	poor to fair	fair	no	Trunk leans west, past limb failures.
46	Eucalyptus	<i>Eucalyptus spp.</i>	10, 12, 14	25	30	poor to fair	fair	no	Grown as stump sprouts, trunk wounds various locations.
47	Eucalyptus	<i>Eucalyptus spp.</i>		9	20	fair	fair	no	None.
48	Eucalyptus	<i>Eucalyptus spp.</i>		8	20	poor to fair	fair	no	Trunk leans significantly to the south.
49	Eucalyptus	<i>Eucalyptus spp.</i>	5, 9	11.5	15	poor to fair	fair	no	Bark inclusion in the attachment at grade.
50	Eucalyptus	<i>Eucalyptus spp.</i>	3, 4 14	17.5	30	poor to fair	fair	no	Past large limb failures.
51	Eucalyptus	<i>Eucalyptus spp.</i>		22	34	fair	poor to fair	no	Above average amount of deadwood.
52	Eucalyptus	<i>Eucalyptus spp.</i>	9, 9	13.5	20	poor to fair	poor to fair	no	Trunk leans east then bends west.
53	Eucalyptus	<i>Eucalyptus spp.</i>	9, 14	18.5	26	fair	poor to fair	no	Above average amount of deadwood.
54	Eucalyptus	<i>Eucalyptus spp.</i>	6, 9, 10, 11, 12, 15	39	28	poor to fair	fair	yes	Stems have rubbing injuries.
55	Olive	<i>Olea europaea</i>	2, 3 4, 6	10.5	10	poor to fair	fair	no	Callusing trunk wounds various locations.
56	Coast live oak	<i>Quercus argifolia</i>		24	18	poor to fair	fair	yes	Trunk leans southwest, canopy 1-sided southwest.
57	Chinese pistache	<i>Pistacia chinensis</i>		8	14	poor to fair	fair	no	Severely pruned.
58	Cork oak	<i>Quercus suber</i>		16	28	poor to fair	fair	no	Trunk leans southwest, canopy 1-sided southwest.
59	Privet	<i>Ligustrum lucidum</i>		24	18	poor to fair	fair	no	Forks at 3, 4 and 5 feet above grade with bark inclusions.
60	Deodar cedar	<i>Cedrus deodara</i>		13	14	fair	poor to fair	no	Above average amount of deadwood.

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						STRUCTURE	VIGOR		
61	Privet	<i>Ligustrum lucidum</i>		10	6	fair	fair	no	None.
62	Italian cypress	<i>Cupressus sempervirens</i>		12	4	fair	poor to fair	no	Above average amount of deadwood.
63	Italian cypress	<i>Cupressus sempervirens</i>		16	6	fair	poor to fair	no	Above average amount of deadwood.
64	Chinese elm	<i>Ulmus parvifolia</i>		14	28	fair	fair	no	None.
65	Eucalyptus	<i>Eucalyptus</i> spp.		72	30	poor to fair	fair	yes	Diameter estimated, past severe pruning and resulting weakly attached sprout growth, callusing trunk wounds with minor to moderate decay.
66	Chinaberry	<i>Melia azedarach</i>		7	16	poor to fair	poor to fair	no	Past severe pruning, sparse foliage.
67	Eucalyptus	<i>Eucalyptus</i> spp.		36	30	poor to fair	poor to fair	yes	Old stem removals that are decaying, trunk leans west, canopy 1-sided west.
68	Privet	<i>Ligustrum lucidum</i>		10	7	poor	poor to fair	no	Callusing trunk wounds with moderate to significant decay, plus deadwood.
69	Eucalyptus	<i>Eucalyptus</i> spp.		39	35	poor to fair	fair	yes	Past severe pruning.
70	Eucalyptus	<i>Eucalyptus</i> spp.	10,39	44	28	poor to fair	poor to fair	yes	Past severe pruning and resulting sprout growth, plus deadwood.
71	Eucalyptus	<i>Eucalyptus</i> spp.		23	22	poor to fair	fair	no	Past severe pruning with resulting sprout growth, callusing trunk wounds with minor to moderate decay.
72	Privet	<i>Ligustrum lucidum</i>	5,7	9.5	14	fair	poor to fair	no	Above average amount of deadwood.
73	Arborvitae	<i>Thuja occidentalis</i>		9	7	fair	poor to fair	no	Forks at 1 foot above grade, above average amount of deadwood.
74	Privet	<i>Ligustrum lucidum</i>	5,7	9.5	14	fair	poor to fair	no	Above average amount of deadwood.
75	Arborvitae	<i>Thuja occidentalis</i>		10	8	poor to fair	fair	no	Forks at 1 foot above grade with callusing trunk wounds various locations.
76	Privet	<i>Ligustrum lucidum</i>		14	15	poor to fair	poor to fair	no	Forks at 1 foot above grade, stems overlap and rub, plus deadwood.
77	Eucalyptus	<i>Eucalyptus</i> spp.	8,17,33,34	63	34	poor to fair	poor to fair	yes	Lower trunks buried making it appear the stems are separate trees, severe pruning cuts at 8 feet above grade.
78	Deodar cedar	<i>Cedrus deodara</i>		16	20	poor to fair	poor to fair	no	Mainstem failed at approximately 20 feet above grade, plus deadwood.
79	Chinese elm	<i>Ulmus parvifolia</i>		15	22	poor to fair	fair	no	Forks at 2 feet above grade with a bark inclusion, trunks lean west.
80	Privet	<i>Ligustrum lucidum</i>		6	8	fair	fair	no	None.

Total Inventoried Trees = 80 (1,746 aggregate diameter inches)

Total City Protected Trees = 17 (771 aggregate diameter inches)

TREE CONDITION RATING CRITERIA

RATING TERM	ROOT CROWN	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR
Good	No apparent injuries, decay, cavities or evidence of hollowing; no anchoring roots exposed; no indications of infestation or disease	No apparent injuries, decay, cavities or evidence of hollowing; no codominant attachments or multiple trunk attachments are observed; no indications of infestation or disease	No apparent injuries, decay, cavities or evidence of hollowing; below average amount of dead limbs or twigs; no major limb failures or included bark; callus growth is vigorous	Leaf size, color and density are typical for the species; buds are normal in size, viable, abundant and uniform throughout the canopy; annual seasonal growth increments are average or above average; no insect or disease infestations/ infections evident	No apparent structural defects; no weak crotches; no excessively weighted branches and no significant cavities or decay	Tree appears healthy and has little or no significant deadwood; foliage is normal and healthy
Fair	Small to moderate injuries, decay, cavities or hollowing may be evident but are not currently affecting the overall structure; some evidence of infestation or disease may be present but is not currently affecting the tree's structure	Small to moderate injuries, decay, cavities or hollowing may be evident; codominant branching or multiple trunk attachments or minor bark inclusion may be observed; but not currently affecting the tree's structure	Small to moderate injuries, decay or cavities may be present; average or above average dead limbs or twigs may be present; some limb failures or bark inclusion observed; callus growth is average	Leaf size, color and density are typical or slightly below typical for the species; buds are normal or slightly sparse with potentially varied viability, abundance and distribution throughout the canopy; annual seasonal growth increments are average or slightly below average; minor insect infestation/infection may be present	Minor structural problems such as weak crotches, minor wounds and/or cavities or moderate amount of excessive weight; non-critical structural defects which can be mitigated through pruning, cabling or bracing	Tree appears stressed or partially damaged; minimal vegetative growth since previous season; moderate amount of deadwood, abnormal foliage and minor lesions or cambium dieback
Poor	Moderate to severe injuries, decay, cavities or hollowing may be evident and are affecting the overall structure; presence of infestation or disease may be significant and affecting the tree's structure	Moderate to severe injuries, decay, cavities or hollowing may be evident and weak attachments are affecting the tree's structure; disease may be significant and affecting the tree's structure	Severe injuries, decay or cavities may be present; major deadwood, twig dieback, limb failures or bark inclusion observed; callus growth is below average	Leaf size, color and density are obviously abnormal; buds are obviously abnormal or absent; annual seasonal growth is well below average for the species; insect or disease problems may be severe	Obvious major structural problems which cannot be corrected with mitigation; potential for major limb, trunk or root system failure is high; significant decay or dieback may be present	Tree health is declining; no new vegetative growth; large amounts of deadwood; foliage is severely abnormal

The ratings "poor to fair" and "fair to good" are used to describe trees that fall between the described major categories and have elements of both

ASSUMPTIONS AND LIMITING CONDITIONS

1. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
2. The consultant shall not be required to give a deposition and/or attend court by reason of this report unless subsequent contractual arrangements are made in advance, including payment of an additional fee for such services according to our standard fee schedule, adjusted yearly, and terms of the subsequent contract of engagement.
3. Ownership of documents produced passes to the Client only when all fees have been paid. Possession of this report or a copy thereof does not imply the right of publication or use for any purpose other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant.
4. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed written or verbal consent of the consultant.
5. This report and any values expressed herein represent the opinion of the consultant and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
6. Sketches, diagrams, graphs, drawings and photographs 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.
7. 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 accessible items without laboratory analysis, dissection, excavation, or probing unless otherwise stated.
8. This report is based on the observations and opinions of Wayne McKee, and does not provide guarantees regarding the future performance, health, vigor, structural stability or safety of the plants described herein. Neither this author nor Acorn Arboricultural Services, Inc. assume any responsibility for liability associated with the trees on or adjacent to this property, their future demise and/or any damage which may result therefrom.