

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

STAFF RECOMMENDATION

Staff recommends the Design Director approve with conditions the Site Plan and Design Review for the construction of a 1,402-square-foot single-unit dwelling with a 277-square-foot attached garage and the removal of one Private Protected Tree for a project known as file **DR25-221**. Draft Findings of Fact and Conditions of Approval for the project are included below.

Requested Entitlements:

1. **Environmental Determination:** Categorically Exempt per CEQA Guidelines Section 15303 – Construction of Small Facilities or Structures.
2. **Site Plan and Design Review** to construct a 1,402-square-foot single-unit dwelling with a 277-square-foot attached garage.
3. **Tree Permit** to remove one Private Protected tree.

Location: 3817 15th Avenue, Sacramento, CA 95820

Assessor's Parcel Number: 020-0062-019-0000

Applicant/Property Owner: Zak Lisetsky, Skyline Design Build Inc
6330 Fountain Square Drive, #3984, Citrus Heights CA 95621

Project Planner: Kevin Valente, Contract Planner, (916) 372-6100

General Plan Designation: Neighborhood

Community Plan Area: Fruitridge/Broadway

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

Design Review Area: Oak Park SPDR

Existing Land Use of Site: Existing Shed and Outdoor Storage with Existing Trees and Vegetation

Surrounding Zoning and Land Use:

North:	(R-1)	Single-Unit Dwelling
South:	(R-1)	Single-Unit Dwelling
East:	(R-1)	Single-Unit Dwelling
West:	(R-1)	Single-Unit Dwelling, with Proposed New Single-Unit Dwelling Currently Under Review (DR25-217)

Site Information:

Property Size:	0.12 acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Setback Information:

Parcel:	Required:	Proposed:
South (Front)	25 ft	25 ft
West (Interior)	5 ft	5 ft
East (Interior)	5 ft	5 ft
North (Rear)	5 ft	40 ft

Development Standards:

Parcel:	Required:	Proposed:
Density (3 du/acre)	Min 0.36 du	1 du
Height (Per 17.600.145A)	35 ft	17 ft
Lot Coverage:	40% or 2,500 sf	38%

Background/Analysis:

The project site consists of a vacant 0.12-acre parcel located at 3817 15th Avenue in the Fruitridge/ Broadway Community Plan Area. The project is surrounded by single-unit dwellings to the north, south, east, and west.

The project proposes the development of the parcel with a 1,402-square-foot single-unit dwelling and a 277-square-foot attached garage. The single-unit dwelling will have a maximum height of 17 foot, consistent with the 35-foot maximum of the R-1 zone.

This application includes the construction of a detached ADU. References to the ADU within this staff report are for informational purposes only. The review authority for this application shall exclude consideration of the ADU pursuant to Government Code Section 66317(a). The ADU will, instead, be evaluated ministerially and subsequently through the City's building permit review process. A certificate of occupancy for ADUs is not issued until the accompanying primary dwelling(s) has been constructed.

The proposed residence incorporates a variety of materials, planar changes, and roof heights to satisfy the Oak Park Design Guidelines. The proposed building will have a dimensional composition roofing, fiber cement horizontal lap siding and a stucco exterior.

Overall, staff finds the proposed building and site improvements consistent with the Fruitridge/ Broadway Community Plan.

The project was routed to all applicable city agencies, county departments, and utility agencies on February 13, 2026. Comments received have been incorporated into conditions of approval or advisory notes below.

Property owners, tenants, and neighborhood groups within 500 feet of the subject site received notification of the public hearing occurring on June 4, 2026. The Oak Park neighborhood Association,

Preservation Sacramento, South Oak Park Community Association neighborhood advisory groups were also notified of the project. As of the drafting of this report, staff have not received any comments.

Tree Permit

Pursuant to Sacramento City Code (SCC) chapter 12.56, the removal of private protected trees requires a tree permit. According to the Arborist report prepared by Acorn Arboricultural Services Inc., dated February 6, 2026 and related exhibits, this project proposes to remove one private protected tree:

Tree #61 – Chinese Tallow – 25” DSH

The tree is proposed for removal because it conflicts with the most reasonable placement of the proposed residence. The applicant has requested a replacement waiver per Sacramento City Code 12.56.060. The reason for the requested waiver is that the tree has been improperly pruned leading to decay and uncorrectable structural defects. Urban Forestry supports the replacement waiver for the reasons provided.

Environmental Considerations:

The project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 3, Section number 15303A (New Construction or Conversion of Small Structures), in which one single-family residence, or a second dwelling unit in a residential zone are exempt. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

200-Year Flood Protection:

The project site is within an area for which the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection, as demonstrated by the SAFCA Urban Level of Flood Protection Engineer’s Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

Recommended Determination:

As designed, the project meets all applicable development standards for the R-1 zone and the architectural design standards for single-unit dwelling design guidelines. This project has no deviations to Title 17 or the Design Guidelines and would have been approved at staff level if not for the tree removal. The planning staff supports the project and recommends approval of the single-unit dwelling and removal of one Private Protected tree.

Draft Findings of Fact:

1. The design, layout, and physical characteristics of the proposed development are consistent with the general plan designation of Neighborhood and any applicable specific plan or transit village plan; and
2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards; and
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; and

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood; and
5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged; and
6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance.
7. **The Tree Permit** for the removal of one private protected tree **is approved** based on the following Findings of Fact:
 - a. The location of the one private protected tree conflicts with the most feasible placement of the proposed residence.
 - b. Urban Forestry approves the requested replacement waiver on the basis that the tree meets the criteria for removal per Sacramento City Code 12.56.050.B.1.b.
8. The project site is within an area for which the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection, as demonstrated by the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

Draft Conditions of Approvals:

Planning / Design Review

1. The proposed development shall be constructed per the approved plans.
2. Provide the following building materials for the single-family residence as indicated by the approved plan:
 1. Minimum 30-year dimensional composition roofing
 2. Fiber cement lap siding exterior with side returns (at north elevation)
 3. Smooth finished stucco exterior (at east, west, and south elevations)
 4. Decorative raised panel fiberglass entry door with integrated windows (at north elevation)
 5. Decorative raised panel garage door with integrated windows (at north elevation)
 6. Vinyl horizontal sliding door with glazing (at south elevation)
 7. Vinyl single/double hung and horizontal sliding windows (at all elevations)
 8. All trim, sills, fascia boards shall be stucco or fiber cement and painted in a contrasting color (basis of color – Sherwin Williams SW 9685 After the Storm) (at all elevations)
 9. Gutters and downspouts (at all elevations)

3. All residential mechanical equipment must be ground-mounted and cannot be placed within the front or street-side yards. The equipment shall be screened from street view using fencing, landscaping, or an architecturally integrated screen wall.
4. Any new or relocated electrical service panels shall not be placed on any street facing elevation and must be screened from street view when located on the interior side yard of the structure.
5. There shall be a minimum of one tree planted in the front yard. Tree shall be a new 15 gallon minimum large canopy tree species. See Free Shade Tree Program ([Free Shade Tree Program](#)).
6. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit or work undertaken.
7. Any modification to the project shall be subject to the review and approval of planning staff (and may require additional entitlements).
8. The applicant shall obtain all necessary building permits prior to commencing construction.
9. This approval shall expire in three years from the approval date.

General conditions

10. Construct landscape improvements including all required irrigation, ground coverings, shrubs, and trees as shown on the final approved landscape plan exhibit.
11. A photometric plan shall be provided in building permit submittal. Any new building mounted lighting shall occur subject to final review and approval by Planning staff.
12. All HVAC units shall be screened from view either behind a parapet wall or behind a fence or screened by landscaping treatments subject to final review and approval by Planning staff during building permit plan check.
13. The applicant shall obtain all necessary building permits prior to commencing construction. No permits shall be issued within the 10-day appeal period. The 10-day appeal period will commence on June 4, 2026.
14. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit or work undertaken.
15. Any modification to the project shall be subject to the review and approval of planning staff (and may require additional entitlements).
16. This approval shall expire in three (3) years from the approval date.

Urban Forestry – Tree Permit Conditions

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

18. **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

1. Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a 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.
2. All excavation, grading or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excitation, pneumatic excavation or hand digging and shall be directly supervised by a qualified arborist.
3. 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.
4. 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:

1. DOU: All stormwater and surface runoff drainage impacts resulting from new impervious areas (such as but not limited to roof areas, driveway, paving, etc.) shall be subject to drainage mitigation as specified in the current Onsite Design Manual and/or the Design and Procedures Manual. Drainage mitigation shall be accomplished by: (1) conforming to a City approved Drainage Study or Master Plan, (2) providing onsite drainage detention, or (3) payment of in-lieu fees (applies only in the CSS). Applicant is advised to contact the City of Sacramento Department of Utilities Development Review Section (916-808-7890) or DOUDevelopmentReview@cityofsacramento.org at the early planning stages to address any onsite drainage related requirements.

ATTACHMENTS:

Exhibit A: Site Plan, Floor Plan, Elevations

Exhibit B: Existing Photos

Exhibit C: Arborist Report

Kevin Valente

Kevin Valente, AICP
Contract Planner


Matthew Sites (May 29, 2026 13:21:03 PDT)

Matthew Sites, AIA, LEED AP
Senior Architect

PROJECT INFORMATION

HOME OWNER:
#Client Full Name
#Client E-mail
#Client Phone Number

DESIGNER:
Skyline Build and Design Inc.
 Oleg Lisetsky
 (916) 584-0978
 oleg@skylinebuildinc.com

CONTRACTOR:
 TBD

ENGINEERING:
 TBD

Title 24:
 Same as Designer

1. SITE ADDRESS

3817 15th Ave
 Sacramento, CA 95820

2. PARCEL #: 020-0062-019-0000

3. BUILDING AREA:
 — 1 — 1ST FLOOR: 1,402 SF
 — 2 — GARAGE: 578 SF
 — 3 — ADU: 418 SF

TOTAL LIVING AREA w/o ADU:
 1,821 SF
TOTAL FOOTPRINT w/ ADU:
 2,399 SF

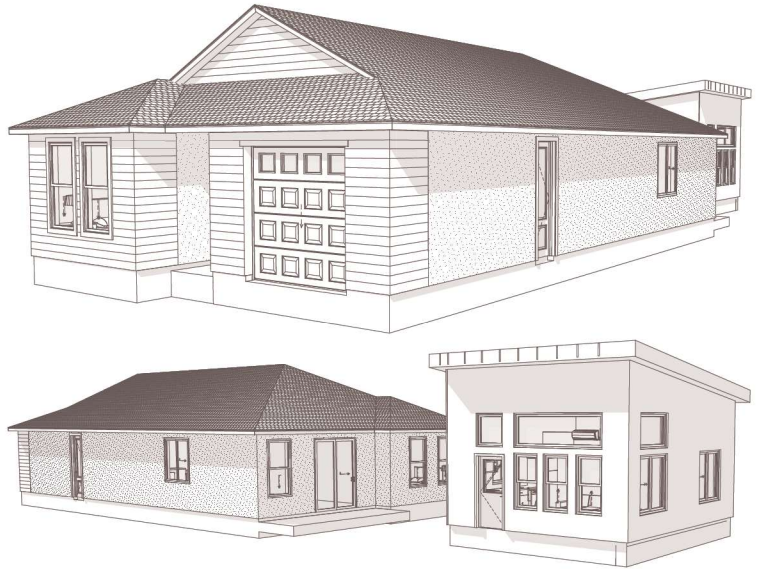
4. SITE AREA: 5227 sq ft / 0.12 acres
5. LOT COVERAGE: 45.93%

6. ZONING: R1

7. CONSTRUCTION TYPE: V-B
OCCUPANCY: R3/U
FIRE SPRINKLER: YES
WUI: N/A
SOLAR: YES

8. JOB SCOPE:
 New SFD 3 bed, 2 bath, and a 1 car garage. New 1 bedroom ADU.

SHEET INDEX	
General Drawings	
G-001	Cover Sheet
G-002	2022 Residential Plan Notes
G-003	Site Pictures
Architectural Site Plans	
AS-001	Architectural Site Plan
AS-002	Existing Shrub and Tree Rem...
Floor Plans	
A-101	First Floor Plans
A-102	ADU Plan
Elevations	
A-201	Exterior Elevations
A-202	ADU Exterior Elevations
Structural Drawings	
S-401	Foundation Plan
S-402	Roof Plan
S-403	Truss Layout
SN-1	Structural Notes
SN-2	Structural Notes
SD-1	Structural Details
MEP Drawings	
A-801	Electrical Plan
A-802	T-24
A-803	T-24
A-804	Green Building Code
A-805	Green Building Code



Zak Lisetsky
 EMAIL: info@skylinebuildinc.com
 PHONE: 415-485-4907
 8330 Florissant Square Dr. 308, 9584
 Citrus Heights, CA 95621
 DATE: 4/13/2026
 STAMPS AND SIGNATURES

3817 15th Ave SFD

3817 15th Ave
 Sacramento CA 95820

Cover Sheet

ENTIRE RESIDENCE/GARAGE IS REQUIRED TO HAVE A FIRE SPRINKLER SYSTEM INSTALLED. WILL BE A DEFERRED SUBMITTAL AND ISSUED BY LOCAL FIRE JURISDICTION.

SOLAR DESIGN AND CALCULATIONS WILL BE A DEFERRED SUBMITTAL TO LOCAL POWER COMPANY AS REQUIRED.

REFERENCE PUBLICATIONS FOR THIS PROJECT ARE:
 2022 California Building Code
 2022 California Residential Code
 2022 California Mechanical Code
 2022 California Electrical Code
 2022 California Plumbing Code
 BASED ON THE 2022 International Building Code.
 2022 CALIFORNIA GREEN STANDARDS CODE,
 2022 ENERGY STANDARDS
 2022 California Fire Code

AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION.



PROJECT NO: #P1n
 DRAWN BY: Oleg Lisetsky
 COPYRIGHT:
 Skyline Build & Design Inc.
 SHEET TITLE

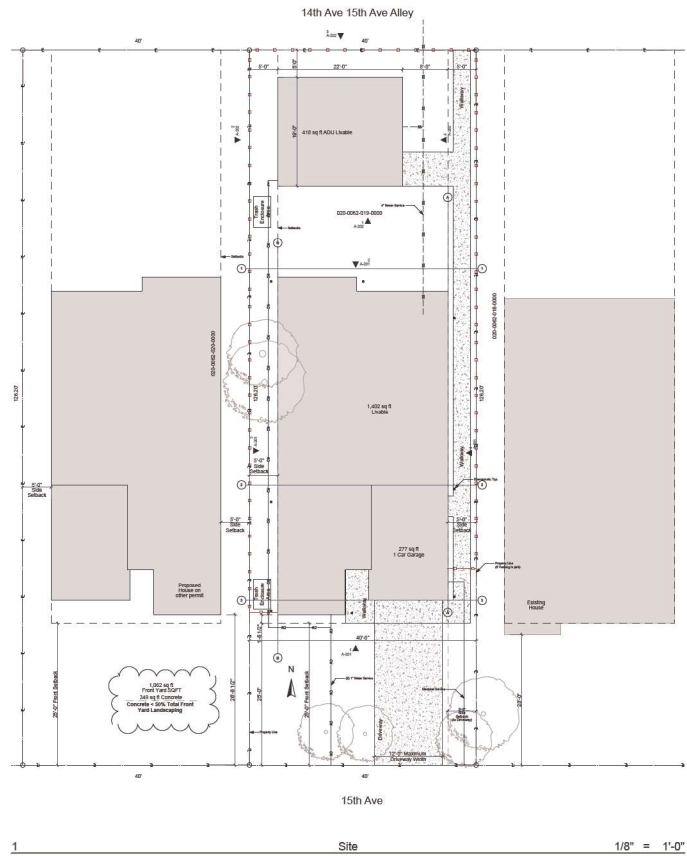
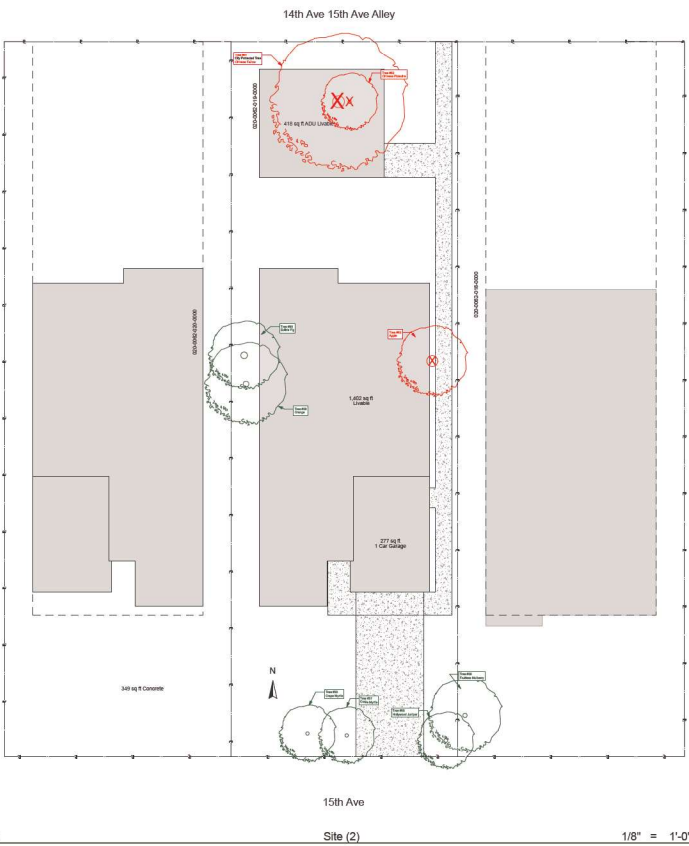
Cover Sheet

G-001

SHEET 1 OF 20

Required Tree Preservation Measures for City and Privately Protected Trees

1. All required trees within the project or their protective zone of protection tree shall be separately inventoried to the east of construction and approved by a Certified Arborist. Submit a tree protection plan created by a Certified Arborist to the City of Sacramento for review and approval prior to the start of construction.
2. All construction activities involving the removal or preservation of any protected trees for the purpose of utility installation, construction foundations, utility lines, underground utility, or any other reason not a primary one of the following: removal, preservation, protection, preservation or tree removal shall be directly supervised by a Certified Arborist.
3. There shall be no excavation deeper than the existing protection for utilities within the zone of protection trees.
4. There shall be no grade changes within the zone of protection trees. All grade changes shall be approved by the City.
5. 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 or within the tree protection zone of protection trees: any regulated work as defined in SSC 12.05, including excavation, grade changes, trenching, root or canopy pruning, or boring.



Zak Lesetsky
 EMAIL: info@skylinebuildinc.com
 PHONE: 415-485-4507
 8330 Florissant Square Dr, Suite 3054
 Citrus Heights, CA 95621

Zak Lesetsky

DATE: 4/13/2026

STAMPS AND SIGNATURES

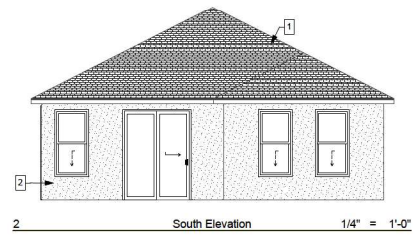
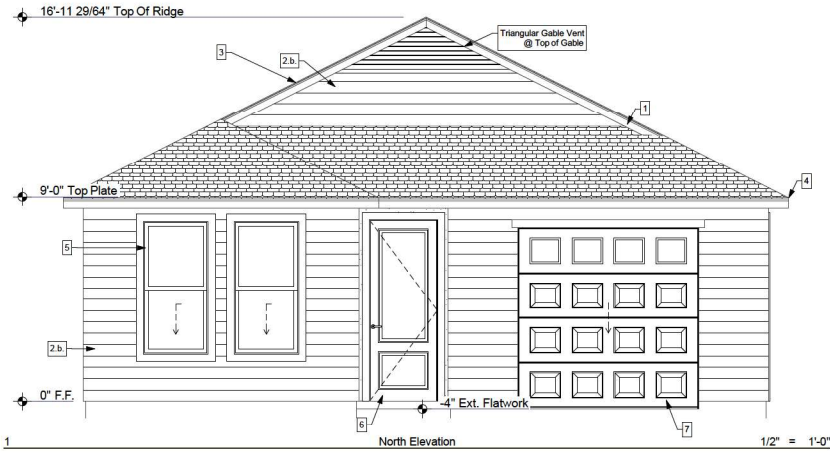
3817 15th Ave SFD

3817 15th Ave
 Sacramento CA 95620

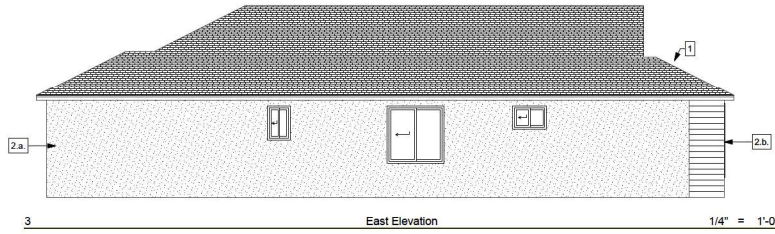
Architectural Site Plan

PROJECT NO: #P1n
 DRAWN BY: Oleg Lesetsky
 COPYRIGHT:
 Skyline Build & Design Inc.
 SHEET TITLE

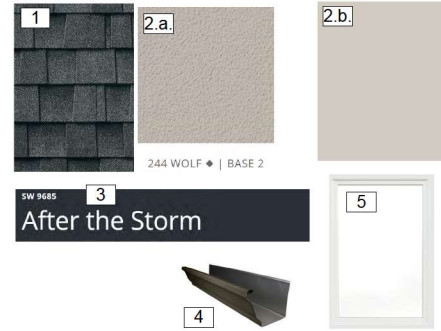
Architectural Site Plan
AS-001
 SHEET 4 OF 20



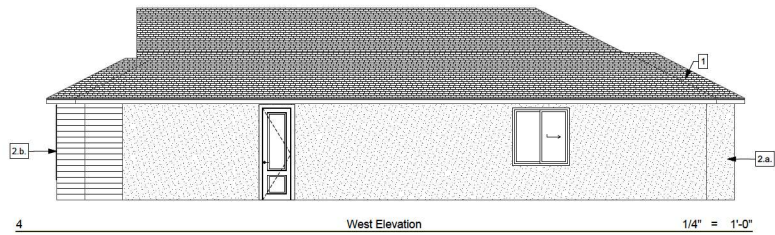
South Elevation 1/4" = 1'-0"



East Elevation 1/4" = 1'-0"

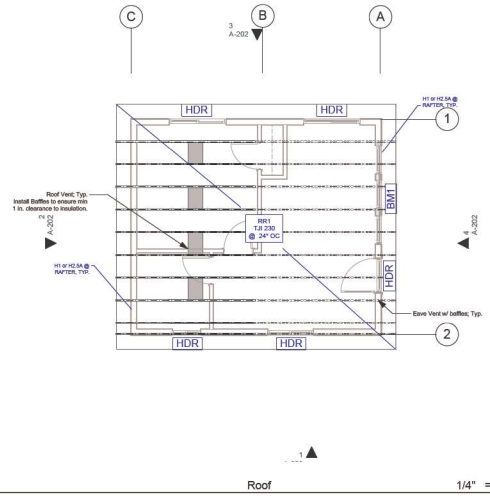
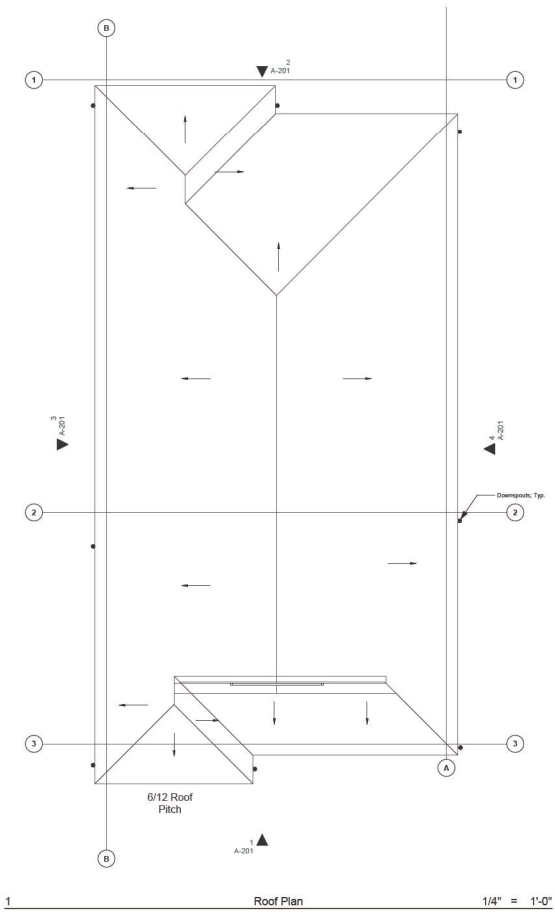


- EXTERIOR FINISHES**
1. ROOFING: GAF Timberline HDZ RS - Stone Gray
 2. a. Stucco Body Color: Omega Smooth Stucco - Wolf
2. b. Siding Body Color: SW 7029 Agreeable Gray
 3. Trim Colors: Sherwin Williams - After the Storm SW 9685
 4. Gutters: K-Style, bronze gutters and square downspouts
 5. Windows: White Vinyl Windows
 6. Front Door: Light Blue - Fiberglass Door
 7. Garage Door: White Garage Door

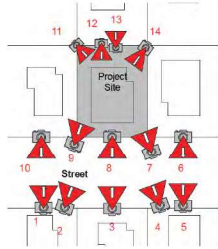


West Elevation 1/4" = 1'-0"

Roof Plan



ATTIC VENTILATION
FLOOR ATTIC: 1,823SF150 = 12.15SF
Eave Vents Provided: 22pc X 0.35SF = 7.75F
Roof Vents Provided: 11pc X 0.44SF = 4.84SF
Total Vents Provided: 12.54SF



SKYLINE
DESIGN BUILD INC

Zak Lisetsky
EMAIL: info@skylinebuild.com
PHONE: 415-485-4507
4338 Fairview Square Dr, 108, 9584
Citrus Heights, CA 95621

Zak Lisetsky
DATE: 4/13/2026

STAMPS AND SIGNATURES

3817 15th Ave SFD

3817 15th Ave
Sacramento CA 95620

Site Pictures

PROJECT NO: #P10
DRAWN BY: Oleg Lisetsky
COPYRIGHT:
Skyline Build & Design Inc
SHEET TITLE

Site Pictures

G-003

SHEET 3 OF 20



ARBORIST REPORT

February 6, 2026

Skyline Design Build, Inc.
6330 Fountain Square Dr. Unit 3984
Citrus Heights, CA 95611

Re: 3817 15th Avenue, Sacramento CA, APN 020-0062-019

This report covers the inventory of the trees on or overhanging the above referenced site. All trees that have at least one stem 4-inches in diameter or greater have been included and were identified with round stamped aluminum tags. The numbers correspond to the report and are listed near the locations rough plotted on the site plan (see page 3).

The data was collected on February 2, 2026, and included species, diameter standard height (DSH), dripline radius (DLR), tree condition, protected status and notable characteristics for all trees (see inventory summary page 2). 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. 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 of 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. Nine trees were found on or overhanging the site with 112 aggregate diameter inches. One of the trees meets the criteria for Private Protected Tree but is recommended for removal due to the extent of the defects.

The Inventory Summary is intended to provide Skyline Design Build, Inc., the City of Sacramento, 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. The City of Sacramento regulates both the removal of protected trees and the encroachment of construction activities within the Tree Protection Zones. A tree permit and/or additional development authorization should be obtained from the City of Sacramento prior to proceeding with the proposed project. All terms and conditions of the tree permit and/or other Conditions of Approval are the sole and exclusive responsibility of the project applicant.

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

Skyline Design Build, Inc.
 3817 15th Avenue
 City of Sacramento, CA
 APN 020-0062-019-000
TREE INVENTORY SUMMARY

Tree #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DSH (inches)	DLR (feet)	CONDITION		CITY PROTECTED TREE	NOTABLE CHARACTERISTICS
						STRUCTURE	VIGOR		
55	Hollywood juniper	<i>Juniperus chinensis 'Torulosa'</i>		8	12	fair	poor to fair	no	Measured at 3 feet above grade forks above, above average deadwood.
56	fruitless mulberry	<i>Morus alba 'Fruitless'</i>		9	13	poor to fair	fair	no	Severely pruned in the past with heading cuts. Tree is offsite 1 foot east of the easterlt property fence, tag on fence.
57	crape myrtle	<i>Lagerstroemia indica</i>	3,3,4	7	6	fair	fair	no	None.
58	crape myrtle	<i>Lagerstroemia indica</i>	4,5	7	6	fair	fair	no	Largest stem forks at 1 foot above grade.
59	orange	<i>Citrus sinensis</i>	5,5,7	12	8	fair	poor to fair	no	The largest stem forks at .5 feet above grade, above average deadwood.
60	edible fig	<i>Ficus carica</i>	2,3,4,5,7	14	13	fair	fair	no	None.
61	Chinese tallow	<i>Triadica sebifera</i>		25	20	poor	fair	yes	Measured at 2 feet above grade forks at 4 feet with a bark inclusion, severely pruned in the past with heading cuts at 15 feet with resulting sprout growth comprising the canopy and decay in the exposed wood of the cuts. Removal recommended.
62	Chinese pistache	<i>Pistacia chinensis</i>		7	15	poor to fair	fair	no	Measured at 1 foot above grade, forks above, callusing trunk wounds with exposed wood, trunk leans and bends east suppressed, canopy 1-sided east.
63	apple	<i>Malus domestica</i>	5x2, 5x3	23	13	poor to fair	poor to fair	no	Stems are sprouts that have grown from the stump of a tree that was removed.

Total Inventoried Trees = 9 (112 aggregate diameter inches) City Protected Trees = 1 (25 aggregate diameter inches)
--



SKYLINE
ARCHITECTURE

1501 J Street, Suite 200
Sacramento, CA 95811
Tel: (916) 441-1111
Fax: (916) 441-1112



DATE: 11/18/2025

PROJECT NO: 25-007-001

3817 15th Ave SFD

3817 15th Ave
Sacramento CA 95820

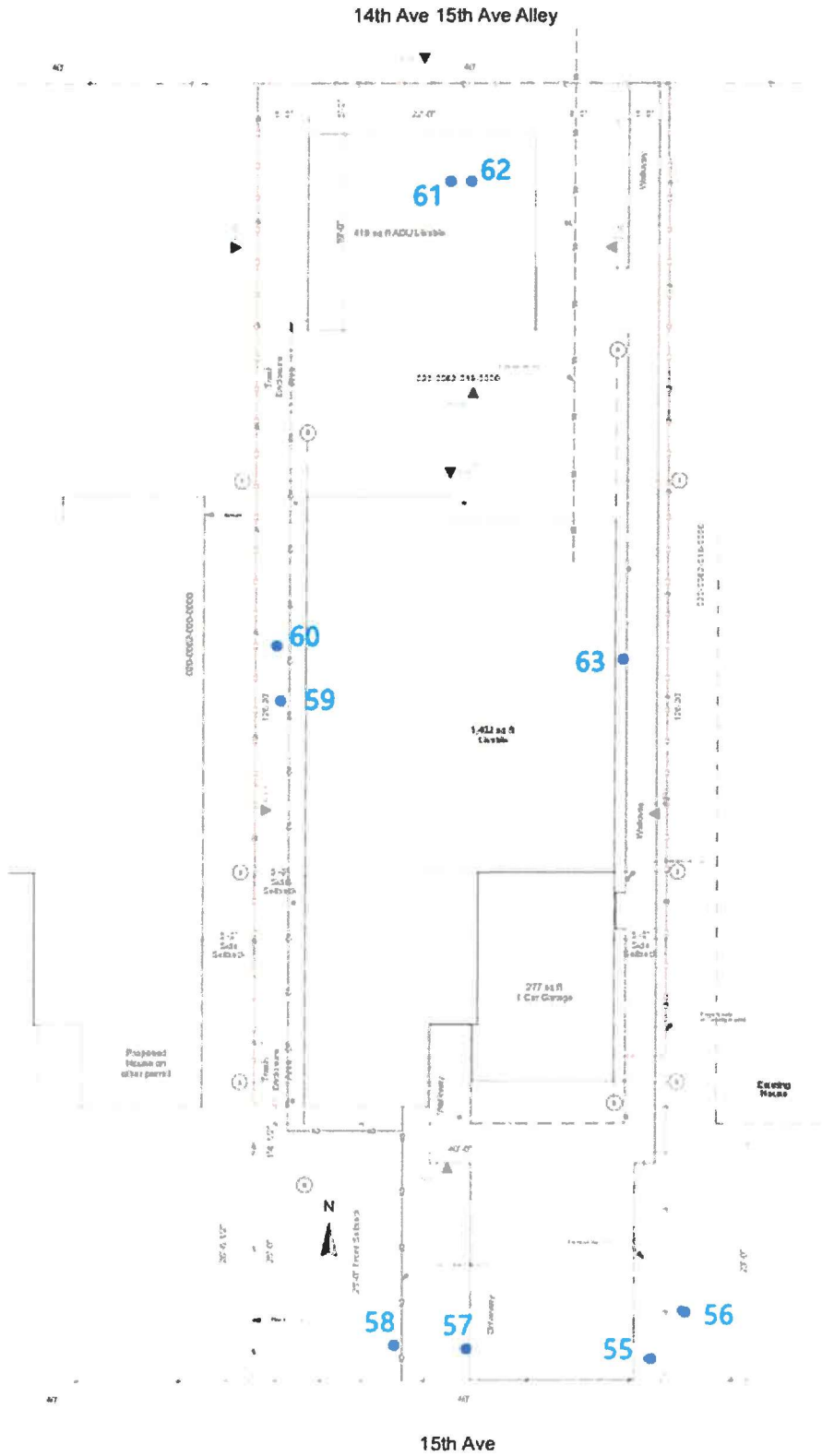
Architectural Site
Plan

PROJECT NO: 25-007-001
SHEET NO: 1-11
DATE: 11/18/2025

Architectural Site
Plan

AS-001

SHEET 4 OF 5



DEFINITIONS

Tree Number:	Corresponds to aluminum tag attached to the tree.
Species Identification:	Scientific and common species name.
Diameter (DSH):	Diameter at standard height means the diameter of a tree measured at 4.5 feet above natural grade, except: for a tree that branches at or below 4.5 feet, DSH means the diameter at the narrowest point between the grade and the branching point. Or, for a tree with a common root system that branches at the ground, DSH means the sum of the diameter of the largest trunk and one-half the cumulative diameter of the remaining trunks at 4.5 feet above natural grade.
Dripline radius (DLR):	A radius equal to the horizontal distance from the trunk of the tree to the end of the farthest most branch tip prior to any cutting.
Protected Area:	Generally, a circle equal to the largest radius of a protected tree's dripline.
Root Crown:	Assessment of the root crown/collar area located at the base of the trunk of the tree at soil level.
Trunk:	Assessment of the tree's main trunk from ground level generally to the point of the primary crotch structure.
Limbs:	Assessment of both smaller and larger branching, generally from primary crotch structure to branch tips.
Foliage:	Tree's leaves.
Overall Condition:	Describes overall condition of the tree in terms of structure and vigor.
City Tree	means any tree the trunk of which, when measured 4.5 feet above ground, is partially or completely located in a city park, on real property the city owns in fee, or on a public right-of-way, including any street, road, sidewalk, park strip, mow strip, or alley.
Private Protected Tree:	Native oaks 12-inches in diameter of 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.
Tree Permit	Means a permit to conduct regulated work on or around a city tree or private protected tree.
Notable Characteristics:	Observed characteristics such as leaning or bending trunks, instability, defects, deadwood accumulation, foliage density, or canopy distribution.

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