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

STAFF RECOMMENDATION

Staff recommend the Design Director approve with conditions the Site Plan and Design Review for the construction of a 4,419-square-foot single unit dwelling for the project known as file **DR26-077**. 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 15303A – New Construction or Conversion of Small Structures.

2. **Site Plan and Design Review** to demolish an existing 1,202-square-foot single unit dwelling and construct a 4,419-square-foot single-unit dwelling with an approximately 780-square-foot attached garage.

3. **Design Standards Deviation** to allow the proposed single-unit dwelling to deviate from the architectural design standards for a garage-forward design.

Location:	6585 Park Riviera Way, Sacramento, CA, 95822
Assessor's Parcel Number:	030-0020-035-0000
Project Applicant:	Steve Sutton, Sutton & Associates, Inc. 5963 Freeport Blvd., Suite 104, Sacramento, CA 95828
Project Planner:	Kevin Valente, Contract Planner
General Plan Designation:	Neighborhood
Community Plan Area:	Pocket
Zoning:	Single-Unit Dwelling Zone (R-1)
Design Review Area:	Citywide
Existing Land Use of Site:	Single-Unit Dwelling

Surrounding Zoning and Land Use:

North:	Agricultural (A)	Didion School Park
South:	(R-1)	Single-Unit Dwelling
East:	(R-1)	Single-Unit Dwelling
West:	(R-1)	Single-Unit Dwelling

Site Information:

Property Size:	0.33 acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Setback Information:

All Parcels:	Required:	Proposed:
Front	28 ft 5 in – 28 ft 9 in	28 ft 6 in
Interior (East)	5 ft	9 ft 5 in
Interior (West)	5 ft	12 ft 4 in
Rear	15 ft	66 ft 11 in

Development Standards:

Parcel:	Required:	Proposed:
Density (3 du/acre)	1 du	1 du
Height	35 ft	28 ft 2 3/4 in
Lot Coverage	40% or 2,500 sf	10%

Background/Analysis:

The project site consists of a 0.33-acre residential parcel located at 6585 Park Riviera Way in the Pocket Community Plan Area. The parcel is developed with an existing 1,202-square foot (sf) single-unit dwelling to be demolished. The project is surrounded by Didion School Park to the north and single-unit dwellings to the east, west, and south.

The project proposes the construction of a 4,419-sf single-unit dwelling with an approximately 780-sf attached garage. The proposed materials would consist of dimensional composition roofing, smooth stucco siding, and fiber cement horizontal lap siding.

The project was routed to all applicable city agencies, county departments, and utility agencies on August 27, 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 November 5, 2026. The Pocket Greenhaven Community Association and Preservation Sacramento neighborhood advisory groups were notified of the project. As of the drafting of this report, staff have not received any comments.

The proposed single-unit dwelling incorporates a variety of materials, planar changes, and roof heights to satisfy the Citywide Design Guidelines and the Pocket Community Plan. The proposed single-unit dwelling will have dimensional composition roofing, smooth stucco siding, and a horizontal lap siding exterior.

Garage Forward Design Deviation

Pursuant to Section 17.600.105 of the City's Municipal Code, garages shall be set back from the front property line farther than, or equal to, the front façade of the dwelling. The proposed front

façade of the dwelling would be set back from the garage by approximately 8 feet and 6 inches. Therefore, the proposed 4,419-sf single-unit dwelling would have a garage-forward design and would not comply with the City's Architectural design standards for single-unit dwellings.

Many existing residences along Park Riviera Way include garage-forward designs. As such, the proposed design would be consistent with the existing neighborhood character and context. In addition, the large lot size provides adequate space for the proposed three-car garage. Because the proposed single-unit dwelling includes a garage-forward design, the applicant is requesting a deviation through a public hearing process to deviate from the required setback for garages for single-unit dwellings, per the architectural design requirements for single-unit dwellings.

Staff supports the deviation and finds that the project is consistent with the purpose and intent of applicable design guidelines and development standards in that:

1. Several existing residences near the project site have existing garage-forward designs.
2. The proposed garage would meet the front setback requirements for a single-unit unit dwelling in the R-1 zone.
3. The proposed garage-forward design does not significantly impact the established assemblage of homes on the block.
4. The proposed project provides for better site utilization.

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, with the exception of the garage-forward design. The planning staff supports the project and recommends approval of the single-unit dwelling with a deviation to allow for a garage-forward design.

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 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 facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection. This is based on the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283)."

Draft Findings of Fact:

California Environmental Quality Act

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.

Planning/Design Review – Kevin Valente

1. The design, layout, and physical characteristics of the proposed project are consistent with the general plan and any applicable specific plan or transit village plan in that the proposal adheres to the goals and policies of the general plan land use designation of Neighborhood.

2. The design, layout, and physical characteristics of the proposed project are consistent with all applicable design guidelines and with all applicable development standards in that the proposal meets all applicable development standards for the R-1 zone and the design standards for single-unit dwelling accessory structures. Furthermore, the project meets the Citywide design principles in relation to single-unit dwelling accessory structures.

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

4. The design, layout, and physical characteristics of the proposed project are visually and functionally compatible with the surrounding neighborhood in that the exterior design and massing of the project are compatible with the design of the adjacent residential accessory structures.

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

6. The design, layout, and physical characteristics of the proposed 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 and will not be a detriment to the neighborhood.

7. 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 single-unit dwelling shall be constructed per approved plans.

2. Provide the following building materials for the single-unit dwelling as indicated by the approved plan:

    a. Minimum 30-year dimensional composition roofing

    b. Smooth finished stucco exterior (at all elevations)

c. Fiber cement horizontal lap wainscot exterior with side returns (at north elevation)

d. Decorative raised panel front entry double doors (at north elevation)

e. Vinyl single/double hung, horizontal sliding, and fixed windows with trim and sill (at all elevations – upper grids on north elevation only)

f. Two metal carriage garage doors with raised panels (at north elevation)

g. Sliding vinyl double doors with glass (at south elevation)

h. Covered front porch with stucco porch columns and decorative trim (at north elevation)

i. Covered rear patio and second-story balcony with stucco columns and metal railing (at south elevation)

j. Metal gutters and downspouts

General Conditions

3. 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.

4. 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.

5. There shall be a minimum of one large canopy tree planted in the front and street side yard of each single-family or duplex unit. A minimum of two trees shall be planted on corner lots. Tree may be existing or a new 15 gallon minimum. See Free Shade Tree Program (Free Shade Tree Program).

6. 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 December 3, 2026.

7. 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.

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

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

Urban Forestry

10. **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. This project shall contract with a Project Arborist experienced with tree protection and construction that is required to:

    a. Attend preconstruction meetings to approve of and inform contractors of all tree protection measures.

    b. Visit the site before and after demolition, grading, and landscaping as well as at least twice each month during construction to ensure that tree protection measures are implemented and maintained.

    c. Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure that corrective action was properly implemented.

    d. The Project Arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.

2. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities.

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

3. 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.

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

5. All excavation, grading, or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-

excavation, pneumatic excavation or hand digging and shall be directly supervised by a Certified Arborist.

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

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

8. 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, including excavation, grade changes, trenching, root or canopy pruning, or boring.

9. 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.

10. All trees shall be watered regularly according to the recommendation of the Project Arborist.

Advisory Note:

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

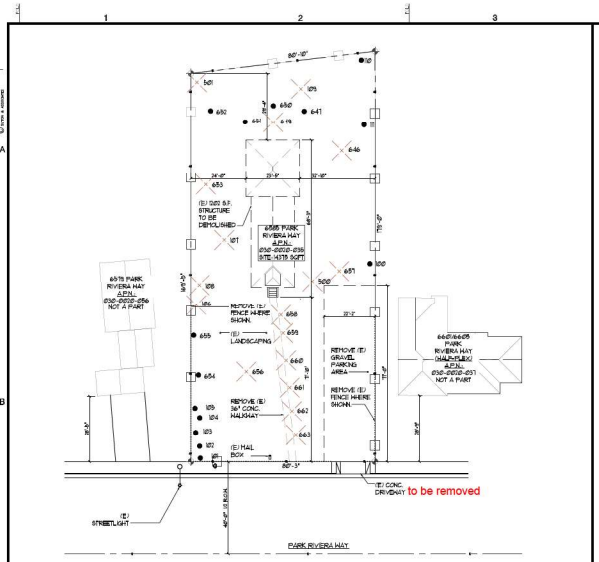
Exhibit B: Existing Photos

Exhibit C: Arborist Report

Kevin Valente

Kevin Valente, AICP
Contract Planner

Matthew Sites, AIA, LEED AP
Senior Architect



TREE SCHEDULE					
TREE #	TREE NAME, SPECIES	COMMENTS	TREE #	TREE NAME, SPECIES	COMMENTS
100	PRIVET	RETAIN & PROTECT	649	ITALIAN CYPRESS	REMOVE
101	LOQUAT	RETAIN & PROTECT	650	PRIVET	RETAIN & PROTECT
102	ALEPPO PINE	RETAIN & PROTECT	651	LOQUAT	RETAIN & PROTECT
103	ALEPPO PINE	RETAIN & PROTECT	652	ALEPPO PINE	RETAIN & PROTECT
104	CAPPHOR TREE	RETAIN & PROTECT	653	ALEPPO PINE	REMOVE
105	BIRCH	RETAIN & PROTECT	654	CAPPHOR TREE	RETAIN & PROTECT
106	OLEANDER	REMOVE	655	BIRCH	RETAIN & PROTECT
107	ITALIAN CYPRESS	REMOVE	656	OLEANDER	REMOVE
108	OLIVE TREE	REMOVE	657	ITALIAN CYPRESS	REMOVE
109	ITALIAN CYPRESS	REMOVE	658	OLIVE TREE	REMOVE
110	REDWOOD	RETAIN & PROTECT	659	ITALIAN CYPRESS	REMOVE
111	REDWOOD	RETAIN & PROTECT	660	REDWOOD	REMOVE
500	BIRCH	REMOVE	661	REDWOOD	REMOVE
501	UNKNOWN	REMOVE	662	BIRCH	REMOVE
646	LEMON TREE	REMOVE	663	UNKNOWN	REMOVE
647	SOUTHERN MAGNOLIA	RETAIN & PROTECT			

NOTE: SEE ARBORIST REPORT FOR MORE DETAILS

TREE LEGEND

● = RETAIN & PROTECT

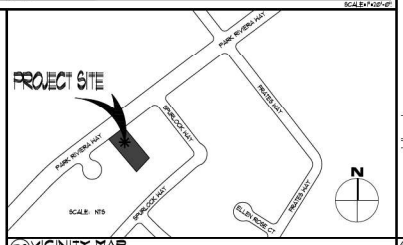
× = REMOVE

SCALE: 1" = 20'

NORTH

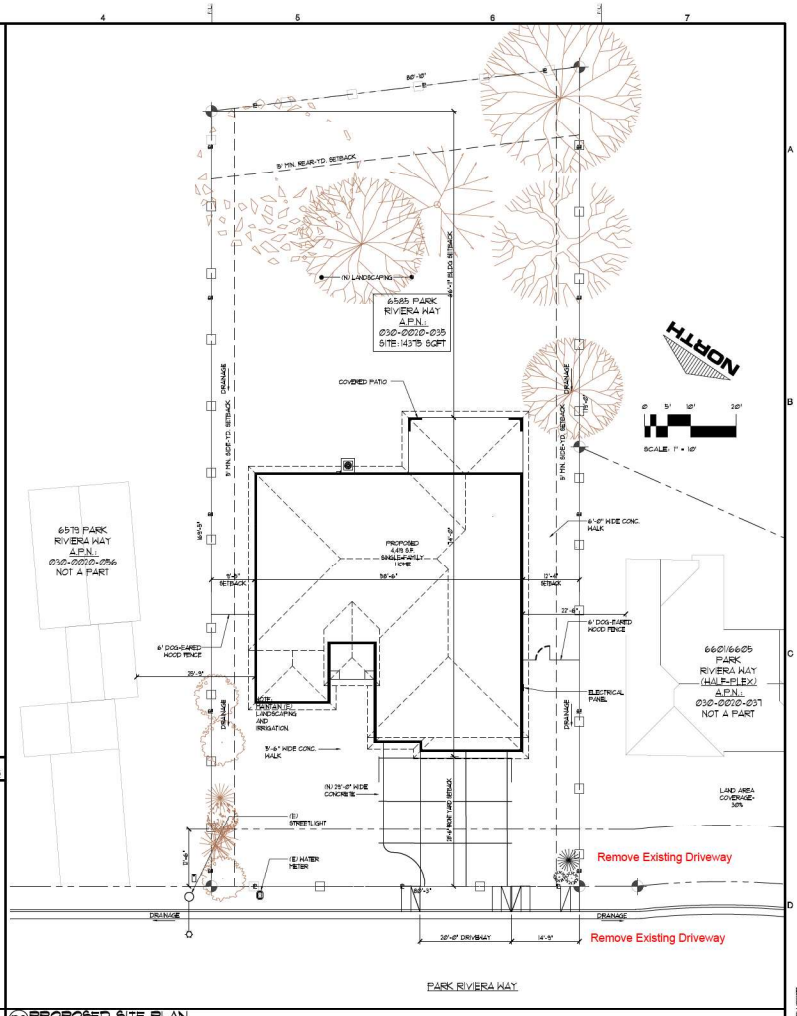
(C1) EXISTING / DEMO SITE PLAN

SCALE: 1"=20'-0"



(D2) VICINITY MAP

SCALE: NTS



(D3) PROPOSED SITE PLAN

SCALE: 1"=10'-0"

SUTTON & ASSOCIATES, INC.
ENVIRONMENTAL DESIGN PLANNING
5963 FREEPORT BLVD SUITE 104
SACRAMENTO, CA 95822
PHONE (916) 476-3811
suttonarch@yahoo.com

REGISTERED PROFESSIONAL ARCHITECT & SOLAR ENERGY EXPERT
Steve A. Sutton
No. C-12356
LIC. EXP. 08-31-2017
CIVIL
STATE OF CALIFORNIA

Steve Sutton, ---------- along with SUTTON & ASSOC., INC., gratefully hereby expressly preserve their common law copyright and other property rights in these plans. These plans are not to be reproduced, copied or changed in any form whatsoever, nor are they to be assigned to a third party, without first obtaining the express written consent of Steve Sutton and/or SUTTON & ASSOC., INC.

C -------

WONG RESIDENCE
6585 PARK RIVERA WAY
SACRAMENTO, CA. 95831

A.P.N.: 030-0010-035

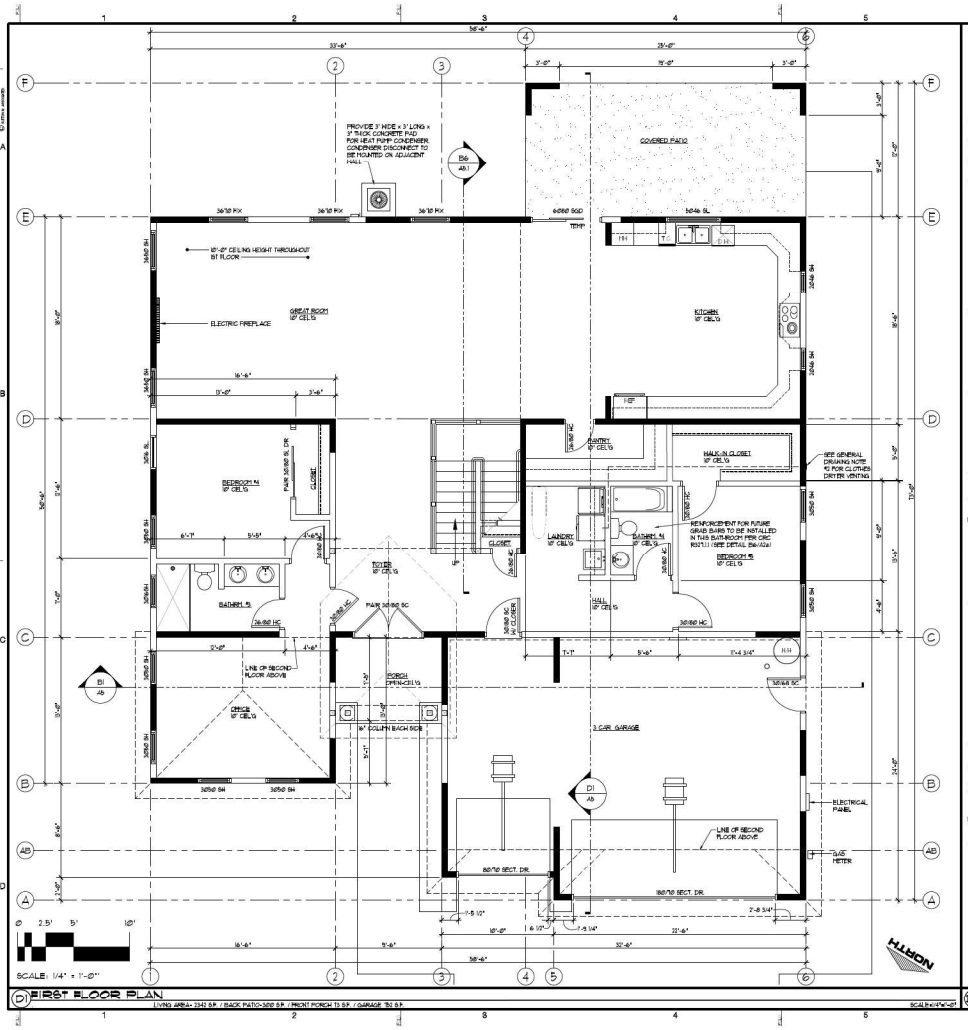
5963 FREEPORT BLVD. SUITE 104
SACRAMENTO, CA 95822
PHONE: (916) 476-3811 FAX: (916) 476-3825
CONTACT: STEVE SUTTON

REVISION	BY

DATE: August 31, 2015
DRAWN BY: A.R.J.
JOB NO: 2520

SHEET
A1
OF 16 SHEETS

SOLAR



FIRST FLOOR PLAN

LIVING 4882± S.F. / BACK PATIO-300 S.F. / FRONT PORCH 73 S.F. / GARAGE 780 S.F.

SCALE: 1/4" = 1'-0"

GENERAL DRAWING NOTES

1. GLAZING PER CBC:
   A) EXTERIOR WINDOWS SHALL BE DUAL GLAZED
   B) SAFETY GLAZING FOR ALL:
      I) WINDOWS WITHIN 18" ABOVE FLOOR
      II) WINDOWS WITHIN 24" OF A DOOR
      III) WINDOWS AT TUBS AND SHOWERS
      IV) ALL SIDE TUB & SHOWER ENCLOSURES
      V) GLAZING IN DOORS
      VI) WITHIN STAIR WELLS AND WITHIN 5' TOP OR BOTTOM OF STAIRS
2. EGRESS WINDOW PER CBC SECTION 1029.2.1
3. VERIFY REQUIRED ROUGH OPENINGS FOR ALL GLAZING
4. WEATHER STRIP EXTERIOR DOORS, GARAGE TO DWELLING DOOR, AND WINDOWS
5. STAIR ASSEMBLY NOTES PER CBC SECTION 1009:
   A) HEADROOM MIN 6'-8" WIDTH MIN 3'-0"
   B) TREADS 10" MIN DEPTH, RISERS 8" MAX HEIGHT
   C) HAND RAIL MIN 34" TO MAX 38" ABOVE TREAD
   D) HANDRAIL CROSS SECTION 1¼" MIN TO 2" MAX
   E) 1½" MIN CLEAR FROM WALL RETURN RAIL ENDS
   F) INSTALL RISE BLKG AT STRINGERS TOP AND BOTTOM AND ADJACENT WALLS
   G) COVER USABLE SPACE UNDER STAIRS W/ ⅝" TYPE 'X' G.W.B.
   H) INTERMEDIATE BALUSTERS SHALL BE SPACED WITH LESS THAN 4" BETWEEN BALUSTERS
6. DECK ASSEMBLY PER CBC
   A) 36" HIGH RAILING REQUIRED WHEN DECK IS MORE THAN 30" ABOVE GRADE
   B) 4" MAX SPACING BETWEEN INTERMEDIATE RAILS
   C) PIERS- 8" MIN ABOVE GRADE AND 12" MIN INTO UNDISTURBED EARTH
   D) INSTALL FRAMING ANCHORS TOP AND BOTTOM WHEN POST HEIGHT EXCEEDS 6'
7. OCCUPANCY SEPARATION:
   A) APPLY ⅝" TYPE 'C' G.W.B. W/ FURRING CHANNELS OR APPLY TWO (2) LAYERS OF ⅝" TYPE 'X' G.W.B. W/O RESILIENT CHANNELS ON GARAGE CEILING
   B) APPLY ⅝" TYPE 'X' G.W.B. TO ALL WALLS ON GARAGE WALLS
   C) PROVIDE 1 3/8" SOLID CORE DOOR WITH SELF CLOSER BETWEEN GARAGE AND DWELLING
8. COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NON-ABSORBENT MATERIAL TO 70" ABOVE DRAIN INLETS
9. PROVIDE 22"x36" MIN ATTIC ACCESS FOR ALL ATTIC SPACES
10. INSULATION UNLESS NOTED BY TITLE 24:
    A) R-38 + CEILINGS
    B) R-19 + WALLS
    C) R-13 + FLOORS
11. INSTALLATION OF HVAC UNIT:
    A) PROVIDE A POSITIVE ELECTRICAL DISCONNECT FOR APPLIANCE
    B) PROVIDE A CONVENIENCE OUTLET WITHIN 25' OF THE APPLIANCE, AND A LIGHT AT THE APPLIANCE
12. CLOTHES DRYER VENTING:
    A) DOMESTIC CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL BE OF METAL AND HAVE SMOOTH INTERIOR SURFACES
    B) APPROVED FLEXIBLE DUCT CONNECTORS NOT MORE THAN 6' IN LENGTH MAY BE USED IN CONNECTION WITH DOMESTIC DRYER EXHAUSTS. FLEXIBLE DUCT CONNECTORS SHALL NOT BE CONCEALED WITHIN CONSTRUCTION
    C) DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL HORIZONTAL AND VERTICAL LENGTH OF 14', INCLUDING TWO 90° ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90° ELBOW IN EXCESS OF TWO
    D) PROVIDE BACKDRAFT DAMPER PER CBC SECTION 504.3.1 & 504.3.1.2
13. PERMANENTLY WIRE SMOKE DETECTORS TO 120 VOLT SUPPLY W/ BATTERY BACKUP
14. PROVIDE GFI WITHIN 6' OF SINKS, IN GARAGE, AND OUTSIDE IN REAR YARD
15. LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES SHALL BE LABEL "SUITABLE FOR DAMP LOCATIONS"
16. PROVIDE A MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN BATHROOMS WITHOUT WINDOWS
17. FLUORESCENT LIGHTING IN THE KITCHEN AND IN BATHROOMS SHALL COMPLY W/ TITLE 24 ENERGY REQUIREMENTS. MANDATORY HI-EFFICACY LIGHTING SHALL BE FLUORESCENT OR COMPACT FLUORESCENT.

    NOTE- BATHROOM LIGHTING REQUIREMENTS REQUIRE A HIGH EFFICIENCY LIGHT SOURCE IN EACH ROOM WITH A SHOWER OR BATHTUB

    ALTERNATIVE TO BATHROOM LIGHTING IS TO INSTALL BOTH OF THE FOLLOWING:

    1. A HIGH EFFICIENCY LAMP IN A UTILITY ROOM, LAUNDRY ROOM OR GARAGE

    2. ALL LIGHTS PERMANENTLY MOUNTED TO THE EXTERIOR OF THE RESIDENCE FOR OUTDOOR LIGHTING MUST HAVE EITHER HIGH EFFICIENCY LAMPS OR EQUIPPED WITH A MOTION SENSOR
18. PROVIDE NON-REMOVABLE BLACKFLOW PREVENTION DEVICES ON ALL EXTERIOR HOSE BIBS
19. SHOWER & TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE
20. INSTALLATION OF WATER HEATER:
    A) PROVIDE HOT WATER TEMPERATURE AND PRESSURE RELIEF VALVE PIPED TO OUTSIDE WITH END POINTING DOWN WITHIN 6" TO 24" OF GRADE
    B) WATER HEATER SHALL BE ON A STABLE PLATFORM W/ THE IGNITION SYSTEM 18" ABOVE GARAGE FLOOR
    C) PROVIDE SEISMIC ANCHORAGE STRAPS TO BE WITHIN THE UPPER 1/3 LOWER 1/3 OF ITS VERTICAL DIMENSION. THE LOWER STRAP MUST MAINTAIN A MIN DISTANCE OF 4" ABOVE CONTROLS
21. ADDRESS TO BE 3" HIGH BY 3/8" THICK LETTERS OR NUMBERS, REFLECTORIZED WITH CONTRASTING BACKGROUND. ADDRESS MUST BE VISIBLE FROM ROAD
22. FINISH GRADE 2% 5 FEET AWAY FROM BUILDING AND PROVIDE RUN OFF TO APPROVED DRAINAGE
23. CHIMNEY TERMINATES A MINIMUM OF TWO FEET ABOVE ANY PART OF THE BUILDING OR ROOF WITHIN 10 FEET
24. EXTERIOR STUCCO SHALL:
    A) BE A MINIMUM ⅞" THICK
    B) HAVE TWO LAYERS OF GRADE D PAPER OVER PLYWOOD SHEATHING
    C) HAVE A GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE, OR 2" ABOVE CONCRETE OR PAVING
25. FOR ALL METAL FIREPLACES ON PLANS THE FOLLOWING INFORMATION APPLIES:

    MAJESTIC FIREPLACES
    MODEL No: SC, BC, SWR 36/42/48
    UL No: MH6618 VOL 36, SEC 1
    ICBO No: 5243-671
26. INSTALL DISH WASHER PER MANUFACTURE'S SPECIFICATION AND PROVIDED REQUIRE AIR GAP

LEGEND

- DUAL BASIN SINK - SPECIFIED BY BUILDER
- UTILITY SINK - SPECIFIED BY BUILDER
- REFRIGERATOR - PROVIDE WATER VALVE W/RECESSED VALVE BOX
- DW — UNDER COUNTER DISHWASHER
- WASHING MACHINE (W.L.C.) - PROVIDE WATER AND WASTE IN RECESSED BOX
- DRYER (W.L.C.) - PROVIDE 4" VENT DRYER EXHAUST DUCTS SHALL NOT EXCEED A TOTAL HORIZONTAL AND VERTICAL LENGTH OF 14', INCLUDING TWO 90° ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90° ELBOW IN EXCESS OF TWO OR INSTALLING CONTRACTOR TO PROVIDE APPROVED ENGINEERS DESIGN
- AIR CONDITIONING OR HEAT PUMP CONDENSER ON CONCRETE PAD
- HOSE BIB
- H — WATER SERVICE ENTRY INTO HOUSE W/ SHUT OFF AT HOSE BIB
- PROVIDE 22X30 MINIMUM OPENING FOR ALL ATTIC SPACES
- ATTIC MOUNTED GAS FIRED FORCED AIR UNIT ON PLYWOOD PLATFORM (FAU) - VERIFY ELECTRONIC IGNITION - INSTALL PER MANUFACTURE'S RECOMMENDATIONS - TRUSS MANUFACTURER TO PROVIDE CLEARANCE AS REQUIRED - SEE STRUCTURAL DRAWINGS FOR PLATFORM
- DROP-IN OVAL TUB W/4" SCOOT TO 72" - PROVIDE WATER RESISTANT "DENSHIELD" BACKING AND INSTALLATION- SPECIFIED BY BUILDER
- TUB/SHOWER W/ TEMPERED GLASS ENCLOSURE AND WAINSCOT TO 72" - PROVIDE WATER RESISTANT "DENSHIELD" BACKING AND INSTALLATION- SPECIFIED BY BUILDER
- VANITY SINK - SPECIFIED BY BUILDER
- TOILET WITH 1.5 GAL. FLUSH MAXIMUM (LABEL TO REMAIN FOR INSPECTION)

SUTTON & ASSOCIATES, INC.
Professional Service
5963 FREEPORT BLVD SUITE 104
SACRAMENTO, CA 95822
PHONE (916) 476-3911
suttonarch@yahoo.com

STATE OF CALIFORNIA — REGISTERED PROFESSIONAL ENGINEER — No. 61258 — Exp 06-30-2007 — CIVIL

Steve Sutton, _____, along with SUTTON & ASSOC., INC., jointly hereby expressly preserve their common law copyright and other property rights in these plans. These plans are not to be reproduced, copied or changed in any form whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of Steve Sutton and/or SUTTON & ASSOC., INC.

_____, C-_____

APN: 038-0202-035

WONG RESIDENCE
6525 PARK RIVIERA WAY
SACRAMENTO, CA. 95831

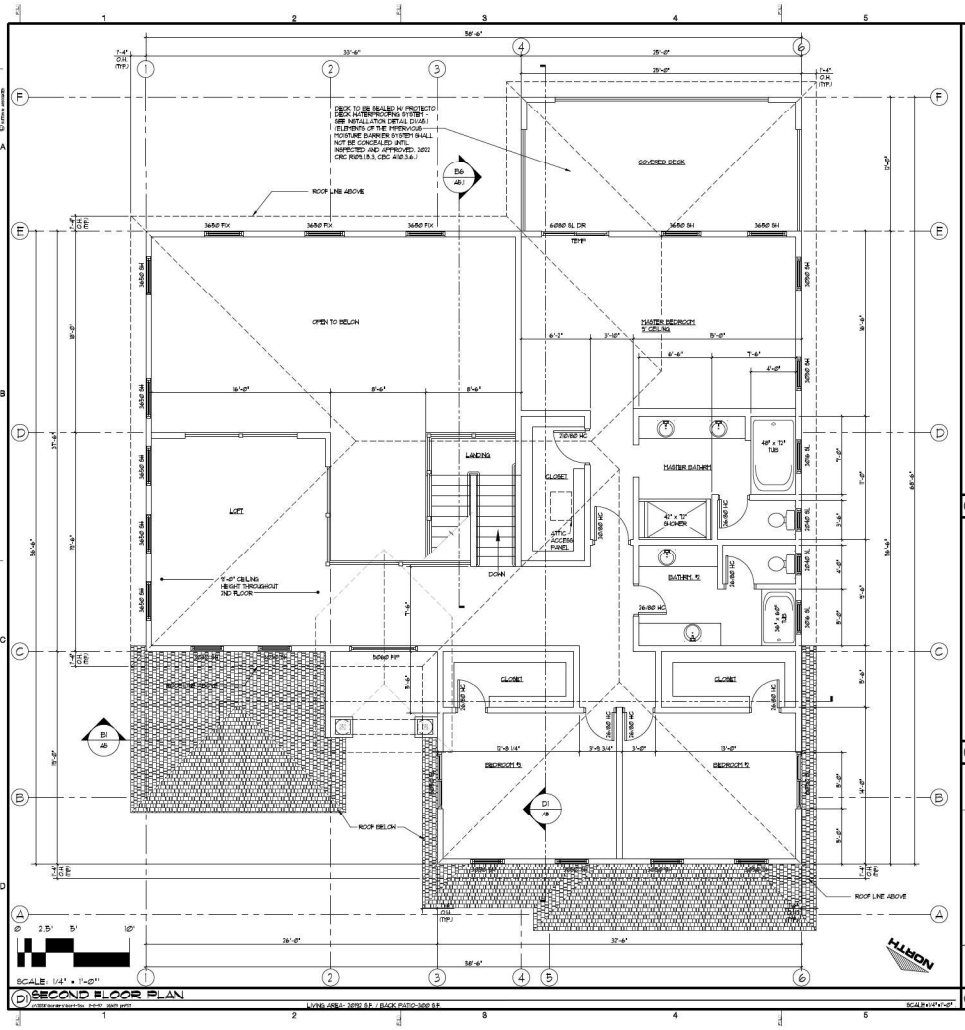
5963 FREEPORT BLVD SUITE 104
SACRAMENTO, CA. 95822
PHONE (916) 476-3911
CONTACT: STEVE SUTTON

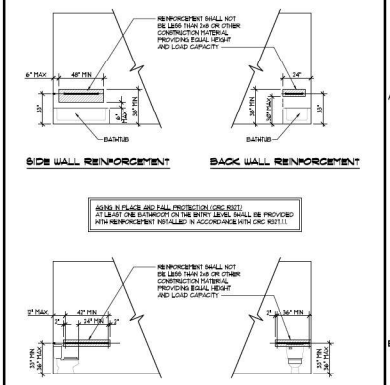
REVISION	BY

DATE: JULY 1, 2005
DRAWN BY: ARJ
JOB NO: 2520

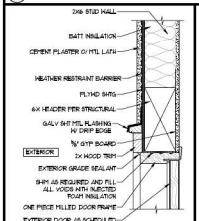
SHEET A2
4 OF 11 SHEETS

FIRST FLOOR PLAN

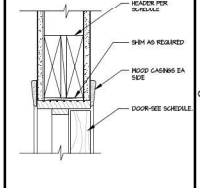




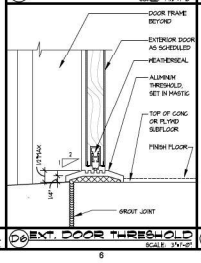
B6 REINFORCEMENT LOCATIONS FOR GRAB BARS SCALE: 3/4"=1'-0"



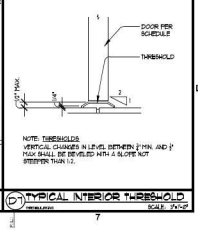
C6 EXTERIOR DOOR HEAD SCALE: 1 1/2"=1'-0"



C7 INT DOOR HD (JAMB SIM.) SCALE: 3"=1'-0"



D6 EXT. DOOR THRESHOLD SCALE: 3"=1'-0"



D7 TYPICAL INTERIOR THRESHOLD SCALE: 3"=1'-0"

SUTTON & ASSOCIATES, INC.
5963 FREEPORT BLVD SUITE 104
SACRAMENTO, CA 95822
PHONE (916) 476-3911
suttonarch@yahoo.com

CERTIFIED PROFESSIONAL DESIGNER
No. 61258
06-30-2017
CIVIL
STATE OF CALIFORNIA

Steve Sutton, _ _ _ _, along with SUTTON & ASSOC., INC., jointly hereby expressly preserve their common law copyright and other property rights in these plans. These plans are not to be reproduced, copied or changed in any form whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of Steve Sutton and/or SUTTON & ASSOC., INC.

C _ _ _ _ _

APN: 038-0202-035

WONG RESIDENCE

6525 PARK RIVIERA WAY
SACRAMENTO, CA. 95831

5963 FREEPORT BLVD SUITE 104
SACRAMENTO, CA. 95822
PHONE (916) 476-3911
CONTACT: STEVE SUTTON

REVISION	BY

DATE: JULY 1, 2016
DRAWN BY: A.R.J.
JOB NO: 2520

SHEET
A2a
5 OF 11 SHEETS

SECOND FLOOR PLAN

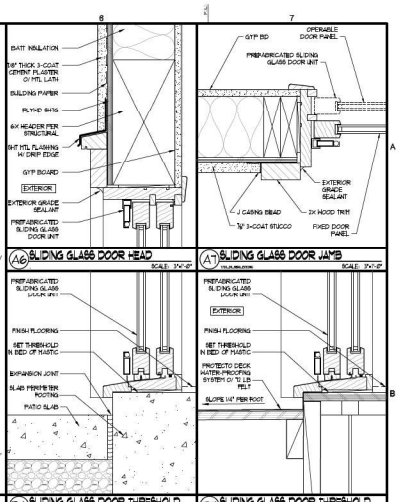


B1 NORTH ELEVATION

SCALE: 1/4"=1'-0"



D SOUTH ELEVATION

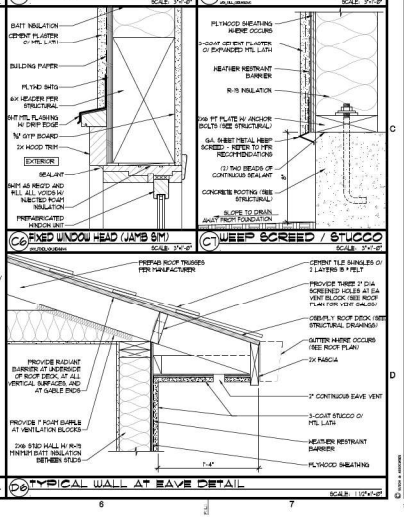


A6 SLIDING GLASS DOOR HEAD — SCALE: 3"=1'-0"

A7 SLIDING GLASS DOOR JAMB — SCALE: 3"=1'-0"

B6 SLIDING GLASS DOOR THRESHOLD — SCALE: 3"=1'-0"

B7 SLIDING GLASS DOOR THRESHOLD — SCALE: 3"=1'-0"



C6 FIXED WINDOW HEAD (JAMB SIM) — SCALE: 3"=1'-0"

C7 SWEEP SCREED / STUCCO — SCALE: 3"=1'-0"

D6 TYPICAL WALL AT EAVE DETAIL

SCALE: 1 1/2"=1'-0"

SUTTON & ASSOCIATES, INC.
Drafting/Design Service
5963 FREEPORT BLVD SUITE 104
SACRAMENTO, CA 95822
PHONE (916) 476-3911
suttonarch@yahoo.com

CERTIFIED PROFESSIONAL DESIGNER
No. 61258
06-30-2021
CIVIL
STATE OF CALIFORNIA

Steve Sutton, _ _ _ _ _, along with SUTTON & ASSOC., INC., plainly hereby expressly preserve their common law copyright and other property rights in these plans. These plans are not to be reproduced, copied or changed in any form whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of Steve Sutton and/or SUTTON & ASSOC., INC.

WONG RESIDENCE
6585 PARK RIVIERA WAY
SACRAMENTO, CA. 95831
APN: 038-0021-035

5963 FREEPORT BLVD SUITE 104
SACRAMENTO, CA. 95822
PHONE (916) 476-3835
CONTACT: STEVE SUTTON

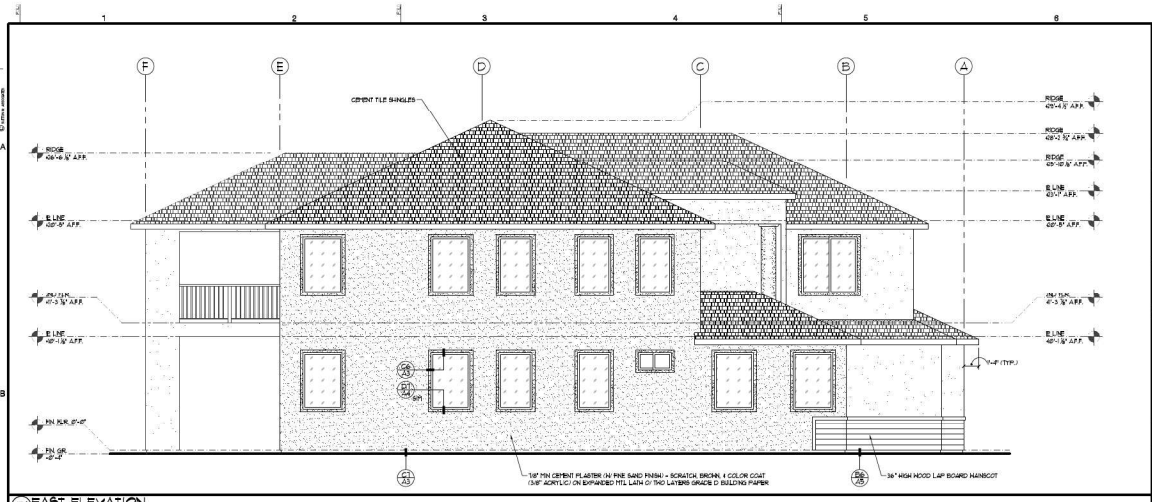
REVISION	BY

DATE: JUNE 1, 2020
DRAWN BY: A.R.J.
JOB NO: 2520

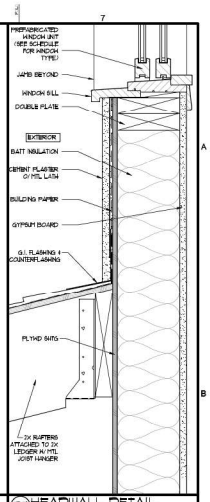
SHEET
A3
6 OF 11 SHEETS

FRONT & REAR ELEVATIONS

su124x36.dwg 9230 2556

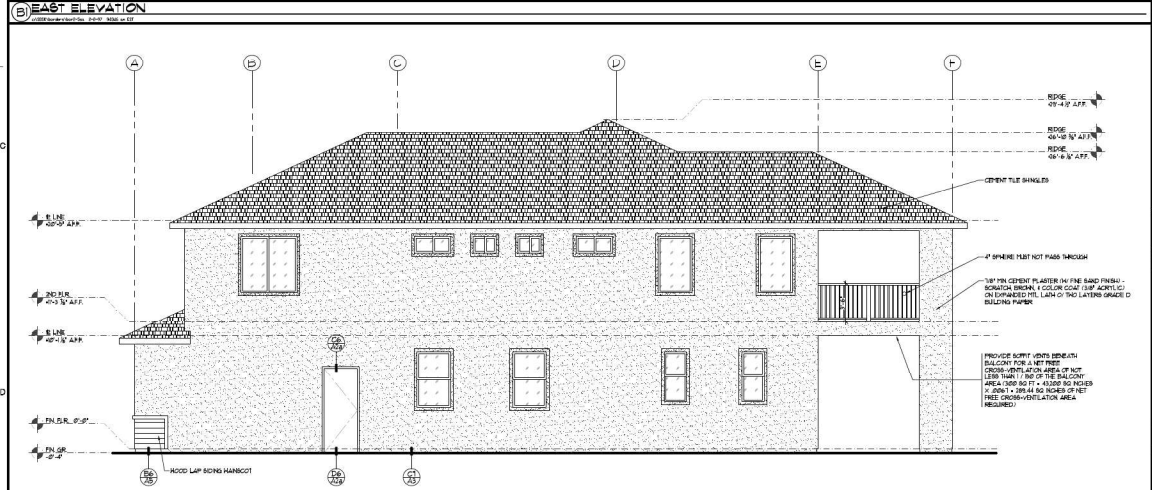


B EAST ELEVATION

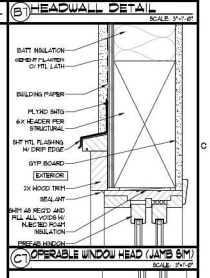


B HEADWALL DETAIL

SCALE: 3"=1'-0"

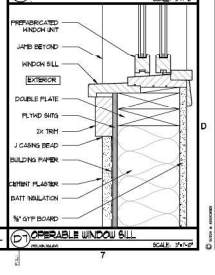


D WEST ELEVATION



C OPERABLE WINDOW HEAD (JAMB SIM)

SCALE: 3"=1'-0"



D OPERABLE WINDOW SILL

SCALE: 3"=1'-0"

SUTTON & ASSOCIATES, INC.
Building Design
5963 FREEPORT BLVD SUITE 104
SACRAMENTO, CA 95822
PHONE (916) 476-3911
suttonarch@yahoo.com

CERTIFIED PROFESSIONAL ENGINEER
No. 61258
06-30-2017
CIVIL
STATE OF CALIFORNIA

Steve Sutton, _____, along with SUTTON & ASSOC., INC., plainly hereby expressly preserve their common law copyright and other property rights in these plans. These plans are not to be reproduced, copied or changed in any form whatsoever, nor are they to be assigned to any third party, without first obtaining the express written consent of Steve Sutton and/or SUTTON & ASSOC., INC.

APN: 035-0021-035

WONG RESIDENCE

6525 PARK RIVERA WAY
SACRAMENTO, CA. 95831

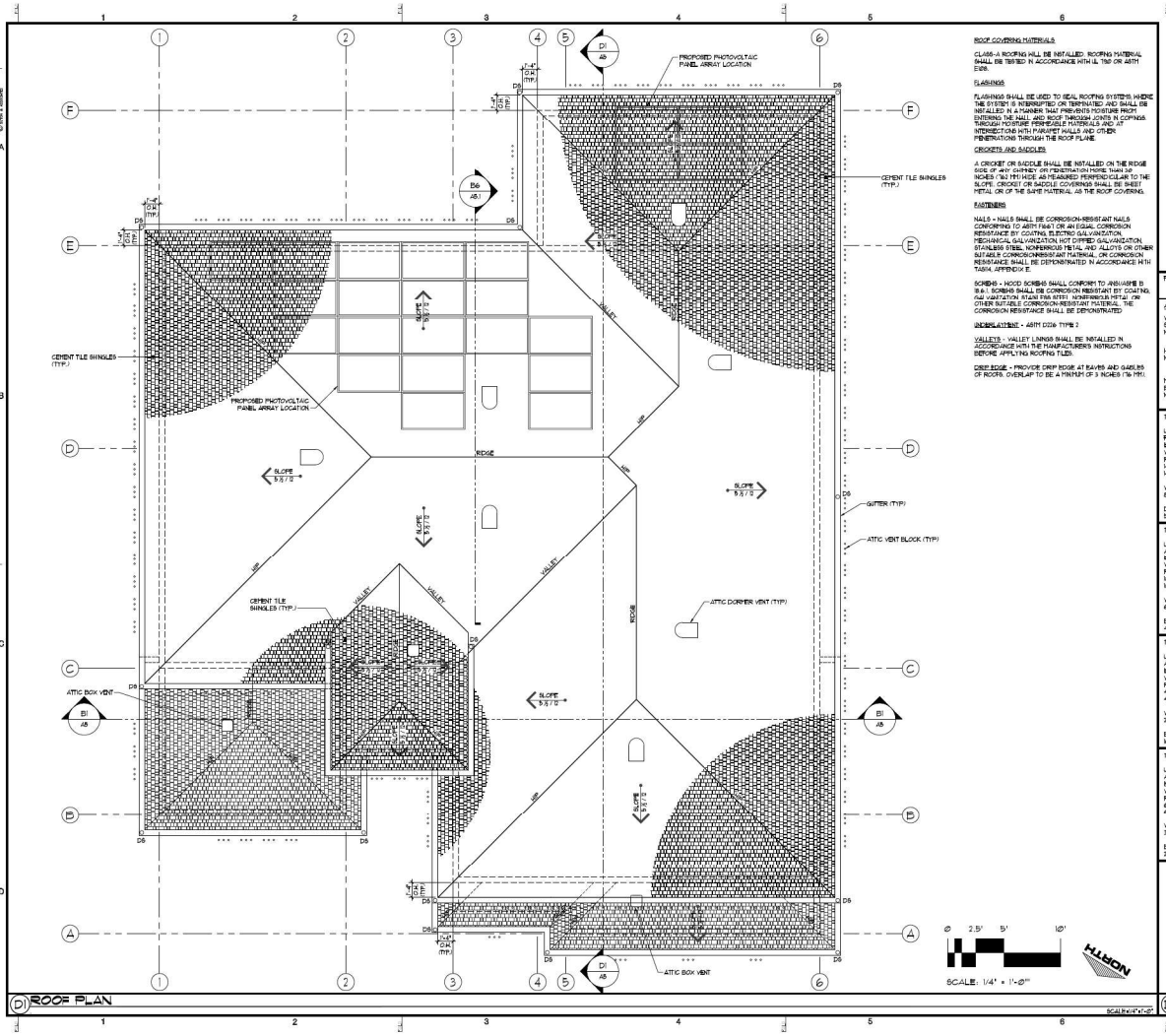
5963 FREEPORT BLVD SUITE 104
SACRAMENTO, CA. 95822
PHONE (916) 476-3835
CONTACT: STEVE SUTTON

REVISION	BY

DATE: JUNE 1, 2015
DRAWN BY: A.R.J.
JOB NO: 2520

SHEET
A4
7 OF 11 SHEETS

RIGHT & LEFT SIDE ELEVATIONS



D1 ROOF PLAN

SCALE: 1/4" = 1'-0"

ROOF COVERING MATERIALS

CLASS-A ROOFING MILL BE INSTALLED. ROOFING MATERIAL SHALL BE TESTED IN ACCORDANCE WITH UL 790 OR ASTM E108.

FLASHINGS

FLASHINGS SHALL BE USED TO SEAL ROOFING SYSTEMS WHERE THE SYSTEM IS INTERRUPTED OR TERMINATED AND SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.

CRICKETS AND SADDLES

A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION MORE THAN 30 INCHES (762 MM) WIDE AS MEASURED PERPENDICULAR TO THE SLOPE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING.

FASTENERS

NAILS - NAILS SHALL BE CORROSION-RESISTANT NAILS CONFORMING TO ASTM F1667 OR AN EQUAL CORROSION RESISTANCE BY COATING ELECTRO GALVANIZATION, MECHANICAL GALVANIZATION, HOT DIPPED GALVANIZATION, STAINLESS STEEL, NONFERROUS METAL AND ALLOYS OR OTHER SUITABLE CORROSIONRESISTANT MATERIAL. OR CORROSION RESISTANCE SHALL BE DEMONSTRATED IN ACCORDANCE WITH TABLE APPENDIX E.

SCREWS - HOOD SCREWS SHALL CONFORM TO ANSI/ASME B 18.6.1. SCREWS SHALL BE CORROSION RESISTANT BY COATING, (NO VARIATION) 410 OR 316 STEEL NONFERROUS METAL OR OTHER SUITABLE CORROSION-RESISTANT MATERIAL. THE CORROSION RESISTANCE SHALL BE DEMONSTRATED

UNDERLAYMENT - ASTM D226 TYPE 2

VALLEYS - VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BEFORE APPLYING ROOFING TILES.

DRIP EDGE - PROVIDE DRIP EDGE AT EAVES AND GABLES OF ROOFS. OVERLAP TO BE A MINIMUM OF 3 INCHES (76 MM).

FORMULAS - VENT AREA REQUIRED = ATTIC AREA / 300
ROOF VENT REQUIRED = VENT AREA / 2
ROOF VENT AREA = EAVE VENT AREA

ATTIC VENT SCHEDULE

VENT BLOCK W/ THREE 2" DIAMETER SCREENED HOLES IN EACH BLOCK
NFVA = 5.42 SQ INCHES EACH BLOCK

HALF-ROUND DORMER VENT
NFVA = 50 SQ INCHES EACH VENT

MASTERFLOW ROOF LOUVER RT65 BOX VENT (OR EQUAL)
NFVA = 60 SQ INCHES EACH VENT

TOTAL MAIN ROOF AREA = 3,112 SQ FT (448,128 SQ IN)

UPPER VENTS - ONE 2' X 14' HALF ROUND DORMER VENT = NET FREE VENT AREA OF 50 SQ INCHES.
EAVE VENTS - ONE VENT BLOCK = 2" DIA. HOLES X 3 = NET FREE VENT AREA OF 5.42 SQ INCHES.
REQUIRED: 3112 / 300 = 10.37 SQ FT OR 1493 SQ INCHES.
1493 SQ IN X .6 (60%) = 895.8 MIN REQUIRED AT EAVES.
1493 SQ IN X .4 (40%) = 597.2 MIN REQUIRED AT UPPER ROOF.

VENT BLOCKS AT 5.42 SQ INCHES EACH:
895.8 / 5.42 = 165 REQUIRED, 166 PROVIDED.

DORMER VENTS AT 50 SQ IN EACH:
597.2 / 50 = 1 REQUIRED, 1 PROVIDED.

TOTAL ROOF AREA ABOVE OFFICE = 211 SQ FT (30,384 SQ IN)

UPPER VENTS - ONE MASTERFLOW BOX VENT = NET FREE VENT AREA OF 60 SQ INCHES.
EAVE VENTS - ONE VENT BLOCK = 2" DIA. HOLES X 3 = NET FREE VENT AREA OF 5.42 SQ INCHES.
REQUIRED: 211 / 300 = 0.70 SQ FT OR 101 SQ INCHES.
101 SQ IN X .6 (60%) = 60.6 MIN REQUIRED AT EAVES.
101 SQ IN X .4 (40%) = 40.4 MIN REQUIRED AT UPPER ROOF.

VENT BLOCKS AT 5.42 SQ INCHES EACH:
60.6 / 5.42 = 11 REQUIRED, 11 PROVIDED.

BOX VENTS AT 60 SQ IN EACH:
40.4 / 60 = 1 REQUIRED, 1 PROVIDED.

TOTAL ROOF AREA ABOVE PORCH = 86 SQ FT (12,384 SQ IN)

UPPER VENTS - ONE MASTERFLOW BOX VENT = NET FREE VENT AREA OF 60 SQ INCHES.
EAVE VENTS - ONE VENT BLOCK = 2" DIA. HOLES X 3 = NET FREE VENT AREA OF 5.42 SQ INCHES.
REQUIRED: 86 / 300 = 0.29 SQ FT OR 42 SQ INCHES.
42 SQ IN X .6 (60%) = 25.2 MIN REQUIRED AT EAVES.
42 SQ IN X .4 (40%) = 16.8 MIN REQUIRED AT UPPER ROOF.

VENT BLOCKS AT 5.42 SQ INCHES EACH:
25.2 / 5.42 = 3 REQUIRED, 3 PROVIDED.

BOX VENTS AT 60 SQ IN EACH:
16.8 / 50 = 1 REQUIRED, 1 PROVIDED.

TOTAL ROOF AREA ABOVE GARAGE = 171 SQ FT (18,288 SQ IN)

UPPER VENTS - ONE MASTERFLOW BOX VENT = NET FREE VENT AREA OF 60 SQ INCHES.
EAVE VENTS - ONE VENT BLOCK = 2" DIA. HOLES X 3 = NET FREE VENT AREA OF 5.42 SQ INCHES.
REQUIRED: 171 / 300 = 0.42 SQ FT OR 61 SQ INCHES.
61 SQ IN X .6 (60%) = 36.6 MIN REQUIRED AT EAVES.
61 SQ IN X .4 (40%) = 24.4 MIN REQUIRED AT UPPER ROOF.

VENT BLOCKS AT 5.42 SQ INCHES EACH:
36.6 / 5.42 = 4 REQUIRED, 4 PROVIDED.

BOX VENTS AT 60 SQ IN EACH:
24.4 / 50 = 1 REQUIRED, 1 PROVIDED.

D1 ATTIC VENTILATION CALCS

SCALE: N/A

SUTTON & ASSOCIATES, INC.
ENVIRONMENTAL DESIGN PLANNING
5963 FREEPORT BLVD SUITE 104
SACRAMENTO, CA 95822
PHONE (916) 476-3811
suttonarch@yahoo.com

REGISTERED PROFESSIONAL ENGINEER
STEVEN A. SUTTON
No. 61256
10-31-2027
CIVIL
STATE OF CALIFORNIA

Steve Sutton, ---------, along with SUTTON & ASSOC., INC., jointly hereby expressly preserve their common law copyright and other property rights in these plans. These plans are not to be reproduced, copied or changed in any form whatsoever, nor are they to be assigned to a third party, without first obtaining the express written consent of Steve Sutton and/or SUTTON & ASSOC., INC.

C ---------

A.P.N.: 050-0022-035

WONG RESIDENCE
6585 PARK RIVERA WAY
SACRAMENTO, CA. 95831

5963 FREEPORT BLVD. SUITE 104
SACRAMENTO, CA 95822
PHONE: (916) 476-3811
CONTACT: STEVE SUTTON

REVISION	BY

DATE: JUNE 1, 2025
DRAWN BY: A.M.J.
JOB NO: 2520

SHEET
A6
10 OF 11 SHEETS

ROOF PLAN



PHOTO 12
(SOUTHEAST CORNER)



PHOTO 11
(REAR FACE)



PHOTO 14
(SOUTHERN ADJ. RESIDENCE)



PHOTO 13
(SOUTHWEST CORNER)



PHOTO 13 (2)
(SOUTHWEST CORNER)

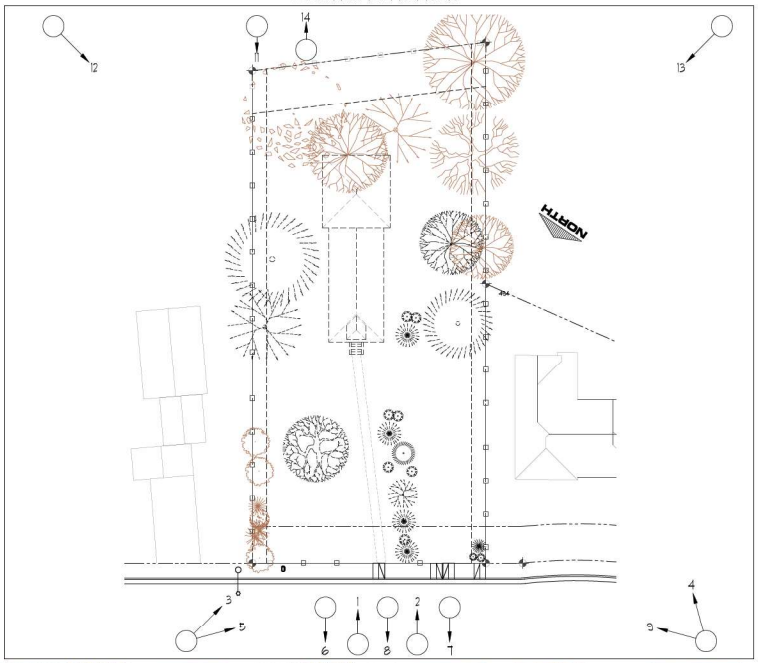




PHOTO 8
(NORTHERN VIEW TOWARDS ADJ. PARK)



PHOTO 10
(SOUTH WEST CORNER)



PHOTO 9
(NORTH WEST CORNER)



PHOTO 6
(NORTHERN VIEW TOWARDS ADJ. PARK)



PHOTO 7
(NORTHERN VIEW TOWARDS ADJ. PARK)



PHOTO 5
(EASTERN ADJ. RESIDENCE)



PHOTO 3
(NORTH EAST CORNER)



PHOTO 1
(FRONT FACE)



PHOTO 2
(FRONT FACE)



PHOTO 4
(WESTERN ADJ. RESIDENCE)

SUTTON & ASSOCIATES, INC.
ENVIRONMENTAL DESIGN PLANNING
5963 FREEPORT BLVD SUITE 104
SACRAMENTO, CA 95822
PHONE (916) 476-3811
suttonarch@yahoo.com

REGISTERED PROFESSIONAL ENGINEER
No. 61256
CIVIL
STATE OF CALIFORNIA

Steve Sutton, ---------, along with SUTTON & ASSOC., INC., rightfully hereby expressly preserve their common law copyright and other property rights in these plans. These plans are not to be reproduced, copied or changed in any form whatsoever, nor are they to be assigned to a third party, without first obtaining the express written consent of Steve Sutton and/or SUTTON & ASSOC., INC.

C ---------

APN: 050-0022-035

WONG RESIDENCE

6585 PARK RIVERA WAY
SACRAMENTO, CA. 95831

5963 FREEPORT BLVD. SUITE 104
SACRAMENTO, CA 95822
PHONE: (916) 476-3811 FAX: (916) 476-3825
CONTACT: STEVE SUTTON

REVISION	BY

DATE: OCTOBER 23, 2015
DRAWN BY: APN
JOB NO: 2520

SHEET
A7
11 OF 11 SHEETS

PHOTO ESSAY

© Sutton & Associates

California Tree and Landscape Consulting, Inc.
411 Grass Valley Hwy, #1050, Auburn, CA 95603 (530) 745-4086

July 17, 2026

Ms. Patrice Stafford, PE
PAS Design Services
9046 Feather River Way
Sacramento, CA 95826
Phone: (916) 396-9120
Via Email: Pasdesign1@gmail.com

ARBORIST REPORT

Subject: New Home at 6585 Park Riviera Way, APN 030-0020-035; Sacramento, CA

Executive Summary:
Ms. Patrice Stafford of PAS Design Services, on behalf of the property owner, contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the trees on the property at 6585 Park Riviera Way for the purpose of a new home construction. The property falls under the jurisdiction of the City of Sacramento. See Supporting Information Appendix 1 – Tree Location Map.

Gordon Mann, ISA Certified Arborist #WE-0151AM, was on site July 16, 2026. A total of 31 trees were assessed on the property and an additional 6 offsite trees were evaluated. 4 trees are considered protected by the City of Sacramento Tree Preservation code chapter 12.56. The tree information is shown in the table below:

Table 1 – Tree Inventory

Tree Species	Trees Inventoried	Trees located on the Project site[1]	Protected by City of Sacramento Tree Preservation Code	Proposed for Removal
Aleppo pine, *Pinus halepensis*	2	0	0	0
Almond, *Prunus dulcis*	6	6	0	6
Apple, *Malus sp.*	1	1	0	0
Birch, *Betula sp.*	2	1	0	1
Camphor tree, *Camphora officinarum*	1	0	0	0
Coast live oak, *Quercus agrifolia*	1	1	1	0
Italian cypress, *Cupressus sempervirens*	9	9	0	9
Lemon, *Citrus limon*	1	1	0	1
Loquat, *Eriobotrya sp.*	4	3	0	1

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

Tree Species	Trees Inventoried	Trees located on the Project site[1]	Protected by City of Sacramento Tree Preservation Code	Proposed for Removal
Mexican fan palm, *Washingtonia robusta*	1	1	0	1
Monterey pine, *Pinus radiata*	1	1	1	0
Oleander, *Nerium oleander* hedge	1	1	0	1
Olive tree, *Olea europaea*	1	1	0	1
Privet, *Ligustrum sp.*	1	0	0	0
Redwood, *Sequoia sempervirens*	2	0	2	0
Silver maple, *Acer saccharinum*	1	1	0	1
Southern magnolia, *Magnolia grandiflora*	1	1	0	0
Dead	1	1	0	1
Total	**37**	**29**	**4**	**23**

See Appendix 2, 6585 Park Riviera Way, Sacramento Tree list for specific information on each tree.

There are 37 trees included in the inspection. 29 trees are growing on the property. There are 2 protected trees, a Monterey Pine and Coast Live Oak growing on the property, and 2 protected Redwood trees growing on the adjacent property to the west. No protected trees are proposed for removal. The tree protection plan is set to keep the development impacts to negligible to minor to the protected trees. There are 22 trees and 1 Oleander hedge proposed for removal. There is no mitigation proposed for the removal of undersized trees.

Assignment

Ms. Patrice Stafford contacted California Tree and Landscape Consulting, Inc. to perform the tree inspection, assessment and report including tree protection plan and mitigation proposal. The work is following the City's ordinance and policies for development and permits.

The definition of Private Protected trees in 12.56.020 Definitions is:

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

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

C. A tree that has a DSH of twenty-four (24) inches or more located on private property that:

1. Is an undeveloped lot; or
2. Does not include any single unit or duplex dwellings; or

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

Mitigation Requirements – There are no protected trees proposed for removal. There is no mitigation proposed for this project.

Observations: The site was inspected on July 16, 2026 by Gordon Mann, ISA Certified Arborist #WE-0151AM. There were 31 trees on the property and 4 offsite trees. The trees were measured for diameter with a diameter tape at 54 inches above grade (DSH) or the appropriate height to measure the diameter for the tree characteristics present. The crown radius was measured, or paced. The condition was assessed based on the condition rating process below:

The condition is based on both the health and structure of the tree using the rating system in the Council of Tree and Landscape Appraisers Guide to Plant Appraisal published by the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest excellent) to 0 (the worst condition, dead) explained in the chart below:

Rating #0 Dead: This indicates a tree that has no significant sign of life.
Rating #1 Very Poor: The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.
Rating #2 Poor: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.
Rating #3 Fair: The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated.
Rating #4 Good: The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.
Rating #5 Excellent No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

Appendix 2 in this report contains the tree list with the detailed tree information. The discussion section explains the mitigation and construction options and specifications for preserving the protected oak trees.

Discussion: The trees were assessed based on sound arboricultural practices, and the site design to determine if the trees were in the footprint of proposed development structures, roads, or driveways. The impacts to the trees outside of the construction were assessed following the development impacts below, and the impacts were found to be negligible or minor for the protected trees to be retained.

There is one protected fair condition Coast Live Oak, #651, and one protected Monterey Pine #652, on the site that are outside of the proposed home construction and with proper tree protection will experience negligible impact. The Coast Live Oak may require some clearance pruning for the new structure. There are other unprotected trees that will be retained and protected around the new structure. There are 2 protected Redwoods growing on the property to the west that are far enough behind the fence and will be retained and protected by the property line fence. If any roots are encountered in the property during excavation, those roots shall be pruned prior to excavation to limit the root removal to the smallest possible amount. The impact should be negligible to minor.

There are 22 unprotected trees and 1 Oleander hedge proposed for removal. These trees are in the footprint of the proposed structure or driveway. The

The remaining trees are farther from the construction and are going to have negligible to minor impact with the proposed tree protection. Development impact is explained below:

Development Restrictions/Actions	Recommended actions to increase health and longevity.
Development Impacts	Projected development impacts are based solely on distance relationships between tree location and grading. Field inspections and findings during the project at the time of grading and trenching can change relative impacts. Closely followed guidelines and requirements can result in a higher chance of survival, while requirements that are overlooked can result in a dramatically lower chance of survival. Impacts are measured as follows:

Impact Term:	Long Term Result of Impact:
Negligible	Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone are less than 5%.
Minor	Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Protected Root Zone are less than 15% and species tolerance is good.
Moderate	Tree is likely to show moderate symptoms. Chance of survival post development is fair. Impacts to the Protected Root Zone are less than 35% and species tolerance is good or moderate.
Severe	Tree is likely to show moderate symptoms annually and a pattern of decline. Chance of long-term survival post development is low. Impacts to the Protected Root Zone are up to 50% and species tolerance is moderate to poor.
Critical	Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long-term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.

The tree protection will be soil protection to prevent compaction and damage caused by excavation, and protection from equipment encountering the trunks or branches. The tree protection fencing shall be installed prior to any construction work on the site. The proposed removals will need to take place to construct the project. The remaining trees to be retained are outside the proposed project construction. The tree protection fence location is shown in Appendix 4.

If during the project excavation any roots are encountered 2 inches diameter or greater, the roots will need to be root pruned prior to excavating the roots from the excavation area. Root pruning shall be performed by pruning the roots at the edge of the excavation closest to the tree with sharp tools appropriately sized for the roots to be pruned. The cuts shall be clean cuts and then the roots can be excavated from the area.

After the excavation and the roots are exposed or pruned, the roots need to be covered with moist burlap and the burlap kept moist until the roots are backfilled and covered with soil.

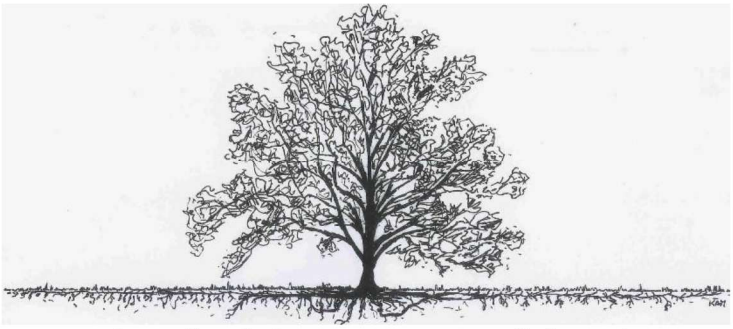
General Tree Protection

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience and the City ordinance requirements to enhance tree longevity. This requires their root zones remain intact and viable despite the use of heavy equipment to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil can have serious consequences for tree health. The Tree Protection measures for this site will be to protect trees to the side setback along the angled side of the parcel where all the private trees are growing far enough away from the property line common fence to be protected from impact. The tree protection needs to be incorporated into the site plans in order to protect the trees.

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy. The correct root structure of a tree is in the drawing below. All plants' roots need

both water and air for survival. Poor canopy development or canopy decline in mature trees after development is often the result of inadequate root space and/or soil compaction.



The reality of where roots are generally located

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

Summary of Tree Protection Measures

The Owner and/or Developer should ensure the project arborist's protection measures are incorporated into the site plans and followed. Tree specific protection measures will be developed when the final grading plans are produced.

The tree protection will be soil protection to prevent compaction and damage caused by excavation, and protection from equipment encountering the trunks or branches. The tree protection fencing shall be installed prior to any construction work on the site. If the approved tree removal occurs after some of the site grading, the fencing will need to be moved until after the tree removal is completed, and then replaced prior to any further construction work. The tree protection fence location is shown in the appendix.

The access route alongside trees that are not protected will be to cover the soil with 4 inches of wood chip mulch and use 1" plywood or plates over the mulch for any construction equipment traffic. If the access is necessary, the fence can be moved for the access with adequate mulch cover and then replaced after the access has been utilized.

The excavation encountering roots greater than 2 inches diameter will need to be root pruned prior to excavating the roots from the excavation area. Root pruning shall be performed by pruning the roots at the edge of the excavation closest to the tree with sharp tools appropriately sized for the roots to be pruned. The cuts shall be clean cuts and then the roots can be excavated from the area.

After the excavation and the roots are exposed or pruned, the roots need to be covered with moist burlap and the burlap kept moist until the roots are backfilled and covered with soil.

General Tree Protection guidelines:

1. The project arborist is required to inspect the tree protection fencing prior to grading and/or excavation for compliance with the required protection zones.

2. The soil under and around the trees should be protected from compaction. Four inches of wood chip mulch should be spread over the soil outside the tree protection fence. If heavy equipment is needed to excavate, a steel plate will be placed over the wood chip mulch.
3. Any and all work to be performed inside the protected root zone fencing shall be supervised by the project arborist.
4. All stumps within the root zone of trees to be preserved shall be ground out using a stump router or left in place. No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment.
5. Trenching inside the protected root zone shall be by a hydraulic or air spade, placing pipes underneath the roots, or boring deeper trenches underneath the roots.
6. If pruning is needed for equipment clearance, the pruning shall be performed by a qualified tree care professional to the following specifications written in accordance with ANSI A300 standards Pruning, and the ISA Pruning BMPs 3rd Edition. The trees to be pruned are any trees that have branches in the way of construction equipment. The objective is to create clearance for pruning prior to the contact or damage by any construction equipment and retain as large a crown as possible. The cuts to be made are branch removal cuts and reduction cuts on the branches to achieve the proper clearance. The smallest diameter cuts and least amount of live foliage necessary to achieve the objective shall be removed.
7. The project arborist will monitor the site during (and after) construction to ensure protection measures are followed and make recommendations for care of the trees on site, as needed.

Follow all of the General Development Guidelines, Appendix 4, for all trees not identified as requiring special preservation measures in the summary and in Appendix 2.

Please contact me at 650-740-3461, or gordon@mannandtrees.com, if you have any questions about this report or any other services we provide.

Report Prepared by:



Gordon Mann
Consulting Arborist and Urban Forester
Registered Consulting Arborist #480
ISA Certified Arborist and Municipal Specialist #WE-0151AM
CaUFC Certified Urban Forester #127
ISA Qualified Tree Risk Assessor

Appendix 1 – Aerial Images and Site Plan
Appendix 2 – Tree Data – All Trees
Appendix 3 – Site Images
Appendix 4 – General Development Guidelines
Appendix 5 - Terms

Bibliography

International Society of Arboriculture. (2015). *Glossary of Arboricultural Terms.* Champaign: International Society of Arboriculture.

L.R., C. (2003). *Reducing Infrastructure Damage by Tree Roots.* Porterville: International Society of Arboriculture.

Matheny, J. C. (1994). *Evaluation of Hazard Trees in Urban Areas, Second Edition.* Champaign: International Society of Arboriculture.

Menzer, K. (2008). *Consulting Arborist Report.*

Smiley. (2008). *Managing Trees During Construction, Best Management Practices.* Champaign: International Society of Arboriculture.

Stamen, R. (1997). *California Arboriculture Law.* Riverside: Law Offices of Randall S. Stamen.

Tree Care Industry Association. (2017). *Tree, Shrub, and Other Woody Plant Management - Standard Practices (Pruning).* Londonderry: Tree Care Industry Association.

Urban, J. (2008). *Up by the Roots.* Champaign: International Society of Arboriculture.



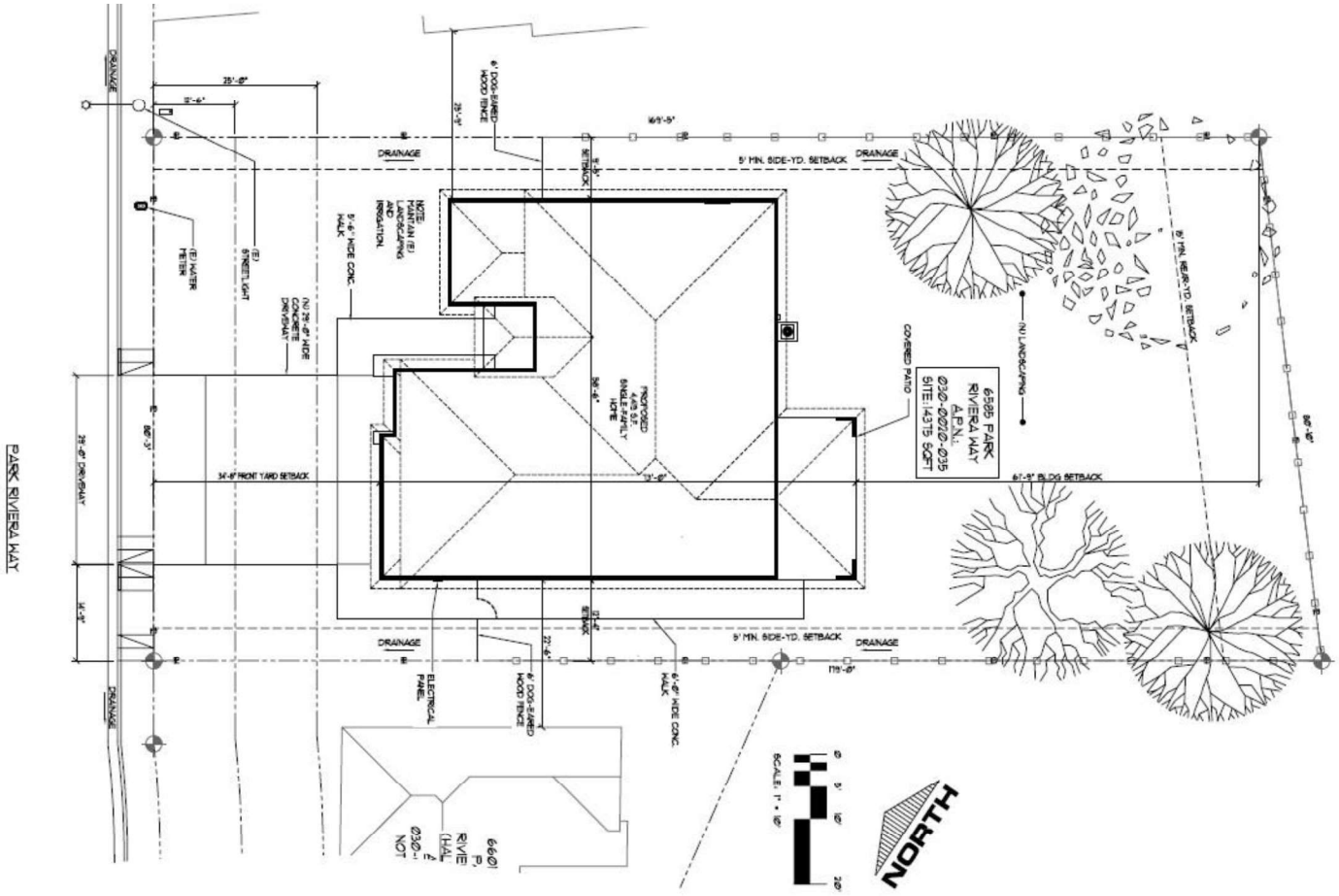
APPENDIX 1 – AERIAL IMAGES AND SITE PLAN



Aerial image with trees in approximate locations



Aerial image showing the trees proposed for removal (red Xs)



Site plan provided for inspection

APPENDIX 2 – TREE DATA

6585 Park Riveriera Way Sacramento (City)

Tree List

Tree #	Common Name, *Species*	DSH (in.)	Ht Dia Meas At (in.)	Canopy Radius (ft.)	Condition Rating	Comments	Project Status
100	Privet, *Ligustrum sp.*	16	54	16	2 Poor - Major Structure or health problems	DSH estimated. Off site, multi stem 3 leader privet 5' from fence.	retain and protect
101	Loquat, *Eriobotrya sp.*	9	54	16	3 Fair - Minor Problems	DSH estimated. Off site, extends into yard by 12'.	retain and protect
102	Aleppo pine, *Pinus halepensis*	16	54	19	3 Fair - Minor Problems	DSH estimated. Off site by 2', extends into yard by 10'.	retain and protect
103	Aleppo pine, *Pinus halepensis*	30	24	23	3 Fair - Minor Problems	DSH estimated. Off site by 2', extends into yard by 20'.	retain and protect
104	Camphor tree, *Camphora officinarum*	6	24	10	3 Fair - Minor Problems	DSH estimated. Off site by 1', extends into yard by 5'.	retain and protect
105	Birch, *Betula sp.*	5	24	10	3 Fair - Minor Problems	DSH estimated. Off site by 1', extends into yard by 11'.	retain and protect
106	Oleander, *Nerium oleander*				3 Fair - Minor Problems	Oleander hedge.	remove
107	Italian cypress, *Cupressus sempervirens*	5,6,5, 7,4,8	54		3 Fair - Minor Problems	6 close trees, vertical growing.	remove
108	Olive tree, *Olea europaea*	30	54	18	3 Fair - Minor Problems	DSH estimated. Growing in dense undergrowth and behind chain link with barbed wire, multi-stem at base, previously topped regrowth large sprouts, ivy around base and up tree.	remove
109	Italian cypress, *Cupressus sempervirens*	8, 11	54	4	2 Poor - Major Structure or health problems	2 Italian cypress trees. Normal flare, foliage cleared to 8', multi leaders.	remove
110	Redwood, *Sequoia sempervirens*	40	54	16	3 Fair - Minor Problems	DSH estimated. Growing behind fence by 2', extends into property 12'.	retain and protect
111	Redwood, *Sequoia sempervirens*	38	54	16	3 Fair - Minor Problems	DSH estimated. Growing behind fence by 2', extends into property 12'.	retain and protect
500	Birch, *Betula sp.*	15.5	54		0-Dead	Dead, co dom at base (10.2,10.4).	remove
501	Unknown	20	54	0	0-Dead	DSH estimated. Dead broken top, covered in ivy.	remove

6585 Park Riveriera Way Sacramento (City)
Tree List

Tree #	Common Name, *Species*	DSH (in.)	Ht Dia Meas At (in.)	Canopy Radius (ft.)	Condition Rating	Comments	Project Status
646	Lemon, *Citrus limon*	12.1	6	16	3 Fair - Minor Problems	Normal flare, co dom at 5', prop on low N lateral.	remove
647	Southern magnolia, *Magnolia grandiflora*	21.7	54	16	3 Fair - Minor Problems	Normal flare, 15' from structure, ivy on trunk, co dom at 12' & 15', good crown density.	retain and protect
649	Italian cypress, *Cupressus sempervirens*	11.2	54	5	3 Fair - Minor Problems	Growing 3' from structure, trunk clear to 15', normal flare.	remove
650	Apple, *Malus sp.*	9	54	14	2 Poor - Major Structure or health problems	Normal flare, dead SE leader, cut off leader at 3'.	retain and protect
651	Coast live oak, *Quercus agrifolia*	29.2	54	25	3 Fair - Minor Problems	Normal flare, SGR NE, S, leans W 30 deg, trunk self correcting with bend, growing over house, end weights.	retain and protect
652	Monterey pine, *Pinus radiata*	32.4	54	32	2 Poor - Major Structure or health problems	Growing at fence line, normal flare, ivy on trunk, dead branches to 5", 2 bark beetle pitch W side 6' & 9', co dom at 20', end weights.	retain and protect
653	Loquat, *Eriobotrya sp.*	21.2	54	13	3 Fair - Minor Problems	Normal flare, co dom at 10', vertical growth.	remove
654	Loquat, *Eriobotrya sp.*	19.6	54	11	3 Fair - Minor Problems	Growing at property line in ivy, base & trunk obscured. Long SW upright lateral at 15'.	retain and protect
655	Loquat, *Eriobotrya sp.*	16.1	54	9	2 Poor - Major Structure or health problems	Growing at property line in ivy, base & trunk obscured. dieback in top and laterals.	retain and protect
656	Silver maple, *Acer saccharinum*	26.4	54	18	1 Very Poor - Extreme Structure or Health Problems	Normal flare, co dom at 6, 10, & 20', severe dieback, 50% in top.	remove
657	Mexican fan palm, *Washingtonia robusta*	17.6	54	7	3 Fair - Minor Problems	Normal flare, 15' dead skirt.	remove
658	Almond, *Prunus dulcis*	13.9	16	14	3 Fair - Minor Problems	Normal flare, co dom at 2.5'.	remove
659	Almond, *Prunus dulcis*	12.3	18	14	3 Fair - Minor Problems	Normal flare, co dom at 2.5'.	remove
660	Almond, *Prunus dulcis*	13.1	12	15	3 Fair - Minor Problems	Normal flare, co dom at 2'.	remove

6585 Park Riveriera Way Sacramento (City)

Tree List

Tree #	Common Name, *Species*	DSH (in.)	Ht Dia Meas At (in.)	Canopy Radius (ft.)	Condition Rating	Comments	Project Status
661	Almond, *Prunus dulcis*	10.8	12	14	3 Fair - Minor Problems	Normal flare, co dom at 2'.	remove
662	Almond, *Prunus dulcis*	9.8	12	14	3 Fair - Minor Problems	Normal flare, co dom at 2'.	remove
663	Almond, *Prunus dulcis*	14	12	16	3 Fair - Minor Problems	Normal flare, co dom at 2'.	remove
A total of 31 entries, 36 trees, 1 hedge; 29 trees on site; 2 protected trees on site to be protected, 2 protected trees off site to be protected; 23 unprotected trees proposed for removal							

Color Key

2	Protected trees on site to be retained
17 (23)	Unprotected trees on site to be removed
2	protected trees off site to be retained
6	unprotected off iste trees to be retained

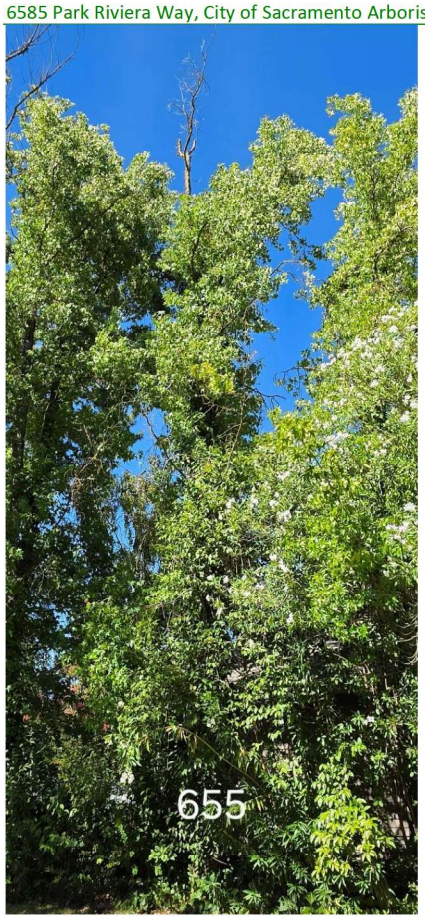
APPENDIX 3 – SITE IMAGES by Gordon Mann, July 16, 2026



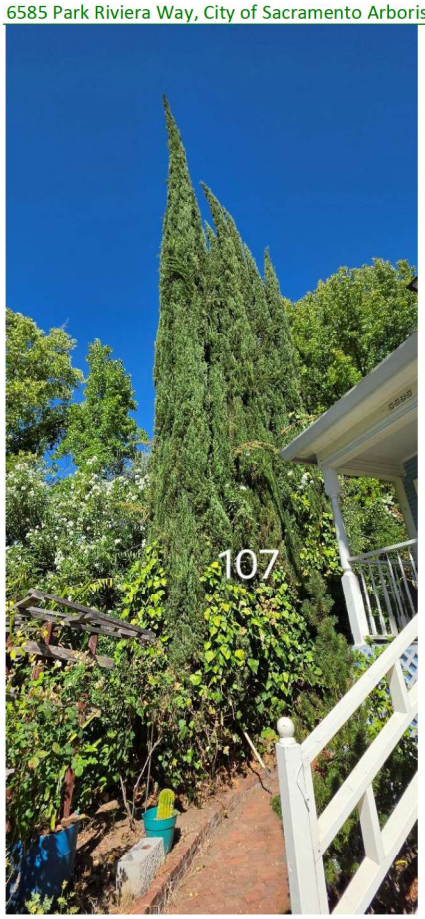


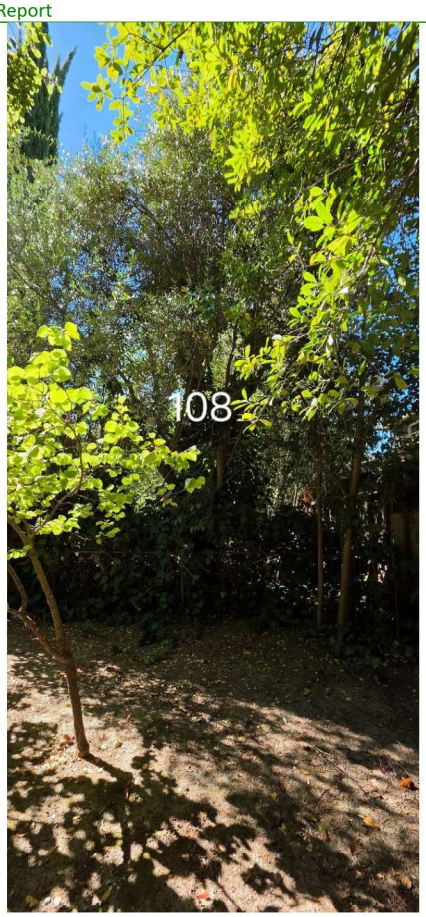

655

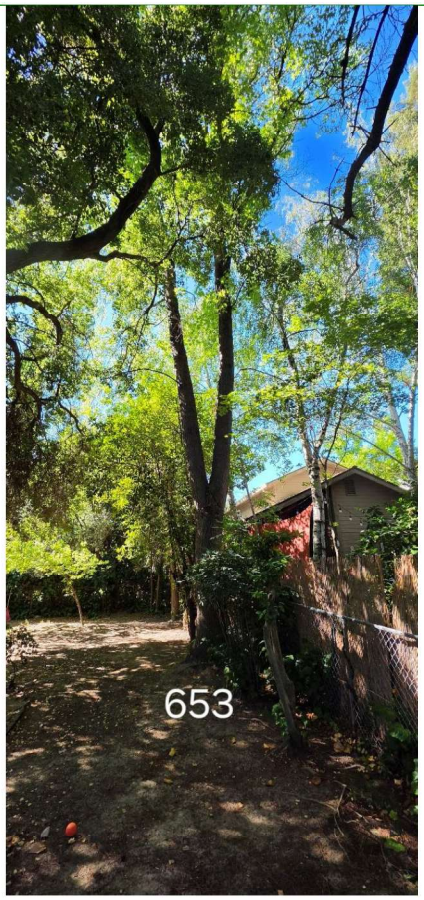

102
103
654
101
104

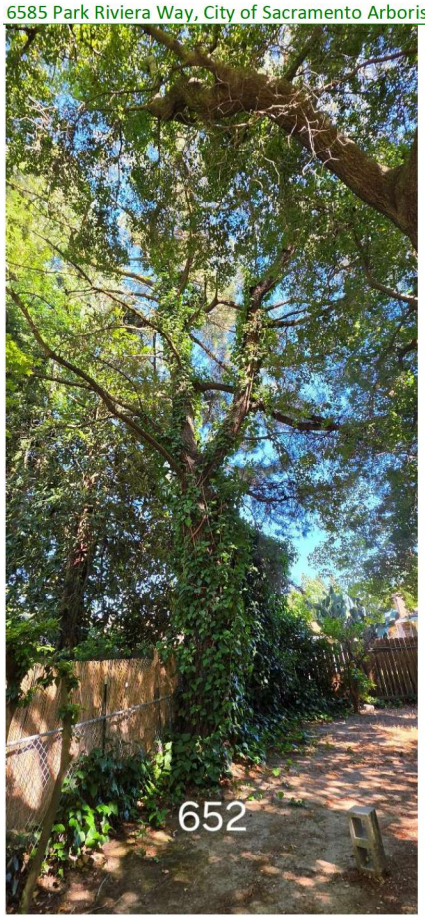

655


106

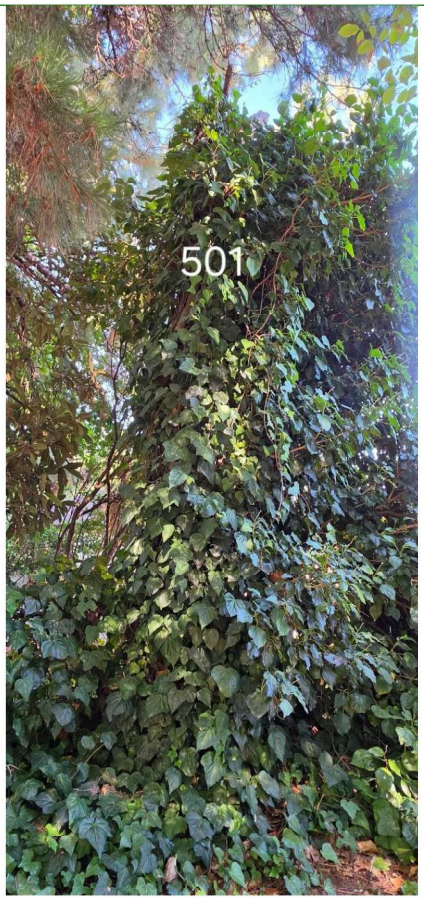

107

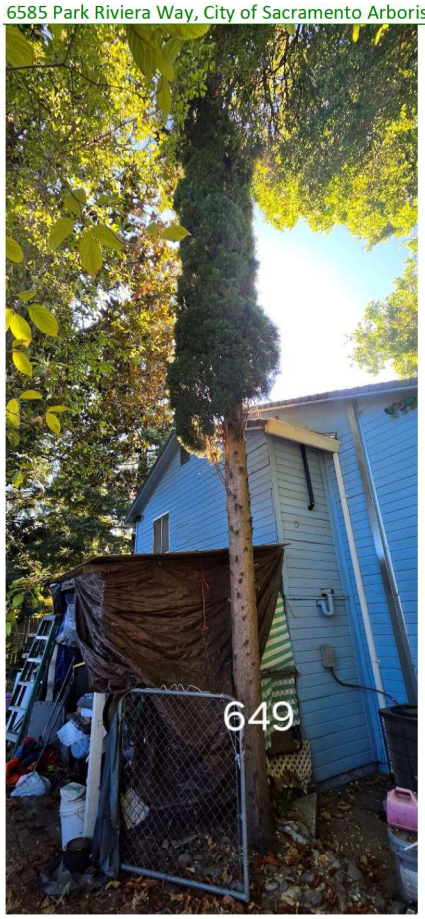

108

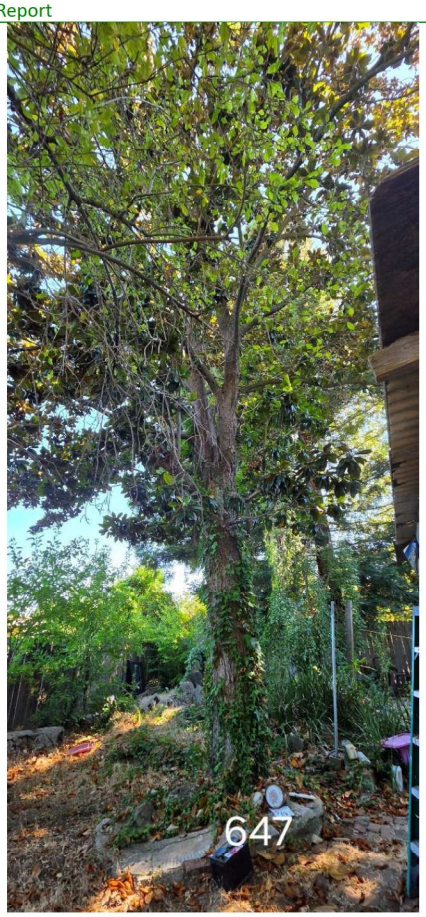

653

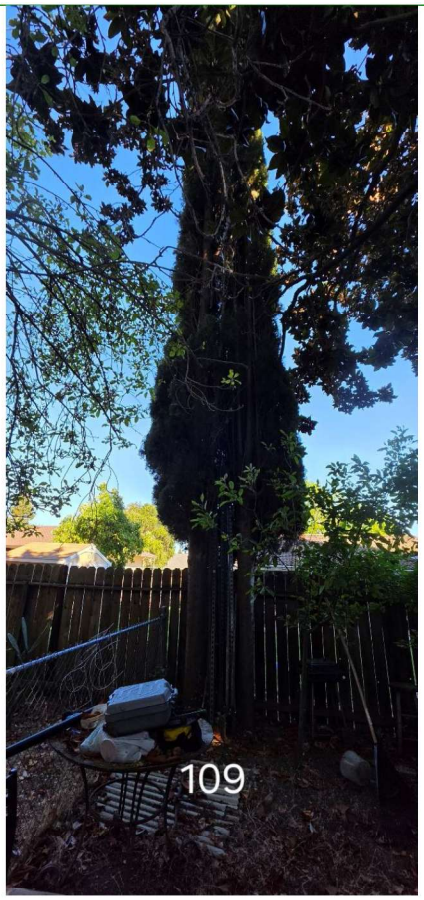

652

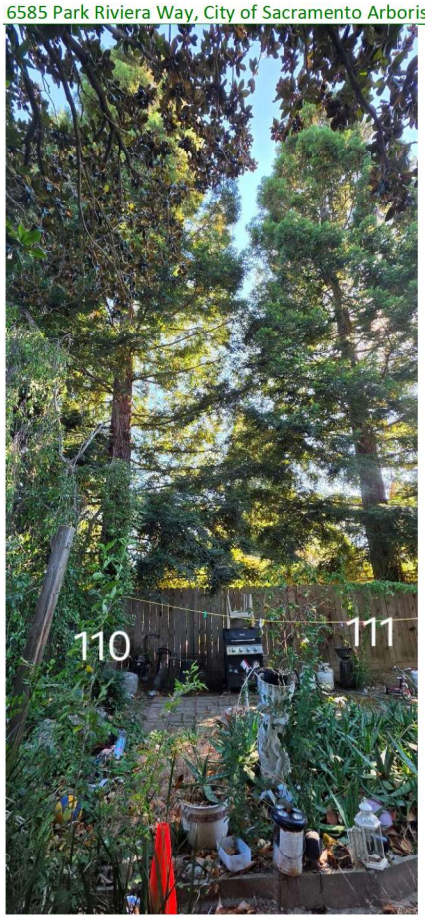

651

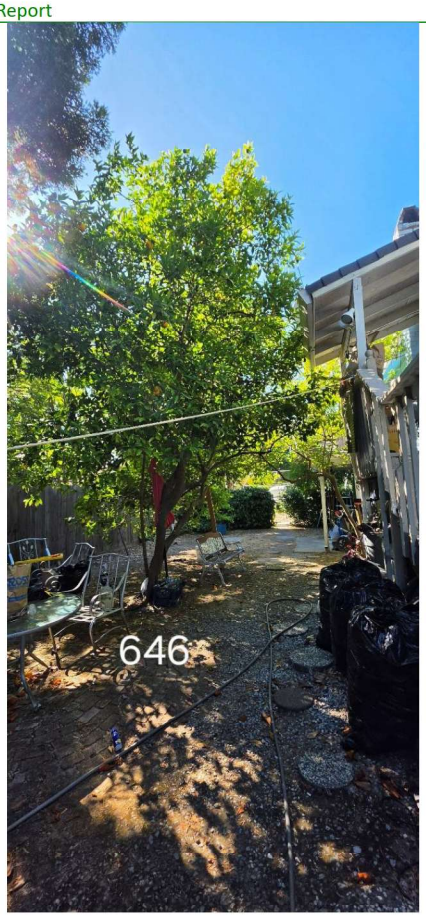

501


649


647


109


110
111


646

APPENDIX 4 - GENERAL PRACTICES FOR TREE PROTECTION



Tree protection – gray property line fence or project fence, gold tree protection fence

Definitions

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1 ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 1'. The Project Arborist must approve work within the RPZ.

Irrigate, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be irrigated. The irrigation should percolate at least 24" into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6'.

In areas of intense impact, a 6' chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3' of the construction area, place 2" by 4" boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees..[2]

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed. If longer term monitoring is required, the arborist should report this to the developer and the planning agency overseeing the project.

[2] International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

APPENDIX 5 - TERMS

The protected trees evaluated as part of this report have a numbered tag that was placed on each one that is 1-1/8" x 1-3/8", green anodized aluminum, "acorn" shaped, and labeled: CalTLC, Auburn, CA with 1/4" pre-stamped tree number and Tree Tag. They are attached with a natural-colored aluminum 10d nail, installed at approximately 6' above ground level on the approximate north side of the tree. The tag should last ~10 – 20+ years depending on the species, before it is enveloped by the trees' normal growth cycle.

A Level 2 – Basic Visual Assessment was performed in accordance with the International Society of Arboriculture's best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible. Additional limiting factors, such as blackberries, poison oak, and/or debris piled at the base of a tree can inhibit the visual assessment.

Tree Location: The GPS location of each tree was collected using the ESRI's ArcGIS collector application on an Apple iPhone or Android device. The data was then processed in ESRI's ArcMap to produce the tree location map.

Tree Measurements: DSH (diameter at standard height) is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted. A diameter tape was used to measure the DSH for all trees. The crown was paced to measure the canopy radius distances. Canopy radius measurements were estimated on trees inside the locked fenced yard.

Terms

Field Tag #	The pre-stamped tree number on the tag which is installed at approximately 6' above ground level on the north side of the tree.
Species	The species of a tree is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.
DSH	Diameter at standard height is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted in the next column "measured at"
Canopy radius and Protection Zone Area	The farthest extent of the crown composed of leaves and small twigs. Most trees are not evenly balanced. This measurement represents the longest extension from the trunk to the outer canopy. The dripline measurement is from the center point of the tree and is shown on the Tree Location Map as a circle. This measurement further defines the radius of the protection zone to be specified on any development plans unless otherwise indicated in the arborist recommendations, Appendix 2.
Critical Root Zone	The radius of the critical root zone is a circle equal to the trunk diameter" converted to' and factored by tree age, condition and health pursuant to the industry standard. Best Management Practices: Managing Trees During Construction, the companion publication to the Approved American National Standard, provides guidance regarding minimum tree root protection zones for long term survival. In instances where a tree is multi-stemmed the protected root zone is equal to the extrapolated diameter (sum of the area of each stem converted to a single stem) factored by tree age, condition and health.
Arborist Rating	Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection.

Arborist Ratings		
No problem(s)	Excellent	**5**
No apparent problem(s)	Good	**4**
Minor problem(s)	Fair	**3**
Major problem(s)	Poor	**2**
Extreme problem(s)	Very Poor	**1**
Dead	Dead	**0**

Notes: Provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; (c) condition of limbs and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed (for example - why DSH may have been measured at a location other than the standard 54"). Additionally, notes will list any evaluation limiting factors such as debris at the base of a tree.

Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies: These companies may be licensed by the State of California to do business, but they may lack the proper tree expertise.

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

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

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

Assignment Assumptions and Limiting Conditions

1. Consultant assumes that any legal description provided to Consultant is correct and that title to property is good and marketable. Consultant assumes no responsibility for legal matters. Consultant assumes all property appraised or evaluated is free and clear, and is under responsible ownership and competent management.
2. Consultant assumes that the property and its use do not violate applicable codes, ordinances, statutes or regulations.
3. Although Consultant has taken care to obtain all information from reliable sources and to verify the data insofar as possible, Consultant does not guarantee and is not responsible for the accuracy of information provided by others.
4. Client may not require Consultant to testify or attend court by reason of any report unless mutually satisfactory contractual arrangements are made, including payment of an additional fee for such Services as described in the Consulting Arborist Agreement.
5. Unless otherwise required by law, possession of this report does not imply right of publication or use for any purpose by any person other than the person to whom it is addressed, without the prior express written consent of the Consultant.
6. Unless otherwise required by law, no part of this report shall be conveyed by any person, including the Client, the public through advertising, public relations, news, sales or other media without the Consultant's prior express written consent.
7. 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 specific value, a stipulated result, the occurrence of a subsequent event or upon any finding to be reported.
8. Sketches, drawings and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys. The reproduction of any information generated by architects, engineers or other consultants and any sketches, drawings or photographs is for the express purpose of coordination and ease of reference only. Inclusion of such information on any drawings or other documents does not constitute a representation by Consultant as to the sufficiency or accuracy of the information.
9. Unless otherwise agreed, (1) information contained in this report covers only the items 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 dissection, excavation, probing or coring. Consultant makes no warranty or guarantee, express or implied that the problems or deficiencies of the plans or property in question may not arise in the future.
10. Loss or alteration of any part of this Agreement invalidates the entire report.

Report Assumptions and Limitations:

This report provides information about the subject trees at the times of the inspection. Trees and conditions may change over time. This report is only valid for the trees with the conditions present at the times of the inspections. All observations were made while standing on the ground. The inspection consisted of visual observations, using a probe to gain additional information about decay and hollow portions of the tree, and if needed, light excavation was performed to observe shallow depth areas below grade at the base of the trees. No further examinations were requested or performed.

Sincere attempts were made to accurately locate the trees and show the trees on the pan. All tree locations were attempted to be shown as observed in the field.

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or seek additional advice.

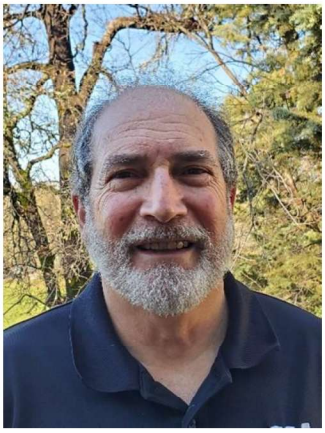
Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that can fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatments, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees involved with sidewalk repairs, due to the limited space and work site constraints require root pruning at distances closer than required for maximum tree preservation. These exception decisions on which roots to prune are made with a first confidence that the tree will not fail due to the roots that are cut, and second a second confidence that the tree will not die from the root pruning. There may be some branch dieback, and this must be accepted to avoid the tree removal decision.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees. Our company goal is to help clients enjoy life with trees, and grow better trees.

California Tree and Landscape Consulting, Inc.



GORDON MANN

EDUCATION AND QUALIFICATIONS

1977	Bachelor of Science, Forestry, University of Illinois, Champaign.
1982 - 1985	Horticulture Courses, College of San Mateo, San Mateo.
1984	Certified as an Arborist, WE-0151A, by the International Society of Arboriculture (ISA).
2004	Certified as a Municipal Specialist, WE-0151AM, by the ISA.
2011	Registered Consulting Arborist, #480, by the American Society of Consulting Arborists (ASCA).
2003	Graduate of the ASCA Consulting Academy.
2006	Certified as an Urban Forester, #127, by the California Urban Forests Council (CaUFC).
2011	TRACE Tree Risk Assessment Certified, continued as an ISA Qualified Tree Risk Assessor (T.R.A.Q.).

PROFESSIONAL EXPERIENCE

2016 – Present CALIFORNIA TREE AND LANDSCAPE CONSULTING, INC (CalTLC). Vice President and Consulting Arborist. Auburn. Mr. Mann provides consultation to private and public clients in health and structure analysis, inventories, management planning for the care of trees, tree appraisal, risk assessment and management, and urban forest management plans.

1986 - Present MANN MADE RESOURCES. Owner and Consulting Arborist. Auburn. Mr. Mann provides consultation in municipal tree and risk management, public administration, and developing and marketing tree conservation products.

2015 – 2017 CITY OF RANCHO CORDOVA, CA. Contract City Arborist. Mr. Mann serves as the City's first arborist, developing the tree planting and tree maintenance programs, performing tree inspections, updating ordinances, providing public education, and creating a management plan,

1984 - 2007 CITY OF REDWOOD CITY, CA. City Arborist, Arborist, and Public Works Superintendent. Mr. Mann developed the Tree Preservation and Sidewalk Repair Program, supervised and managed the tree maintenance program, performed inspections and administered the Tree Preservation Ordinance. Additionally, he oversaw the following Public Works programs: Streets, Sidewalk, Traffic Signals and Streetlights, Parking Meters, Signs and Markings, and Trees.

1982 - 1984 CITY OF SAN MATEO, CA. Tree Maintenance Supervisor.
For the City of San Mateo, Mr. Mann provided supervision and management of the tree maintenance program, and inspection and administration of the Heritage Tree Ordinance.

1977 - 1982 VILLAGE OF BROOKFIELD, IL. Village Forester.
Mr. Mann provided inspection of tree contractors, tree inspections, managed the response to Dutch Elm Disease. He developed an in-house urban forestry program with lead worker, supervision, and management duties to complement the contract program.

1979 INTERNATIONAL SOCIETY OF ARBORICULTURE. Member.

- Board of Directors (2015 - Present)
- True Professional of Arboriculture Award (2011) o In recognition of material and substantial contribution to the progress of arboriculture and having given unselfishly to support arboriculture.

1982 - Present WESTERN CHAPTER ISA (WCISA). Member.

- Chairman of the Student Committee (2014 - Present)
- Member of the Certification Committee (2007 - Present)
- Member of the Municipal Committee (2009 - 2014) . Award of Merit (2016) In recognition of outstanding meritorious service in advancing the principles, ideals and practices of arboriculture.
- Annual Conference Chair (2012)
- President (1992 - 1993)
- Award of Achievement and President's Award (1990)
- 1985 - Present CALIFORNIA URBAN FORESTS COUNCIL (CaUFC). Member; Board Member (2010 - Present)

1985 - Present SOCIETY OF MUNICIPAL ARBORISTS (SMA). Member. e Legacy Project of the Year (2015) o In recognition of outstanding meritorious service in advancing the principles, ideals and practices of arboriculture.

. Board Member (2005 - 2007)

2001 - Present AMERICAN SOCIETY OF CONSULTING ARBORISTS.
Member. e Board of Directors (2006 - 2013)
• President (2012)

2001 - Present CAL FIRE. Advisory Position.
• Chairman of the California Urban Forestry Advisory Committee (2014 - Present)

2007 – Present AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI): A300 TREE MAINTENANCE STANDARDS
COMMITTEE. SMA Representative and Alternate.

- Alternative Representative for SMA (2004 - 2007; 2012 - Present)
- Representative for SMA (2007 - 2012)

2007 - Present SACRAMENTO TREE FOUNDATION. Member and Employee.

- Co-chairman of the Technical Advisory Committee (2012 - 2018), member 2018- present
- Urban Forest Services Director (2007 - 2009)

- Facilitator of the Regional Ordinance Committee (2007 - 2009)

1988 - 1994 TREE CLIMBING COMPETITION. Chairman.

- Chairman for Northern California (1988 - 1992)
- Chairperson for International (1991 - 1994)

PUBLICATIONS AND LECTURES

Mr. Mann has authored numerous articles in newsletters and magazines such as Western Arborist, Arborist News, City Trees, Tree Care Industry Association, Utility Arborists Association, City Trees, and Arborists Online, covering a range of topics on Urban Forestry, Tree Care, and Tree Management. He has developed and led the training for several programs with the California Arborist Association. Additionally, Mr. Mann regularly presents at numerous professional association meetings on urban tree management topics.

Certificate of Performance

I, Gordon Mann, certify that:

The site was inspected by an ISA Certified Arborist. I have reviewed the tree and site referred to in this report, and have stated my findings accurately. The extent of the inspection is stated in the attached report under Assignment;

I have no current or prospective interest in the vegetation, or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;

The analysis, opinions and conclusions stated herein are my own and are based on current scientific procedures and facts;

My analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices;

No one provided significant professional assistance to me, except as indicated within the report;

My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client, or any other party, nor upon the results of the assignment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the International Society of Arboriculture (ISA) and an ISA Certified Arborist and Municipal Specialist. I am also a Registered Consulting Arborist member in good standing of the American Society of Consulting Arborists. I have been involved in the practice of arboriculture and the care and study of trees for over 47 years.

Signed:



Gordon Mann
Date: July 17, 2026