

Agenda

Director Hearing

Published by the
Community Development Department
(916) 264-5011

DIRECTOR(S)

Bruce Monighan, Design Director,
Sean de Courcy, Preservation Director
Kevin Colin, Zoning Administrator

CITY STAFF

Jordyn Tanaka, Administrative Technician

Thursday April 30, 2026
1:00 p.m.

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<https://cityofsacramento-org.zoom.us/j/87279332547?pwd=YbShY1pQF5dXajYGOtTVgN7Eq67dmJ.1>

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Access Code: 955195 (*955195# for call in attendees)

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1. Time Extension of Fairhaven Subdivision (Z25-007) (Noticed 4/17/2026)

Location: 4360 63rd Street; APN(s): 021-0237-017-0000; (District 6)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Time Extension of a previously approved Tentative Subdivision Map (Z22-046) for the subdivision of a +3.82-acre lot into 30 residential lots, two private streets, and one common lot, within the Single-Unit or Duplex Dwelling (R-1A) zone; **Item C.** Time Extension of Tentative Subdivision Map Deviation for construction of a non-standard street; **Item D.** Time Extension of Site Plan and Design Review for the construction of 30 dwelling units, a recreation center, and site improvements; and **Item E.** Time Extension of Tree Permit to remove three City street trees.

Contact: Danny Abbes, Associate Planner, (916) 808-5873,
DAbbes@cityofsacramento.org

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Director Hearings

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Webinar ID: 872 7933 2547 **Passcode:** 955195

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A recording of the meeting can viewed upon request, please contact the planner associated with the project their contact information can be found on the agenda.

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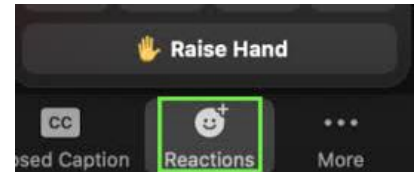
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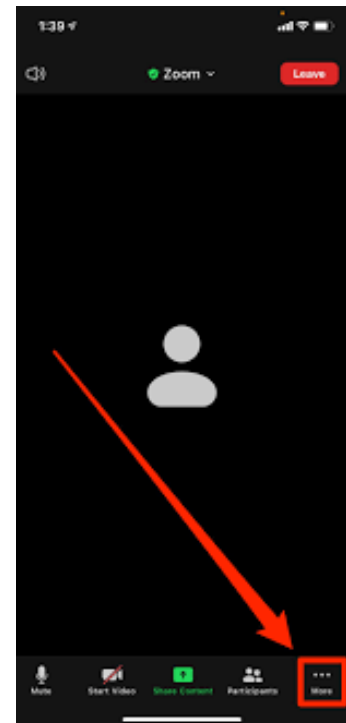
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- a. **Online:** If you are online, click on “Raise Hand” on the bottom of your screen. First click “reactions”; then click “Raise Hand” (see image at right).



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- c. **Telephone:** If you are calling in via telephone, to raise your hand, dial *9 (star-nine). Then to unmute or mute, dial *6 (star-six). Speakers will be called on by the last four digits of their phone number.



When it is your time to speak, it is recommended, but not required, that you give your name. All speakers will have 3 minutes to address the Director(s) and will be muted after the allocated time. Participants who wish to speak on multiple agenda items will follow the same process.

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DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator and Design Director approve, with conditions, a Time Extension of associated entitlements for the project known as **Fairhaven Subdivision Time Extension (Z26-004)** which includes the requested entitlements below. Draft Findings of Fact and Conditions of Approval for the project are included within this report.

REQUESTED ENTITLEMENTS

1. **Tentative Subdivision Map Time Extension** of a previously approved Tentative Subdivision Map (Z22-046) for the subdivision of a +3.82-acre lot into 30 residential lots, two private streets, and one common lot, within the Single-Unit or Duplex Dwelling (R-1A) zone.
2. **Tentative Subdivision Map Deviation Time Extension** for construction of a non-standard street.
3. **Site Plan and Design Review Time Extension** for the construction of 30 dwelling units, a recreation center, and site improvements.
4. **Tree Permit Time Extension** to remove three City street trees.

PROJECT INFORMATION

Location: 4360 63rd Street

Parcel Number: 021-0237-017-0000

Council District: 6

Property Owner/Applicant: Louis Carnesale
5052 South Junes Bld. #155
Las Vegas, NV 89118

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

Hearing Date: April 30, 2026

Land Use Information

General Plan Designation: Neighborhood
Community Plan Area: Fruitridge/Broadway
Specific Plan: N/A
Zoning: R-1A (Single-Unit Dwelling)
Special Planning District: N/A
Planned Unit Development: N/A
Design Review Area: Citywide
Historic District: N/A
Existing Land Use of Site: Vacant

Surrounding Zoning and Land Uses

North:	R-1	Single-Unit Residential
South:	R-1	Multi-Unit Residential
East:	R-1	Single-Unit Residential
West:	R-1	Single-Unit Residential

Site Characteristics

Existing Property Area:	167,270 square feet / 3.84 net acres
Topography:	Flat
Street Improvements:	Proposed
Utilities:	Required

Other Information

Previous Files:	Z22-046
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ATTACHMENTS

Attachment 1: Z22-046 Staff Report

Attachment 2: Z22-046 Record of Decision

Attachment 3: Community Comments

PROPOSED PROJECT AND ANALYSIS

Background

The subject site is a vacant 3.84-acre lot located west of 63rd Street, southwest of the western terminus of 18th Avenue. In 2016 the City of Sacramento Planning and Design Commission approved an application (P15-054) to re-establish a prior skilled nursing facility use at the site in a new two-story, 104,000 square foot set of buildings, replacing existing on-site structures. Later in 2016 the existing structures were demolished (IR16-200). In 2017 the Zoning Administrator approved a modification of the P15-054 approval to reduce the number of beds from 159 to 139 and to change the project design from two stories to a single story (Z17-020). In January of 2019, the Zoning Administrator approved a 5-year time extension of the skilled nursing facility. With the market and feasibility impact of the COVID pandemic upon nursing facilities, and with the need for quality workforce housing in the region, the applicant decided to pivot to a residential project that would help meet that need with a housing subdivision and proposed a site with 30 residential lots. The subject project was approved by the Zoning Administrator and Design Director on July 20, 2023. The applicant has submitted on-site and off-site improvement plans to the city (RPC25-0010) and plans to submit construction permits after the obtainment of civil improvement plan permits. The applicant requests the extension to maintain active approved entitlements in case of delays during the permitting/construction process.

The request requires approval of the Zoning Administrator and Design Director to extend the validity of the project entitlements until July 20, 2028. No changes to the previous approval are proposed as part of this request.

The approvals associated with Record No. Z22-046 are included as attachments to this report.

Accessory Dwelling Units

This application includes accessory dwelling units (ADU). References to them within this staff report is for informational purposes only. The review authority for this application shall exclude consideration of the ADUs pursuant to Government Code Sections 65852.2(a) and 65852.2(c). The ADUs will, instead,

be evaluated ministerially and subsequently through the City's building permit review process. A certificate of occupancy for ADUs is not issued until the accompanying primary dwelling(s) have been constructed.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This project was noticed to property owners and occupants within 500 feet of the subject site and the site was posted with project information, staff contact information, and the date, time, and participation details of the hearing. The Tahoe Park Neighborhood Association was also notified. Staff received a letter objecting to the proposed time extension, including concerns related to parking, fire service, and tree removal. This letter can be found in Attachment 3 of this report. The Fire Department and Department of Public Works reviewed the project and conditioned that no parking is allowed on the private streets, and determined that the site can be serviced. Three trees are proposed for removal as they conflict with roadway access.

ENVIRONMENTAL DETERMINATION

The original approval (project Z22-046) received CEQA review at the time of approval and the Planning Commission determined that the project was exempt from environmental review pursuant to CEQA Guidelines, Section 15332, In-Fill Development. The request for a time extension of the entitlements is consistent with the original project.

FLOOD HAZARD ZONE

State Law (SB 5 as amended by SB 639) and the Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development in the Natomas and Beach Lake Subareas will have protection from a 200-year flood event or will achieve that protection by 2030. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2030. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2025 Adequate Progress Annual Report accepted by City Council Resolution No. 2025-0282 on October 21, 2025.

Conditions of Approval – Time Extension of Project Z22-046

Planning and Design Review

1. All entitlements of project Z22-046 are extended until July 20, 2028.
2. The Applicant shall comply with the conditions of approval for Record No. Z22-046.

Findings of Fact of Project Z22-046

Environmental Determination: Exempt

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

Tentative Parcel Map

1. None of the conditions described in City Code section 17.828.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:
 - a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code;
 - b. The design and improvement of the proposed subdivision is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code as conditioned;
 - c. The site is physically suitable for the type of development;
 - d. The site is physically suitable for the proposed density of development;
 - e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
 - f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;

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

Tree Permit

1. The location of the three City trees conflicts with the placement of the subdivision roadway accesses.
2. The replacement plan is consistent with the standards set forth in section 12.56.060 of the Tree Planting, Maintenance and Conservation Ordinance and according to previously listed Tree Permit conditions.

Site Plan and Design Review

1. The design, layout, and physical characteristics of the proposed development are consistent with the General Plan which designates the site as Traditional Neighborhood Low Density (TNLD). There is no specific plan or transit village plan applicable to this project.
2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards. Deviations proposed to reduce lot size, lot width, lot depth, building setbacks, and lot coverage standards are consistent with the purpose and intent of the Planning and Development Code in that the proposed lots and building configurations accommodate residential site development.
3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards.
4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that the proposed new buildings have an attractive aesthetic through the use of building articulation, materials, and coloration. The project also meets vehicle parking requirements.

5. The design, layout, and physical characteristics of the proposed development minimizes energy consumption and encourages the use of renewable energy sources as an urban infill development project utilizing existing road and utility networks.
6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the project design is compatible with surrounding development.

Daniel Abbas

Danny Abbas
Associate Planner

MA

Marcus Adams (Apr 24, 2026 14:13:59 PDT)

Marcus Adams
Senior Planner

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

Note: The applicant will need to contact the Public Works Department after the appeal period is over to submit for a Final Map. A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable time period. The applicable time period is either three years from the effective date of approval of the discretionary permit; or the time specified by the decision-maker, if so stated in a condition of approval of the discretionary permit. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.

From: [floyd lederer](#)
To: [Daniel Abbes](#)
Subject: Re: project number z26-004
Date: Wednesday, April 22, 2026 7:30:53 PM
Attachments: [image002.png](#)

Thank You , the non standard streets are a major problem for all. In north Natomas they sold the homes without disclosing the non standard streets. after purchase the fire department closed the streets to parking. what a problem for all.

On Wednesday, April 22, 2026 at 06:18:51 PM PDT, Daniel Abbes <dabbes@cityofsacramento.org> wrote:

Hi Floyd,

Thank you for your letter. I will make sure your concerns are seen by any decision maker.

The agenda for the April 30th hearing will be available by the end of this week and will contain a link to watch or participate via Zoom. It will be found at this website:

<https://www.cityofsacramento.gov/community-development/meetings-and-hearings/director-hearings>



Danny Abbes
Associate Planner
300 Richards Blvd. Sacramento, 95811
Phone: 916-808-5873
Email: dabbes@cityofsacramento.org
[CDD Website](#)

From: floyd lederer <fsat47th@att.net>
Sent: Monday, April 20, 2026 9:47 PM
To: Daniel Abbes <dabbes@cityofsacramento.org>
Subject: project number z26-004

As owner of 3 parcels I received 3 notices for time extension of Fairhaven Subdivision . I object to any extension of time. They have had plenty of time to submit your requirements. Zoning should not be changed. No non- standard streets should not be allowed because no parking will be allowed because of firetrucks and all visitors will be required to park on 63rd St. No permits should be issued to remove trees on city property. How about the water well located on the property. Will they need to have permit to remove it.?

Also I logged into meeting and no information shows for that date.

Floyd Lederer



CITY OF SACRAMENTO
ZONING ADMINISTRATOR AND DESIGN DIRECTOR
RECORD OF DECISION
300 Richards Boulevard, Sacramento, CA 95811

Project Name: **Fairhaven Subdivision**

Project Number: Z22-046

Project Location: 4360 63rd Street (District 6)

Assessor's Parcel No.: 021-0237-017-0000

Applicant: Tahoe Park CA LLC c/o Louis Carnesale

Action Status: **Approved with Conditions** Action Date: **07/20/2023**

REQUESTED ENTITLEMENT(S):


- A. **Environmental Exemption** (Per CEQA 15332-Infill Development)
- B. **Tentative Subdivision Map** to subdivide a 3.82-acre lot into 30 residential lots, two private streets, and one common lot.
- C. **Tentative Subdivision Map Design Deviation** for construction of a non-standard street.
- D. **Site Plan and Design Review** to construct 30 houses, a recreation center, and site improvements.
- E. **Tree Permit** to remove three city street trees.

ACTIONS TAKEN:

On July 20, 2023, the Zoning Administrator and Design Director took the following actions based on the attached findings of fact:

Approved with conditions entitlements (A) through (E).

Action certified by:

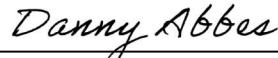


Kevin Colin,
Zoning Administrator


Bruce Monaghan (Aug 14, 2023 09:39 PDT)

Bruce Monaghan,
Design Director

Sent to Applicant: 08/08/2023

By: 

Danny Abbes, Associate Planner

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

CONDITIONAL USE PERMIT: A use for which a Conditional Use Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Conditional Use Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

SITE PLAN AND DESIGN REVIEW: Any site plan and design review shall expire at the end of three years unless a building permit is obtained within the site plan and design review term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

APPEALS

Appeal forms of the Zoning Administrator and Design Director decision of this item to the Planning and Design Commission must be e-mailed to planning@cityofsacramento.org or filed at 300 Richards Boulevard, 3rd Floor, and appeal fee payment submitted, within 10 calendar days of this meeting, on or before Monday, July 31, 2023. If the 10th day falls on a Sunday or holiday, the appeal may be filed and paid for on the following business day.

ENVIRONMENTAL DETERMINATION

Environmental Planning Services of the Community Development Department has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, In-Fill Development.

FLOOD HAZARD ZONE

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2022 Adequate Progress Annual Report accepted by City Council Resolution No. 2022-0313 on October 11, 2022.

Conditions of Approval – Tentative Parcel Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z22-046). The design of any improvement not covered by these conditions shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Department of Public Works.

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to submitting subdivision improvement plans and a final map. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

GENERAL: All Projects

1. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.
2. Pursuant to City Code Section 17.500.190, indicate easements on the Final

Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service.

3. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easement shall be conveyed to and reserved from the appropriate parcels to the satisfaction of the Department of Public Works.
4. Show all continuing and proposed/required easements on the Final Map.

Public Works

5. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code except for the approved deviation for a non-standard/reduced-width private street section for a 27-foot drive width from back of curb to back of curb with a 4-foot sidewalk on one side. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
6. Subdivision improvement plans shall include specifications for all striping, pavement markings and traffic signage on all streets within and abutting the subdivision as necessary and as required by the Public Works Department. Signage restricting parking, red painted curbing, and speed limit signs shall be installed at locations determined by the Public Works Department. Where existing roadways abut or intersect the subdivision, improvement plans shall identify modifications necessary to ensure compliance with City standards (e.g., relocation of existing speed lumps or undulations, signage, and/or striping).
7. The applicant shall construct a high visibility crosswalk along the north leg of the 18th Avenue / 63rd Street intersection per City standards to the satisfaction of the Department of Public Works.
8. Construct A.D.A. compliant ramps at the intersection of 18th Avenue and 63rd Street adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
9. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such

streets shall be aligned.

10. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.
11. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.
12. Design private streets to meet the City standards (structural only). Private streets shall be inspected to the satisfaction of the Department of Public Works.
13. Provide a standard driveway at the entrance to the private street.

Electrical

14. This project will require the installation of streetlights on all public streets fronting this property to the satisfaction of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.

Solid Waste

15. Project shall meet the requirements outlined in City Code Chapter 13.10. Sacramento City Code can be found online at: Chapter 13.10: http://www.qcode.us/codes/sacramento/view.php?topic=13-13_10
16. Solid waste trucks shall be able to safely move about the project, with minimum backing, and able to empty the bins and cans safely per City standards to the satisfaction of the Solid Waste Division.

SMUD

17. SMUD has existing overhead 12kV facilities along the Western boundary of the project site that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
18. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.

19. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.
20. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.
21. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.
22. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
23. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.
24. The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.
25. The Applicant shall dedicate the following as a public utility easement for overhead and underground facilities and appurtenances:
 - the west 5 feet of Lots 4-13
 - a 10-foot PUE on either Lot 4 or 13 from the existing overhead line to Private Street A
26. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

Sacramento Area Sewer District (SASD)

27. Prior to the APPROVAL OF IMPROVEMENT PLANS: The proposed density is greater than what was planned in SASD's Master Plan. SASD will be modeling the proposed density in the hydraulic model to determine if the downstream system is capacity constrained. If the results require upsizing the sewer system, this must be shown on the plans.

28. Prior to the APPROVAL OF IMPROVEMENT PLANS: To obtain sewer service, construction of SASD sewer infrastructure will be required. Current SASD Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.
29. Prior to the APPROVAL OF IMPROVEMENT PLANS: SASD requires each building on each lot with a sewage source to have a separate connection to SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the plans.
30. Prior to the APPROVAL OF IMPROVEMENT PLANS: All onsite sewer plans and offsite sewer plans must be submitted separately to SASD for review and approval.
31. Prior to the APPROVAL OF IMPROVEMENT PLANS: Alignment of all main lines and structures must provide a minimum of 1-foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.

Department of Utilities (DOU)

32. All existing easements and all existing right-of-ways shall be shown on the Final Map, except for all abandoned easements and right-of-ways.
33. Dedicate all necessary easements, IOD easements right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements.
34. The applicant shall grant and reserve easements, as needed, for water, drainage, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: "Reciprocal easements for utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map."

Fire Department

35. Fire service mains shall not cross property lines unless a reciprocal easement agreement is provided.

36. Maintenance agreements shall be provided for the interior roadways of the proposed complex and for the fire protection systems. The agreement shall be record with the Public Recorders Office having jurisdiction and shall provide for the following:
 - a. Provisions for the necessary repair and maintenance of the roadway surface
 - b. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20')
 - c. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping
 - d. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems
 - e. Unrestricted use of and access to the roadways covered by the agreements.
 - f. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.
 - g. Maintenance and timely repair of all fire protection systems, including but not limited to hydrants, fire alarm systems and fire sprinklers.

Special Districts

37. Dedicate an easement to the City in the form of an Irrevocable Offer of Dedication (IOD) those areas identified on the Tentative Subdivision Map as Landscape Corridors and Open Space areas. Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final Map. Design and construct landscaping, irrigation and masonry walls in dedicated easements or rights of way, to the satisfaction of the Community Development Department, and Parks Planning, Design, and Development (PPDD). Acceptance of the required landscaping, irrigation and walls by the City into the Landscape Maintenance District shall be coordinated with the Department of Public Works (Special Districts and Development Services) and PPDD. The Developer shall maintain the landscaping, irrigation and walls for two years or until acceptance by the City into the District (whichever is less). The two-year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and walls.

Parks

38. Payment of In-lieu Park Fee: Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note)
39. Maintenance District: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance

district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Infrastructure Finance, Jessica Steinhauer, (916) 808-8243).

Miscellaneous (Public Works)

40. Form a Homeowner's Association with CC&R's. CC&R's shall be recorded assuring maintenance of all private streets, lights, sewer services, drop inlets, drain leads, landscaping, irrigation, pool, recreation area and all other common areas.

Advisory Notes:

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

41. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
42. There must be sufficient space to store three cans (garbage, mixed recycling, and organics recycling) on each parcel. The space needed is approximately 35 inches by 87 inches and be screened from the public right-of-way, per City Code Chapter 13.10.100 C.
43. There must be sufficient space to set out three cans (garbage, mixed recycling, and organics recycling) in front of each parcel and remain in compliance with City Code Chapter 13.10.100. Depending on service levels, this may mean up to 8 feet of curb space required.
44. Trash collection services for the homes will be provided by the City of Sacramento and the trash collection for the Rec/Pool Area will be provided by a franchised hauler of the property manager's choosing.
45. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.
46. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.
47. ONGOING: Public lower laterals must not be smaller than the upper laterals, sized according the California Plumbing Code requirements.
48. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Regional San Permit Services Unit at PermitServices@sacsewer.com or by phone at

- (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.
49. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP).
 50. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.
 51. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).
 52. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>. Applicant shall coordinate individual service panel location placement with SMUD Design Department.
 53. While not required by city code for unprotected trees, the applicant has an obligation to protect trees owned by others on adjacent properties and should obtain permission to perform any work such as pruning or excavation within the dripline of such tree. Case law in California requires that reasonable care be taken to protect trees owned by others.
 54. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
 - a) Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at \$53,010. This is based on the creation of 30 new residential lots at an average land value of \$155,000 per acre for the Fruitridge-Broadway (North of Fruitridge Road) Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment. The fee is due at the time of the final map.
 - b) Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at \$251,649. The Park Development Impact Fee due for this project is based on the Housing Incentive Zone Rate of \$2.15 per square foot for residential projects, with a minimum rate of \$1,599 for units under 750 square feet and a maximum of \$4,267 for units over 2,000 square feet, and \$0.20 per square foot for commercial services/retail projects.

Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

- c) The applicant was previously required to pay \$10,063.69 in Citywide park impact fees and \$23,998.03 in Neighborhood/Community park impact fees (COM-1611275), not including the prior use credits. The prior use credits from July 2016 have expired. Therefore, for the required park fees for Z22-046, the applicant would receive credit for the commercial permit (COM-1611275) Park Impact Fee (Citywide and Neighborhood/Community) without the prior use credit. The table below illustrates the fee breakdown:

Commercial Permit (COM-1611275)	Residential (Z22-046, Fairhaven Subdivision)
Park Impact Fee (Housing Incentive Zone)	Park Impact Fee (Housing Incentive Zone)
Citywide (PDCI)	Citywide (PDCI) Cost per sq.ft.
	\$0.81 per residential square foot and \$0.08 per commercial square foot
10,063.69	94,811.04
Neighborhood/Community (PDIF)	Neighborhood/Community (PDIF) Cost per sq.ft.
	\$1.34 per residential square foot and \$0.12 per commercial square foot
23,998.03	156,837.56
PDCI Credit	PDCI Credit
5,723.84	10,063.69
PDIF Credit	PDIF Credit
7,796.50	23,998.03

- d) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

Conditions of Approval – Site Plan and Design Review

Planning and Design Review

1. Provide the following building materials as indicated per approved plans.
 - a) Fiber cement lap siding
 - b) Smooth painted stucco
 - c) Stacked stone veneer
 - d) Thin brick veneer
 - e) Vinyl windows
 - f) Shake roofing
2. HVAC units shall be ground-mounted and screened from street view.
3. Crosswalks shall have bright contrasting colors and contrasting textures to enhance their visibility.
4. Housing units facing 63rd Street shall each have different exterior elevations including differences in materials and paint color schemes per approved plans.
5. Provide an 8-foot-tall masonry wall along the property line abutting the leasing office/clubhouse and pool area.
6. The clubhouse shall have different exterior materials for levels 1 and 2 separated

by trim, and the building entrances shall have awnings above them. The applicant shall submit a revised clubhouse design to Planning/Design Review for separate review and approval prior to submission of permit application(s) to the Building Division.

7. During construction the contractor must take reasonable care to avoid conflicts with wildlife.
8. The applicant shall obtain all necessary building permits prior to commencing construction. No permits shall be issued within the 10-day appeal period.
9. 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.
10. Any modification to the project shall be subject to the review and approval of planning staff (and may require additional entitlements).
11. This approval shall expire in three (3) years from the approval date.

Public Works

12. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
13. Subdivision improvement plans shall include specifications for all striping, pavement markings and traffic signage on all streets within and abutting the subdivision as necessary and as required by the Public Works Department. Signage restricting parking, red painted curbing, and speed limit signs shall be installed at locations determined by the Public Works Department. Where existing roadways abut or intersect the subdivision, improvement plans shall identify modifications necessary to ensure compliance with City standards (e.g., relocation of existing speed lumps or undulations, signage, and/or striping).
14. The applicant shall install a stop sign along the proposed Street A at the intersection with 63rd Street per City standards to the satisfaction of the Department of Public Works.
15. The applicant shall construct a high visibility crosswalk along the north leg of the 18th Avenue / 63rd Street intersection per City standards to the satisfaction of the Department of Public Works.
16. The applicant shall install "No Parking" signs along 63rd Street at the area surrounding the required high visibility crosswalk, as well as any other signage and markings needed in the design and installation of said crosswalk per City standards to the satisfaction of the Department of Public Works.

17. Construct A.D.A. compliant ramps at the intersection of 18th Avenue and 63rd Street adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
18. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.
19. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.
20. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.
 - a) This project has an approved driveway variance permit to allow the proposed driveway at the entrance to Street A across the intersection of 63rd Street and 18th Avenue to be located less than 10-ft from the side property line (DRV23-0021) in order for the driveway to align with the centerline of 18th Avenue. All other driveway design standard requirements shall be met.
 - b) The proposed driveway at the entrance to Street A across the intersection of 63rd Street and 18th Avenue shall be designed and constructed with a stop sign per City standards to the satisfaction of the Department of Public Works.
 - c) A vehicular gate at the proposed driveway at the entrance to Street A across the intersection of 63rd Street and 18th Avenue shall not be allowed.
21. The proposed emergency vehicle access (EVA) only driveway for Street A along 63rd Street shall be designed and constructed as follows:
 - a) The EVA shall be gated at the right-of-way line and shall be provided with the appropriate signage and marking to the satisfaction of the Department of Public Works and the Fire Department.
 - b) The EVA gate shall be designed so that no portion of the gate shall encroach / swing out into the public right-of-way.
 - c) The width of the EVA driveway shall be no greater than 20-ft.
22. The applicant shall remove all existing driveways not planned for use with this project and extend the planter in its place per City standards to the satisfaction of the Department of Public Works.
23. The applicant shall relocate any existing utility poles that are in conflict with any of the required improvements and proposed driveways per City standards to the satisfaction of the Department of Public Works and the concerned utility agency.
24. This project will require the installation of streetlights on all public and private streets fronting this property to the satisfaction of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.
25. The applicant shall dedicate and construct Street A and Street B as shown on

the site plan per the approved street section of this project's tentative map and design deviation to the satisfaction of the Department of Public Works.

26. The site plan shall conform to the parking requirements set forth in City Code 17.608.040 (Development standards for off-street parking facilities, Zoning Ordinance).
27. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

Department of Utilities (DOU)

28. All existing easements and all existing right-of-ways shall be shown on the Final Map, except for all abandoned easements and right-of-ways.
29. Dedicate all necessary easements, IOD easements right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements.
30. The applicant shall grant and reserve easements, as needed, for water, drainage, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: "Reciprocal easements for utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map."
31. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU.
32. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study or water master plan for review and approval by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any water related requirements. Failure to submit the water study may delay review and approval.
33. The water mains in the private streets shall be private, operated and maintained

by an ownership association or other approved entity. City water meters installed on private water mains shall require a maintenance agreement. Easements for City water meters shall be dedicated to the City and shall include language assuring unrestricted access at all times for DOU personnel and maintenance vehicles.

34. Two points of service for the public water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual.
35. Common area landscaping shall have a separate street tap or public easement tap for a metered irrigation service.
36. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study conforming to the City Basin 31 and 113 Drainage Master Plan for review and approval by the DOU. Any additional mitigation shall meet the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 8,200 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.16 cfs/acre. The drainage study shall be consistent with any existing drainage masterplan for the project area. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)
37. All on-site drainage systems shall be designed to the standards specified in the DOU onsite design manual.
38. Finished floor elevations shall be a minimum of 6-inches above the 100-year HGL or 1-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.
39. Per City Code, the applicant may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements, and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
40. No more than 6,000 square feet is allowed to sheet drain over a public sidewalk. If the area is larger than 6,000 square feet, then an on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap . All on-site systems shall be designed to the standard specified in the DOU onsite manual.
41. A grading plan showing existing and proposed elevations is required. Adjacent

off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.

42. This project will disturb more than one acre of land; therefore, the project is required to comply with the State's "Construction General Permit". To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State's Storm Water Multiple Application and Report Tracking System (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.
43. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
44. The applicant is required to incorporate Low Impact Development (LID) strategy for the site design and utilize LID practices (i.e. stormwater planters) for stormwater treatment. The applicant can calculate the LID credits following the guidance in the Stormwater Quality Design Manual. LID measures can reduce the required treatment volume which could potentially reduce the surface area requirements for the stormwater treatment measures. A private maintenance agreement is required for all on-site treatment control and LID measures. Contact City of Sacramento Utilities Department Stormwater Program (906-808-1449) if you have additional questions.
45. This project is required to incorporate certified full capture trash control devices, please refer to Appendix H in the "Stormwater Quality Design Manual for the Sacramento Region (July 2018)" for more details.
46. A maintenance agreement is required for all on-site full capture trash control systems. Contact DOU for a list of accepted proprietary devices if considered for full capture trash control. Construction drawings must include all on-site full capture trash control features and devices selected for the site. Please refer to Appendix H in the "Stormwater Quality Design Manual for the Sacramento Region (July 2018)" for more details.
47. The onsite water and storm drain systems in the private streets shall be private systems operated and maintained by an ownership association or other approved entity. Prior to the initiation of any water or storm drainage services to the project, C.C. & R.s approved by the City shall be recorded that authorize and require the association to: (1) operate, maintain, and repair the onsite water and storm drainage facilities within the project; and (2) obtain and pay for water or drainage service on behalf of all owners within the project in accordance with all applicable provisions of Title 13 of the Sacramento City Code. The CC&Rs must provide that the City-approved provisions regarding water, sewer and surface and subsurface storm drainage facilities may not be revised without City consent. Note: Public water and drainage mains shall not be allowed in the private streets.

SMUD

48. SMUD has existing overhead 12kV facilities along the Western boundary of the project site that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission

General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

49. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.
50. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.
51. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.
52. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.
53. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).
54. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.
55. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>.
56. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
57. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.
58. The Applicant shall dedicate any private drive, ingress and egress easement, (and 10- feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.
59. The Applicant shall dedicate the following as a public utility easement for overhead and underground facilities and appurtenances:
 - the west 5 feet of Lots 4-13
 - a 10-foot PUE on either Lot 4 or 13 from the existing overhead line to Private Street A

60. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

Fire Department

61. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. California Fire Code Section 501.4
62. The private streets shall be marked "No Parking Fire Lane" on one side.
63. Provide a water flow test. (Make arrangements with the Department of Utilities at 916-808-7890 or by email at DOUdevelopmentreview@cityofsacramento.org. California Fire Code Section 507.4
64. Provide the required fire hydrants in accordance with California Fire Code Section 507 and Appendix C, Section C102.1 as amended the Sacramento City Code Section 507.5.1.
65. Per the most recently adopted California Residential Code, all new residential construction including 1 and 2 family dwellings and townhouses shall be provided with an approved NFPA 13 D sprinkler system.

Urban Forestry

66. General Tree Protection – The following Tree Preservation Measures shall be included in all future plans in the General Notes, Grading Plans, Utility Plans, Demolition Plan, Landscape Plan and the offsite plans if trees will be impacted by work proposed on each sheet (This does not replace any request for a project arborist's tree protection plan):

“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 the preconstruction meetings to approve of and inform contractors of all tree protection measures.
 - b. Visit the site before and after demolition, grading and landscaping as well as at least twice each month during construction to ensure that tree protection measures are implemented and maintained.
 - c. Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure that corrective action was properly implemented.
 - d. The project arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.
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. Right-of-way planters and City trees shall be separated from the construction site with a six-foot high chain link fence that shall remain throughout the duration of the project to protect trees and to prevent construction traffic from compacting the soil in the planters.
4. 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.
5. 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.
6. 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.
7. There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.
8. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.
9. There shall be no soil compaction within the dripline of protected trees.
10. There shall be no non-native soil, non-organic matter or structural soil added to the right-of-way planter.
11. The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, excavation, grade changes, trenches, root or canopy pruning, or boring.
12. 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.

13. All trees shall be watered regularly according to the recommendation of the project arborist.
14. The applicant shall be financially responsible for any damage to City trees associated with the project. Accidental or negligent actions that damage City trees may result in a penalty. The monetary value of any such damages will be appraised by the City Urban Forester or his authorized representative and shall be expressed as the monetary equivalent of all labor and materials required to bring the tree in question to a state of comparable utility with regards to its condition and function prior to the beginning of the project.”

Recycling and Solid Waste

67. Project must meet the requirements outlined in City Code Chapter 13.10.
68. There must be sufficient space to store three cans (garbage, mixed recycling, and organics recycling) on each parcel. The space needed is approximately 35 inches by 87 inches and be screened from the public right-of-way, per City Code Chapter 13.10.100 C.
69. There must be sufficient space to set out three cans (garbage, mixed recycling, and organics recycling) in front of each parcel and remain in compliance with City Code Chapter 13.10.100. Depending on service levels, this may mean up to 8 feet of curb space required.
70. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the bins and cans safely. Cans must be placed along the curb closest to the property for collection.

Parks

71. Payment of In-lieu Park Fee: Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note)
72. Maintenance District: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Infrastructure Finance, Jessica Steinhauer, (916) 808-8243).

Sacramento Area Sewer District

73. Prior to the APPROVAL OF IMPROVEMENT PLANS: The proposed density is greater than what was planned in SASD’s Master Plan. SASD will be modeling the proposed density in the hydraulic model to determine if the downstream system is capacity constrained. If the results require upsizing the sewer system, this must be shown on the plans.
74. Prior to the APPROVAL OF IMPROVEMENT PLANS: To obtain sewer service, construction of SASD sewer infrastructure will be required. Current SASD Standards and Specifications apply to any offsite or onsite public sewer

construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.

75. Prior to the APPROVAL OF IMPROVEMENT PLANS: SASD requires each building on each lot with a sewage source to have a separate connection to SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the plans.
76. Prior to the APPROVAL OF IMPROVEMENT PLANS: All onsite sewer plans and offsite sewer plans must be submitted separately to SASD for review and approval.
77. Prior to the APPROVAL OF IMPROVEMENT PLANS: Alignment of all main lines and structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.
78. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

Regional Sanitation

79. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Regional San Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

Advisory Notes

Department of Utilities (DOU)

80. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.
81. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

Building Division

82. Alternate Water Systems Requirement. Pursuant to Chapter 15.24.030, 15.24.040 and 15.24.050 of Sacramento City Code, beginning on July 1, 2023, new buildings that are 10,000 square feet or greater must include a gray water system to provide subsurface irrigation and buildings that are 50,000 square feet or greater must include installation of a separate, additional piping system for an on-site treated non-potable gray water system for water closets and urinals. Limited exceptions apply. Please see City webpage for more details. (BLDG)

Complete building permit applications (including payment of all required fees) filed with and accepted by the City's Building Division prior to July 1, 2023, will not be subject to Alternate Water Systems requirements. Applicants are advised to plan for alternate water systems beginning with initial early design. For more information, please visit the City's website: https://www.cityofsacramento.org/Community-Development/Planning/Major-Projects/General-Plan/About-The-Project/Climate_Change/Onsite-Water-Reuse-Study

Sacramento Area Sewer District (SASD)

83. ONGOING: Public lower laterals must not be smaller than the upper laterals, sized according the California Plumbing Code requirements.

Regional Sanitation

84. The Sacramento Area Sewer District (SASD) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the SASD collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP). SASD will respond via separate correspondence.

Urban Forestry

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

Parks

86. As per City Code, the applicant will be responsible to meet their obligations regarding:
- a. Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at \$53,010. This is based on the creation of 30 new residential lots at an average land value of \$155,000 per acre for the Fruitridge-Broadway (North of Fruitridge Road) Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment. The fee is due at the time of the final map.
 - b. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at \$251,649. The Park Development Impact Fee due for this project is based on the Housing Incentive Zone Rate of \$2.15 per square foot for residential projects, with a minimum rate of \$1,599 for units under 750 square feet and a maximum of \$4,267 for units over 2,000 square feet, and \$0.20 per square foot for commercial services/retail projects. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the

time that the project is submitted for building permit.

- c. The applicant was previously required to pay \$10,063.69 in Citywide park impact fees and \$23,998.03 in Neighborhood/Community park impact fees (COM-1611275), not including the prior use credits. The prior use credits from July 2016 have expired. Therefore, for the required park fees for Z22-046, the applicant would receive credit for the commercial permit (COM-1611275) Park Impact Fee (Citywide and Neighborhood/Community) without the prior use credit. The table below illustrates the fee breakdown:

Commercial Permit (COM-1611275)	Residential (Z22-046, Fairhaven Subdivision)
Park Impact Fee (Housing Incentive Zone)	Park Impact Fee (Housing Incentive Zone)
Citywide (PDCI)	Citywide (PDCI) Cost per sq.ft.
	\$0.81 per residential square foot and \$0.08 per commercial square foot
10,063.69	94,811.04
Neighborhood/Community (PDIF)	Neighborhood/Community (PDIF) Cost per sq.ft.
	\$1.34 per residential square foot and \$0.12 per commercial square foot
23,998.03	156,837.56
PDCI Credit	PDCI Credit
5,723.84	10,063.69
PDIF Credit	PDIF Credit
7,796.50	23,998.03

- d. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

Conditions of Approval – Tree Permit

1. The applicant shall pay in-lieu fees of \$6,825.00 to be deposited to the Tree Planting and Replacement Fund, due upon receipt of the invoice.
2. The applicant shall retain all trees permitted for removal until a grading permit has been issued.

Flood Finding

The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA *Urban Level of Flood Protection Plan and Adequate Progress Baseline Report* and the SAFCA *Adequate Progress Toward an Urban Level of Flood Protection Engineer’s Report*, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA *2022 Adequate Progress Annual Report* accepted by the City Council on October 11, 2022 (Resolution No. 2022-0313).

Findings of Fact – Environmental Determination: Exempt

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

Findings of Fact – Tentative Parcel Map

1. None of the conditions described in City Code section 17.828.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:
 - a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code;
 - b. The design and improvement of the proposed subdivision is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code as conditioned;
 - c. The site is physically suitable for the type of development;
 - d. The site is physically suitable for the proposed density of development;
 - e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
 - f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
 - g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and

specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5);

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. Code §66474.6);
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1); and
5. The Zoning Administrator has considered the effect of the approval of this Tentative Subdivision Map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

Findings of Fact – Tree Permit

1. The location of the three City trees conflicts with the placement of the subdivision roadway accesses.
2. The replacement plan is consistent with the standards set forth in section 12.56.060 of the Tree Planting, Maintenance and Conservation Ordinance and according to previously listed Tree Permit conditions.

Findings of Fact – Site Plan and Design Review

1. The design, layout, and physical characteristics of the proposed development are consistent with the General Plan which designates the site as Traditional Neighborhood Low Density (TNLD). There is no specific plan or transit village plan applicable to this project.
2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards. Deviations proposed to reduce lot size, lot width, lot depth, building setbacks, and lot coverage standards are consistent with the purpose and intent of the Planning and Development Code in that the proposed lots and building configurations accommodate residential site development.
3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards.
4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that the proposed new buildings have an attractive aesthetic through the use of building articulation, materials, and coloration. The project also meets vehicle parking requirements.
5. The design, layout, and physical characteristics of the proposed development minimizes energy consumption and encourages the use of renewable energy

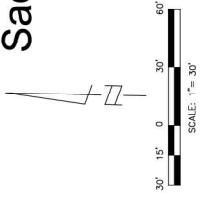
sources as an urban infill development project utilizing existing road and utility networks.

6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the project design is compatible with surrounding development.

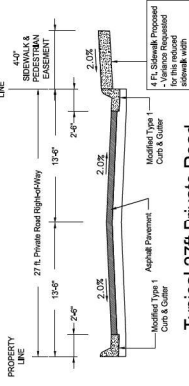
ATTACHMENTS: Approved Exhibits

TENTATIVE SUBDIVISION MAP OF: Sacramento Residential Project

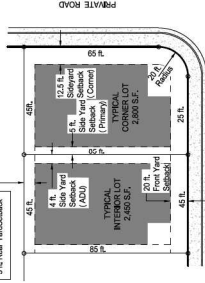
SACRAMENTO, CALIFORNIA 95818



VICINITY MAP



Typical 27ft Private Road Section



Typical Lot Detail

OWNER:
TANDE PARK CALL LLC
1700 ALABAMA BLVD, SUITE 102
LAS VEGAS, NV 89102
(918) 731-9898

APPLICANT:
CONTACT: LOUIS BARREALE PH# (702) 398-1101
701 SHADOW LANE #150
LAS VEGAS, NV 89102
(918) 731-9898

ENGINEER:
PEABODY ENGINEERING
1700 ALABAMA BLVD, SUITE 102
LAS VEGAS, NV 89102
CONTACT: ROSS PEABODY PH# (918) 731-9898

LEGAL DESCRIPTION:
PARCEL IMPROVEMENT TO CERTIFICATE OF COMPLIANCE, RECORDED JUNE 24, 2003 IN BOOK 30 UNITS/AC. = 731 UNITS PER ACRE OF SACRAMENTO COUNTY.

USES:
PRESENT: VACANT LAND
PROPOSED: RESIDENTIAL

SCHOOL DISTRICT:
CITY OF SACRAMENTO

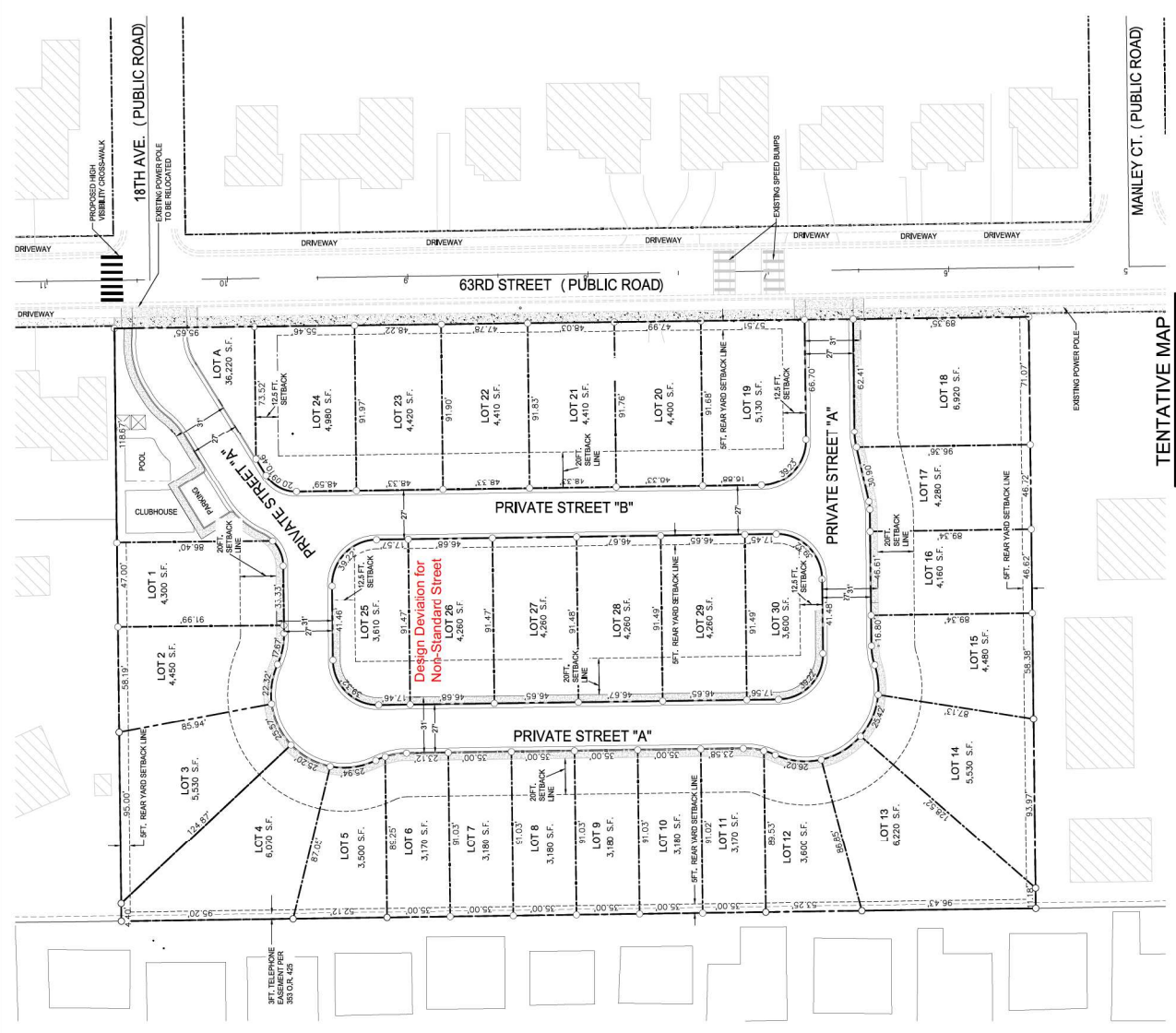
SOURCE OF WATER:
CITY OF SACRAMENTO

FIRE DISTRICT:
CITY OF SACRAMENTO

SANITATION FACILITIES:
CITY OF SACRAMENTO

DRAINAGE FACILITIES:
CITY OF SACRAMENTO

IMPROVEMENT REQUIREMENTS:
IMPROVEMENT REQUIREMENTS AS REQUIRED BY THE CITY OF SACRAMENTO



18TH AVE. (PUBLIC ROAD)
EXISTING POWER POLE TO BE RELOCATED

63RD STREET (PUBLIC ROAD)

MANLEY CT. (PUBLIC ROAD)

TENTATIVE MAP
SCALE: 1" = 30'



Peabody Engineering
1700 Alabama Blvd, Suite 102
Las Vegas, NV 89102
(918) 731-9898 office (918) 731-9898 fax



TENTATIVE SUBDIVISION MAP FOR:
TANDE PARK CALL LLC
701 SHADOW LANE #150
LAS VEGAS, NV

SHEET
1/1

DATE: 4-2-2022

A NEW DEVELOPMENT FOR: SACRAMENTO RESIDENTIAL PROJECT

4360, 63RD ST.

SACRAMENTO, CALIFORNIA 95820

SACRAMENTO

CALIFORNIA

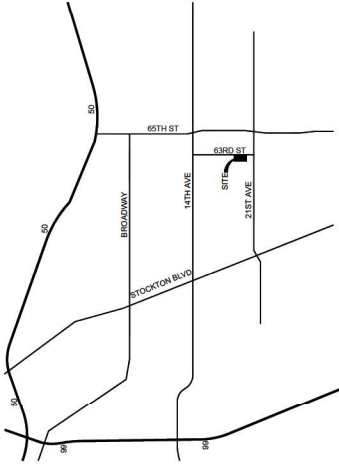
63RD STREET PERSPECTIVE



PROJECT DESCRIPTION

A RESIDENTIAL DEVELOPMENT DESIGNED TO CREATE A NEIGHBORHOOD FEEL BY PROVIDING A VARIETY OF BUILDING TYPES AND FOOTPRINTS FOR FAMILIES IN VARIOUS STAGES OF LIFE. THIS COMMUNITY WILL BE A WALKABLE AND PEDESTRIAN-FRIENDLY SITE WITH ADA ACCESSIBLE PATHS OF TRAVEL FROM 63RD STREET INTO THE COMMUNITY. RESIDENTS CAN UTILIZE THE OUTDOOR AMENITIES SUCH AS BBQ, POOL, COMMUNITY CENTER AND LANDSCAPE GARDEN AREAS. THE PROPOSED RESIDENTIAL DEVELOPMENT INCORPORATES A MIXTURE OF THREE-BEDROOM PRIMARY UNITS (30), WITH ATTACHED TWO-BED ACCESSORY UNITS (ADU'S) (19), WITH ONE-UNIT ADU HAVING A DETACHED ACCESSORY DWELLING UNIT (1). ALL RESIDENTIAL UNITS HAVE AN ATTACHED GARAGE. ADDITIONAL PARKING OR QUICK ACCESS AND ADA ARE PROVIDED AT THE COMMUNITY CENTER.

VICINITY MAP



PROJECT DATA

LOCATION / COUNCIL DISTRICT
ADDRESS: 4360 63RD STREET SACRAMENTO, CA 95820
ASSESSOR'S PARCEL NUMBER: 07-022-7077-2000
COUNCIL DISTRICT: 6

LOCAL JURISDICTION:
CITY OF SACRAMENTO
300 RICHARDS BLVD
SACRAMENTO, CA 95811
DESIGN REVIEW FILE NO.:

PROJECT INFORMATION:
ZONING: TRADITIONAL NEIGHBORHOOD LOW DENSITY CITYWIDE
GENERAL PLAN DESIGNATION: SINGLE-UNIT OR DUPLD DWELLING (R-1) ZONE
DESIGN ZONING OF SITE: SINGLE-UNIT OR DUPLD DWELLING CODE (SD: 17.25A (200) (R-1A))
EXISTING USE OF SITE: VACANT SITE
PROPERTY / LOT AREA: APPROXIMATELY 3.84 NET ACRES (4.73 GROSS)

HEIGHT, DENSITY, LOT COVERAGE AND FLOOR AREA RATIO:
STANDARD REQUIREMENT: 36 FEET TO RIDGE
PROPOSAL: UNIT 'A' - 25'-5 1/4" TO RIDGE
UNIT 'B' - 22'-8" TO RIDGE
UNIT 'C' - 24'-10" TO RIDGE
UNIT 'D' - 25'-4 1/4" TO RIDGE
2 DWELLING UNITS PER LOT
17,270.41 NET / 2 UNITS PER LOT
50% *
20,038.8 GROSS
< 50% - SEE LOT COVERAGE

SETBACKS:

ADU - FLOOR AREA
FLOOR AREA RATIO

STANDARD REQUIREMENT
0 FEET MINIMUM
5 FEET MINIMUM
5 FEET MINIMUM
5 FEET MINIMUM

PROPOSAL
5 FEET
5 FEET
5 FEET
5 FEET

ADU - FLOOR AREA
FLOOR AREA RATIO

STANDARD REQUIREMENT
20 FEET MINIMUM *
0 FEET MINIMUM
5 FEET MINIMUM
5 FEET MINIMUM

PROPOSAL
PER PLAN **
9 FEET
9 FEET
9 FEET
9 FEET

ADU - FLOOR AREA
FLOOR AREA RATIO

STANDARD REQUIREMENT
20 FEET MINIMUM *
3 FEET MINIMUM
5 FEET MINIMUM
5 FEET MINIMUM

PROPOSAL
PER PLAN **
4 FEET
4 FEET
4 FEET
4 FEET

ADU - FLOOR AREA
FLOOR AREA RATIO

STANDARD REQUIREMENT
20 FEET MINIMUM *
3 FEET MINIMUM
5 FEET MINIMUM
5 FEET MINIMUM

PROPOSAL
PER PLAN **
4 FEET
4 FEET
4 FEET
4 FEET

ADU - FLOOR AREA
FLOOR AREA RATIO

STANDARD REQUIREMENT
20 FEET MINIMUM *
3 FEET MINIMUM
5 FEET MINIMUM
5 FEET MINIMUM

PROPOSAL
PER PLAN **
4 FEET
4 FEET
4 FEET
4 FEET

ADU - FLOOR AREA
FLOOR AREA RATIO

STANDARD REQUIREMENT
20 FEET MINIMUM *
3 FEET MINIMUM
5 FEET MINIMUM
5 FEET MINIMUM

PROPOSAL
PER PLAN **
4 FEET
4 FEET
4 FEET
4 FEET

ADU - FLOOR AREA
FLOOR AREA RATIO

STANDARD REQUIREMENT
20 FEET MINIMUM *
3 FEET MINIMUM
5 FEET MINIMUM
5 FEET MINIMUM

PROPOSAL
PER PLAN **
4 FEET
4 FEET
4 FEET
4 FEET

SHEET INDEX

CV	COVER SHEET	CALC SHEET SP 01	< 1,000 SQ FT FOR ATTACHED < 1,200 SQ FT FOR DETACHED	PROPOSAL	CONCEPTUAL LANDSCAPE PLAN
SP1.0	SITE PLAN	0.03	5 MAXIMUM	1 SPACE/DWELLING UNIT	CONCEPTUAL LANDSCAPE PLAN - COLORED
SP1.1	TRASH & RECYCLE WASTE BIN LOCATION PLAN			1 SPACE / DWELLING UNIT	MATERIAL BOARD
SP1.2	EXTERIOR SCHEME PLAN				
HU1.0	HOUSING UNIT 'A' - FLOOR PLANS & ROOF PLAN				
HU1.1	HOUSING UNIT 'A' - EXTERIOR ELEVATIONS				
HU2.0	HOUSING UNIT 'B' - FLOOR PLANS & ROOF PLAN				
HU2.1	HOUSING UNIT 'B' - EXTERIOR ELEVATIONS				
HU3.0	HOUSING UNIT 'B' - FLOOR PLANS & ROOF PLAN				
HU3.1	HOUSING UNIT 'B' - EXTERIOR ELEVATIONS				
HU4.0	HOUSING UNIT 'C' - FLOOR PLANS & ROOF PLAN				
HU4.1	HOUSING UNIT 'C' - EXTERIOR ELEVATIONS				
HU5.0	HOUSING UNIT 'D' - FLOOR PLANS & ROOF PLAN				
HU5.1	HOUSING UNIT 'D' - EXTERIOR ELEVATIONS				
HU6.0	CLIMATE CONTROL SYSTEMS SCHEDULE				
HU6.1	CLIMATE CONTROL SYSTEMS SCHEDULE				
CS.1	PRELIMINARY GRADING & DRAINAGE PLAN				
U.1	PRELIMINARY UTILITY PLAN				

WESTERN U.S.
CONTRACTORS
6060 LA GOLETA ROAD
GOLETA, CALIFORNIA 93117
LICENSE # 547285

PROJECT NUMBER: 21025CA

DESIGN REVIEW - DATE: 01.15.2023

4360 63RD ST SACRAMENTO, CA 95820

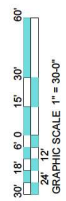
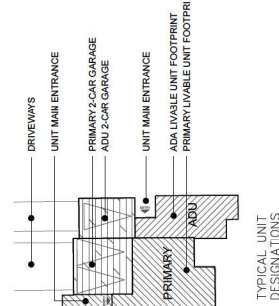
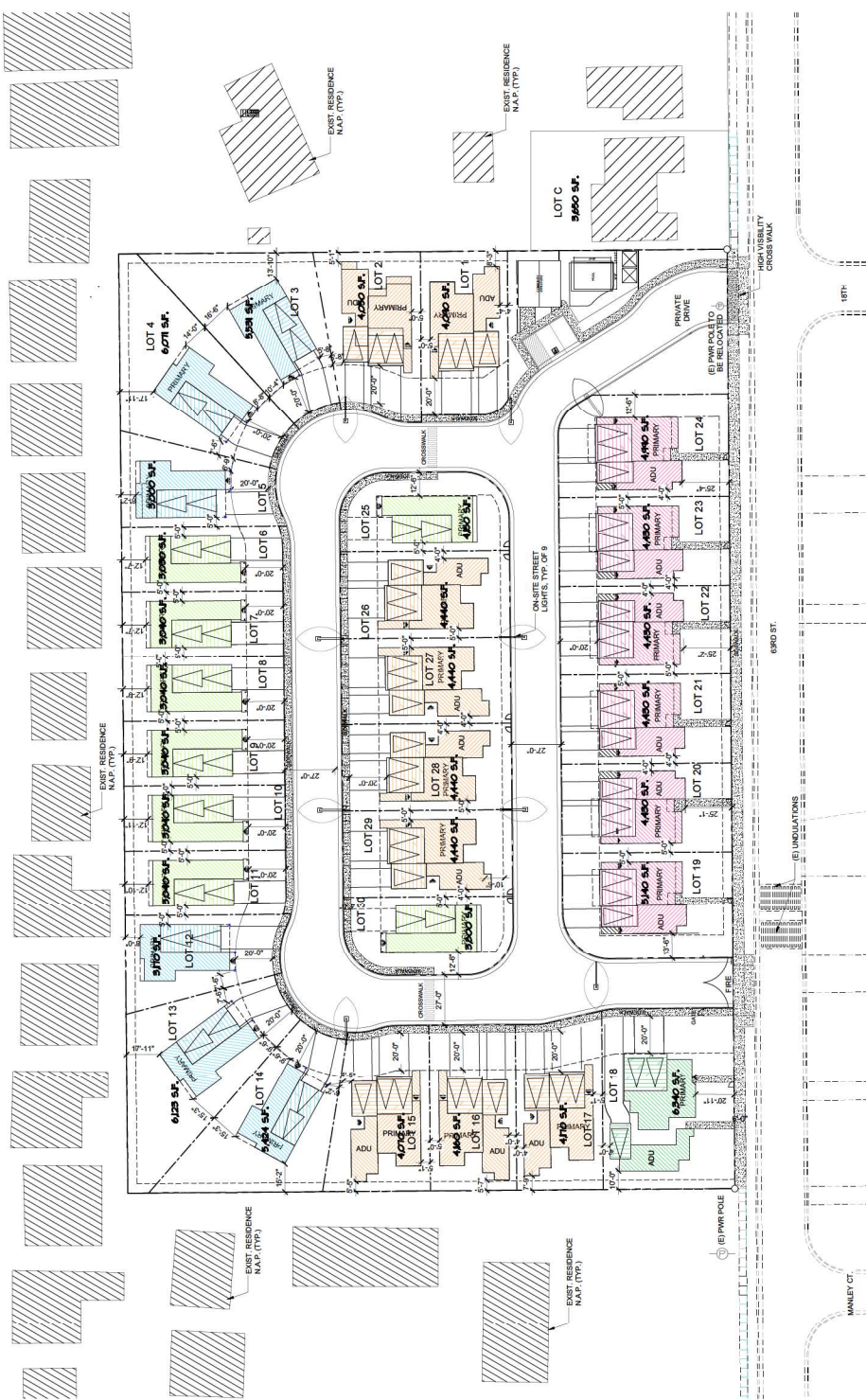
SACRAMENTO RESIDENTIAL PROJECT

COVER SHEET

CV

UNIT COLOR KEY	
UNIT TYPE	UNIT COLOR
A	Primary
B	ADU
C	ADU
D	ADU

LOT COMBINE CALCULATION			
LOT NUMBER	LOT TYPE	LOT AREA (SQ. FT.)	LOT AREA (SQ. FT.)
1	A	4,800	4,800
2	A	4,800	4,800
3	A	4,800	4,800
4	A	4,800	4,800
5	A	4,800	4,800
6	A	4,800	4,800
7	A	4,800	4,800
8	A	4,800	4,800
9	A	4,800	4,800
10	A	4,800	4,800
11	A	4,800	4,800
12	A	4,800	4,800
13	A	4,800	4,800
14	A	4,800	4,800
15	A	4,800	4,800
16	A	4,800	4,800
17	A	4,800	4,800
18	A	4,800	4,800
19	A	4,800	4,800
20	A	4,800	4,800
21	A	4,800	4,800
22	A	4,800	4,800
23	A	4,800	4,800
24	A	4,800	4,800
25	A	4,800	4,800
26	A	4,800	4,800
27	A	4,800	4,800
28	A	4,800	4,800
29	A	4,800	4,800
30	A	4,800	4,800
31	A	4,800	4,800
32	A	4,800	4,800
33	A	4,800	4,800
34	A	4,800	4,800
35	A	4,800	4,800
36	A	4,800	4,800
37	A	4,800	4,800
38	A	4,800	4,800
39	A	4,800	4,800
40	A	4,800	4,800
41	A	4,800	4,800
42	A	4,800	4,800
43	A	4,800	4,800
44	A	4,800	4,800
45	A	4,800	4,800
46	A	4,800	4,800
47	A	4,800	4,800
48	A	4,800	4,800
49	A	4,800	4,800
50	A	4,800	4,800
51	A	4,800	4,800
52	A	4,800	4,800
53	A	4,800	4,800
54	A	4,800	4,800
55	A	4,800	4,800
56	A	4,800	4,800
57	A	4,800	4,800
58	A	4,800	4,800
59	A	4,800	4,800
60	A	4,800	4,800
61	A	4,800	4,800
62	A	4,800	4,800
63	A	4,800	4,800
64	A	4,800	4,800
65	A	4,800	4,800
66	A	4,800	4,800
67	A	4,800	4,800
68	A	4,800	4,800
69	A	4,800	4,800
70	A	4,800	4,800
71	A	4,800	4,800
72	A	4,800	4,800
73	A	4,800	4,800
74	A	4,800	4,800
75	A	4,800	4,800
76	A	4,800	4,800
77	A	4,800	4,800
78	A	4,800	4,800
79	A	4,800	4,800
80	A	4,800	4,800
81	A	4,800	4,800
82	A	4,800	4,800
83	A	4,800	4,800
84	A	4,800	4,800
85	A	4,800	4,800
86	A	4,800	4,800
87	A	4,800	4,800
88	A	4,800	4,800
89	A	4,800	4,800
90	A	4,800	4,800
91	A	4,800	4,800
92	A	4,800	4,800
93	A	4,800	4,800
94	A	4,800	4,800
95	A	4,800	4,800
96	A	4,800	4,800
97	A	4,800	4,800
98	A	4,800	4,800
99	A	4,800	4,800
100	A	4,800	4,800



1 SITE PLAN
SCALE 1" = 30'

SITE PLAN

SACRAMENTO RESIDENTIAL PROJECT

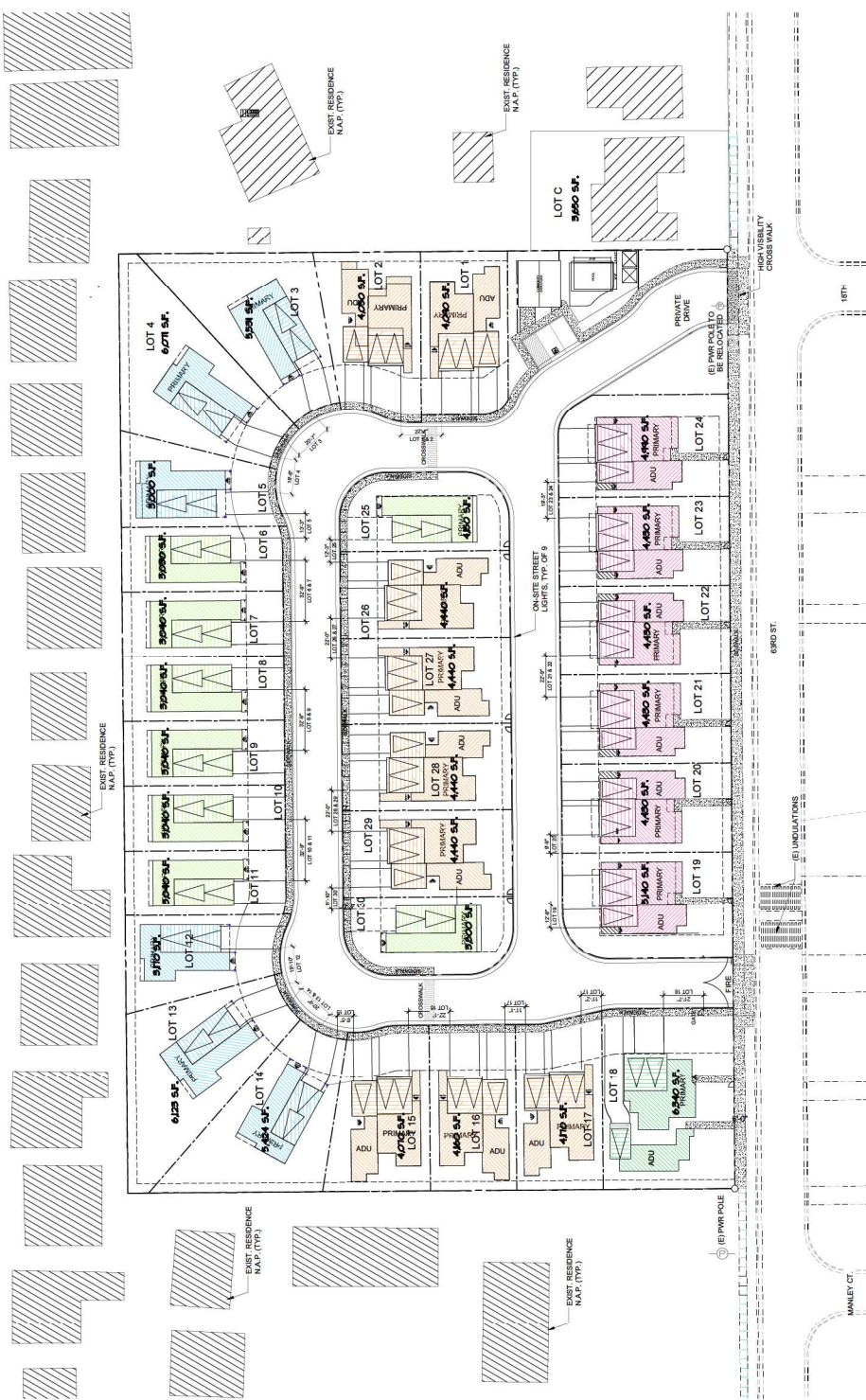
SP1.0

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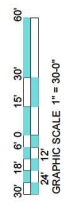
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1 TRASH & RECYCLE WASTE BIN LOCATION PLAN
SCALE 1" = 30'



DESIGN GUIDELINES 19-1
TRASH RECEPTACLES SHOULD BE PLACED IN THE SIDE OR REAR YARD AND ADEQUATELY SCREENED BY LANDSCAPING OR A SIDE YARD FENCE.



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SACRAMENTO RESIDENTIAL PROJECT
WASTE PLAN

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SP1.1



SCHEME #4



SCHEME #1



SCHEME #5



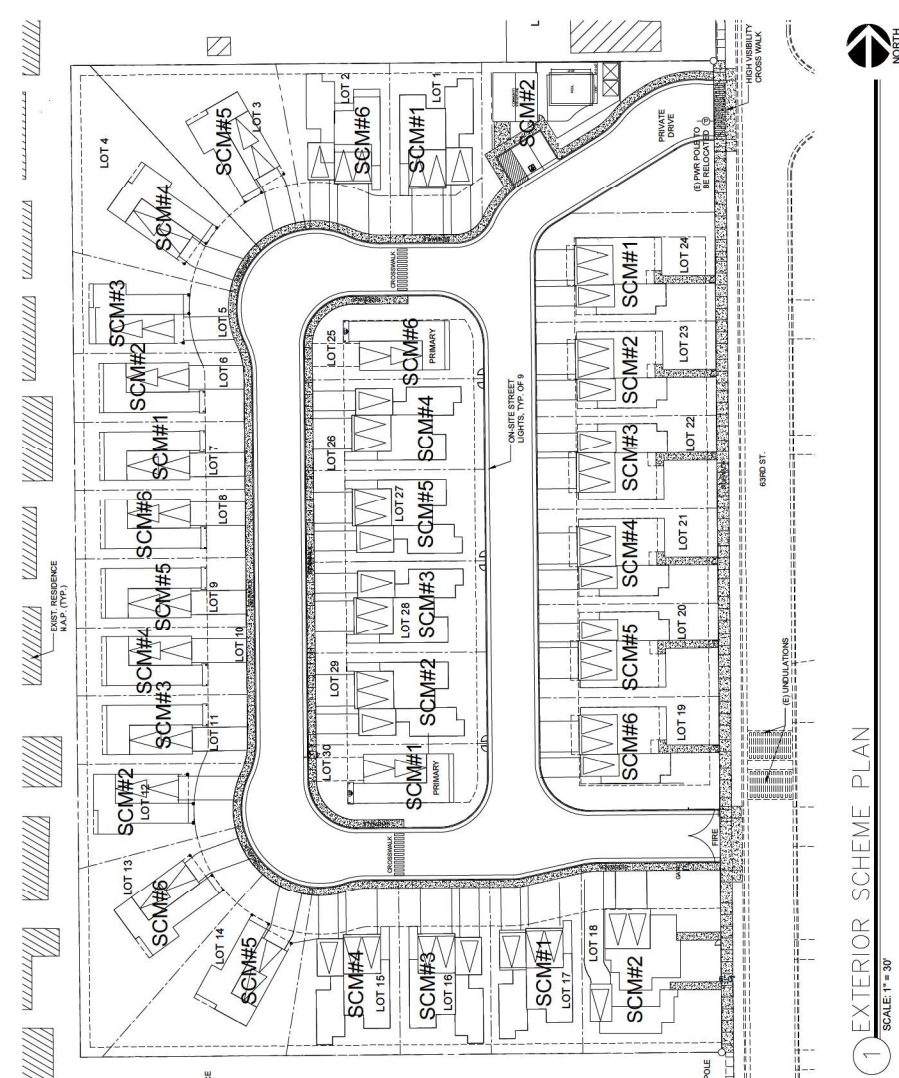
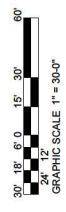
SCHEME #2



SCHEME #6



SCHEME #3



1 EXTERIOR SCHEME PLAN
SCALE 1" = 30'

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EXTERIOR SCHEME PLAN

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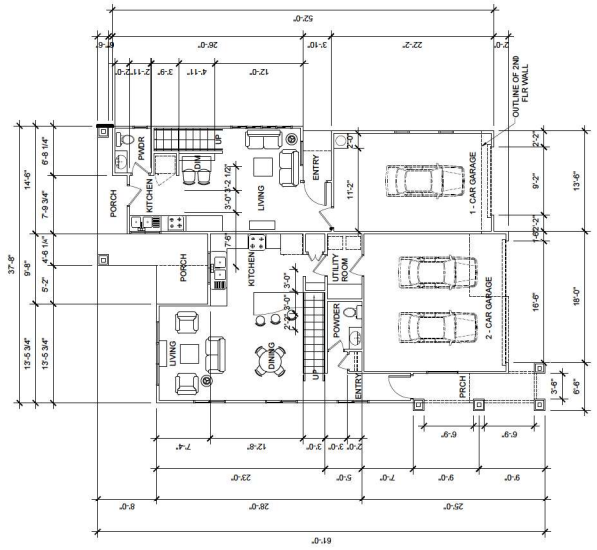
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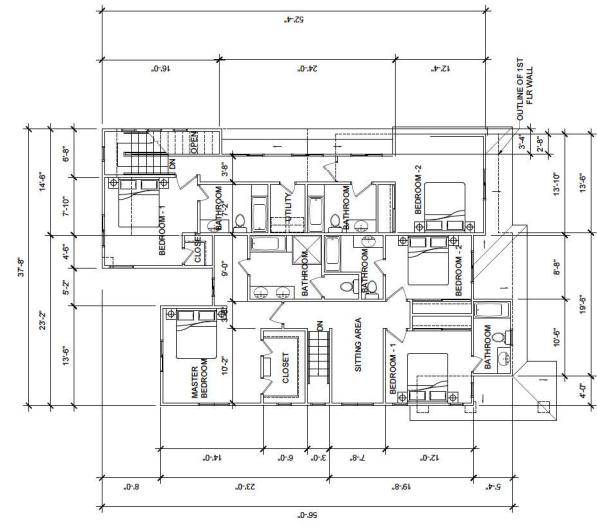
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SACRAMENTO RESIDENTIAL PROJECT UNIT 'A' — FLOOR PLAN & ROOF PLAN

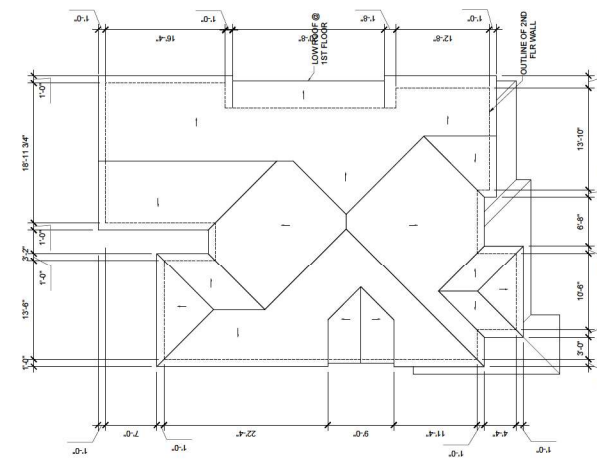
HU1.0



1st FLOOR PLAN - UNIT A
 SCALE: 1/8" = 1'-0"



2nd FLOOR PLAN - UNIT A
 SCALE: 1/8" = 1'-0"



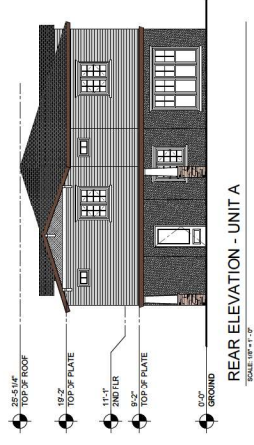
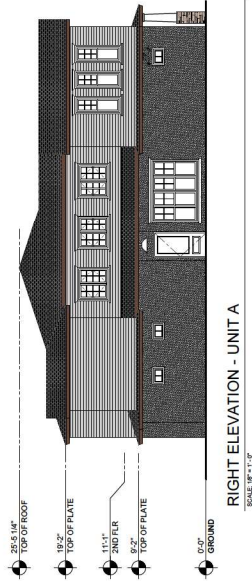
ROOF PLAN - UNIT A
 SCALE: 1/8" = 1'-0"

LOTS 1, 2, 15, 16, 17, 26, 27, 28, 29 (9 UNITS)

FF	SF	TOTAL	FOOTPRINT
PRIMARY			
• CONDITIONED	598	941	1527
• UNCONDITIONED	379		999
ADU			
• CONDITIONED	360	640	1000
• UNCONDITIONED	283		687

* DOES NOT INCLUDE GARAGE

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SACRAMENTO RESIDENTIAL PROJECT UNIT 'A' - EXTERIOR ELEVATIONS

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HU1.1

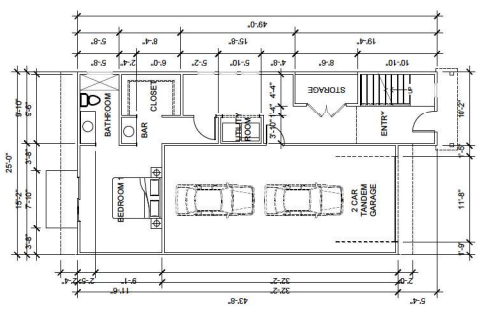
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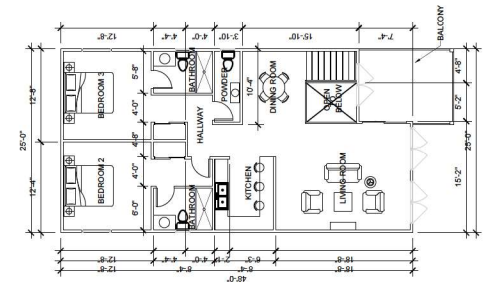
4360 63RD ST SACRAMENTO, CA 95820

SACRAMENTO RESIDENTIAL PROJECT UNIT 'B' — FLOOR PLAN & ROOF PLAN

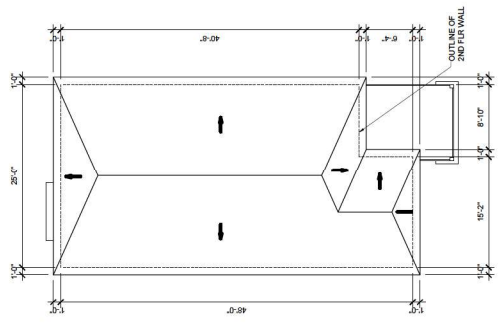
HU2.0



1st FLOOR PLAN - UNIT B
 SCALE: 1/8" = 1'-0"



2nd FLOOR PLAN - UNIT B
 SCALE: 1/8" = 1'-0"

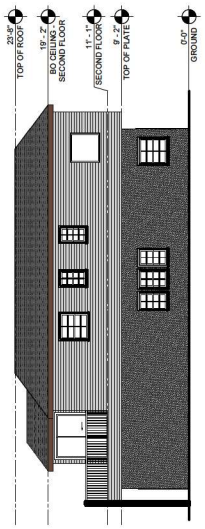


ROOF PLAN - UNIT B
 SCALE: 1/8" = 1'-0"
 DIAGRAM TBY/W/ FINAL FLOOR PLAN

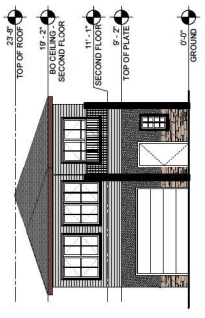
LOTS: 5, 6, 7, 8, 9, 10, 11, 12, 26, 30 (10 UNITS)

PRIMARY	FF	SF	TOTAL	FOOTPRINT
CONDITIONED	625	1,000	2,091	1:146
UNCONDITIONED	466			

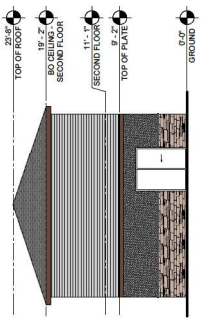
* DOES NOT INCLUDE GARAGE



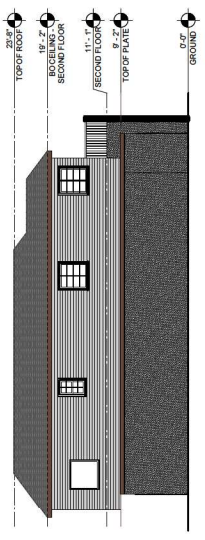
RIGHT ELEVATION - UNIT B
SCALE 1/8" = 1'-0"



FRONT ELEVATION - UNIT B
SCALE 1/8" = 1'-0"



REAR ELEVATION - UNIT B
SCALE 1/8" = 1'-0"



LEFT ELEVATION - UNIT B
SCALE 1/8" = 1'-0"

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NOTE: ELEVATIONS ARE FOR DESIGN INTENT ONLY. TO BE ADJUSTED ACCORDING TO FINAL PLANS ON LATER DATE.

DESIGN REVIEW — DATE: 01.15.2023

SACRAMENTO RESIDENTIAL UNIT 'B' — EXTERIOR ELEVATIONS

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HU2.1

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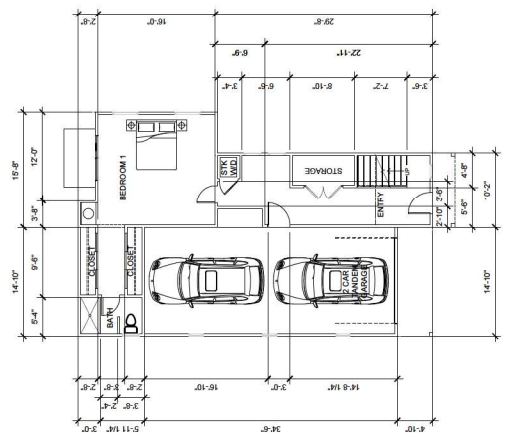
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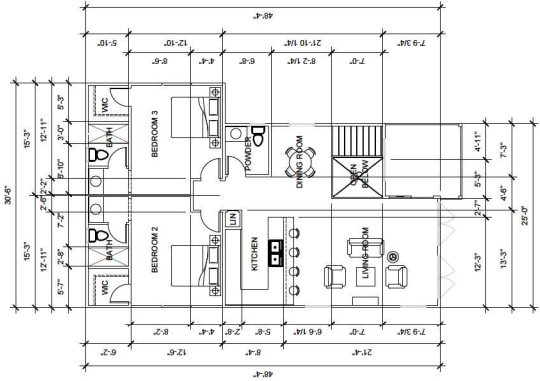
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SACRAMENTO RESIDENTIAL PROJECT UNIT 'B1' — FLOOR PLAN & ROOF PLAN

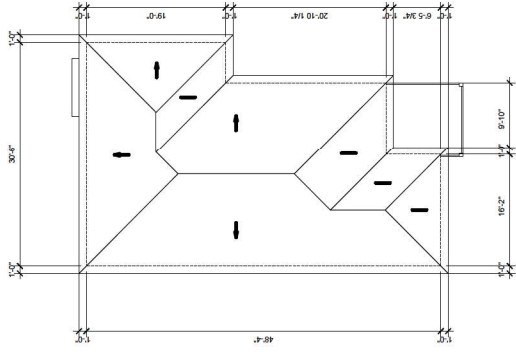
HU3.0



1st FLOOR PLAN - UNIT B1
 SCALE: 1/8" = 1'-0"



2nd FLOOR PLAN - UNIT B1
 SCALE: 1/8" = 1'-0"



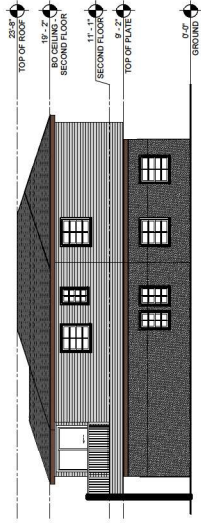
ROOF PLAN - UNIT B1
 SCALE: 1/8" = 1'-0"

LOTS: 5, 12 (2 UNITS)

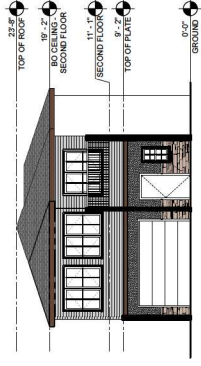
PRIMARY	FF	SF	TOTAL	FOOTPRINT
CONDITIONED	660	1004	1734	1213
UNCONDITIONED	466			

* DOES NOT INCLUDE GARAGE

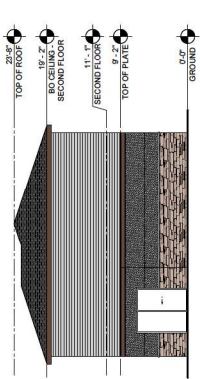
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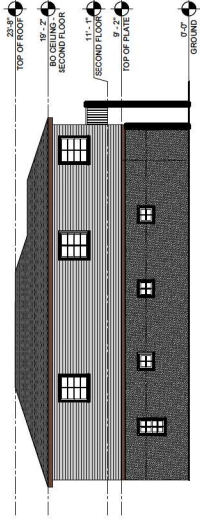
RIGHT ELEVATION - UNIT B1
SCALE 1/8"=1'-0"



FRONT ELEVATION - UNIT B1
SCALE 1/8"=1'-0"



REAR ELEVATION - UNIT B1
SCALE 1/8"=1'-0"



LEFT ELEVATION - UNIT B1
SCALE 1/8"=1'-0"

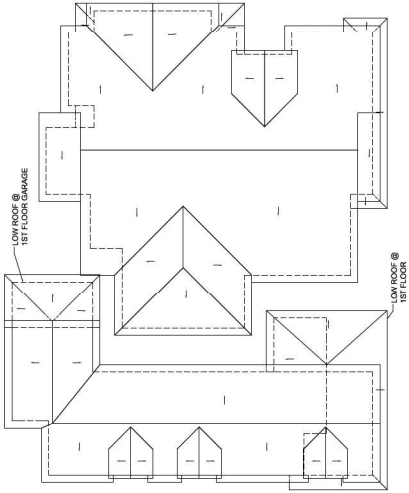
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SACRAMENTO RESIDENTIAL PROJECT UNIT 'B1' - EXTERIOR ELEVATIONS

DESIGN REVIEW - DATE: 01.15.2023

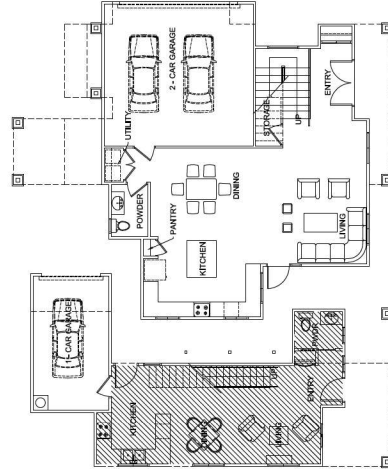
4360 63RD ST SACRAMENTO, CA 95820

HU3.1



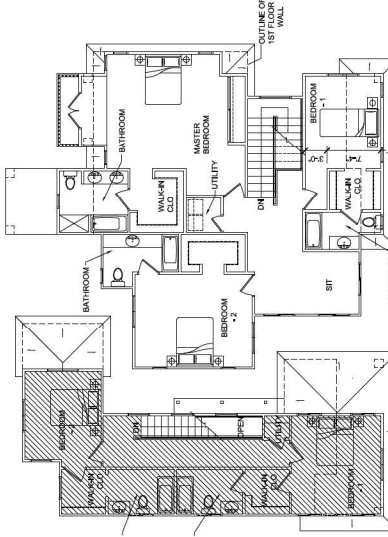
ROOF PLAN - UNIT C

SCALE: 1/8" = 1'-0"



1st FLOOR PLAN - UNIT C

SCALE: 1/8" = 1'-0"



2nd FLOOR PLAN - UNIT C

SCALE: 1/8" = 1'-0"

LOF: 18 (1 UNIT)

	FF	SF	TOTAL	FOOTPRINT
PRIMARY	853	1,294	2,554	1,286
UNCONDITIONED	426			
ADU	427	615	1,277	749
UNCONDITIONED	205			

* DOES NOT INCLUDE GARAGE

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DESIGN REVIEW — DATE: 01.15.2023

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SACRAMENTO RESIDENTIAL PROJECT UNIT 'C' — FLOOR PLANS & ROOF PLAN

HU4.0

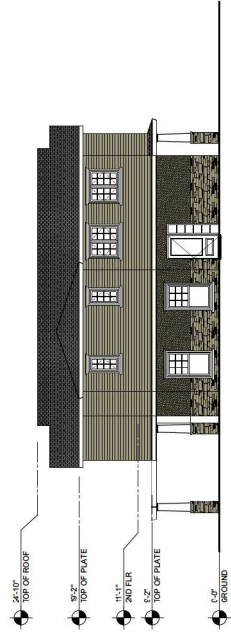
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FRONT ELEVATION @ ADU AND PRIMARY - UNIT C
SCALE 1/8" = 1'-0"



REAR ELEVATION @ ADU AND PRIMARY - UNIT C
SCALE 1/8" = 1'-0"



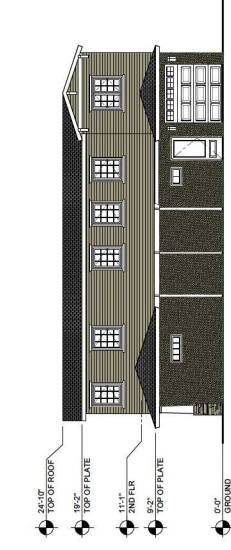
LEFT ELEVATION - UNIT C
SCALE 1/8" = 1'-0"



RIGHT ELEVATION - UNIT C
SCALE 1/8" = 1'-0"



LEFT ELEVATION @ ADU - UNIT C
SCALE 1/8" = 1'-0"



RIGHT ELEVATION @ ADU - UNIT C
SCALE 1/8" = 1'-0"

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NOTE: ELEVATIONS ARE FOR DESIGN INTENT ONLY. TO BE ADJUSTED ACCORDING TO FINAL PLANS ON LATER DATE.

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UNIT 'C' - EXTERIOR ELEVATIONS

DESIGN REVIEW - DATE: 01.15.2023

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HU4.1

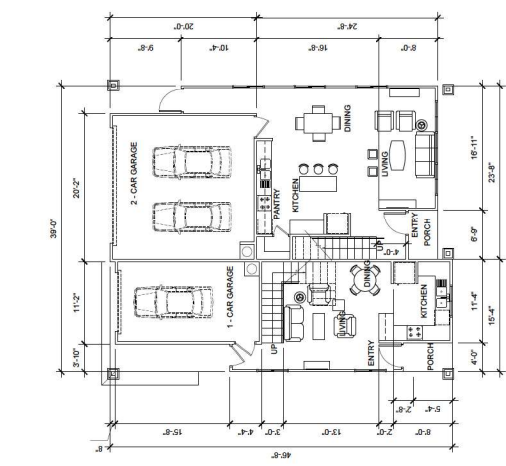
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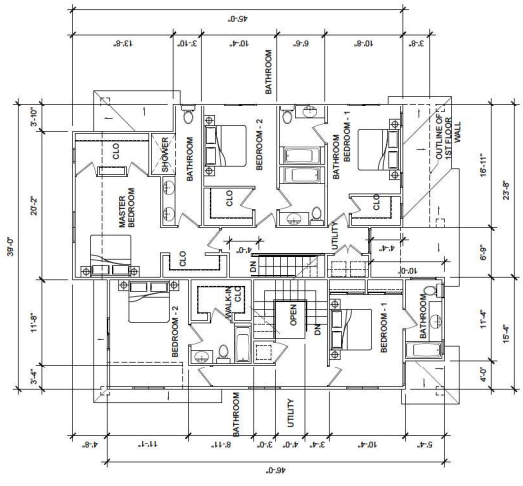
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SACRAMENTO RESIDENTIAL PROJECT UNIT 'D' — FLOOR PLANS & ROOF PLAN

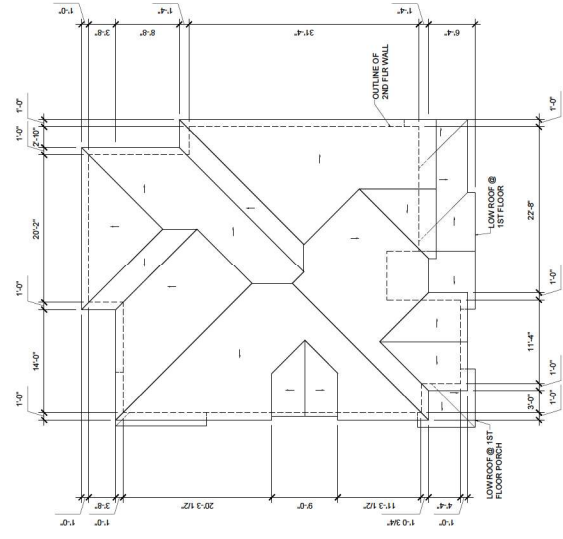
HU5.0



1st FLOOR PLAN - UNIT D
 SCALE: 1/8"=1'-0"



2nd FLOOR PLAN - UNIT D
 SCALE: 1/8"=1'-0"



ROOF PLAN - UNIT D
 SCALE: 1/8"=1'-0"

LOTS: 19, 20, 21, 22, 23, 24 (6 UNITS)

PRIMARY	FF	SF	TOTAL	FOOTPRINT
CONDITIONED	610	962	1,562	1000
UNCONDITIONED	290			
AUD				
UNCONDITIONED	595	602	1,212	610
CONDITIONED	220			

* DOES NOT INCLUDE GARAGE



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UNIT 'D' — EXTERIOR ELEVATIONS

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HU5.1

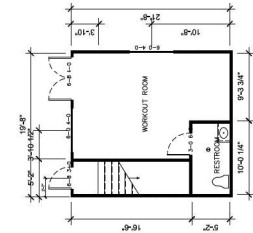
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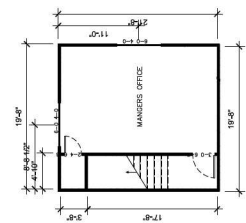
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SACRAMENTO RESIDENTIAL PROJECT CLUBHOUSE — FLOOR PLAN & ROOF PLAN

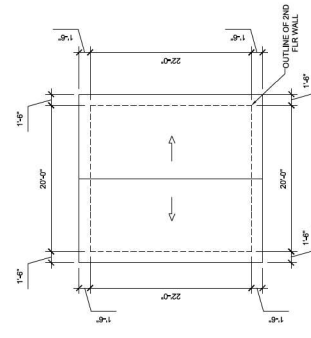
HU6.0



1st FLOOR DIMENSION PLAN - CLUBHOUSE
SCALE: 1/8" = 1'-0"



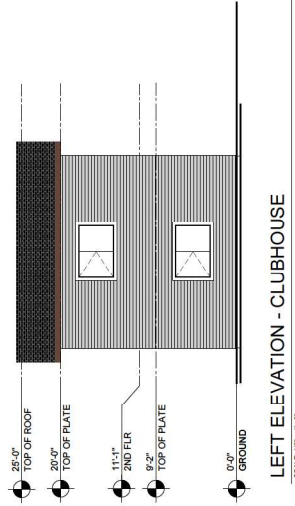
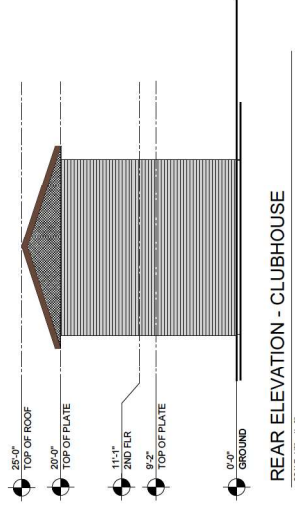
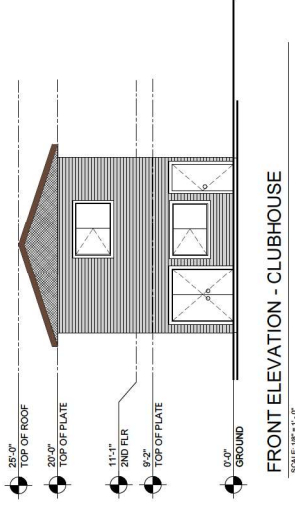
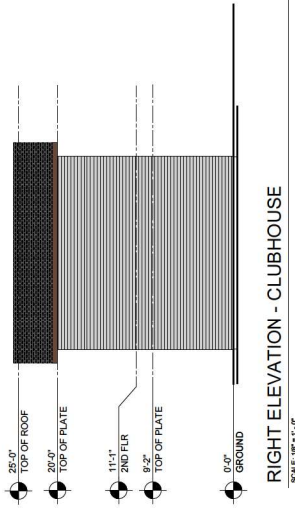
2nd FLOOR DIMENSION PLAN - CLUBHOUSE
SCALE: 1/8" = 1'-0"



ROOF DIMENSION PLAN - CLUBHOUSE
SCALE: 1/8" = 1'-0"

	FF	SF	TOTAL	FOOTPRINT
PRIMARY COMBINED UNCONFINED	412	412	824	440

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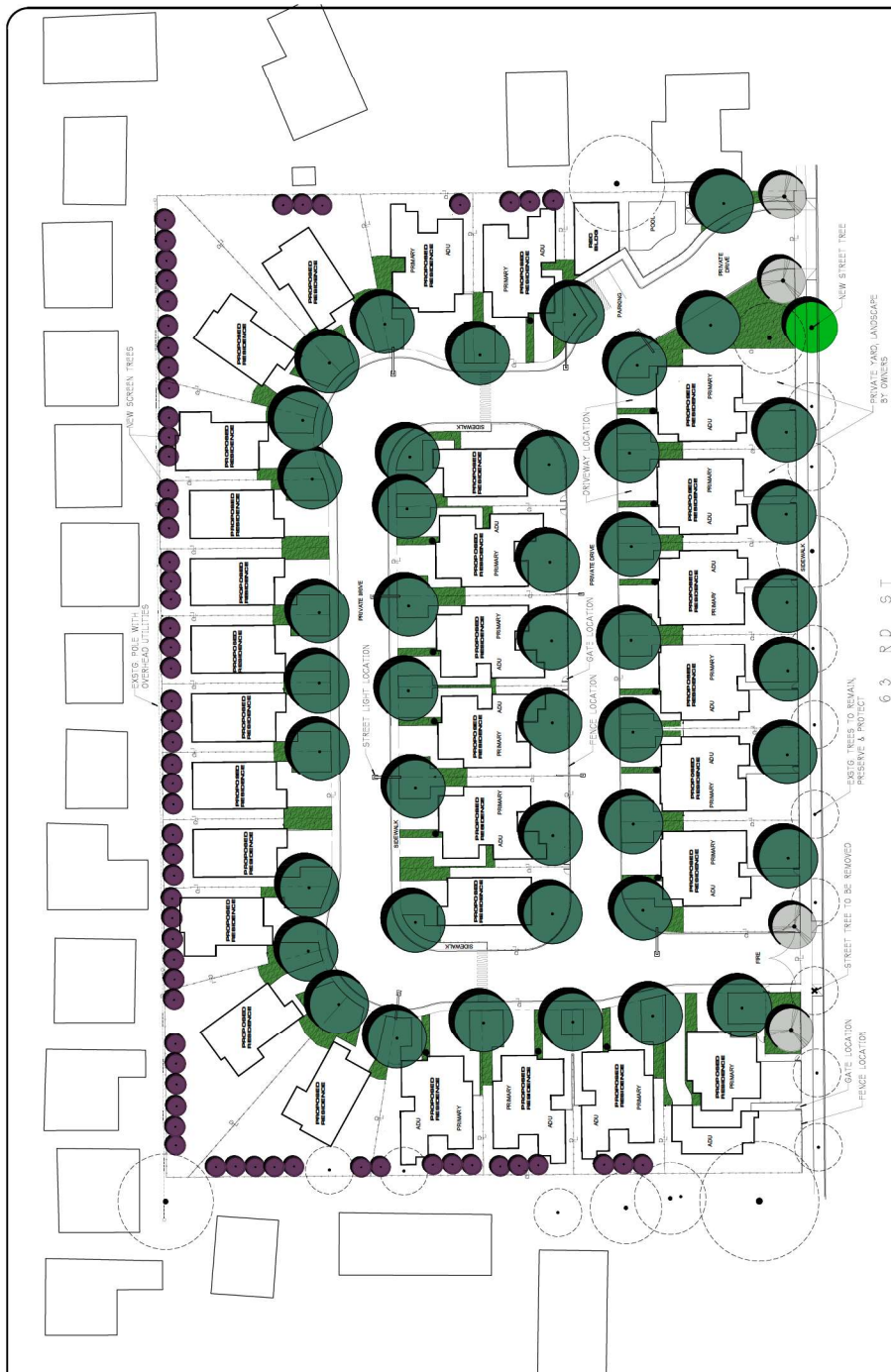
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SACRAMENTO RESIDENTIAL PROJECT CLUBHOUSE – EXTERIOR ELEVATIONS

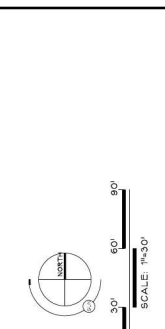
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HU6.1



63 RD ST



PARKING LOT SHADE CALCS:

TREEMINUTE	TOTAL TREES	NO. SIZE	EACH S.F. AREA S.F.	TOTAL S.F. AREA S.F.
LABRSTROMIA	207 DIA	4	57	608
QUERCUS L & S	39 DIA	53	481	9619
				10227
				17493
				24257
				508 SHADE RED.
				508 SHADE RED.
				508 SHADE RED.

PLANTING SYMBOL LEGEND

- FRAGMENTAL LOW PLANT FACTOR PLANTING HYDRIZONE AREA - SEE PLANT LIST (P/44 8'P)
- SMALL NARROW TREE, 4 - 15 GALLON CYPRESSIS SCERIFOLIUM TINY TOWERS
- SMALL ACCENT TREE, 4 - 15 GALLON LABRSTROMIA, QUERCUS L & S, GALLON DONONIA, YUCCA, BURETTA, PINK, HEDERA BURN
- STREET TREE REPLACEMENT, 1 - 15 GALLON MATCH EXISTING SPECIES
- SHADE TREE, 44 - 15 GALLON MOONER QUERCUS ULMATA, VALLEY DAI QUERCUS ULMATA (PARK USE)
- EXISTING TREES
- EXISTING TREE TO REMAIN PRESERVE & PROTECT
- EXISTING TREE TO REMAIN USE REPLACEMENT TREE

PLANT IMAGES



PLANTING LIST

- FRAGMENTAL LOW PLANT FACTOR PLANTING HYDRIZONE AREA - SEE PLANT LIST (P/44 8'P)
- SMALL NARROW TREE, 4 - 15 GALLON CYPRESSIS SCERIFOLIUM TINY TOWERS
- SMALL ACCENT TREE, 4 - 15 GALLON LABRSTROMIA, QUERCUS L & S, GALLON DONONIA, YUCCA, BURETTA, PINK, HEDERA BURN
- STREET TREE REPLACEMENT, 1 - 15 GALLON MATCH EXISTING SPECIES
- SHADE TREE, 44 - 15 GALLON MOONER QUERCUS ULMATA, VALLEY DAI QUERCUS ULMATA (PARK USE)
- EXISTING TREES
- EXISTING TREE TO REMAIN PRESERVE & PROTECT
- EXISTING TREE TO REMAIN USE REPLACEMENT TREE

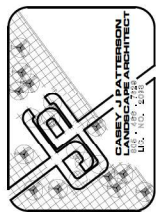
CONCEPTUAL LANDSCAPE PLAN

4380 63RD ST, SACRAMENTO, CA

DATE: 12.06.12

SCALE: 1"=30'

PROJECT: 12.06.12



CASEY J. PATTERSON
LANDSCAPE ARCHITECT
12100
STATE OF CALIFORNIA



California Tree and Landscape Consulting, Inc.

October 6, 2021

Tahoe Park CA LLC
Attn: Louis Carnesale
701 Shadow Lane, Suite 150
Las Vegas, NV 89105
Via Email: louis@taylorfinancialllc.com

PRELIMINARY ARBORIST REPORT & INVENTORY

RE: 4360 63rd Street, City of Sacramento Jurisdiction [APN 021-0237-017]

Executive Summary

Tahoe Park CA LLC contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the protected trees on the site or within 25' of development for the purpose of processing plans for site improvements. The property falls under the jurisdiction of the City of Sacramento. See Supporting Information Appendix A – Tree Inventory Exhibit.

Dave Mercado, ISA Certified Arborist #WE-7311A, was on site September 14, 2021. A total of 9 trees were evaluated on or overhanging this property, none of which are protected by the City of Sacramento Tree Preservation Code Chapter 12.56. There are 5 trees located off site.

TABLE 1

Tree Species	Trees Inventoried	Trees located on the Parcel ¹	Protected by Sacramento City Tree Preservation Code	Proposed for Removal	Trees impacted by the proposed development and requiring special protection measures
Apricot, <i>Prunus armeniaca</i>	1	1	0	0	TBD
Ash sp., <i>Fraxinus sp.</i>	1	0	0	0	TBD
Italian Stone Pine, <i>Pinus pinea</i>	1	0	0	0	TBD
Loquat, <i>Eriobotrya japonica</i>	2	2	0	0	TBD
Pecan, <i>Carya illinoensis</i>	3	1	0	0	TBD
White Mulberry, <i>Morus alba</i>	1	0	0	0	TBD
TOTALS	9	4	0	0	TBD

See Appendices for specific information on each tree and preservation requirements and/or restrictions.

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.

Methods

Appendix B – Tree Data in this report is the detailed inventory and recommendations for the trees. The following terms and Table A – Ratings Description will further explain our findings.

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 feet 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.

Terms

Tree Location: The GPS location of each tree was collected using the ESRI's ArcGIS collector application on an Apple iPhone or Samsung. The data was then processed in ESRI's ArcMap by Julie McNamara, M.S. GISci, to produce the tree location map.

Tree Measurements: DBH (diameter breast high) 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 Swedish caliper was used to measure the DBH for trees less than 23" in diameter and a steel diameter tape for trees greater than 23". A Stanley laser distance meter was used to measure distances. Canopy radius measurements may also have been estimated due to obstructions.

Terms

Field Tag #	The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree.
City Tag #	The number listed on the City of Sacramento tree inventory in the ARC GIS system found online at: saccity.maps.arcgis.com
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.
DBH	Diameter breast high' 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"
DSH	"Diameter at standard height" is the same as DBH except as follows (according to the City of Sacramento requirements): (1) For a tree that branches at or below 4.5 feet, DSH means the diameter at the narrowest point between the grade and the branching point; and (2) For a tree with a common root system that branches at the ground, DSH means the sum of the diameter of the largest trunk plus one-half the cumulative diameter of the remaining trunks at 4.5 feet above natural grade.
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 Inventory Exhibit 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 inches converted to feet 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)	Fair to Poor	2
Extreme problem(s)	Poor	1
Dead	Dead	0

Rating #0: This indicates a tree that has no significant sign of life.

Rating #1: 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: 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: 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: 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: 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.

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 DBH 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.

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:

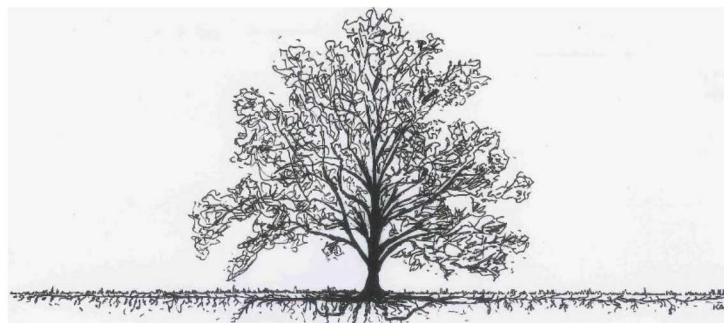
Impact Term:	Long Term Result of Impact:
Negligible	Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone are less than 5%.
Minor	Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Protected 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%.

Discussion

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 County 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. Tree Protection measures should 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.

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 do not necessarily know anything about trees;

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

RECOMMENDATIONS: Summary of Tree Protection Measures for Site Planning

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 can be found in Appendix 2 – Tree Information Data.

- **The stumps of the trees to be removed that are within the root zone of the City trees shall be removed using a backhoe or other piece of grading equipment only with supervision by the project arborist.** Roots from the other nearby trees may have intertwined and will be required to be severed and cut clean during the removal process. Pulling on the stumps with equipment will likely result in the lifting of the asphalt in the parking areas on the adjacent parcels.
- Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site or in the access path. The Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist.
- Clearly designate an area on the site outside the drip line of all trees on the adjacent parcels where construction materials may be stored and parking can take place. No materials or parking shall take place within the root zones of trees to be retained.
- Sewer line installation and trenching inside the root protection zone of trees to remain on the site shall be directly supervised by the project arborist. A hydraulic or air spade may be required for digging and placement of pipes underneath the roots, or boring of deeper trenches underneath the roots.

- Follow all of the General Development Guidelines, Appendix 3, for all trees not identified as requiring special preservation measures in the summary and in Appendix 2.

Report Prepared by:



Edwin E. Stirtz, Consulting Arborist
International Society of Arboriculture
Certified Arborist WE-0510A
ISA Tree Risk Assessment Qualified
Member, American Society of Consulting Arborists

Appendix 1 – Tree Inventory Exhibit

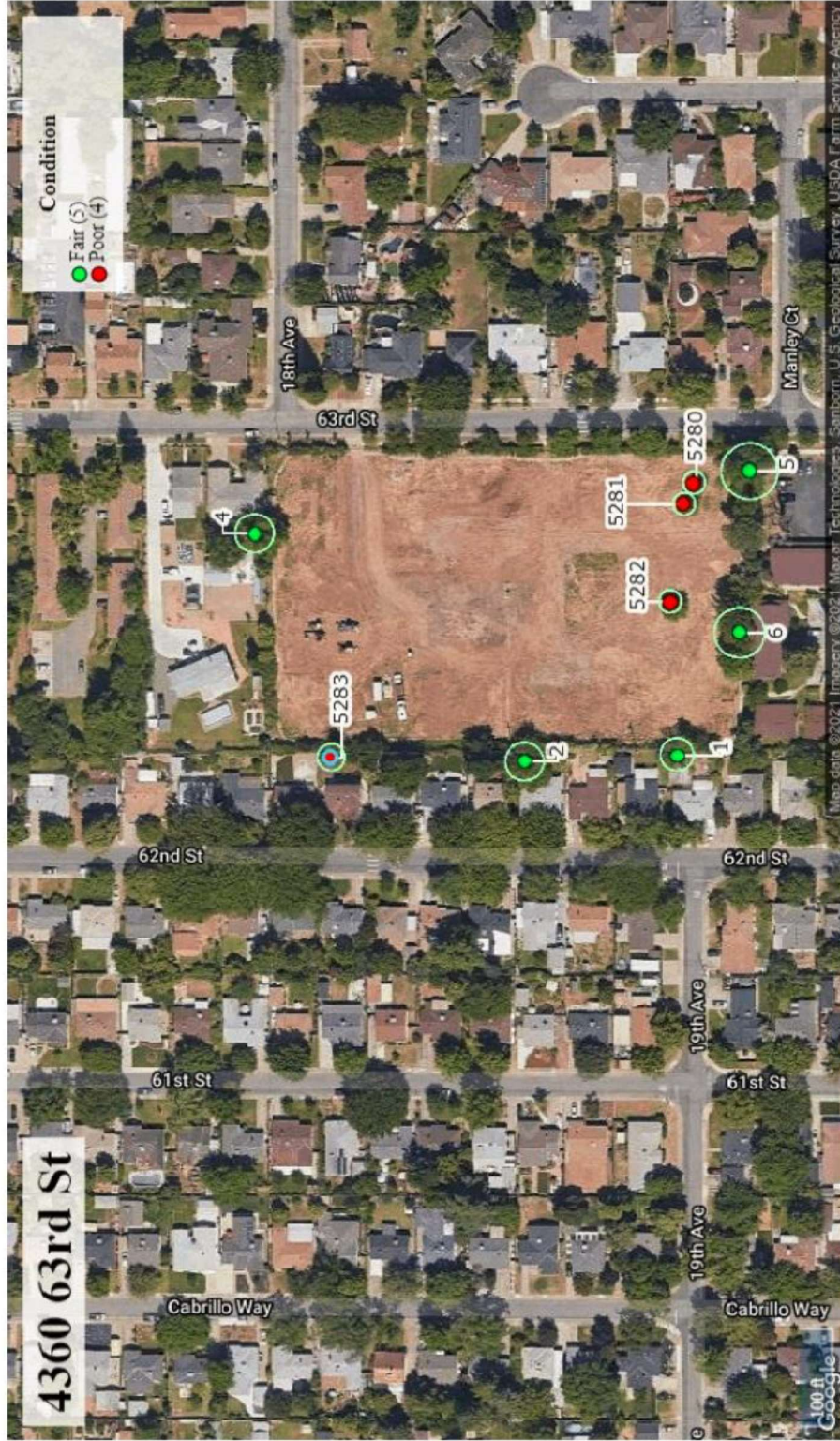
Appendix 2 – Tree Data

Appendix 3 – General Development Guidelines

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- Tree Care Industry Association. (2017). *Tree, Shrub, and Other Woody Plant Management - Standard Practices (Pruning)*. Londonderry: Tree Care Industry Association.
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**APPENDIX 1
TAHOE PARK CA, LLC.
TREE INVENTORY EXHIBIT**



Prepared by California Tree and Landscape Consulting, Inc.

October 3, 2021

APPENDIX 2 – TREE DATA

Tag #	A Protected City Trees	B Private Protected by Species 12"+ DSH	C Private Protected Undeveloped Commercial 24"+ DSH	D Private Protected Single Fam Res 32"+ DSH	Offsite	Common Name	Latin Name	Condition	DSH	Diameter Measured At (ft)	Crown Spread	Field Notes
1	No	No	No	No	Yes	Ash sp.	<i>Fraxinus sp.</i>	Fair	26	4.5	18	Offsite and overhanging the property 15 feet. Canopy height 16 feet.
2	No	No	No	No	Yes	White Mulberry	<i>Morus alba</i>	Fair	30	4.5	21	Offsite and overhanging the property 18 feet. Canopy height 12 feet.
4	No	No	No	No	Yes	Pecan	<i>Carya illinoensis</i>	Fair	20	4.5	21	Offsite and overhanging fence 15 feet. Vigor fair.
5	No	No	No	No	Yes	Pecan	<i>Carya illinoensis</i>	Fair	28	4.5	30	Offsite and overhanging the property 20 feet. Canopy height 10 feet.
6	No	No	No	No	Yes	Italian Stone Pine	<i>Pinus pinea</i>	Fair	30	4.5	27	Offsite and overhanging the property 20 feet. Canopy height 15 feet.
5280	No	No	No	No	No	Loquat	<i>Eriobotrya japonica</i>	Poor	14	2	12	Tip dieback. Poor crown ratio. Low vigor.
5281	No	No	No	No	No	Loquat	<i>Eriobotrya japonica</i>	Poor	14	2	12	Tip dieback. Poor crown ratio. Low vigor.
5282	No	No	No	No	No	Apricot	<i>Prunus armeniaca</i>	Poor	16	2	12	Oozing from trunk. Tip dieback. Poor crown ratio. Low vigor.
5283	No	No	No	No	No	Pecan	<i>Carya illinoensis</i>	Poor	12	4.5	15	Growing in fence, under power lines and in lines. Poor structure. Fair vigor.

APPENDIX 3 - GENERAL PRACTICES FOR TREE PROTECTION

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, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches 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.



May 15, 2023

Tahoe Park CA LLC
Attn: Louis Carnesale
701 Shadow Lane, Suite 150
Las Vegas, NV 89105
Via Email: louis@taylorfinancialllc.com

SUBJECT: 4360 W. 63rd Street, APN 021-0237-017, Arborist Report Addendum to Add City Trees

Dear Mr. Carnesale,

This letter is an Addendum to the Arborist Report and Inventory dated October 6, 2021, in response to the City's comments requiring the addition of the City owned trees along 63rd Avenue that are proposed for removal. All of the documents are provided as part of the permit documents for the project.

Summary:

City Tree #34627 is the City tree proposed for removal. It is a Chinese Pistace, *Pistacia chinensis*, measuring 15.5" DSH. The tree is in fair condition with an arborist rating of 3 – Minor Problems. The arborist notes are: Fair at base, 1' from sidewalk, swollen trunk at 4', healthy canopy with good vigor, canopy is starting to hang low over street.

Please see Appendices for additional information.

Respectfully submitted,

Nicole Harrison
Registered Consulting Arborist #719
ISA Certified Arborist and Municipal Specialist #WE-6500AM
ISA Qualified Tree Risk Assessor

Attachments:

Appendix 1 Tree Location Map
Appendix 2 Site Photographs

Appendix 1 Tree Location Map



Appendix 2 – Site Photographs



Photo #1. Subject tree.



May 15, 2023

Tahoe Park CA LLC
Attn: Louis Carnesale
701 Shadow Lane, Suite 150
Las Vegas, NV 89105
Via Email: louis@taylorfinancialllc.com

SUBJECT: 4360 W. 63rd Street, APN 021-0237-017, Arborist Report Addendum to Add City Trees

Dear Mr. Carnesale,

This letter is an Addendum to the Arborist Report and Inventory dated October 6, 2021, in response to the City's comments requiring the addition of the City owned trees along 63rd Avenue that are proposed for removal. All of the documents are provided as part of the permit documents for the project.

Summary: There are a total of 3 city street trees proposed for removal to provide driveway access to the project. The tree information is as follows (tree id #'s are the city inventory numbers) - #138891 is a Purple Leaf Plum, *Prunus cerasifera* with a DSH of 3" with a rating of 3. #237682 is a Chinese Pistache, *Pistacia chinensis*, measuring 3.3" DSH with a rating of 3 and #34627 is a Chinese Pistache, *Pistacia chinensis*, measuring 15.5" DSH with a rating of 3. Total inches of city street tree removal = 21.80".

Please see Appendices for additional information.

Respectfully submitted,

Nicole Harrison
Registered Consulting Arborist #719
ISA Certified Arborist and Municipal Specialist #WE-6500AM
ISA Qualified Tree Risk Assessor

Attachments:

Appendix 1 Tree Location Map
Appendix 2 Site Photographs

Appendix 1 Tree Location Map

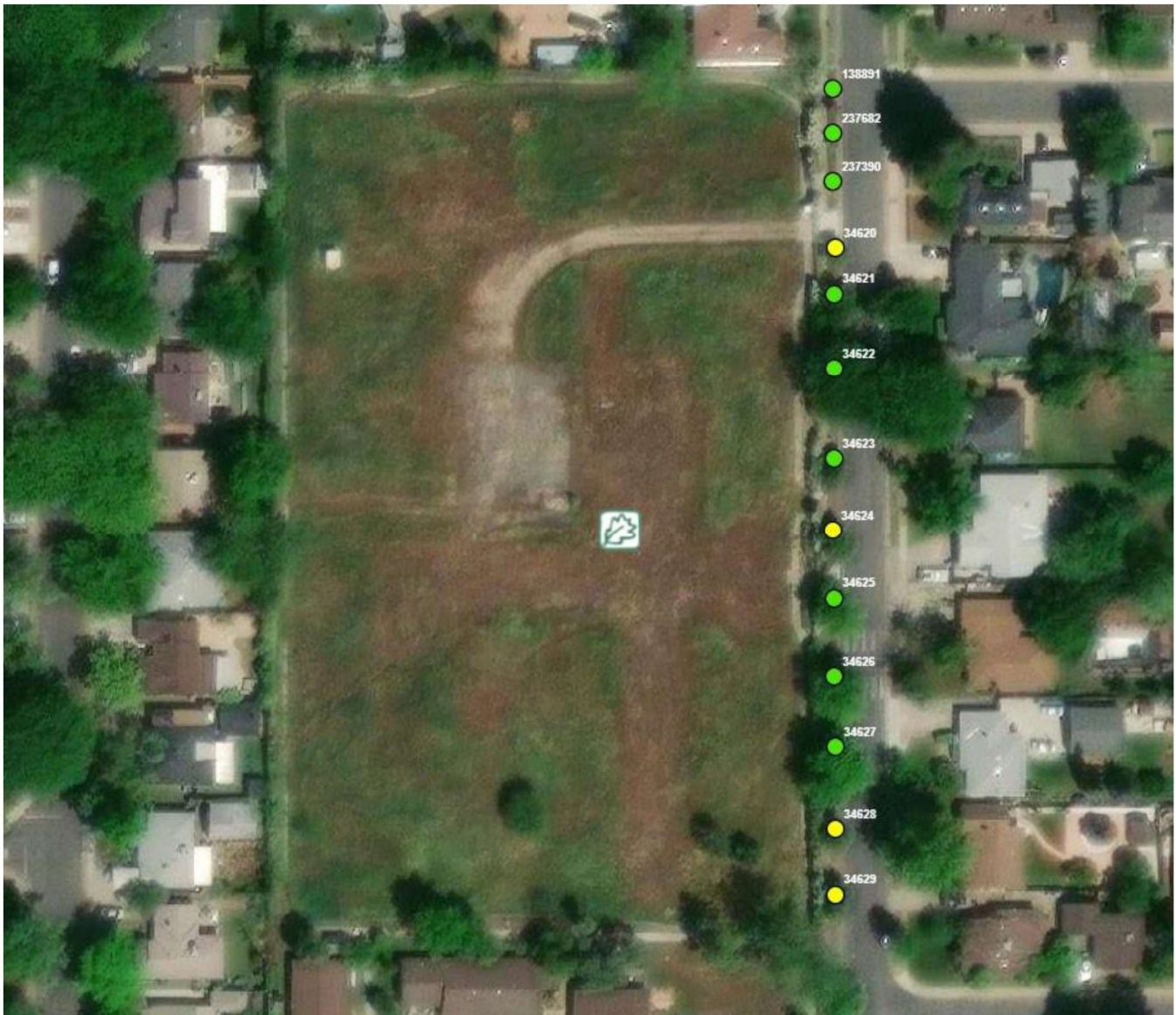




Photo #2. City Tree #237682.



Photo #3. City Tree #34627

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve with conditions the Tentative Subdivision Map entitlement to subdivide a 3.82-acre lot into 30 residential lots, and the Design Director approve with conditions the Site Plan and Design Review entitlement to construct 30 houses and a recreation center for the project known as **Z22-046**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Subdivision Map** to subdivide a 3.82-acre lot into 30 residential lots, two private streets, and one common lot.
2. **Tentative Subdivision Map Design Deviation** for construction of a non-standard street.
3. **Site Plan and Design Review** to construct 30 houses, a recreation center, and site improvements.
4. **Tree Permit** to remove three city street trees.

PROJECT INFORMATION

Location: 4360 63rd Street

Parcel Number(s): 021-0237-017-0000

Council District: 6

Applicant/Owner: Tahoe Park CA LLC c/o Louis Carnesale
701 Shadow Lane, Suite 150
Las Vegas, NV 89106

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

Hearing Date: July 20, 2023

Land Use Information

General Plan Designation: Traditional Neighborhood Low Density (TNLD)
Community Plan Area: Fruitridge/Broadway
Specific Plan: N/A
Zoning: Single-Unit Dwelling (R-1A)
Special Planning District: N/A
Planned Unit Development: N/A
Design Review Area: Citywide
Parking District: AB 2097 (No vehicle parking requirement)
Historic District: N/A
Existing Land Use of Site: Vacant

Surrounding Zoning and Land Uses

North:	R-1	Single-Unit Residential
South:	R-1	Multi-Unit Residential
East:	R-1	Single-Unit Residential
West:	R-1	Single-Unit Residential

Site Characteristics

Existing Property Area:	3.84 acres / 167,270 square feet
Proposed Property Areas:	30 residential lots (sizes detailed in Table 1 on next page)
Topography:	Flat
Street Improvements:	Proposed
Utilities:	Existing

Other Information

Previous Files:	P15-054, IR16-200, Z17-020, Z18-236
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ATTACHMENTS

Attachment 1: Project Plans (Tentative Subdivision Map, Site, Landscape and Floor Plans, Elevations)

Attachment 2: Tentative Subdivision Map Design Deviation Justification Letter

Attachment 3: Arborist Report

Attachment 4: Comment letters

PROPOSED PROJECT AND ANALYSIS

Background

The subject site is a vacant 3.84-acre lot located west of 63rd Street, southwest of the western terminus of 18th Avenue. In 2016 the City of Sacramento Planning and Design Commission approved an application (P15-054) to re-establish a prior skilled nursing facility use at the site in a new two-story, 104,000 square foot set of buildings, replacing existing on-site structures. Later in 2016 the existing structures were demolished (IR16-200). In 2017 the Zoning Administrator approved a modification of the P15-054 approval to reduce the number of beds from 159 to 139 and to change the project design from two stories to a single story (Z17-020). In January of 2019, the Zoning Administrator approved a 5-year time extension of the skilled nursing facility. With the market and feasibility impact of the COVID pandemic upon nursing facilities, and with the need for quality workforce housing in the region, the applicant decided to pivot to a residential project that would help meet that need with a subdivision of 30 residences and 20 accessory dwelling units (ADUs). (The affiliated file for ADUs is IR22-246.)

Accessory Dwelling Units (ADUs)

The State of California requires that local jurisdictions allow for a streamlined, ministerial approval of accessory dwelling units in residential zones to encourage increased density and range of housing options within the state. The City of Sacramento allows for up to two accessory dwelling units on each residential parcel within the city that has a primary dwelling unit. Only primary dwelling units are considered in the calculation of allowable site density. Since ADUs are non-discretionary permits, they are part of a separate application. The application for 20 accessory dwelling units at this site (IR22-246) would be subject to approval after an approval of primary dwelling units for the parcels on which they are proposed.

Project Details

The proposed split of the subject site into 30 residential lots requires entitlements for a Tentative Subdivision Map (TSM) to analyze lot size, lot width and lot depth, Site Plan and Design Review (SPDR) to analyze compatibility with development standards and design guidelines, and a Tree Permit to remove city street trees. This request requires a public hearing and decisions by the Zoning Administrator and Design Director.

Tentative Subdivision Map (TSM)

The applicant is proposing to subdivide the existing 3.84-acre lot into 30 residential lots, two private streets, and one common lot. All lots meet the minimum lot size (2,900 square feet), lot width (20 feet), and lot depth (80 to 160 feet) standards of the R-1A zone.

Subdivision Review Committee

The proposed map was heard at the Subdivision Review Committee on May 17, 2023. During the meeting, the proposed conditions of approval for the Tentative Subdivision Map were accepted by the applicant and forwarded by the Committee. The resulting conditions are listed under Conditions of Approval.

Tentative Subdivision Map Design Deviation

The Department of Public Works has reviewed and accepted the applicant's design deviation justification letter for a narrow non-standard street section which can be seen as Attachment 2. The letter notes that the deviation will allow for more narrow streets that will be easier to privately maintain and the provision of sidewalks to provide a walkable and safe environment, and that the development will provide ample private parking to avoid neighborhood spillover.

Site Plan and Design Review (SPDR)

Building Setbacks and Lot Coverage

All proposed residences on all 30 lots meet building setback standards of the R-1A zone including front-yard setbacks (minimum 20 feet), street side-yard setbacks (12.5 feet), and rear-yard setbacks (5 feet). There is no minimum requirement for interior side-yard setbacks. All proposed residences on all 30 lots also meet the R-1A zone lot coverage standard of a 50% maximum. No lot would exceed 41% coverage.

Vehicle Parking

The site is subject to State Assembly Bill 2097 which prohibits public agencies from imposing a minimum parking requirement within one-half mile of a public transit stop or station. The project still provides at two garage-enclosed vehicle parking spaces per each proposed residential parcel plus driveway parking spaces.

Building Height

The R-1A zone has a maximum height allowance of 35 feet to the plate line. Each residence has a plate line height of less than 35 feet and therefore meets the R-1A zone height development standard.

Unit Layout and Design

Each housing unit is two stories and contains three bedrooms, three bathrooms and two garage-enclosed vehicle parking spaces. Models A, C, and D have living space and kitchen on the first floor

and all bedrooms upstairs. Models B and B1 have one bedroom downstairs and two bedrooms and living space upstairs.

Proposed homes along 63rd Street face the street with direct pedestrian connections to integrate with the existing neighborhood. House designs have a mix of exterior materials including fiber cement lap siding, painted smooth-finish stucco, stacked stone veneer, brick veneer, vinyl windows, and shake roofing. The proposed dwellings meet the principles of the Single-Unit Dwelling and Duplex Dwelling Design Guidelines in that the units create identifiable entries through the use of street-facing porches and entry doors, all visible building sides provide visual interest through building articulation and materials, and property landscaping will positively contribute to the appearance of each residence.

Tree Permit

Pursuant to Sacramento City Code (SCC) 12.56, the removal of City trees requires a tree removal permit. This project proposes to remove three City trees, a 3-inch purple leaf plum, a 3-inch Chinese pistache, and a 15-inch Chinese pistache, identified as tree numbers 188507, 237682, and 34627 according to the City tree inventory, the arborist report, and related exhibits, with an aggregate of 21 inches DSH proposed for removal.

These trees are proposed for removal because they conflict with the placement of subdivision roadway accesses.

The applicant has provided a replacement plan that is consistent with the replacement requirements described in the tree ordinance that includes the payment of in-lieu fees totaling \$6,825.00 to be deposited to the Tree Planting and Replacement Fund. In-lieu fees will be paid because there is insufficient space to replant the equivalent of 21 inches of new trees within the right-of-way at the project location.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This project was routed to Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, Region Builders, and the Tahoe Park Neighborhood Association. Staff received routing response letters from Civic Thread and Sacramento Metropolitan Air Quality Management District. Each commended the project for proposing infill housing development near major transit routes, and for proposing many large on-site trees which can combat urban heat island effects and contribute to a pleasant walking environment. Each also made suggestions for improved active transportation. In response the applicant made the following modifications to the plans:

- The internal sidewalk system connects to 63rd Street at both the north and south ends of the development.
- All lots along 63rd Street have individual walkways and gates that directly connect to the public sidewalk infrastructure on 63rd Street.
- The internal sidewalk system connects all lots with the community building and pool.
- House plans for the outer ring of residential units were re-designed so that vehicle garages are recessed from house entrances and porches.
- Site crosswalks are conditioned to have enhanced visibility with contrasting colors and textures.
- Fencing facing 63rd Street is conditioned to be “open-view” fencing.

Staff received a general letter of project support from the Tahoe Park Neighborhood Association. The letter noted that the project could additionally accommodate smaller accessory dwelling units and provide opportunities for diverse housing options and “for individuals who may not currently have the means to live in Tahoe Park.” It also thanked the applicant for their consistent outreach through multiple

years and states that they look forward to the project's "integration of a vacant lot to the 63rd Street community" and the project's positive contribution to the neighborhood.

Staff also received phone calls and letters that expressed concerns regarding outreach, affordable housing, traffic, parking, construction, too much density, homes being for rent rather than purchase, and disturbance to turkeys that are occasionally in the area. (All public comments and letters received can be found as Attachment 4 of this report.)

- Outreach: The applicants held a meeting regarding the current project to create 30 residential lots with Tahoe Park Community Association September 20th, 2021. At that time the Association requested that 10% of the units be considered affordable housing units. The project proposes all market-rate units but will be subject to the city's Housing Impact Fee. These fees are transferred to the Housing Trust Fund, administered by the Sacramento Housing and Redevelopment Agency (SHRA). SHRA uses the fund to assist in the development of affordable workforce housing.

All property owners and residents within 500 feet of the subject site were mailed a public hearing notification and the site was posted 10 days in advance of the hearing with project information and hearing participation details as well as staff contact information for project comments or questions.

- Traffic: The creation of 30 residential parcels did not meet the threshold for a traffic analysis.
- Parking: The site is subject to State Assembly Bill 2097 which prohibits public agencies from imposing a minimum parking requirement within one-half mile of a public transit stop or station, absent a "substantially negative impact, supported by a preponderance of the evidence in the record, on the public agency's ability to meet its share of specified housing needs or existing residential or commercial parking within a half-mile of the housing development." The project provides a minimum of two garage-enclosed vehicle parking spaces per each proposed residential parcel plus driveway parking. If the city parking code applied, one vehicle parking space per residential parcel would have been required.
- Construction: Future construction of housing units and site improvements would be subject to City of Sacramento standards for limited hours of construction and control of debris. Noise related to construction is not permitted beyond the hours of seven a.m. and six p.m., on Monday, Tuesday, Wednesday, Thursday, Friday and Saturday, and between nine a.m. and six p.m. on Sunday. Any issues or concerns related to construction can be reported to 311 (City of Sacramento Customer Service).
- Density: The site is located within the Traditional Neighborhood Low Density (TNLD) General Plan designation and the Single-Unit Dwelling (R-1) zone. The TNLD designation allows for up to 8 primary residential units per acre. For a 3.82-acre site, up to 31 primary residential units are allowed. Thirty units are proposed. Within the R-1 zone, one primary residential unit is allowed for interior lots and two primary residential units are allowed for corner lots. One primary residential unit is proposed for each residential lot. The project meets density requirements for both the General Plan and zoning designations of the site. Accessory dwelling units are not considered in the calculation of density.
- Ownership Opportunity: Project entitlements include a Tentative Subdivision Map which creates the opportunity for individual ownership of each of the 30 residential lots.

- Turkeys: The project is conditioned so that the contractor must take reasonable care to avoid conflicts with wildlife.

STAFF RECOMMENDATION

Staff recommends approval of the project since it will further the city's goal of providing more housing and grant 30 new individual home ownership opportunities within the community conveniently located less than a half mile from an elementary school (Mark Twain), high schools (Hiram Johnson and West Campus), and a 20-acre city park (Tahoe).

ENVIRONMENTAL DETERMINATION

Environmental Planning Services of the Community Development Department has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, In-Fill Development.

FLOOD HAZARD ZONE

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2022 Adequate Progress Annual Report accepted by City Council Resolution No. 2022-0313 on October 11, 2022.

Conditions of Approval – Tentative Parcel Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z22-046). The design of any improvement not covered by these conditions shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Department of Public Works.

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to submitting subdivision improvement plans and a final map. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

GENERAL: All Projects

1. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.
2. Pursuant to City Code Section 17.500.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service.
3. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easement shall be conveyed to and reserved from the appropriate parcels to the satisfaction of the Department of Public Works.
4. Show all continuing and proposed/required easements on the Final Map.

Public Works

5. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code except for the approved deviation for a non-standard/reduced-width private street section for a 27-foot drive width from back of curb to back of curb with a 4-foot sidewalk on one side. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
6. At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, speed lumps, stop signs at intersections, etc. Undulations will be required on certain streets adjacent to school/park combinations, as determined by the Department of Public Works.
7. The applicant shall construct a high visibility crosswalk along the north leg of the 18th Avenue / 63rd Street intersection per City standards to the satisfaction of the Department of Public Works.
8. Construct A.D.A. compliant ramps at the intersection of 18th Avenue and 63rd Street adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
9. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the

Department of Public Works. The center lines of such streets shall be aligned.

10. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.
11. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.
12. Design private streets to meet the City standards (structural only). Private streets shall be inspected to the satisfaction of the Department of Public Works.
13. Provide a standard driveway at the entrance to the private street.

Electrical

14. This project will require the installation of streetlights on all public streets fronting this property to the satisfaction of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.

Solid Waste

15. Project shall meet the requirements outlined in City Code Chapter 13.10. Sacramento City Code can be found online at: Chapter 13.10:
http://www.qcode.us/codes/sacramento/view.php?topic=13-13_10
16. Solid waste trucks shall be able to safely move about the project, with minimum backing, and able to empty the bins and cans safely per City standards to the satisfaction of the Solid Waste Division.

SMUD

17. SMUD has existing overhead 12kV facilities along the Western boundary of the project site that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
18. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.
19. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The

Applicant shall be responsible for the cost of relocation or removal.

20. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.
21. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.
22. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
23. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.
24. The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.
25. The Applicant shall dedicate the following as a public utility easement for overhead and underground facilities and appurtenances:
 - the west 5 feet of Lots 4-13
 - a 10-foot PUE on either Lot 4 or 13 from the existing overhead line to Private Street A
26. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

Sacramento Area Sewer District (SASD)

27. Prior to the APPROVAL OF IMPROVEMENT PLANS: The proposed density is greater than what was planned in SASD's Master Plan. SASD will be modeling the proposed density in the hydraulic model to determine if the downstream system is capacity constrained. If the results require upsizing the sewer system, this must be shown on the plans.
28. Prior to the APPROVAL OF IMPROVEMENT PLANS: To obtain sewer service, construction of SASD sewer infrastructure will be required. Current SASD Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.

29. Prior to the APPROVAL OF IMPROVEMENT PLANS: SASD requires each building on each lot with a sewage source to have a separate connection to SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the plans.
30. Prior to the APPROVAL OF IMPROVEMENT PLANS: All onsite sewer plans and offsite sewer plans must be submitted separately to SASD for review and approval.
31. Prior to the APPROVAL OF IMPROVEMENT PLANS: Alignment of all main lines and structures must provide a minimum of 1-foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.

Department of Utilities (DOU)

32. All existing easements and all existing right-of-ways shall be shown on the Final Map, except for all abandoned easements and right-of-ways.
33. Dedicate all necessary easements, IOD easements right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements.
34. The applicant shall grant and reserve easements, as needed, for water, drainage, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: "Reciprocal easements for utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map."

Fire Department

35. Fire service mains shall not cross property lines unless a reciprocal easement agreement is provided.
36. Maintenance agreements shall be provided for the interior roadways of the proposed complex and for the fire protection systems. The agreement shall be record with the Public Records Office having jurisdiction and shall provide for the following:
 - a. Provisions for the necessary repair and maintenance of the roadway surface
 - b. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20')
 - c. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping
 - d. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems
 - e. Unrestricted use of and access to the roadways covered by the agreements.

- f. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.
- g. Maintenance and timely repair of all fire protection systems, including but not limited to hydrants, fire alarm systems and fire sprinklers.

Special Districts

- 37. Dedicate an easement to the City in the form of an Irrevocable Offer of Dedication (IOD) those areas identified on the Tentative Subdivision Map as Landscape Corridors and Open Space areas. Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final Map. Design and construct landscaping, irrigation and masonry walls in dedicated easements or rights of way, to the satisfaction of the Community Development Department, and Parks Planning, Design, and Development (PPDD). Acceptance of the required landscaping, irrigation and walls by the City into the Landscape Maintenance District shall be coordinated with the Department of Public Works (Special Districts and Development Services) and PPDD. The Developer shall maintain the landscaping, irrigation and walls for two years or until acceptance by the City into the District (whichever is less). The two-year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and walls.

Parks

- 38. Payment of In-lieu Park Fee: Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note)
- 39. Maintenance District: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Infrastructure Finance, Jessica Steinhauer, (916) 808-8243).

Miscellaneous (Public Works)

- 40. Form a Homeowner's Association with CC&R's. CC&R's shall be recorded assuring maintenance of all private streets, lights, sewer services, drop inlets, drain leads, landscaping, irrigation, pool, recreation area and all other common areas.

Advisory Notes:

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

- 41. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the

final improvement plans referencing this condition.

42. There must be sufficient space to store three cans (garbage, mixed recycling, and organics recycling) on each parcel. The space needed is approximately 35 inches by 87 inches and be screened from the public right-of-way, per City Code Chapter 13.10.100 C.
43. There must be sufficient space to set out three cans (garbage, mixed recycling, and organics recycling) in front of each parcel and remain in compliance with City Code Chapter 13.10.100. Depending on service levels, this may mean up to 8 feet of curb space required.
44. Trash collection services for the homes will be provided by the City of Sacramento and the trash collection for the Rec/Pool Area will be provided by a franchised hauler of the property manager's choosing.
45. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.
46. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.
47. ONGOING: Public lower laterals must not be smaller than the upper laterals, sized according the California Plumbing Code requirements.
48. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Regional San Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.
49. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP).
50. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.
51. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).
52. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>. Applicant shall coordinate individual service panel location placement with SMUD Design Department.

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

54. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

- a) Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at \$53,010. This is based on the creation of 30 new residential lots at an average land value of \$155,000 per acre for the Fruitridge-Broadway (North of Fruitridge Road) Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment. The fee is due at the time of the final map.
- b) Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at \$251,649. The Park Development Impact Fee due for this project is based on the Housing Incentive Zone Rate of \$2.15 per square foot for residential projects, with a minimum rate of \$1,599 for units under 750 square feet and a maximum of \$4,267 for units over 2,000 square feet, and \$0.20 per square foot for commercial services/retail projects. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
- c) The applicant was previously required to pay \$10,063.69 in Citywide park impact fees and \$23,998.03 in Neighborhood/Community park impact fees (COM-1611275), not including the prior use credits. The prior use credits from July 2016 have expired. Therefore, for the required park fees for Z22-046, the applicant would receive credit for the commercial permit (COM-1611275) Park Impact Fee (Citywide and Neighborhood/Community) without the prior use credit. The table below illustrates the fee breakdown:

Commercial Permit (COM-1611275)	Residential (Z22-046, Fairhaven Subdivision)
Park Impact Fee (Housing Incentive Zone)	Park Impact Fee (Housing Incentive Zone)
Citywide (PDCI)	Citywide (PDCI) Cost per sq.ft.
	\$0.81 per residential square foot and \$0.08 per commercial square foot
10,063.69	94,811.04
Neighborhood/Community (PDIF)	Neighborhood/Community (PDIF) Cost per sq.ft.
	\$1.34 per residential square foot and \$0.12 per commercial square foot
23,998.03	156,837.56
PDCI Credit	PDCI Credit
5,723.84	10,063.69
PDIF Credit	PDIF Credit
7,796.50	23,998.03

d) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD

Annexation.

Conditions of Approval – Site Plan and Design Review

Planning and Design Review

1. Provide the following building materials as indicated per approved plans.
 - a) Fiber cement lap siding
 - b) Smooth painted stucco
 - c) Stacked stone veneer
 - d) Thin brick veneer
 - e) Vinyl windows
 - f) Shake roofing
2. HVAC units shall be ground-mounted and screened from street view.
3. Crosswalks shall have bright contrasting colors and contrasting textures to enhance their visibility.
4. Housing units facing 63rd Street shall each have different exterior elevations including differences in materials and paint color schemes per approved plans.
5. The clubhouse shall have different exterior materials for levels 1 and 2 separated by trim, and the building entrances shall have awnings above them. The applicant shall submit a revised clubhouse design to Planning/Design Review for separate review and approval prior to submission of permit application(s) to the Building Division.
6. During construction the contractor must take reasonable care to avoid conflicts with wildlife.
7. The applicant shall obtain all necessary building permits prior to commencing construction. No permits shall be issued within the 10-day appeal period.
8. 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.
9. Any modification to the project shall be subject to the review and approval of planning staff (and may require additional entitlements).
10. This approval shall expire in three (3) years from the approval date.

Public Works

11. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code except for the approved deviation for a non-standard/reduced-width private street section for a 27-foot drive width from back of curb to back of curb with a 4-foot sidewalk on one side. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk

adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

12. At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, speed lumps, stop signs at intersections, etc. Undulations will be required on certain streets adjacent to school/park combinations, as determined by the Department of Public Works.
13. The applicant shall construct a high visibility crosswalk along the north leg of the 18th Avenue / 63rd Street intersection per City standards to the satisfaction of the Department of Public Works.
14. Construct A.D.A. compliant ramps at the intersection of 18th Avenue and 63rd Street adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
15. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.
16. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.
17. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.
18. Design private streets to meet the City standards (structural only). Private streets shall be inspected to the satisfaction of the Department of Public Works.
19. Provide a standard driveway at the entrance to the private street.

Department of Utilities (DOU)

20. All existing easements and all existing right-of-ways shall be shown on the Final Map, except for all abandoned easements and right-of-ways.
21. Dedicate all necessary easements, IOD easements right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements.
22. The applicant shall grant and reserve easements, as needed, for water, drainage, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: "Reciprocal easements for utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map."
23. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff.

Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU.

24. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study or water master plan for review and approval by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any water related requirements. Failure to submit the water study may delay review and approval.
25. The water mains in the private streets shall be private, operated and maintained by an ownership association or other approved entity. City water meters installed on private water mains shall require a maintenance agreement. Easements for City water meters shall be dedicated to the City and shall include language assuring unrestricted access at all times for DOU personnel and maintenance vehicles.
26. Two points of service for the public water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual.
27. Common area landscaping shall have a separate street tap or public easement tap for a metered irrigation service.
28. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study conforming to the City Basin 31 and 113 Drainage Master Plan for review and approval by the DOU. Any additional mitigation shall meet the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 8,200 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.16 cfs/acre. The drainage study shall be consistent with any existing drainage masterplan for the project area. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)
29. All on-site drainage systems shall be designed to the standards specified in the DOU onsite design manual.
30. Finished floor elevations shall be a minimum of 6-inches above the 100-year HGL or 1-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.
31. Per City Code, the applicant may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff

to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements, and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.

32. No more than 6,000 square feet is allowed to sheet drain over a public sidewalk. If the area is larger than 6,000 square feet, then an on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap . All on-site systems shall be designed to the standard specified in the DOU onsite manual.
33. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.
34. This project will disturb more than one acre of land; therefore, the project is required to comply with the State's "Construction General Permit". To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State's Storm Water Multiple Application and Report Tracking System (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.
35. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
36. The applicant is required to incorporate Low Impact Development (LID) strategy for the site design and utilize LID practices (i.e. stormwater planters) for stormwater treatment. The applicant can calculate the LID credits following the guidance in the Stormwater Quality Design Manual. LID measures can reduce the required treatment volume which could potentially reduce the surface area requirements for the stormwater treatment measures. A private maintenance agreement is required for all on-site treatment control and LID measures. Contact City of Sacramento Utilities Department Stormwater Program (906-808-1449) if you have additional questions.
37. This project is required to incorporate certified full capture trash control devices, please refer to Appendix H in the "Stormwater Quality Design Manual for the Sacramento Region (July 2018)" for more details.
38. A maintenance agreement is required for all on-site full capture trash control systems. Contact DOU for a list of accepted proprietary devices if considered for full capture trash control. Construction drawings must include all on-site full capture trash control features and devices selected for the site. Please refer to Appendix H in the "Stormwater Quality Design Manual for the Sacramento Region (July 2018)" for more details.
39. The onsite water and storm drain systems in the private streets shall be private systems operated and maintained by an ownership association or other approved entity. Prior to the initiation of any water or storm drainage services to the project, C.C. & R.s approved by the City shall be recorded that authorize and require the association to: (1) operate, maintain, and repair the onsite water and storm drainage facilities within the project; and (2) obtain and pay for water or drainage service on behalf of all owners within the project in accordance with all applicable provisions of Title 13 of the Sacramento City Code. The CC&Rs must provide that the City-approved provisions regarding water, sewer and surface and subsurface storm

drainage facilities may not be revised without City consent. Note: Public water and drainage mains shall not be allowed in the private streets.

SMUD

40. SMUD has existing overhead 12kV facilities along the Western boundary of the project site that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
41. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.
42. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.
43. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.
44. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.
45. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).
46. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.
47. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>.
48. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
49. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.
50. The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.
51. The Applicant shall dedicate the following as a public utility easement for overhead and underground facilities and appurtenances:
 - the west 5 feet of Lots 4-13
 - a 10-foot PUE on either Lot 4 or 13 from the existing overhead line to Private Street A

52. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

Fire Department

53. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. California Fire Code Section 501.4
54. The private streets shall be marked "No Parking Fire Lane" on one side.
55. Provide a water flow test. (Make arrangements with the Department of Utilities at 916-808-7890 or by email at DOUdevelopmentreview@cityofsacramento.org. California Fire Code Section 507.4
56. Provide the required fire hydrants in accordance with California Fire Code Section 507 and Appendix C, Section C102.1 as amended the Sacramento City Code Section 507.5.1.
57. Per the most recently adopted California Residential Code, all new residential construction including 1 and 2 family dwellings and townhouses shall be provided with an approved NFPA 13 D sprinkler system.

Urban Forestry

58. General Tree Protection – The following Tree Preservation Measures shall be included in all future plans in the General Notes, Grading Plans, Utility Plans, Demolition Plan, Landscape Plan and the offsite plans if trees will be impacted by work proposed on each sheet (This does not replace any request for a project arborist's tree protection plan):

“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 the preconstruction meetings to approve of and inform contractors of all tree protection measures.
 - b. Visit the site before and after demolition, grading and landscaping as well as at least twice each month during construction to ensure that tree protection measures are implemented and maintained.
 - c. Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure that corrective action was properly implemented.
 - d. The project arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.
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. Right-of-way planters and City trees shall be separated from the construction site with a six-foot high chain link fence that shall remain throughout the duration of the project to protect trees and to prevent construction traffic from compacting the soil in the planters.
4. 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.
5. 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.
6. 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.
7. There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.
8. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.
9. There shall be no soil compaction within the dripline of protected trees.
10. There shall be no non-native soil, non-organic matter or structural soil added to the right-of-way planter.
11. The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, excavation, grade changes, trenches, root or canopy pruning, or boring.
12. 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.
13. All trees shall be watered regularly according to the recommendation of the project arborist.
14. The applicant shall be financially responsible for any damage to City trees associated with the project. Accidental or negligent actions that damage City trees may result in a penalty. The monetary value of any such damages will be appraised by the City Urban Forester or his authorized representative and shall be expressed as the monetary equivalent of all labor and materials required to bring the tree in question to a state of comparable utility with regards to

its condition and function prior to the beginning of the project.”

Recycling and Solid Waste

59. Project must meet the requirements outlined in City Code Chapter 13.10.
60. There must be sufficient space to store three cans (garbage, mixed recycling, and organics recycling) on each parcel. The space needed is approximately 35 inches by 87 inches and be screened from the public right-of-way, per City Code Chapter 13.10.100 C.
61. There must be sufficient space to set out three cans (garbage, mixed recycling, and organics recycling) in front of each parcel and remain in compliance with City Code Chapter 13.10.100. Depending on service levels, this may mean up to 8 feet of curb space required.
62. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the bins and cans safely. Cans must be placed along the curb closest to the property for collection.

Parks

63. Payment of In-lieu Park Fee: Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note)
64. Maintenance District: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Infrastructure Finance, Jessica Steinhauer, (916) 808-8243).

Sacramento Area Sewer District

65. Prior to the APPROVAL OF IMPROVEMENT PLANS: The proposed density is greater than what was planned in SASD’s Master Plan. SASD will be modeling the proposed density in the hydraulic model to determine if the downstream system is capacity constrained. If the results require upsizing the sewer system, this must be shown on the plans.
66. Prior to the APPROVAL OF IMPROVEMENT PLANS: To obtain sewer service, construction of SASD sewer infrastructure will be required. Current SASD Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.
67. Prior to the APPROVAL OF IMPROVEMENT PLANS: SASD requires each building on each lot with a sewage source to have a separate connection to SASD’s sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the plans.
68. Prior to the APPROVAL OF IMPROVEMENT PLANS: All onsite sewer plans and offsite sewer plans must be submitted separately to SASD for review and approval.
69. Prior to the APPROVAL OF IMPROVEMENT PLANS: Alignment of all main lines and

structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.

70. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

Regional Sanitation

71. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Regional San Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

Advisory Notes

Department of Utilities (DOU)

72. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.
73. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

Building Division

74. Alternate Water Systems Requirement. Pursuant to Chapter 15.24.030, 15.24.040 and 15.24.050 of Sacramento City Code, beginning on July 1, 2023, new buildings that are 10,000 square feet or greater must include a gray water system to provide subsurface irrigation and buildings that are 50,000 square feet or greater must include installation of a separate, additional piping system for an on-site treated non-potable gray water system for water closets and urinals. Limited exceptions apply. Please see City webpage for more details. (BLDG) Complete building permit applications (including payment of all required fees) filed with and accepted by the City's Building Division prior to July 1, 2023, will not be subject to Alternate Water Systems requirements. Applicants are advised to plan for alternate water systems beginning with initial early design. For more information, please visit the City's website: https://www.cityofsacramento.org/Community-Development/Planning/Major-Projects/General-Plan/About-The-Project/Climate_Change/Onsite-Water-Reuse-Study

Sacramento Area Sewer District (SASD)

75. ONGOING: Public lower laterals must not be smaller than the upper laterals, sized according the California Plumbing Code requirements.

Regional Sanitation

76. The Sacramento Area Sewer District (SASD) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the SASD collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP). SASD will respond via separate correspondence.

Urban Forestry

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

Parks

78. As per City Code, the applicant will be responsible to meet their obligations regarding:

- a. Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at \$53,010. This is based on the creation of 30 new residential lots at an average land value of \$155,000 per acre for the Fruitridge-Broadway (North of Fruitridge Road) Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment. The fee is due at the time of the final map.
- b. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at \$251,649. The Park Development Impact Fee due for this project is based on the Housing Incentive Zone Rate of \$2.15 per square foot for residential projects, with a minimum rate of \$1,599 for units under 750 square feet and a maximum of \$4,267 for units over 2,000 square feet, and \$0.20 per square foot for commercial services/retail projects. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
- c. The applicant was previously required to pay \$10,063.69 in Citywide park impact fees and \$23,998.03 in Neighborhood/Community park impact fees (COM-1611275), not including the prior use credits. The prior use credits from July 2016 have expired. Therefore, for the required park fees for Z22-046, the applicant would receive credit for the commercial permit (COM-1611275) Park Impact Fee (Citywide and Neighborhood/Community) without the prior use credit. The table below illustrates the fee breakdown:

Commercial Permit (COM-1611275)	Residential (Z22-046, Fairhaven Subdivision)
Park Impact Fee (Housing Incentive Zone)	Park Impact Fee (Housing Incentive Zone)
Citywide (PDCI)	Citywide (PDCI) Cost per sq.ft.
	\$0.81 per residential square foot and \$0.08 per commercial square foot
10,063.69	94,811.04
Neighborhood/Community (PDIF)	Neighborhood/Community (PDIF) Cost per sq.ft.
	\$1.34 per residential square foot and \$0.12 per commercial square foot
23,998.03	156,837.56
PDCI Credit	PDCI Credit
5,723.84	10,063.69
PDIF Credit	PDIF Credit
7,796.50	23,998.03

- d. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

Conditions of Approval – Tree Permit

1. The applicant shall pay in-lieu fees of \$6,825.00 to be deposited to the Tree Planting and Replacement Fund, due upon receipt of the invoice.
2. The applicant shall retain all trees permitted for removal until a grading permit has been issued.

Flood Finding

The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA *Urban Level of Flood Protection Plan and Adequate Progress Baseline Report* and the SAFCA *Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report*, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA *2022 Adequate Progress Annual Report* accepted by the City Council on October 11, 2022 (Resolution No. 2022-0313).

Findings of Fact – Environmental Determination: Exempt

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

Findings of Fact – Tentative Parcel Map

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

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

Findings of Fact – Tree Permit

1. The location of the three City trees conflicts with the placement of the subdivision roadway accesses.
2. The replacement plan is consistent with the standards set forth in section 12.56.060 of the Tree Planting, Maintenance and Conservation Ordinance and according to previously listed Tree Permit conditions.

Findings of Fact – Site Plan and Design Review

1. The design, layout, and physical characteristics of the proposed development are consistent with the General Plan which designates the site as Traditional Neighborhood Low Density (TNLD). There is no specific plan or transit village plan applicable to this project.
2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards. Deviations proposed to reduce lot size, lot width, lot depth, building setbacks, and lot coverage standards are consistent with the purpose and intent of the Planning and Development Code in that the proposed lots and building configurations accommodate residential site development.

3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards.
4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that the proposed new buildings have an attractive aesthetic through the use of building articulation, materials, and coloration. The project also meets vehicle parking requirements.
5. The design, layout, and physical characteristics of the proposed development minimizes energy consumption and encourages the use of renewable energy sources as an urban infill development project utilizing existing road and utility networks.
6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the project design is compatible with surrounding development.

Danny Abbes

Danny Abbes
Associate Planner

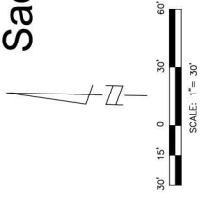
Marcus Adams
Senior Planner

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

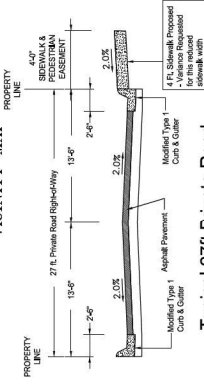
Note: The applicant will need to contact the Public Works Department after the appeal period is over to submit for a Final Map. A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable time period. The applicable time period is either three years from the effective date of approval of the discretionary permit; or the time specified by the decision-maker, if so stated in a condition of approval of the discretionary permit. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.

TENTATIVE SUBDIVISION MAP OF: Sacramento Residential Project

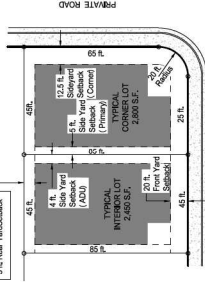
SACRAMENTO, CALIFORNIA 95818



VICINITY MAP



Typical 27ft Private Road Section



Typical Lot Detail

OWNER:
TANDE PARK CALLIC
1700 ALABAMA BLVD, SUITE 102
LAS VEGAS, NV 89102
CONTACT: LOUIS CARRESCALE PH# (702) 398-1101

APPLICANT:
PEEBODY ENGINEERING
1700 ALABAMA BLVD, SUITE 102
LAS VEGAS, NV 89102
CONTACT: LOUIS CARRESCALE PH# (702) 398-1101

ENGINEER:
PEEBODY ENGINEERING
1700 ALABAMA BLVD, SUITE 102
LAS VEGAS, NV 89102
CONTACT: ROSS PEARBOY PH# (918) 731-9898

LEGAL DESCRIPTION:
PARCEL IMPROVEMENT TO CERTIFICATE OF COMPLIANCE, RECORDED JUNE 24, 2009 IN BOOK 30 UNITS/BLK A-731 UNITS PER ACRE OF SACRAMENTO COUNTY.

IMPROVEMENT REQUIREMENTS:
CITY OF SACRAMENTO

DATE: 4-2-2022

USES:
PRESENT: VACANT LAND
PROPOSED: RESIDENTIAL

SCHOOL DISTRICT:
CITY OF SACRAMENTO

SOURCE OF WATER:
CITY OF SACRAMENTO

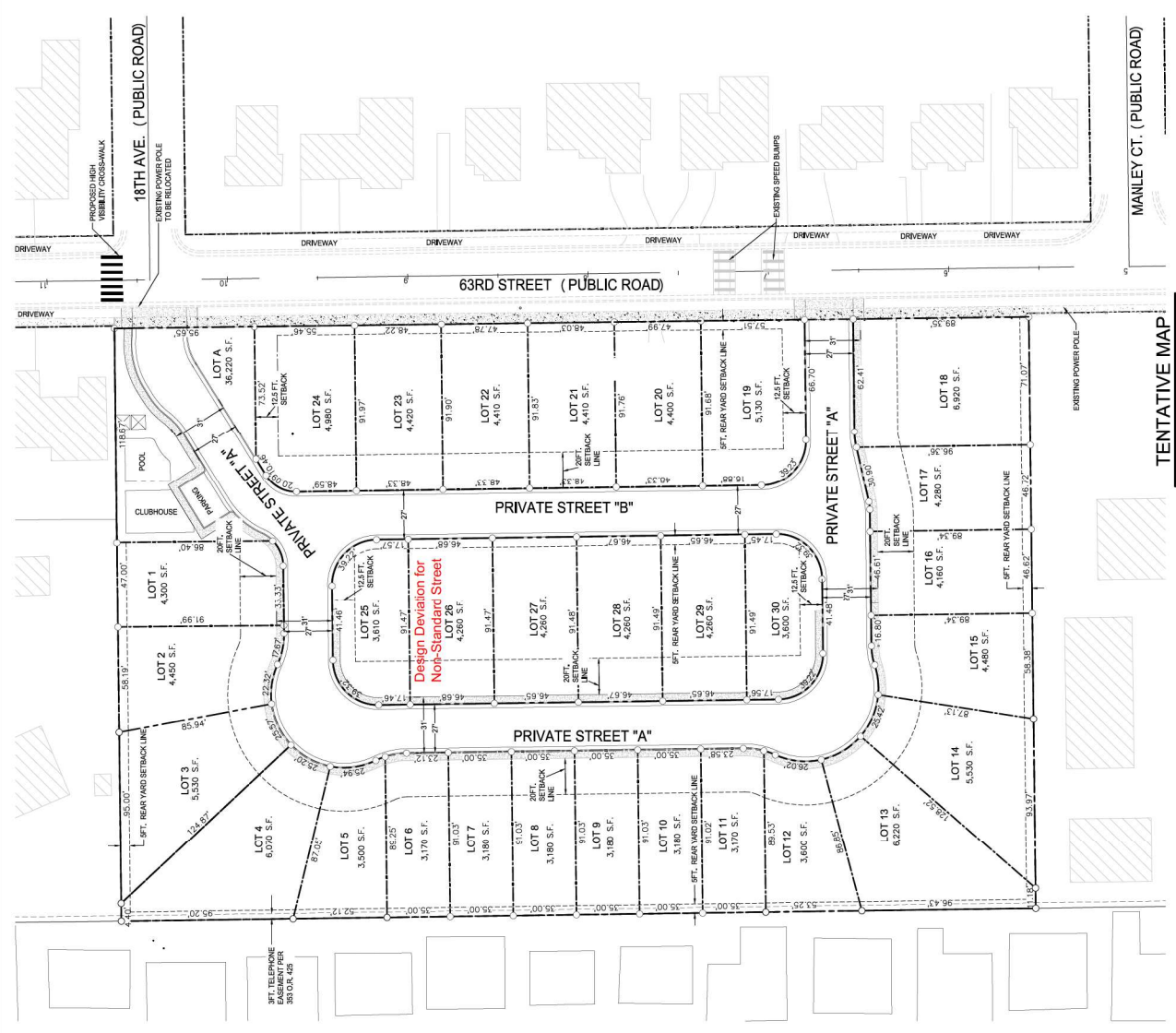
FIRE DISTRICT:
CITY OF SACRAMENTO

SANITATION FACILITIES:
CITY OF SACRAMENTO

DRAINAGE FACILITIES:
CITY OF SACRAMENTO

IMPROVEMENT REQUIREMENTS:
CITY OF SACRAMENTO

DATE: 4-2-2022



18TH AVE. (PUBLIC ROAD)

63RD STREET (PUBLIC ROAD)

MANLEY CT. (PUBLIC ROAD)

PRIVATE STREET "A"

PRIVATE STREET "B"

PRIVATE STREET "A"

TENTATIVE MAP

SCALE: 1" = 30'

PEEBODY ENGINEERING
1700 ALABAMA BLVD, SUITE 102
LAS VEGAS, NV 89102
(918) 731-9898 OFFICE (918) 731-9898 FAX

TENTATIVE SUBDIVISION MAP FOR:
TANDE PARK CALLIC
701 SHADOW LANE, #150
LAS VEGAS, NV

DATE: 4-2-2022

1/1

A NEW DEVELOPMENT FOR:
SACRAMENTO RESIDENTIAL PROJECT
 4360, 63RD ST.
 SACRAMENTO, CALIFORNIA 95820
 SACRAMENTO CALIFORNIA

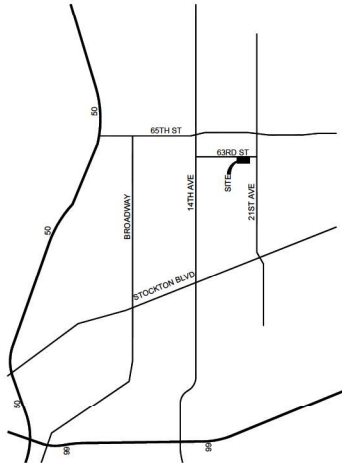
63RD STREET PERSPECTIVE



PROJECT DESCRIPTION

A RESIDENTIAL DEVELOPMENT DESIGNED TO CREATE A NEIGHBORHOOD FEEL BY PROVIDING A VARIETY OF BUILDING TYPES AND FOOTPRINTS FOR FAMILIES IN VARIOUS STAGES OF LIFE. THIS COMMUNITY WILL BE A WALKABLE AND PEDESTRIAN-FRIENDLY SITE WITH ADA ACCESSIBLE PATHS OF TRAVEL FROM 63RD STREET INTO THE COMMUNITY. RESIDENTS CAN UTILIZE THE OUTDOOR AMENITIES SUCH AS BBQ, POOL, COMMUNITY CENTER AND LANDSCAPE GARDEN AREAS. THE PROPOSED RESIDENTIAL DEVELOPMENT INCORPORATES A MIXTURE OF THREE-BEDROOM PRIMARY UNITS (30), WITH ATTACHED TWO-BED ACCESSORY UNITS (ADU'S) (19), WITH ONE-UNIT ADU HAVING A DETACHED ACCESSORY DWELLING UNIT (1). ALL RESIDENTIAL UNITS HAVE AN ATTACHED GARAGE. ADDITIONAL PARKING OR QUICK ACCESS AND ADA ARE PROVIDED AT THE COMMUNITY CENTER.

VICINITY MAP



PROJECT DATA

LOCATION / COUNCIL DISTRICT
 ADDRESS: 4360 63RD STREET SACRAMENTO, CA 95820
 ASSESSOR'S PARCEL NUMBER: 01-022-7017-2000
COUNCIL DISTRICT: 6
LOCAL JURISDICTION:
 CITY OF SACRAMENTO
 300 RICHARDS BLVD
 SACRAMENTO, CA 95811
 DESIGN REVIEW FILE NO.:
PROJECT INFORMATION:
ZONING: TRADITIONAL NEIGHBORHOOD LOW DENSITY
 CITYWIDE
 GENERAL PLAN DESIGNATION: SINGLE-UNIT OR DUPLICATE DWELLING (R-1) ZONE
 DESIGN REVIEW DISTRICT: SACRAMENTO DEVELOPMENT CODE SEC. 17.25A (2020 R-1A)
 EXISTING ZONING OF SITE: VACANT SITE
 EXISTING USE OF SITE: VACANT SITE
 PROPERTY / LOT AREA: APPROXIMATELY 3.36 NET ACRES (4.73 GROSS)

HEIGHT, DENSITY, LOT COVERAGE, AND FLOOR AREA RATIO:

STANDARD REQUIREMENT	PROPOSAL
36 FEET TO RIDGE	UNIT 'A' - 25'-5 1/4" TO RIDGE
	UNIT 'B' - 22'-8" TO RIDGE
	UNIT 'C' - 24'-10" TO RIDGE
	UNIT 'D' - 25'-4 1/4" TO RIDGE
	2 UNITS PER LOT
DENSITY	2.0 DWELLING UNITS PER LOT
LOT COVERAGE	17,270.41 NET / 20,038.8 GROSS 85% *
	< 50% - SEE LOT COVERAGE

SETBACKS:

ADU - FLOOR AREA
 FLOOR AREA RATIO
 < 1000 SQ.FT. FOR ATTACHED < 1,200 SQ.FT. FOR DETACHED
 5.0 MAXIMUM

STANDARD REQUIREMENT
 20 FEET MINIMUM *
 0 FEET MINIMUM
 5 FEET MINIMUM
 10 FEET MINIMUM
 10 FEET MINIMUM

PROPOSAL
 PER PLAN **
 9 FEET
 15 FEET
 15 FEET
 10.5 FEET

ADDITIONAL SETBACKS:
 INTERIOR YARD SETBACK
 FRONT SETBACK
 INTERIOR YARD SETBACK
 STREET SIDE YARD
 20 FEET MINIMUM *
 3 FEET MINIMUM
 3 FEET MINIMUM
 10 FEET MINIMUM

PROPOSAL
 PER PLAN **
 4 FEET
 4 FEET
 12.5 FEET

ADU - FLOOR AREA
 FLOOR AREA RATIO
 < 1000 SQ.FT. FOR ATTACHED < 1,200 SQ.FT. FOR DETACHED
 5.0 MAXIMUM

STANDARD REQUIREMENT
 20 FEET MINIMUM *
 0 FEET MINIMUM
 5 FEET MINIMUM
 10 FEET MINIMUM
 10 FEET MINIMUM

PROPOSAL
 PER PLAN **
 9 FEET
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 INTERIOR YARD SETBACK
 FRONT SETBACK
 INTERIOR YARD SETBACK
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 3 FEET MINIMUM
 10 FEET MINIMUM

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 PER PLAN **
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ADU - FLOOR AREA
 FLOOR AREA RATIO
 < 1000 SQ.FT. FOR ATTACHED < 1,200 SQ.FT. FOR DETACHED
 5.0 MAXIMUM

STANDARD REQUIREMENT
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 5 FEET MINIMUM
 10 FEET MINIMUM
 10 FEET MINIMUM

PROPOSAL
 PER PLAN **
 9 FEET
 15 FEET
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ADDITIONAL SETBACKS:
 INTERIOR YARD SETBACK
 FRONT SETBACK
 INTERIOR YARD SETBACK
 STREET SIDE YARD
 20 FEET MINIMUM *
 3 FEET MINIMUM
 3 FEET MINIMUM
 10 FEET MINIMUM

PROPOSAL
 PER PLAN **
 4 FEET
 4 FEET
 12.5 FEET

SHEET INDEX

SYMBOL	DESCRIPTION
CV	COVER SHEET
SP1.0	SITE PLAN
SP1.1	TRASH & RECYCLE WASTE BIN LOCATION PLAN
SP1.2	EXTERIOR SCHEME PLAN
HU1.0	HOUSING UNIT 'A' - FLOOR PLANS & ROOF PLAN
HU1.1	HOUSING UNIT 'A' - EXTERIOR ELEVATIONS
HU2.0	HOUSING UNIT 'B' - FLOOR PLANS & ROOF PLAN
HU2.1	HOUSING UNIT 'B' - EXTERIOR ELEVATIONS
HU3.0	HOUSING UNIT 'B' - FLOOR PLANS & ROOF PLAN
HU3.1	HOUSING UNIT 'B' - EXTERIOR ELEVATIONS
HU4.0	HOUSING UNIT 'C' - FLOOR PLANS & ROOF PLAN
HU4.1	HOUSING UNIT 'C' - EXTERIOR ELEVATIONS
HU5.0	HOUSING UNIT 'D' - FLOOR PLANS & ROOF PLAN
HU5.1	HOUSING UNIT 'D' - EXTERIOR ELEVATIONS
HU6.0	COMMONS / GARDEN / POOL / BBQ / COMMUNITY CENTER
HU6.1	COMMONS / GARDEN / POOL / BBQ / COMMUNITY CENTER
CS.1	PRELIMINARY GRADING & DRAINAGE PLAN
U.1	PRELIMINARY UTILITY PLAN
L-1	CONCEPTUAL LANDSCAPE PLAN
L-1	CONCEPTUAL LANDSCAPE PLAN - COLORED MATERIAL BOARD

WESTERN U.S. CONTRACTORS
 6060 LA GOLETA ROAD
 GOLETA, CALIFORNIA 93117
 LICENSE # 547265

PROJECT NUMBER: 21025CA

DESIGN REVIEW - DATE: 01.15.2023

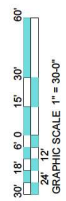
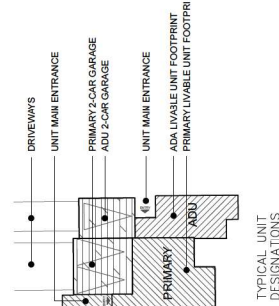
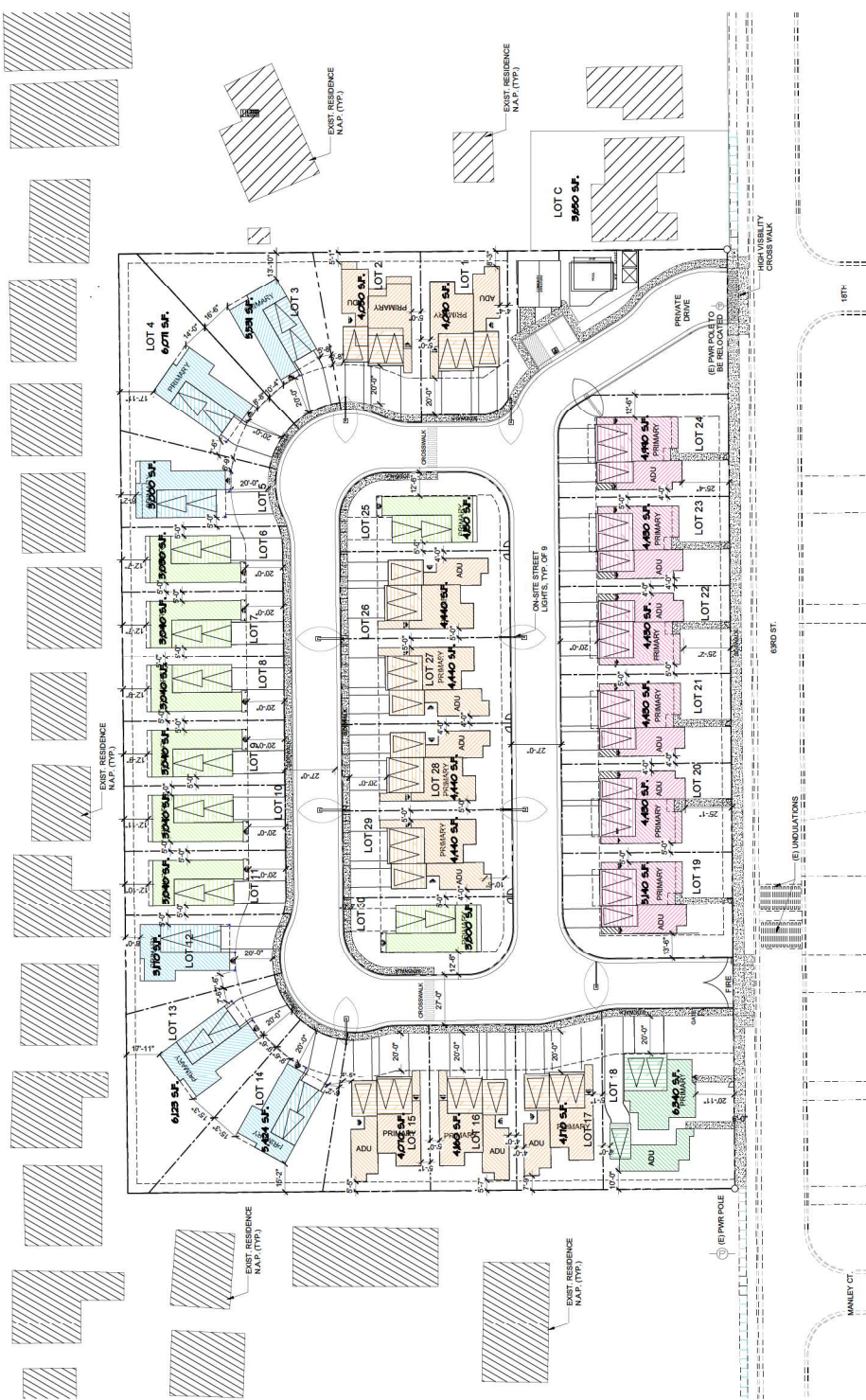
4360 63RD ST SACRAMENTO, CA 95820

SACRAMENTO RESIDENTIAL PROJECT

COVER SHEET

UNIT COLOR KEY	
UNIT TYPE	UNIT
A	Primary
B	ADU
C	ADU
D	ADU

LOT COVERAGE CALCULATION			
LOT NUMBER	LOT TYPE	LOT AREA (SQ. FT.)	LOT COVERAGE (%)
1	Primary	4,400	100
2	ADU	4,400	100
3	ADU	4,400	100
4	ADU	4,400	100
5	ADU	4,400	100
6	ADU	4,400	100
7	ADU	4,400	100
8	ADU	4,400	100
9	ADU	4,400	100
10	ADU	4,400	100
11	ADU	4,400	100
12	ADU	4,400	100
13	ADU	4,400	100
14	ADU	4,400	100
15	ADU	4,400	100
16	ADU	4,400	100
17	ADU	4,400	100
18	ADU	4,400	100
19	ADU	4,400	100
20	ADU	4,400	100
21	ADU	4,400	100
22	ADU	4,400	100
23	ADU	4,400	100
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95	ADU	4,400	100
96	ADU	4,400	100
97	ADU	4,400	100
98	ADU	4,400	100
99	ADU	4,400	100
100	ADU	4,400	100



1 SITE PLAN
SCALE 1" = 30'

SITE PLAN

SACRAMENTO RESIDENTIAL PROJECT

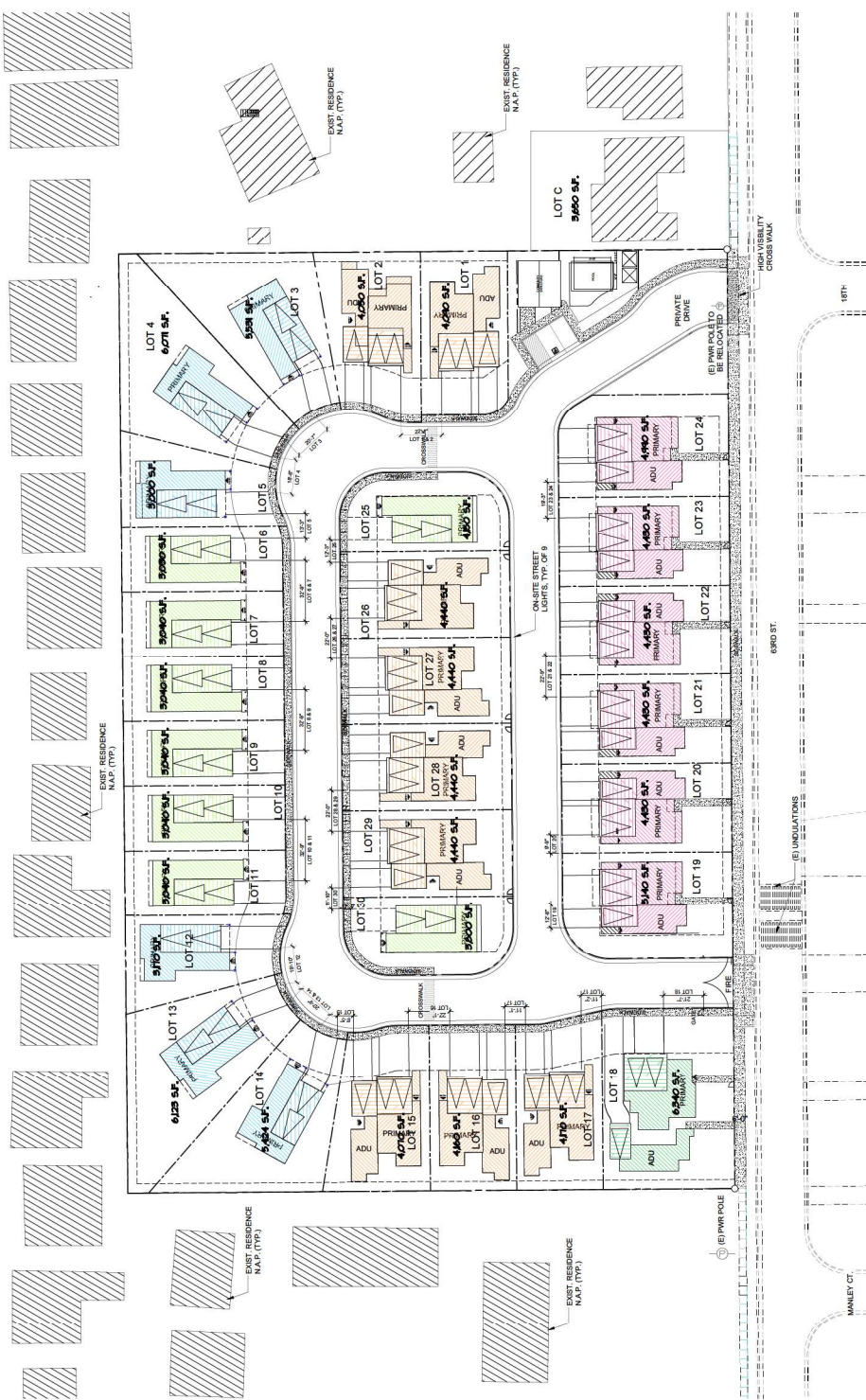
SP1.0

4360 63RD ST SACRAMENTO, CA 95820

DESIGN REVIEW — DATE: 01.15.2023

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GOLETA, CALIFORNIA 93117
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1 TRASH & RECYCLE WASTE BIN LOCATION PLAN
SCALE 1" = 30'



DESIGN GUIDELINES 19-1
TRASH RECEPTACLES SHOULD BE PLACED IN THE SIDE OR REAR YARD AND ADEQUATELY SCREENED BY LANDSCAPING OR A SIDE YARD FENCE.



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SACRAMENTO RESIDENTIAL PROJECT
WASTE PLAN



SCHEME #4



SCHEME #1



SCHEME #5



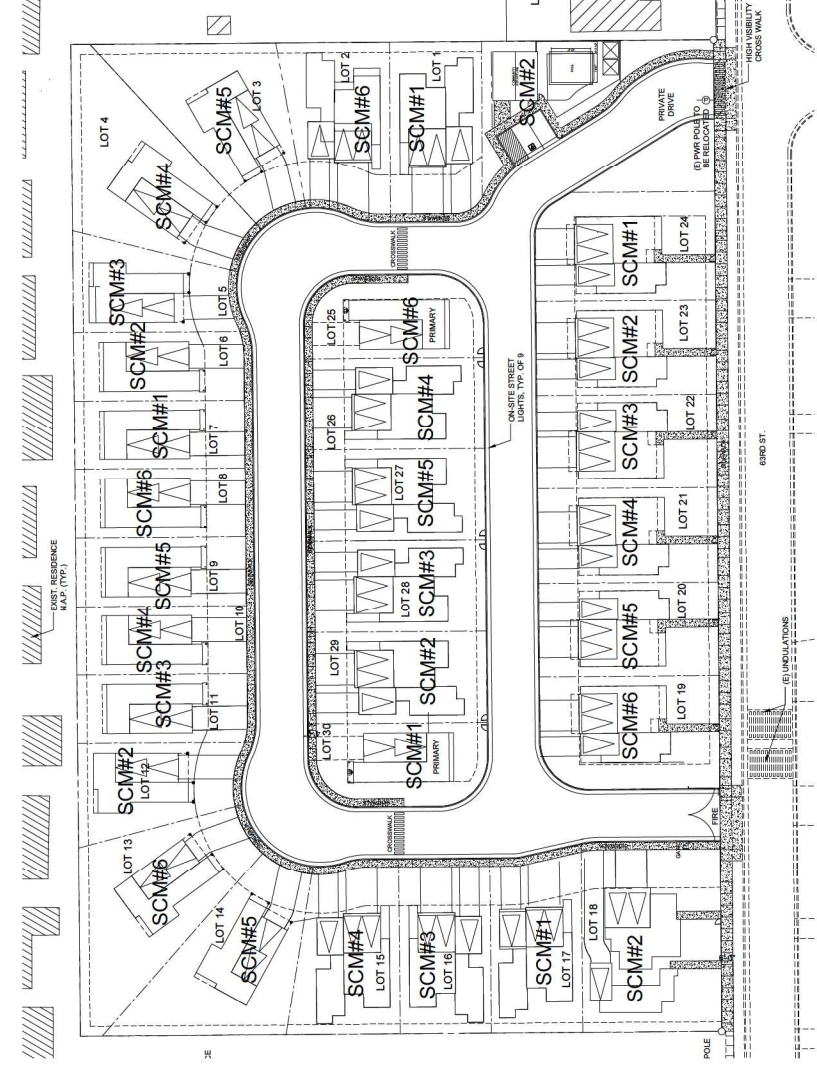
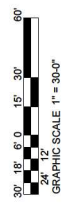
SCHEME #2



SCHEME #6



SCHEME #3



1 EXTERIOR SCHEME PLAN
SCALE: 1" = 30'

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EXTERIOR SCHEME PLAN

SACRAMENTO RESIDENTIAL PROJECT

SP1.2

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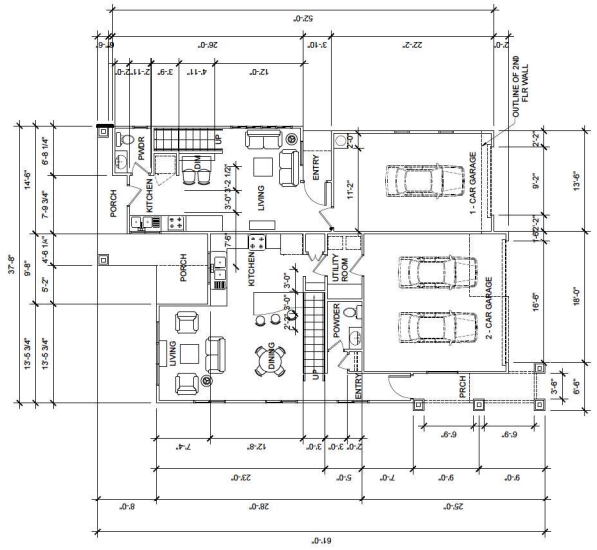
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DESIGN REVIEW — DATE: 01.15.2023

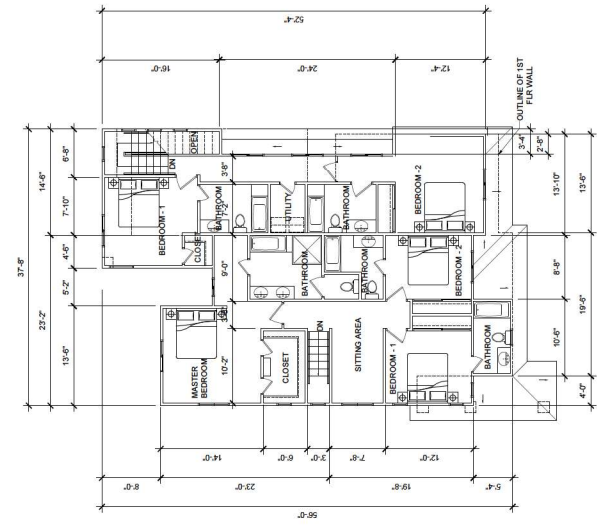
4360 63RD ST SACRAMENTO, CA 95820

SACRAMENTO RESIDENTIAL PROJECT UNIT 'A' — FLOOR PLAN & ROOF PLAN

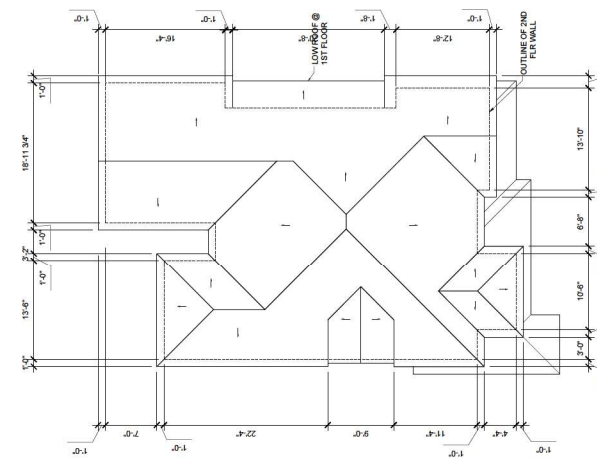
HU1.0



1st FLOOR PLAN - UNIT A
 SCALE: 1/8" = 1'-0"



2nd FLOOR PLAN - UNIT A
 SCALE: 1/8" = 1'-0"



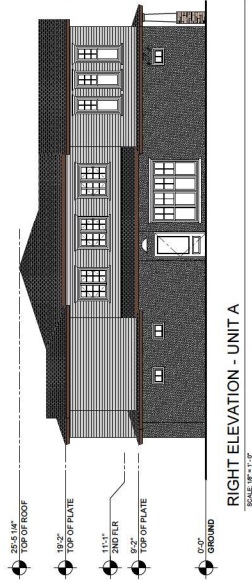
ROOF PLAN - UNIT A
 SCALE: 1/8" = 1'-0"

LOTS 1, 2, 15, 16, 17, 26, 27, 28, 29 (9 UNITS)

FF	SF	TOTAL	FOOTPRINT
PRIMARY			
• CONDITIONED	598	941	1527
• UNCONDITIONED	379		999
ADU			
• CONDITIONED	300	640	1000
• UNCONDITIONED	283		687

* DOES NOT INCLUDE GARAGE

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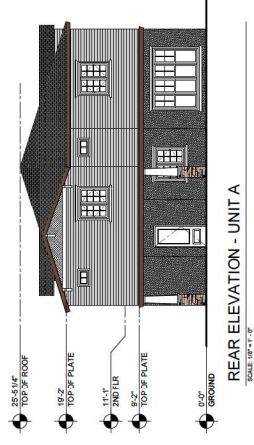
RIGHT ELEVATION - UNIT A

SCALE: 1/8" = 1'-0"



FRONT ELEVATION - UNIT A

SCALE: 1/8" = 1'-0"



REAR ELEVATION - UNIT A

SCALE: 1/8" = 1'-0"



LEFT ELEVATION - UNIT A

SCALE: 1/8" = 1'-0"

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GOLETA, CALIFORNIA 93117
LICENSE # 547265

SACRAMENTO RESIDENTIAL PROJECT UNIT 'A' - EXTERIOR ELEVATIONS

DESIGN REVIEW - DATE: 01.15.2023

4360 63RD ST SACRAMENTO, CA 95820

HU1.1

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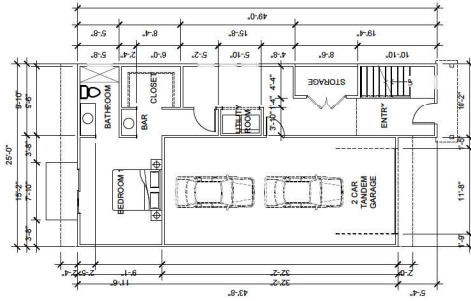
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DESIGN REVIEW — DATE: 01.15.2023

4360 63RD ST SACRAMENTO, CA 95820

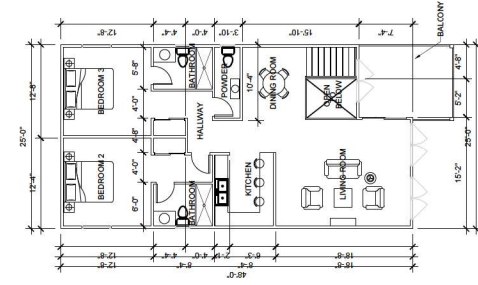
SACRAMENTO RESIDENTIAL PROJECT UNIT 'B' — FLOOR PLAN & ROOF PLAN

HU2.0



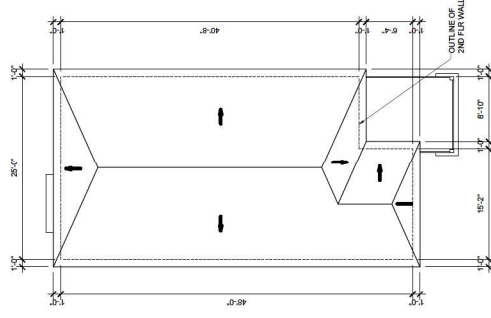
1st FLOOR PLAN - UNIT B

SCALE: 1/8" = 1'-0"



2nd FLOOR PLAN - UNIT B

SCALE: 1/8" = 1'-0"



ROOF PLAN - UNIT B

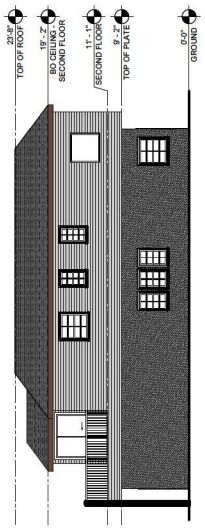
SCALE: 1/8" = 1'-0"

DIAGRAM TBV W/
FINAL FLOOR PLAN

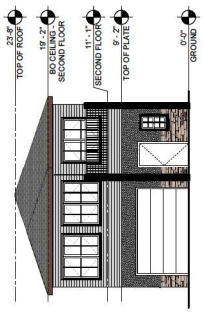
LOTS: 5, 6, 7, 8, 9, 10, 11, 12, 26, 30 (10 UNITS)

PRIMARY	FF	SF	TOTAL	FOOTPRINT
CONDITIONED	625	1,000	2,091	1:146
UNCONDITIONED	466			

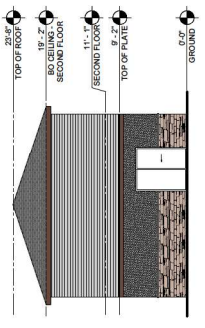
* DOES NOT INCLUDE GARAGE



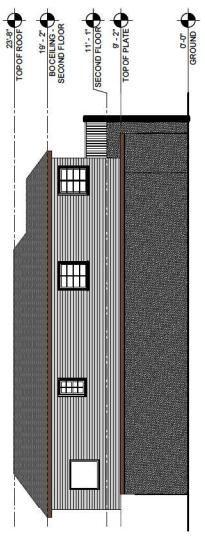
RIGHT ELEVATION - UNIT B
SCALE 1/8" = 1'-0"



FRONT ELEVATION - UNIT B
SCALE 1/8" = 1'-0"



REAR ELEVATION - UNIT B
SCALE 1/8" = 1'-0"



LEFT ELEVATION - UNIT B
SCALE 1/8" = 1'-0"

WESTERN U.S. CONTRACTORS
6060 LA GOLETA ROAD
GOLETA, CALIFORNIA 93117
LICENSE # 547265

NOTE: ELEVATIONS ARE FOR DESIGN INTENT ONLY. TO BE ADJUSTED ACCORDING TO FINAL PLANS ON LATER DATE.

DESIGN REVIEW — DATE: 01.15.2023

SACRAMENTO RESIDENTIAL UNIT 'B' — EXTERIOR ELEVATIONS

4360 63RD ST SACRAMENTO, CA 95820

HU2.1

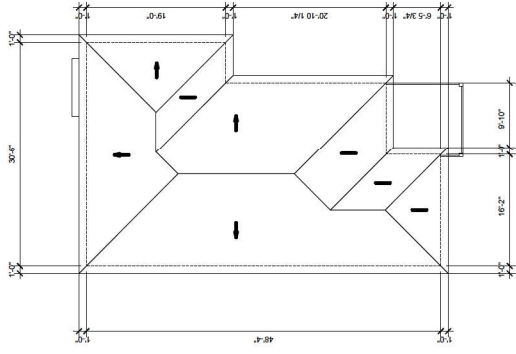
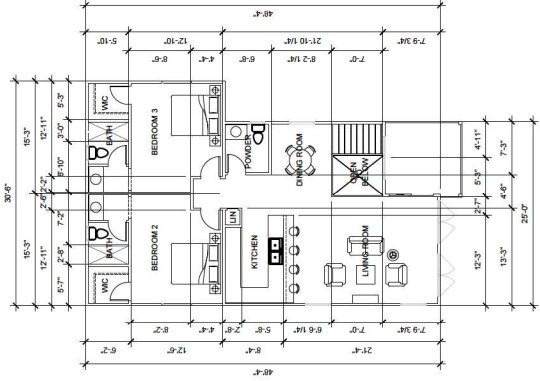
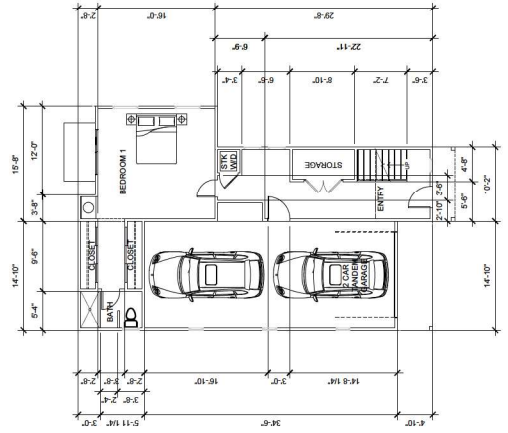
**WESTERN U.S.
CONTRACTORS**
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GOLETA, CALIFORNIA 93117
LICENSE # 547265

DESIGN REVIEW — DATE: 01.15.2023

4360 63RD ST SACRAMENTO, CA 95820

SACRAMENTO RESIDENTIAL PROJECT UNIT 'B1' — FLOOR PLAN & ROOF PLAN

HU3.0

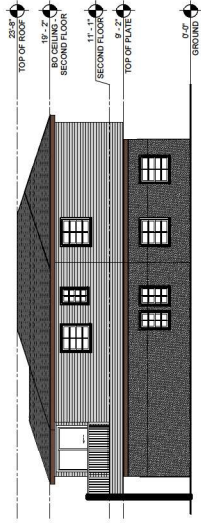


LOTS: 5, 12 (2 UNITS)

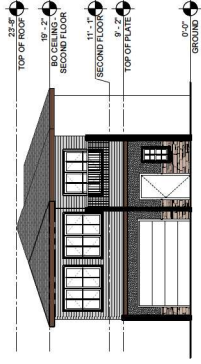
	FF	SF	TOTAL	FOOTPRINT
PRIMARY				
CONDITIONED	860	1004	1734	1213
UNCONDITIONED	466			

* DOES NOT INCLUDE GARAGE

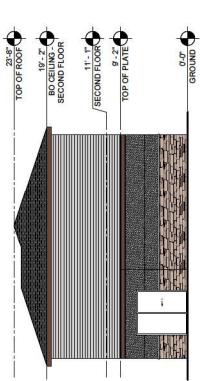
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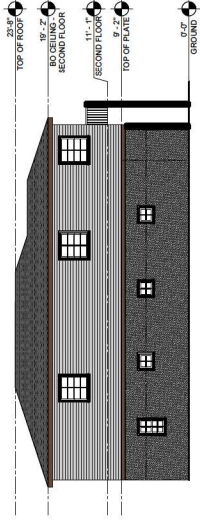
RIGHT ELEVATION - UNIT B1
SCALE: 1/8"=1'-0"



FRONT ELEVATION - UNIT B1
SCALE: 1/8"=1'-0"



REAR ELEVATION - UNIT B1
SCALE: 1/8"=1'-0"



LEFT ELEVATION - UNIT B1
SCALE: 1/8"=1'-0"

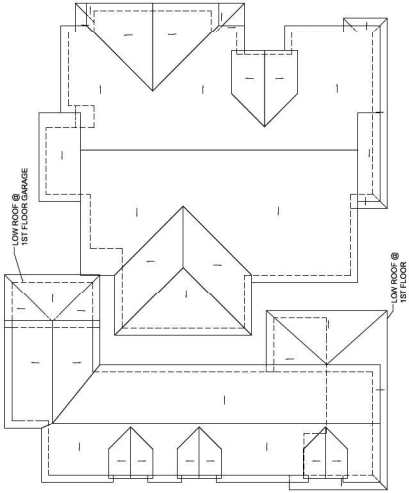
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SACRAMENTO RESIDENTIAL PROJECT UNIT 'B1' - EXTERIOR ELEVATIONS

DESIGN REVIEW - DATE: 01.15.2023

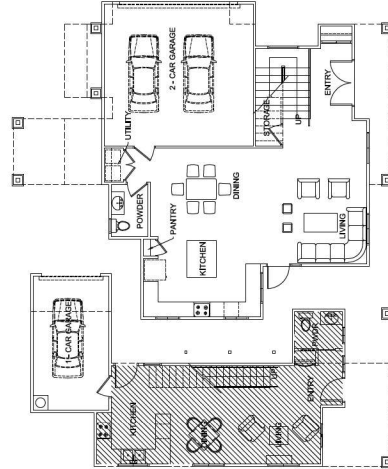
4360 63RD ST SACRAMENTO, CA 95820

HU3.1



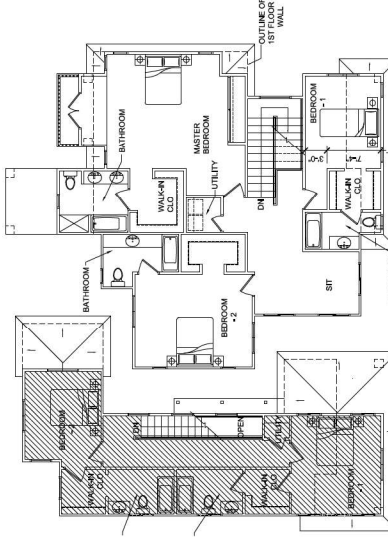
ROOF PLAN - UNIT C

SCALE: 1/8" = 1'-0"



1st FLOOR PLAN - UNIT C

SCALE: 1/8" = 1'-0"



2nd FLOOR PLAN - UNIT C

SCALE: 1/8" = 1'-0"

UDF: 18 (1 UNIT)

	FF	SF	TOTAL	FOOTPRINT
PRIMARY	853	1,294	2,554	1,286
UNCONDITIONED	426			
ADU	427	615	1,277	749
UNCONDITIONED	205			

* DOES NOT INCLUDE GARAGE

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SACRAMENTO RESIDENTIAL PROJECT UNIT 'C' — FLOOR PLANS & ROOF PLAN

HU4.0

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FRONT ELEVATION @ ADU AND PRIMARY - UNIT C
SCALE 1/8" = 1'-0"



REAR ELEVATION @ ADU AND PRIMARY - UNIT C
SCALE 1/8" = 1'-0"



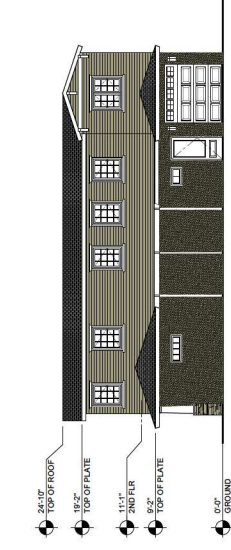
LEFT ELEVATION - UNIT C
SCALE 1/8" = 1'-0"



RIGHT ELEVATION - UNIT C
SCALE 1/8" = 1'-0"



LEFT ELEVATION @ ADU - UNIT C
SCALE 1/8" = 1'-0"



RIGHT ELEVATION @ ADU - UNIT C
SCALE 1/8" = 1'-0"

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SACRAMENTO RESIDENTIAL

UNIT 'C' — EXTERIOR ELEVATIONS

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HU4.1

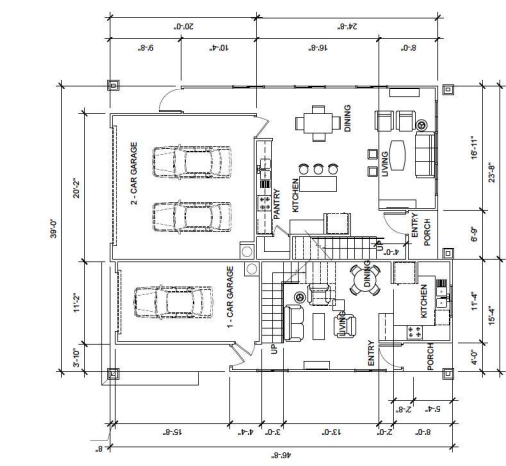
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DESIGN REVIEW — DATE: 03.31.2023

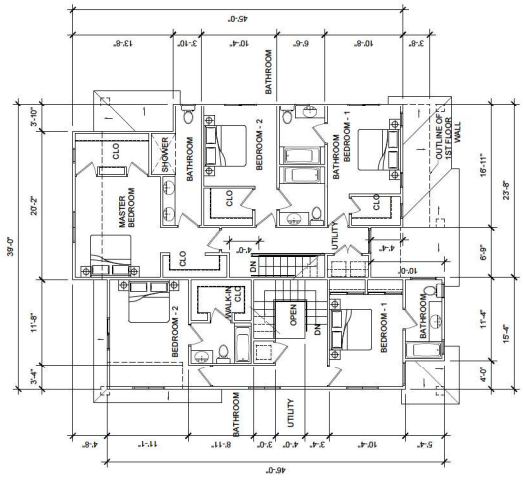
4360 63RD ST SACRAMENTO, CA 95820

SACRAMENTO RESIDENTIAL PROJECT UNIT 'D' — FLOOR PLANS & ROOF PLAN

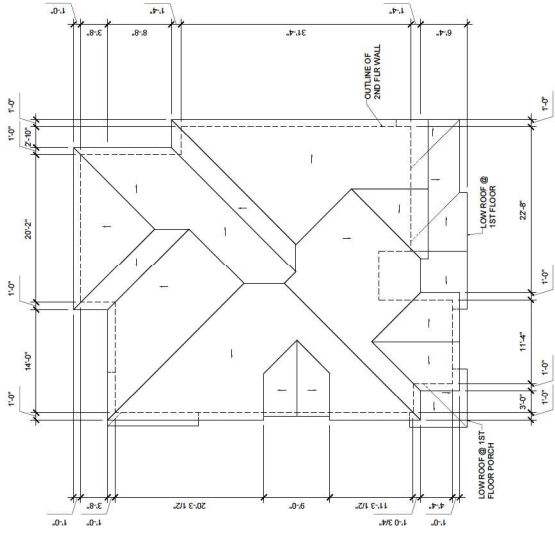
HU5.0



1st FLOOR PLAN - UNIT D
 SCALE: 1/8"=1'-0"



2nd FLOOR PLAN - UNIT D
 SCALE: 1/8"=1'-0"



ROOF PLAN - UNIT D
 SCALE: 1/8"=1'-0"

LOTS: 19, 20, 21, 22, 23, 24 (6 UNITS)

PRIMARY	FF	SF	TOTAL	FOOTPRINT
CONDITIONED	610	962	1,562	1000
UNCONDITIONED	290			
AUD				
UNCONDITIONED	595	602	1,212	610
CONDITIONED	220			

* DOES NOT INCLUDE GARAGE



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SACRAMENTO RESIDENTIAL

UNIT 'D' - EXTERIOR ELEVATIONS

DESIGN REVIEW - DATE: 03.31.2023

4360 63RD ST SACRAMENTO, CA 95820

HU5.1

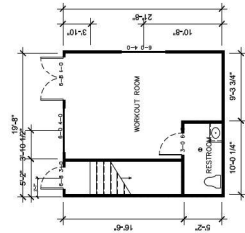
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DESIGN REVIEW — DATE: 01.15.2023

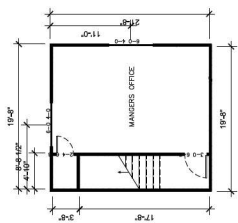
4360 63RD ST SACRAMENTO, CA 95820

SACRAMENTO RESIDENTIAL PROJECT CLUBHOUSE — FLOOR PLAN & ROOF PLAN

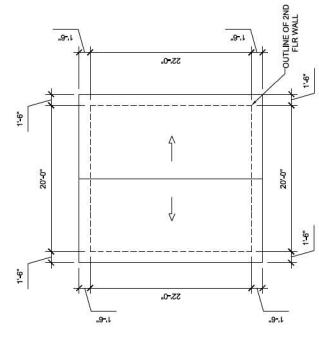
HU6.0



1st FLOOR DIMENSION PLAN - CLUBHOUSE
SCALE: 1/8" = 1'-0"



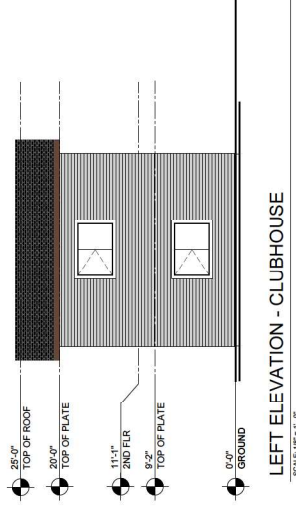
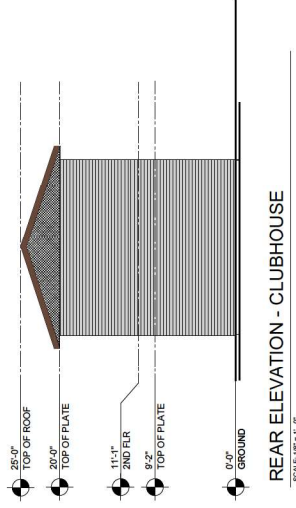
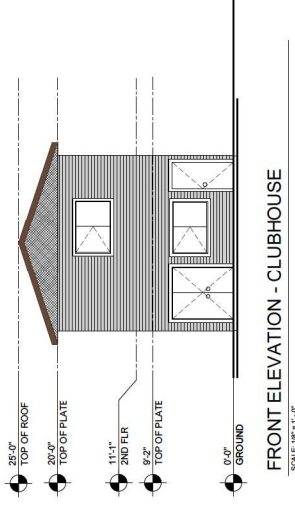
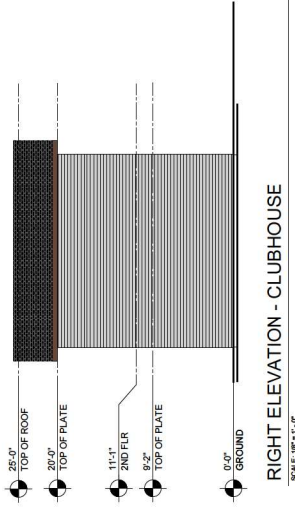
2nd FLOOR DIMENSION PLAN - CLUBHOUSE
SCALE: 1/8" = 1'-0"



ROOF DIMENSION PLAN - CLUBHOUSE
SCALE: 1/8" = 1'-0"

	FF	SF	TOTAL	FOOTPRINT
PRIMARY COMBINED UNCONFINED	412	412	824	440

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SACRAMENTO RESIDENTIAL PROJECT CLUBHOUSE – EXTERIOR ELEVATIONS

DESIGN REVIEW – DATE: 01.15.2023

4360 63RD ST SACRAMENTO, CA 95820

HU6.1



Peabody
engineering

1700 Alhambra Blvd., Suite 102
Sacramento, CA. 95816

Fairhaven

Deviation Justification Statement

The applicant is proposing a single-family residential development project at 4360 63rd Street in the Tahoe Park neighborhood. This proposal seeks to develop the site with a 30-unit single-family residential homes project as well as 20 accessory dwelling units (“ADU”) for a total of 50 new residential units. The project has been designed to have all vehicle circulation internal to the site to reduce impacts to the neighborhood. A gated emergency-only access driveway will be provided at the south end of the project site. This project has also been designed with an emphasis on a small, walkable community with narrow streets with an inclusive aesthetic intended to maintain a traditional residential appearance while ensuring longevity and easy maintenance. The street system within the community will be private.

Private Street System Request

A private street system will be beneficial to the new and existing neighborhood. The proposed housing units along 63rd Street will be facing outward to maintain an inclusive and connected community. The garages of the units along 63rd Street will be at the rear with driveway access from the private street system within the new development. By designing the project in this manner, 63rd Street will be more pedestrian friendly by reducing the number of vehicles crossing pedestrian sidewalks. Also, traffic to and from the units along 63rd Street will be contained within the new development and will help keep traffic congestion on 63rd Street to a minimum.

The project will also provide ample parking for the future residents and their guests. The 30 primary single-family residential units will have an attached two car garage that will provide two parking spaces along with two guest parking spaces in the driveway. The ADUs will have an attached one car garage that will provide one parking space along with one guest parking space in the driveway. To ensure that driveways are utilized for guest parking, residents will be required to park their vehicles inside their respective garages. Additionally, there will be two parking spaces adjacent to the recreation room and pool. Therefore, the entire project will be providing 162 parking spaces for the residents and their guests.

Additionally, the private street system will help contain street parking within the future development, which will prevent spill over to the surrounding neighborhoods. By containing the parking within the residential development, it will reduce impacts and minimize congestion on the streets surrounding the proposed project.



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engineering

1700 Alhambra Blvd., Suite 102
Sacramento, CA. 95816

Furthermore, a private street system will not require any maintenance from the City of Sacramento. The maintenance and upkeep of the proposed private street system will be the responsibility of the new residential development. The private street system will provide access to the units facing 63rd Street, which will help facilitate a more pedestrian friendly street. It will also reduce the impact to the surrounding community by minimizing traffic congestion. The private street system will also help contain street parking within the community and prevent spillover to the surrounding neighborhood.

Private Street Deviation Request

The proposed private street section shall have a 27 foot drive width from back of curb to back of curb with a 4 foot sidewalk on one side. This street section width is less than a public street standard but meets the requirements for emergency access and provides clear traffic circulation through the site. Since these are proposed to be private streets the street width and sidewalk width are requested to deviate from a public standard.

Setback Deviation Request

The proposed deviation from the standard setback requirements for the side-yards is justified in order to provide adequate space for sidewalks and ensure a walkable, pedestrian friendly community. Sidewalks are a critical component of creating a safe and accessible environment for the residents of the neighborhood, while promoting physical activity and healthy lifestyles.

In this neighborhood, the proposed setback deviation will allow for the creation of sidewalks in certain areas that before would have been in the setbacks of side-yards in some lots. By allowing the deviation and the building of these sidewalks, this will provide a more comfortable and accessible experience for pedestrians. Additionally, the sidewalks will improve pedestrian safety by allowing for a clearer separation between pedestrians and vehicular traffic. This is particularly important because of the intended narrow, private street system. Allowing the setback deviation would improve the safety of the pedestrians walking along the streets and allow for a more pedestrian friendly community.

Sincerely,

Ross Peabody



California Tree and Landscape Consulting, Inc.

October 6, 2021

Tahoe Park CA LLC
Attn: Louis Carnesale
701 Shadow Lane, Suite 150
Las Vegas, NV 89105
Via Email: louis@taylorfinancialllc.com

PRELIMINARY ARBORIST REPORT & INVENTORY

RE: 4360 63rd Street, City of Sacramento Jurisdiction [APN 021-0237-017]

Executive Summary

Tahoe Park CA LLC contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the protected trees on the site or within 25' of development for the purpose of processing plans for site improvements. The property falls under the jurisdiction of the City of Sacramento. See Supporting Information Appendix A – Tree Inventory Exhibit.

Dave Mercado, ISA Certified Arborist #WE-7311A, was on site September 14, 2021. A total of 9 trees were evaluated on or overhanging this property, none of which are protected by the City of Sacramento Tree Preservation Code Chapter 12.56. There are 5 trees located off site.

TABLE 1

Tree Species	Trees Inventoried	Trees located on the Parcel ¹	Protected by Sacramento City Tree Preservation Code	Proposed for Removal	Trees impacted by the proposed development and requiring special protection measures
Apricot, <i>Prunus armeniaca</i>	1	1	0	0	TBD
Ash sp., <i>Fraxinus sp.</i>	1	0	0	0	TBD
Italian Stone Pine, <i>Pinus pinea</i>	1	0	0	0	TBD
Loquat, <i>Eriobotrya japonica</i>	2	2	0	0	TBD
Pecan, <i>Carya illinoensis</i>	3	1	0	0	TBD
White Mulberry, <i>Morus alba</i>	1	0	0	0	TBD
TOTALS	9	4	0	0	TBD

See Appendices for specific information on each tree and preservation requirements and/or restrictions.

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.

Methods

Appendix B – Tree Data in this report is the detailed inventory and recommendations for the trees. The following terms and Table A – Ratings Description will further explain our findings.

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 feet 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.

Terms

Tree Location: The GPS location of each tree was collected using the ESRI's ArcGIS collector application on an Apple iPhone or Samsung. The data was then processed in ESRI's ArcMap by Julie McNamara, M.S. GISci, to produce the tree location map.

Tree Measurements: DBH (diameter breast high) 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 Swedish caliper was used to measure the DBH for trees less than 23" in diameter and a steel diameter tape for trees greater than 23". A Stanley laser distance meter was used to measure distances. Canopy radius measurements may also have been estimated due to obstructions.

Terms

Field Tag #	The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree.
City Tag #	The number listed on the City of Sacramento tree inventory in the ARC GIS system found online at: saccity.maps.arcgis.com
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.
DBH	Diameter breast high' 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"
DSH	"Diameter at standard height" is the same as DBH except as follows (according to the City of Sacramento requirements): (1) For a tree that branches at or below 4.5 feet, DSH means the diameter at the narrowest point between the grade and the branching point; and (2) For a tree with a common root system that branches at the ground, DSH means the sum of the diameter of the largest trunk plus one-half the cumulative diameter of the remaining trunks at 4.5 feet above natural grade.
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 Inventory Exhibit 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 inches converted to feet 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)	Fair to Poor	2
Extreme problem(s)	Poor	1
Dead	Dead	0

Rating #0: This indicates a tree that has no significant sign of life.

Rating #1: 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: 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: 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: 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: 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.

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 DBH 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.

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:

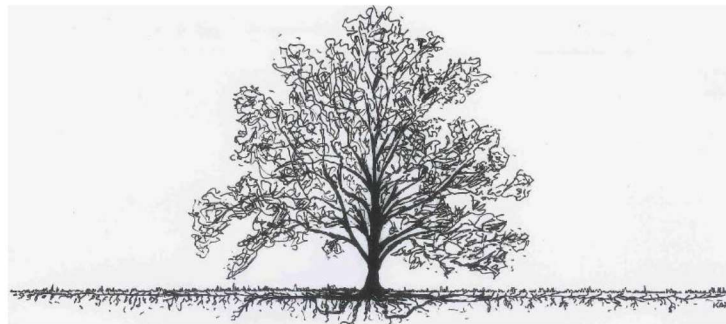
Impact Term:	Long Term Result of Impact:
Negligible	Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone are less than 5%.
Minor	Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Protected 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%.

Discussion

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 County 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. Tree Protection measures should 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.

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 do not necessarily know anything about trees;

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

RECOMMENDATIONS: Summary of Tree Protection Measures for Site Planning

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 can be found in Appendix 2 – Tree Information Data.

- **The stumps of the trees to be removed that are within the root zone of the City trees shall be removed using a backhoe or other piece of grading equipment only with supervision by the project arborist.** Roots from the other nearby trees may have intertwined and will be required to be severed and cut clean during the removal process. Pulling on the stumps with equipment will likely result in the lifting of the asphalt in the parking areas on the adjacent parcels.
- Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site or in the access path. The Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist.
- Clearly designate an area on the site outside the drip line of all trees on the adjacent parcels where construction materials may be stored and parking can take place. No materials or parking shall take place within the root zones of trees to be retained.
- Sewer line installation and trenching inside the root protection zone of trees to remain on the site shall be directly supervised by the project arborist. A hydraulic or air spade may be required for digging and placement of pipes underneath the roots, or boring of deeper trenches underneath the roots.

- Follow all of the General Development Guidelines, Appendix 3, for all trees not identified as requiring special preservation measures in the summary and in Appendix 2.

Report Prepared by:



Edwin E. Stirtz, Consulting Arborist
International Society of Arboriculture
Certified Arborist WE-0510A
ISA Tree Risk Assessment Qualified
Member, American Society of Consulting Arborists

Appendix 1 – Tree Inventory Exhibit

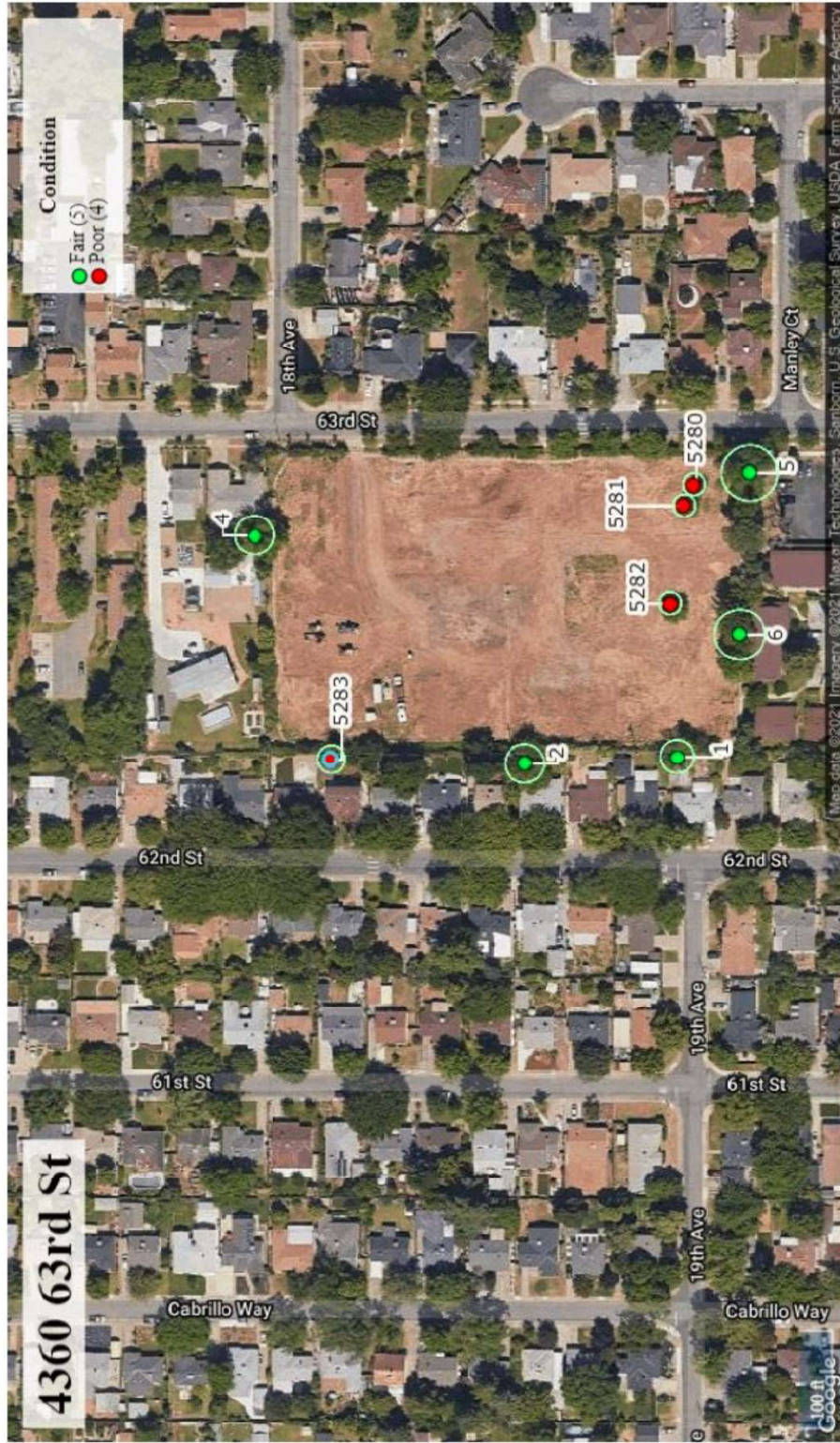
Appendix 2 – Tree Data

Appendix 3 – General Development Guidelines

Bibliography

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**APPENDIX 1
TAHOE PARK CA, LLC.
TREE INVENTORY EXHIBIT**



Prepared by California Tree and Landscape Consulting, Inc.

October 3, 2021

APPENDIX 2 – TREE DATA

Tag #	A Protected City Trees	B Private Protected by Species 12"+ DSH	C Private Protected Undeveloped Commercial 24"+ DSH	D Private Protected Single Fam Res 32"+ DSH	Offsite	Common Name	Latin Name	Condition	DSH	Diameter Measured At (ft)	Crown Spread	Field Notes
1	No	No	No	No	Yes	Ash sp.	<i>Fraxinus sp.</i>	Fair	26	4.5	18	Offsite and overhanging the property 15 feet. Canopy height 16 feet.
2	No	No	No	No	Yes	White Mulberry	<i>Morus alba</i>	Fair	30	4.5	21	Offsite and overhanging the property 18 feet. Canopy height 12 feet.
4	No	No	No	No	Yes	Pecan	<i>Carya illinoensis</i>	Fair	20	4.5	21	Offsite and overhanging fence 15 feet. Vigor fair.
5	No	No	No	No	Yes	Pecan	<i>Carya illinoensis</i>	Fair	28	4.5	30	Offsite and overhanging the property 20 feet. Canopy height 10 feet.
6	No	No	No	No	Yes	Italian Stone Pine	<i>Pinus pinea</i>	Fair	30	4.5	27	Offsite and overhanging the property 20 feet. Canopy height 15 feet.
5280	No	No	No	No	No	Loquat	<i>Eriobotrya japonica</i>	Poor	14	2	12	Tip dieback. Poor crown ratio. Low vigor.
5281	No	No	No	No	No	Loquat	<i>Eriobotrya japonica</i>	Poor	14	2	12	Tip dieback. Poor crown ratio. Low vigor.
5282	No	No	No	No	No	Apricot	<i>Prunus armeniaca</i>	Poor	16	2	12	Oozing from trunk. Tip dieback. Poor crown ratio. Low vigor.
5283	No	No	No	No	No	Pecan	<i>Carya illinoensis</i>	Poor	12	4.5	15	Growing in fence, under power lines and in lines. Poor structure. Fair vigor.

APPENDIX 3 - GENERAL PRACTICES FOR TREE PROTECTION

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, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches 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.



May 15, 2023

Tahoe Park CA LLC
Attn: Louis Carnesale
701 Shadow Lane, Suite 150
Las Vegas, NV 89105
Via Email: louis@taylorfinancialllc.com

SUBJECT: 4360 W. 63rd Street, APN 021-0237-017, Arborist Report Addendum to Add City Trees

Dear Mr. Carnesale,

This letter is an Addendum to the Arborist Report and Inventory dated October 6, 2021, in response to the City's comments requiring the addition of the City owned trees along 63rd Avenue that are proposed for removal. All of the documents are provided as part of the permit documents for the project.

Summary:

City Tree #34627 is the City tree proposed for removal. It is a Chinese Pistace, *Pistacia chinensis*, measuring 15.5" DSH. The tree is in fair condition with an arborist rating of 3 – Minor Problems. The arborist notes are: Fair at base, 1' from sidewalk, swollen trunk at 4', healthy canopy with good vigor, canopy is starting to hang low over street.

Please see Appendices for additional information.

Respectfully submitted,

Nicole Harrison
Registered Consulting Arborist #719
ISA Certified Arborist and Municipal Specialist #WE-6500AM
ISA Qualified Tree Risk Assessor

Attachments:

Appendix 1 Tree Location Map
Appendix 2 Site Photographs

Appendix 1 Tree Location Map



Appendix 2 – Site Photographs



Photo #1. Subject tree.



May 15, 2023

Tahoe Park CA LLC
Attn: Louis Carnesale
701 Shadow Lane, Suite 150
Las Vegas, NV 89105
Via Email: louis@taylorfinancialllc.com

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Summary: There are a total of 3 city street trees proposed for removal to provide driveway access to the project. The tree information is as follows (tree id #'s are the city inventory numbers) - #138891 is a Purple Leaf Plum, *Prunus cerasifera* with a DSH of 3" with a rating of 3. #237682 is a Chinese Pistache, *Pistacia chinensis*, measuring 3.3" DSH with a rating of 3 and #34627 is a Chinese Pistache, *Pistacia chinensis*, measuring 15.5" DSH with a rating of 3. Total inches of city street tree removal = 21.80".

Please see Appendices for additional information.

Respectfully submitted,

Nicole Harrison
Registered Consulting Arborist #719
ISA Certified Arborist and Municipal Specialist #WE-6500AM
ISA Qualified Tree Risk Assessor

Attachments:

Appendix 1 Tree Location Map
Appendix 2 Site Photographs

Appendix 1 Tree Location Map

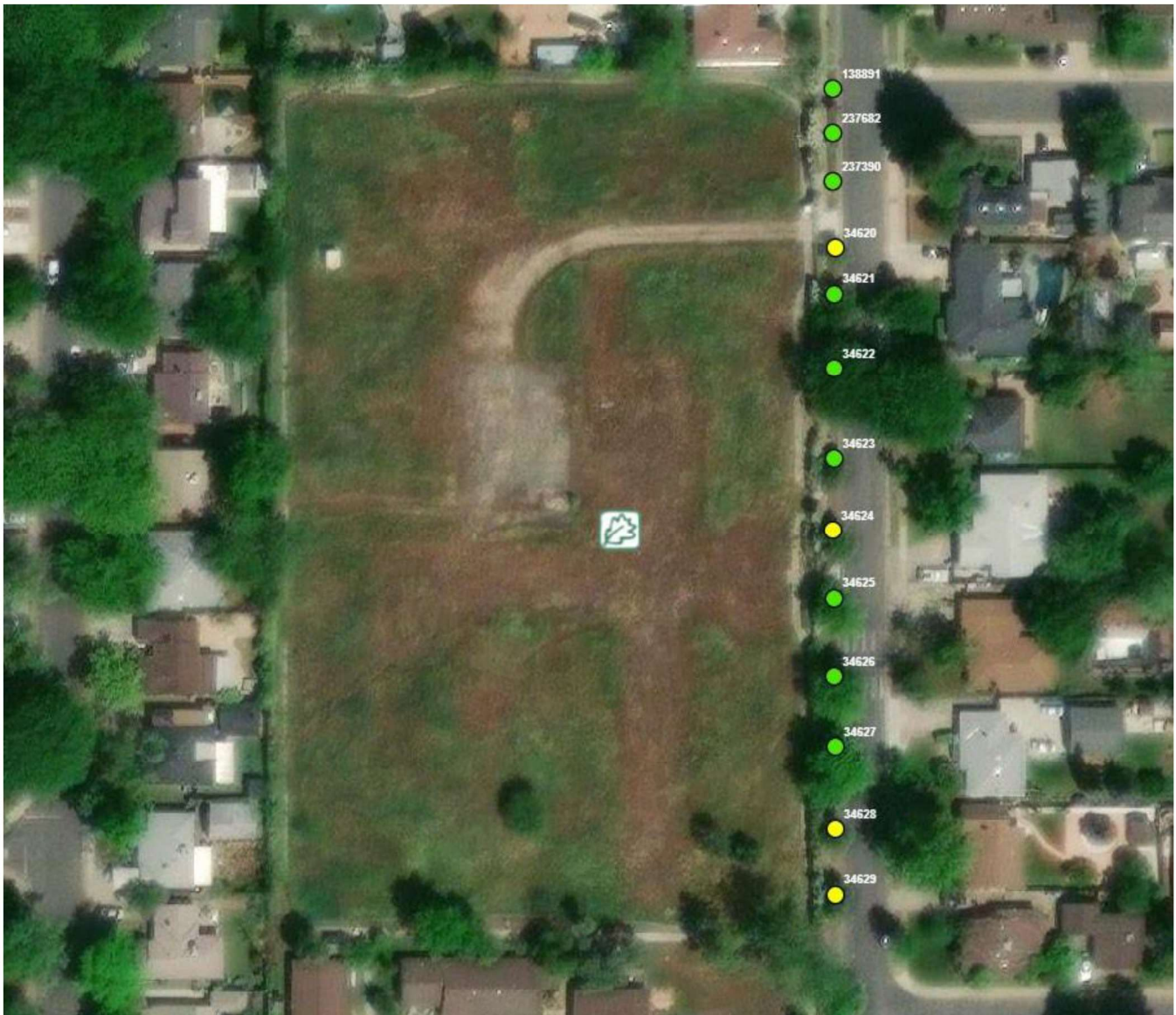




Photo #2. City Tree #237682.



Photo #3. City Tree #34627



July 29, 2022

VIA EMAIL

Daniel Abbes
City of Sacramento Community Development Department
300 Richards Boulevard 3rd Floor
Sacramento, CA 95811

RE: Fairhaven Subdivision (Z22-046)

Dear Daniel Abbes:

Thank you for the opportunity to comment on the Fairhaven Subdivision. The project proposes a single-family residential development project at 4360 63rd Street in the Tahoe Park neighborhood.

Several features of this development are very well done. Civic Thread would like to commend the developer for choosing a location that is near several existing bus stops and with nearby access to the 21st Avenue Parkway. Access to transit and green space will increase options for recreation and mobility. We are also glad to see that the landscape plan includes many large shade trees, which will help mitigate the urban heat island effect and contribute to a pleasant environment for walking. Garages on each lot are oriented towards the private street, reducing the number of potential conflict points for vehicles and pedestrians along 63rd Street, which will be a main access point to the 21st Avenue Parkway. Finally, we would like to commend the inclusion of Accessory Dwelling Units (ADUs) on each lot, which will help support higher housing density in an area that is zoned for low-density residential.

We offer some suggestions to further improve the built environment for pedestrians and bicyclists. First, we highly recommend designating 63rd Street as a Class III "Sharrow" with shared lane markings to signal to drivers that bicyclists will be using the road, and adding safe, high-visibility crosswalks for pedestrians in the two locations where the private street intersects with 63rd Street. We also encourage the developer to upgrade the sidewalk along 63rd Street to further encourage walking. The current sidewalk looks to



be about 3.5 feet wide and the proposed width is unclear in the plans. The 21st Avenue Parkway is located a few blocks to the south, and the sidewalk on 63rd Street will likely be used as a main access point to this green space. We generally recommend a sidewalk width of at least 5 feet to allow pedestrians to walk side-by-side and to provide more of a buffer from vehicles. Even small changes in sidewalk design can create more willingness to walk rather than drive.

The internal sidewalks in the development should also be a minimum of 5 feet wide. At the northern entrance, we would like to see a sidewalk on both sides of the road leading up to the clubhouse and pool and extending past Lot 2 on the site plan. Placing a sidewalk on both sides can help reduce conflicts between vehicles entering or exiting and pedestrians crossing from the sidewalk to the pool or recreation center. We are glad to see that there is already a crosswalk proposed leading to the pool area.

Civic Thread is working to support increased physical activity such as walking and bicycling in local neighborhoods as well as helping to create community environments that support walking and bicycling. The benefits include improved public health and physical fitness, better air quality, a stronger sense of cohesion and safety in neighborhoods, and more sustainable communities and local economies. We are glad to see the features of this plan that are supportive of pedestrian activity and look forward to seeing future routings for this project.

Thank you for the opportunity to provide comments. Should you have questions, please don't hesitate to reach out to me at kcanepa@civicthread.org.

Sincerely,

A handwritten signature in black ink that reads "Kathryn Canepa".

Kathryn Canepa
Project Manager, Civic Thread



July 26, 2022

Danny Abbes, Associate Planner
City of Sacramento Community Development Department
300 Richards Boulevard, 3rd Floor, Sacramento, CA 95811

Subject: Fairhaven Subdivision (Z22-046)

Dear Danny Abbes:

Thank you for providing the Sacramento Metropolitan Air Quality Management District (Sac Metro Air District) with the opportunity to review the Fairhaven Subdivision project. This project includes a request to subdivide an approximately 3.82-acre lot into 30 residential lots, two private streets, and one common lot, and to construct 30 dwelling units and a recreation center within the Single-Unit Dwelling Zone. We offer the following comments on project site improvements and other considerations to benefit air quality.

Multi-Modal Transportation

Sac Metro Air District commends the provision of walkable compact infill housing development, near major Sacramento Regional Transit (SacRT) routes. This type of development is associated with reduced motor vehicle miles traveled (VMT) and resulting polluting emissions. It supports state and regional plans to reduce polluting motor vehicle emissions, including the Sacramento region's [Metropolitan Transportation Plan](#) and Sac Metro Air District's [Sacramento Regional Ozone Attainment Plan and other plans for meeting federal and state air quality standards](#).

To maximize the project potential for low-VMT development, high quality pedestrian and bicycle access are necessary. Pedestrian access is also critical to transit viability. Following are recommendations to improve pedestrian access.

- Pedestrian gates are not depicted at both locations where the pedestrian routes connect to the public sidewalk from the site interior. Pedestrian gates should be provided at both locations.
- Sac Metro Air District commends the pedestrian gates for each unit along 63rd Street and that those units' motor vehicle drives do not directly access 63rd Street. To ensure that these gates provide viable access for regular pedestrian transportation, units along 63rd Street should have pedestrian entrances facing 63rd Street, with a walkway constructed between the entrance and the pedestrian gate onto the public sidewalk there.
- Garage entrances for the outer ring of residential units are substantially closer to the street than are pedestrian entrances. This prioritizes motor vehicle transportation, is not supportive of pedestrian transportation. Sac Metro Air District recommends residential unit designs that

place the pedestrian entrances and some residential living area closer to the street than the garage entrances.

- Sac Metro Air District recommends providing sidewalks / pedestrian routes along the frontage of the outer ring of residential units, as are provided along the frontage of the inner ring of residential units. These routes should include pedestrian access to the clubhouse, with crossings to access the pedestrian routes that connect to the public sidewalk from the site interior. This measure would improve pedestrian access from those units to the 63rd Street sidewalk and to destinations in the project neighborhood, such as transit stops.
- The proposed fencing is not depicted in project plans. To allow a fully pedestrian-supportive environment along the 63rd Street sidewalk, fencing along 63rd Street should provide visual access to the street, for example open iron fencing. Fencing that creates a visual barrier between project residential units and the public sidewalk would not be optimally supportive of the pedestrian environment. [“Eyes on the street,” or natural surveillance](#), which is provided by building access to sidewalks, is a pedestrian safety feature that contributes to hospitable pedestrian conditions overall.

Urban Heat Island Effect

The following comments and recommendations are consistent with the [City of Sacramento Climate Action Plan](#) Policy LU 2.6.8, which stipulates that “The City shall reduce the ‘heat island effect’ by promoting and requiring, where appropriate, such features as reflective roofing, green roofs, light-colored pavement, and urban shade trees and by reducing the unshaded extent of parking lots.”

- Sac Metro Air District recommends that all new structures utilize certified cool roofs. [The 2019 California Building Energy Efficiency Standards](#) suggests an aged solar reflectance of at least 0.63 for low-sloped roofs and at least 0.20 for steep-sloped roofs, and minimum thermal emittance of 0.75. Project plans show “Presidential Shake” roofing, and one of the roofing colors shown meets these criteria for steep-sloped roofs, according to the Cool Roof Rating Council [product directory of roofs](#). Please reference this directory to find other “Presidential Shake” colors that meet the above criteria for cool roofs.
- Sac Metro Air District recommends that landscaping incorporate new trees to shade new and existing pavements and structures to the full extent feasible. We commend the tree plantings in each front yard, shown in the project landscaping plans. We recommend selecting air-quality supportive tree species for these plantings, with approximately 35-foot canopies. A list of air quality supportive tree species is available in the Sacramento Tree Foundation’s [Shady Eighty guide](#), along with information for each species on tree shade canopy, distance between plantings, and more.

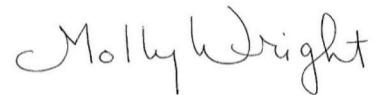
Construction

As a reminder, all projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction. Please visit our website to [find a list of the most common rules that apply at the construction phase of projects](#). Projects undergoing any CEQA review must implement Sac Metro Air District [Basic Construction Emission Control Practices](#), also available on our website, to help avoid significant construction-related air quality impacts.

Conclusion

Thank you for your attention to our comments. If you have questions about them, please contact me at mwright@airquality.org or (279) 207-1157.

Sincerely,

A handwritten signature in cursive script that reads "Molly Wright".

Molly Wright, AICP
Air Quality Planner / Analyst

c: Paul Phillely, AICP, Program Supervisor, Sac Metro Air District



Isaac Gonzalez
President
Tahoe Park Neighborhood Association
PO Box 162162
Sacramento, CA 95816
president@tahoe-park.org
916-613-3940

June 8, 2023

Mr. Daniel Abbes
Associate Planner
City of Sacramento
300 Richards Blvd, 3rd Floor
Sacramento, CA 95811

Subject: Letter of Support for the Fairhaven Residential Project

Dear Ms. Abbes,

I am writing on behalf of the Tahoe Park Neighborhood Association to express our support for the Fairhaven residential development project under review.

The Fairhaven project, as we understand it, is designed to enhance our community by providing a diverse array of housing options. It promises a walkable, pedestrian-friendly environment with an emphasis on accessibility, integrating a vacant lot on 63rd Street into the community. This resonates with our vision for Tahoe Park, promoting a neighborhood feel for families in various stages of life.

The proposed plan goes beyond merely building houses by incorporating outdoor amenities such as a barbecue area, swimming pool, common areas, and landscaped garden areas that will enhance the communal life of our neighborhood. Each of the three-bedroom primary units and two-bedroom accessory units will have an attached garage, along with additional parking, ensuring convenience for all residents.

Tahoe Park Neighborhood Association • P.O. Box 162162 • Sacramento, CA
95816
www.tahoe-park.org



While the Fairhaven project is designated as a traditional neighborhood low-density zone, the innovative design promises a somewhat higher density, making it a unique infill project in our community. In a city where the need for housing is great, this style of housing will provide many opportunities for individuals who may not currently have the means to live in Tahoe Park.

The neighborhood association also appreciates the consistent outreach from the applicants over the years, keeping us informed about the project's progress and potential impact on our community. Their dedication to involving surrounding neighbors closest to the project has demonstrated a commitment to ensuring the development benefits all and does not detract from anyone's quality of life.

We, as a community, are always eager to support such inclusive and thoughtfully designed projects that cater to the needs of our residents and the city as a whole. Hence, we support the Fairhaven residential project and look forward to witnessing its positive contribution to our neighborhood.

Thank you for your time and consideration.

Best regards,

Isaac Gonzalez
President
Tahoe Park Neighborhood Association

From: [corinne koenig](#)
To: [Daniel Abbes](#)
Subject: Project Z22-046
Date: Wednesday, June 21, 2023 5:22:38 PM

Hello Mr. Abbes,

I would like to voice my concerns about this project.

I live in the area that this Fairhaven Subdivision is proposed to be built in. I OBJECT TO THIS WITH ALL MY HEART AND SOUL.

1. How would you feel if this “project” was being built in your neighborhood?
2. This is close to a High School and 3 Elementary Schools, Churches and Sac State Housing too!
3. It puts us residents in danger as well. Our area will not be safe to raise our families and protect our elders who have worked hard their whole lives and are now retired and at home enjoying their retirements. Crime will surge in this area if this is allowed to go through. Little children will not be safe. Adults will not be safe.
4. PROPERTY VALUES WILL PLUMMET.... Big time and those retirees who deserve to be safe monetarily will be affected by that.
4. I ask EVERYONE INVOLVED WITH THIS TO PUT YOURSELVES IN OUR SHOES. HOW WOULD YOU LIKE SOMETHING LIKE THIS TO HAPPEN IN THE AREA WHERE YOU LIVE?
5. There is a work order to remove trees that have been standing for almost a 100 yrs. Please do not let this go through. Please.

God Bless you and your committee in doing the right thing with this project and by that I mean your success in stopping it from going through.

PLEASE MAKE THIS RIGHT! Our families here are worried and very concerned.

Thank you very much. Please do the right thing here. Please!!!

Corinne

From: jlcassell@sbcglobal.net
To: [Daniel Abbes](#)
Cc: [Eric Guerra](#)
Subject: Fairhaven Site
Date: Wednesday, August 31, 2022 1:54:24 PM

Dear Daniel, I was surprised to learn about a proposed for development of the Fairhaven site that supposedly has had “outreach for a year” from the developer.

I live at 4171 63rd Street. Since 63rd Street has only 3 exit points (18th Street, 14th Avenue, and 21st Avenue) – the whole street between 14th and 21st will be impact by the 50 homes proposed at this site. “Outreach” should encompass all of 63rd street.

From what I understand these units will be rentals – which certainly will not benefit our area. Our street is already overburdened with rental units and I am disappointed that the city would even consider adding more to our street.

I would like to receive any documents and plans for this development. The materials I found on the Agency Counter site contain no detailed plans on timing of development.

I would appreciate being on the mailing list for further updates on this proposed project.

Jodi Cassell