Robla Estates Subdivision (P21-009) [Noticed 06/08/2023; Passed for Publication 06/13/2023; Published 06/14/2023]
File ID: 2023-00740

Location: 5240 Rio Linda Boulevard, APNs: 226-0062-014-0000, District 1, Represented by Councilmember Kaplan

Recommendation: Conduct a public hearing and upon conclusion, adopt 1) Resolution adopting the Mitigated Negative Declaration and the Mitigation Monitoring Plan; 2) a Resolution adopting a General Plan Amendment to change the General Plan land use designation from Suburban Neighborhood Low Density (SNLD) to Suburban Neighborhood Medium Density (SNMD); and 3) an Ordinance rezoning ±19.58 acres from the Agriculture zone (A) to the Multi-Unit Dwelling zone (R-2A); and d) a resolution adopting project entitlements including a Tentative Subdivision Map to subdivide one parcel into 177 residential lots, and 32 lots for common facilities including alleys, public and private open space, landscaping, water detention, and a public park; Site Plan and Design Review of the tentative subdivision map with deviations to reduce the minimum required lot depth, lot size, lot coverage, and minimum required public street frontage; and for the construction of 177 single-unit dwellings with five house models/plans and four elevations; and a Tree Permit to remove 40 City street trees and two private protected trees.

Contact: Jose Quintanilla, Associate Planner, 916-808-5879, JQuintanilla@cityofsacramento.org; Garrett Norman, Senior Planner, 916-808-7934, GNorman@cityofsacramento.org, Community Development Department.

Presenter: Jose Quintanilla, Associate Planner, 916-808-5879, JQuintanilla@cityofsacramento.org

Applicant: Ralph Swift, 5330 Rio Linda LLC, P.O. Box 3038, Granite Bay, CA 95746

Property Owner: Same as Applicant

Attachments:
01-Description/Analysis
02-Background
03-Resolution: Mitigated Negative Declaration and Mitigation Monitoring Plan
04-Exhibit A: Mitigation Monitoring Plan
Additional Description/Analysis

Issue Detail: The applicant is requesting entitlements to subdivide one parcel measuring a total of ±19.58 gross acres into 177 residential lots, and 32 parcels for common lots including alleys, private open space, landscaping, water detention, and a public park. The project site is immediately west of the Sacramento Northern Bike Trail (a Class I multi-use trail), south of Rio Linda Creek and the Walter S. Ueda/Dry Creek Parkway and to the southwest of the Rio Linda Airport.

The project site is currently zoned Agriculture (A) which does not allow for single-unit dwelling development and therefore requires a rezone to the R-2A zoning designation that allows for the proposed residential development. The project also includes a General Plan amendment to redesignate the land from Suburban Neighborhood Low Density (SNLD) to Suburban Neighborhood Medium Density (SNMD). The SNMD designation allows for higher density that is more compatible with the proposed R-2A zoning and lot sizes. The proposed project requires a recommendation from the Planning and Design Commission and a final decision by the City Council because of the rezone and general plan amendment requests.

Accordingly, this project requires the following entitlements:

1) **General Plan Amendment** from Suburban Neighborhood Low Density (SNLD) to Suburban Neighborhood Medium Density (SNMD).

2) **Rezone** from the Agricultural (A) zone to the Multi-Unit Dwelling (R-2A) zone.

3) **Tentative Subdivision Map** to subdivide one parcel into 177 residential lots, and 32 lots for common facilities including alleys, public and private open space, landscaping, water detention, and a public park.

4) **Site Plan and Design Review** of the tentative subdivision map with deviations to reduce the minimum required lot depth, lot size, lot coverage, and minimum required public street frontage; and for the construction of 177 single-unit dwellings with five house models/plans and four elevations.
5) Tree Permit to remove 40 City trees and two private protected trees.

Public/Neighborhood Outreach and Comments: As part of the application review process, the proposed project was routed to Preservation Sacramento, Civic Thread (formerly WALKSacramento), Sacramento Area Bicycle Advocates, Region Builders, House Sac, Environmental Council of Sacramento, Sacramento Housing Alliance, North Sacramento Chamber of Commerce, Robla Neighbors United, and Robla Park Community Association.

Staff received comments from CivicThread, SMAQMD (Sacramento Metropolitan Air Quality Management District), and SABA (Sacramento Area Bicycle Advocates). All comments received are included in Attachment 15 and are summarized below. Besides general inquiry phone calls from adjacent property owners, staff received no additional comments.

Civic Thread: In their letters, Civic Thread requested that trees are planted strategically along the public streets to provide shade to the unshaded alleys; connections be made from the proposed development to the city bike trail to the east; and improved pedestrian connectivity at the roundabout. Additionally, they recommended that any proposed fencing on the eastern portions of the property which are adjacent to the bike trail be transparent or removed altogether for easier access to the trail. Lastly, Civic Thread expressed concern with the lack of commercial in the area that would be easily accessible to residents.

In response to comments received from CivicThread and City staff, the applicant added access points from the proposed development to the existing Class I bike trail located to the east. As a result, the project has three points of access to the bike trail.

As mentioned in their letter, this area lacks a strong commercial base. With the addition of residential development at a higher density, it is anticipated that commercial development will likely follow because additional rooftops bring a need for services and increase the amount of disposable income in the area. There are several vacant properties that are zoned for commercial uses along Rio Linda Boulevard.

Lastly, the applicant has provided a landscaping plan which adequately replaces the number of trees removed with new trees proposed along the public streets, at all open space areas, pedestrian paseos, and at the end of the alleys.

SMAQMD: In their letters, the Air District commended the changes made to the proposed project during the review process. The Air District’s recommendations throughout the process included comments requesting improvements be made to the active transportation components of the project, including providing shade for pedestrian paths and providing pedestrian connections to the bike trails.

As mentioned previously the applicant worked throughout the process to ensure that paths to all recreation opportunities, including the bike trail, were convenient to users and were adequately considered in landscaping plans.

SABA: In their letter, SABA expressed their support for the rezone for its effect on easing the housing shortage in Sacramento, particularly through more dense development than the low-density development predominant in the area. SABA also commended the connections to the bike trail but expressed a desire for safer bike lanes in the area.
Public Comments: Staff received and answered questions about the project from nearby property owners. Staff has not received additional comments and there is no known opposition to the project.

Staff posted the site with an early notice sign at time of planning application submittal. Staff also mails public hearing notices to all property owners, residents, and neighborhood groups within 500 feet of the project site and posts the site 10 days prior to the public hearing. At the time of writing this report, staff has not received any additional comments, aside from those mentioned above, on the project in response to the noticing.

Policy Considerations:

General Plan

The proposed General Plan designation for the project site is Suburban Neighborhood Medium Density (SNMD). Suburban neighborhoods will continue to be the predominant residential development pattern in existing neighborhoods. The SNMD designation provides for low-intensity housing and neighborhood-support uses including detached and attached single-unit residential units and multi-unit dwelling developments. This designation allows for a minimum density of seven dwelling units per net acre and a maximum density of 17 dwelling units per net acre. The proposed project’s density is 14.15 dwelling units per net acre.

Staff finds that the project is consistent with the following General Plan goals and policies:

Goal LU 1.1 Growth and Change. Support sustainable growth and change through orderly and well-planned development that provides for the needs of existing and future residents and business, ensures the effective and equitable provision of public services, and makes efficient use of land and infrastructure.

Policy LU 1.1.1 Regional Leadership. The City shall be the regional leader in sustainable development and encourage compact, higher-density development that conserves land resources, protects habitat, supports transit, reduces vehicle trips, improves air quality, conserves energy and water, and diversifies Sacramento’s housing stock.

Policy LU 1.1.5 Infill Development. The City shall promote and provide incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provisions of infrastructure) for infill development, reuse, and growth in existing urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability.

This proposed project is a compact, medium density residential development which integrates into the existing community through the provision of pedestrian connections to existing and proposed green spaces, as well as a well-designed road network with a dual-lane roundabout which will accommodate the traffic generated by the project and with anticipation of future traffic expected on Rio Linda Boulevard.

Goal LU 2.1 City of Neighborhoods. Maintain a city of diverse, distinct, and well-structured neighborhoods that meet the community’s needs for complete, sustainable, and high-quality living
environments, form the historic downtown core to well-integrated new growth areas.

**Policy LU 2.1.1 Neighborhoods as a Basic Unit.** Recognizing that Sacramento’s neighborhoods are the basic living environments that make-up the city’s urban fabric, the City shall strive through its planning and urban design to preserve and enhance their distinctiveness, identity, and livability from the downtown core to well-integrated new growth areas.

**Policy LU 2.1.3 Complete and Well-Structured Neighborhoods.** The City shall promote the design of complete and well-structured neighborhoods whose physical layout and land use mix promote walking to services, biking, and transit use; foster community pride; enhance neighborhood identity; ensure public safety; are family-friendly and address the needs of all ages and abilities.

**Policy LU 2.1.8 Neighborhood Enhancement.** The City shall promote infill development, reuse, rehabilitation, and reuse efforts that contribute positively (e.g., architectural design) to existing neighborhoods and surrounding areas.

The project provides an internal circulation network which accounts for the adjacent bicycle trail. The project has been designed and will be conditioned to develop with homes fronting all public streets, with minimal lots that have homes with their “backs” to the public realm.

**Goal LU 2.3 City of Trees and Open Spaces.** Maintain multi-functional “green infrastructure” consisting of natural areas, open space, urban forest, and parkland, which serves as a defining physical feature of Sacramento, provides visitors and residents with access to open space and recreation, and is designed for environmental sustainability.

**Policy LU 2.3.2 Adjacent Development.** The City shall require that development adjacent to parks and open spaces complements and benefits from this proximity by:

- Preserving physical and visual access
- Requiring development to front, rather than back, onto these areas
- Using single-loaded streets along the edge to define and accommodate public access
- Providing pedestrian and multi-use trails
- Augmenting non-accessible habitat areas with adjoining functional parkland
- Extending streets perpendicular to parks and open space and not closing off visual and/or physical access with development
- Addressing the operations, maintenance, and public safety needs of the Local Maintaining Agencies (LMA).

Trees and open space are an important facet of the community fabric of Sacramento. This project will remove a number of existing City and private protected trees to accommodate the development; however, the provided landscape plan has been reviewed by the Urban Forestry Division of the Department of Public Works and shows adequate tree replacement throughout the development. Additionally, the project provides for an interconnected network of pedestrian paths internal to the...
development and provides three points of access to the existing bike trail to the east. Lastly, the applicant has worked with staff to ensure that the subdivision’s layout minimizes or eliminates lots that back onto private and public open spaces, which is essential for providing “eyes” onto these spaces and creating a safe environment. This is also achieved through the provision of single-loaded streets (streets with homes on one side of the street only) adjacent to the proposed public park.

**Goal LU 2.5 City Connected and Accessible.** Promote the development of an urban pattern of well-connected, integrated, and accessible neighborhoods corridors, and centers.

**Policy LU 2.5.1 Connected Neighborhoods, Corridors, and Centers.** The City shall require that new development, both infill and greenfield, maximizes connections and minimizes barriers between neighborhoods corridors, and centers within the city.

*Developing this vacant parcel on the periphery of the city will provide an additional tax base to support the commercially zoned parcels along Rio Linda Boulevard. The internal circulation for vehicles and pedestrians will have access to these commercially zoned parcels in addition to amenities surrounding and proposed with the subdivision.*

**Goal LU 2.6 City Sustained and Renewed.** Promote sustainable development and land use practices in both new development, reuse, and reinvestment that provide for the transformation of Sacramento into a sustainable urban city while preserving choices (e.g., where to live, work, and recreate) for future generations.

**Policy LU 2.6.1 Sustainable Development Patterns.** The City shall promote compact development patterns, mixed use, and higher-development intensities that use land efficiently; reduce pollution and automobile dependence and the expenditure of energy and other resources; and facilitate walking, bicycling, and transit use.

*The proposed project is a higher density residential project with smaller lots ranging in size from 1,949 square feet to 3,257 square feet. Compact development patterns use available land more efficiently. Additionally, with a larger residential base in the area, the project can serve as a catalyst for commercial development along the Rio Linda Boulevard corridor.*

**Goal LU 2.7 City Form and Structure.** Require excellence in the design of the city’s form and structure through development standards and clear design direction.

**Policy LU 2.7.4 Public Safety and Community Design.** The City shall promote design of neighborhoods, centers, streets, and public spaces that enhances public safety and discourages crime by providing street-fronting uses (“eyes on the street”), adequate lighting and sight lines, and features that cultivate a sense of community ownership.

**Policy LU 2.7.6 Walkable Blocks.** The City shall require new development and reuse and reinvestment projects to create walkable, pedestrian-scaled blocks, publicly accessible mid-block and alley pedestrian routes where appropriate, and sidewalks appropriately scaled for the anticipated pedestrian use.

*The applicant worked with staff to ensure that the proposed subdivision design integrates well with the existing neighborhood and amenities. Internally, the project provides an extensive pedestrian and bicycle network through the provision of pedestrian paths and connections to the existing bike trail to*
The project site is located within the North Sacramento Community Plan Area of the General Plan. The General Plan identifies the Community Plan Area as representing a diversity of suburban residential, light industrial, and contemporary office uses. There is some vacant land in North Sacramento, but parcels are oddly shaped and lack infrastructure, which constrains development potential.

There are no applicable goals or policies in the North Sacramento Community Plan for this project or
Subdivision Review Committee (SRC): The proposed Tentative Subdivision Map and Tentative Subdivision Map Design Deviations were heard by the Subdivision Review Committee on April 19, 2023. The Tentative Subdivision Map conditions of approval were accepted by the applicant, forwarded by the committee to the Planning and Design Commission, and are included as conditions of approval for this project.

Economic Impacts: The proposed subdivision will provide opportunities for residents in the region to purchase market-rate homes in District 1.

Environmental Considerations: The City of Sacramento prepared a Mitigated Negative Declaration (MND) for the Robla Estates Subdivision project (P21-009). In accordance with the California Environmental Quality Act (CEQA), the MND was circulated for a 30-day public review period which ended on September 5, 2022. The comment period was also advertised in a newspaper of general circulation. A notice of availability / notice of intent to adopt an MND was posted in the County Clerk’s Office and was sent to applicable regulatory agencies, neighborhood associations, and stakeholders in the project area.

The city received 5 letters/emails during the public comment period. Each of the comments addressed the project site and conditions as they relate to the particular areas of concern of the respective commenting agency, company, or organization. The comments from the City’s Department of Utilities, California Department of Fish and Wildlife, Central Valley Regional Water Quality Control Board, the California Department of Transportation, and Sacramento Metropolitan Air Quality Management District are acknowledged by the City and have been considered as part of the project planning and its implementation. The comments received did not identify any new significant effect, increase in severity of an impact identified in the Mitigated Negative Declaration, or provided significant new information. In response Staff has made clarifications and minor modifications to the MND as reflected in the revised MND and Response to Comments memo posted on the City’s CDD EIR webpage. The revised MND along with the comments and responses do not create any circumstances identified in CEQA Guidelines Section 15073.5 that would require recirculation.

The Environmental Services Manager has determined that adoption of the Mitigated Negative Declaration and Mitigation Monitoring Plan are appropriate actions under the CEQA. The initial study/MND for the project, and the MND revisions, comments and responses are available at the Community Development Department’s EIR webpage located at the following:

http://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports

200-Year Flood Protection: 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 developments 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.

**Sustainability:** The project will develop homes on smaller lots which allows for a greater density in the area and contributing to the reduction of vehicle miles traveled with increased connections to the Rio Linda Bike Trail.

**Commission/Committee Action:** On May 25, 2023, the Planning and Design Commission passed a unanimous motion recommending approval of the project to the City Council.

**Rationale for Recommendation:** Staff recommends the City Council approve the requested entitlements based on the findings of fact and conditions of approval attached to this report. Planning staff supports the Robla Estates Subdivision project as it is consistent with the goals and policies of the general plan and offers the city and the area much needed housing, public park space, and occupies a large vacant and underutilized site. Additionally, with development of residential in this area it is likely that with the added tax base there will be a need for services in the area that can spur development at the commercially zoned properties along Rio Linda Boulevard.

**Financial Considerations:** Not Applicable.

**Local Business Enterprise (LBE):** No goods or services are being purchased under this report.
Background Information

The applicant is requesting entitlements to subdivide one parcel measuring a total of ±19.58 gross acres into 177 residential lots, and 32 lots for common facilities including alleys, public and private open space, landscaping, water detention, and a public park.

The requested entitlements include:

1) **General Plan Amendment** from Suburban Neighborhood Low Density (SNLD) to Suburban Neighborhood Medium Density (SNMD).

2) **Rezone** from the Agricultural (A) zone to the Multi-Unit and Dwelling (R-2A) zone.

3) **Tentative Subdivision Map** to subdivide one parcel into 177 residential lots, and 32 lots for common facilities including alleys, public and private open space, landscaping, water detention, and a public park.

4) **Site Plan and Design Review** of the tentative subdivision map with deviations to reduce the minimum required lot depth, lot size, lot coverage, and minimum required public street frontage; and for the construction of 177 single-unit dwellings with five house models/plans and four elevations.

5) **Tree Permit** to remove 40 City trees and two private protected trees.

Site History

The project site is currently vacant with no onsite improvements. Aerial imagery indicates that the site has never been developed.

<table>
<thead>
<tr>
<th>Table 1: Site and Project Information</th>
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<tbody>
<tr>
<td><strong>Existing General Plan Designation:</strong></td>
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<td><strong>Proposed General Plan Designation:</strong></td>
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<tr>
<td><strong>Existing Zoning of Site:</strong></td>
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<tr>
<td><strong>Proposed Zoning:</strong></td>
</tr>
<tr>
<td><strong>Existing Use of Site:</strong></td>
</tr>
<tr>
<td><strong>Parking District:</strong></td>
</tr>
<tr>
<td><strong>Parcel Area:</strong></td>
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<tr>
<td><strong>Density:</strong></td>
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<tr>
<td><strong>Number of Units:</strong></td>
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</table>
Land Use Context

The surrounding area consists of an eclectic mix of uses including residential, rural residential, a school, agricultural uses, drainage creeks, and vacant land. The subject site is at the northern edge of the City’s boundary with many remaining infill opportunities. The surrounding area is comprised of older rural residential properties and more recent subdivisions from the past 20 years. Parcels along Rio Linda Boulevard are zoned a combination of commercial and residential. A multi-unit residential development with 43 units has been approved immediately south of the subject site (DR20-219).

To the east of the site is the Sacramento Northern Bike Trail, a city-owned Class I multi-use trail which was once the old right-of-way for the Northern Electric Railroad and Sacramento Northern Railroad. To the north is Rio Linda Creek and the Walter S. Ueda/Dry Creek Parkway and to the northwest is the Rio Linda Airport.

Entitlement Review

To develop the project as proposed, the following entitlements are required: General Plan Amendment, Rezone, Tentative Subdivision Map, Site Plan and Design Review, and a Tree Permit.

General Plan Amendment

The City's General Plan categorizes land into specific designations based on several characteristics of the existing neighborhood. These land use designations prescribe development intensity standards in terms of density for residential project and floor area ratio (FAR) for commercial/mixed-use development.

The subject site’s current General Plan land use designation is Suburban Neighborhood Low Density (SNLD). This designation provides for low-intensity housing and neighborhood-support uses including single-unit detached and attached dwellings, accessory dwelling units, limited neighborhood-serving commercial, and other compatible public, quasi-public, and special uses. This designation allows a residential dwelling density between three to eight dwelling units per net acre.

This project proposes a density of 14.15 dwelling units per net acre, higher than allowed in the SNLD designation. Accordingly, this project includes a request to change the designation to Suburban Neighborhood Medium Density (SNMD) which allows a dwelling density between seven to 17 dwelling units per net acre. Like the SNLD designation, the SNMD designation allows single-unit detached and attached dwellings, accessory dwelling units, limited neighborhood-serving commercial, and other compatible public, quasi-public, and special uses. In addition, this designation allows for multi-unit dwellings. The proposed SNMD designation is a compatible designation for the proposed density and is consistent with the proposed zoning of R-2A.
To approve an amendment to a General Plan land use designation, the City Council must make the following findings: the proposed amendment is consistent with general plan goals and policies, the amendment promotes the public health, safety, convenience, and welfare of the city, and the zoning classification of the subject parcel is consistent with the proposed general plan land use designation. Staff finds that the proposed development is consistent with the required findings in that the proposed development is surrounded by compatible residential land uses and densities, public uses such as a Rio Linda Bike Trail, the R-2A zoning designation allows development of single-unit dwellings, and the development provides quality architecture, design, and materials.

Rezone

The site is currently zoned Agriculture (A), which restricts the use of land to agriculture and farming and lot sizes to a minimum of five acres in size. The zone is also considered an open space zone. Properties in this zoning designation will be considered for reclassification when proposed with urban development that is consistent with the general plan.

To accommodate 177 single-unit dwellings on 19.58 acres, the applicant is proposing to rezone the subject site to Multi-Unit Dwelling (R-2A) zone which allows for the proposed single-unit development.

Similar to the findings Council must make for a General Plan Amendment, staff finds that the rezone is consistent and compatible with the proposed general plan designation of Suburban Neighborhood Medium Density (SNMD) and its goals, policies, and urban form, and will not be detrimental to the public health, safety, convenience, and welfare of the surrounding neighborhood. Rezoning the property will allow for the development of a single-unit dwelling subdivision on a vacant site that maximizes the existing infrastructure while also extending existing infrastructure where necessary. The proposed rezone to the R-2A zone is an appropriate pairing with the SNMD designation as both allow residential development at a density not exceeding 17 dwelling units per net acre. The R-2A zone also allows for smaller lot sizes and reduced setbacks to provide a higher density detached housing product that is proposed with this project.

Tentative Subdivision Map

The project subdivides two parcels totaling ±19.58 gross acres into 177 lots proposed for residential development, and 32 lots for common facilities including alleys, public and private open space, landscaping, water detention, and a public park.

The R-2A zone has minimum requirements for lot size, width, and depth as detailed in Table 2. This project requests deviations to R-2A development requirements for lot size, and lot depth.
Table 2: R-2A Development Standards: Lot sizes, width, and depth (17.208.130)

<table>
<thead>
<tr>
<th>Lot</th>
<th>Min. Lot Size (sq. ft.)</th>
<th>Min. Lot Width (ft.):</th>
<th>Required Lot Depth (ft.):</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>Proposed</td>
<td>Deviation</td>
<td>Proposed</td>
</tr>
<tr>
<td>Interior</td>
<td>1,949 – 3,257</td>
<td>Y</td>
<td>Min. 28</td>
</tr>
<tr>
<td>Corner</td>
<td>2,702 – 3,251</td>
<td>N</td>
<td>Min. 41</td>
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<table>
<thead>
<tr>
<th>Proposed</th>
<th>Deviation</th>
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<tr>
<td>20 (interior) / 38 (corner)</td>
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<tr>
<td>Min. 80 - Max. 160</td>
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</table>


2 Lots deviating: All lots.

3 Lots deviating: All lots.

Staff supports the proposed deviations as the project provides compact residential development. With smaller lots, these properties become more affordable by design, broaden the housing options available in the area, and will provide additional opportunities for homeownership in a developing part of the city. The deviations are consistent with the purpose and intent of the Planning and Development Code (Title 17) in that they enable the construction of detached single-unit dwellings that comply with the setback requirements of the R-2A zone while also providing adequate pedestrian infrastructure, open space, and landscaping throughout the development.

The project proposes 32 common lots that includes private open space, landscaping and parking (Lots E, H-O), a drainage basin (Lot B), pedestrian trails (Lot F, G), and landscape buffers (Lot C and D); and 18 lots for private driveways (Lots N-1 – N-18). Additionally, this project will provide a 1.61-acre public park (Lot A). The project is conditioned to assure common lots are maintained through Codes, Covenants, and Restrictions (CC&Rs) and a Homeowners Association (HOA).

All lots, except for Lots 4, 5, 9-16, 20, 21, 29, 35, 36, 43, 44, 52, 53, 63, 64, 75-89, 96, 97, 104, 105, 121, 122, 129, 130, 137, 138, 145, 146, and 154, require a Tentative Map Design Deviation for having no public street frontage. Per City Code section 17.500.010 all residentially zoned lots shall have no less than 20 feet of public street frontage, approved private street frontage, or alleys. All lots, excepting those listed above, have access via a series of private driveways (Lots N-1 to N-18) and pedestrian paseos.

Planning and Public Works staff support this deviation because the project will provide adequate access via private driveways with reciprocal access easements. Additionally, the use of the private driveways for access allows the site to be developed with more residential units which supports General Plan goals to create more and diverse housing units.
Site Plan and Design Review

The purpose and intent of the Site Plan and Design Review entitlement is to ensure that the project proposal complies with the relevant development standards of the underlying zone, the R-2A zone, and all applicable design guidelines for new single-unit dwelling communities.

<table>
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<th>Table 3: Applicable Development Standards</th>
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<tr>
<td>Standard</td>
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</tr>
<tr>
<td>Height</td>
</tr>
<tr>
<td>Front Setback</td>
</tr>
<tr>
<td>Rear Setback</td>
</tr>
<tr>
<td>Side-Yard Setback</td>
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<tr>
<td>Levee Toe Setback</td>
</tr>
<tr>
<td>Lot Coverage</td>
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<tr>
<td>Parking</td>
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This project requests deviations to lot coverage requirements in the R-2A zone. In this zone the maximum lot coverage allowed is 50%. This project proposes lot coverage in the range of 37.9% to 68.8%. Because the proposed lots are smaller than allowed in the R-2A zone, it is expected that some homes will occupy a larger portion of the lots and result in this deviation. Staff finds these deviations are consistent with the purpose and intent of Title 17 because the development provides open space throughout, has provided adequate pedestrian infrastructure, and diversity in housing types are important for the City to achieve its housing goals. There are no other deviations requested to R-2A standards.

The subdivision’s configuration can adequately serve all residents' needs including adequate street and pedestrian access, sufficient space and safe access for solid waste pickup, emergency vehicle access, and minimizing the number of lots which back on to open space or right-of-way. The final layout maximizes visibility onto the public right-of-way, public and private recreation areas, and integrates itself into the existing community fabric.

Site Access and Circulation

The project site is triangular and bounded by Rio Linda Boulevard (arterial road) to the west, the Sacramento Northern Bike Trail (a Class I multi-use trail) to the east, and Rio Linda Creek and the Walter S. Ueda/Dry Creek Parkway to the north. To the northeast of the site is Rio Linda Airport, a small regional airport. A multi-unit residential development was recently approved immediately south of the site.
The site will have vehicular access via two roads which will intersect at Rio Linda Boulevard (Street A, Circle B). At the south, a dual lane roundabout is proposed which will connect Rio Linda Boulevard with Circle B. Circle B loops throughout the site. The roundabout has been designed and analyzed to anticipate future development to the west. Access to the bike trail is available from three of the proposed driveways. These bike trail connections are required as conditions of approval.

In addition to the ingress/egress locations mentioned above, a shared driveway (N-18) is proposed between the subject site and the apartment project to the south.

Internally, Circle B loops throughout the site and Street A provides a second point of access to Rio Linda Boulevard from Circle B. Homes have frontage either on the public streets, the open spaces, or internally via a series of pedestrian access easements. The proposed houses have garages at the rear of the property which can be accessed via the proposed driveways, which are shared by multiple houses.

As mentioned above, all homes have front door access either at one of the proposed public roads (Street A, Circle B) or via a network of pedestrian access easements which are proposed throughout the site. Each lot not fronting a public street provides a 10-foot-wide pedestrian access easement at the front of the property, creating 20-foot-wide pedestrian paths which serve as the sidewalk for those properties not on a public street. At the rear of each property is a shared driveway where vehicles can access each home’s two-car garage. See Figure 3, below, for an example from the project site plan illustrating the driveways and pedestrian access easements (yellow with black outline).

**Figure 3 – Circulation Example**
Open Space

Single-unit developments are typically not required to provide open spaces, unlike multi-unit developments. Because of the size of the project, however, the development must provide public space in the form of a park and provides open space in the form of private open space located throughout the site. The open spaces consist of tree canopy and walking paths and provide a robust pedestrian connection at the interior.

Architecture Analysis

The applicant is proposing to construct 177 detached single-unit dwellings and associated site improvements on a vacant site. The project proposes five floor plans, ranging in size from 1,740 SF to 2,021 SF and four elevation types (see Figure 4). The home types vary in size and style depending on their location, either an end unit or an interior unit. Also, depending on their location and lot type, some homes include their entry at the side elevation rather than at what would be considered the front of the building (see Figure 5). Each floor plan has a kitchen, dining area and living space, and half bathroom downstairs, a 2-car garage at the rear, and bedrooms and bathrooms on the second level. Two home types feature a covered patio on the second floor.

Figure 4 – Home Elevations

Figure 5 – Side Entry Elevations
Tree Permit

Pursuant to Sacramento City Code (SCC) 12.56, the removal of private protected trees and/or City trees requires a tree removal permit. This project proposes to remove 40 trees growing on City property and two protected trees on private property. The trees meet the definition of a protected tree.

The City trees proposed for removal are listed as trees 13496, 13497, 2502/13472, 2503/13473, 2504/13483, 2505/13484, 391/13485, 393/13486, 2507/13487, 2510/13488, 2513/13489, 2515/13491, 2518/13492, 2519, 2516, 13494, 2525/13496, 1/13501, 7342/13502, 102, 103, 104, 119, 100, 101, 2281, 2282, 2283, 2284, 2285, 2286, 2506, 2520, 2523, 2524, 2526, 7340, 7341, 7343, 7344 in the arborist report and related exhibits for the project. The trees include Green Ash, Valley Oak, Chinese Elm, Tree of Heaven, Freemont, Black Walnut, Black Willow, Almond, Green Ash, and Blue Oak trees. These trees are proposed for removal because their placement conflicts with the most logical location for the proposed streets. Replacement trees will be an improvement to the canopy coverage in the general area.

Additionally, this project proposes to remove 2 private protected trees. These trees meet the definition of private protected trees. The protected trees proposed for removal are listed as trees 2509, and 7332, in the arborist report and related exhibits. The trees are Valley Oak and Black Willow trees.

The applicant has requested a replacement waiver for 418 inches (out of a total of 530) of trees to be removed due to health, structure, or conditions of the trees. The applicant is required to replace 112 inches of trees.

The applicant has provided a landscape plan that is consistent with the replacement requirements described in tree ordinance in that it includes sufficient 15-gallon tree plantings equivalent to 87 trees in the right-of-way and 25 trees within the project site.
RESOLUTION NO. 2023-

Adopted by the Sacramento City Council

June 27, 2023

ADOPTING THE MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING PLAN FOR THE ROBLA ESTATES SUBDIVISION PROJECT (P21-009) (226-0062-014-0000)

BACKGROUND

A. On May 25, 2023, the City Planning and Design Commission reviewed and considered the mitigated negative declaration and conducted a public hearing on, and forwarded to the City Council, a recommendation to approve with conditions the Robla Estates Subdivision Project (the Project) (P21-009).

B. On June 27, 2023, the City Council conducted a public hearing, for which notice was given under Sacramento City Code Section 17.812.010(2)(b).

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The City Council finds as follows:

A. The Project initial study identified potentially significant effects of the Project. Revisions to the Project made by or agreed to by the Project applicant before the proposed mitigated negative declaration and initial study were released for public review were determined by City’s Environmental Planning Services to avoid or reduce the potentially significant effects to a less than significant level, and, therefore, there was no substantial evidence that the Project as revised and conditioned would have a significant effect on the environment. A Mitigated Negative Declaration (MND) for the Project was then completed, noticed, and circulated in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Sacramento Local Environmental Procedures as follows:

1. On August 5, 2022, a Notice of Intent to Adopt the MND (NOI) was circulated for public comments for 30 days. The NOI was sent to those public agencies that have jurisdiction by law with respect to the proposed project and to other interested parties and agencies, including property owners within 500 feet of the boundaries of the proposed project. The comments of such persons and agencies were sought.
2. On August 5, 2022, the NOI was published in the Sacramento Bulletin, a newspaper of general circulation, and the NOI was posted in the office of the Sacramento County Clerk.

3. The Initial Study was revised after public notice of availability; however, none of the conditions requiring recirculation (CEQA Guidelines section 15073.5(b)) is applicable to the project. The revisions included modifications to the mitigation measures for air quality to include an equipment list to the City and the Sacramento Metropolitan Air Quality Management District prior to ground disturbance activities and at the conclusion of project construction. Additionally, modifications to mitigation measures in the Biological Resources section have been made to address consistency with California Department of Fish and Wildlife guidance on Swainson's hawk.

4. These revisions do not result in new avoidable significant effects, and the new information added to the Mitigated Negative Declaration makes clarifications and insignificant modifications.

Section 2. The City Council has reviewed and considered the information contained in the MND, including the initial study, the revisions and conditions incorporated into the Project, and the comments received during the public review process and the hearing on the Project. The City Council has determined that the MND constitutes an adequate, accurate, objective, and complete review of the environmental effects of the proposed project.

Section 3. Based on its review of the MND and on the basis of the whole record, the City Council finds that the MND reflects the City Council’s independent judgment and analysis and that there is no substantial evidence that the Project will have a significant effect on the environment.

Section 4. The City Council adopts the MND for the project.

Section 5. Pursuant to CEQA section 21081.6 and CEQA Guidelines section 15074, and in support of its approval of the Project, the City Council adopts a Mitigation Monitoring Plan to require all reasonably feasible mitigation measures be implemented by means of Project conditions, agreements, or other measures, as set forth in the Mitigation Monitoring Plan.

Section 6. Upon approval of the Project, the City Manager shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and section 15075 of the State EIR Guidelines adopted pursuant thereto.
Section 7. Pursuant to Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in and may be obtained from, the Office of the City Clerk at 915 I Street, Sacramento, California. The City Clerk is the custodian of records for all matters before the City Council

Table of Contents:

Exhibit A: Mitigation Monitoring Plan

Adopted by the City of Sacramento City Council on June 27, 2023, by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest:
Robla Estates Project (P21-009)
Mitigation Monitoring Plan

In January 1989, Assembly Bill (AB) 3180 went into effect requiring the City to monitor all mitigation measures applicable to this project and included in the Mitigated Negative Declaration. For this project, mitigation reporting will be performed by the City of Sacramento in accordance with the monitoring and reporting program developed by the City to implement AB 3180.

This Mitigation Monitoring Plan is being prepared for the City of Sacramento Community Development Department, Environmental Planning Services, 300 Richards Boulevard, 3rd Floor, Sacramento, CA 95811, pursuant to the California Environmental Quality Act Guidelines, California Public Resources Code 21081.

Project Name (number): Robla Estates Project (P21-009)

Project Location: 5330 Rio Linda Boulevard, Sacramento, CA 95838
Assessor’s Parcel Numbers (APNs) 226-0062-004, -008, -009, and -011

Project Description: The Robla Estates Project (proposed project) would include development of 177 two-story single-unit residences and two public parks, as well as a detention basin in the northwest corner of the project site. The main access point to the site would be provided from Rio Linda Boulevard through a new roundabout intersection to be located in the southern portion of the site, which would connect to the proposed internal roadway. A secondary access point would be provided from Rio Linda Boulevard in the northern portion of the site. The proposed internal roadway network would also include a number of private alleys from the main internal roadway. The proposed project would include a number of improvements to Rio Linda Boulevard along the project site’s frontage, including landscaping, widening of the existing bicycle lane, a planter sidewalk, open iron fencing, and a masonry block wall. The proposed project would require approval of an amendment to the General Plan, Rezone, a Tentative Subdivision Map, and Site Plan and Design Review, with deviations for single-unit residential lot depth and area.
### 2. Air Quality

<table>
<thead>
<tr>
<th>Mitigation Measure</th>
<th>Reporting Milestone</th>
<th>Reporting / Responsible Party</th>
<th>Verification of Compliance</th>
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<tr>
<td>2-1 Prior to the initiation of ground disturbance, the project applicant shall show on the plans via notation that the contractor shall ensure that the heavy-duty off-road vehicles (50 horsepower or more) to be used in the construction project, including owned, leased, and subcontractor vehicles, shall not generate PM$<em>{2.5}$ emissions in excess of 0.0512 tons PM$</em>{2.5}$ per year. The PM$_{2.5}$ reduction shall be achieved by requiring a combination of engine Tier 4 off-road construction equipment or the use of hybrid, electric, or alternatively fueled equipment. In addition, all off-road equipment working at the construction site must be maintained in proper working condition according to manufacturer’s specifications. Idling shall be limited to five minutes or less in accordance with the Off-Road Diesel Fueled Fleet Regulation as required by CARB. Portable equipment over 50 horsepower must have either a valid District Permit to Operate (PTO) or a valid statewide Portable Equipment Registration Program (PERP) placard and sticker issued by CARB. The aforementioned requirements shall be noted on Grading Plans and submitted for review and approval by the City of Sacramento Community Development Department.</td>
<td>Prior to the initiation of ground disturbance</td>
<td>City of Sacramento Community Development Department</td>
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### 3. Biological Resources

<table>
<thead>
<tr>
<th>Vernal Pool Species</th>
<th>Reporting Milestone</th>
<th>Reporting / Responsible Party</th>
<th>Verification of Compliance</th>
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<tbody>
<tr>
<td>3-1 Prior to construction, the project applicant shall submit an Aquatic Resources Delineation Report to the USACE and RWQCB to determine if the seasonal wetlands on-site would be regulated by the USACE under Section 404 of the Clean Water Act and/or by the RWQCB under Section 401 of the Clean Water Act or the Porter-Cologne Water Quality Control Act. If the seasonal wetlands present on the project site are deemed to be waters of the U.S. and any are proposed to be filled by the proposed project, a Clean Water Act Section 404 permit from the U.S. Army Corps of Engineers would be required prior to any grading activities. If the U.S. Army Corps of Engineers determines the season wetlands to be habitat for the</td>
<td>Prior to construction</td>
<td>USACE RWQCB City of Sacramento Community Development Department</td>
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vernal pool fairy shrimp or the vernal pool tadpole shrimp, authorization from the USFWS is required. The authorization would happen through Section 7(ESA) consultation between the Corps of Engineers (the Federal Lead Agency) and the USFWS. RWQCB and USACE determinations, as well as proof of required permits, if any, shall be submitted to the City’s Community Development Department for review.

**Burrowing Owl**

3-2 A qualified biologist shall conduct Take Avoidance Surveys at the project site in accordance with Appendix D of the Staff Report on Burrowing Owl Mitigation (CDFW 2012). An initial Take Avoidance Survey shall be conducted no less than 14 days prior to initiating ground disturbance activities and a final survey shall be conducted within 24 hours prior to ground disturbance. The preconstruction survey for burrowing owls shall include all potential burrowing owl habitat within 500 feet of the project. Portions of the survey area located on private land shall be surveyed from all publicly accessible areas. A written summary of the survey results shall be submitted to the City of Sacramento Community Development Department before any construction permits are issued. If burrowing owl are not detected during pre-construction surveys, further mitigation is not required. If active burrowing owl burrows are found, the following measures shall be implemented at the project site:

- During the non-breeding season (September 1 through January 31), the biologist shall establish a 160-foot ESA around the burrow. During the breeding season (February 1 through August 31), the biologist shall establish a 300-foot ESA around the burrow in consultation with CDFW.
- The size of the ESA may be reduced if the biologist monitors the construction activities and determines that disturbance to the burrowing owl is not occurring. Reduction of ESA size depends on the location of the burrow relative to the proposed disturbance area, project activities during

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<tr>
<td>vernal pool fairy shrimp or the vernal pool tadpole shrimp, authorization from the USFWS is required. The authorization would happen through Section 7(ESA) consultation between the Corps of Engineers (the Federal Lead Agency) and the USFWS. RWQCB and USACE determinations, as well as proof of required permits, if any, shall be submitted to the City’s Community Development Department for review.</td>
<td>Within 14 days prior to initiating ground disturbance activities, and within 24 hours prior to ground disturbance</td>
<td>City of Sacramento Community Development Department</td>
<td>Initials</td>
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### MITIGATION MONITORING PLAN
Robla Estates Project (P21-009)

<table>
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<tr>
<td>the time the burrow is active, and other project-specific factors.</td>
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<td>- If the burrow is located within the construction zone and it is during the non-breeding season, the burrowing owl shall be passively excluded from the burrow using one-way doors, as described in the Exclusion Plan of Appendix E of the CDFW's 2012 Staff Report on Burrowing Owl Mitigation.</td>
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<tr>
<td>- If the burrow is located within the construction zone and it is during the breeding season, the burrow owl shall only be passively excluded if it has been confirmed that the owl has not begun egg laying and incubation, the clutch was unsuccessful, or juveniles from the occupied burrows are foraging independently and are capable of independent survival.</td>
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**Nesting Raptors and Migratory Birds**

3-3 If tree removal or other ground-disturbing activities are to begin during the breeding/nesting season for raptors or other protected bird species in the region (generally February 1 through August 31), a qualified biologist shall be retained by the project applicant to conduct pre-construction surveys in areas of suitable nesting habitat within two weeks prior to initiation of tree removal or ground disturbance. The pre-construction surveys shall be submitted to the City’s Community Development Department. If active nests are not found, further mitigation is not required. If active nests are found, the construction contractor shall avoid impacts on such nests by establishing a no-disturbance buffer around the nest. The appropriate buffer size for all nesting birds shall be determined by a qualified biologist. Buffer size will vary depending on site-specific conditions, the species of nesting bird, nature of the project activity, the extent of existing disturbance in the area, visibility of the disturbance from the nest site, and other relevant circumstances. Construction activity shall not occur within the buffer area of an active nest and nests shall be monitored by a qualified biologist until a qualified biologist confirms that the chicks have fledged and are no longer dependent on the nest, or the nesting cycle has otherwise

Within two weeks prior to initiation of tree removal or ground disturbance, if tree removal or other ground disturbing activities are to begin during the breeding/nesting season for raptors or other protected bird species in the region (generally February 1 through August 31) | City of Sacramento Community Development Department | | |
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<tr>
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<td>Prior to the issuance of grading permits</td>
<td>City of Sacramento Community Development Department</td>
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<td>Prior to issuance of grading permits, the plans shall note tree protection requirements stated within the Arborist Report prepared for the project. The measures shall be reflected on the grading plans, subject to review and approval by the City’s Community Development Department.</td>
<td>Prior to the issuance of a grading permit</td>
<td>City of Sacramento Community Development Department</td>
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<td>Protected Trees</td>
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<td>a) Replacement trees for City Street Trees shall be replanted within the City right-of-way in coordination with the City’s Urban Forester. If replacement trees for City Street Trees cannot be accommodated in the City’s right-of-way, they shall be planted on site and incorporated into the project landscape plan or be planted at another off-site location at the City’s direction.</td>
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<td>b) Replacement plantings shall consist of shade tree species recommended by the Urban Forestry Director.</td>
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<td>c) Tree planting shall comply with the City’s landscaping requirements (City Code Sections 17.612.010 and 17.612.040).</td>
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<td>d) Canopy or root pruning of any retained City Street Trees to accommodate construction and/or fire lane access shall be conducted according the American National Standards Institute (ANSI) standards and the International Society of Arboriculture (ISA) best management practices (BMPs) All City Street Trees shall be protected from construction-</td>
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Prior to issuance of a grading permit, the project applicant shall comply with tree permit requirements in effect at the time of project approval for removal, pruning, or soil disturbance within the canopy dripline of a private protected tree or City Street Tree. In addition, the following measures shall be implemented to reduce impacts from the removal of City Street Trees:
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<th>Mitigation Measure</th>
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<tr>
<td>Wetlands and/or Other Jurisdictional Waters</td>
<td>Initials</td>
<td>Date</td>
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<td>3-6 Prior to construction, the project applicant shall submit an Aquatic</td>
<td>Prior to construction</td>
<td>USACE</td>
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<tr>
<td>Resources Delineation Report to the USACE and RWQCB to determine if the seasonal</td>
<td>RWQCB</td>
<td>City of Sacramento Community</td>
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<td>wetlands, roadside ditches, and agricultural ditches would be regulated by the</td>
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<td>Development Department</td>
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<td>USACE under Section 404 of the Clean Water Act and/or by the RWQCB under</td>
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<td>Section 401 of the Clean Water Act or the Porter-Cologne Water Quality Control</td>
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<td>Act. If the RWQCB and/or the USACE determines that the wetlands and non-wetland</td>
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<td>waters are not regulated under State and federal laws, further mitigation is not</td>
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<td>required. If the RWQCB and/or the USACE determines that the wetlands and non-</td>
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<td>wetland waters are regulated under State and federal laws, the project applicant</td>
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<td>shall obtain the required permits and implement any required compensation for</td>
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<td>the loss of waters of the U.S. and/or waters of the State. The actual mitigation</td>
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<td>ratio and associated credit acreage shall be based on USACE and RWQCB</td>
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<td>permitting, which will dictate the ultimate compensation for permanent or</td>
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<td>temporary impacts to waters of the U.S./waters of the State. RWQCB and USACE</td>
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<td>determinations, as well as proof of required permits, if any, shall be submitted</td>
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<td>to the City’s Community Development Department for review.</td>
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<td>3-7 Prior to initiation of any ground disturbing activities affecting the bed,</td>
<td>Prior to initiation of any ground disturbing activities affecting the bed,</td>
<td>CDFW</td>
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<tr>
<td>bank, or associated riparian vegetation along Robla Creek, a Notification</td>
<td>bank, or associated</td>
<td>City of Sacramento Community</td>
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<tr>
<td>pursuant to CDFW’s Section 1602 shall be submitted to the CDFW. If required, the</td>
<td>riparian vegetation</td>
<td>Development Department</td>
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<td>developer shall enter into a Streambed Alteration Agreement (SAA) with CDFW in</td>
<td>along Robla Creek, a</td>
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<td>developing appropriate mitigation, and shall abide by the conditions of the SAA,</td>
<td>Notification pursuant</td>
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<td>including</td>
<td>to CDFW’s Section</td>
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# Mitigation Monitoring Plan

## Robla Estates Project (P21-009)

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<thead>
<tr>
<th>Mitigation Measure</th>
<th>Reporting Milestone</th>
<th>Responsible Party</th>
<th>Verification of Compliance</th>
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<tr>
<td></td>
<td>riparian vegetation along Robla Creek</td>
<td>Development Department</td>
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### 4. Cultural Resources

**4-1** *In the Event that Cultural Resources are Discovered During Construction, Implement Procedures to Evaluate Cultural Resources and Implement Avoidance and Minimization Measures to Avoid Significant Impact.*

If archaeological resources, or paleontological resources, are encountered in the project area during construction, the following performance standards shall be met prior to continuance of construction and associated activities that may result in damage to or destruction of cultural resources:

- Each resource will be evaluated for California Register of Historical Resources (CRHR) eligibility through application of established eligibility criteria (California Code of Regulations 15064.636), in consultation with consulting Native American Tribes.

If a cultural resource is determined to be eligible for listing on the CRHR, the City will avoid damaging effects to the resource in accordance with California PRC Section 21084.3, if feasible. If the City determines that the project may cause a significant impact to a cultural resource, and measures are not otherwise identified in the consultation process, the following are examples of mitigation capable of avoiding or substantially lessening potential significant impacts to a cultural resource or alternatives that would avoid significant impacts to the resource. These measures may be considered to avoid or minimize significant adverse impacts and constitute the standard by which an impact conclusion of less-than significant may be reached:

- Avoid and preserve resources in place, including, but not limited to, planning construction to avoid the resources and protect the cultural and natural context, or planning...
greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.

- Treat the resource with culturally appropriate dignity taking into account the cultural values and meaning of the resource, including, but not limited to, the following:
  - Protect the cultural character and integrity of the resource.
  - Protect the traditional use of the resource.
  - Protect the confidentiality of the resource.
  - Establish permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or using the resources or places.
  - Rebury the resource in place.
  - Protect the resource.

Avoidance and preservation in place is the preferred manner of mitigating impacts to archaeological resources and paleontological resources will be accomplished, if feasible, by several alternative means, including:

- Planning construction to avoid cultural resources, archaeological sites and/or other resources; incorporating sites within parks, green-space or other open space; covering archaeological sites; deeding a site to a permanent conservation easement; or other preservation and protection methods agreeable to consulting parties and regulatory authorities with jurisdiction over the activity.
- The construction contractor(s) will install and maintain protective fencing throughout construction to avoid the site during all remaining phases of construction. The area will be demarcated as an “Environmentally Sensitive Area”.

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<th>Mitigation Measure</th>
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<th>Initials</th>
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To implement these avoidance and minimization standards, the following procedures shall be followed in the event of the discovery of an archaeological or paleontological resource:

- At the developer’s expense, the City shall coordinate the investigation of the find with a qualified (meeting the Secretary of the Interior’s Qualification Standards for Archaeology) archaeologist approved by the City. As part of the site investigation and resource assessment, the City and the archaeologist shall assess the significance of the find, make recommendations for further evaluation and treatment as necessary and provide proper management recommendations should potential impacts to the resources be determined by the City to be significant. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the City representative by the qualified archaeologist. These recommendations will be documented in the project record.

- The City shall consider management recommendations for tribal cultural resources, including Native American archaeological resources, that are deemed appropriate, including resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, preservation in place or other measures. The contractor shall implement any measures deemed by the City to be necessary and feasible to avoid or minimize significant impacts to the cultural resources.

### 6. Geology and Soils

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<th>Mitigation Measure</th>
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<tbody>
<tr>
<td>6-1 Prior to issuance of a grading permit, the grading plans shall incorporate the geotechnical recommendations specified in the Geotechnical Exploration prepared for the proposed project, as agreed upon by City Building Division staff. All grading and foundation plans for the development must be reviewed and approved by the City Engineer and Chief Building Official, or their representative(s), prior to issuance of grading and building permits in order to ensure that recommendations in the Geotechnical Exploration are followed.</td>
<td>Prior to issuance of a grading permit</td>
<td>City Engineer, Chief Building Official</td>
<td>Initials</td>
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</table>
## MITIGATION MONITORING PLAN
Robla Estates Project (P21-009)

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<td>Exploration are properly incorporated and utilized in the project design.</td>
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<td><strong>7. Greenhouse Gas Emissions</strong></td>
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<td><strong>7-1</strong> The following requirements shall be noted on project improvement plans, subject to review and approval by the City of Sacramento Community Development Department:</td>
<td>Prior to the approval of project improvement plans</td>
<td>City of Sacramento Community Development Department</td>
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<td>- Each dwelling unit shall be constructed to include an electric vehicle (EV) ready parking space, consistent with SMAQMD BMP 2 Standards.</td>
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<td><strong>14. Tribal Cultural Resources</strong></td>
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<td>Tribal Representative or Tribal Monitor</td>
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<td><strong>13-1</strong> Due to the cultural sensitivity of the project area, the following mitigation measure is intended to address the potential for buried tribal cultural resources (TCRs) that may be unearthed during ground disturbing activities.</td>
<td>A minimum of seven days prior to beginning earthwork, clearing and grubbing, or other soil disturbing activities</td>
<td>Tribal Representative or Tribal Monitor</td>
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<td>A minimum of seven days prior to beginning earthwork, clearing and grubbing, or other soil disturbing activities, the applicant shall notify lead agency of the proposed earthwork start-date. The lead agency shall contact the consulting Native American tribes (Tribes) with the proposed earthwork start-date and a Tribal Representative or Tribal Monitor shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of groundbreaking activity, or as appropriate for the type and size of project. During this inspection, a Tribal Representative or Tribal Monitor may provide an on-site meeting for construction personnel information on TCRs and workers awareness brochure. If any TCRs are encountered during this initial inspection, or during any subsequent construction activities, work shall be suspended within 100 feet of the find and the measures included in the Inadvertent/Unanticipated Discoveries Mitigation Measure [MM 13-2] shall be implemented.</td>
<td>Preservation in place is the preferred alternative under CEQA and every effort must be made to preserve the resources in place, including through project redesign.</td>
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<td>The contractor shall implement any measures deemed by CEQA lead agency (The City) to be necessary and feasible to preserve in place, avoid, or minimize significant effects to the resources, including the use of a paid Native American Monitor during ground disturbing activities.</td>
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<td>City of Sacramento Community Development Department</td>
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<td><strong>13-2 In the Event that Tribal Cultural Resources are Discovered During Construction, Implement Procedures to Evaluate Tribal Cultural Resources and Implement Avoidance and Minimization Measures to Avoid Significant Impact.</strong></td>
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<td>Native American Representatives</td>
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<td>If archaeological resources, or tribal cultural resources, are encountered in the project area during construction, the following performance standards shall be met prior to continuance of construction and associated activities that may result in damage to or destruction of tribal cultural resources:</td>
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<td>• Each resource will be evaluated for California Register of Historical Resources (CRHR) eligibility through application of established eligibility criteria (California Code of Regulations 15064.636), in consultation with consulting Native American Tribes.</td>
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<td>If a tribal cultural resource is determined to be eligible for listing on the CRHR, the City will avoid damaging effects to the resource in accordance with California PRC Section 21084.3, if feasible. If the City determines that the project may cause a significant impact to a tribal cultural resource, and measures are not otherwise identified in the consultation process, the following are examples of mitigation capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to the resource. These measures may be considered to avoid or minimize significant adverse impacts and constitute the standard by which an impact conclusion of less-than significant may be reached:</td>
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### MITIGATION MONITORING PLAN
Robla Estates Project (P21-009)

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- Avoid and preserve resources in place, including, but not limited to, planning construction to avoid the resources and protect the cultural and natural context, or planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- Treat the resource with culturally appropriate dignity taking into account the Tribal cultural values and meaning of the resource, including, but not limited to, the following:
  - Protect the cultural character and integrity of the resource.
  - Protect the traditional use of the resource.
  - Protect the confidentiality of the resource.
  - Establish permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or using the resources or places.
  - Rebury the resource in place.
  - Protect the resource.

Avoidance and preservation in place is the preferred manner of mitigating impacts to tribal cultural resources and archaeological resources and will be accomplished, if feasible, by several alternative means, including:

- Planning construction to avoid tribal cultural resources, archaeological sites and/or other resources; incorporating sites within parks, green-space or other open space; covering archaeological sites; deeding a site to a permanent conservation easement; or other preservation and protection methods agreeable to consulting parties and regulatory authorities with jurisdiction over the activity.
- Recommendations for avoidance of tribal cultural resources and Native American archaeological sites will be reviewed by the City representative, interested culturally affiliated Native American Tribes and other appropriate agencies, in
light of factors such as costs, logistics, feasibility, design, technology and social, cultural and environmental considerations, and the extent to which avoidance is consistent with project objectives. Avoidance and design alternatives may include realignment within the project area to avoid cultural resources, modification of the design to eliminate or reduce impacts to cultural resources or modification or realignment to avoid highly significant features within a cultural resource.

- Native American Representatives from interested culturally affiliated Native American Tribes will be allowed to review and comment on these analyses and shall have the opportunity to meet with the City representative and its representatives who have technical expertise to identify and recommend feasible avoidance and design alternatives, so that appropriate and feasible avoidance and design alternatives can be identified.

- If the discovered resource can be avoided, the construction contractor(s), will install protective fencing outside the site boundary, including a 100-foot buffer area, before construction restarts. The boundary of a tribal cultural resource or a Native American archaeological site will be determined in consultation with interested culturally affiliated Native American Tribes and such Tribes will be invited to monitor the installation of fencing. Use of temporary and permanent forms of protective fencing will be determined in consultation with Native American Representatives from interested culturally affiliated Native American Tribes.

- The construction contractor(s) will maintain the protective fencing throughout construction to avoid the site during all remaining phases of construction. The area will be demarcated as an “Environmentally Sensitive Area”.

- Native American Representatives from interested culturally affiliated Native American Tribes and the City representative will also consult to develop measures for long term management of any discovered tribal cultural

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To implement these avoidance and minimization standards, the following procedures shall be followed in the event of the discovery of a tribal cultural resource:

- If any tribal archaeological resources or Native American materials, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or Native American architectural remains or articulated or disarticulated human remains are discovered on the project site, work shall be suspended within 100 feet of the find (based on the apparent distribution of cultural resources), and the construction contractor shall immediately notify the project’s City representative.
- The City shall coordinate the investigation of the find with a qualified (meeting the Secretary of the Interior’s Qualification Standards for Archaeology) archaeologist approved by the City and with one or more interested culturally affiliated Native American Tribes that respond to the City’s invitation. As part of the site investigation and resource assessment, the City and the archaeologist shall consult with interested culturally affiliated Native American Tribes to assess the significance of the find, make recommendations for further evaluation and treatment as necessary and provide proper management recommendations should potential impacts to the resources be determined by the City to be significant. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the City representative by the qualified archaeologist. These

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- Consultation will be limited to actions consistent with the jurisdiction of the City and taking into account ownership of the subject property. To the extent that the City has jurisdiction, routine operation and maintenance within tribal cultural resources retaining tribal cultural integrity shall be consistent with the avoidance and minimization standards identified in this mitigation measure.
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recommendations will be documented in the project record. For any recommendations made by interested culturally affiliated Native American Tribes which are not implemented, a justification for why the recommendation was not followed will be provided in the project record.

- The City shall consider management recommendations for tribal cultural resources, including Native American archaeological resources, that are deemed appropriate, including resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, preservation in place or other measures. The contractor shall implement any measures deemed by the City to be necessary and feasible to avoid or minimize significant impacts to the cultural resources. These measures may include inviting an interested culturally affiliated Native American Tribe to monitor ground-disturbing activities whenever work is occurring within 100 feet of the location of a discovered tribal cultural resource or Native American archaeological site.

- If an adverse impact to tribal cultural resources, including Native American archaeological resources, occurs then consultation with interested culturally affiliated Tribes regarding mitigation contained in the Public Resources Code sections 21084.3(a) and (b) and CEQA Guidelines section 15370 shall occur, in order to identify mitigation for the impact.


If an inadvertent discovery of Native American human remains is made at any time during project-related construction activities or project planning, the City will implement the procedures listed above in Mitigation Measure 13-1. The following performance standards shall be met prior to implementing or continuing actions such as construction, that may result in damage to or destruction of human

During project-related construction activities or project planning

City of Sacramento
Community Development Department
Sacramento County Coroner
remains: In accordance with the California Health and Safety Code, if human remains are encountered during ground-disturbing activities, the City shall immediately halt potentially damaging excavation in the area of the burial and notify the Sacramento County Coroner and a professional archaeologist to determine the nature of the remains. The Coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or State lands (California Health and Safety Code Section 7050.5[b]). If the Coroner determines that the remains are those of a Native American, he or she must contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination (California Health and Safety Code Section 7050[c]). After the Coroner’s findings have been made, the archaeologist and the NAHC-designated Most Likely Descendant (MLD), in consultation with the landowner, shall determine the ultimate treatment and disposition of the remains. The responsibilities of the City for acting upon notification of a discovery of Native American human remains are identified in California PRC Section 5097.9 et seq.

If the human remains are of historic age and are determined to be not of Native American origin, the City will follow the provisions of the California Health and Safety Code Section 7000 (et seq.) regarding the disinterment and removal of non-Native American human remains.

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RESOLUTION NO. 2023-

Adopted by the Sacramento City Council

June 27, 2023

AMENDING THE 2035 GENERAL PLAN LAND USE AND URBAN FORM DIAGRAM FOR APPROXIMATELY 19.58 ACRES FROM SUBURBAN NEIGHBORHOOD LOW DENSITY TO SUBURBAN NEIGHBORHOOD MEDIUM DENSITY FOR THE ROBLA ESTATES SUBDIVISION PROJECT, LOCATED 5240 RIO LINDA BOULEVARD (P21-009) (226-0062-014-0000)

BACKGROUND

A. On March 3, 2015, the City Council adopted the 2035 General Plan (Resolution 2015-0061).

B. On May 25, 2023, the City Planning and Design Commission conducted a public hearing on, and forwarded to the City Council, a recommendation to approve with conditions the Robla Estates Subdivision project (P21-009), which includes the proposed amendments to the 2035 General Plan Land Use and Urban Form Diagram, as set forth in Exhibit A.

C. On June 27, 2023, the City Council conducted a public hearing, for which notice was given under Sacramento City Code Section 17.812.010(2)(b).

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The amendment is internally consistent with the goals, policies, and other provisions of the general plan in that: a) the proposed development provides housing choices in the area; b) the proposed development engages public spaces with street fronting development and connections to existing bike trails; and c) the proposed development includes quality architecture, design, and material, thereby enhancing the existing neighborhood character.

Section 2. The amendment promotes the public health, safety, convenience, and welfare of the city in that: a) the proposed development is compatible with the surrounding residential and commercial land uses; b) offers natural surveillance of the adjacent and proposed open spaces; and c) has been reviewed and conditioned by Fire and Police Departments to ensure appropriate emergency access.

Section 3. The proposed zoning classification of the subject site is Multi-Unit Dwelling (R-2A) zone and is consistent with the proposed land use designation of
Suburban Neighborhood Medium Density (SNMD) as residential uses of this type are allowed in this general plan designation. Additionally, the project density of 14.15 dwelling units per net acre is consistent with the density range of between seven and 17 dwelling units per net acre allowed in the SNMD designation.

Section 4. Based on verbal and documentary evidence received at the hearing, the City Council approves the 2035 General Plan Land Use and Urban Form Diagram Amendment as set forth in Exhibit A.

Section 5. Exhibit A is part of this resolution.

Table of Contents:

Exhibit A: General Plan Amendment Exhibit

Adopted by the City of Sacramento City Council on June 27, 2023, by the following vote:

Ayes:
Noes:
Abstain:
Absent:
Attest:
ORDINANCE 2023-
Adopted by the Sacramento City Council
June 27, 2023

ORDINANCE AMENDING TITLE 17 OF THE SACRAMENTO CITY CODE BY REZONING ±19.58 GROSS ACRES FROM AGRICULTURE (A) ZONE TO THE MULTI-UNIT DWELLING ZONE (R-2A) AT 5240 RIO LINDA BOULEVARD (226-0062-014-0000)

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

SECTION 1
As used in this ordinance, “Property” means that the real property depicted in attached and incorporated in Exhibit A and contains one (1) Assessor Parcel Number.

SECTION 2
Title 17 of the Sacramento City Code (“Planning and Development Code”) is hereby amended by rezoning ±19.58 gross acres from the Agriculture (A) zone to the Multi-Unit Dwelling zone (R-2A), as shown on Exhibit A.

SECTION 3
As required by section 17.808.230.C.1.d of the Planning and Development Code, the City Council finds that the rezoning of the property is consistent with the General Plan, the proposed land use of the subject project, and development standards in that the project provides for new residential development on a vacant site consistent with existing development in the area. The proposed project complies with the development standards of the R-2A zone and the proposed General Plan land use designation of Suburban Neighborhood Medium Density. Furthermore, the project promotes the public health, safety, convenience, and welfare of the City by facilitating safe and efficient circulation into and within he site ensuring that the proposed project will function harmoniously with the neighboring residential, commercial, civic, and industrial uses. The project is designed to maximize pedestrian and vehicle connectivity for safety, comfort, and ease of use, and designed with a form which encourages the new development to be a part of the existing community.

SECTION 4
The City Council is hereby directed to amend the City’s official zoning maps to conform with this ordinance.

Table of Contents:
Exhibit A: Rezone Map (1 Page) is part of this ordinance.
Adopted by the City of Sacramento City Council on June 27, 2023, by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Attest:
RESOLUTION NO. 2023-
Adopted by the Sacramento City Council
June 27, 2023

ADOPTING FINDINGS OF FACT AND CONDITIONS OF APPROVAL FOR THE
ROBLA ESTATES SUBDIVISION PROJECT (P21-009) (226-0062-014-0000)

BACKGROUND

A. On May 25, 2023, the City Planning and Design Commission conducted a public
hearing on, and forwarded to the City Council, a recommendation to approve the
Robla Estates Project.

B. On June 27, 2023, the City Council conducted a public hearing, for which notice
was given under Sacramento City Code Section 17.812.010(2)(b).

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:

Section 1. Based on the verbal and documentary evidence received at the hearing on
the Robla Estates Subdivision Project (Project), the City Council approves
the Project entitlements based on the findings of fact and subject to the
conditions of approval as set forth below.

Section 2. The City Council approves the Project entitlements based on the following
findings of fact:

A. Environmental Determination: The California Environmental Quality Act (CEQA)
determination for the project has been adopted by Resolution No. _____.

B. General Plan Amendment: Amendment to change the General Plan land use
designation from Suburban Neighborhood Low Density (SNLD) to Suburban
Neighborhood Medium Density (SNMD) has been adopted by Resolution No. _____.

C. Rezone: The rezoning of ±19.58 acres from the Agriculture zone (A) to the Multi-
Unit Dwelling zone (R-2A) has been adopted by Ordinance No. ______.

D. Tentative Subdivision Map to subdivide one parcel into 177 residential lots, and
32 lots for common facilities including alleys, public and private open space,
landscaping, water detention, and a public park is approved based on the
following Findings of Fact:

1. None of the conditions described in Government Code section 66476 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, and all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code.

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 avoidable 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).

5. The City 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).
E. **Site Plan and Design Review** of the tentative subdivision map with deviations to reduce the minimum required lot depth, lot size, lot coverage, and minimum required public street frontage; and for the construction of 177 single-unit dwellings with five house models/plans and four elevations is approved based on the following Findings of Fact:

1. The design, layout, and physical characteristics of the proposed development are consistent with the proposed general plan designation of Suburban Neighborhood Medium Density (SNMD) in that this designation allows for single-unit dwelling subdivision at a density of between 7-17 dwelling units per net acre. This project proposes a density of 14.54 dwelling units per net acre; and

2. The design, layout, and physical characteristics of proposed development are consistent with the purpose and intent of the applicable design guidelines and development standards in that the project layout has been evaluated for circulation, lot and home orientation and design, and relationship with the surrounding community. While the proposed subdivision requests deviations to lot size, lot depth, and lot coverage, as well as deviations to the minimum required public street frontage it meets the purpose and intent of the guidelines in that adequate pedestrian infrastructure is provided, the project meets the required setbacks, and there is a minimal number of lots which back onto public and private open spaces and the public right of way. With homes engaging public spaces there are additional “eyes” onto the community, which increases public safety and makes for a better place to live. Additionally, each lot has adequate access to the public right-of-way via a series of private driveways.

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 in that in that all streets are designed to adopted street standards and has been reviewed by the Traffic Engineering Division of Public Works. Additionally, this development will provide three points of access to the Sacramento Northern Bike Trail; and

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that the proposed layout accounts for safe and efficient vehicle, bicycle, and pedestrian circulation while providing natural surveillance on public and private open spaces; and

5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy
sources is encourages in that all new construction must meet Title 24 requirements for sustainability and green building; and

6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the proposed layout accounts for safe and efficient vehicle, bicycle, and pedestrian circulation while providing natural surveillance on public and private open spaces.

F. **Tree Permit** to remove 40 city street trees and 2 private protected trees **is approved** based on the following findings of fact:

1. The location of 40 protected City trees (Trees # 13496, 13497, 2502/13472, 2503/13473, 2504/13483, 2505/13484, 391/13485, 393/13486, 2507/13487, 2510/13488, 2513/13489, 2515/13491, 2518/13492, 2519, 2516, 13494, 2525/13496, 1/13501, 7342/13502, 102, 103, 104, 119, 100, 101, 2281, 2282, 2283, 2284, 2285, 2286, 2506, 2520, 2523, 2524, 2526, 7340, 7341, 7343, 7344) conflict with the most feasible placement of the proposed roads and other improvements.

2. The location of 2 private protected trees (Trees # 2509 and 7332) conflict with the most feasible placement of the proposed roads and residential structures.

3. The landscape plan is consistent with the standards set forth in section 12.56.060 of the Tree Planting, Maintenance and Conservation Ordinance.

G. **200-Year Flood Protection**

1. 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.
Section 3. The City Council approves the Project entitlements subject to the following conditions of approval:

**CONDITIONS OF APPROVAL**

D. **Tentative Subdivision Map** to subdivide one parcel into 177 residential lots, and 32 lots for common facilities including alleys, public and private open space, landscaping, water detention, and a public park is approved subject to the following Conditions of Approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P21-009). 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 Final Subdivision 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 Planning and Design Commission approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

**General:** All Projects

D1. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.

D2. 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.

D3. 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 at no cost, at the time of sale or other conveyance of either parcel.
D4. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P21-009).

D5. Show all continuing and proposed/required easements on the Final Map.

Public Works: Zarah Lacson (916) 808-8494

D6. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions.

D7. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

D8. Dedicate sufficient additional right-of-way and construct Rio Linda Boulevard adjacent to the subject property to a modified 99-ft right-of-way street section with one 12-ft travel lane, one 11-ft travel lane, an 8-ft wide buffered bike lane (2-ft wide buffer and 6-ft wide bike lane), 6.5-ft wide planter and 6-ft wide sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

The construction of Rio Linda Boulevard shall also include a solid median, sufficient pavement to accommodate an 11-foot southbound travel lane as well as acceptable shoulder and drainage adjacent to the southbound travel lane to the satisfaction of the Department of Public Works.

The applicant shall provide landscaping and irrigation within the solid median at locations determined appropriate by the Department of Public Works.

D9. Dedicate and construct a deceleration lane along Rio Linda Blvd at the intersection with Street A as shown on the map per City standards to the satisfaction of the Department of Public Works.

D10. Dedicate and construct a roundabout at the intersection of Rio Linda Boulevard and Circle B per City standards to the satisfaction of the Department of Public Works.
Works. The design and construction of the roundabout shall include (but not limited to) the following:

a. The installation of a hard-wired rectangular rapid flashing beacon on each of the three legs of the roundabout adjacent to the subject property to the satisfaction of the Department of Public Works;

b. The sidewalk along the north and south leg of the roundabout shall be constructed at the ultimate location, but the curb and gutter shall be constructed at the interim location as shown on the map to the satisfaction of the Department of Public Works; and

c. Trees, vegetation and any obstructions higher than 3.5-ft measured from the elevation of the roundabout’s travel lanes shall be prohibited within and around the area of the roundabout to the satisfaction of the Department of Public Works.

D11. The applicant shall submit a Roundabout Design Concept Report per section 15.10 of the City’s Design and Procedures Manual to the Department of Public Works for review and approval prior to the submittal of any improvement plans involving traffic signal work. The DCR provides crucial geometric information for signal design which may lead to additional right-of-way dedication and should be started as early as possible to avoid delays during the plan check process.

Note: The DCR for this project is currently in cycle 2 review with the Department of Public Works’ Traffic Engineering section.

D12. Dedicate and construct Street A as shown on the map to a 53-ft right-of-way local residential street section per City standards to the satisfaction of the Department of Public Works.

D13. Dedicate and construct Circle B as shown on the map to a 53-ft right-of-way local residential street section per City standards to the satisfaction of the Department of Public Works.

D14. Where Circle B is adjacent to Lot A (Park), the applicant shall dedicate 54.17-ft of right-of-way and construct Circle B to a modified local residential street section. The area of the planter adjacent to the park side shall be replaced with striped on-street parking per City standards to the satisfaction of the Department of Public Works.

D15. On-street parking shall be prohibited along Circle B adjacent to Lot B (detention basin), lots # 4, 89, 96, 97, 104, 105 and 114. Signs and markings shall be installed to prohibit on-street parking along the concerned area per City standards to the satisfaction of the Department of Public Works.

D16. On-street parking shall be prohibited along Street A adjacent to lots # 9, 13, 14, 15 and 16. Signs and markings shall be installed to prohibit on-street parking
along the concerned area per City standards to the satisfaction of the Department of Public Works.

D17. On-street parking shall be prohibited on both sides of Circle B at the area of the roundabout’s splitter island. Signs and markings shall be installed to prohibit on-street parking along the concerned area per City standards to the satisfaction of the Department of Public Works.

D18. Provide City standard driveways at the entrance to all private alleys to the satisfaction of the Department of Public Works.

D19. Install street names on all new proposed roadways per City standards to the satisfaction of the Department of Public Works.

D20. 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 and stop signs at intersections, etc., as determined by the Department of Public Works.

D21. The applicant shall coordinate with the Department of Public Works on the planned bicycle connections to the existing Sacramento Northern Bike Trail. The applicant shall obtain an encroachment permit and construct the bike trail connection to the satisfaction of the Department of Public Works.

D22. The applicant shall install all-way stop signs, and any other additional signage and markings necessary to ensure and maintain sight distance clearance at the intersection of the proposed bike path within Lots F and G and the drive aisles directly north and south of said bike path per City standards to the satisfaction of the Department of Public Works. Parking within the area of the sight distance clearance triangle shall be prohibited. Landscaping within and around the area shall be limited to shrubs with maturity height of no greater than 3.5-ft.

D23. 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.

D24. The applicant shall provide a signing and striping improvement plan. The plans shall be to the satisfaction of the Department of Public Works.

D25. 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.
D26. Construct A.D.A. compliant ramps at all corners of the intersections bounded by the subject property (except along the west side of Rio Linda Boulevard) per City standards to the satisfaction of the Department of Public Works.

D27. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of the Department of Public Works in consultation with Regional Transit.

D28. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Department of Public Works.

Electrical: Kaleb Haile (916) 808-7020

D29. 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.

Urban Forestry: Kevin Hocker (916) 808-4996 / Colleen Costa (916) 808-6258

D30. The applicant shall design all street planters to have shade trees with an expected mature canopy diameter of 35 feet, planted 40 feet on center with consideration given to driveways and underground and above ground utilities to the satisfaction of the Urban Forestry.

Recycling and Solid Waste: Sandy Saechao (916) 808-4929

D31. 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

SMUD: Ryan Daugherty (916) 732-6566

D32. SMUD has existing overhead 12kV/69kV facilities along Rio Linda Boulevard 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.

D33. 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.

D34. 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.
D35. 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.

D36. 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.

D37. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

D38. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.

D39. 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.

D40. The Applicant shall disclose existing or proposed 69 kV electrical facilities to future and/or potential owners.

D41. 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.

D42. 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.

**Pacific Gas & Electric Company (PG&E):** Justin Newell (916) 594-4068

D43. PG&E recommends the following language be expressly stated for the offer to dedicate Public Utility Easements (PUE):

> I/We the undersigned, as Owner(s) of the land shown hereon, do hereby state that I/we am/are the only person(s) whose consent is necessary to pass clear title to said land and do hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the Public Utility Easements (PUEs) shown on this map for public utility purposes including electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or
brush. The PUEs hereby offered for dedication are to be kept open and free of buildings, structures and wells of any kind.

The final map must contain a statement setting forth dedications and offers to dedicate interests in real property for public utility purposes. If the offer of dedication has terminated, or the local agency declines to accept it, the applicant maybe required to provide an easement in gross satisfactory to PG&E. Please note that this is our preliminary review and PG&E reserves the right for future review as needed.

Coordinate with PG&E’s Service Planning department at www.pge.com/ccco for additional services required, or for any modification and/or relocation requests.

REGIONAL SANITATION (REGIONAL SAN): Robb Armstrong (916) 876-6104

D44. Regional San has the 42” Dry Creek Interceptor (Regional San operating system N17) located within the proposed project’s boundaries. Direct connections to the interceptor will not be allowed.

Department of Utilities: Saraí Jimenez (916) 808-5426

D45. All existing easements and all existing rights-of-way shall be shown on the Final Map, except for all abandoned easements and rights-of-way.

D46. 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 sewer, drainage, and water studies. If required, execute an agreement with the City for the execution of the dedication of Lot B. The agreement shall be to the satisfaction of the DOU and the City Attorney.

D47. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study 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 Water Planning Section (916-808-1400) at the early planning stages to address any water related requirements.

D48. The applicant shall dedicate a no-build easement over Lot N-13 for the proposed public water main tie in connection to the public main in Rose Street to the satisfaction of the DOU.
D49. Common area landscaping shall have a separate street tap for a metered irrigation service.

D50. The applicant shall enter into a water service agreement with the DOU assuring maintenance of the common private water facilities.

D51. Easements for water meters off private water mains shall be dedicated to the City and shall include language assuring unrestricted access at all times for DOU personnel and maintenance vehicles.

D52. 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 rights-of-way as per the City's Design and Procedures Manual.

D53. Provide separate sanitary sewer services to each parcel to the satisfaction of the DOU.

D54. Projects that generate 25 ESD's or more will require a sanitary sewer Plan Study as described in Section 9 of the City Design and Procedures Manual. This study and shed map shall be approved by the DOU. The applicant is advised to contact the City of Sacramento Utilities Department Sewer Planning Section (916-808-7890) at the early planning stages to address any sewer related requirements.

D55. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the DOU onsite project storage method, 6,700 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to 0.21 cfs/acre or per the latest approved onsite criteria. 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: Private and public drainage systems shall be separate systems and require its own separate drainage connection. Public drainage inlets are required to be installed to a manhole on the drainage main and are not permitted to connect to one another. Private drainage systems (including drainage inlets) are not permitted to connect to the back of public drainage inlets.)

D56. Construct new water, sewer, and drainage facilities per the approved water, sewer, and drainage studies within the asphalt section of the proposed public streets to the satisfaction of the DOU. (Note: The water main extension within Rio Linda Blvd will be required to be located on the East side of the median and
shall be constructed per the specifications of the Design and Procedures Manual.)

D57. No City maintained public mains are allowed within private drives, streets, nor alleys. (Note: The proposed water, sewer, and drainage mains within the private drives, streets and alleys shall be private systems maintained by the association or other approved entity.)

D58. Prior to the initiation of water, sewer, and storm drainage service to the subdivision, a privately funded maintenance district or a homeowners’ association (HOA) shall be formed and C.C.&Rs shall be approved by the City and recorded assuring maintenance of water, sewer, and surface and subsurface storm drainage facilities within the alleys, drive aisles, and common areas. Private easements shall be dedicated for these facilities. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.

D59. Finished floor elevations shall be a minimum of 1-foot above the 100-year HGL or 1.5–feet above the overland flow release elevation, whichever is higher or as approved by the DOU.

D60. 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.

D61. A grading plan showing existing and proposed elevations is required. All lots and/or parcels shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one-foot off-site contours within 100 feet of the project boundary are required. No grading shall occur until the grading plan has been reviewed and approved by DOU.

D62. 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.
D63. 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.

D64. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is an area not served by an existing regional water quality control facility and/or the project has more than twenty acres of new or modified impervious area, therefore, Low Impact Development (LID), Hydromodification Management Plan (HMP), certified full capture trash control devices and on-site treatment control measures will be required. The on-site storm water treatment control measures required may affect site design and site configuration and should be considered during early planning stages.

D65. A maintenance agreement may be required for both on-site treatment control measures and full capture control devices. Contact DOU for a list of accepted proprietary devices considered for treatment control and full capture trash control. Construction drawings must include all proposed source controls and on-site water quality measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for appropriate measures.

D66. Execute and deliver to the City, in recordable form, an IOD in fee title to Lot B for a water quality and flood control basin. If the exact location and dimensions differ from those specified for Lot B on the final map, the location and dimensions shall be revised on the final map according to the DOU determinations. The Detention/Water Quality Basins shall be sized to accommodate the detention volume per the approved drainage study, service roads, ramps, drainage structures and all appurtenances.

D67. The applicant may be required to provide access to Lot B from Circle B to the satisfaction of the DOU.

D68. The applicant shall construct the detention basin, and construct inlet and outlet structures for the detention basin that will be located in Lot B. The basin design and construction shall be to the satisfaction of the DOU. Applicant shall submit a separate set of improvement plans for the detention basin design. The CIP Drainage Group within the DOU shall review these plans. Prior to design of these facilities, the applicants’ engineer shall meet with the CIP Drainage Group to discuss design standards.

D69. The developer shall maintain the Detention Facility for a period of two (2) 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 Detention Facility. At the time of acceptance by the City, the developer shall remove any sediment or debris that has accumulated prior to acceptance.

D70. The proposed basin plan includes landscaping features that are above and beyond the City’s standard maintenance obligations and will require the HOA or other legal entity acceptable to the DOU to be responsible for the payment of the basin landscape water bill and for the long-term maintenance of the basin. The applicant shall provide a backup public funding mechanism for the maintenance of the proposed detention basin (e.g. create a maintenance district, annex into an existing landscape maintenance district, etc.) to assure adequate funding is available for the City to take over maintenance in the event the maintenance of the detention basin by the HOA does not meet DOU performance standards. Basin inspection and maintenance guidelines shall be included in the maintenance agreement as required by the DOU.

D71. The applicant is responsible for obtaining all necessary permits, easements, and approvals from federal, state, and local agencies for the construction of this project.

D72. The proposed development is located within the Sacramento Area Flood Control Agency (SAFCA). The applicant shall comply with all SAFCA requirements and pay all required fees. (Note: The proposed storm drain connection to the Rio Linda Creek may require a permit from SAFCA.)

D73. The applicant shall coordinate with SAFCA to establish the minimum setback requirements for buildings or other improvements from the existing SAFCA levee. The SAFCA minimum setback requirements shall be obtained in writing and provided to the DOU.

**Fire Department:** King Tunson (916) 808-1358

D74. Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C102. Hydrant spacing shall be decreased where T courts are used. Hydrants shall be provided halfway between each T court, on one side of the street, and to the satisfaction of the Fire Department.

D75. Maintenance agreements shall be provided for the interior roadways of the proposed complex and for the fire protection systems. The agreement shall be recorded 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: Sheri Smith (916) 808-7204 / Eric Frederick (916) 808-5129

D76. Dedicate to the City (easement only) in the form of Irrevocable Offer of Dedication (IOD) those areas identified on the Tentative Subdivision Map as Landscape Corridors, bike paths 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 Development Services (PPDS). 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 YPCE. 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: Dana Repan (916) 808-2762

D77. **Park Dedication – IOD:** Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall provide on City's form an irrevocable offer of dedication (IOD) of the park site identified on the tentative map as Lot A, excluding Lot B through Lot O and excluding any median/landscape lots and roundabout lots. At the time of delivery of the IOD, the applicant shall enter into an Agreement with the City to (1) provide to City a title report demonstrating that it holds full and clear title to Lot A, including all interests necessary for maintenance and access; (2) provide a Phase 1 environmental site assessment
of Lot A; (3) if the environmental site assessment identifies any physical conditions or defects in Lot A which would interfere with its intended use as a park, as determined by the Park Planning, Design and Development Division of the City Department of Youth, Parks, and Community Enrichment’s Park Planning and Development Services Division (PPDS) in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDS; and (4) take all actions necessary to ensure that Lot A is free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with Lot A.

D78. **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).*

D79. **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 Notes)*

D80. **Improvements:** The Applicant shall construct the following public improvements within Lot A:

a. Full street improvements for Lot A, along the north south and western boundaries of said lot, including but not limited to curbs, gutters, accessible ramps, street paving, streetlights, and sidewalks; and improved surface drainage through the site.

b. A concrete sidewalk and vertical curb along all street frontages that open onto Lot A. The sidewalk shall be contiguous to the curb, otherwise approved by PPDS.

c. A six-foot-high masonry wall as approved by the City PPDS on property lines separating the public park and the designated open space areas from adjacent private uses. The masonry wall shall be split face block or similar material (to discourage graffiti) with decorative top cap and on-center pilasters, or as otherwise approved by PPDS.

d. A twelve-inch (12") storm drain stub and six inch (6") sanitary sewer stub to the back of the sidewalk to serve Lot A at a location approved by PPDS for future service. Number of stubs and locations to be approved by
PPDS. Storm Drain and Sewer stubs are to be marked with a 3' high, white 4" x 4" post indicating stub or service location.

e. One water tap for irrigation, one water tap for domestic water, and electrical and telephone service to Lot A, size, quantity, and location as approved by PPDS. Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.

f. A ten-foot (10') wide driveway into Lot A at a location approved by PPDS. The driveway is to provide future maintenance access to the park.

g. The Applicant shall rough grade Lot A as required by City Code to provide positive drainage as approved by PPDS.

h. Upon completion of all public improvements identified above, the Developer shall contact the Landscape Architecture Section (LAS) of the PPDS to schedule an inspection. This condition shall be considered complete when all improvements have been completed to the satisfaction of the LAS of the PPDS.

D81. **Site Plan**: The applicant shall submit a site plan and electronic file showing the location of all utilities on the park site to PPDS for review and approval.

D82. **Design Coordination for PUE’s and Facilities**: If a 12.5-foot public utility easement (PUE) for underground facilities and appurtenances currently exists or is required to be dedicated adjacent to a public street right-of-way contiguous to Lot A, the applicant shall coordinate with PPDS and SMUD regarding the location of appurtenances within the PUE to minimize visual obstruction in relation to the park(s) and to best accommodate future park improvements. The applicant shall facilitate a meeting(s) with SMUD and PPDS prior to SMUD’s facilities coordinating meeting for the project.

D83. **Turnkey Park Development**: If the Applicant desires to construct a turnkey park, the Applicant shall notify PPDS in writing no later than approval of the tentative subdivision map for the project and shall enter into a City standard turnkey park construction agreement to construct the park improvements to the satisfaction of the City’s PPDS. The park construction agreement shall address (1) the preparation and approval of the park design and improvement plans, (2) time for completion of the park (or of each phase of the park if the park is not to be completed in one phase) as a function of build-out of the subdivision or issuance of occupancy permits, (3) any credits to be awarded to the applicant against the City’s Park Impact Fee (PIF) that would be payable as a condition of issuance of building permits for the dwelling units to be constructed in the subdivision, (4) maintenance of all improvements to be accepted into the park maintenance financing district for a minimum of one year and until a minimum of
50% of the residential units to be served by the park have received occupancy permits, unless the City agrees to accept park maintenance into the District at an earlier date. The one-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.

D84. The Developer shall be responsible for maintenance (weed abatement) of IOD Lot A until the time that the City records acceptance of the IOD.

D85. The applicant shall include in the environmental document for this project a list of proposed park improvements as provided by PPDS. Contact PPDS for typical neighborhood park amenities.

D86. The Developer shall obtain an Encroachment Permit from PPDS prior to use of any park site as a construction staging area.

D87. **Multi-Use Trail:** A multi-use trail and adjacent landscaping shall be dedicated and constructed as specified below and in compliance with the PPDS “Multi-Use Trail Design Guidelines” available by contacting PPDS.

   a. The multi-use trail shall extend from Rio Linda Blvd. to the Sacramento Northern Bike Trail through Lot F and Lot G and shall be 12’ of asphalt concrete paving with graded shoulders that are a minimum of 2’ in width and 5.5’ of landscape on either side.

   b. The multi-use trail shall be dedicated as an easement as approved by PPDS. Take all actions necessary to ensure that the multi-use trail is free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat, or other development restrictions. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with the multi-use trail.

   c. The applicant shall submit and obtain PPDS approval of the alignment and design of the multi-use trail prior to submitting improvement plans for the trail.

   d. The proposed multi-use trail shall comply with Class I bike trail standards, including regulatory signage, as defined in Chapter 1000 of State Department of Transportation Highway Design Manual. The trail shall be 12’ of asphalt concrete paving, with clear, graded shoulders that are a minimum of 2’ in width with 5.5’ of landscape on either side. Shoulders should be decomposed granite, or an alternate material approved by PPDS. Pavement sections shall be 3” minimum asphaltic concrete over 6” minimum of aggregate base, with a centerline stripe (refer to PPDS Trail detail and specification).
e. Vehicular access controls shall be placed at the entrance to all access points to the trail (refer to PPDS details and specifications for approved designs).

f. The standard Class I bike trail through Lot F and G must address the sight distance clearance at the drive intersection at the apartment side to the south. This may include installing stop signs and any additional treatments needed to address the sight distance clearance requirement at all sides of the drive intersection. (Contact Public Works, Traffic Engineering, Zarah Lacson, (916) 808-8494).

g. The Public Utility Easement and multi-use trail shall connect the right of way on Rio Linda Blvd. to the Sacramento Northern Bike Trail, without gates to the trail.

h. Wherever possible and as approved by PPDS and the Department of Utilities, multi-use trails shall be designed as joint-use with utility service roads utilizing the service roads aggregate base as the trail’s aggregate base course. The applicant shall design the pavement to meet all required design loads.

i. Where a multi-use trail is located adjacent to any embankment with a greater than 4:1 slope, the Applicant shall, at their expense, install a post-and-cable fence along the top of the embankment, between the embankment and the multi-use trail.

j. The Applicant shall disclose the location of the planned multi-use trail to all future/potential owners of parcels within the subdivision.

**Miscellaneous**

D88. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City’s future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City.

D89. Form a Homeowner's Association with CC&R's to be approved by the City. CC&R's shall be recorded assuring perpetual maintenance of all private streets,
paseos, lights, sewer services, drop inlets, drain leads, landscaping, irrigation, noise barriers and the bike paths on lots F and G.

**Advisory Notes:**

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

D90. 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.

D91. House plans shall comply with City Code Chapter 17.508 Driveways which includes:

17.508.050.B Two-way driveways serving more than 2 residential units shall have a minimum width of 24-ft and a maximum width of 35-ft.

17.508.070.D.3 Garages off alleys and private drives shall be set back sufficiently to allow for at least 24-ft of maneuvering space.

D92. 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.

a. Future development plans must show where cans will be stored on each parcel.

D93. This project will be required to submit a Construction and Demolition (C&D) Debris plan, as outlined on the City’s web site at [http://www.cityofsacramento.org/public-works/RSW/Collection-Services/Recycling/Construction-and-Demolition](http://www.cityofsacramento.org/public-works/RSW/Collection-Services/Recycling/Construction-and-Demolition).

Contact the Solid Waste C&D team for any questions:
Phone: (916) 808-0965
Email: C&D@cityofsacramento.org.

D94. 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. Cans may be required to be placed on one side of the private alley for collection.

a. Homes in private alleys that have dead-ends must place their cans on Circle B road.
b. Homes in private alleys that do not have a dead end must have a minimum of 20’ of space for cans to be placed out and to be able to be picked up.

D95. Water meter boxes located in driveways shall be traffic rated per the requirements of the City Standard Specifications.

D96. The proposed project is located in a Special Flood Hazard Area (SFHA), designated as AE zone by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). City Code Chapter 15.104 Floodplain Management Regulations require that any new construction of and/or substantial improvement to any residential structure located in AE zone must have the lowest floor, including the basement, elevated a minimum of one (1) foot above the base flood elevation BFE. Commercial structures have the option of floodproofing (Floodproofing Certificate will be required) to one (1) foot above the BFE in lieu of the elevation requirement. New construction of and/or substantial improvement to any residential or commercial structure will require a Hold Harmless Agreement and an Elevation Certificate.

D97. 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.

D98. 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).

D99. 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.

D100. 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.).

D101. 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.

D102. 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 $201,780. This is based on the creation of 177 new parcels
at an average land value of $100,000 per acre for the North Sacramento
Community Plan Area, plus an additional 20% for off-site park
infrastructure improvements. Any change in these factors will change the
amount of the Quimby fee due. The final fee is calculated using factors at
the time of payment. The fee is due at the time of the final map. This
project will be subject to a Quimby In-Lieu fee if no parkland dedication is
included with the phased map.

b. The Quimby In-Lieu fee due for this project would be offset by a credit of
1.61 acres for the parkland dedication of Lot A, and shall apply to the net
acreage of Lot A. The remaining Quimby In-Lieu fee due at the time of
final map is estimated at $8,580.

c. 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
$655,785. The Park Development Impact Fee due for this project is based
on the Housing Incentive Zone Rate of $1.86 per square foot for
residential projects, with a minimum rate of $1,389 for units under 750
square feet and a maximum of $3,705 for units over 2,000 square feet.
Any change in these factors will change the amount of the PIF due. The
fee is calculated using factors at the time that the project is submitted for
building permit.

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

e. On the Tentative Subdivision Map, include descriptive information about
which lots are private open space, private landscape lots, public space,
and detention basins. None of the private lots, medians/landscape lots, or
roundabout lots count towards the Quimby parkland dedication obligation.
The Tentative Subdivision Map should state the following:

i. Public Park (YPCE maintained) (note that Lot A is the only YPCE
   maintained public park)

ii. Private Parks (privately maintained) (i.e., Lot F, E, and G)

iii. Planter areas (privately maintained)

iv. Landscape areas (privately maintained) (i.e., Lot D and Lot C)

v. Detention basin (privately maintained)
f. The applicant should ensure clearly marked trail access, i.e., signage, from the Robla Estates development to the Sacramento Northern Bike Trail.

g. The project would likely receive Citywide Park Impact Fee credit (Turnkey Park Development, Item 7 above) for a public access/pedestrian easement from Rio Linda Blvd. to the Sacramento Northern Bike Trail to the east of the project site, with the bike trail connection to the Sacramento Northern Bike Trail.

h. If feasible, make the bike path connection from the front of the homes, not from the garage/alley way.

i. If feasible, the park site should be a full block with housing development facing the park and open spaces to have “eyes on park” for increased security and safety.

E. Site Plan and Design Review of the tentative subdivision map with deviations to reduce the minimum required lot depth, lot size, lot coverage, and minimum required public street frontage; and for the construction of 177 single-unit dwellings with five house models/plans and four elevations is approved subject to the following Conditions of Approval:

PLANNING & DESIGN REVIEW: Jose R. Quintanilla (916) 808-5879

E1. Development of the site shall be in compliance with the approved plans. Any modification(s) to the project shall be subject to additional planning review and may require subsequent entitlements prior to issuance of building permits.

E2. This approval is for the development of 177 single-unit dwellings per the attached exhibits and conditions of approval.

E3. The building elevations shall have a consistency of detail and quality as indicated on the plans. If there are any discrepancies between the exhibits and the conditions, the conditions will take precedence. All notes and drawings on the included plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by Planning staff shall be subject to review and approval prior to the issuance of a building permit or work undertaken.

E4. No houses of the same floor plan and elevation design shall be allowed on adjacent lots.

E5. Full house plans will be required prior Building Permit submittal, including elevations for all house plans. Final design to be reviewed by Planning and Design Review staff for consistency with approved plans. Any modification(s) to the project shall be subject to additional planning review and may require subsequent entitlements.
E6. The applicant shall obtain all necessary building and encroachment permits prior to commencement of construction.

E7. All mechanical equipment shall be screened to prevent visibility from all street frontages.

E8. Where site mechanical equipment and utility vaults are incorporated into the project site including, but not limited to generators, SMUD transformers, fire pump, etc., shall be reviewed and approved by Design Review staff prior to Building Permit submittal. Backflow prevention devices shall be placed at a location that will minimize street and pedestrian views. The applicant shall submit final site mechanical locations for review and approval by Design Review staff prior to Building Permit submittal.

E9. Pedestrian crossings shall utilize alternative paving. Alternative paving may include a change in grade, texture, material, color, or finish of paved areas. Final design to be reviewed by Planning and Design Review staff.

E10. Provide articulation of building mass with planar changes, varied rooflines, and color blocking per approved plans.

E11. Provide masonry and wrought-iron fencing as indicated on the approved plans to the satisfaction of Planning and the Police Department.

E12. Fencing along the eastern edge of the project site shall maximize views onto the Sacramento Northern Bike Trail. Solid fencing with no visibility onto the bike trail shall not be allowed.

E13. All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.

E14. Landscaping shall be provided as indicated on the approved plans, including street trees, ornamental trees, and shrubs as shown on the landscape plan.

E15. Provide the following design elements at all elevations as shown on the approved plans:
   a. Horizontal and vertical Fiber cement siding
   b. Stucco
   c. Paneled garage doors
   d. Shutters
   e. Patio railings

E16. Rooftop mechanical equipment shall be screened from view from adjacent streets and public areas and concealed behind parapets or architecturally integrated screens.
E17. All gutters and downspouts shall be painted to match the building color scheme.

PUBLIC WORKS: Zarah Lacson (916) 808-8494

E18. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

E19. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions.

E20. Dedicate sufficient additional right-of-way and construct Rio Linda Boulevard adjacent to the subject property to a modified 99-ft right-of-way street section with one 12-ft travel lane, one 11-ft travel lane, an 8-ft wide buffered bike lane (2-ft wide buffer and 6-ft wide bike lane), 6.5-ft wide planter and 6-ft wide sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

The construction of Rio Linda Boulevard shall also include a solid median, sufficient pavement to accommodate an 11-foot southbound travel lane as well as acceptable shoulder and drainage adjacent to the southbound travel lane to the satisfaction of the Department of Public Works.

The applicant shall provide landscaping and irrigation within the solid median at locations determined appropriate by the Department of Public Works.

E21. Dedicate and construct a deceleration lane along Rio Linda Blvd at the intersection with Street A as shown on the map per City standards to the satisfaction of the Department of Public Works.

E22. Dedicate and construct a roundabout at the intersection of Rio Linda Boulevard and Circle B per City standards to the satisfaction of the Department of Public Works. The design and construction of the roundabout shall include (but not limited to) the following:
a. The installation of a hard-wired rectangular rapid flashing beacon on each of the three legs of the roundabout adjacent to the subject property to the satisfaction of the Department of Public Works;

b. The sidewalk along the north and south leg of the roundabout shall be constructed at the ultimate location, but the curb and gutter shall be constructed at the interim location as shown on the map to the satisfaction of the Department of Public Works; and

c. Trees, vegetation and any obstructions higher than 3.5-ft measured from the elevation of the roundabout’s travel lanes shall be prohibited within and around the area of the roundabout to the satisfaction of the Department of Public Works.

E23. The applicant shall submit a Roundabout Design Concept Report per section 15.10 of the City’s Design and Procedures Manual to the Department of Public Works for review and approval prior to the submittal of any improvement plans involving traffic signal work. The DCR provides crucial geometric information for signal design which may lead to additional right-of-way dedication and should be started as early as possible to avoid delays during the plan check process.

Note: The DCR for this project is currently in cycle 2 review with the Department of Public Works’ Traffic Engineering section.

E24. Dedicate and construct Street A as shown on the map to a 53-ft right-of-way local residential street section per City standards to the satisfaction of the Department of Public Works.

E25. Dedicate and construct Circle B as shown on the map to a 53-ft right-of-way local residential street section per City standards to the satisfaction of the Department of Public Works.

E26. Where Circle B is adjacent to Lot A (Park), the applicant shall dedicate 54.17-ft of right-of-way and construct Circle B to a modified local residential street section. The area of the planter adjacent to the park side shall be replaced with striped on-street parking per City standards to the satisfaction of the Department of Public Works.

E27. On-street parking shall be prohibited along Circle B adjacent to Lot B (detention basin), lots # 4, 89, 96, 97, 104, 105 and 114. Signs and markings shall be installed to prohibit on-street parking along the concerned area per City standards to the satisfaction of the Department of Public Works.

E28. On-street parking shall be prohibited along Street A adjacent to lots # 9, 13, 14, 15 and 16. Signs and markings shall be installed to prohibit on-street parking along the concerned area per City standards to the satisfaction of the Department of Public Works.
E29. On-street parking shall be prohibited on both sides of Circle B at the area of the roundabout’s splitter island. Signs and markings shall be installed to prohibit on-street parking along the concerned area per City standards to the satisfaction of the Department of Public Works.

E30. Install street names on all new proposed roadways per City standards to the satisfaction of the Department of Public Works.

E31. 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 and stop signs at intersections, etc., as determined by the Department of Public Works.

E32. The applicant shall coordinate with the Department of Public Works on the planned bicycle connections to the existing Northern Sacramento Bike Trail. The applicant shall obtain an encroachment permit and construct the bike trail connection to the satisfaction of the Department of Public Works.

E33. The applicant shall install all-way stop signs, and any other additional signage and markings necessary to ensure and maintain sight distance clearance at the intersection of the proposed bike path within lots F and G and the drive aisles directly north and south of said bike path per City standards to the satisfaction of the Department of Public Works. Parking within the area of the sight distance clearance triangle shall be prohibited. Landscaping within and around the area shall be limited to shrubs with maturity height of no greater than 3.5-ft.

E34. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.

E35. Reciprocal access easements are required for shared use of the driveways w/ the adjacent parcel, if not already in place.

E36. Construct A.D.A. compliant ramps at all corners of the intersections bounded by the subject property (except along the west side of Rio Linda Boulevard) per City standards to the satisfaction of the Department of Public Works.

E37. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of the Department of Public Works in consultation with Regional Transit.

E38. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Department of Public Works.

E39. 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.
E40. 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.

E41. The applicant shall provide a signing and striping improvement plan. The plans shall be to the satisfaction of the Department of Public Works.

E42. 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).

E43. 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.

E44. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P21-009).

E45. 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.

DEPARTMENT OF UTILITIES: Saraí Jimenez (916) 808-5426

E46. 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.

E47. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study 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 Water Planning Section.
(916-808-1400) at the early planning stages to address any water related requirements.

E48. Common area landscaping shall have a separate street tap for a metered irrigation service.

E49. The applicant shall enter into a water service agreement with the DOU assuring maintenance of the common private water facilities.

E50. Easements for water meters off private water mains shall be dedicated to the City and shall include language assuring unrestricted access at all times for DOU personnel and maintenance vehicles.

E51. 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 rights-of-way as per the City’s Design and Procedures Manual.

E52. Provide separate sanitary sewer services to each parcel to the satisfaction of the DOU.

E53. Projects that generate 25 ESD’s or more will require a sanitary sewer Plan Study as described in Section 9 of the City Design and Procedures Manual. This study and shed map shall be approved by the DOU. The applicant is advised to contact the City of Sacramento Utilities Department Sewer Planning Section (916-808-7890) at the early planning stages to address any sewer related requirements.

E54. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the DOU onsite project storage method, 6,700 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to 0.21 cfs/acre or per the latest approved onsite criteria. 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: Private and public drainage systems shall be separate systems and require its own separate drainage connection. Public drainage inlets are required to be installed to a manhole on the drainage main and are not permitted to connect to one another. Private drainage systems (including drainage inlets) are not permitted to connect to the back of public drainage inlets.)
E55. Construct new water, sewer, and drainage facilities per the approved water, sewer, and drainage studies within the proposed public streets to the satisfaction of the DOU.

E56. No City maintained public mains are allowed within private drives, streets, nor alleys. (Note: The proposed water, sewer, and drainage mains within the private drives, streets and alleys shall be private systems maintained by the association or other approved entity.)

E57. Prior to the initiation of water, sewer, and storm drainage service to the subdivision, a privately funded maintenance district or a homeowners’ association (HOA) shall be formed and C.C.&Rs shall be approved by the City and recorded assuring maintenance of water, sewer, and surface and subsurface storm drainage facilities within the alleys, drive aisles, and common areas. Private easements shall be dedicated for these facilities. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.

E58. Finished floor elevations shall be a minimum of 1-foot above the 100-year HGL or 1.5–feet above the overland flow release elevation, whichever is higher or as approved by the DOU.

E59. 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.

E60. A grading plan showing existing and proposed elevations is required. All lots and/or parcels shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one-foot off-site contours within 100 feet of the project boundary are required. No grading shall occur until the grading plan has been reviewed and approved by DOU.

E61. 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.
E62. 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.

E63. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is an area not served by an existing regional water quality control facility and/or the project has more than twenty acres of new or modified impervious area, therefore, Low Impact Development (LID), Hydromodification Management Plan (HMP), certified full capture trash control devices and on-site treatment control measures will be required. The on-site storm water treatment control measures required may affect site design and site configuration and should be considered during early planning stages.

E64. A maintenance agreement may be required for both on-site treatment control measures and full capture control devices. Contact DOU for a list of accepted proprietary devices considered for treatment control and full capture trash control. Construction drawings must include all proposed source controls and on-site water quality measures selected for the site. Refer to the latest edition of the “Stormwater Quality Design Manual for the Sacramento Region” for appropriate measures.

E65. Execute and deliver to the City, in recordable form, an IOD in fee title to Lot B for a water quality and flood control basin. If the exact location and dimensions differ from those specified for Lot B on the final map, the location and dimensions shall be revised on the final map according to the DOU determinations. The Detention/Water Quality Basins shall be sized to accommodate the detention volume per the approved drainage study, service roads, ramps, drainage structures and all appurtenances.

E66. The applicant may be required to provide access to Lot B from Circle B to the satisfaction of the DOU.

E67. The applicant shall construct the detention basin, and construct inlet and outlet structures for the detention basin that will be located in Lot B. The basin design and construction shall be to the satisfaction of the DOU. Applicant shall submit a separate set of improvement plans for the detention basin design. The CIP Drainage Group within the DOU shall review these plans. Prior to design of these facilities, the applicants’ engineer shall meet with the CIP Drainage Group to discuss design standards.

E68. The developer shall maintain the Detention Facility for a period of two (2) 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 Detention Facility. At the time of acceptance by the City, the developer shall remove any sediment or debris that has accumulated prior to acceptance.

E69. The proposed basin plan includes landscaping features that are above and beyond the City’s standard maintenance obligations and will require the HOA or other legal entity acceptable to the DOU to be responsible for the payment of the basin landscape water bill and for the long-term maintenance of the basin. The applicant shall provide a backup public funding mechanism for the maintenance of the proposed detention basin (e.g. create a maintenance district, annex into an existing landscape maintenance district, etc.) to assure adequate funding is available for the City to take over maintenance in the event the maintenance of the detention basin by the HOA does not meet DOU performance standards. Basin inspection and maintenance guidelines shall be included in the maintenance agreement as required by the DOU.

E70. The applicant is responsible for obtaining all necessary permits, easements, and approvals from federal, state, and local agencies for the construction of this project.

E71. The proposed development is located within the Sacramento Area Flood Control Agency (SAFCA). The applicant shall comply with all SAFCA requirements and pay all required fees. (Note: The proposed storm drain connection to the Rio Linda Creek may require a permit from SAFCA.)

E72. The applicant shall coordinate with SAFCA to establish the minimum setback requirements for buildings or other improvements from the existing SAFCA levee. The SAFCA minimum setback requirements shall be obtained in writing and provided to the DOU.

FIRE DEPARTMENT: King Tunson (916) 808-1358

E73. 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

E74. 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.

POLICE DEPARTMENT: Sgt. Matt Young (916) 808-0867

E75. All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance, eliminates hiding areas within the landscape, and provides for tenants and users a safer environment.
E76. Tree canopies shall not interfere with or block lighting. This creates shadows and areas of concealment. The landscaping plan shall allow for proper illumination and visibility regarding lighting and surveillance cameras through the maturity of trees and shrubs.

E77. Applicant shall install a **law enforcement** “Knox Box” for police access to common gated areas within the development.

E78. Applicant shall employ uniformed security to respond to disturbances within the development, 24/7. The security company shall conduct site inspections no less than three (3) times daily. The contracted security company shall be registered and in good standing with the Bureau of Security and Investigative Services (BSIS). Applicant may request a modification of this condition at any time. Any request for modification shall be in writing and submitted to the Sergeant of the Sacramento Police Department’s CPTED unit, or designee, and specify the desired modification(s). The Sacramento Police Department will evaluate the modification request and will respond within 30 days of receipt of the request.

E79. Perimeter fencing along the exterior of the development shall be of decorative tubular steel, no climb type and a minimum of 6’ in height.

*During Construction:*

E80. The applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours.

E81. The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.

E82. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

**PARK PLANNING AND DEVELOPMENT SERVICES:** Brianna Moland (916) 808-6188

E83. **Park Dedication – IOD:** Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall provide on City’s form an irrevocable offer of dedication (IOD) of the park site identified on the tentative map as Lot A, excluding Lot B through Lot O and excluding any median/landscape lots and roundabout lots. At the time of delivery of the IOD, the applicant shall enter into an Agreement with the City to (1) provide to City a title report demonstrating that it holds full and clear title to Lot A, including all interests necessary for maintenance and access; (2) provide a Phase 1 environmental site assessment of Lot A; (3) if the environmental site assessment identifies any physical conditions or defects in Lot A which would interfere with its intended use as a park, as determined by the Park Planning, Design and Development Division of
the City Department of Youth, Parks, and Community Enrichment’s Park Planning and Development Services Division (PPDS) in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDS; and (4) take all actions necessary to ensure that Lot A is free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with Lot A.

E84. 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).

E85. 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 Notes)

E86. Improvements: The Applicant shall construct the following public improvements within Lot A:

a. Full street improvements for Lot A, along the north south and western boundaries of said lot, including but not limited to curbs, gutters, accessible ramps, street paving, streetlights, and sidewalks; and improved surface drainage through the site.

b. A concrete sidewalk and vertical curb along all street frontages that open onto Lot A. The sidewalk shall be contiguous to the curb, otherwise approved by PPDS.

c. A six-foot-high masonry wall as approved by the City PPDS on property lines separating the public park and the designated open space areas from adjacent private uses. The masonry wall shall be split face block or similar material (to discourage graffiti) with decorative top cap and on-center pilasters, or as otherwise approved by PPDS.

d. A twelve-inch (12") storm drain stub and six inch (6") sanitary sewer stub to the back of the sidewalk to serve Lot A at a location approved by PPDS for future service. Number of stubs and locations to be approved by PPDS. Storm Drain and Sewer stubs are to be marked with a 3’ high, white 4” x 4” post indicating stub or service location.

e. One water tap for irrigation, one water tap for domestic water, and electrical and telephone service to Lot A, size, quantity, and location as
approved by PPDS. Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.

f. A ten-foot (10') wide driveway into Lot A at a location approved by PPDS. The driveway is to provide future maintenance access to the park.

g. The Applicant shall rough grade Lot A as required by City Code to provide positive drainage as approved by PPDS.

h. Upon completion of all public improvements identified above, the Developer shall contact the Landscape Architecture Section (LAS) of the PPDS to schedule an inspection. This condition shall be considered complete when all improvements have been completed to the satisfaction of the LAS of the PPDS.

E87. **Site Plan:** The applicant shall submit a site plan and electronic file showing the location of all utilities on the park site to PPDS for review and approval.

E88. **Design Coordination for PUE’s and Facilities:** If a 12.5-foot public utility easement (PUE) for underground facilities and appurtenances currently exists or is required to be dedicated adjacent to a public street right-of-way contiguous to Lot A, the applicant shall coordinate with PPDS and SMUD regarding the location of appurtenances within the PUE to minimize visual obstruction in relation to the park(s) and to best accommodate future park improvements. The applicant shall facilitate a meeting(s) with SMUD and PPDS prior to SMUD’s facilities coordinating meeting for the project.

E89. **Turnkey Park Development:** If the Applicant desires to construct a turnkey park, the Applicant shall notify PPDS in writing no later than approval of the tentative subdivision map for the project and shall enter into a City standard turnkey park construction agreement to construct the park improvements to the satisfaction of the City’s PPDS. The park construction agreement shall address (1) the preparation and approval of the park design and improvement plans, (2) time for completion of the park (or of each phase of the park if the park is not to be completed in one phase) as a function of build-out of the subdivision or issuance of occupancy permits, (3) any credits to be awarded to the applicant against the City’s Park Impact Fee (PIF) that would be payable as a condition of issuance of building permits for the dwelling units to be constructed in the subdivision, (4) maintenance of all improvements to be accepted into the park maintenance financing district for a minimum of one year and until a minimum of 50% of the residential units to be served by the park have received occupancy permits, unless the City agrees to accept park maintenance into the District at an earlier date. The one-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.
E90. The Developer shall be responsible for maintenance (weed abatement) of IOD Lot A until the time that the City records acceptance of the IOD.

E91. The applicant shall include in the environmental document for this project a list of proposed park improvements as provided by PPDS. Contact PPDS for typical neighborhood park amenities.

E92. The Developer shall obtain an Encroachment Permit from PPDS prior to use of any park site as a construction staging area.

E93. **Multi-Use Trail:** A multi-use trail and adjacent landscaping shall be dedicated and constructed as specified below and in compliance with the PPDS “Multi-Use Trail Design Guidelines” available by contacting PPDS.

   a. The multi-use trail shall extend from Rio Linda Blvd. to the Sacramento Northern Bike Trail through Lot F and Lot G and shall be 12’ of asphalt concrete paving with graded shoulders that are a minimum of 2’ in width and 5.5’ of landscape on either side.

   b. The multi-use trail shall be dedicated as an easement as approved by PPDS. Take all actions necessary to ensure that the multi-use trail is free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat, or other development restrictions. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with the multi-use trail.

   c. The applicant shall submit and obtain PPDS approval of the alignment and design of the multi-use trail prior to submitting improvement plans for the trail.

   d. The proposed multi-use trail shall comply with Class I bike trail standards, including regulatory signage, as defined in Chapter 1000 of State Department of Transportation Highway Design Manual. The trail shall be 12’ of asphalt concrete paving, with clear, graded shoulders that are a minimum of 2’ in width with 5.5’ of landscape on either side. Shoulders should be decomposed granite, or an alternate material approved by PPDS. Pavement sections shall be 3” minimum asphaltic concrete over 6” minimum of aggregate base, with a centerline stripe (refer to PPDS Trail detail and specification).

   e. Vehicular access controls shall be placed at the entrance to all access points to the trail (refer to PPDS details and specifications for approved designs).

   f. The standard Class I bike trail through Lot F and G must address the sight distance clearance at the drive intersection at the apartment side to the south. This may include installing stop signs and any additional treatments
needed to address the sight distance clearance requirement at all sides of the drive intersection. (Contact Public Works, Traffic Engineering, Zarah Lacson, (916) 808-8494).

g. The Public Utility Easement and multi-use trail shall connect the right of way on Rio Linda Blvd. to the Sacramento Northern Bike Trail, without gates to the trail.

h. Wherever possible and as approved by PPDS and the Department of Utilities, multi-use trails shall be designed as joint-use with utility service roads utilizing the service roads aggregate base as the trail’s aggregate base course. The applicant shall design the pavement to meet all required design loads.

i. Where a multi-use trail is located adjacent to any embankment with a greater than 4:1 slope, the Applicant shall, at their expense, install a post-and-cable fence along the top of the embankment, between the embankment and the multi-use trail.

j. The Applicant shall disclose the location of the planned multi-use trail to all future/potential owners of parcels within the subdivision.

SOLID WASTE: Adam Roitman (916) 808-3508

E94. Project must meet the requirements outlined in City Code Chapter 13.10.

E95. 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.

E96. 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.

E97. 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.

a. Homes in private alleys that have dead-ends must place their cans on Circle B Road.

b. Homes in private alleys that do not have a dead end must have a minimum of 20’ of space for cans to be placed out and to be able to be picked up.

E98. This project will be required to submit a Construction and Demolition (C&D) Debris plan, as outlined on the City’s web site at
Please contact the Solid Waste C&D team if you have any questions:

a. Phone: (916) 808-0965
b. Email: C&D@cityofsacramento.org.

**SMUD**: John Yu (916) 732-6321

E99. SMUD has existing overhead 12kV/69kV facilities along Rio Linda Boulevard 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.

E100. 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.

E101. 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.

E102. 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.

E103. 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.

E104. 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.).

E105. 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.

E106. 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:
E107. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

E108. 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.

E109. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.

E110. 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.

E111. 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.

E112. The Applicant shall disclose existing or proposed 69 kV electrical facilities to future and/or potential owners.

REGIONAL SANITATION (REGIONAL SAN): Robb Armstrong (916) 876-6104

E113. Regional San has the 42” Dry Creek Interceptor (Regional San operating system N17) located within the proposed project’s boundaries. Direct connections to the interceptor will not be allowed.

E114. Developing this property will require the payment of Regional San sewer impact fees (connection fees). Regional San sewer impact fees shall be paid prior to the issuance of building permits. For questions pertaining to Regional San sewer impact fees, please contact the Permit Services Unit at (916) 876-6100 or by email at PermitServices@sacsewer.com.

ADVISORIES:

E115. Water meter boxes located in driveways shall be traffic rated per the requirements of the City Standard Specifications.

E116. The proposed project is located in a Special Flood Hazard Area (SFHA), designated as AE zone by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). City Code Chapter 15.104 Floodplain Management Regulations require that any new construction of and/or substantial
improvement to any residential structure located in AE zone must have the lowest floor, including the basement, elevated a minimum of one (1) foot above the base flood elevation BFE. Commercial structures have the option of floodproofing (Floodproofing Certificate will be required) to one (1) foot above the BFE in lieu of the elevation requirement. New construction of and/or substantial improvement to any residential or commercial structure will require a Hold Harmless Agreement and an Elevation Certificate.

E117. The applicant is responsible for obtaining all necessary permits, easements, and approvals from federal, state, and local agencies for the construction of this project.

E118. The proposed development is located within the Sacramento Area Flood Control Agency (SAFCA). The applicant shall comply with all SAFCA requirements and pay all required fees.

E119. The applicant shall coordinate with SAFCA to establish the minimum setback requirements for buildings or other improvements from the existing SAFCA levee. The SAFCA minimum setback requirements shall be obtained in writing and provided to the DOU.

E120. City of Sacramento permits must be obtained for private patrol, alarms, and camera systems.

E121. 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 $201,780. This is based on the creation of 177 new parcels at an average land value of $100,000 per acre for the North Sacramento Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment. The fee is due at the time of the final map. This project will be subject to a Quimby In-Lieu fee if no parkland dedication is included with the phased map.

b. The Quimby In-Lieu fee due for this project would be offset by a credit of 1.68 acres for the required parkland dedication, or payment of in-lieu fees of $201,780 for the land dedication of Lot A. The land dedication shall apply to the net acreage of Lot A.

c. 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 $655,785. The Park Development Impact Fee due for this project is based on the Housing Incentive Zone Rate of $1.86 per square foot for
residential projects, with a minimum rate of $1,389 for units under 750 square feet and a maximum of $3,705 for units over 2,000 square feet. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

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

e. On the Tentative Subdivision Map, include descriptive information about which lots are private open space, private landscape lots, public space, and detention basins. None of the private lots, medians/landscape lots, or roundabout lots count towards the Quimby parkland dedication obligation. The Tentative Subdivision Map should state the following:

i. Public Park (YPCE maintained) (note that Lot A is the only YPCE maintained public park)

ii. Private Parks (privately maintained) (i.e., Lot F, E, and G)

iii. Planter areas (privately maintained)

iv. Landscape areas (privately maintained) (i.e., Lot D and Lot C)

v. Detention basin (privately maintained)

f. The applicant should ensure clearly marked trail access, i.e., signage, from the Robla Estates development to the Sacramento Northern Bike Trail.

g. The project would likely receive Citywide Park Impact Fee credit (Turnkey Park Development, Item 7 above) for a public access/pedestrian easement from Rio Linda Blvd. to the Sacramento Northern Bike Trail to the east of the project site, with the bike trail connection to the Sacramento Northern Bike Trail.

h. If feasible, make the bike path connection from the front of the homes, not from the garage/alley way.

i. If feasible, the park site should be a full block with housing development facing the park and open spaces to have “eyes on park” for increased security and safety.

E122. 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).
E123. Sac Metro Air District maintains its recommendations on strategies to reduce urban heat island effect impacts, as consistent with CAP 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.” These measures include the following:

a. Utilize “cool pavement” for new outdoor pavement, with an albedo of at least 0.25-0.5. For guidance on cool pavement strategies, please visit Sac Metro Air District’s Recommended Cool Pavement Strategies, available on our website.

b. Utilize certified cool roofs for all project structures. 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. The Cool Roof Rating Council provides a product directory of roofs.

c. Provide shade trees at regular intervals along all walkways and public sidewalks, to provide continuous shade to the full extent feasible there. We recommend selecting air-quality supportive trees, a list of which 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.

E124. 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 California Environmental Quality Act (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.
F. **Tree Permit** to remove 40 city street trees and two private protected trees **is approved** subject to the following Conditions of Approval:

F1. Trees shall be planted in the right-of-way and within the project site with at least the equivalent of 87 15-gallon trees planted in the right-of-way and at least 25 15-gallon trees planted within the project site, according to the landscape plan.

F2. The applicant shall retain the trees permitted for removal until a grading permit has been issued.

**EXHIBITS:**

Exhibit A: Tentative Subdivision Map, Site Plan, Landscape Plan

Exhibit B: House Plans

Exhibit C: Tree Replacement Plan
PLAN D 1,917 SF
TREE REPLACEMENT EXHIBIT
ROBLA ESTATES
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA
MAY 23, 2023

NOTE: TREES SHOWN IN COLOR TO BE COUNTED TOWARD Mitigation, 97 INCHES OF REPLACEMENT TO BE LOCATED IN RIGHT-OF-WAY. 25 INCHES OF REPLACEMENT TO BE LOCATED ON PRIVATE LOT.

COMMON AREA PLANT LIST & LEGEND

- [Legend of tree types and locations]

- [Tree replacement exhibit diagram with locations and species indicated]
TREE PERMIT APPLICATION

PLEASE SUBMIT APPLICATION TO
Email: urbanforestry@cityofsacramento.org
Postal Mail: 5730 24th Street Building 12-A Sacramento, California 95822
For questions please call 311
APPLICATIONS WILL BE CHARGED A FEE OF $50 TO COVER ARBORIST COSTS
INVOICE WILL BE MAILED TO APPLICANT AFTER PROCESSING

Applicant Information

☐ Property Owner  ☐ Agent
Name: Ralph Swift  Company: 5330 Rio Linda LLC
Address: P.O. Box 3038 Granite Bay CA 95746  Phone ( ) 916-747-5255
Email: msswift@swiftdevelopments.net  State Contractor License #

Property Owner Information (if different):

Name:  Phone ( )
Address:

Owner/Agent Statement

Property Owner Consent— I am the legal owner of record of the land specified in this application or am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

☐ A tree permit is nontransferable and must be kept on site when any work described in the permit is taking place.
☐ It is understood and agreed by the permittee that when any work is completed it shall constitute an acceptance of the permit general provisions.
☐ Any person who violates any provision of Sacramento City Code 12.56 is subject to criminal sanctions, civil actions, and administrative penalties up to $25,000 for each day the violation continues.

Signature:  Date: 5.12.2023

Tree Information

☐ City Tree  ☐ Private Protected Tree  ☐ Residential  ☐ Commercial
Proposed Activity:  ☐ Prune  ☐ Remove  ☐ Plant  ☐ Enroach into TPZ  ☐ Other
Address/Location of Tree:  5330 Rio Linda Blvd.
Number of Trees: 44  Tree Species and Diameter: SEE NARRATIVE and TREE REPLACEMENT EXHIBIT

Reason for action: SEE NARRATIVE and TREE REPLACEMENT EXHIBIT

******************************************************************************OFFICE USE ONLY******************************************************************************
Permit #  File #  Expiration Date
Attachments: ☐ Arborist Report  ☐ Site plans  ☐ Replacement Plan  ☐ City Arborist Comments/Conditions
Findings:

Determination: ☐ Granted  ☐ Denied  ☐ N/A
Authorized Signature:  Date:

CALL 我們講中文・Hablamos español・Мы говорим по-русски・မှန်ကန်ခေါ်ကြည့်ခြင်း・Peb hais lus Hmoob・Chúng tôi nói tiếng Việt
May 10, 2023

Previous Reports: August 17, 2020 Revised per City Comments [7-12-21], November 11, 2021, February 3, 2022

5330 Rio Linda LLC
C/O: Michael T Robertson
Baker-Williams Engineering Group
6020 Rutland Dr Suite 19
Carmichael, CA 95608
VIA Email: miker@bwengineers.com

PRE DEVELOPMENT ARBORIST REPORT & TREE INVENTORY

RE: 5330 Rio Linda Blvd., APN 226-0062-004-000, 226-0062-011-0000, 226-0062-008-0000; City of Sacramento jurisdiction, California. April 2023: Add Trees in the ROW along Rio Linda Blvd for parcels 226-0061-030-000 and 226-0061-022-000

Executive Summary:
Michael Robertson of Baker-Williams, on behalf of the property owner, contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the protected trees on the site or within 25’ of development for purposes of evaluating the impacts to the trees from Robla Estates Tentative Subdivision Map by Baker-Williams, dated July 2020. This report was updated pursuant to the comments in July of 2021 and again in February 2022 for changes to the development plans. This final version is based on the plan set dated April 2023. The property is located at 5330 Rio Linda Blvd. and falls under the jurisdiction of the City of Sacramento. See Supporting Information Appendix A – Tree Location Maps and Site Plan.

Nicole Harrison, ISA Certified Arborist #WE-6500AM, and/or Dave Mercado, ISA Certified Arborist #WE-7311A were at the site from July 30th to August 14th, 2020. R. Cory Kinley, ISA Certified Arborist #WE-9717A, visited the site on August 23, 2021. A total of 95 trees are included in the inventory. 12 trees are located on the parcel. 34 trees included in the survey are along the Sacramento Northern Bike Path and could be impacted by the development proposal. Not all the trees in the bike path were included, only trees potentially impacted by the development of these parcels. In April of 2023, Tyler Thomson, ISA Certified Arborist #WE-12751A visited the site to add trees in the ROW at 5425 Rio Linda Blvd. and the adjacent parcel to the north. An additional 13 trees were added to the inventory. 8 of these trees will be removed for the project. None of these trees are identified in the City of Sacramento inventory but all 8 proposed for removal are located within the Right of Way.

<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Trees Inventoried</th>
<th>Trees located on the Parcel</th>
<th>Protected by Sacramento City Tree Preservation Code</th>
<th>Proposed for Removal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Valley Oak, Quercus lobata</td>
<td>32</td>
<td>1</td>
<td>9 (Street Trees or in the ROW) 10 (Private Protected)</td>
<td>8 1</td>
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<tr>
<td>Blue Oak, Quercus douglasii</td>
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<td>2</td>
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<tr>
<td>Interior Live Oak, Quercus wislizenii</td>
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<td>0</td>
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<tr>
<td>Aleppo Pine, Pinus halepensis</td>
<td>6</td>
<td>-</td>
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<tr>
<td>Almond, Prunus dulcis</td>
<td>5</td>
<td>1</td>
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<td>0</td>
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<tr>
<td>Black Walnut, Juglans sp.</td>
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<td>1 (Street Trees or in the ROW)</td>
<td>1</td>
</tr>
<tr>
<td>Black Willow, Salix nigra</td>
<td>2</td>
<td>1</td>
<td>1 (Private Protected)</td>
<td>1</td>
</tr>
<tr>
<td>Chinese Evergreen Elm, Ulmus parvifolia</td>
<td>1</td>
<td>1</td>
<td>1 (Street Tree)</td>
<td>1</td>
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</tbody>
</table>

1 CalTLC is not a licensed land surveyor. Tree locations on the ‘Tree Location Map’ are approximate. Tree ownership was not legally determined.
<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Trees Inventoried</th>
<th>Trees located on the Parcel¹</th>
<th>Protected by Sacramento City Tree Preservation Code</th>
<th>Proposed for Removal</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Ash, Fraxinus pennsylvanica</td>
<td>30</td>
<td>1</td>
<td>20 (Street Trees or in the ROW) 1 (Private Protected)</td>
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<tr>
<td>Western Cottonwood, Populus fremontii</td>
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<td>2 (Private Protected) 1 (Street Trees or in the ROW)</td>
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<tr>
<td>Tree of Heaven, Ailanthus altissima</td>
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<td>5</td>
<td>6 (Street Trees or in the ROW)</td>
<td>8</td>
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<tr>
<td><strong>Total:</strong></td>
<td><strong>95</strong></td>
<td><strong>12</strong></td>
<td><strong>53</strong></td>
<td><strong>42</strong></td>
</tr>
</tbody>
</table>

See Appendices for specific information on each tree
Methods

Appendix 2 in this report is the detailed inventory and recommendations for the trees. The following terms will further explain our findings.

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

Tree Location: The GPS location of each tree was collected using the ESRI’s ArcGIS collector application on an Apple iPhone or 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. All trees measured at ground level, noted by ‘0’ in the measured at column, were estimated due to irregularities in the shape at the ground. A steel diameter tape was used to measure the trees. A Stanley laser distance meter was used to measure distances. Canopy radius measurements may also have been estimated due to obstructions, such as steep slopes or other trees.

<table>
<thead>
<tr>
<th>Terms</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Field Tag #</td>
<td>The pre-stamped tree number on the tag which is installed at approximately 6’ above ground level on the north side of the tree.</td>
</tr>
<tr>
<td>City #</td>
<td>The number assigned to the tree in the City of Sacramento Managed Trees map available online.</td>
</tr>
<tr>
<td>Species</td>
<td>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.</td>
</tr>
<tr>
<td>DBH</td>
<td>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”</td>
</tr>
<tr>
<td>DSH</td>
<td>“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.</td>
</tr>
<tr>
<td>Measured at</td>
<td>Height above average ground level where the measurement of DBH was measured</td>
</tr>
<tr>
<td>Canopy radius</td>
<td>The farthest extent of the crown composed of leaves and small twigs. Most trees are not evenly balanced. This measurement represents the longest extension from the trunk to the outer canopy. The dripline measurement is from the center point of the tree and is shown on the Tree Location Map as a circle.</td>
</tr>
<tr>
<td>Arborist Rating</td>
<td>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.</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Rating</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Excellent</td>
<td>No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect</td>
</tr>
<tr>
<td>Good</td>
<td>The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If</td>
</tr>
</tbody>
</table>
Minor problem(s) | Fair | 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 and/or health can be improved.

Major or uncorrectable problems (2) | Poor | 2 | The tree has major problems. If the option is taken to preserve the tree, additional evaluation to identify if health or structure can be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. Additionally, risk should be evaluated as a tree rated 2 may have structural conditions which indicate there is a high likelihood of some type of failure. Tree rated 2 should be removed if these additional evaluations will not be performed.

Extreme problem(s) | Hazardous | 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.

Dead | Dead | 0 | This indicates the tree has no significant sign of life.

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:

<table>
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<tr>
<th>Impact Term</th>
<th>Long Term Result of Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Negligible</td>
<td>Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone are less than 5%.</td>
</tr>
<tr>
<td>Minor</td>
<td>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.</td>
</tr>
<tr>
<td>Moderate</td>
<td>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.</td>
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<tr>
<td>Severe</td>
<td>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.</td>
</tr>
<tr>
<td>Critical</td>
<td>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%.</td>
</tr>
</tbody>
</table>
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.

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
A project arborist is likely required during the project development. It is the duty of the project arborist to specify protection for trees that will remain and protect their longevity. Experience is this small part of the tree industry is required to effectively manage trees during construction.

There are different types of Arborists with different roles within the tree industry. A project arborist should be a consulting arborist, or minimally, an ISA certified arborist with experience in tree protection during construction.

Tree Removal and/or Pruning Companies: These companies may be licensed by the State of California to do business as a tree removal company, but they do not necessarily know anything about trees biology.

Arborists: Arborist is a broad term intended to mean someone with specialized knowledge of trees, but it is often used to imply knowledge that is not there.
ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has trained, met the qualifications for application, and been 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 then 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.

- Identify the Root Protection Zones on the final construction drawings and show the placement of tree protection fencing pursuant to the arborists recommendations or city requirements.
- The project arborist should review the final construction drawings prior to submittal and identify the impacts to each tree and recommend actions to increase the likelihood of long term survival post construction.
- The project arborist should inspect the fencing prior to grading and/or grubbing for compliance with the recommended protection zones.
- The project arborist should directly supervise the clearance pruning, irrigation, fertilization, placement of mulch and chemical treatments.
- All stumps within the root zone of trees to be preserved shall be ground out using a stump router or left in place. No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment.
- Prior to any grading, or other work on the site that will come within 50’ of any tree to be preserved, irrigation will be required from April through September and placement of a 4-6” layer of chip mulch over the protected root zone of all trees that will be impacted. Chips should be obtained from onsite materials and trees to be removed.
- Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site. 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 where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
- Any and all work to be performed inside the protected root zone fencing shall be supervised by the project arborist.
- Trenching inside the protected root zone shall be by a hydraulic or air spade, placing pipes underneath the roots, or boring deeper trenches underneath the roots.
- Include on the plans an Arborist inspection schedule to monitor the site during (and after) construction to ensure protection measures are followed and make recommendations for care of the trees on site, as needed.
- Follow all of the General Development Guidelines, Appendix 3, for all trees to remain.
Report Prepared by:

Nicole Harrison
ISA Certified Arborist #WC-6500AM, TRAQ
Member: American Society of Consulting Arborists

Appendix 1A – Tree Location Map/Development Site Plan, Feb 2022
Appendix 1B – Tree Location Map, ROW Trees Added April 2023
Appendix 2 – Tree Data (Table 1 – Initial Inventory; Table 2 – Supplemental Inventory)
Appendix 3 – General Development Guidelines
Appendix 4 – Site Photos
Appendix 5 – Photos/Notes re Missing Trees from the City Inventory

Bibliography
1. The project arborist for this project is California Tree & Landscape Consulting. The primary contact information is Nicole Harrison (530) 754-4086. The project arborist may continue to provide expertise and make additional recommendations during the construction process if and when additional impacts occur or tree response is poor. Monitoring and construction oversight by the project arborist is recommended for all projects and required when a final letter of assessment is required by the jurisdiction.

2. The project arborist should inspect the exclusionary root protection fencing installed by the contractor prior to any grading and/or grubbing for compliance with the recommended protection zones. Additionally, the project arborist shall inspect the fencing at the onset of each phase of construction. The protection zone for trees is specified as the 'canopy radius' in Appendix 2 unless otherwise specified in the preservation requirements. The location of the tree protection fencing shall be depicted on the plans pursuant to the arborist recommendations. Note: 'Drainage' is not an acceptable location for installation of tree protection fencing.

3. The project arborist should directly supervise any clearance pruning, irrigation, fertilization, placement of mulch and/or chemical treatments. If clearance pruning is required, 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. Clearance pruning should include removal of all the lower foliage that may interfere with equipment prior to having grading or other equipment on site.

4. No trunk within the root protection zone of any trees shall be removed using a backhoe or other piece of grading equipment.

5. Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.

6. Any and all work to be performed inside the protected root zone fencing, including all grading and utility trenching, shall be approved and/or supervised by the project arborist.

7. Trenching, if required, inside the protected root zone shall be approved and/or supervised by a project arborist and may be required to be by a hydrovac or air spades, placing pipes underneath the roots, or boring deeper trenches underneath the roots.
1. The project arborist for this project is California Tree & Landscape Consulting. The primary contact information is R. Cory Kinley (916) 955-6162. The project arborist may continue to provide expertise and make additional recommendations during the construction process if and when additional impacts occur or tree response is poor. Monitoring and construction oversight by the project arborist is recommended for all projects and required when a final letter of assessment is required by the jurisdiction.

2. The project arborist should inspect the exclusionary root protection fencing installed by the contractor prior to any grading and/or grubbing for compliance with the recommended protection zones. Additionally, the project arborist shall inspect the fencing at the onset of each phase of construction. The protection zone for trees is specified as the 'canopy radius' in Appendix 2 unless otherwise specified in the preservation requirements. The location of the tree protection fencing shall be depicted on the plans pursuant to the arborist recommendations. Note 'dripline' is not an acceptable location for installation of tree protection fencing.

3. The project arborist should direct any clearance pruning, irrigation, fertilization, placement of mulch and/or chemical treatments. If clearance pruning is required, 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. Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site.

4. Any and all work to be performed inside the protected root zone fencing, including all grading and utility trenching, shall be approved and/or supervised by the project arborist.

5. Trenching, if required, inside the protected root zone shall be approved and/or supervised by the project arborist and may be required to be by a hydraulic or air spade, placing pipes underneath the roots, or boring deeper trenches underneath the roots.

---

**Property Line**

**Measured Tree Canopy**

**Arborist Rating**

- 0 Dead
- 1 Extreme Structure or Health Problems
- 2 Major Structure or Health Problems
- 3 Fair - Minor Problems
- 4 Good - No Apparent Problems
- 5 Excellent

**Sheet No.**

**Address**

5330 Rio Linda Blvd, Sacramento, CA

**Prepared For:** Baker Williams Engineering Group

**Date:** 5/4/2023
<table>
<thead>
<tr>
<th>Field Tag #</th>
<th>City Tree #</th>
<th>Protect ed</th>
<th>Offsite</th>
<th>Species Commo n Name</th>
<th>Species Botanical Name</th>
<th>DBH</th>
<th>Multi Stem</th>
<th>Measured at</th>
<th>Canopy Radius</th>
<th>Arborist Rating</th>
<th>Dvlpmt Status</th>
<th>Notes</th>
<th>Removal DSH Inches - Total</th>
<th>Removal Trees with Waiver</th>
<th>Final DSH Inches</th>
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<td>13460</td>
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<td>Proposed for Removal</td>
<td>See photo. Failed. Ailanthus sprouts in area (shown as #101 and #102 on arborist map.)</td>
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<td>Fire Damage. Severe Trunk Cavities with decay. Severe tip dieback. Codominant at 36” with decay and inclusions.</td>
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<td>Tree of Heaven</td>
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<td>Arborist listed it as Black Walnut, City inventory says Ailanthus. Note: not all one tree</td>
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<td>Proposed for Removal</td>
<td>Severe basal decay. Larger stem forks at 4'. Severe trunk cavities with decay. Stems are from a fairy ring.</td>
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<td>393</td>
<td>13486</td>
<td>Street</td>
<td>Yes</td>
<td>Green Ash</td>
<td>Fraxinus pennsylvanica</td>
<td>9</td>
<td>36</td>
<td>10</td>
<td>15</td>
<td>1 Extreme Structure or Health Problems</td>
<td>Proposed for Removal</td>
<td>2 stems from base, western stem dead. Trunk is growing against dead tree to south. Significant dieback. Vigor poor.</td>
<td>9</td>
<td>9</td>
<td>0</td>
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<tr>
<td>2507</td>
<td>13487</td>
<td>Street</td>
<td>Yes</td>
<td>Green Ash</td>
<td>Fraxinus pennsylvanica</td>
<td>20</td>
<td>54</td>
<td>15</td>
<td>15</td>
<td>1 Extreme Structure or Health Problems</td>
<td>Proposed for Removal</td>
<td>Severe trunk cavity, severe decay. Fire Damage. 30% foliage remaining.</td>
<td>20</td>
<td>20</td>
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<tr>
<td>2510</td>
<td>13488</td>
<td>Street</td>
<td>Yes</td>
<td>Valley Oak</td>
<td>Quercus lobata</td>
<td>27</td>
<td>16,12,10</td>
<td>54</td>
<td>20</td>
<td>3 Fair - Minor Problems</td>
<td>Proposed for Removal</td>
<td>Forks at base, 3 stems. Moderate chlorosis.</td>
<td>27</td>
<td>27</td>
<td>0</td>
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<tr>
<td>2513</td>
<td>13489</td>
<td>Street</td>
<td>Yes</td>
<td>Green Ash</td>
<td>Fraxinus pennsylvanica</td>
<td>9</td>
<td>54</td>
<td>15</td>
<td>15</td>
<td>1 Extreme Structure or Health Problems</td>
<td>Proposed for Removal</td>
<td>Suppressed, severe lean. Trunk cavity, sun scald. Severe die back.</td>
<td>9</td>
<td>9</td>
<td>0</td>
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</tbody>
</table>

Red Text indicates Trees in Poor Condition
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<table>
<thead>
<tr>
<th>Field Tag #</th>
<th>City Tree #</th>
<th>Protect ed</th>
<th>Offsite</th>
<th>Species Common Name</th>
<th>Species Botanical Name</th>
<th>DBH</th>
<th>Multi Stem</th>
<th>Measured at</th>
<th>Canopy Radius</th>
<th>Arborist Rating</th>
<th>Devlpmt Status</th>
<th>Notes</th>
<th>Removal Trees with Waiver</th>
<th>Final DSH Inches</th>
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</thead>
<tbody>
<tr>
<td>2518</td>
<td>13491</td>
<td>Street</td>
<td>Yes</td>
<td>Green Ash</td>
<td>Fraxinus pennsylvanica</td>
<td>17</td>
<td>54</td>
<td>18</td>
<td></td>
<td>2 Major Structure or Health Problems</td>
<td>Proposed for Removal</td>
<td>Dead top, trunk sprouts. Codominant at 12'. Vigor poor.</td>
<td>17</td>
<td>17</td>
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<tr>
<td>2519</td>
<td>13492</td>
<td>Street</td>
<td>Yes</td>
<td>Valley Oak</td>
<td>Quercus lobata</td>
<td>26.5</td>
<td>54</td>
<td>25</td>
<td></td>
<td>2 Major Structure or Health Problems</td>
<td>Proposed for Removal</td>
<td>Forks at 24” with inclusion. Bark decay and fluxing. Vigor poor.</td>
<td>26</td>
<td>26</td>
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<tr>
<td>2516</td>
<td>ROW</td>
<td>Green Ash</td>
<td>Fraxinus pennsylvanica</td>
<td>17</td>
<td>54</td>
<td>2 Major Structure or Health Problems</td>
<td>Proposed for Removal</td>
<td>Significant lean away from tree 2520 out over street</td>
<td>13</td>
<td>0</td>
<td>13</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>13494</td>
<td>ROW</td>
<td>Valley Oak</td>
<td>Quercus lobata</td>
<td>13</td>
<td>54</td>
<td>2 Major Structure or Health Problems</td>
<td>Proposed for Removal</td>
<td></td>
<td>13</td>
<td>0</td>
<td>13</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>2515</td>
<td>13495</td>
<td>Street</td>
<td>Yes</td>
<td>Chinese Evergreen Elm</td>
<td>Ulmus</td>
<td>10</td>
<td>54</td>
<td>15</td>
<td></td>
<td>3 Fair - Minor Problems</td>
<td>Proposed for Removal</td>
<td>Bark wounds with decay. Structure &amp; vigor fair.</td>
<td>10</td>
<td>10</td>
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<tr>
<td>2517</td>
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<td>Green Ash</td>
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<td>12,8,7</td>
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<td>25</td>
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<td>Proposed for Removal</td>
<td>Forks at 24” with inclusion. Trunk cavities. Fire damage. 90 percent canopy dead.</td>
<td>19</td>
<td>19</td>
</tr>
<tr>
<td>2521</td>
<td>13501</td>
<td>Street</td>
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<td>Quercus lobata</td>
<td>16</td>
<td>54</td>
<td>15</td>
<td></td>
<td>2 Major Structure or Health Problems</td>
<td>Proposed for Removal</td>
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<td>16</td>
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<tr>
<td>3</td>
<td>7342</td>
<td>Street</td>
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<td>Valley Oak</td>
<td>Quercus lobata</td>
<td>6</td>
<td>5</td>
<td>10</td>
<td></td>
<td>2 Major Structure or Health Problems</td>
<td>Proposed for Removal</td>
<td>Tree is under distribution lines and was topped. Now grows over the road</td>
<td>6</td>
<td>6</td>
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<tr>
<td>Field Tag #</td>
<td>City Tree #</td>
<td>Protect ed</td>
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<td>Species Common Name</td>
<td>Species Botanical Name</td>
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<td>Multi Stem</td>
<td>Measured at</td>
<td>Canopy Radius</td>
<td>Arborist Rating</td>
<td>Dvlpmt Status</td>
<td>Notes</td>
<td>Removal DSH Inches - Total</td>
<td>Removal Trees with Waiver</td>
</tr>
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<tr>
<td>2</td>
<td>13503</td>
<td>No</td>
<td></td>
<td>Tree of Heaven</td>
<td>Ailanthus altissima</td>
<td>3</td>
<td>2, 2, 1</td>
<td>54</td>
<td>10</td>
<td>2 Major Structure or Health Problems</td>
<td>Proposed for Removal</td>
<td>A bunch of 1-2&quot; sprouts along the roadside but nothing at the location shown on the city inventory. See photos.</td>
<td>0</td>
<td>0</td>
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<tr>
<td>3</td>
<td>13504</td>
<td>No</td>
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<td>Tree of Heaven</td>
<td>Ailanthus altissima</td>
<td>0</td>
<td>0-3</td>
<td>54</td>
<td>10</td>
<td>2 Major Structure or Health Problems</td>
<td>Proposed for Removal</td>
<td>A bunch of 1-2&quot; sprouts along the roadside. See photos.</td>
<td>0</td>
<td>0</td>
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<tr>
<td>102</td>
<td></td>
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<td>ROW</td>
<td>Tree of Heaven</td>
<td>Ailanthus altissima</td>
<td>9</td>
<td>3, 2, 2, 2, 3, 2, 1, 1, &lt; 1, &lt; 1</td>
<td>36</td>
<td>10</td>
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<td>Proposed for Removal</td>
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<td>103</td>
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<td>Tree of Heaven</td>
<td>Ailanthus altissima</td>
<td>2</td>
<td>2, 1</td>
<td>48</td>
<td>5</td>
<td>2 Major Structure or Health Problems</td>
<td>Proposed for Removal</td>
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<td>104</td>
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<td>ROW</td>
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<td>4</td>
<td>3, 2</td>
<td>54</td>
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<td>2 Major Structure or Health Problems</td>
<td>Proposed for Removal</td>
<td></td>
<td>4</td>
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<tr>
<td>119</td>
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<td>ROW</td>
<td>Valley Oak</td>
<td>Quercus lobata</td>
<td>5</td>
<td>54</td>
<td>9</td>
<td>3 Fair - Minor Problems</td>
<td>Proposed for Removal</td>
<td>Bows over at top. 28’ to centerline. Not shown in City inventory</td>
<td>5</td>
<td>0</td>
<td>5</td>
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<tr>
<td>100</td>
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<td>Quercus lobata</td>
<td>4</td>
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<td>8</td>
<td>3 Fair - Minor Problems</td>
<td>Proposed for Removal</td>
<td></td>
<td>4</td>
<td>0</td>
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<tr>
<td>101</td>
<td></td>
<td>Yes</td>
<td>ROW</td>
<td>Green Ash</td>
<td>Fraxinus sp.</td>
<td>4</td>
<td>36</td>
<td>6</td>
<td>3 Fair - Minor Problems</td>
<td>Proposed for Removal</td>
<td></td>
<td>4</td>
<td>0</td>
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<tr>
<td>2281</td>
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<td>Yes</td>
<td>ROW</td>
<td>Fremont Cotton wood</td>
<td>Populus fremontii</td>
<td>26</td>
<td>24</td>
<td>25</td>
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<td>Proposed for Removal</td>
<td></td>
<td>26</td>
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</tbody>
</table>

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<th>Offsite</th>
<th>Species Common Name</th>
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<th>DBH</th>
<th>Multi Stem</th>
<th>Measured at</th>
<th>Canopy Radius</th>
<th>Arborist Rating</th>
<th>Development Status</th>
<th>Notes</th>
<th>Removable DSH Inches</th>
<th>Removal Trees with Waiver</th>
<th>Final DSH Inches</th>
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<tbody>
<tr>
<td>2282</td>
<td>Yes</td>
<td>ROW</td>
<td>Green Ash</td>
<td>Fraxinus sp.</td>
<td>4</td>
<td>36</td>
<td>5</td>
<td>2 Major Structure or Health Problems</td>
<td>Proposed for Removal</td>
<td>swollen base with 10% dead bark, 2” open cavity north. fair canopy structure. fair bud development.</td>
<td>4</td>
<td>4</td>
<td>0</td>
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<tr>
<td>2283</td>
<td>Yes</td>
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<td>Green Ash</td>
<td>Fraxinus sp.</td>
<td>5</td>
<td>54</td>
<td>8</td>
<td>1 Extreme Structure or Health Problems</td>
<td>Proposed for Removal</td>
<td>severe base and trunk decay, 50% dead bark, exposed heartwood. sparse branching in canopy. low vigor.</td>
<td>5</td>
<td>5</td>
<td>0</td>
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<tr>
<td>2284</td>
<td>Yes</td>
<td>ROW</td>
<td>Green Ash</td>
<td>Fraxinus sp.</td>
<td>10</td>
<td>54</td>
<td>15</td>
<td>3 Fair - Minor Problems</td>
<td>Proposed for Removal</td>
<td>fair base. codom at 6’. canopy main stems lean east and west. good bud development. low hanging canopy west.</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>2285</td>
<td>Yes</td>
<td>ROW</td>
<td>Green Ash</td>
<td>Fraxinus sp.</td>
<td>8</td>
<td>6, 6</td>
<td>54</td>
<td>2 Major Structure or Health Problems</td>
<td>Proposed for Removal</td>
<td>large decayed flush cut stem at base southwest. codom at 1’, included bark below union, weak attachment. fair canopy balance. fair bud development.</td>
<td>8</td>
<td>8</td>
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<td>2286</td>
<td>Yes</td>
<td>ROW</td>
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<td>Fraxinus sp.</td>
<td>8</td>
<td>36</td>
<td>12</td>
<td>3 Fair - Minor Problems</td>
<td>Proposed for Removal</td>
<td>fair base, closing wound north base. codom at 5’. good canopy structure. fair vigor.</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>2287</td>
<td>No</td>
<td>Yes</td>
<td>Valley Oak</td>
<td>Quercus lobata</td>
<td>9</td>
<td>54</td>
<td>16</td>
<td>4 Good - No Apparent Problems</td>
<td>Outside Work Area</td>
<td>Good base, structure, and vigor. growing next to communication lines to the east.</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>2288</td>
<td>No</td>
<td>Yes</td>
<td>Valley Oak</td>
<td>Quercus lobata</td>
<td>16.5</td>
<td>54</td>
<td>27</td>
<td>1 Extreme Structure or Health Problems</td>
<td>Outside Work Area</td>
<td>large codominant stem failure east at 1’, leaving large open cavity with severe heartwood decay, uncorrectable structural defect. remaining trunk leans heavy northwest. low vigor.</td>
<td></td>
<td></td>
<td></td>
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</tbody>
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<th>Measured at</th>
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</tr>
</thead>
<tbody>
<tr>
<td>2289</td>
<td></td>
<td>No</td>
<td>Yes</td>
<td>Valley Oak Quercus lobata</td>
<td>8</td>
<td></td>
<td>54</td>
<td>14</td>
<td>2 Major Structure or Health Problems</td>
<td>Outside Work Area</td>
<td>swollen base with large, closed wound southwest. unbalanced understory structure, leans southwest. moderate/severe branch die-back in canopy. low vigor.</td>
<td></td>
<td></td>
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<tr>
<td>2290</td>
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<td>Yes</td>
<td>Yes</td>
<td>Valley Oak Quercus lobata</td>
<td>16</td>
<td></td>
<td>54</td>
<td>23</td>
<td>2 Major Structure or Health Problems</td>
<td>Outside Work Area</td>
<td>good base. growing towards powerlines west. canopy has been pruned back multiple times for powerline clearance leaving decayed stubs, poor structure. fair bud development on living branches, moderate small branch die-back.</td>
<td></td>
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<tr>
<td>2291</td>
<td></td>
<td>Yes</td>
<td>Yes</td>
<td>Green Ash Fraxinus sp.</td>
<td>12</td>
<td></td>
<td>54</td>
<td>21</td>
<td>1 Extreme Structure or Health Problems</td>
<td>Outside Work Area</td>
<td>dead 9” codominant stem at grade north. severe dead bark throughout trunk and canopy branches. severe branch die-back throughout, 80% dead, growing directly under communication lines. low vigor.</td>
<td></td>
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<tr>
<td>392</td>
<td></td>
<td>No</td>
<td>Yes</td>
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<td>17</td>
<td></td>
<td>36</td>
<td>0</td>
<td>0 Dead</td>
<td>Standing Dead.</td>
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<td>2506</td>
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<td>No</td>
<td>Yes</td>
<td>Black Walnut Juglans sp.</td>
<td>7</td>
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<td>20</td>
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<td>Proposed for Removal</td>
<td>Suppressed, severe lean. Severe tip dieback.</td>
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<td>7</td>
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<td>13</td>
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<td>54</td>
<td>20</td>
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<td>Outside Work Area</td>
<td>Fire Damage to trunk and lower half of foliage. Vigor poor.</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>2509</td>
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<td>Private</td>
<td>Protect ed</td>
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<td>15</td>
<td></td>
<td>54</td>
<td>20</td>
<td>2 Major Structure or Health Problems</td>
<td>Proposed for Removal</td>
<td>Fire Damage to trunk and lower half of foliage. Vigor poor. Suppressed, severe lean north.</td>
<td></td>
<td>15</td>
<td></td>
</tr>
</tbody>
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<tbody>
<tr>
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<td>Private Protected</td>
<td>Yes</td>
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<td>25</td>
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<td>54</td>
<td>20</td>
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<td>Proposed for Removal</td>
<td>Forks at 18, 3 stems. Western stem dead. At barbed wire fence.</td>
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<td>Green Ash Fraxinus pennsylvanica</td>
<td>10,10</td>
<td>54</td>
<td>15</td>
<td>1 Extreme Structure or Health Problems</td>
<td>Outside Work Area</td>
<td>Forks at base, 2 stems with inclusion. Fire damage. Trunk cavity. 80 percent canopy dead.</td>
<td></td>
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<td>10</td>
<td>54</td>
<td>18</td>
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<td>Outside Work Area</td>
<td>Suppressed, severe lean. Fire damage. 80 percent canopy dead.</td>
<td></td>
<td></td>
<td></td>
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<tr>
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<td>ROW</td>
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<td>15</td>
<td>54</td>
<td>18</td>
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<td>Proposed for Removal</td>
<td>Trunk cavities. Dead top.</td>
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<td>2517</td>
<td>No</td>
<td>Yes</td>
<td>Green Ash Fraxinus pennsylvanica</td>
<td>8</td>
<td>54</td>
<td>15</td>
<td>1 Extreme Structure or Health Problems</td>
<td>Outside Work Area</td>
<td>Suppressed, severe lean. 80 percent canopy dead.</td>
<td></td>
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<td>2520</td>
<td>ROW</td>
<td>Yes</td>
<td>Valley Oak Quercus lobata</td>
<td>14</td>
<td>54</td>
<td>20</td>
<td>3 Fair - Minor Problems</td>
<td>Proposed for Removal</td>
<td>Fair canopy ratio, vigor fair.</td>
<td></td>
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<td>2521</td>
<td>No</td>
<td>Yes</td>
<td>Valley Oak Quercus lobata</td>
<td>7</td>
<td>54</td>
<td>10</td>
<td>3 Fair - Minor Problems</td>
<td>Outside Work Area</td>
<td>Slight upper canopy lean. Fallen tree leaning into canopy.</td>
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<td>2522</td>
<td>No</td>
<td>Yes</td>
<td>Green Ash Fraxinus pennsylvanica</td>
<td>6</td>
<td>54</td>
<td>5</td>
<td>1 Extreme Structure or Health Problems</td>
<td>Outside Work Area</td>
<td>Trunk cavities, severe dieback. 60 percent canopy dead.</td>
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<td>Species Botanical Name</td>
<td>DBH</td>
<td>Multi Stem</td>
<td>Measured at</td>
<td>Canopy Radius</td>
<td>Arborist Rating</td>
<td>Dvlpmnt Status</td>
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<tr>
<td>2523</td>
<td>No</td>
<td>ROW</td>
<td>Green Ash Fraxinus pennsylvanica</td>
<td>9</td>
<td>6,6</td>
<td>54</td>
<td>5</td>
<td>1 Extreme Structure or Health Problems</td>
<td>Proposed for Removal</td>
<td>99 percent dead, only trunk sprout foliage lower part of trunk. 26' to centerline</td>
<td>9</td>
<td>9</td>
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<td>2524</td>
<td>No</td>
<td>ROW</td>
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<td>8</td>
<td>54</td>
<td>12</td>
<td>1 Extreme Structure or Health Problems</td>
<td>Proposed for Removal</td>
<td>Bark decay, dead top. 28' to centerline</td>
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<td>8</td>
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<td>2526</td>
<td>ROW</td>
<td>Yes</td>
<td>Green Ash Fraxinus pennsylvanica</td>
<td>19</td>
<td>54</td>
<td>15</td>
<td>1 Extreme Structure or Health Problems</td>
<td>Proposed for Removal</td>
<td>99 percent dead, only foliage is trunk sprouts on lower trunk.</td>
<td>19</td>
<td>19</td>
<td>0</td>
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<tr>
<td>2527</td>
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<td>Yes</td>
<td>Valley Oak Quercus lobata</td>
<td>8</td>
<td>54</td>
<td>15</td>
<td>3 Fair - Minor Problems</td>
<td>Outside Work Area</td>
<td>Codominant at 10’. Dead tree hung up in canopy.</td>
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<td>7302</td>
<td>No</td>
<td>Yes</td>
<td>Aleppo Pine Pinus halepensis</td>
<td>6</td>
<td>54</td>
<td>0 Dead</td>
<td>Outside Work Area</td>
<td>Totally dead, previously burned</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>7303</td>
<td>No</td>
<td>Yes</td>
<td>Valley Oak Quercus lobata</td>
<td>8</td>
<td>54</td>
<td>12</td>
<td>4 Good - No Apparent Problems</td>
<td>Outside Work Area</td>
<td>Young tree no apparent problems</td>
<td></td>
<td></td>
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<td>7304</td>
<td>No</td>
<td>Yes</td>
<td>Almond Prunus dulcis</td>
<td>14</td>
<td>54</td>
<td>18</td>
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<td>Outside Work Area</td>
<td>Multi stem almond small branch inclusions gum at base</td>
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<td>7305</td>
<td>No</td>
<td>Yes</td>
<td>Almond Prunus dulcis</td>
<td>12</td>
<td>54</td>
<td>16</td>
<td>3 Fair - Minor Problems</td>
<td>Outside Work Area</td>
<td>Understory tree Leans west. Dead branches and canopy touching the ground</td>
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<td>7307</td>
<td>No</td>
<td>Yes</td>
<td>Western Cottonwood Populus fremontii</td>
<td>14</td>
<td>54</td>
<td>15</td>
<td>2 Major Structure or Health Problems</td>
<td>Outside Work Area</td>
<td>Split trunk lots of decay on tension side</td>
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<tr>
<td>7306</td>
<td>No</td>
<td>Yes</td>
<td>Western Cottonwood Prunus sp</td>
<td>9, 4, 3, 2, 4</td>
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<td>15</td>
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<td>Outside Work Area</td>
<td>Mostly dead</td>
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<td>Species Botanical Name</td>
<td>DBH</td>
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<td>Measured at</td>
<td>Canopy Radius</td>
<td>Arborist Rating</td>
<td>Dvlpmnt Status</td>
<td>Notes</td>
<td>Removal Trees with Waiver</td>
<td>Final DSH Inches</td>
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<tr>
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<td>Valley Oak</td>
<td>Quercus lobata</td>
<td>12</td>
<td>54</td>
<td>28</td>
<td>3 Fair - Minor Problems</td>
<td>Outside Work Area</td>
<td>Understory tree to 2 dominant Valley Oaks to the east. no major problems dead branches</td>
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<td>7309</td>
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<td>Valley Oak</td>
<td>Quercus lobata</td>
<td>16</td>
<td>54</td>
<td>20</td>
<td>3 Fair - Minor Problems</td>
<td>Outside Work Area</td>
<td>Dead and crossing limbs, no major problems</td>
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<td>7310</td>
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<td>Yes</td>
<td>Valley Oak</td>
<td>Quercus lobata</td>
<td>18</td>
<td>54</td>
<td>25</td>
<td>3 Fair - Minor Problems</td>
<td>Outside Work Area</td>
<td>Dead and crossing limbs, no major problems</td>
<td>0</td>
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<td>7311</td>
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<td>Yes</td>
<td>Western Cottonwood</td>
<td>Populus fremontii</td>
<td>26</td>
<td>54</td>
<td>20</td>
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<td>Outside Work Area</td>
<td>Severe decline broken tops one large spar fell over - decay at base</td>
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<td>7312</td>
<td>No</td>
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<td>Western Cottonwood</td>
<td>Populus fremontii</td>
<td>8</td>
<td>54</td>
<td>10</td>
<td>0 Dead</td>
<td></td>
<td>Totally dead tree</td>
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<td></td>
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<td>Yes</td>
<td>Western Cottonwood</td>
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<td>26</td>
<td>54</td>
<td>30</td>
<td>2 Major Structure or Health Problems</td>
<td>Outside Work Area</td>
<td>45° Lean, Decay in large broken branches</td>
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<td>7314</td>
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<td>Yes</td>
<td>Valley Oak</td>
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<td>21</td>
<td>54</td>
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<td>Outside Work Area</td>
<td>Dead Crossing branches</td>
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<td>7315</td>
<td>Private Protected</td>
<td>Yes</td>
<td>Valley Oak</td>
<td>Quercus lobata</td>
<td>40</td>
<td>54</td>
<td>42</td>
<td>3 Fair - Minor Problems</td>
<td>Outside Work Area</td>
<td>No major problems dead crossing branches one inclusion at trunk 4’ up</td>
<td></td>
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<tr>
<td>7316</td>
<td>No</td>
<td>Yes</td>
<td>Valley Oak</td>
<td>Quercus lobata</td>
<td>5</td>
<td>54</td>
<td>6</td>
<td>4 Good - No Apparent Problems</td>
<td>Outside Work Area</td>
<td>Understory tree, poor branch angles in upper canopy</td>
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</tbody>
</table>

Red Text indicates Trees in Poor Condition
Grey background indicates trees that were evaluated in April 2023. All other trees were evaluated in 2020 or 2021.
<table>
<thead>
<tr>
<th>Field Tag #</th>
<th>City Tree #</th>
<th>Protect ed</th>
<th>Offsite</th>
<th>Species Common Name</th>
<th>Species Botanical Name</th>
<th>DBH</th>
<th>Multi Stem</th>
<th>Measured at</th>
<th>Canopy Radius</th>
<th>Arborist Rating</th>
<th>Dvlpmnt Status</th>
<th>Notes</th>
<th>Removal Trees with Waiver</th>
<th>Final DSH Inches</th>
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<tbody>
<tr>
<td>7317</td>
<td>Private</td>
<td>Yes</td>
<td>Valley Oak</td>
<td>Quercus lobata</td>
<td>38</td>
<td>54</td>
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<td>41</td>
<td>3 Fair - Minor Problems</td>
<td>Outside Work Area</td>
<td>No major problems sparse canopy lots of dead branches.</td>
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<tr>
<td>7318</td>
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<td>Quercus lobata</td>
<td>16</td>
<td>54</td>
<td></td>
<td>17</td>
<td>3 Fair - Minor Problems</td>
<td>Impacted - Property line? Needs protection during development</td>
<td>Dead branches and washed away soil from root flare on east side of tree- due to drainage ditch overflow</td>
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<tr>
<td>7319</td>
<td>No</td>
<td>Yes</td>
<td>Black Willow</td>
<td>Salix nigra</td>
<td>14</td>
<td>54</td>
<td></td>
<td>12</td>
<td>3 Fair - Minor Problems</td>
<td>Outside Work Area</td>
<td>Lots of dead branches dead tops/tips all breakouts in center multi-stem</td>
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<td></td>
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<tr>
<td>7320</td>
<td>No</td>
<td>Yes</td>
<td>Valley Oak</td>
<td>Quercus lobata</td>
<td>10</td>
<td>54</td>
<td></td>
<td>15</td>
<td>4 Good - No Apparent Problems</td>
<td>Outside Work Area</td>
<td>No major problems dead branches first branch / bowl height is 3’ off the ground so potential inclusions in the future but no apparent problems currently</td>
<td></td>
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<tr>
<td>7321</td>
<td>No</td>
<td>Yes</td>
<td>Almond</td>
<td>Prunus dulcis</td>
<td>6</td>
<td>54</td>
<td></td>
<td>10</td>
<td>2 Major Structure or Health Problems</td>
<td>Impacted, possible removal</td>
<td>Lots of dead branches split trunk bark flaking off at base possibly disc damage to roots</td>
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<tr>
<td>7322</td>
<td>No</td>
<td>Yes</td>
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<td>4.5</td>
<td>54</td>
<td></td>
<td>8</td>
<td>3 Fair - Minor Problems</td>
<td>Outside Work Area</td>
<td>Multi-stem Bowl height 8” second spar 3’ off the ground extremely narrow branch angle</td>
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<td>7323</td>
<td>No</td>
<td>Yes</td>
<td>Valley Oak</td>
<td>Quercus lobata</td>
<td>4.5</td>
<td>54</td>
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<td>9</td>
<td>3 Fair - Minor Problems</td>
<td>Outside Work Area</td>
<td>Multi-stem ball height 1’ off the ground inclusion narrow branch angle</td>
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<tr>
<td>7324</td>
<td>No</td>
<td>Yes</td>
<td>Valley Oak</td>
<td>Quercus lobata</td>
<td>9</td>
<td>54</td>
<td></td>
<td>11</td>
<td>4 Good - No Apparent Problems</td>
<td>Outside Work Area</td>
<td>Dead branches old trunk wounds at base</td>
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</tbody>
</table>

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<th>Species Common n Name</th>
<th>Species Botanical Name</th>
<th>DBH</th>
<th>Multi Stem</th>
<th>Measured at</th>
<th>Canopy Radius</th>
<th>Arborist Rating</th>
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<tr>
<td>7325</td>
<td>No</td>
<td>Yes</td>
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<td>Quercus lobata</td>
<td>6</td>
<td>54</td>
<td>12</td>
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<td>Outside Work Area</td>
<td>Multi stem bowl height 18&quot; inclusion poor branch angle</td>
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<tr>
<td>7326</td>
<td>No</td>
<td>Yes</td>
<td>Aleppo Pine</td>
<td>Pinus halepensis</td>
<td>22</td>
<td>54</td>
<td>26</td>
<td>2 Major Structure or Health Problems</td>
<td>Outside Work Area</td>
<td>Lots of dead branches pitch moth sunken in root flare on one side Frass observed on sunken area</td>
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<tr>
<td>7327</td>
<td>No</td>
<td>Yes</td>
<td>Interior Live Oak</td>
<td>Quercus wislizenii</td>
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<td>54</td>
<td>12</td>
<td>3 Fair - Minor Problems</td>
<td>Outside Work Area</td>
<td>Multi-stem Live Oak bowl height 10” dead branches</td>
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<td>7328</td>
<td>No</td>
<td>Yes</td>
<td>Tree of heaven</td>
<td>Ailanthus altissima</td>
<td>13</td>
<td>54</td>
<td>20</td>
<td>2 Major Structure or Health Problems</td>
<td>Outside Work Area</td>
<td>Lots of dead declining tips trunk wound northeast Berks flaking off bore damage from exposed trunk area</td>
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<tr>
<td>7329</td>
<td>No</td>
<td>No</td>
<td>Tree of heaven</td>
<td>Ailanthus altissima</td>
<td>15</td>
<td>54</td>
<td>20</td>
<td>3 Fair - Minor Problems</td>
<td>Outside Work Area</td>
<td>Bowl height 3’ three spars with inclusions lower bark is flaking off root flare is buried</td>
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<tr>
<td>7330</td>
<td>No</td>
<td>No</td>
<td>Tree of Heaven</td>
<td>Ailanthus altissima</td>
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<td>54</td>
<td>12</td>
<td>3 Fair - Minor Problems</td>
<td>Proposed for Removal</td>
<td>Bowl height 18” three main spars bark peeling off construction damage likely disking bark peeling off</td>
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<tr>
<td>7331</td>
<td>No</td>
<td>No</td>
<td>Tree of heaven</td>
<td>Ailanthus altissima</td>
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<td>54</td>
<td>15</td>
<td>3 Fair - Minor Problems</td>
<td>Proposed for Removal</td>
<td>Bowl height 6” three main spars bark peeling off at base</td>
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<td>Salix nigra</td>
<td>25</td>
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<td>27</td>
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<td>Proposed for Removal</td>
<td>Multi-stem Lots of dead branches canopy is sparse flood area</td>
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<td>7333</td>
<td>No</td>
<td>Yes</td>
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<td>Pinus halepensis</td>
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<td>54</td>
<td>16</td>
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<td>Outside Work Area</td>
<td>Lots of dead branches Tree was burned in the past pitch tubes pitch Moth signs of bore sunken root flare large wound north east on trunk at base.</td>
<td>0</td>
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<td>No</td>
<td>Yes</td>
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<td>Pinus halepensis</td>
<td>22</td>
<td>54</td>
<td>28</td>
<td>Outside Work Area</td>
<td>Tree leans south west, was burned previously pitch tubes activity Frass large wound north east side of tree wound approximately 10’ long- 10” branch failure</td>
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<td>7335</td>
<td>No</td>
<td>Yes</td>
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<td>Pinus halepensis</td>
<td>16</td>
<td>54</td>
<td>16</td>
<td>Outside Work Area</td>
<td>Absent of root flare pitch months dead branches</td>
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<tr>
<td>7336</td>
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<td>Yes</td>
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<td>Pinus halepensis</td>
<td>15</td>
<td>54</td>
<td>15</td>
<td>Outside Work Area</td>
<td>Pitch tubes signs of bore actually likely red Turpentine beetle - dead branches</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7337</td>
<td>No</td>
<td>Yes</td>
<td>Valley Oak</td>
<td>Quercus lobata</td>
<td>10</td>
<td>54</td>
<td>10</td>
<td>Outside Work Area</td>
<td>Multi stem to spars two 10” Inclusion 6’ up</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7338</td>
<td>Private Protect ed</td>
<td>Yes</td>
<td>Valley Oak</td>
<td>Quercus lobata</td>
<td>16</td>
<td>54</td>
<td>5</td>
<td>Outside Work Area</td>
<td>Foliage is good branches lower canopy included bark at most branch unions bowl height 3’ and absent of root flare</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7339</td>
<td>No</td>
<td>No</td>
<td>Almond</td>
<td>Prunus dulcis</td>
<td>5</td>
<td>54</td>
<td>5</td>
<td>0 Dead</td>
<td>Totally dead</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7340</td>
<td>No</td>
<td>Yes</td>
<td>Almond</td>
<td>Prunus dulcis</td>
<td>4</td>
<td>54</td>
<td>5</td>
<td>1 Extreme Structure or Health Problems</td>
<td>Half dead. Previously tree fell over and then sprouted back</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7341</td>
<td>No</td>
<td>No</td>
<td>Green Ash</td>
<td>Fraxinus pennsylvanica</td>
<td>9</td>
<td>54</td>
<td>10</td>
<td>1 Extreme Structure or Health Problems</td>
<td>At base tree was 25” old, decayed spar, trunk is completely rotten decay all the way through trunk 9” spar above decay</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7343</td>
<td>No</td>
<td>No</td>
<td>Blue Oak</td>
<td>Quercus douglasii</td>
<td>8</td>
<td>54</td>
<td>9</td>
<td>4 Good - No Apparent Problems</td>
<td>Small trunk wound</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Red Text indicates Trees in Poor Condition
Grey background indicates trees that were evaluated in April 2023. All other trees were evaluated in 2020 or 2021.
<table>
<thead>
<tr>
<th>Field Tag #</th>
<th>City Tree #</th>
<th>Protected</th>
<th>Offsite Species Commo n Name</th>
<th>Species Botanical Name</th>
<th>DBH</th>
<th>Multi Stem</th>
<th>Measured at</th>
<th>Canopy Radius</th>
<th>Arborist Rating</th>
<th>Dvipmt Status</th>
<th>Notes</th>
<th>Removal DSH Inches - Total</th>
<th>Removal Trees with Waiver</th>
<th>Final DSH Inches</th>
</tr>
</thead>
<tbody>
<tr>
<td>7344</td>
<td>ROW</td>
<td>No</td>
<td>Blue Oak</td>
<td>Quercus douglasii</td>
<td>5</td>
<td></td>
<td>54</td>
<td>10</td>
<td>4 Good - No Apparent Problems</td>
<td>Proposed for Removal</td>
<td>No apparent problems but it’s 3’ off the road and under powerlines</td>
<td>5</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

Red Text indicates Trees in Poor Condition
Grey background indicates trees that were evaluated in April 2023. All other trees were evaluated in 2020 or 2021.
APPENDIX

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 10’. 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’, and the fertilizer irrigated in. The irrigation should percolate at least 24” into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12” of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

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

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

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

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

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

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

**Elevate Foliage:** Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Lower 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.

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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.
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.
Appendix 4 – Site Photos

Photo 1, Historical Google Photo.
Photo 2, August 18, 2020. Looking south down the bike path

Photo 3, August 18, 2020. Looking north. Demonstrates Trees inside and outside the survey area
Site Photos, March 2023. Area at 5425 Rio Linda Blvd.

Photo 8, March 21, 2023

Photo 9, March 21, 2023
Appendix 5 – Photos/Notes re Missing Trees from the City Inventory

City Inventory, Showing trees 13482-13473
Some of these trees could be trees 102-105 but are shown in the wrong location.

Note: Trees removed at red circle.
13489 Stumps with Sprouts, one of these is likely 13490 and 13493.

In between 2 stumps, dead top 13492.

2516 2519, outside ROW.
City Trees 13494 (left) and 2520 (right).

City Tree 13495. Showing stump with sprouts as all that is remaining.
Tree Cluster south of City Tree #13496. Trees 119, 2523, 2524, left to right
All 3 trees measured 26’ to 29’ from centerline.
Jose Quintanilla  
City of Sacramento Community Development Department  
300 Richards Boulevard, 3rd Floor  
Sacramento, CA 95811

RE: Robla Estates (P21-009)

Dear Mr. Quintanilla:

Thank you for routing the Robla Estates project to WALKSacramento. The project proposes 178 alley-loaded single-unit houses and 2.3 acres of public parks on two lots.

**Tree Shading**  We are pleased to see the public streets (Street A and Circle B) proposed for Robla Estates will have 5' detached sidewalks and either 5'-10" or 6-½' landscape planters on both sides of the street. The alleys, which comprise almost 60% of the street hardscape in the proposed development, will have no trees. The unshaded alleys will intensify urban heat island effects and increase localized air temperatures. The higher temperatures, especially climate change extremes, can discourage people from walking and biking, and the higher temperatures can also compound health problems. Coordinated planting of trees in the landscape planters and the side yards of the residential lots along Circle B may allow for a denser tree canopy that will shade the sidewalk, the street, and some of the houses.

**Trail Access**  The existing Sacramento Northern Bike Trail and the planned Robla Creek Trail are adjacent to the Robla Estates site. The Sacramento Northern Bike Trail connects to nearby schools and stores in Robla and destinations in Del Paso Heights, North Sacramento and downtown Sacramento. The Robla Creek Trail will connect to existing bike trails that provide access to South Natomas and downtown Sacramento. However, the project provides only one trail connection, which is at the southern end of the site although eleven alleys and twelve pedestrian paseos terminate within 40' to 75' of the existing and planned trails. Additional connections to the trails would encourage more walking and biking for pleasure, exercise, commuting and/or shopping.

"**Eyes on the street**"  The routing contained plans for only one of the four plans, so our comments apply specifically to that model. The living room, and the kitchen behind it, have views to the pedestrian paseos, but there's only garages and second-story bedrooms overlooking the alleys. The end units will have "eyes on the street" through the window(s) in the dining room with the kitchen in the background, and the living room has no window on the wall facing the street. Only one of the three end-unit configurations with a second floor loft facing the street include a window in the loft, yet each plan includes a window in the laundry room, which will be occupied much less frequently than the loft. We hope the other three house plans have "eyes on the street" at least as good as the plan included in the routing.
It's also notable that the eight houses on Street A have very limited "eyes on the street," relying upon second-story bedrooms for street views. The garages should be accessed by alleys so the active living space in the houses face the street.

**Rio Linda Boulevard Crossings**  A few of the parcels on the west side of Rio Linda Boulevard and just south of the project site are designated Suburban Center. When commercial uses are constructed on those parcels, there will be more Robla Estates residents wanting to cross Rio Linda Boulevard at the proposed roundabout. With a 45-mph speed limit, four traffic lanes, and crosswalks set two car lengths from the yield lines, people may have difficulty crossing at the roundabout. Adding beacons and moving the crosswalks closer to the yield line may improve the crossings for pedestrians and bicyclists.

**Single-Story House Plans**  The plan drawings and the Project Narrative don’t indicate whether Robla Estates will have only two-story houses or a mix of one-story and two-story houses. Many people moving into a neighborhood have a desire to stay long term, but if there are only two-story houses with all bedrooms on the second floor, residents will not be able to "age in place" and they’ll have to leave the community when they can no longer climb stairs. Adding single-story houses to the development will facilitate "aging in place."

In summary, we recommend:

- Plant trees along the public streets to the densest spacing possible to improve the pedestrian environment and mitigate for the unshaded private alleys.
- Provide additional points of access to the Sacramento northern Bike Trail and the Robla Creek Trail.
- Ensure that all house plans that are side-on to public street Circle B have good "eyes on the street," and the lotting on Street A should be changed so the entry door and living room face the street.
- Improve the pedestrian crossings at the roundabout.
- Add one or more single-story plans to the housing mix.

WALKSacramento 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.

Sincerely,

Chris Holm
Project Manager
December 29, 2021

Jose Quintanilla, Associate Planner
City of Sacramento, Community Development Department
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

RE: Robla Estates (P21-009)

Dear Jose Quintanilla:

Thank you for continuing to involve Civic Thread (formerly WALKSacramento) in the review process of the Robla Estates housing development. We are happy to see that several of our previous comments are reflected in the revised plans which we believe contribute to the enhanced experience and quality of life for residents and visitors alike.

In review of our previous requests, we commend the applicant for the provision of two additional connections to the Northern Sacramento Bike Trail which we hope will encourage its use for those utilizing active travel by means of recreation or transportation.

Unfortunately, several of our comments do not appear reflected in the latest revision.

**Tree Canopy** It continues to be our hope that trees will be utilized along the private alleys as Section K: Private Alley on Sheet 2 of the Tentative Subdivision Map indicates the persistent lack thereof which we fear will contribute to the urban heat island effect. Resulting effects may include increased localized temperatures making walking, biking, or rolling less appealing during Sacramento’s summer months.

**Roundabout/Bike/Ped Access** The pedestrian crosswalks near the roundabout were previously pointed out to be potentially hazardous as the crosswalk itself is located approximately two car lengths behind the yield line, along a 4-lane bi-directional street with speed limits of 45 MPH. This arrangements places the pedestrian crosswalk where vehicles are still travelling at high speeds and assessing the conditions of the upcoming
traffic circle rather than considering the crosswalk placed too far away. As traffic increases with future development and demand for vehicular road space increases, it is imperative to improve pedestrian infrastructure with a proportionate response. We continue to recommend moving the crosswalks closer to the yield lines and adding rectangular rapid flashing beacons.

Additionally, the revised plans indicate a vehicular connection by way of the private alley N-18 to the planned apartments south of the development. Unaware of the traffic calming measures to be taken within both developments and propensity for drivers to speed when physically uninhibited to do so, we strongly suggest connecting the sidewalk immediately east of N-18 to the apartments. This connection will allow immediate and safe access between the two and not force pedestrians to either mingle with vehicles along N-18 or walk further out of their way around Lot F Public Park to utilize the planned sidewalk there.

**One Story Units**  Seeing the lack of available one-story floorplans to assist with those who would wish to “age in place” and may have difficulty navigating the stairs at a certain age, we are resigned to accept the apartments as a means for senior adults to transition to more accommodating housing while remaining in a community they have made a home in.

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.

Please notify Civic Thread of future routings or notices for this project.

Thank you for your continued review and consideration of our comments.

Sincerely,
David Moore
Project Coordinator
March 24th, 2023

Jose Quintanilla
Associate Planner, North Area (N. Natomas, S. Natomas, N. Sacramento)
Planning Division, Community Development Department
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

RE: Robla Estates Rev. 4, P21-009

Dear Jose Quintanilla:

Civic Thread (formerly “WALKSacramento”) has reviewed the Robla Estates Revision 4 Project (P21-009). The project proposes to expand to a Suburban Neighborhood Medium Density (SNMD). The current space is a 20.55 acre Agriculture lot in North Sacramento. The plans are proposing to make the lot into a Multi-Unit Dwelling (R-2A). The subdivision map demonstrates the subdivision of 4 parcels into 177 residential parcels with four house plans and 33 parcels for common facilities. This development has been updated from its previous version through adjustments at the roundabout. Based on the reviewed information regarding the Robla Estates we have the following comments:

Revisions
The revisions made from the previous submission are directed in the roundabout area. The new revisions are in favor of pedestrians as Lot E was reduced in size to provide a sizable landscaping buffer between pedestrians and oncoming traffic. Rectangular Rapid Flashing Beacons (RRFB) are needed at the roundabout for pedestrians crossing, more specifically on those areas that have oncoming high speed traffic from Rio Linda Boulevard. Drivers will still be in the process of slowing down as they enter the roundabout. The speed limit down Rio Linda Boulevard is 45
mph making it essential to provide signage that allow drivers to notice pedestrians crossing. Lot A is reduced in size to create wider sidewalks, beneficial for a residential area understanding that families will be utilizing the space.

**Bike Trail Connectivity**

The Robla Estates has a distinctive feature of being adjacent to the Sacramento Northern Bike Trail. The current proposal provides three direct connections to the bike trail. The fencing on the east side of the proposal serves as a privacy barrier, but removing it would allow for better bike connectivity. Rose Street, the road closest to the development site, on the east side, is not a high speed road that would need a sound barrier. In addition, the removal of the fence would allow for community watch especially for the bike trail.

In general, the development proposed fits in the residential area of North Sacramento. An anticipated issue of the location of the site is the lack of commercial centers or public spaces restricting the future residents at the Robla Estates from easily walking or biking for commodities. On the other hand, the new revisions to the site has allowed for better pedestrian connectivity and promotes active transportation through the infrastructure on the West side. The connectivity of the bike trail located on the East side of the development site makes it easy for residents to utilize the bike trail. The Robla Estates has embraced its neighboring bike trail and has effectively designed for its residents to utilize its family friendly landmark.

Thank you for your consideration of these comments. Please notify Civic Thread of future routings or notices for this project.

Sincerely,

**Xitalalit Shafer** | Project Assistant
Civic Thread - formerly WALKSacramento
509 12th St | Suite 125 | Sacramento CA 95814
Office: 916–446–9255
July 9, 2021

Jose Quintanilla, Associate Planner
Department of Community Development
300 Richards Boulevard
Sacramento, CA 95811

RE: Robla Estates (P21-009)

Dear Jose Quintanilla,

Thank you for providing Sacramento Area Bicycle Advocates the opportunity to comment on the planned Robla Estates development. The plans propose rezoning 20.55 acres from Agriculture (A) to Multi-Unit Dwelling (R-2A) and the subdivision of 4 parcels into 178 residential parcels and 25 parcels dedicated to common facilities.

The zoning amendment and subsequent housing is strongly supported for its effect on easing the housing shortage experienced by Sacramento, particularly as a means of addressing more moderate density in predominantly suburban low-density zoning.

The bike path access facilitating connection between the development and multi-use path located immediately East of the development is appreciated. These connections help incentivize use of cycling by offering convenient access to safe travel paths for those choosing or who may need to walk or cycle as a form of transportation. Further, the path offers a safe means for children and families to travel to and from the Robla School District at the southeast corner without the need to drive.

Finally, the addition of buffered bike lanes along Rio Linda Boulevard are preferred to a conventional bike lane, however given the boulevard’s speed limit of 45 MPH, we recommend flexible delineator posts as an additional form of protection against vehicle encroachment and improved perception of safety for cyclists.

It is critical that extra care be taken to incentivize cycling in lower density areas where predominant land-use types facilitate longer travel times to reach a greater number of destinations and therefore encourage use of private vehicles. By consistently supporting alternative modes, we improve the safety, health, and quality of life for all residents.

Thank you again and if you have any questions or comments concerning the content of this letter, please feel free to contact me at 707 972-3580 or dgmoore099@gmail.com.

David Moore, Policy & Planning, SABA

cc: Debra C. Banks, Ph.D, Executive Director, SABA
Mr. Johnson,

I recently returned from an extended work trip and received the attached notice from the City of Sacramento Community Development. Although comments should be submitted by September 5, 2022, it is not a must* per the notice.

I feel urgently compelled to note the following: First and foremost, I support the development of this project and believe it will contribute to the overall quality and character of neighborhood. However, I would be extremely remiss to note that this development will significantly increase the traffic noise on my property since it is only one of two located directly across the development. Consequently, I respectfully request that the developer consider adding a sound wall along my property line that matches the character of the sound wall included in the bonded site improvements. I believe this additional fencing would be of minimal cost to the developer and would greatly preserve our quality of life at a family ranch that was originally located in a secluded agricultural section within the city of Sacramento.

Respectfully,

Wasim Iqbal
Property Address:  5425 Rio Linda Blvd, Sacramento, CA
Phone:  408-221-0749