RECORDING REQUESTED
WHEN RECORDING MAIL TO:

County of Sacramento
Planning and Environmental Review
827 7th Street, Room 225
Sacramento, CA 95814
CONTACT PERSON: Julie Newton
TELEPHONE: (916)874-6141

ENDORSED
SACRAMENTO COUNTY
FEB 27 2026
FLORENCE EVANS, CLERK/RECORDER
BY _____ DEPUTY

SPACE ABOVE RESERVED FOR RECORDER'S USE

NOTICE OF EXEMPTION

Project Title:
7948 Sunset Avenue Subdivision Map

Control Number:
PLNP2022-00289

Project Location:
The project site is approximately 1.77 acres in size, located on the south side of Sunset Avenue, approximately 200 feet east of Sunrise Boulevard, in the Fair Oaks community.

APN:
244-0058-002-0000

Description of Project:
The applicant is proposing to divide a single legal parcel totaling approximately 1.77 acres into seven parcels and a remainder, resulting in the following parcel sizes: Lot 1 = 6,546 square feet, Lot 2 = 8,038 square feet, Lot 3 = 5,337 square feet, Lot 4 = 5,620 square feet, Lot 5 = 5,653 square feet, Lot 6 = 5,558 square feet, Lot 7 = 5,462 square feet, and a Remainder Lot = 16,768 square feet. The existing structures on Lots 1 through 7 will be removed as part of the project. The existing primary home will be maintained on the Remainder Lot. The removal of on-site trees is anticipated to allow for development. The Remainder Lot will maintain access from Sunset Avenue through an existing driveway. The seven lots will be accessible from a new connector road proposed to tie into the existing Shrewsbury Avenue and Glenbar Way on the east side of the project site.

Name of Public Agency Approving Project:
Sacramento County – ceqa@saccounty.gov

Person or Agency Carrying out Project:
Javed T. Siddiqui
JTS Engineering Consultants, Inc.
1808 J Street
Sacramento, CA 95814
(916) 441-6708
javed.siddiqui@jtsengineering.com

Exempt Status:
Public Resources Code (PRC) Section 21083.3; CEQA Guidelines Section 15183(a) – Projects consistent with development densities established by existing zoning, community plan or general plan policies.

Reasons Why Project is Exempt:

Section 15183 (PRC Section 21083.3), provides that projects which are consistent with the development density established by zoning, community plan, or general plan policies for which an environmental impact report (EIR) has been certified "shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." An EIR was prepared and certified by the Board of Supervisors for the Sacramento County General Plan Update (SCH# 2007082086) incorporated by reference and available at: https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/GeneralPlan.aspx.

The project is consistent with the development density and use characteristics considered by the General Plan EIR and Zoning Code for the Low Density Residential (LDR) land use designation. The project site is an underutilized lot surrounded by residential and commercial land uses; therefore, the project is characterized as residential infill. The General Plan Update Final EIR contemplated impacts of residential infill. The development of these areas is expected to be consistent with the surrounding uses.

The project will introduce seven new single-family residential lots and residences, with a new public street extension connecting existing Shrewsbury Avenue and Glenbar Way. The new street connection will include curb, gutter and sidewalks, consistent with County improvement standards.

No new impacts peculiar to the project or the parcel on which the project will be located have been identified that would necessitate further environmental review beyond the impacts and issues already disclosed and analyzed in the General Plan Update EIR. No other special circumstances exist that would create a reasonable possibility that the project will have a significant adverse effect on the environment. Therefore, pursuant to CEQA Guidelines Section 15183, no further environmental review is required.

Section 15183 Analysis:

Section 15183(b) specifies that a public agency shall limit its evaluation of environmental effects to those which the agency determines:

1. *Are peculiar to the project or the parcel on which the project would be located.*

   The project site consists of a single legal parcel and is developed with residential land uses consisting of a single-family dwelling and an Additional Dwelling Unit (ADU) in addition to associated structures including shade structures and sheds. Historically, the subject property and surrounding area consisted of agricultural land uses. Specifically, the subject property was part of a former olive orchard. The site contains native oak trees, olive trees, and other non-native trees. The surrounding area consists of single-family residences to the east and south of the property. To the west of the property are two vacant lots and one commercial lot developed with business offices. The northern portion of the project site fronts Sunset Avenue, a four-lane roadway. There are no known environmental effects that are peculiar to the project or the parcel on which the project would be located.

2. *Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent.*

   Development of the project is not anticipated to result in significant effects which were not analyzed in the General Plan Update EIR.

3. *Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan, or zoning action.*

   Development of the project does not include off-site impacts and would not result in cumulative impacts which were not analyzed in the General Plan Update EIR.

4. *Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.*

   There is no substantial new information that would result in a determination of a more severe impact than what had been anticipated by the General Plan Update EIR.

Section 15183(e) further specifies the analysis shall be limited to those environmental effects for which:

1. *Each public agency with authority to mitigate any of the significant effects on the environment identified in the EIR on the planning of zoning action undertakes or requires others to undertake mitigation measure specified in the EIR which the lead agency found to be feasible, and*

2. *The lead agency makes a finding at a public hearing as to whether the feasible mitigation measures will be undertaken.*

   Implementation of the project will undertake all feasible mitigation measures specified in the General Plan Update EIR. Mitigation measures that remain applicable to the project are identified in the attached 15183 General Plan Consistency Checklist.

Julie Newton

Digitally signed by Julie Newton
DN: cn=Julie Newton, o=Sacramento County, ou, email=newtonju@saccounty.net, c=US
Date: 2025.06.10 13:31:41 -07'00'

Julie Newton
ENVIRONMENTAL COORDINATOR OF
SACRAMENTO COUNTY, STATE OF CALIFORNIA

Copy To:

☒ **County Clerk of Sacramento**
County Clerk
3636 American River Drive, Suite 110
Sacramento, CA 95864

☒ **Office of Land Use and Climate Innovation**
State Clearinghouse
1400 10th Street
Sacramento, CA 95814

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ATTACHMENTS

Attachment A: 7948 Sunset Avenue Tentative Subdivision Map

Attachment B: Arborist Report

COUNTY OF SACRAMENTO
PLANNING AND ENVIRONMENTAL REVIEW
SECTION 15183 GENERAL PLAN CONSISTENCY ANALYSIS

PROJECT INFORMATION

PROJECT TITLE: 7948 Sunset Avenue Subdivision Map

CONTROL NUMBER: PLNP2022-00289

LEAD AGENCY: County of Sacramento
827 7th Street, Room 225
Sacramento, CA 95814

PROJECT SPONSOR: JTS Engineering Consultants, Inc.
1808 J Street
Sacramento, CA 95814
Attention: Javed T. Siddiqui

LOCATION: The project site is approximately 1.77 acres in size, located on the south side of Sunset Avenue, approximately 200 feet east of Sunrise Boulevard, in the Fair Oaks community.

ASSESSOR'S PARCEL NUMBER: 244-0058-002-0000

GENERAL PLAN DESIGNATION: Low Density Residential (LDR)

ZONING: RD-5 (Low Density Single-Family Residential)

PROJECT DESCRIPTION

The applicant is proposing to divide a single legal parcel totaling approximately 1.77 acres into seven parcels and a remainder, resulting in the following parcel sizes: Lot 1 = 6,546 square feet, Lot 2 = 8,038 square feet, Lot 3 = 5,337 square feet, Lot 4 = 5,620 square feet, Lot 5 = 5,653 square feet, Lot 6 = 5,558 square feet, Lot 7 = 5,462 square feet, and a Remainder Lot = 16,768 square feet (**Attachment A**). The existing structures on Lots 1 through 7 will be removed as part of the project. The existing primary home will be maintained on the Remainder Lot. The removal of on-site trees is anticipated to allow for development. The Remainder Lot will maintain access from Sunset Avenue through an existing driveway. The proposed seven lots will be accessible from a new connector road proposed to tie into the existing Shrewsbury Avenue and Glenbar Way on the east side of the project site.

SURROUNDING LAND USES AND SETTING

The project site consists of a single legal parcel and is developed with residential land uses consisting of a single-family dwelling and an Additional Dwelling Unit (ADU) in addition to associated structures including shade structures and sheds. Historically, the subject property and surrounding area consisted of agricultural land uses. Specifically, the subject property was part of a former olive orchard. Native oak trees, olive trees, and other non-native trees are present on the property. The project site is an underutilized lot surrounded by existing residential and commercial land uses; therefore, the project is characterized as residential infill. The surrounding area consists of single-family residences to the east and south of the property. To the west of the property are two vacant lots and one commercial lot developed with business offices. The northern portion of the project site fronts Sunset Avenue, a four-lane roadway.

GENERAL PLAN UPDATE EIR

The Sacramento County General Plan establishes the framework for development in the unincorporated County that balances environmental protection with community issues such as new growth and housing needs. The General Plan Update (GPU) includes a new growth management strategy, a stronger focus on addressing existing communities, and revitalizing aging corridors. Additionally, the GPU adopted a new Economic Development Element, a Delta Protection Element, and strategies to reduce greenhouse gas emissions consistent with state law. The General Plan has a time horizon of 2030.

An Environmental Impact Report (EIR) was prepared for the Sacramento County General Plan Update (Final EIR; County Control No. 2002-GPB-0105, SCH# 2007082086) and includes a comprehensive evaluation of environmental impacts that would result from implementation of the GPU. Feasible mitigation measures were included as part of the GPU Final EIR. The Final EIR was certified by the Board of Supervisors (BOS) on November 9, 2011.

Subsequently, the Sacramento County Climate Action Plan (CAP) was developed to reduce greenhouse gas (GHG) emissions and adapt to the effects of climate change. Furthermore, the CAP provides mechanisms to reduce GHG emissions associated with implementing the Sacramento County General Plan. A Supplemental Environmental Impact Report (SEIR) was prepared for the Sacramento County Climate Action Plan (Final SEIR; County Control No. PLNP2016-00063, SCH# 2023120386) and was certified by the BOS on November 6, 2024.

The GPU Final EIR and CAP Final SEIR are incorporated by reference in accordance with State CEQA Guidelines Section 15150 and available at:

https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/GeneralPlan.aspx

https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/CAP.aspx

The above documents are also available for review at Sacramento County Planning and Environmental Review, 827 7th Street, Room 225 Sacramento, CA 95814.

§15183 General Plan Consistency Checklist

This checklist provides an analysis of potential environmental impacts resulting from the project. Following the format of CEQA Guidelines Appendix G, environmental effects are evaluated to determine if the project would result in a potentially significant impact triggering additional review under CEQA Guidelines Section15183.

New Significant Impact indicates the project would result in a new significant impact that was not previously identified in the General Plan Final EIR.

Substantial Increase in Severity of Impact indicates the project would result in a more severe project impact than what had been anticipated in the General Plan Final EIR.

Equal or Less Severity of Impact indicates the project would result in impacts of equal or less severity than what had been anticipated in the General Plan Final EIR.

Where the severity of the impacts of the project would be the same as or less than the severity of the impacts described in the General Plan FEIR, the checkbox for "Equal or Less Severity of Impact" is checked. Where the checkbox for "Substantial Increase in Severity of Impact" or "New Significant Impact" is checked, there are significant impacts that are:

- Peculiar to the project or project location (CEQA Guidelines Section 15183(b)(1));
- Not analyzed as significant impacts in the previous EIR, including off-site and cumulative impacts (CEQA Guidelines Section 15183(b)(2) and 15183(b)(3)); or
- Due to substantial new information not known at the time the EIR was certified (CEQA Guidelines Sections 15183(b)(4)).

Methodology

An initial review of the project was conducted to assess consistency with the General Plan and to identify topic areas that require further evaluation. Based on this review Biological Resources and Green House Gas Emissions were the only topic areas identified to require further evaluation due to the number of trees present on the project area that are anticipated to be removed. The initial review concluded implementation of the project would result in equal or less severity of an impact without further evaluation for the remaining topic areas including aesthetics, agriculture/forestry, air quality, cultural resources, energy, geology/soils, hazards and hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation, tribal cultural resources, utilities/service systems, and wildfire.

I. BIOLOGICAL RESOURCES

Would the project:	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact
a. Have a substantially adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☒
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒
e. Adversely affect or result in the removal of native or landmark trees?	☐	☐	☒
f. Conflict with any local policies or ordinances protecting biological resources?	☐	☐	☒
g. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒

DISCUSSION

a. *Would the project have a substantially adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

The GPU Final EIR concluded that impacts on sensitive or special status species from residential infill development would result in no impacts or be mitigated to less than significant. Infill development is typically completed on land that is surrounded by urban development, on small sites (usually several acres or less), and has past activity that eliminated or reduced habitat.

As previously discussed, the project site is characterized as a typical infill site with urban development in the surrounding area, is less than two acres in size, and was formerly graded and disturbed, which may have eliminated or reduced habitat for sensitive or special status species. Therefore, implementation of the project would not result in impacts on sensitive or special status species greater than what was determined by the GPU Final EIR.

b. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

The GPU Final EIR concluded that impacts on riparian areas from residential infill would be less than significant. Based on the analysis in the GPU Final EIR, properties characterized as infill sites were determined to be small (a few acres or less), scattered throughout the urban areas, and the natural habitat was likely converted to urban uses decades ago.

The project site is surrounded by urban areas and is less than two acres. Additionally, based on an analysis of the property there is no riparian habitat. Therefore, implementation of the project would not result in impacts on riparian or other sensitive natural communities greater than what was determined by the GPU Final EIR.

c. *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

The GPU Final EIR concluded that impacts on wetlands from residential infill would be less than significant. Based on the analysis in the GPU Final EIR, properties characterized as infill sites were determined to be less likely to have wetlands. If wetlands are present on these sites, they tend to be small and isolated remnants of low-quality habitat.

The project site does not have wetlands or waterways. Therefore, implementation of the project would not result in impacts on wetlands greater than what was determined by the GPU Final EIR.

d. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

As described in item (a), the GPU Final EIR concluded that impacts on sensitive or special status species from residential infill development would result in no impacts or be mitigated to less than significant. This analysis can be applied to the movement of native resident or migratory fish or wildlife species as well as native wildlife nursery sites

Although the project site is not within a migratory wildlife corridor and does not contain waterways that could be utilized for movement, there are trees on the property that could be utilized for nesting by native resident or migratory birds. The development that is proposed as part of the project would include the removal of most (if not all) trees on the property which may result in an impact on nesting birds. To reduce this impact to less than significant and be consistent with the General Plan, construction of the project would implement Mitigation Measure BIO-1, Preconstruction Nesting Bird Surveys. Therefore, implementation of the project would not result in impacts on the movement of fish or wildlife species or

impede the use of wildlife nursery sites greater than what was determined in the GPU Final EIR.

e. *Would the project adversely affect or result in the removal of native or landmark trees?*

The GPU Final EIR concluded that impacts on native trees from a single infill development project would typically be less than significant. However, the cumulative result of infill projects would likely be substantial and therefore impacts were determined to be significant and unavoidable. The GPU Final EIR included Mitigation Measures BR-1 (creation of General Plan Policy CO-137) and BR-2 (modify implementation measure B).

An arborist report dated April 20, 2022, prepared by California Tree and Landscaping Consulting, Inc. (CalTLC), included an evaluation of the trees on the property as well as offsite trees that overhang the property (**Attachment B**). The report identified a total of 135 trees, with 125 located on the project site and 10 offsite. Among these, 21 were native oak trees, 19 of which are onsite and anticipated to be removed. Five of the native oaks were deemed to be in fair condition and the remaining were classified as poor or very poor condition (**Table 1**). To be consistent with the General Plan, construction of the project would implement Mitigation Measure BIO-2, Native Oak Tree Replacement. Based on a review of the arborist report, at a minimum the project proponent will be required to mitigate for the removal of the five trees deemed to be in fair condition, a total of 57 inches. However, the final mitigation amount will be determined prior to construction based on an updated review of the trees to be removed, calculated from the final construction plans. Therefore, implementation of the project would not result in impacts on native trees greater than what was determined in the GPU Final EIR.

Table 1. Native Oak Trees to be Removed

Tree No.	Species	Diameter at Breast Height (inches)	Condition
3304	Valley oak (*Quercus lobata*)	13.6	Very poor
3305	Interior live oak (*Quercus wislizenii*)	18.2	Very poor
3306	Valley oak	10	Fair
3310	Interior live oak	5.1	Poor
3311	Valley oak	8.4	Poor
3313	Valley oak	9.8	Poor
3402	Valley oak	8.6	Fair
3407	Valley oak	8.3	Very poor
3414	Valley oak	7.7	Poor
3416	Valley oak	9.1	Very poor
3422	Interior live oak	11.4	Poor
3424	Valley oak	15.8	Fair
3425	Valley oak	16.6	Poor
3470	Valley oak	12.4	Fair
3489	Valley oak	15.7	Poor

Tree No.	Species	Diameter at Breast Height (inches)	Condition
3490	Valley oak	6.4	Poor
3491	Interior live oak	17.8	Poor
3496	Valley oak	10.2	Fair
3500	Interior live oak	13.2	Poor

Source: (California Tree and Landscape Consulting, Inc., 2022)
Note: Fair: minor problems; Poor: major structure or health problems; Very poor: extreme structure or health problems

f. *Would the project conflict with any local policies or ordinances protecting biological resources?*

The GPU Final EIR concluded that impacts on tree canopy from residential infill development would be significant and unavoidable due to the loss of land available to support trees within the urban core. However, some mitigation planting would need to be implemented outside of the urban area of the impact site. The GPU Final EIR included Mitigation Measures BR-3 (addition of General Plan policy CO-145) and BR-4 (addition of General Plan policy CO-146), to mitigate for impacts associated with the loss of tree canopy.

The arborist report prepared for the project identified 106 non-native trees that are anticipated to be removed as part of the development of the project site. However, only six of these trees were deemed to be in fair or better condition and the remaining were classified as poor or very poor condition (Table 2). To be consistent with the General Plan, construction of the project would implement Mitigation Measure BIO-3, Non-Native Tree Canopy. Based on a review of the arborist report, at a minimum the project proponent will be required to mitigate for the removal of the six trees deemed to be fair or better condition, totaling 9,119 square feet. However, the final mitigation amount will be determined prior to construction based on an updated review of the trees to be removed, calculated from the final construction plans. Therefore, implementation of the project would not result in impacts on native trees greater than what was determined in the GPU Final EIR.

Table 2. Non-Native Trees Anticipated to be Removed

Tree No.	Species	Canopy (square feet)	Condition
1	Oleander (*Nerium oleander*)	1017.36	Poor
2	Oleander	452.16	Poor
3	Oleander	1133.54	Poor
7	Chinese pistashe (*Pistacia chinensis*)	1017.36	Poor
3301	Chinese pistashe	1017.36	Fair
3302	Gray pine (*Pinus sabiniana*)	1256	Poor
3303	Chinese pistashe	907.46	Poor
3307	Persimmons (*Diospyros kaki*)	530.66	Fair
3308	Chinese pistashe	615.44	Poor

Tree No.	Species	Canopy (square feet)	Condition
3309	Persimmons	706.5	Fair
3312	Chinese pistashe	452.16	Poor
3401	Privet (*Ligustrum lucidium*)	803.84	Poor
3403	Olive (*Olea europaea*)	530.66	Very Poor
3404	Olive	803.84	Poor
3405	Raywood ash	1133.54	Very Poor
3406	Olive	615.44	Poor
3408	Olive	803.84	Poor
3409	Olive	1017.36	Poor
3410	Japanese black pine (*Pinus thunbergiana*)	530.66	Very Poor
3411	Olive	2461.76	Poor
3412	Japanese black pine	706.5	Very Poor
3413	Olive	907.46	Poor
3415	Olive	1017.36	Poor
3417	Olive	314	Poor
3418	Chinese pistashe	530.66	Poor
3419	Olive	1519.76	Poor
3420	Blue Oak (*Quercus douglasi*)	2640.74	Poor
3421	Olive	1133.54	Poor
3423	Arizona cypress (*Cupressus arizonica*)	452.16	Poor
3426	Red willow (*Salix laevigata*)	Unknown	Very Poor
3427	Cottonwood (*Populus fremontii*)	615.44	Poor
3428	Olive	1661.06	Poor
3429	Coast redwood (*Sequia sempervirens*)	1384.74	Good
3430	Olive	2289.06	Poor
3431	Olive	2122.64	Poor
3432	Olive	2461.76	Poor
3433	Olive	1519.76	Poor
3434	Olive	803.84	Very Poor
3435	Olive	2122.64	Very Poor
3436	Olive	1661.06	Poor
3437	Olive	1384.74	Poor
3438	Olive	1133.54	Poor
3439	Olive	1808.64	Poor

Tree No.	Species	Canopy (square feet)	Condition
3440	Olive	1133.54	Poor
3441	Olive	1133.54	Poor
3442	Olive	1384.74	Poor
3443	Olive	803.84	Poor
3444	Olive	1808.64	Poor
3445	Olive	1808.64	Poor
3446	Olive	1384.74	Poor
3447	Olive	2122.64	Poor
3448	Olive	2122.64	Poor
3449	Pecan (*Carya illinoinensis*)	3017.54	Fair
3450	Olive	1519.76	Poor
3451	Olive	1133.54	Poor
3452	Olive	907.46	Poor
3453	Olive	2289.06	Poor
3454	Olive	907.46	Poor
3455	Olive	1256	Poor
3456	Olive	1661.06	Poor
3457	Olive	1017.36	Poor
3458	Olive	1808.64	Poor
3459	Olive	Unknown	Poor
3460	Olive	4069.44	Poor
3461	Olive	379.94	Poor
3462	Olive	615.44	Poor
3463	Olive	615.44	Poor
3464	Olive	1133.54	Poor
3465	Olive	1661.06	Poor
3466	Olive	907.46	Poor
3467	Olive	379.94	Poor
3468	Olive	379.94	Poor
3469	Plum	379.94	Poor
3471	Olive	1384.74	Poor
3472	Olive	1017.36	Poor
3473	Olive	803.84	Poor
3474	Olive	1661.06	Poor

Tree No.	Species	Canopy (square feet)	Condition
3475	Olive	803.84	Poor
3476	Olive	2461.76	Poor
3477	Olive	2461.76	Poor
3478	Olive	803.84	Poor
3479	Olive	803.84	Poor
3480	Olive	803.84	Poor
3481	Olive	803.84	Poor
3482	Olive	1384.74	Poor
3483	Olive	1962.5	Poor
3484	Olive	1133.54	Poor
3485	Olive	706.5	Poor
3486	Olive	907.46	Poor
3487	Olive	1017.36	Poor
3488	Olive	1808.64	Poor
3492	Catalpa (*Catalpa bignonioides*)	452.16	Poor
3493	Chinese pistashe	907.46	Very Poor
3494	Chinese pistashe	1519.76	Poor
3495	Chinese pistashe	706.5	Poor
3497	Privet	1133.54	Very Poor
3498	Chinese pistashe	2461.76	Fair
3499	Privet	530.66	Poor

g. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

The project site is not within an area covered by a habitat conservation plan or within a conservation easement; therefore, there would be no impact.

APPLICABLE MITIGATION MEASURES

BIO-1: Preconstruction Nesting Bird Surveys

To avoid impacts to nesting migratory birds the following will apply:

1. If construction activity (which includes clearing, grubbing, or grading) is to commence within 50 feet of nesting habitat between February 1 and August 31, a survey for active migratory bird nests will be conducted no more than 14 days prior to construction by a qualified biologist.

2. Trees slated for removal will be removed during the period of September through January, to avoid the nesting season. Any trees that are to be removed during the nesting season, which is February through August, will be surveyed by a qualified biologist and will only be removed if no nesting migratory birds are found.

3. If active nest(s) are found in the survey area, a non-disturbance buffer, the size of which has been determined by a qualified biologist, will be established and maintained around the nest to prevent nest failure. All construction activities will be avoided within this buffer area until a qualified biologist determines that nestlings have fledged.

BIO-2: Native Oak Tree Replacement

The removal of native oak trees will be compensated for by planting in-kind native trees equivalent to the dbh inches lost (at a minimum 57 inches), based on the ratios listed below, at locations that are authorized by the Environmental Coordinator. Native trees include valley oak (*Quercus lobata*), interior live oak (*Quercus wislizenii*), blue oak (*Quercus douglasii*), or oracle oak (*Quercus morehus*).

Equivalent compensation based on the following ratio is required:

- one D-pot seedling (40 cubic inches or larger) = 1-inch dbh
- one 15-gallon tree = 1-inch dbh
- one 24-inch box tree = 2 inches dbh
- one 36-inch box tree = 3 inches dbh

Prior to the approval of the Improvement Plans, a Replacement Tree Planting Plan will be prepared by a certified arborist or licensed landscape architect and submitted to the Environmental Coordinator for approval. The Replacement Tree Planting Plan(s) will include the following minimum elements:

1. Species, size and locations of all replacement plantings

2. Method of irrigation

3. If planting in soils with a hardpan/duripan or claypan layer, include the Sacramento County Standard Tree Planting Detail L-1, including the 10-foot-deep boring hole to provide for adequate drainage

4. Planting, irrigation, and maintenance schedules

5. Identification of the maintenance entity and a written agreement with that entity to provide care and irrigation of the trees for a 3-year establishment period, and to replace any of the replacement trees which do not survive during that period.

No replacement tree shall be planted within 15 feet of the driplines of existing native trees or landmark size trees that are retained on-site, or within 15 feet of a building foundation or swimming pool excavation. The minimum spacing for replacement native trees shall be 20 feet on-center. Examples of acceptable planting locations are publicly owned lands, common areas, and landscaped frontages (with adequate spacing).

If tree replacement plantings are demonstrated to the satisfaction of the Environmental Coordinator to be infeasible for any or all trees removed, then compensation shall be through payment into the County Tree Preservation Fund. Payment shall be made at a rate of $325.00 per dbh inch removed but not otherwise compensated, or at the prevailing rate at the time payment into the fund is made.

BIO-3: Non-native Tree Canopy Replacement

Removal of non-native tree canopy for development shall be mitigated by creation of new tree canopy equivalent to the acreage of non-native tree canopy removed (at a minimum of 9,119 square feet or 0.21 acre). New tree canopy acreage shall be calculated using the 15-year shade cover values for tree species. If new tree canopy cannot be created onsite to mitigate for the non-native tree canopy removed for new development, project proponents shall contribute to the Greenprint funding in an amount proportional to the tree canopy of the specific project.

II. GREENHOUSE GAS EMISSIONS

Would the project:	New Significant Impact	Substantial Increase in Severity of Impact	Equal or Less Severity of Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒

DISCUSSION

a. *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

The GPU Final EIR evaluated greenhouse gas (GHG) emissions as part of the Climate Change chapter and concluded that development would result in significant and unavoidable impacts. The GPU Final EIR included Mitigation Measure CC-1 (addition of General Plan policy LU-115: reduce the County's GHG emissions) and CC-2 (addition of General Plan implementation measures F through J for LU-115, which includes adoption of a CAP). The GPU Final EIR also determined that any project with potential to result in significant impacts, must comply with the CAP once adopted by the County. The CAP was adopted in November 2024 by the County BOS and the County is developing the implementation strategy to comply with the required policies. Therefore, in the interim, GHG emissions from the implementation of a project would continue to be evaluated using the thresholds adopted by the County BOS in December 2020.

Sacramento Metropolitan Air Quality Management District (SMAQMD) drafted a technical support document, Greenhouse Gas Thresholds for Sacramento County (Ramboll US Corporation, 2020) that identifies operational measures to demonstrate consistency with GHG targets. Tier 1 best management practices (BMP) are required for all projects.

Therefore, Mitigation Measure GHG-1: Tier 1 Best Management Practices for GHG Emissions, would be required for implementation of the project.

With the implementation of GHG-1, GHG emissions from the operation of the project are compared to the operational land use screening table (1,100 metric tons of carbon dioxide equivalent (CO_2e) per year). If a project's operational emissions are less than or equal to 1,100 metric tons of CO_2e per year after implementation of Tier 1 BMPs, the project will result in a less than cumulatively considerable contribution and has no further action.

Based on the results of CalEEMod, the operational emissions would be less than the screening threshold identified in the SMAQMD's technical support document. Therefore, with GHG-1, implementation of the project would not result in impacts greater than what was determined in the GPU Final EIR.

b. *Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

As noted above, the GPU Final EIR concluded impacts from development GHG emissions would be significant and unavoidable. However, the GPU Final EIR identified mitigation measures, which have been added as either a General Plan policy or implementation measures, to reduce potential impacts from GHG emissions and to meet local and state regulations. Implementation of the project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions.

APPLICABLE MITIGATION MEASURES

GHG-1: Tier 1 Best Management Practices for GHG Emissions

Tier 1 Best Management Practices or propose Alternatives that demonstrate the same level of GHG reductions as BMPs 1 and 2, listed below are required for implementation of the project. At a minimum, natural gas emissions must be mitigated and necessary wiring for an all-electric retrofit to accommodate future installation of electric space heating, water heating, drying, and cooking appliances must be provided.

1. Tier 1: Best Management Practices (BMP) Required for all Projects

- BMP 1: No natural gas: Projects shall be designed and constructed without natural gas infrastructure.

- BMP 2: Electric vehicle ready: Projects shall meet the current CalGreen Tier 2 standards, except all EV Capable spaces shall instead be EV ready.

    - EV Capable requires the installation of "raceway" (the enclosed conduit that forms the physical pathway for electrical wiring to protect it from damage) and adequate panel capacity to accommodate future installation of a dedicated branch circuit and charging station(s).

    - EV Ready requires all EV Capable improvements plus installation of dedicated branch circuit(s) (electrical pre-wiring), circuit breakers, and other electrical components, including a receptacle (240-volt outlet) or blank cover needed to support future installation of one or more charging stations.

2. If the project proponent chooses to propose an alternative to the above BMPs, they will need to submit documentation, to the satisfaction of the Environmental Coordinator, demonstrating that the alternatives are equivalent to Tier 1 BMPs. Documentation shall be submitted to the Environmental Coordinator prior to final approval of grading, improvement plans or building permits, whichever occurs first.

3. Upon implementation of the CAP, in lieu of the measures above, the project may demonstrate consistency with the CAP by implementing applicable GHG reduction measures and/or demonstrating consistency with performance standards associated with such measures, as outlined in a CAP Consistency Review Checklist adopted by Sacramento County. The CAP Consistency Checklist will ensure that the specified GHG reduction measures applicable to new development projects and performance standards are met.

ENVIRONMENTAL DETERMINATION

As demonstrated by the analysis herein, implementation of the project would not result in any new additional significant impacts, nor would it substantially increase the severity of previously identified significant impacts. Rather, all the impacts associated with the project are found to be within the scope of impacts previously addressed and disclosed in the certified General Plan Update EIR and do not constitute a new or substantially increased significant impact. Based on this determination and pursuant to the CEQA Guidelines Section 15183, the project does not require any further environmental review.

ENVIRONMENTAL MITIGATION MEASURES

Mitigation Measures ensure that identified significant impacts of the project are reduced to a level of less than significant. Pursuant to Section 15074.1(b) of the CEQA Guidelines, each of these measures must be adopted exactly as written unless both of the following occur: (1) A public hearing is held on the proposed changes; (2) The hearing body adopts a written finding that the new measure is equivalent or more effective in mitigating or avoiding potential significant effects and that it in itself will not cause any potentially significant effect on the environment.

MITIGATION MEASURE COMPLIANCE

Comply with the Mitigation Monitoring and Reporting Program (MMRP) for the 7948 Sunset Avenue Subdivision Map project as follows:

1. It shall be the responsibility of the project applicant to reimburse the County for all expenses incurred in the implementation of the Mitigation Monitoring and Reporting Program (MMRP), including any necessary enforcement actions. The applicant shall pay an initial deposit of **$4,500.00**, which includes administrative costs of **$1,097.00**. Over the course of the project, the Office of Planning and Environmental Review will regularly conduct cost accounting and submit invoices to the applicant when the County monitoring costs exceed the initial deposit.

2. Until the MMRP has been recorded and the administrative portion of the MMRP fee has been paid, no final parcel map or final subdivision map for the subject property shall be approved. Until the balance of the MMRP fee has been paid, no encroachment, grading, building, sewer connection, water connection or occupancy permit from Sacramento County shall be approved.

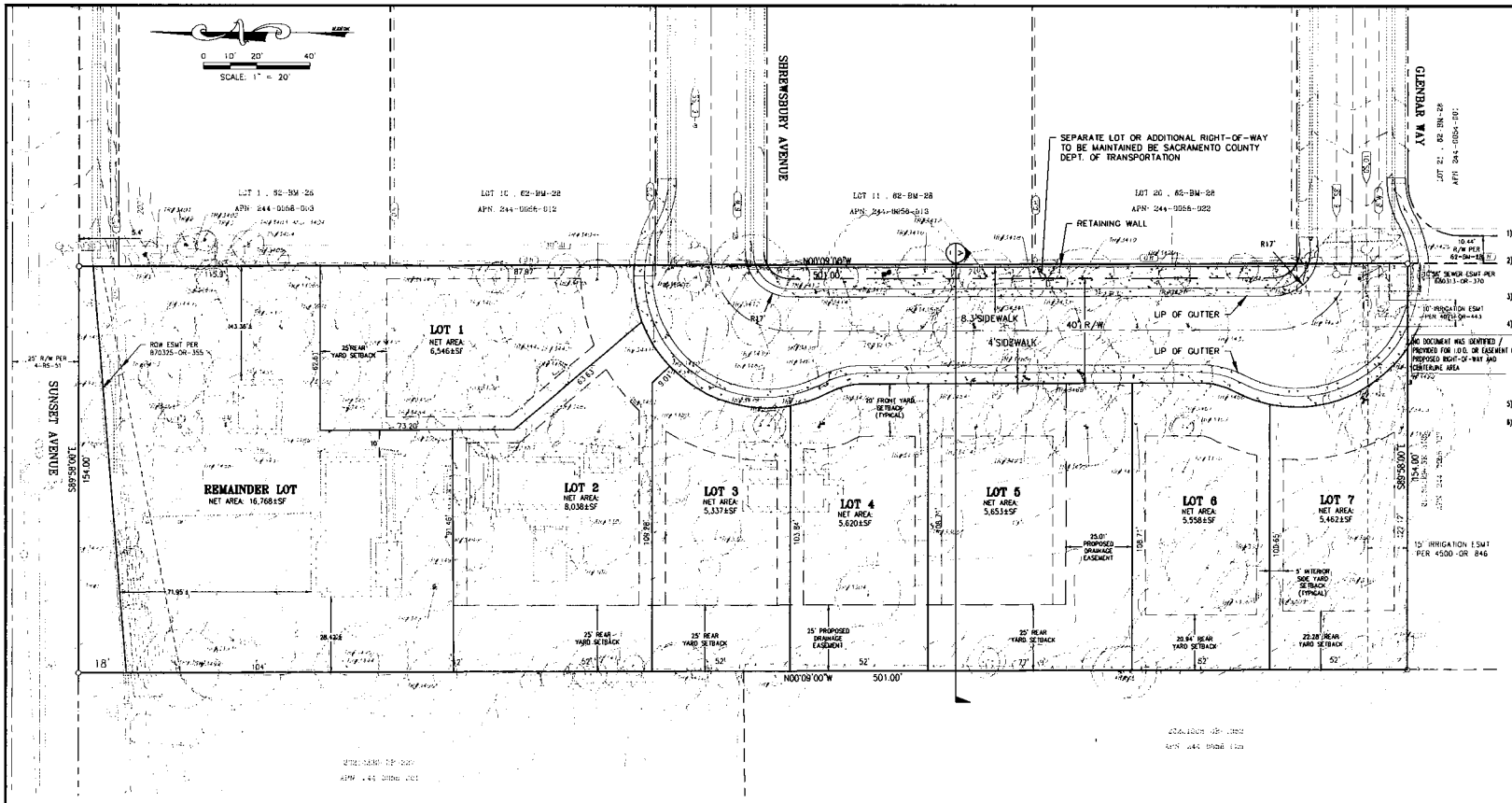
LIST OF PREPARERS

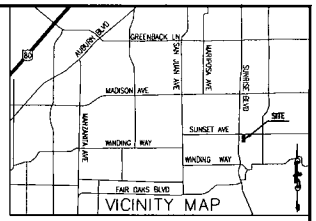
LEAD AGENCY

Environmental Coordinator	Julie Newton
Senior Planner	Anastasia Shippey
Associate Planner	Ethan Her
Office Manager	Kim Reading
Office Assistance	Jessica Love

ATTACHMENT A

7948 Sunset Avenue Tentative Subdivision Map





SURVEY NOTES

1) A PRELIMINARY TITLE REPORT BY CORNERSTONE TITLE COMPANY, DATED DECEMBER 06, 2021, ORDER NO. 5655221-06814, WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY.

2) THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.

3) THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISHED THE ACTUAL BOUNDARY.

4) THE TYPES, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. JTS ENGINEERING CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PRESCRIPTIVE EASEMENTS MAY EXIST OVER THOSE FACILITIES WHICH ARE NOT WITHIN THE RECORD EASEMENT.

5) NO MONUMENTS WERE SET AS A PART OF THIS SURVEY.

6) TREE TAG NUMBERS ARE SHOWN PER ARBORIST REPORT PROVIDED BY GORDON MANN, ARBORIST CONSULTANT.

EXISTING LEGAL DESCRIPTION:

A PORTION OF LOT 2, IN BLOCK 26 AS SHOWN ON THE OFFICIAL "MAP OF PORTION OF SAN JUAN GRANT SHOWING PUBLIC LAND SURVEYS AND SUBDIVISION OF FAIR OAKS TRACT", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, DECEMBER 24, 1895, IN BOOK 3 OF MAPS, MAP NO. 26.

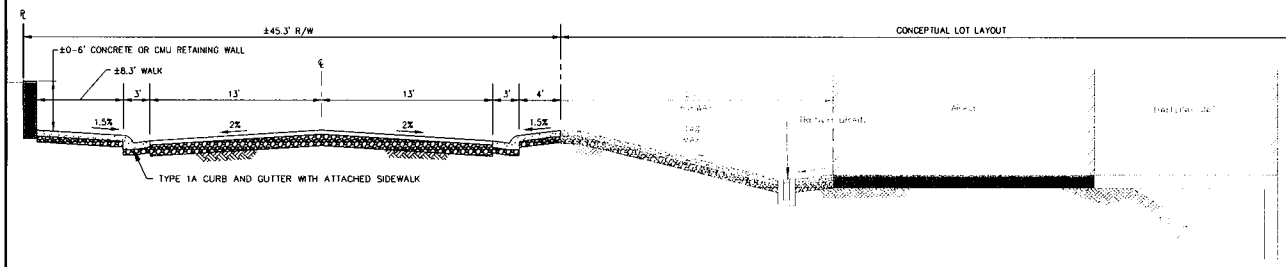
APN: 244-0058-002

OWNER: KAMAN JAVAD KAMRAN SAEED K
7948 ORANCE DR
CITRUS HEIGHTS CA 95610
EMAIL: javadkaman@icloud.com

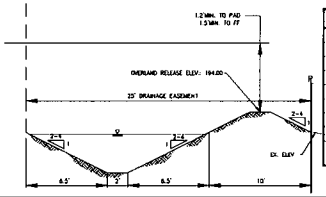
APPLICANT/ENGINEER: JTS ENGINEERING CONSULTANTS INC.
1808 J STREET
SACRAMENTO, CA 95811
TEL: (916) 441-6708
FAX: (916) 441-5356
CONTACT: JAVED I. SIDDIQUI, P.E.
EMAIL: javed.siddiqui@jtsengineering.com

PROJECT ADDRESS: 7948 SUNSET AVENUE
SACRAMENTO, CA 95628

	EXISTING	PROPOSED
ZONING:	RD-5	NO CHANGE
USE:	SINGLE FAMILY RESIDENTIAL	NO CHANGE
LOTS:	1	7 + REMAINDER
AREA: (GROSS)	77,153±SF	AS SHOWN
REQUEST:	REQUEST TO SUBDIVIDE ONE EXISTING PARCEL TO 7 LOTS AND 1 REMAINDER LOT.	
SCHOOL DISTRICT:	SAN JUAN UNIFIED	
PARK DISTRICT:	FAIR OAKS	



CROSS-SECTION A-A
NTS



UTILITY CONTACTS

TELEPHONE	AT&T	(916) 972-2142
GAS	PG&E	(916) 386-5013
ELECTRICITY	SMUD	(916) 732-5897
WATER	FAIR OAKS WATER DISTRICT	(916) 967-5723
CABLE	AT&T BROADBAND	(916) 648-8350
DRAINAGE	SAC. COUNTY WATER RESOURCES	(916) 874-6851
SEWER	SACRAMENTO AREA SEWER DISTRICT	(916) 876-6100
FIRE	SACRAMENTO METRO FIRE DISTRICT	(916) 859-4300
UNDERGROUND SERVICE ALERT	UNDERGROUND SERVICE ALERT	(800) 227-2600

BENCHMARK ELEVATION: 194.97' (NAVD88)
SAC COUNTY BM 14-198: RANSET & 1" METAL DISC STAMPED "CO B.M. 14-198" LOCATED IN TOP NW SIDE OF CONCRETE BASE OF TRAFFIC SIGNAL AT SOUTHEAST CORNER OF SUNRISE BLVD AND SUNSET AVE.
FIELD BOOK NUMBER: ____ PAGE: ____

JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO, CALIFORNIA 95811 (916) 441-6708

DESIGNED:	MT	SCALE:	
DRAWN:	MT	H:NOTED	
CHECKED:	PHYA	V:	
SUBMITTED:	JAVED I. SIDDIQUI	RCE: 25924	

REGISTERED PROFESSIONAL ENGINEER JAVED I. SIDDIQUI No. 25924 Expires 12-31-23 CIVIL STATE OF CALIFORNIA

NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	APPROVAL DATE

TENTATIVE SUBDIVISION MAP
7948 SUNSET AVE.
COUNTY OF SACRAMENTO APN: 244-0058-002 CALIFORNIA

DATE: 03/12/25
SHEET 1 OF 1

JOB NO: 2022-038

ATTACHMENT B

Arborist Report

California Tree and Landscape Consulting, Inc.

PLNP2022-00289

RECEIVED
10/25/2022
PLANNING DIVISION
County of Sacramento

April 20, 2022

Mr. Javad Kaviani
4525 Dean Martin Dr, Unit 1909
Las Vegas, NV 89103

702-712-6484

SUBJECT: PRELIMINARY ARBORIST REPORT FOR TREES GROWING ON PROPERTY FOR NEW DEVELOPMENT AT 7948 SUNSET AVENUE, FAIR OAKS

Dear Mr. Kaviani,

Thank you for the opportunity to provide Arborist Consulting Services. This report includes the observations and assessment of the trees growing on the property and adjacent properties at 7948 Sunset Avenue, Fair Oaks, CA where there is a new development proposed.

Report Summary: The site was visited on Thursday, April 14, Friday, April 15, and Sunday, April 17, 2022. The property is an approximately 1.75-acre parcel with existing structures among an old olive orchard. The proposed development will likely remove most of the trees on the interior of the property. A development plan was not provided prior to the inspection. This is a preliminary report based on the removal of the interior trees.

The project's tree summary chart is shown below:

Tree Types	# of trees	# removals	Diameter Inches	Mitigation
Native Oaks	21	19	235	57
Olives	68	68	0	n/a
Off-site	10	0	n/a	n/a
Other species	46	1	n/a	n/a
Replacements				tbd
Totals	135	125	235	57

The proposed tree removals are in locations where trees are in conflict with proposed development. There are only 5 oaks in fair or better condition that are considered for mitigation, totaling 57 inches. A total of 57 inches of trees will need to be planted on site or an in lieu payment of 57 x $325 = $18,525.

A mitigation option for complying with the County's non-native tree removals is by canopy restoration. There are 6 on-site trees in fair or better condition totaling 88 diameter inches mixed in among the over 100 trees on the site. One of these trees is a Redwood with a narrow canopy and 2 Persimmons trees with small crowns. The crown

area of these trees was calculated using pi x radius squared to be 2,408 square feet. The planting mitigation at 15 years for a medium sized tree is 707 square feet. The mitigation planting would require 4 medium sized trees to be planted. The in lieu planting mitigation for Crown area multiplied by $0.55 is the mitigation amount of non-native canopy loss totaling $1,324.40.

If the mitigation fee is proposed, any planting inches for trees planted on site should be reduced from the total inches to establish the final mitigation fees.

Assignment: You contacted our office on March 2, 2022 requesting an arborists report to meet the County's tree protection guidelines. We provided a proposal. After a while the proposal was accepted to perform the inspection so the work could be performed.

All site information and history were provided by Mr. Kaviani. The assignment requires the following activities: visit the site, inspect, list the tree species, diameters, crown radius, condition of the trees, and assessing the proposed subdivision design provide the impacts to the trees on the property, any potential mitigation options, and tree protection.

Sacramento County defines private protected trees as:
Tree: As used in this chapter, a "tree" shall mean any living native oak tree having at least one trunk of six inches or more in diameter measured four and one-half feet above the ground, or a multi-trunked native oak tree having an aggregate diameter of ten inches or more, measured four and one-half feet above the ground (dbh).

Native Oak Tree: Shall include any of the following: valley oak (Quercus lobata), interior live oak (Quercus wislizenii), blue oak (Quercus douglasii), or oracle oak (Quercus morehus).

The permit approval decision is based on Section 19.12.090:

Prior to the issuance of such permit, the approving body shall ascertain whether or not the tree cannot or should not be retained.

The determination of the approving body in granting or denying a permit shall be based upon the following criteria:

1. Whether or not the preservation of the tree would unreasonably compromise an owner's development of land;

2. The condition of the tree with respect to disease, general health, damage, danger of falling, and whether or not the tree acts as a host for an organism which is parasitic to another species of tree which is in danger of being exterminated by the parasite;

8. The potential for the tree to be a public nuisance, or interfere with utility service, as well as its proximity to existing structures;

9. Present and future shade potential with regard to solar heating and cooling;

10. Whether or not there are any alternatives that would allow for the preservation of the tree; and

11. Any other information the body finds pertinent to the decision, including, if necessary, information obtained at a public hearing.

19.12.150 Other Species of Trees.

The approving body shall have the authority to adopt mitigation measures as conditions of approval for discretionary projects in order to protect other species of trees, in addition to the oaks. Violations of such adopted conditions shall be subject to the penalties described in Sections 19.12.190, 19.12.200, and 19.12.210, of this ordinance. (SCC 480 § 1, 1981.)

How to Comply with the Non-Native Tree Canopy Compensation:

1) Determine where a tree can be planted on-site or off-site by finding unpaved areas that are not on top of utilities. Optimal tree planting areas are typically larger than 150 square foot.
2) Using the Tree Canopy Planting Table select the tree that best fits the available planting location(s). Using the column titled "Recommend Minimum Planter Square Footage" select the appropriate size of tree for the available planting area(s). For example if you have a 150 square foot planter the African sumac would be an appropriate sized tree for the planter.
3) Talley the cover value of each tree selected for planting using the "15-year Old Tree Shade Cover Value" column of the "Tree Canopy Planting Table." For example if you planted the African sumac tree you would receive shade cover value credit for 314 square feet. Make sure that enough trees are planted to cover the mitigation measure's required amount of square feet (0.03 acres) of non-native tree canopy (see example table below).
4) Draw up a landscape plan (see instructions below) with the proposed development showing the location of the tree(s) to be planted. On the plans included a table with the species, number being planted, "15-year Old Tree Shade Cover Value" for each tree.
5) For payment into a tree fund the current rate is 55 cents per square foot. Therefore, a project requiring 1,000 square feet would need to pay $550 into the fund.

The results of the inspection are included in this report.

Observations: The site was visited on Thursday, April 14, Friday, April 15, and Sunday, April 17, 2022. The trees on the property were tagged with numbers and the data was collected. Trees that were undersized or off site were given numbers without tags. The tree numbers are shown on the aerial image below with the corresponding numbers in the report and tree list.

The tools used were a diameter tape, screwdriver as a probe, hand mattocks, tape measure, mallet, hammer, nails, and tree tags. Crown radius was calculated by pacing. The height the trees were measured for trunk diameter is listed. The preferred diameter is 4.5 feet above grade. When characteristics such as lateral branches, swollen trunk, low co-dominant leaders, or other irregularities in the trunk shape, the appropriate height is determined by measuring above or below the characteristics. The optimum diameter height was found on the trunk to best represent the correct trunk diameter, was measured with a diameter tape, and both height of measurement and diameter measurement were recorded. The diameter of multiple trunk trees is calculated using the multiple trunk formula that adds all the trunk areas together and takes the square root of the sum.

Trees were assessed and rated for health and structure, and overall condition considering: leaf quality, size, color and density; vitality; dieback; root impacts; branch

structure, branch attachment, crotch structure, trunk flare, surface roots, decay, insects and diseases, growth habit, any physical damages, lean, and other issues that affect the condition of the trees.

The rating system used for both health, structure, and overall condition is:

(0) 0% dead or stumps;
(1) 1-20% very poor/severe decline;
(2) 21-40% poor/declining;
(3) 41-60% fair;
(4) 61-80% good; and
(5) 81-100% excellent.

The data from the inspection is included in the 7948 Sunset Avenue Fair Oaks Tree List.

Other testing or examination: No other testing or examination was requested at the time of the site inspection or recommended as a result of the inspection.

Discussion: The property currently has 2 existing structures and other small buildings. The plans were not provided for the site inspection. The preliminary inspection considered all the trees on the interior of the property to be removed for development. The protected trees growing along the perimeter on adjacent properties were the only trees considered to be protected.

There were 21 native Oak trees on the property and 5 were found to be in fair or better condition totaling 57 inches for mitigation. There were 6 other fair or better condition trees on the property out of the 114 trees growing on the property, and the canopy area was calculated for those trees as shown in the chart below:

	Crown Area Calculation			
species	crown radius	crown radius	pi	total area (sf)
pistache	18	18	3.14	1017.36
persimmons	13	13	3.14	530.66
persimmons	15	15	3.14	706.5
Redwood	21	21	3.14	1384.74
pecan	31	31	3.14	3017.54
Pistache	28	28	3.14	2461.76
Total area				9118.56

For the project construction, tree protection needs to be in place to protect the soil under the protected trees on adjacent properties or any trees on the subject property decided to be to be retained.

If any work is approved within the tree protection fencing, 4 inches of wood chip mulch should be placed over the soil in the protected area. If heavy equipment or materials will be approved for working in the tree protection zone, 6" of mulch should be placed over

the soil or steel plates placed over the 4" mulch to protect from soil compaction during the approved work.

Tree protection fencing should be placed as far from the tree as possible. Tree protection fencing should be shown on demolition and construction plans and be in place before demolition is started and through the landscape phase of the project. Tree protection may be different during the landscape phase, and it should be in place to protect trees from trenching and underground installations.

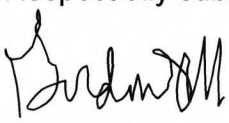
No indication of root disturbance was shown on the plans. If any roots that will be removed from protected tree during any excavation, the roots shall be cut on the edge of the excavation closest to the tree prior to excavating the roots from the construction area. This will avoid the tearing of roots beyond the excavation area and limit the root loss and damage to the trees. Root pruning shall be performed by carefully exposing the roots at the edge of the excavation area closest to the trees and making a clean cut of the root with the appropriate-sized sharp tool for the size of the root being cut. After the roots are severed, the roots can be excavated from the work area. The cut root end should be covered with backfill soil and the soil wetted to keep the root from drying out.

Tree pruning and tree protection should be performed according to appendix 4 and 5.

Conclusion: The site has 135 trees, with 10 off site, and all on-site trees proposed for removal. The proposed mitigation is for 57 inches of protected oaks or a fee of $18,525, and 9,119 square feet of unprotected tree canopy area, amounting to 13 medium sized trees or a fee of $5,015.45.

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

Respectfully submitted,

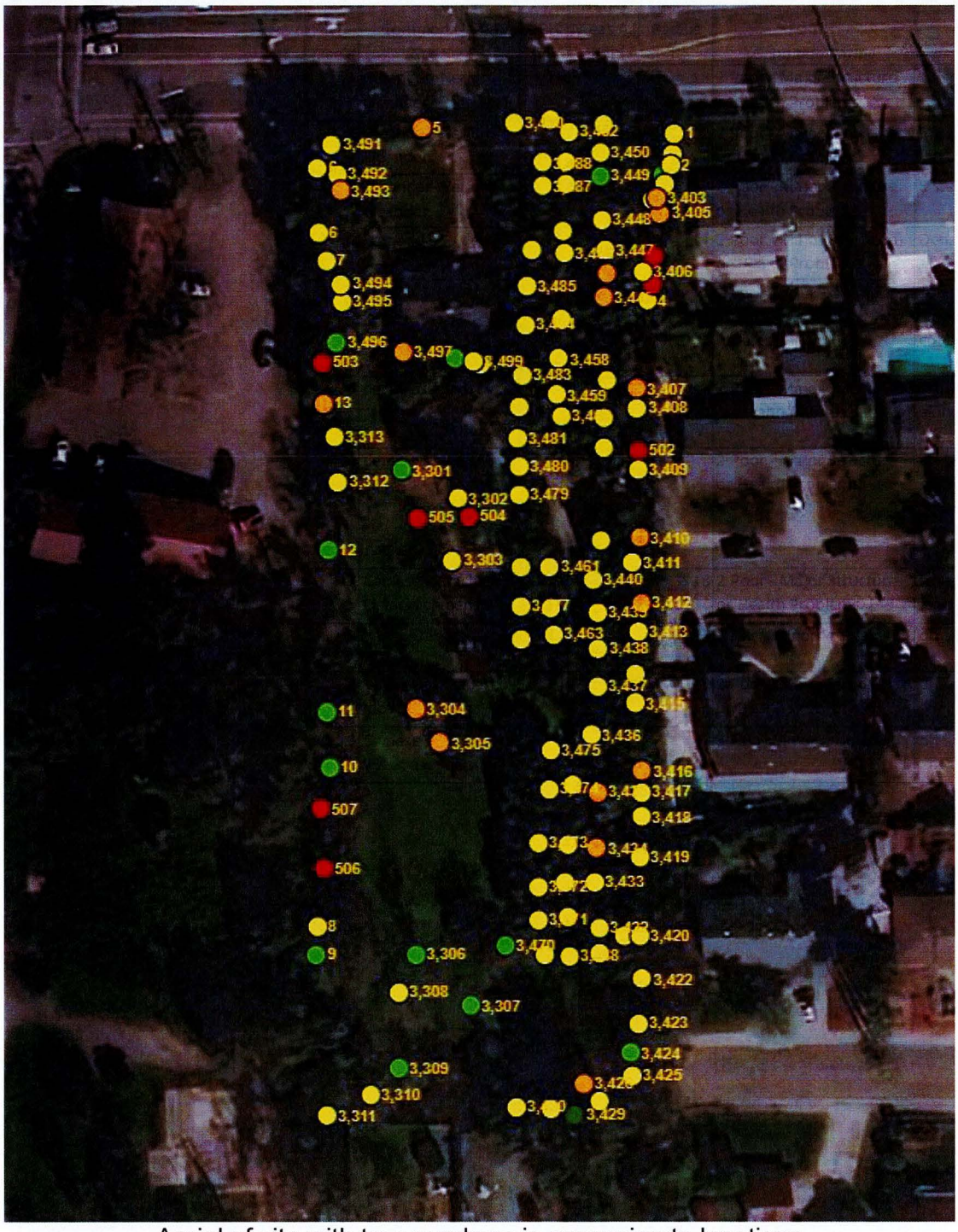


Gordon Mann
Consulting Arborist and Urban Forester
Registered Consulting Arborist #480
ISA Certified Arborist and Municipal Specialist #WE-0151AM
CaUFC Certified Urban Forester #127
ISA Qualified Tree Risk Assessor #1005
Nevada County Fire Safe Council Defensible Space Advisory Training
Mann Made Resources
Auburn, CA
650-740-3461
Fax 530-268-0926
gordon@mannandtrees.com
www.mannandtrees.com

Attachments:

Appendix 1 Images
Appendix 2 Tree List
Appendix 3 Root Pruning
Appendix 4 Tree Pruning
Appendix 5 Tree Protection
Appendix 6 Avoiding Damage During Construction
Assumptions and Limitations
Resume for Gordon Mann
Certificate of Performance

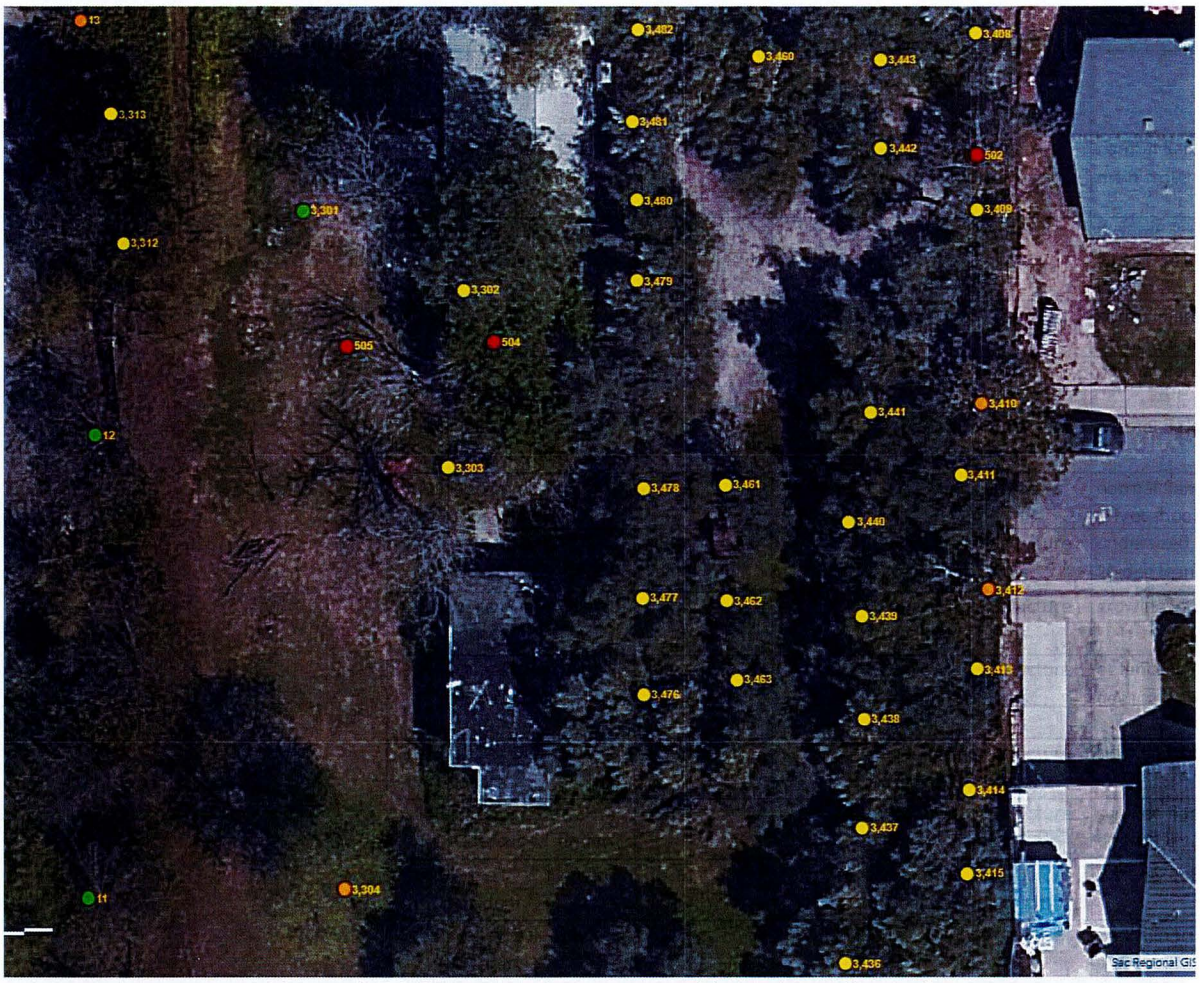
Appendix 1 Images



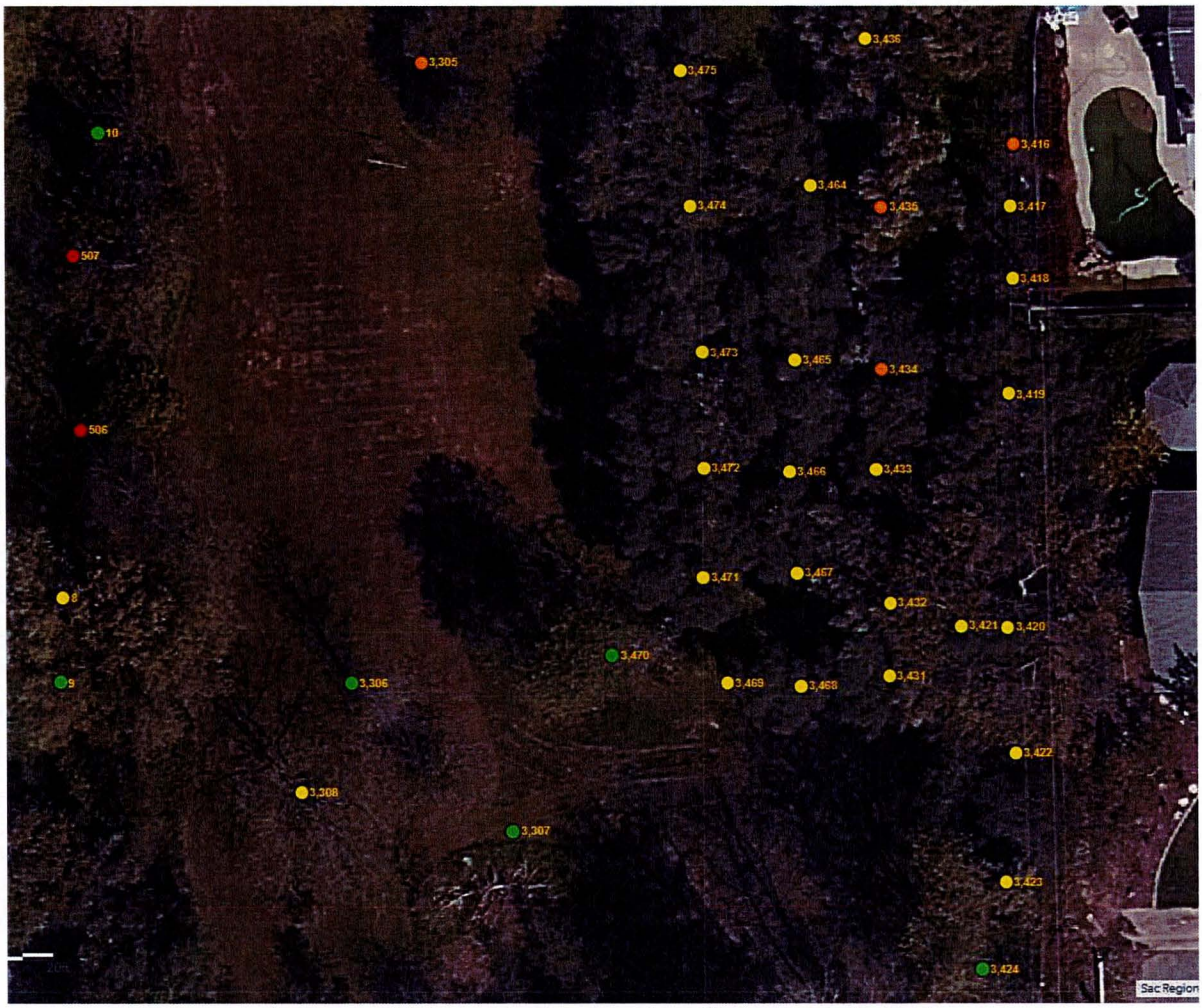
Aerial of site with tree numbers in approximate locations



Upper part of property trees enlarged



Upper Middle part of property with trees enlarged



Lower middle part of property with trees enlarged



Lower part of property with trees enlarged

Appendix 2 Tree List

7948 Sunset Avenue Fair Oaks
Tree List

Tree #	Common Name Species	DBH (in)	Ht Dia Meas At (in)	Canopy Radius (ft)	Condition Rating	Comments	Project status	Mitigation inches
1	Oleander Nerium oleander	16	6	18	2 Poor - Major Structure or Health Problems	13 stems 3-5" at base	Remove	
2	Oleander Nerium oleander	7	6	12	2 Poor - Major Structure or Health Problems	5 stems at base, 2-3"	Remove	
3	Oleander Nerium oleander	10	6	19	2 Poor - Major Structure or Health Problems	8 stems at base, 2-4"	Remove	
4	Bamboo and dead stems	1	54	4	2 Poor - Major Structure or Health Problems	Dense growth, no trees	Remove	
5	catalpa & privet	4	54		1 Very Poor - Extreme Structure or Health Problems	10 catalpa and privet 2-4" stems on steep grade under wires, 1-8" privet cut off, 1-8" willow covered w ivy	Remove	
6	dense asst mostly privet	4	54		2 Poor - Major Structure or Health Problems	off sitevery dense W border growth along entire fence line. individual larger trees picked up...		
6	dense clusters	4	54		2 Poor - Major Structure or Health Problems	off sitevery dense assortment of small stem growth, mostly privet W border growth along entire fence line. individual larger trees picked up...		
7	Chinese Pistache Pistacia chinensis	11	54	18	2 Poor - Major Structure or Health Problems	trees growing behind chicken wire fence, pistache 16,11,8,4"	Remove	
9	Valley Oak Quercus lobata	12	54	17	3 Fair - Minor Problems	off site, extends into property by 15'		
8	Valley Oak Quercus lobata	14	54	19	2 Poor - Major Structure or Health Problems	off site, extends into property by 17'		
10	Chinese Pistache Pistacia chinensis	7	54		3 Fair - Minor Problems	off site, extends into property by 7'		

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Tree List

Tree #	Common Name Species	DBH (in)	Ht Dia Meas At (in)	Canopy Radius (ft)	Condition Rating	Comments	Project status	Mitigation inches
11	Chinese Pistache Pistacia chinensis	9	54		3 Fair - Minor Problems	off site, extends into property by 6'		
12	Chinese Pistache Pistacia chinensis	14	54		3 Fair - Minor Problems	off site, extends into property by 12'		
13	Privet Ligustrum lucidum	12	54		1 Very Poor - Extreme Structure or Health Problems	off site, 3 stems, extends into property by 4'		
500	Raywood Ash Fraxinus oxycarpa 'Raywood'	13	6	0	0 Dead	Dead, co dom at 18"	Remove	
501	Raywood Ash Fraxinus oxycarpa 'Raywood'	20	54	0	0 Dead	3 stems at base, 14, 10,5, dead, vines on trunk	Remove	
502	Gray pine Pinus sabiniana	10	54	0	0 Dead	Dead, top broke off	Remove	
503	?	22	54		0 Dead	broken at 10', covered w ivy	Remove	
504	Plum Prunus americana	10	54		0 Dead	topped several dead stems, fig sprouts	Remove	
505	?	8	54		0 Dead	5 dead stems 2-5"	Remove	
506	?	19	54		0 Dead	off site,		
507	?	11	54		0 Dead	off site,		
3301	Chinese Pistache Pistacia chinensis	9	54	18	3 Fair - Minor Problems	normal flare, growing next to brick patio and wood arbor	Remove	
3302	Gray pine Pinus sabiniana	21	54	20	2 Poor - Major Structure or Health Problems	normal flare, 12" from structure, co dom at 11', included bark	Remove	
3303	Chinese Pistache Pistacia chinensis	12	42	17	2 Poor - Major Structure or Health Problems	normal flare, topped at20'	Remove	

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Tree List

Tree #	Common Name Species	DBH (in)	Ht Dia Meas At (in)	Canopy Radius (ft)	Condition Rating	Comments	Project status	Mitigation inches
3304	Valley Oak Quercus lobata	13.6	42	23	1 Very Poor - Extreme Structure or Health Problems	normal flare, leans E 30 deg, split in main crotch 24" into trunk	Remove	
3305	Interior Live Oak Quercus wislizenii	18.2	3	22	1 Very Poor - Extreme Structure or Health Problems	2 stems at base, co dom, lean N & S 45&30 deg, outward crowns, sun scald on N stem	Remove	
3306	Valley Oak Quercus lobata	10	54	11	3 Fair - Minor Problems	normal flare, water spigot N of flare, small low dead branches	Remove	10
3307	Persimmons Diospyros kaki	8	54	13	3 Fair - Minor Problems	normal flare, low W lateral	Remove	
3308	Chinese Pistache Pistacia chinensis	11	36	14	2 Poor - Major Structure or Health Problems	normal flare, co dom at 4', tip dieback	Remove	
3309	Persimmon Diospyros kaki	9	42	15	3 Fair - Minor Problems	normal flare, low W lateral, next to 6 privet shoots	Remove	
3310	Interior Live Oak Quercus wislizenii	5.1	54	8	2 Poor - Major Structure or Health Problems	undersized, trunk severe lean E 0-12", 20 deg lean E self-correcting	Remove	
3311	Valley Oak Quercus lobata	8.4	54	17	2 Poor - Major Structure or Health Problems	growing into 4" ilo, leans NW 20 deg	Remove	
3312	Chinese Pistache Pistacia chinensis	10	54	12	2 Poor - Major Structure or Health Problems	at fence line, slow leafing out, may be declining, N by 5'of 5 4&5" pistache	Remove	
3313	Valley Oak Quercus lobata	9.8	54	7	2 Poor - Major Structure or Health Problems	slow leafing out, cracks in bark E 1-2',	Remove	
3500	Interior Live Oak Quercus wislizenii	13.2	54	19	2 Poor - Major Structure or Health Problems	swollen flare, leans S 30 deg, bends 45 deg at 18', 1-sided crown S	Remove	
3401	Privet Ligustrum lucidum	9	6	16	2 Poor - Major Structure or Health Problems	2 stems at 8", vertical growth	Remove	
3402	Valley Oak Quercus lobata	8.6	54	18	3 Fair - Minor Problems	Bends in trunk above flare, at 9&15', vertical growth, crown mostly E	Remove	9

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Tree List

Tree #	Common Name Species	DBH (in)	Ht Dia Meas At (in)	Canopy Radius (ft)	Condition Rating	Comments	Project status	Mitigation inches
3403	Olive Olea europaea	8	54	13	1 Very Poor - Extreme Structure or Health Problems	Dead branches to 4", crowded	Remove	
3404	Olive Olea europaea	8	54	16	2 Poor - Major Structure or Health Problems	Leans W 20-30 deg, 1-sided crown W	Remove	
3405	Raywood Ash Fraxinus oxycarpa 'Raywood'	23	6	19	1 Very Poor - Extreme Structure or Health Problems	5 stems at base, included bark, 10,8,6,10,11", growing at fence line, top dieback, 5" plum 10, N, small dead trees to 4" 12' S	Remove	
3406	Olive Olea europaea	12	54	14	2 Poor - Major Structure or Health Problems	Co dom at base, 8&8", dieback, crowded	Remove	
3407	Valley Oak Quercus lobata	8.3	54	12	1 Very Poor - Extreme Structure or Health Problems	Normal flare, bend to horizontal at 4.5', bent to vertical at 10' N	Remove	
3408	Olive Olea europaea	10	54	16	2 Poor - Major Structure or Health Problems	Normal flare, 3 stems at2', 2 stems cut off at 3&4'	Remove	
3409	Olive Olea europaea	20	12	18	2 Poor - Major Structure or Health Problems	Co dom at 3', W stem leans W 45 deg+ E stem line clearance pruned	Remove	
3410	Japanese Black Pine Pinus thunbergiana	18	54	13	1 Very Poor - Extreme Structure or Health Problems	Growing at fence above adjacent sidewalk, topped under wires (whole row topped) barbed wire wound 5' W	Remove	
3411	Olive Olea europaea	30	12	28	2 Poor - Major Structure or Health Problems	4 stems at 18" 8,8,9,10", cut for wires, low laterals W	Remove	
3412	Japanese Black Pine Pinus thunbergiana	16	54	15	1 Very Poor - Extreme Structure or Health Problems	Growing at fence above adjacent sidewalk, topped under wires (whole row topped)	Remove	
3413	Olive Olea europaea	18	12	17	2 Poor - Major Structure or Health Problems	Co dom at 24", E leader suppressed, W leader dieback	Remove	

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Tree List

Tree #	Common Name Species	DBH (in)	Ht Dia Meas At (in)	Canopy Radius (ft)	Condition Rating	Comments	Project status	Mitigation inches
3414	Valley Oak Quercus lobata	7.7	54	14	2 Poor - Major Structure or Health Problems	Leans W at 5', S at 8', self correcting vertical 12', topped at 20' for wiresat	Remove	
3415	Olive Olea europaea	42	18	18	2 Poor - Major Structure or Health Problems	2 stems at base 21& 14: swollen flare, cut for power lines,	Remove	
3416	Valley Oak Quercus lobata	9.1	54	12	1 Very Poor - Extreme Structure or Health Problems	Buried E flare, trunk wound W 0-36", topped for power lines	Remove	
3417	Olive Olea europaea	19	12	10	2 Poor - Major Structure or Health Problems	Topped at 5&10', shoots regrown	Remove	
3418	Chinese Pistache Pistacia chinensis	9	12	13	2 Poor - Major Structure or Health Problems	Growing at base of slope, topped at 7', sprouts	Remove	
3419	Olive Olea europaea	21	6	22	2 Poor - Major Structure or Health Problems	Swollen flare, co dom at 18", cut for power lines	Remove	
3420	Blue Oak Quercus douglasii	21.8	6	29	2 Poor - Major Structure or Health Problems	Buried flare, next to W olive, co dom at. 2', grown thru chain link fence, line clearance reduced, end wts	Remove	
3421	Olive Olea europaea	24	12	19	2 Poor - Major Structure or Health Problems	W of 3420; 1-sided crown W, 4 leaders at 18"	Remove	
3422	Interior Live Oak Quercus wislizenii	11.4	6	14	2 Poor - Major Structure or Health Problems	Co dom at 12", included bark, leans W 30 to 90 deg, lateral foliage to ground	Remove	
3423	Arizona Cypress Cupressus arizonica	9	54	12	2 Poor - Major Structure or Health Problems	Bowed flare, self correcting, topped for power lines	Remove	
3424	Valley Oak Quercus lobata	15.8	54	26	3 Fair - Minor Problems	Normal flare, crown mostly W away from wires,	Remove	16
3425	Valley Oak Quercus lobata	16.6	54	24	2 Poor - Major Structure or Health Problems	Normal flare, E side cut back for power lines, 1-sided crown W,	Remove	

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Tree List

Tree #	Common Name Species	DBH (in)	Ht Dia Meas At (in)	Canopy Radius (ft)	Condition Rating	Comments	Project status	Mitigation inches
3426	Red Willow Salix laevigata	18.8	54		1 Very Poor - Extreme Structure or Health Problems	4 stems at base, 8,11,12,5, next to S cottonwood, broken top, dieback, lean	Remove	
3427	Cottonwod Populus fremontii	10.9	54	14	2 Poor - Major Structure or Health Problems	Growing next to willow, leans W, crown to W, dieback	Remove	
3428	Olive Olea europaea	29	12	23	2 Poor - Major Structure or Health Problems	Swollen flare, 5 leaders 0-3',	Remove	
3429	Coast Redwood Sequia sempervirens	26	54	21	4 Good - No Apparent Problems	Growing along rear fence line, vertical, central leader	Remove	
3430	Olive Olea europaea	36	12	27	2 Poor - Major Structure or Health Problems	Swollen flare, at rear fence line, 2 main leaders, 3 other stems,	Remove	
3431	Olive Olea europaea	41	12	26	2 Poor - Major Structure or Health Problems	Swollen flare, 2 leaders at 2', basal shhots	Remove	
3432	Olive Olea europaea	31	18	28	2 Poor - Major Structure or Health Problems	Swollen flare, 3 leaders at 30", 1 cut off,	Remove	
3433	Olive Olea europaea	22	24	22	2 Poor - Major Structure or Health Problems	Swollen flare, 2 leaders cut off,	Remove	
3434	Olive Olea europaea	16	24	16	1 Very Poor - Extreme Structure or Health	Swollen flare, main leader cut off, small crown	Remove	
3435	Olive Olea europaea	39	12	26	1 Very Poor - Extreme Structure or Health	Swollen flare, 2 leaders atb2', SE leader cut offleader cut off,	Remove	
3436	Olive Olea europaea	22	24	23	2 Poor - Major Structure or Health Problems	Swollen flare, 3 leaders at 3-4',	Remove	
3437	Olive Olea europaea	34	12	21	2 Poor - Major Structure or Health Problems	Swollen flare, 3 leaders at 3'	Remove	
3438	Olive Olea europaea	13	54	19	2 Poor - Major Structure or Health Problems	Swollen flare, 1 remaining leader at 18"	Remove	

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Tree List

Tree #	Common Name Species	DBH (in)	Ht Dia Meas At (in)	Canopy Radius (ft)	Condition Rating	Comments	Project status	Mitigation inches
3439	Olive Olea europaea	33	30	24	2 Poor - Major Structure or Health Problems	Swollen flare, 3 leaders at base & 3',	Remove	
3440	Olive Olea europaea	22	24	19	2 Poor - Major Structure or Health Problems	Swollen flare, trunk decay W, 2 leaders at 3',	Remove	
3441	Olive Olea europaea	23	18	19	2 Poor - Major Structure or Health Problems	Swollen flare, trunk decay W, S, 2 leaders at 2'	Remove	
3442	Olive Olea europaea	10	60	21	2 Poor - Major Structure or Health Problems	Swollen flare, trunk 1 leader & N low lateral remaining	Remove	
3443	Olive Olea europaea	15	54	16	2 Poor - Major Structure or Health Problems	Swollen flare, 2 leaders 9&7, dieback	Remove	
3444	Olive Olea europaea	32	24	24	2 Poor - Major Structure or Health Problems	Swollen flare, 2 leaders at 36", 3rd leader cut off at 6'	Remove	
3445	Olive Olea europaea	32	24	24	1 Very Poor - Extreme Structure or Health	Swollen flare, 1 leader at 36", co dom split out NW	Remove	
3446	Olive Olea europaea	25	18	21	1 Very Poor - Extreme Structure or Health	Swollen flare, 2 leaders at 30",	Remove	
3447	Olive Olea europaea	25	54	26	2 Poor - Major Structure or Health Problems	Swollen flare, 2 leaders at 12", 18&13", co dom at. 6'	Remove	
3448	Olive Olea europaea	21	54	26	2 Poor - Major Structure or Health Problems	Swollen flare, 2 leaders at 12", 13&12, NW Leader cut off	Remove	
3449	Pecan Carya illinoinensis	15	54	31	3 Fair - Minor Problems	Normal flare, co dom at 30'	Remove	
3450	Olive Olea europaea	14	18	22	2 Poor - Major Structure or Health Problems	Normal flare, 2 leaders at 36",	Remove	
3451	Olive Olea europaea	21	12	19	2 Poor - Major Structure or Health Problems	Normal flare, 2 stems at base, 17&7, co dom at 2'	Remove	
3452	Olive Olea europaea	9	54	17	2 Poor - Major Structure or Health Problems	Single stem stump sprout, topped for power lines	Remove	

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Tree List

Tree #	Common Name Species	DBH (in)	Ht Dia Meas At (in)	Canopy Radius (ft)	Condition Rating	Comments	Project status	Mitigation inches
3453	Olive Olea europaea	22	54	27	2 Poor - Major Structure or Health Problems	2 stems at base, 15&14crown mostly N,	Remove	
3454	Olive Olea europaea	13	54	17	2 Poor - Major Structure or Health Problems	Single stem, trunk wound E, next to shed	Remove	
3455	Olive Olea europaea	16	24	20	2 Poor - Major Structure or Health Problems	Single stem, 3 co doms at 30", trunk decay, next to shed	Remove	
3456	Olive Olea europaea	20	54	23	2 Poor - Major Structure or Health Problems	Swollen flare, 2 leaders at 12", 12&13", trunk wounds	Remove	
3457	Olive Olea europaea	26	24	18	2 Poor - Major Structure or Health Problems	Swollen flare, 2 leaders at 30", trunk decay	Remove	
3458	Olive Olea europaea	17	54	24	2 Poor - Major Structure or Health Problems	Swollen flare, single stem, leans S	Remove	
3459	Olive Olea europaea	15			2 Poor - Major Structure or Health Problems	Swollen flare, Single stem, trunk decay	Remove	
3460	Olive Olea europaea	19	54	36	2 Poor - Major Structure or Health Problems	Swollen flare, co dom at 36	Remove	
3461	Olive Olea europaea	8	54	11	2 Poor - Major Structure or Health Problems	Swollen flare, co dom at 12" 6&4"	Remove	
3462	Olive Olea europaea	9	54	14	2 Poor - Major Structure or Health Problems	Swollen flare, co dom at 12" 6,5,&4"	Remove	
3463	Olive Olea europaea	13	36	14	2 Poor - Major Structure or Health Problems	Swollen flare, co dom at 12" 9,7,5", basal decay	Remove	
3464	Olive Olea europaea	34	24	19	2 Poor - Major Structure or Health Problems	Swollen flare, co dom at 36", concrete in crotch, E leader cut, sprouts	Remove	
3465	Olive Olea europaea	37	24	23	2 Poor - Major Structure or Health Problems	Swollen flare, co dom at 36",	Remove	
3466	Olive Olea europaea	23	18	17	2 Poor - Major Structure or Health Problems	Swollen flare, co dom at 18", basal decay	Remove	

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Tree List

Tree #	Common Name Species	DBH (in)	Ht Dia Meas At (in)	Canopy Radius (ft)	Condition Rating	Comments	Project status	Mitigation inches
3467	Olive Olea europaea	14	24	11	2 Poor - Major Structure or Health Problems	Swollen flare, single stem, co dom at 5'	Remove	
3468	Olive Olea europaea	12	42	11	2 Poor - Major Structure or Health Problems	Swollen flare, single stem, decay in trunk W	Remove	
3469	Plum Prunus americana	8	18	11	2 Poor - Major Structure or Health Problems	Normal flare, Bent trunk S at 3', 4" valley oak 2' E	Remove	
3470	Valley Oak Quercus lobata	12.4	54	17	3 Fair - Minor Problems	Normal flare, co dom at 25'	Remove	12
3471	Olive Olea europaea	25	30	21	2 Poor - Major Structure or Health Problems	Swollen flare, co dom at 24", basal cavity N, S leader cut off	Remove	
3472	Olive Olea europaea	22	12	18	2 Poor - Major Structure or Health Problems	Swollen flare, co dom at 18", &5', included bark,	Remove	
3473	Olive Olea europaea	15	24	16	2 Poor - Major Structure or Health Problems	Swollen flare, co dom at 5',	Remove	
3474	Olive Olea europaea	24	24	23	2 Poor - Major Structure or Health Problems	Swollen flare, 2 stems at base, 19&10, bent branches, included bark	Remove	
3475	Olive Olea europaea	21	24	16	2 Poor - Major Structure or Health Problems	Swollen flare, co dom at 30", W leader cut at 5' w sprouts	Remove	
3476	Olive Olea europaea	47	54	28	2 Poor - Major Structure or Health Problems	2 stems at base 39&23", split stems, broken branches	Remove	
3477	Olive Olea europaea	22	54	28	2 Poor - Major Structure or Health Problems	4 stems at base 10,8,6,5", separate stems, stump sprouts	Remove	
3478	Olive Olea europaea	15	54	16	2 Poor - Major Structure or Health Problems	2 stems at base 10&7", separate stems	Remove	
3479	Olive Olea europaea	16	54	16	2 Poor - Major Structure or Health Problems	2 stems at base 11&9", separate stems	Remove	

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Tree List

Tree #	Common Name Species	DBH (in)	Ht Dia Meas At (in)	Canopy Radius (ft)	Condition Rating	Comments	Project status	Mitigation inches
3480	Olive Olea europaea	18	60	16	2 Poor - Major Structure or Health Problems	swollen flare & trunk to 4.5', trunk decay	Remove	
3481	Olive Olea europaea	17	54	16	2 Poor - Major Structure or Health Problems	2 leaders at 18", 12&8", co dom at 18"	Remove	
3482	Olive Olea europaea	22	54	21	2 Poor - Major Structure or Health Problems	2 leaders at 24", 16&13", co dom at 24"	Remove	
3483	Olive Olea europaea	33	18	25	2 Poor - Major Structure or Health Problems	4 leaders at 36", 13,10,8&4", trunk decay	Remove	
3484	Olive Olea europaea	30	6	19	2 Poor - Major Structure or Health Problems	3 leaders at 12", 16, 12,&13",13" cut off, trunk decay	Remove	
3485	Olive Olea europaea	20	12	15	2 Poor - Major Structure or Health Problems	2 leaders at 12", 10&7", trunk decay,	Remove	
3486	Olive Olea europaea	18	6	17	2 Poor - Major Structure or Health Problems	3 leaders at 18", 10,8,&7", W leader cut off at 6'	Remove	
3487	Olive Olea europaea	22	54	18	2 Poor - Major Structure or Health Problems	3 stems at base, 12,10,&5", S leader cut off at 5', next to shed & gas meters	Remove	
3488	Olive Olea europaea	25	54	24	2 Poor - Major Structure or Health Problems	6 stems at base, 13,8,8,8,4,&2",	Remove	
3489	Valley Oak Quercus lobata	15.7	54	23	2 Poor - Major Structure or Health Problems	growing along road under wires, normal flare, leans N 15 deg, cut off	Remove	
3490	Valley Oak Quercus lobata	6.4	54	11	2 Poor - Major Structure or Health Problems	growing along road under wires, in cluster with 7 small stems 2-5"	Remove	
3491	Interior Live Oak Quercus wislizenii	17.8	54	22	2 Poor - Major Structure or Health Problems	growin in dense strip to W, 10" ilo 4' to N, both line clearance cut, ivy on trunks	Remove	
3492	Catalpa bignonioides	9.1	54	12	2 Poor - Major Structure or Health Problems	growing in dense strip to west ivy on trunk & crown	Remove	

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Tree List

Tree #	Common Name Species	DBH (in)	Ht Dia Meas At (in)	Canopy Radius (ft)	Condition Rating	Comments	Project status	Mitigation inches
3493	Chinese Pistache Pistacia chinensis	22.5	54	17	1 Very Poor - Extreme Structure or Health Problems	significant dieback, dead branches to 8"	Remove	
3494	Chinese Pistache Pistacia chinensis	18	54	22	2 Poor - Major Structure or Health Problems	growing in dense growth, ivyon trunk & crown	Remove	
3495	Chinese Pistache Pistacia chinensis	9	54	15	2 Poor - Major Structure or Health Problems	growing in dense growth, ivyon trunk & crown,leans S	Remove	
3496	Valley Oak Quercus lobata	10.2	54	16	3 Fair - Minor Problems	normal flare, leans S 20 deg, 1-sided crown S	Remove	10
3497	Privet Ligustrum lucidum	22.5	54	19	1 Very Poor - Extreme Structure or Health Problems	11 stems 12,9,6,7,8,9,3,3,4,3,3 in clump S ofhouse	Remove	
3498	Chinese Pistache Pistacia chinensis	21	54	28	3 Fair - Minor Problems	normal flare, low NW lateral at 7', end wts	Remove	
3499	Privet Ligustrum lucidum	14	54	13	2 Poor - Major Structure or Health Problems	2 stems at base, 10&8, included bark	Remove	
135 total tree entries; 22 protected oaks, 5 oaks in Fair or better condition totaling 57 inches for mitigation; 17 oaks in poor or worse condition with no proposed mitigation; 68 Olive trees, 55 other unprotected trees.								57

Appendix 3

Root Pruning

For trees to be retained, roots shall be pruned before the area the roots are growing in is excavated. The pruning shall occur at the edge of the work area using sharp tools appropriate for the size root to be cut, making clean cuts. Any roots to be pruned greater than 4 inches in diameter, should have an arborist inspect to verify the root will not compromise tree stability or health. Pruned roots will be covered within 120 minutes with moist fabric such as burlap or backfilled with soil. After the roots are pruned, the excavation can proceed in the work area with the approved minimal damage to the tree.

Appendix 4

Tree Pruning

The tree pruning should be performed to specifications written in accordance with ANSI A300 Tree Management Standards Part 1 Pruning and ISA Best Management Practices for Pruning, with the objective to reduce risk, improve tree structure, provide necessary clearance, and retain as large a foliar canopy as possible. The system shall be a modified natural system, with the

necessary clearance pruning and end weight reduction performed and the remainder of the crown to appear natural.

Prune branches that do not meet necessary clearance. Pruning approximately 15% of the branch end leverage can reduce the risk of branch failure by up to 50%. Focus pruning in the outer quarter of the crown. Remove branches using branch removal cuts and reduction cuts, reducing end weights, pruning the smallest diameter branches possible to achieve the clearance, setting a maximum size branch diameter to be cut. Prune to remove dead branches to a specified diameter such as 1". Branches should be pruned from the outside edge of the crown inward. Retain interior branches and as much foliage as possible targeting a maximum of 15% foliage removal, less if possible, to accomplish the clearance required and risk reduction desired. Remove as little total foliage as possible and retain as much interior foliage as possible and as large a crown as possible while meeting the desired objectives.

Appendix 5

Tree Protection

Tree protection fencing will be limited in this situation to cover the drip lines. There is existing concrete under many of the trees. The area for protection is limited around the proposed work. Existing concrete can be acceptable soil protection and should not be removed until the adjacent construction is completed. Fencing still should be installed in as large an area as possible to permit the work and as much soil protection as possible. Mulch can be placed over soil within the fencing to improve soil conditions.

For work areas under the drip line, the exploratory trenching will be hand dug at the edge of the work area closest to the tree and identify the roots that may be in conflict with the work. Roots greater than 1 inch shall not be cut while digging the exploratory trench. Where possible, work will be performed around the roots, and only prune those that have to be removed for the approved work. Prune the roots before excavating them to avoid tearing back towards the tree.

Existing concrete is a good root and soil protector. Existing concrete should remain in place until the end of the construction process when it can be carefully removed without tearing roots and replaced.

Appendix 6

Avoiding Tree Damage During Construction

Edited from the ISA's tree protection guidelines

As cities and suburbs expand, wooded lands are being developed into commercial and residential sites. Homes are constructed in the midst of trees to take advantage of the aesthetic and environmental value of the wooded lots. Wooded properties can be worth as much as 20 percent more than those without trees, and people value the opportunity to live among trees.

Unfortunately, the processes involved with construction can be deadly to nearby trees. Unless the damage is extreme, the trees may not die immediately but could decline over several years. With

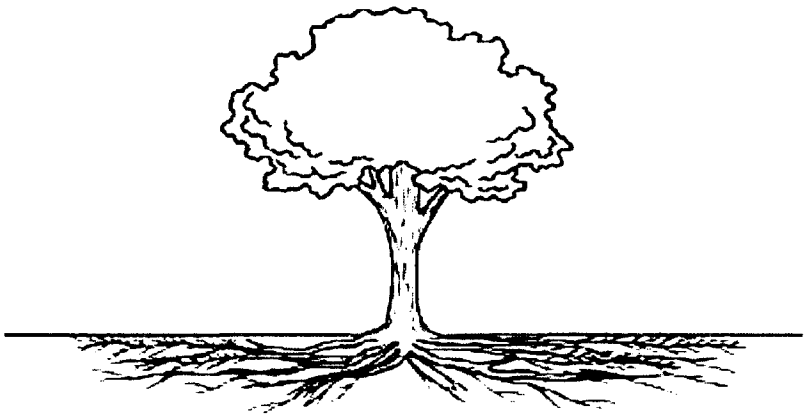
this delay in symptom development, you may not associate the loss of the tree with the construction.

It is possible to preserve trees on building sites if the right measures are taken. The most important step is to hire a professional arborist during the planning stage. An arborist can help you decide which trees can be saved and can work with the builder to protect the trees throughout each construction phase.

How Trees Are Damaged During Construction

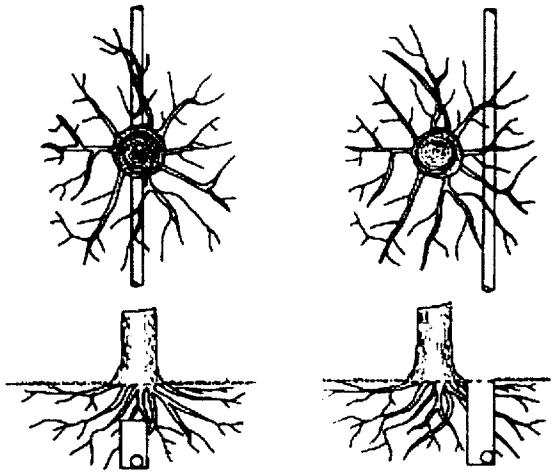
Physical Injury to Trunk and Crown. Construction equipment can injure the aboveground portion of a tree by breaking branches, tearing the bark, and wounding the trunk. These injuries are permanent and, if extensive, can be fatal.

Cutting of Roots. The digging and trenching that are necessary to construct a house and install underground utilities will likely sever a portion of the roots of many trees in the area. It is easy to appreciate the potential for damage if you understand where roots grow. The roots of a tree are found mostly in the upper 6 to 24 inches of the soil. In a mature tree, the roots extend far from the trunk. In fact, roots typically are found growing a distance of one to three times the height of the tree. The amount of damage a tree can suffer from root loss depends, in part, on how close to the tree the cut is made. Severing one major root can cause the loss of 5 to 20 percent of the root system.



The roots of a tree extend far from the trunk and are found mostly in the upper 6 to 12 inches of soil.

Another problem that may result from root loss caused by digging and trenching is that the potential for the trees to fall over is increased. The roots play a critical role in anchoring a tree. If the major support roots are cut on one side of a tree, the tree may fall or blow over.



Less damage is done to tree roots if utilities are tunneled under a tree (right, top and bottom) rather than across the roots (left, top and bottom).

Less damage is done to tree roots if utilities are tunneled under a tree rather than across the roots.

Soil Compaction. An ideal soil for root growth and development is about 50 percent pore space. These pores—the spaces between soil particles—are filled with water and air. The heavy equipment used in construction compacts the soil and can dramatically reduce the amount of pore space. This compaction not only inhibits root growth and penetration but also decreases oxygen in the soil that is essential to the growth and function of the roots, and water infiltration.

Smothering Roots by Adding Soil. Most people are surprised to learn that 90 percent of the fine roots that absorb water and minerals are in the upper 6 to 12 inches of soil. Roots require space, air, and water. Roots grow best where these requirements are met, which is usually near the soil surface. Piling soil over the root system or increasing the grade smothers the roots. It takes only a few inches of added soil to kill a sensitive mature tree.

Exposure to the Elements. Trees in a forest grow as a community, protecting each other from the elements. The trees grow tall, with long, straight trunks and high canopies. Removing neighboring trees or opening the shared canopies of trees during construction exposes the remaining trees to sunlight and wind. The higher levels of sunlight may cause sunscald on the trunks and branches. Also, the remaining trees are more prone to breaking from wind or ice loading.

Getting Advice

Hire a professional arborist in the early planning stage. Many of the trees on your property may be saved if the proper steps are taken. Allow the arborist to meet with you and your building contractor. Your arborist can assess the trees on your property, determine which are healthy and structurally sound, and suggest measures to preserve and protect them.

One of the first decisions is determining which trees are to be preserved and which should be removed. You must consider the species, size, maturity, location, and condition of each tree. The largest, most mature trees are not always the best choices to preserve. Younger, more vigorous

trees usually can survive and adapt to the stresses of construction better. Try to maintain diversity of species and ages. Your arborist can advise you about which trees are more sensitive to compaction, grade changes, and root damage.

Planning

Your arborist and builder should work together in planning the construction. The builder may need to be educated regarding the value of the trees on your property and the importance of saving them. Few builders are aware of the way trees' roots grow and what must be done to protect them.

Sometimes small changes in the placement or design of your house can make a great difference in whether a critical tree will survive. An alternative plan may be more friendly to the root system. For example, bridging over the roots may substitute for a conventional walkway. Because trenching near a tree for utility installation can be damaging, tunneling under the root system may be a good option.

Erecting Barriers

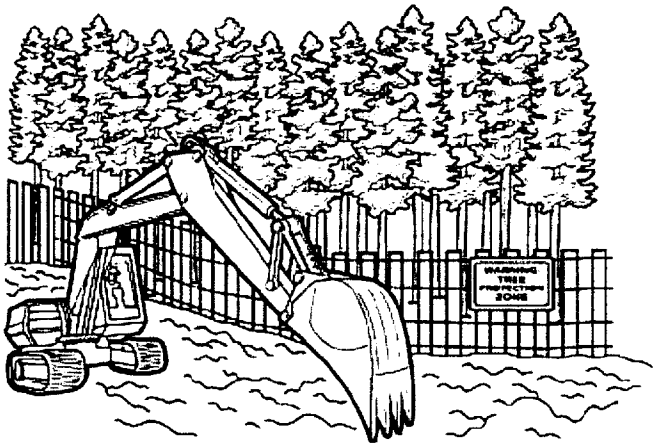
Because our ability to repair construction damage to trees is limited, it is vital that trees be protected from injury. The single most important action you can take is to set up construction fences around all of the trees that are to remain. The fences should be placed as far out from the trunks of the trees as possible. As a general guideline, allow 1 foot of space from the trunk for each inch of trunk diameter. The intent is not merely to protect the aboveground portions of the trees but also the root systems. Remember that the root systems extend much farther than the drip lines of the trees.

Instruct construction personnel to keep the fenced area clear of building materials, waste, excess soil, and equipment. No digging, trenching, or other soil disturbance such as driving vehicles and equipment over the soil should be allowed in the fenced area.

Protective fences should be erected as far out from the trunks as possible in order to protect the root system prior to the commencement of any site work, including grading, demolition, and grubbing.

Limiting Access

If at all possible, it is best to allow only one access route on and off the property. All contractors must be instructed where they are permitted to drive and park their vehicles. The construction access drive should be the route for utility wires; underground water, sewer, or storm drain lines; roadways; or the driveway.



Protective fences should be erected as far out from the trunks as possible in order to protect the root systems.

Specify storage areas for equipment, soil, and construction materials. Limit areas for burning (if permitted), cement wash-out pits, and construction work zones. These areas should be away from protected trees.

Specifications

Specifications are to be put in writing. All of the measures intended to protect your trees must be written into the construction specifications. The written specifications should detail exactly what can and cannot be done to and around the trees. Each subcontractor must be made aware of the barriers, limitations, and specified work zones. It is a good idea to post signs as a reminder.

Fines and penalties for violations should be built into the specifications. Not too surprisingly, subcontractors are much more likely to adhere to the tree preservation clauses if their profit is at stake. The severity of the fines should be proportional to the potential damage to the trees and should increase for multiple infractions.

Maintaining Good Communications

It is important to work together as a team. You may share clear objectives with your arborist and your builder, but one subcontractor can destroy your prudent efforts. Construction damage to trees is often irreversible.

Visit the site at least once a day if possible. Your vigilance will pay off as workers learn to take your wishes seriously. Take photos at every stage of construction. If any infraction of the specifications does occur, it will be important to prove liability.

Final Stages

It is not unusual to go to great lengths to preserve trees during construction, only to have them injured during landscaping. Installing irrigation systems and roto-tilling planting beds are two ways the root systems of trees can be damaged. Remember also that small increases in grade (as little as 2 to 6 inches) that place additional soil over the roots can be devastating to your trees. ANSI A300 Standards Part 5 states that tree protection shall be in place for the landscape phase of the site development. Landscape tree protection may be different than other construction

process tree protection, and a conference with the landscape contractor should be held prior to the commencement of the landscape work. Careful planning and communicating with landscape designers and contractors is just as important as avoiding tree damage during construction.

Post-Construction Tree Maintenance

Your trees may require several years to adjust to the injury and environmental changes that occur during construction. The better construction impacts are avoided, the less construction stress the trees will experience. Stressed trees are more prone to health problems such as disease and insect infestations. Talk to your arborist about continued maintenance for your trees. Continue to monitor your trees, and have them periodically evaluated for declining health or safety hazards.

Despite the best intentions and most stringent tree preservation measures, your trees still might be injured from the construction process. Your arborist can suggest remedial treatments to help reduce stress and improve the growing conditions around your trees. In addition, the International Society of Arboriculture offers a companion to this brochure titled "Treatment of Trees Damaged by Construction".

Assignment Assumptions and Limiting Conditions

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

Report Assumptions and Limitations:

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

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

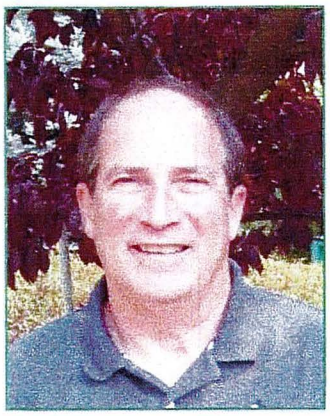
Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist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

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

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

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

California Tree and Landscape Consulting, Inc.



GORDON MANN

EDUCATION AND QUALIFICATIONS

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

PROFESSIONAL EXPERIENCE

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

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

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

1984 - 2007 CITY OF REDWOOD CITY, CA. City Arborist, Arborist, and Public Works Superintendent.

Mr. Mann developed the Tree Preservation and Sidewalk Repair Program, supervised and managed the tree maintenance program, performed inspections and administered the Tree Preservation Ordinance. Additionally, he oversaw the following Public Works programs: Streets, Sidewalk, Traffic

Signals and Streetlights, Parking Meters, Signs and Markings, and Trees.

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

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

1979 INTERNATIONAL SOCIETY OF ARBORICULTURE. Member.

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

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

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

1985 - Present SOCIETY OF MUNICIPAL ARBORISTS (SMA). Member. e Legacy Project of the Year (2015) o In recognition of outstanding meritorious service in advancing the principles, ideals and practices of arboriculture.
• Board Member (2005 - 2007)

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

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

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

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

2007 - Present SACRAMENTO TREE FOUNDATION. Member and Employee.

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

1988 - 1994 TREE CLIMBING COMPETITION. Chairman.

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

PUBLICATIONS AND LECTURES

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

Certificate of Performance

I, Gordon Mann, certify that:

I have personally inspected the trees and site referred to in this report, and have stated my findings accurately. The extent of the inspection is stated in the attached report under Assignment;

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

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

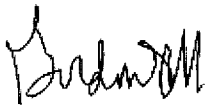
My analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices;

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

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

I further certify that I am a member in good standing of the International Society of Arboriculture (ISA) and an ISA Certified Arborist and Municipal Specialist. I am also a Registered Consulting Arborist member in good standing of the American Society of Consulting Arborists. I have been involved in the practice of arboriculture and the care and study of trees for over 43 years.

Signed:



Gordon Mann
Date: April 20, 2022