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City of SACRAMENTO

Agenda
Director Hearing

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

Thursday May 02, 2024
1:00 p.m.

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Attendance Assistance

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1. **Archer Estates (DR23-247) (Noticed 4/19/2024)**
   Location: 4141 Dry Creek Road, APN: 237-0140-026-0000, 237-0140-033-0000, 237-0140-056-0000, 237-0200-056-0000, 237-0200-074-0000, 237-0200-086-0000; (District 2, Represented by Councilmember Thao)
   Entitlements: Item A. Previously approved Initial Study/ Mitigated Negative Declaration as amended; and **Item B**. Site Plan and Design Review to construct 139 single-unit dwellings with a deviation for bulk control on 7 lots totaling approximately 27.90-acres in the Single Unit or Duplex Dwelling (R-1A) Zone within the Citywide Design Review District Subdivision approved with P14-069.
   Contact: Sarah Scott, Assistant planner, 916-808-2688, SScott@cityofsacramento.org

2. **Village at Dos Rios (Z23-071) (Noticed 4/19/2024)**
   Location: 701 Dos Rios Street, APN: 001-0081-013-0000; (District 4, Represented by Mayor Steinberg)
   Entitlements: Item A. Environmental Exemption (Per Public Resources Code (PRC) section 21155.4); **Item B**. Tentative Map to subdivide the 4.17-acre parcel into two (2) lots within the Heavy Commercial (C-4-SPD) Zone and River District Special Planning District (SPD); **Item C.** Site Plan and Design Review for the review of the tentative map layout and the construction of a 128,108 square foot development consisting of 207 multi-unit dwellings within 16, three story buildings and associated site improvements with a deviation to parking lot tree shading requirements; and **Item D.** Tree permit for the removal of two private protected trees.
   Contact: Zach Dahla, Associate planner, 916-808-5584, ZDahla@cityofsacramento.org

3. **Bruceville Jacinto Residential; Tentative Map and Site Plan Design Review (Z23-087) (Noticed 4/19/2024)**
   Location: APN: 117-0202-029-0000; (District 8, Represented by Councilmember Vang)
   Entitlements: Item A. Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Tentative Subdivision Map to subdivide ±3.16-acres into 48 parcels and 12 common lots; and **Item C**. Site Plan and Design Review of the map and construction of 48 single-unit dwellings, and associated site improvements with deviations to minimum interior and rear-yard setbacks in the Limited Commercial (C-1-R) Zone.
   Contact: Angel Anguiano, Associate planner, 916-808-5519, AAnguiano@cityofsacramento.org

4. **5081 10th Avenue Tentative Parcel Map (Z23-098) (Noticed 4/19/2024)**
   Location: 5081 10th Ave, APN: 015-0191-063-0000; (District 6, Represented by Councilmember Guerra)
   Entitlements: Item A. Environmental Exemption (Per CEQA 15301-Existing Facilities, and 15332-Infill Development); **Item B**. Tentative Parcel Map to subdivide one 0.23-acre lot into two (2) lots within the Single-Unit Dwelling (R-1) Zone; and **Item C.** Site Plan and Design Review of the Tentative Parcel Map with deviations for lot size, lot width, and the creation of a parcel without public street frontage. The existing house is proposed to remain with alterations including a raised basement and new stairs.
   Contact: Danny Abbes, Associate planner, 916-808-5873, DAbbes@cityofsacramento.org

5. **5801 Alder Avenue Tentative Parcel Map (Z23-099) (Noticed 4/19/2024)**
   Location: 5801 Alder Ave, APN: 062-0080-010-0000; (District 6, Represented by Councilmember Guerra)
   Entitlements: Item A. Environmental Exemption (Per CEQA 15315-Minor Land Divisions); **Item B**. Tentative Parcel Map to subdivide one 3-acre lot into four lots within the Heavy Industrial (M-2S) Zone; and **Item C.** Site Plan and Design Review of the development standards of existing buildings and onsite parking lot to remain on each of the proposed lots. No new construction is proposed with this application.
   Contact: Danny Abbes, Associate planner, 916-808-5873, DAbbes@cityofsacramento.org

6. **Panhandle 105 Tentative Map Revision (Z24-018) (Noticed 4/19/2024)**
   Location: 5701 Sorento Road, APN(s): 201-0540-073-0000, 225-0050-020-0000, -021; (District 1, Represented by Councilmember Kaplan)
   Entitlements: Item A. Prior Environmental Impact Report and Mitigation Monitoring Program for the Project (CEQA Guidelines sections 15162, 15163, and 15164) (Resolution No. 2018-0280); and **Item B.** Tentative Subdivision Map Minor Revision of a previously approved project (Z21-124) to modify the wording of condition B16.
   Contact: Jose Quintanilla, Associate planner, 916-808-5879, JQuintanilla@cityofsacramento.org

City of SACRAMENTO
Community Development

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Director Hearings

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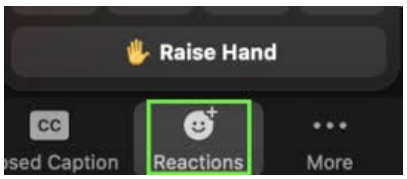

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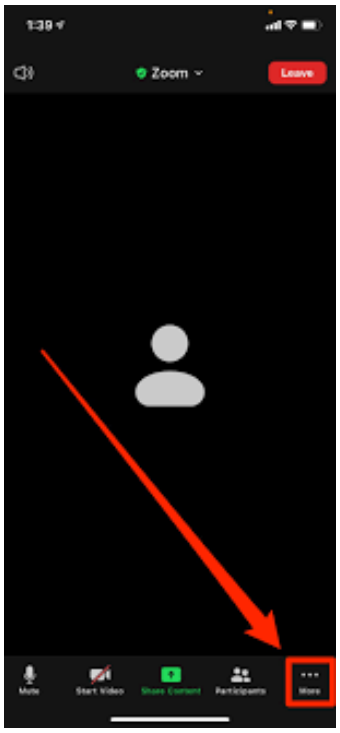

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CITY OF SACRAMENTO
COMMUNITY DEVELOPMENT DEPARTMENT
DIRECTOR HEARING
300 Richards Blvd, 3rd Floor, Sacramento, CA 95811

STAFF RECOMMENDATION

Staff recommends the Design Director approve, with conditions, the Site Plan and Design Review for the construction of 139 single-unit dwellings with a deviation for bulk control for the project known as file **DR23-247**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

A. Previously Approved Initial Study/Mitigated Negative Declaration as amended.

B. Request for Site Plan and Design Review to construct 139 single unit dwellings with a deviation for bulk control on 7 lots totaling approx. 27.29 acres in the Single Unit or Duplex Dwelling Zone (R-1A) within the Citywide Design Review District.

PROJECT INFORMATION

Project Name:	Archer Estates
Location:	4141 Dry Creek Rd., Sacramento, CA 95838 District 2, Represented by Councilmember Thao
Assessor's Parcel Numbers:	237-0140-026-0000, 237-0140-032-0000, 237-0140-033-0000, 237-0140-056-0000, 237-0200-056-0000, 237-0200-074-0000, 237-0200-086-0000
Applicant:	David Judy, KB Home Sacramento, Inc., 3005 Douglas Blvd Suite 250, Roseville, CA 95661
Property Owner:	KB Home Sacramento Inc. 3005 Douglas Blvd Suite 250, Roseville, CA 95661
Project Planner:	Sarah Scott, Assistant Planner, (916) 808-2688
General Plan Designation:	Suburban Neighborhood Medium Density (SNMD) & Suburban Neighborhood Low Density (SNLD)
Community Plan Area:	North Sacramento
Zoning:	Single-Unit or Duplex Dwelling Zone (R-1A) & Agricultural Open Space (A-OS)
Design Review Area:	Citywide Design Review
Existing Land Use of Site:	Vacant

Surrounding Zoning and Land Use:

North:	R-1	Single-Unit Dwellings
South:	R-2A	Vacant
East:	R-1	Church
West:	R-1	Single-Unit Dwellings

Site Information:

Existing Property Details:	7 parcels totaling approx. 27.29 acres
Topography:	Flat
Street Improvements:	None
Utilities:	None
Parcels approved under P14-069:	143 approx. 3,609-7,652 sq ft each

Setback Information:

All Parcels:	Required:	Proposed:
Front	20’ Min.	20’ Min.
Interior	5’ Min.	5’ Min.
Street Side	12.5’ Min.	12.5’ Min.
Rear	5’ Min.	5’ Min.

PROPOSED PROJECT AND ANALYSIS

Background:

The project site consists of seven vacant parcels totaling approx. 27.29 acres located at 4141 Dry Creek Road. A Tentative Map for 188 lots was approved in 2006 under P04-079. The map included 184 lots for single-unit dwellings, a landscape lot, and a joint park and detention basin. In 2015 the map was amended under P14-069 to reconfigure the lots to accommodate a traditional street pattern and reduce the number of single-unit dwelling lots to 144, while maintaining the park/detention basin. At a later date, a Substantial Conformance Review eliminated one of the lots by merging it into adjacent lots. The map originally approved under P14-069 and modified by the Substantial Conformance Review is the basis of this entitlement, though the map has not yet been recorded as of the drafting of this report. The previous applicant applied for and was approved for a Tentative Map time extension through Z22-081 which expires December 1, 2024.

The development as approved under P14-069 connects to the surrounding community at Jessie Ave., May St., Cold Creek Way, and Clay Creek Way.

Proposal:

The applicant is proposing to construct 143 single-unit dwellings on individual lots averaging 4,785 sq.ft. (avg. 5,193 square feet for corner lots) each, originally approved through the P04-079 Tentative Map and amended under P14-069. 139 of these units are being considered under this entitlement, DR23-247, and four (lots 70, 116, 117, and 140) are being considered under P23-035. The lots being considered in this entitlement are exclusively in the R-1A zone and the 2035 General Plan designations of Suburban Neighborhood Medium Density (SNMD) and Suburban Neighborhood Low Density (SNLD).

The proposed project includes the sizeable 155,777 square foot joint park/detention basin envisioned in the original approvals. The park will serve not only the new residents of the proposed homes but also the public.

Site Plan and Design Review:

Site Plan and Design Review is required for the project to ensure compliance with applicable development standards and design guidelines. The project is in the Single-Unit or Duplex Dwelling Zone (R-1A) and Citywide Design Review Area. The proposed project complies with most of the applicable development standards of the R-1A zone, as shown in Table 1 below.

Table 1: Applicable Development Standards R-1A Zone				
Standard	**Code Section**	**Required**	**Provided**	**Deviation?**
Height	§17.204.320(A)	35'-0" Max.	28'-6" Max.	N
Front Setback	§17.204.340	20' Min.	20' Min.	N
Interior Setback		5'-0" Min.	5'-0" Min.	N
Street Side-Yard Setback		12'-6" Min.	12'-6" Min.	N
Rear-Yard Setback		5'-0 Min.	5'-0" Min.	N
Lot Coverage	§17.204.320(C)	50% Max.	50% Max.	N
Garage Setback	4-2 Guidelines	5'-0" Min.	5'-0" – 14'-0"	N
Bulk Control Front profile	2-11 Guidelines	40 sq.ft. Max.	1.1 – 48.6 sq.ft.	Y
Bulk Control Aggregate		15'-0" Max	37'-0" – 40'-0"	

Architectural Analysis:

The proposed development includes five floor plans ranging from 1,429 to 2,689 square feet. The house plans are comprised of a 2:3 mix of single story and two-story floor plans. Each plan includes three elevations in the Prairie, Craftsman, and Farmhouse styles. This provides a variety of 15 different styles for the 143 lots.

The three distinct elevation styles vary their façade design with exterior materials, colors, and design elements such as roof pitch, porch columns and accents, window accents, and gable end articulation. All plans include an attached two-car garage which is deemphasized by being stepped back from the main wall of the home a minimum of five feet. Plans also include enhanced elevations at all street views.

Residences will have concrete tile roofing with smooth stucco exterior siding as the main siding material. Decorative accents such as faux shutters, shaped bellybands, stone veneers, board and batten siding, brick wainscot, variety of window/door trim and sills, gable end horizontal siding/trim and kneebraces/corbels shall be utilized throughout all front and street-facing elevations as shown on plans. All designs provide a good level of detailing, mix of materials and enhanced elevations for corner lots. The project does not propose any deviations from Title 17.

This project is subject to standards listed within the Citywide Single-Unit Dwelling and Duplex Dwelling Design Guidelines. These guidelines seek to provide design principles for residential

structures to improve the character of neighborhoods by making them more attractive and inviting places to live while maintaining visual interest and a sense of place. Overall, the Design Guidelines are intended to encourage contextual design solutions while allowing for variety and innovation.

This project is consistent with the goals and policies of the Citywide Single-Unit Dwelling and Duplex Dwelling Design Guidelines in that 1) the proposed dwellings present a cohesive architectural style with individual features that are consistent with and reemphasize the chosen style; 2) every elevation includes a substantial entry element with distinctive columns and detailing; 3) each elevation presents a good mix of materials that provide visual interest while maintaining overall harmony and consistency of design; and 4) the overall variety of architectural styles will create a neighborhood with visual interest and a distinct sense of place.

Bulk Control Deviation:

The purpose of the bulk control deviation is to allow for different roof styles that are representative of their respective architectural styles. The variety of roof shapes and styles creates visual interest in the neighborhood. In addition, the average lot size approved in P14-069 is smaller than the minimum allowable lot size for an R-1 zoned parcel, with the minimum approved lot size only 3,609 square feet. However, the R-1A zone requires a minimum of 5’ side setback, regardless of lot size. Smaller lot sizes with larger side setbacks have less space within the bulk control envelope. This project proposes two-story floor plans that provide necessary housing for larger or multigenerational families offering four to five bedrooms, including a bedroom with ensuite downstairs on some floor plans.

The purpose of bulk control, per the Single-Unit Dwelling and Duplex Dwelling Design Guidelines, is to ensure compatibility and consistency of the appearance of mass with surrounding development which this project does. This project is predominately establishing its own neighborhood and therefore the bulk control deviation will not be out of context on any one home. Where the proposed development connects to existing neighborhoods is primarily two-story homes that do not meet bulk control and will not be overwhelmed by the mass of the proposed development.

Staff supports the deviation since: 1) the proposed encroachment does not visually impede on the adjacent neighbors and surrounding community as the proposed two-story designs are commensurate with the existing bulk and mass; and 2) the deviation will not present a detriment to the welfare of future residents as privacy and open air will still be maintained.

Community Outreach:

Property owners, tenants, and neighborhood groups within 500 feet of the subject site received notification of the public hearing occurring on Thursday, April 18, 2024. Neighborhood associations that were notified for the hearing include Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, Region Builders, Robla Neighbors United, Robla Park Community Association, Del Paso Heights Community Association, Rancho Del Paso Neighborhood Association, North Sacramento Chamber Of Commerce, Benito Juarez Neighborhood Association. Staff received several inquiries from Robla Park Community Association, but no formal comments. As of the drafting of this report, staff have not received any additional public comments.

Environmental Considerations:

On October 17, 2006, in compliance with the California Environmental Quality Act (CEQA), the City Council adopted a mitigated negative declaration (MND) and a Mitigation Monitoring Plan (MMP) and approved the Dunmore-Jessie Avenue (P04-079) Project (Original Project) (Resolution No. 2006-0761). Then on December 1, 2015, the City Council approved an addendum to the MND prepared for the Jessie Avenue Tentative Map Project (P14-069). The current project is for approval of the necessary remaining entitlements to construct 143 single-unit dwellings on individual lots, originally approved through the P04-079 Tentative Map and amended under P14-069. Of this total of 143 units, 139 of these units are being considered under this entitlement, DR23-247, and four (lots 70, 116, 117, and 140) that require a Conditional Use Permit (CUP) due to zoning are being considered under P23-035.

Planning staff has reviewed the proposed project and on the basis of the whole record before it, has determined that there are no substantial changes proposed to the project nor have any substantial changes occurred that would require major revisions to the 2006 MND as amended. Substantial evidence supports use of the MND and the subsequent review provisions of the CEQA Guidelines Section 15162 and an addendum was prepared. The Addendum to an adopted MND was prepared pursuant to Title 14, Section 15164 of the California Code of Regulations; the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento.

None of the conditions described in Section 15162 of the CEQA Guidelines are present. The Current Project is consistent with the project reviewed in the MND as amended, and the analysis of impacts and mitigation in the MND as amended remain applicable for the Current Project. With implementation of the applicable mitigation measures, the proposed project will result in less than significant impacts to the physical environment. The Addendum to the MND and the original MND and resolution 2015-0372) with MMP are available on the CDD EIR webpage at:

https://www.cityofsacramento.gov/community-development/planning/environmental/impact-reports

200-Year Flood Protection:

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2023 Adequate Progress Annual Report accepted by the City Council on October 24, 2023 (Resolution No. 2023-0337).

DRAFT FINDINGS OF FACT:

Environmental

1. The Design Director of the City of Sacramento finds as follows:

    a. On October 17, 2006, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq. ("CEQA"), the CEQA Guidelines (14 California Code of Regulations §15000 et seq.), and the City of Sacramento environmental guidelines, the City Council adopted a mitigated negative declaration (MND) and a mitigation monitoring plan (MMP) and approved Dunmore-Jessie Avenue (P04-079) Project (Resolution No. 2006-0761).

    b. On December 1, 2015, the City Council approved an addendum to the MND prepared for the Jessie Avenue Tentative Map Project (P14-069) (Resolution No. 2015-0372) that modified the previously approved Project by subdividing 27.29+ acres into 144 residential parcels, a joint park and detention basin, and landscape lot in the R-1A and A-OS zones for future residential development.

    c. The current project (P23-035) consisting of a Conditional Use Permit for single-unit dwelling development in the Agriculture–Open Space (A-OS) zone; and Site Plan and Design Review to construct four (4) single-unit dwellings on 4 lots partially in the Agriculture–Open Space (A-OS) zone, will continue the residential development that was previously evaluated in P04-079 and P14-069.

2. The Planning and Design Commission has reviewed and considered the information contained in the previously adopted MND for the Project, the addendum, and all oral and documentary evidence received during the hearing. The Planning and Design Commission has determined that the previously adopted MND and the addendum constitute an adequate, accurate, objective, and complete review of the proposed Project Modification and finds that no additional environmental review is required based on the reasons set forth below:

    a. No substantial changes are proposed by the Project Modification that will require major revisions of the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

    b. No substantial changes have occurred with respect to the circumstances under which the Project Modification will be undertaken which will require major revisions to the previously adopted MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

    c. No new information of substantial importance has been found that shows any of the following:

        i. The Project Modification will have one or more significant effects not discussed in the previously adopted MND;

        ii. Significant effects previously examined will be substantially more severe than shown in the previously adopted MND;

iii. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the Project Modification; or

iv. Mitigation measures which are considerably different from those analyzed in the previously adopted MND would substantially reduce one or more significant effects on the environment.

3. Based on its review of the previously adopted MND for the Project, the addendum, and all oral and documentary evidence received during the hearing on the Project Modification, the Planning and Design Commission finds that the MND and addendum reflect the Planning and Design Commission's independent judgment and, and approves the addendum for the Project Modification

4. The mitigation monitoring program for the Project is adopted for the Project Modification, and the mitigation measures shall be implemented and monitored as set forth in the program, based on the following findings of fact:

   a. The mitigation monitoring program has been adopted and implemented as part of the Project;

   b. The addendum to the MND does not include any new mitigation measures, and has not eliminated or modified any of the mitigation measures included in the mitigation monitoring program;

   c. The mitigation monitoring plan meets the requirements of CEQA section 21081.6 and CEQA Guidelines section 15074.

5. Upon approval of the Project, the City Manager shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

6. The documents and other materials that constitute the record of proceedings upon which the Planning and Design Commission has based its decision are located in the City of Sacramento Community Development Department, Environmental Planning Services, 300 Richards Boulevard, Sacramento, CA 95811-0218. The custodian of these documents and other materials is the Community Development Department, Environmental Planning Services.

Site Plan and Design Review

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

2. The design, layout, and physical characteristics of the proposed project are consistent with all applicable design guidelines and with all applicable development standards in that the proposal meets all applicable development standards for the R-1A zone and the design standards for single-unit dwellings, with exception for the bulk control guidelines.

3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the subject site and comply with all applicable design guidelines and development standards, in that, the project will be including these items as part of construction and final build out per the P14-069 tentative map.

4. The design, layout, and physical characteristics of the proposed project are visually and functionally compatible with the surrounding neighborhood in that the exterior design and massing of the project is compatible with the existing and proposed development.

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

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

7. The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2023 Adequate Progress Annual Report accepted by the City Council on October 24, 2023 (Resolution No. 2023-0337).

DRAFT CONDITIONS OF APPROVALS:

Site Plan and Design Review

Planning / Design Review

1. The project shall be constructed per approved plans and these conditions of approval within the Jessie Avenue Subdivision. Any increase in the number of lots or any modification to the location of the lots specified for these house plans shall be reviewed by the Planning Division and may require additional entitlements.

2. Any modification to the project, including changes in design, details, materials, or colors shall be submitted to Design Review staff and are subject to the review and approval of planning staff (and may require additional entitlements).

3. All submitted house plans submitted and approved with this application shall be actively marketed and offered for sale within the subdivision covered by this approval (DR23-247).

4. The applicant shall obtain all necessary building permits and encroachment permits prior to commencing construction. Building permits shall not be issued unless the Final Map has been recorded.

5. Plot plans consistent with the approved Final Map (P14-069/Subdivision) shall be submitted

to the Building Division demonstrating compliance with setbacks and lot coverage for all lots included in this approval. All building elevations shall demonstrate compliance with enhancement requirements.

6. Plans shall be consistent with the attached exhibits. If there are any discrepancies between the exhibits and the conditions, the conditions will take precedence.

7. The applicant shall comply with the originally approved Initial Study/Mitigated Negative Declaration and associated Mitigation Monitoring Plan as amended under P14-069 on file with the Planning Division unless otherwise conditioned per this approval (DR23-247).

8. House placement shall conform to the approved setback development standards for the site:

All Parcels:	Required:
Front	20’ Min.
Interior	5’ Min.
Street Side	12’-6” Min.
Rear	5’ Min.

9. Lot coverage shall not exceed 50% per Title 17.204.320(C).

10. The attached optional rear covered patio may only be offered on the lots it will fit as defined by Title 17.624.040.5. A minimum of 5’ rear setback shall be maintained on all lots.

11. Any HVAC units shall be ground-mounted and shall be screened or otherwise not be visible from any street or pedestrian views. No roof-mounted or wall-mounted HVAC units are allowed.

12. Trash receptacles and irrigation controls shall be screened from street view.

13. No two-house plans shall be placed on adjacent lots, unless they are of different elevations and do not repeat within three parcels of another of like design. Applicant shall provide to the Building Division a map that indicates the house plan and elevation on adjacent lots.

14. Driveways and pedestrian paths shall comply with maximum paved area as permitted in Title 17 of the City Code.

15. All driveways shall comply with City Municipal Code Section 17.508. This includes not placing driveways across lot lines, within 5’ of an interior side property line, within the radius of the corner at an intersection, and at a location that would create a hardship for the installation of public utilities. All residential driveways shall be a maximum of 20’ wide and have a minimum depth of 20’ if serving as a two-car parking pad.

16. The applicant shall obtain all necessary building permits prior to commencing construction. No permits shall be issued within the 10-day reconsideration period.

17. A model home/temporary sales office application and approval will be required for any model homes or temporary sales trailer.

18. Inspections: An 89 Planning Final shall be called for prior to 29 Building Final for model homes.

19. The 10-day appeal period shall commence from May 2nd, 2024.

20. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit or work undertaken.

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

Walls and Fences:

22. Walls and fences shall be consistent with Title 17 and shall conform to the City standards for sight line requirements at intersections and driveways.

23. Wherever a side elevation faces a public street, fencing shall start at or near the half-way point of the side elevation or as acceptable to Design Review staff. Walls and fences within the street side yard setback shall be minimum five feet from the property line.

24. No fences or walls above 4’ shall be allowed within the front yard setback.

Landscaping:

25. Install an average of one 15-gallon trees, with an average of 20’ to 30’ on center, along the lot frontage of each unit.

26. All street side yard parcels shall install one 15-gallon tree. The builder shall provide additional landscaping treatments such as accent trees and shrubs along the street side yard fence. Rain-sensing (i.e. “smart”) irrigation systems shall be installed for all landscaping.

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

Materials:

28. This project has been approved with details and elevation enhancements that are essential for each design and they shall not be omitted or modified during construction.

29. Each house plan shall include three elevation styles (Prairie, Craftsman, Farmhouse). The building elevations shall have a consistency of detail and quality as indicated on the plans.

30. Lots with street-facing side facades shall feature enhanced side elevations per approved plans. All street side elevations shall be enhanced with the continuation of architectural features such as: board and batten siding with kneebrace, brick wainscot, shutters, and shaped belly band.

31. Side facades which do not face streets shall wrap secondary façade materials a minimum of two feet or as amended on plans.

32. Provide the following building materials for all single-unit dwelling plans and elevation types as indicated per approved plans.

a. Concrete flat tile roofing
b. A variety of decorative raised-panel front entry door
c. Decorative metal roll-up garage door
d. Smooth or light sand stucco finish
e. Fiber cement trim at all windows and doors—no rough sawn wood or wood grain allowed
    i. Color distinct from siding
f. Stucco over foam trim
g. Decorative coach lights at front entry and garage
h. Illuminated address plate on front façade
i. Wood fascia board
j. Fascia gutter and downspout
k. Vinyl or composition dual pane single/double hung, horizontal sliding, and fixed windows

33. Provide the following building materials for the single-unit dwelling Plan 1429 elevation A 'Prairie' as indicated per approved plans.

    a. Horizontal fiber cement siding
    b. Stacked stone veneer

34. Provide the following building materials for the single-unit dwelling elevation Plan 1429 elevation B 'Craftsman' as indicated per approved plans.

    a. Brick wainscot with trim to terminate at reentrant corner
    b. Shaped wood post with brick base
    c. Fiber cement board and batten siding with kneebrace applied to gable ends

35. Provide the following building materials for the single-unit dwelling Plan 1429 elevation C 'Farmhouse' as indicated per approved plans.

    a. Fiber cement board and batten siding applied to porch entry and gable end
    b. Shaped corbel
    c. Paneled shutters
    d. Trim band
        i. Color distinct from stucco siding

36. Provide the following building materials for the single-unit dwelling Plan 1672 elevation A 'Prairie' as indicated per approved plans.

    a. Stacked stone veneer on porch columns and as wainscot
    b. Horizontal fiber cement siding

37. Provide the following building materials for the single-unit dwelling Plan 1672 elevation B 'Craftsman' as indicated per approved plans.

    a. Brick wainscot with trim to terminate at reentrant corner
    b. Shaped wood post with brick base
    c. Fiber cement board and batten siding with kneebrace applied to gable end
        i. Kneebrace distinct color from board and batten siding

38. Provide the following building materials for the single-unit dwelling Plan 1672 elevation C ‘Farmhouse’ as indicated per approved plans.

    a. Fiber cement board and batten siding to terminate at reentrant corner
    b. Shaped corbels
        i. Color distinct from board and batten siding
    c. Paneled shutters
        i. Color distinct from board and batten siding

39. Provide the following building materials for the single-unit dwelling Plan 2148 elevation A ‘Prairie’ as indicated per approved plans.

    a. Horizontal fiber cement siding to terminate at reentrant corner
    b. Trim bands
        i. Color distinct from stucco siding
    c. Stacked stone on porch columns

40. Provide the following building materials for the single-unit dwelling Plan 2148 elevation B ‘Craftsman’ as indicated per approved plans.

    a. Brick wainscot with trim to terminate at reentrant corner
    b. Shaped wood posts with brick base
    c. Fiber cement board and batten siding with kneebrace applied to gable ends
        i. Kneebrace color distinct from board and batten siding
    d. Stucco over foam shaped belly band trim

41. Provide the following building materials for the single-unit dwelling Plan 2148 elevation C ‘Farmhouse’ as indicated per approved plans.

    a. Fiber cement board and batten siding to terminate at reentrant corner
    b. Shaped corbels
    c. Paneled shutters
    d. Trim framing porch entry
        i. Color distinct from board and batten siding

42. Provide the following building materials for the single-unit dwelling Plan 2388 elevation A ‘Prairie’ as indicated per approved plans.

    a. Stacked stone veneer on porch columns
    b. Horizontal fiber cement siding to terminate at reentrant corners
    c. Stucco over foam shaped belly band trim

43. Provide the following building materials for the single-unit dwelling Plan 2388 elevation B ‘Craftsman’ as indicated per approved plans.

    a. Brick wainscot with trim to terminate at reentrant corner
    b. Shaped wood posts with brick base
    c. Fiber cement board and batten siding with kneebrace applied to gable ends
    d. Stucco over foam shaped belly band trim
    e. Batten shutters with diamond cut out
    f. Shaped corbels

44. Provide the following building materials for the single-unit dwelling Plan 2388 elevation C 'Farmhouse' as indicated per approved plans.

    a. Fiber cement board and batten siding to terminate at reentrant corner
    b. Shaped corbels
    c. Paneled shutters
    d. Stucco over foam shaped bellyband trim
    e. Decorative vent on gable ends

45. Provide the following building materials for the single-unit dwelling Plan 2686 elevation A 'Prairie' as indicated per approved plans.

    a. Stacked stone wainscot to terminate at reentrant corner at upper
    b. Stacked stone veneer on lower 2/3rd of porch column
    c. Horizontal fiber cement siding to terminate at reentrant corners
    d. Stucco over foam shaped belly band trim

46. Provide the following building materials for the single-unit dwelling Plan 2686 elevation B 'Craftsman' as indicated per approved plans.

    a. Brick wainscot with trim to terminate at reentrant corner
    b. Shaped wood posts with brick base
    c. Fiber cement board and batten siding with kneebrace applied to gable ends
        i. Kneebrace color distinct from board and batten siding
    d. Batten shutters with diamond cut out

47. Provide the following building materials for the single-unit dwelling Plan 2686 elevation C 'Farmhouse' as indicated per approved plans.

    a. Fiber cement board and batten siding to terminate at reentrant corner
    b. Shaped corbels
    c. Paneled shutters
    d. Trim over porch entry
        i. Color distinct from stucco siding

Sac Sewer

48. Sacramento Area Sewer District/Regional San has the 48-inch Dry Creek Interceptor (N17) located to the west of the project site within the Sacramento Northern Parkway. Direct connections to this facility will not be allowed.

PG&E

49. The installation of new gas and electric facilities and/or relocation of existing PG&E facilities will be performed in accordance with common law or Rules and Tariffs as authorized by the California Public Utilities Commission. Following our review, PG&E recommends the following language be expressly stated for the offer to dedicate Public Utility Easements (PUE): I/We the undersigned, as Owner(s) of the land shown hereon, do hereby state that I/we am/are the only person(s) whose consent is necessary to pass clear title to said land and do hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the Public Utility Easements (PUEs)

shown on this map for public utility purposes including electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. The PUEs hereby offered for dedication are to be kept open and free of buildings, structures and wells of any kind. The final map must contain a statement setting forth dedications and offers to dedicate interests in real property for public utility purposes. If the offer of dedication has terminated, or the local agency declines to accept it, the applicant maybe required to provide an easement in gross satisfactory to PG&E.

SMUD

50. SMUD has existing overhead 12kV and secondary facilities along Dry Creek Road and secondary facilities on the parcel, entering from the east side that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

51. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.

52. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.

53. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.

54. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.

55. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).

56. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services.

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

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

59. The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.

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

61. Applicant will include phasing of development and order of planned construction upon submitting a new service application to SMUD for the initial subdivision phase(s) and/or road improvement backbone project(s).

62. Development should be phased to start adjacent to existing electrical infrastructure to minimize temporary overhead and/or underground electrical facilities.

63. Development phases submitted for new service should include all lots fronting streets.

Solid Waste

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

65. There must be sufficient space to store three cans for each dwelling unit (garbage, mixed recycling, and organics recycling). The space needed is approximately 35 inches by 87 inches and be screened from the public right-of-way, per City Code Chapter 13.10.100 C.

66. There must be sufficient space to set out three cans (garbage, mixed recycling, and organics recycling) and remain in compliance with City Code Chapter 13.10.100. Depending on service levels, this may mean up to 8 feet of curb space required. Cans must be placed along the curb closest to the property for collection.

67. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the bins and cans safely.

    Sacramento City Code can be found online here: Chapter 13.10: http://www.qcode.us/codes/sacramento/view.php?topic=13-13_10

Sacramento Police Department

During Construction:

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

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

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

Advisory Notes

ADV.1. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if Regional San sewer impact fees are due. Fees are to be paid prior to the issuance of building permits. (SACSEWER)

ADV.2. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

a. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee for this project is estimated at $602,287. The Park Development Impact Fee due for this project is based on the Housing Incentive Zone Rate of $2.18 per square foot for residential projects, with a minimum rate of $1,624 for units under 750 square feet and a maximum of $4,333 for units over 2,000 square feet. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit. (PARKS)

ADV.3. If the aggregate landscape area of this project is equal to or greater than 500 sq. ft., it is subject to Water Efficient Landscape Requirements, Chapter 15.92 of the Sacramento City Code, consistent with Chapter 2.7 of the California Code of Regulations, the Model Water Efficient Landscape Ordinance. (PLANNING)

ADV.4. Alternate Water Systems Requirement. Pursuant to Chapter 15.24.030, 15.24.040 and 15.24.050 of Sacramento City Code, beginning on July 1, 2023, new buildings that are 10,000 square feet or greater must include a gray water system to provide subsurface irrigation and buildings that are 50,000 square feet or greater must include installation of a separate, additional piping system for an on-site treated non-potable gray water system for water closets and urinals. Limited exceptions apply. Please see City webpage for more details.

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

ATTACHMENTS:
Exhibit A: Street Scene, Typ. Layout, P14-069 TPM, Site Plan, Elevations, Floor Plans, Bulk Control exhibits

Sarah Scott

Sarah Scott
Assistant Planner

Matthew Sites (Apr 25, 2024 16:58 PDT)

Matthew Sites, AIA, LEED AP
Senior Architect

140.1429	238.2686	238.2148	238.2388	140.1672
Plan ‘C’	Plan ‘B’	Plan ‘A’	Plan ‘C’	Plan ‘A’

Street Scene

KB Home North Bay
4830 Business Center Drive Suite 150
Fairfield, CA 94534
(707) 389-7500

CITY OF SACRAMENTO

JESSIE AVENUE

PLAN No. : Street Scene
JOB No. : 600156
February 09, 2024

140.1429
PLAN 'C'

237.2686
PLAN 'B'

238.2148
PLAN 'A'

238.2388
PLAN 'C'

140.1672
PLAN 'A'

Street Scene

KB Home North Bay
4830 Business Center Drive Suite 150
Fairfield, CA 94534
(707) 389-7500

CITY OF SACRAMENTO

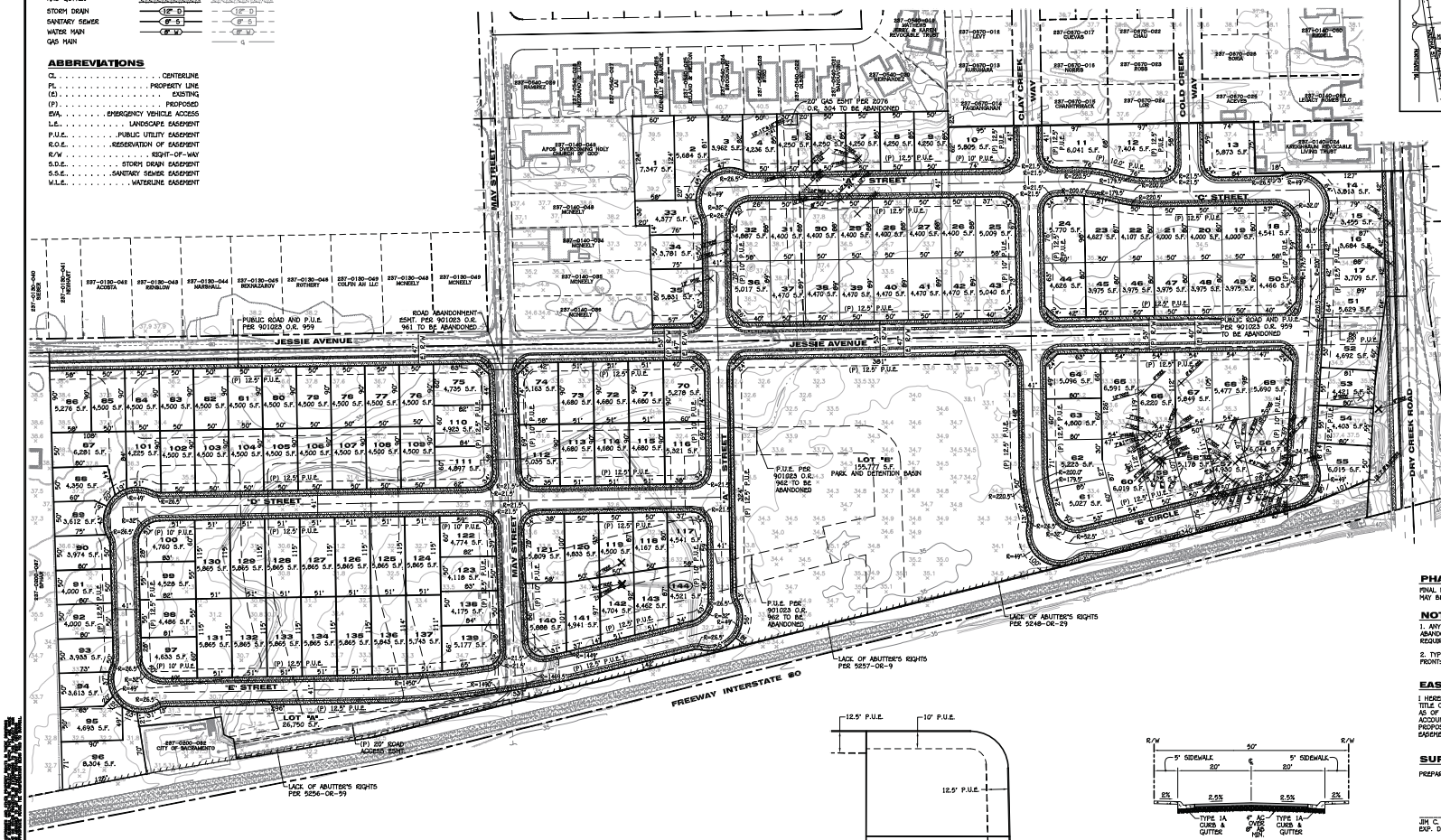
JESSIE AVENUE

PLAN No. : STREET SCENE
JOB No. : 600156
STORY: 1 & 2-STORY
February 09, 2024

TENTATIVE SUBDIVISION MAP FOR:

JESSIE AVENUE

CITY OF SACRAMENTO CALIFORNIA



LEGEND

DESCRIPTIONS	(P) PROPOSED	(E) EXISTING
CENTERLINE		
RIGHT-OF-WAY LINE		
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
WALL		
SIDEWALK, CURB AND GUTTER		
STORM DRAIN	12" D	12" D
SANITARY SEWER	8" S	8" S
WATER MAIN	8" W	8" W
GAS MAIN		G

ABBREVIATIONS

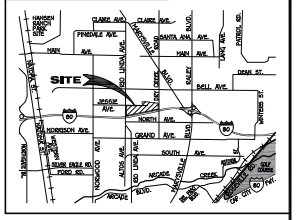
- CL . . . . . CENTERLINE
- PL . . . . . PROPERTY LINE
- (E) . . . . . EXISTING
- (P) . . . . . PROPOSED
- EVA . . . . . EMERGENCY VEHICLE ACCESS
- L.E. . . . . LANDSCAPE EASEMENT
- P.U.E. . . . . PUBLIC UTILITY EASEMENT
- R.O.E. . . . . RESERVATION OF EASEMENT
- R/W . . . . . RIGHT-OF-WAY
- S.D.E. . . . . STORM DRAIN EASEMENT
- S.S.E. . . . . SANITARY SEWER EASEMENT
- W.L.E. . . . . WATERLINE EASEMENT

NORTH

SCALE: 1"=60'

VICINITY MAP

NOT TO SCALE



GENERAL NOTES

ASSESSORS PARCEL NUMBERS: 237-0200-056, 074, 086; 237-0140-026, 032, 033; 237-0140-056

EXISTING ZONING: R1-A A-OS
PROPOSED ZONING: R1-A A-OS
EXISTING LAND USE: VACANT
PROPOSED USE: MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL

OWNER: DEL PASO HOMES, INC. 4120 DOUGLAS BLVD., SUITE 306-375 GRANITE BAY, CA 95764 (916)223-8451

DEVELOPER: DEL PASO HOMES, INC. 4120 DOUGLAS BLVD., SUITE 306-375 GRANITE BAY, CA 95764 (916)223-8451

ENGINEER: BURRELL CONSULTING GROUP, INC. 1001 ENTERPRISE WAY, SUITE 100 ROSEVILLE, CA. 95678 ATTN: JIM C. KOO, P.L.S. 7829 (916)788-8898

UTILITY DISTRICTS:
SEWER: CITY OF SACRAMENTO
ELECTRIC: SMUD
GAS: PG&E
TELEPHONE: AT&T
DRAINAGE: CITY OF SACRAMENTO
WATER: CITY OF SACRAMENTO

LAND AREA (GROSS):	27.29 ACRES
LAND AREA (NET):	16.65 ACRES
NUMBER OF EXISTING LOTS:	8
NUMBER OF PROPOSED LOTS:	144
NUMBER OF LANDSCAPE LOTS:	1
NUMBER OF PARK LOT:	1

LOT DENSITY

	CORNER	INTERIOR
MAX. LOT SIZE	6,044 SQ. FT.	7,652 SQ. FT.
MIN. LOT SIZE	4,466 SQ. FT.	3,609 SQ. FT.
AVER. LOT SIZE	5,193 SQ. FT.	4,785 SQ. FT.

PHASING

FINAL MAPPING MAY OCCUR IN PHASES. MULTIPLE FINAL MAPS MAY BE RECORDED BASED ON THIS TENTATIVE MAP.

NOTES

1. ANY EXISTING SEPTIC TANKS AND/OR WELLS WILL BE ABANDONED PURSUANT TO THE ENVIRONMENTAL MANAGEMENT REQUIREMENTS.
2. TYPICAL SETBACKS:
FRONT: 25' REAR: 5' SIDE: NO MINIMUM

EASEMENT STATEMENT

I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN PLACER TITLE COMPANY PRELIMINARY TITLE REPORT NO. 110-8976 DATED AS OF 09/23/14 HAVE BEEN SHOWN HEREON AND/OR HAVE BEEN ACCOUNTED FOR IN NOTE PLACED HEREON. ALL EASEMENTS PROPOSED TO BE ABANDONED OR QUITCLAIMED AND/OR ALL EASEMENTS THAT CANNOT BE LOCATED ARE NOTED HEREON.

SURVEYOR'S STATEMENT

PREPARED UNDER THE DIRECTION OF:

JIM C. KOO PLS 7829
EXP. DATE : DEC. 31, 2016

DATE

PROFESSIONAL LAND SURVEYOR — JIM C. KOO — NO. 7829 — EXP. 12-31-16 — STATE OF CALIFORNIA

BENCHMARK

ELEVATION = 45.241 DATUM = CITY

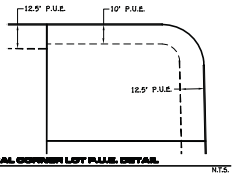
DIVISION OF HIGHWAYS CAP STAMPED "24-29" EAST SIDE OF DRY CREEK ROAD AND ON SOUTH END OF OVER-CROSSING ON I-80

TENTATIVE SUBDIVISION MAP FOR:

JESSIE AVENUE

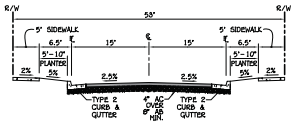
NOVEMBER 24, 2014
MARCH 18, 2015
APRIL 15, 2015
MAY 07, 2015
JUNE 09, 2015

BURRELL CONSULTING GROUP, INC.

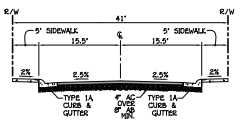


TYPICAL CORNER LOT P.U.E. DETAIL N.T.S.

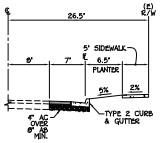
50' RESIDENTIAL STREET SECTION N.T.S.



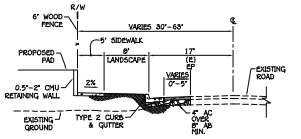
JESSIE AVENUE STREET SECTION N.T.S.



41' RESIDENTIAL STREET SECTION N.T.S.



JESSIE AVENUE HALF-STREET SECTION N.T.S.

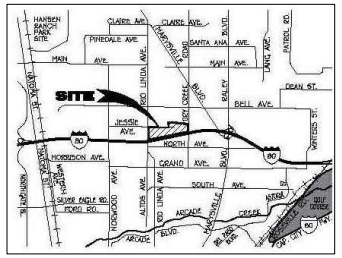


DRY CREEK ROAD STREET SECTION N.T.S.

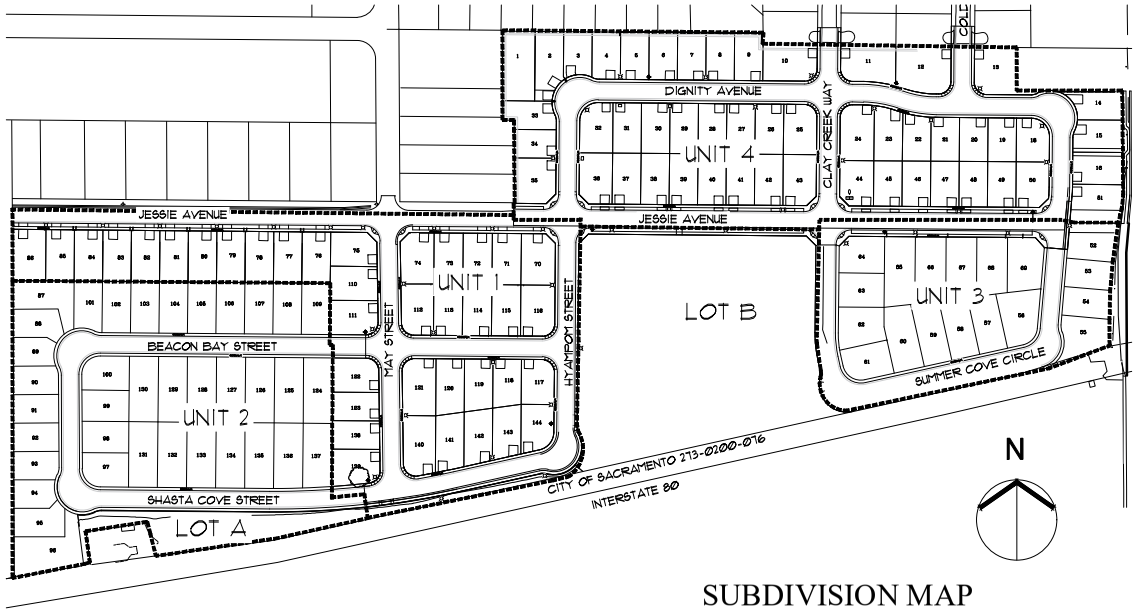
PRELIMINARY LANDSCAPE PLANS

JESSIE AVENUE

SACRAMENTO, CALIFORNIA



VICINITY MAP
NO SCALE



SUBDIVISION MAP

SHEET INDEX

L-1	COVER SHEET
L-2	UNIT 1 STREET TREE LAYOUT
L-3	UNIT 2 & 3 STREET TREE LAYOUT
L-4	UNIT 4 STREET TREE LAYOUT
L-5	TYPICAL LOT AND FENCE LAYOUT
L-6	1429 & 1672 LANDSCAPE PLAN
L-7	2148 & 2393 LANDSCAPE PLAN
L-8	2392 LANDSCAPE PLAN
L-9	PLANT PALETTES

LANDSCAPE PLANS COMPLY WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AB1881 AND HAVE APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN.

MWELO WATER CALCULATIONS SHALL BE SUPPLIED WITH THE CONSTRUCTION DOCUMENTS.

KB HOME
SACRAMENTO DIVISION
DAVID JUDY
(916) 945-3875

BORRECCO/KILIAN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
1245 Pine Street
Martinez, California 94553
Phone 925/372-3300
FAX 925/372-3308

NOTE
THIS PLAN AND SPECIFICATIONS, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF BKAA.

DISCLAIMER: ALL VELLUM, BOND, TRACE, BLUEPRINT, ETC. DRAWINGS PROVIDED WITH BORRECCO/KILIAN & ASSOCIATES, INC. (BKAA) LANDSCAPE ARCHITECTS' TITLE BLOCK AND/OR SIGNATURE STAMP, IS CONSIDERED TO BE A COPY OF THE ORIGINAL DESIGN RETAINED BY BKAA IN ELECTRONIC FORMAT. BKAA WILL ONLY ACKNOWLEDGE SIGNED AND STAMPED PLANS AND DRAWINGS AFTER COMPARISON AND WRITTEN VERIFICATION WITH THE ORIGINAL ELECTRONIC FILES RETAINED BY BKAA. NO RESPONSIBILITY OR LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED PLANS AND DRAWINGS USED WITHOUT BKAA'S SIGNATURE.

REV	DATE	DESCRIPTION

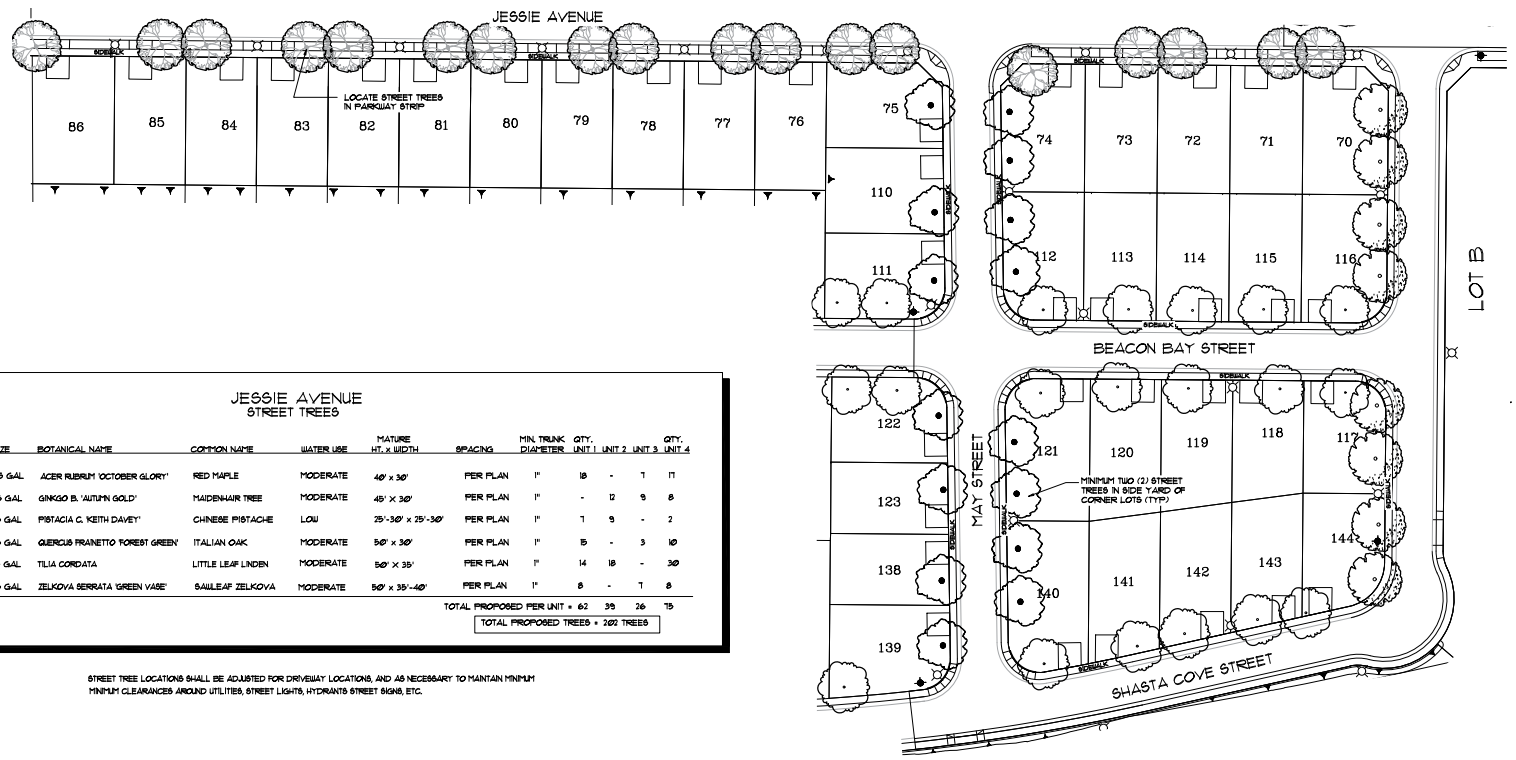
TITLE OF PROJECT: JESSIE AVENUE
SACRAMENTO, CA

DATE: 9.2023
DRAWN BY: KDF

TRUE PLANE N:

SHEET NUMBER: L-1
TITLE OF DRAWING:

\\Landscapart\brian's drawings\KB Homes\Jessie Avenue\JESSIE AVE INDEX.dwg Sep. 27, 2023 - 8:31am Administrator



JESSIE AVENUE
STREET TREES

SIZE	BOTANICAL NAME	COMMON NAME	WATER USE	MATURE HT. x WIDTH	SPACING	MIN. TRUNK DIAMETER	QTY. UNIT 1	QTY. UNIT 2	QTY. UNIT 3	QTY. UNIT 4
15 GAL	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	MODERATE	40' x 30'	PER PLAN	1"	18	-	7	17
15 GAL	GINKGO B. 'AUTUMN GOLD'	MAIDENHAIR TREE	MODERATE	45' x 30'	PER PLAN	1"	-	12	9	8
15 GAL	PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE	LOW	25'-30' x 25'-30'	PER PLAN	1"	7	9	-	2
15 GAL	QUERCUS FRAINETTO 'FOREST GREEN'	ITALIAN OAK	MODERATE	50' x 30'	PER PLAN	1"	15	-	3	10
15 GAL	TILIA CORDATA	LITTLE LEAF LINDEN	MODERATE	50' x 35'	PER PLAN	1"	14	18	-	30
15 GAL	ZELKOVA SERRATA 'GREEN VASE'	SAWLEAF ZELKOVA	MODERATE	50' x 35'-40'	PER PLAN	1"	8	-	7	8

TOTAL PROPOSED PER UNIT = 62 39 26 75

TOTAL PROPOSED TREES = 202 TREES

STREET TREE LOCATIONS SHALL BE ADJUSTED FOR DRIVEWAY LOCATIONS, AND AS NECESSARY TO MAINTAIN MINIMUM MINIMUM CLEARANCES AROUND UTILITIES, STREET LIGHTS, HYDRANTS STREET SIGNS, ETC.

N

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

UNIT 1 STREET TREE LAYOUT

DISCLAIMER: ALL VELUM, BOND, TRACE, BLUEPRINT, ETC. DRAWINGS PROVIDED WITH BORRECCO/KILIAN & ASSOCIATES, INC. (BK&A) LANDSCAPE ARCHITECTS, TITLE BLOCK AND/OR SIGNATURE STAMP, IS CONSIDERED TO BE A COPY OF THE ORIGINAL DESIGN RETAINED BY BK&A IN ELECTRONIC FORMAT. BK&A WILL ONLY ACKNOWLEDGE SIGNED AND STAMPED PLANS AND DRAWINGS AFTER COMPARISON AND WRITTEN VERIFICATION WITH THE ORIGINAL ELECTRONIC FILES RETAINED BY BK&A. NO RESPONSIBILITY OR LIABILITY IS EXPRESSED OR IMPLIED FOR ELECTRONIC DATA AND/OR REPRODUCED PLANS AND DRAWINGS USED WITHOUT BK&A'S SIGNATURE.

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BORRECCO/KILIAN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
2345 Zinfandel Drive
Rancho Cordova, CA 95670
Phone: 916/372-3305
FAX: 916/372-3306

LANDSCAPE ARCHITECT — TIMOTHY J. TAYLOR — No. 5239 — STATE OF CALIFORNIA

REV	DATE	DESCRIPTION

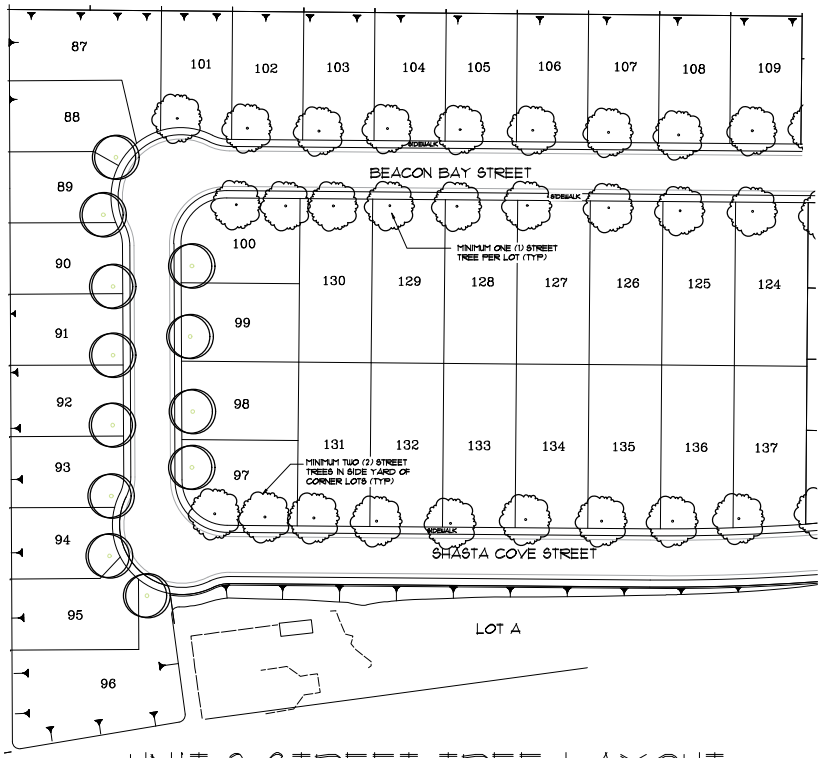
DATE: 9/2023
DRAWN BY: KDF

FILE PLAN ID:

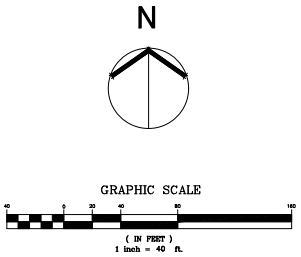
TITLE OF PROJECT
JESSIE AVENUE
SACRAMENTO, CA

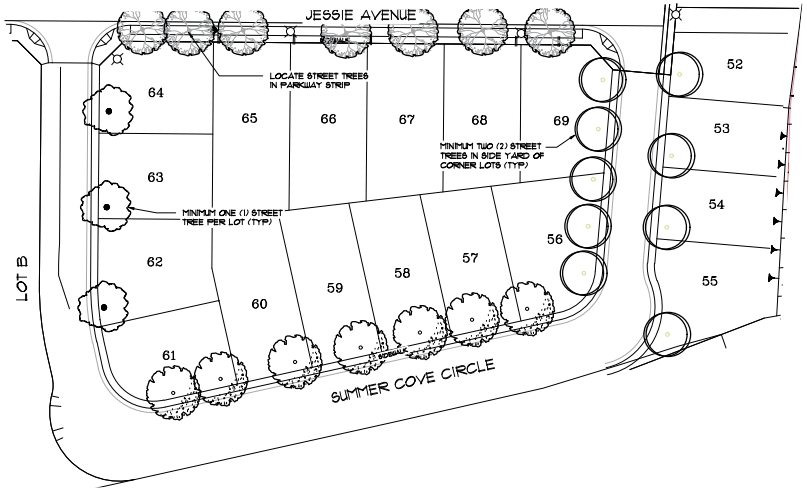
SHEET NUMBER
L-2
TITLE OF DRAWING

\\Landscape\Union's drawings\KB Homes\Jessie Avenue\STREET TREE BLACK AND WHITE.dwg Sep. 27, 2023 - 8:33am Administrator



UNIT 2 STREET TREE LAYOUT





UNIT 3 STREET TREE LAYOUT

JESSIE AVENUE
STREET TREES

SIZE	BOTANICAL NAME	COMMON NAME	WATER USE	MATURE HT. x WIDTH	SPACING	MIN. TRUNK DIAMETER	QTY. UNIT 1	UNIT 2	UNIT 3	QTY. UNIT 4
15 GAL	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	MODERATE	40' x 30'	PER PLAN	1"	18	-	7	11
15 GAL	GINKGO B. 'AUTUMN GOLD'	MAIDENHAIR TREE	MODERATE	45' X 30'	PER PLAN	1"	-	12	9	8
15 GAL	PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE	LOW	25'-30' x 25'-30'	PER PLAN	1"	7	9	-	2
15 GAL	QUERCUS FRAINETTO 'FOREST GREEN'	ITALIAN OAK	MODERATE	50' x 30'	PER PLAN	1"	15	-	3	10
15 GAL	TILIA CORDATA	LITTLE LEAF LINDEN	MODERATE	50' X 35'	PER PLAN	1"	14	18	-	30
15 GAL	ZELKOVA SERRATA 'GREEN VASE'	SAWLEAF ZELKOVA	MODERATE	50' x 35'-40'	PER PLAN	1"	8	-	7	8
						TOTAL PROPOSED PER UNIT =	62	39	26	75
						TOTAL PROPOSED TREES = 202 TREES				

STREET TREE LOCATIONS SHALL BE ADJUSTED FOR DRIVEWAY LOCATIONS, AND AS NECESSARY TO MAINTAIN MINIMUM MINIMUM CLEARANCES AROUND UTILITIES, STREET LIGHTS, HYDRANTS STREET SIGNS, ETC.

NOTE
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LANDSCAPE ARCHITECTS
1241 Pine Street
Martinez, California 94553
Phone: 925/372-2500
FAX: 925/372-2508

NO.	DATE	DESCRIPTION

FILE OF PROJECT
JESSIE AVENUE
SACRAMENTO, CA

DATE: 9/2023
DRAWN BY: KDF

SHEET NUMBER
L-3
TITLE OF DRAWING:

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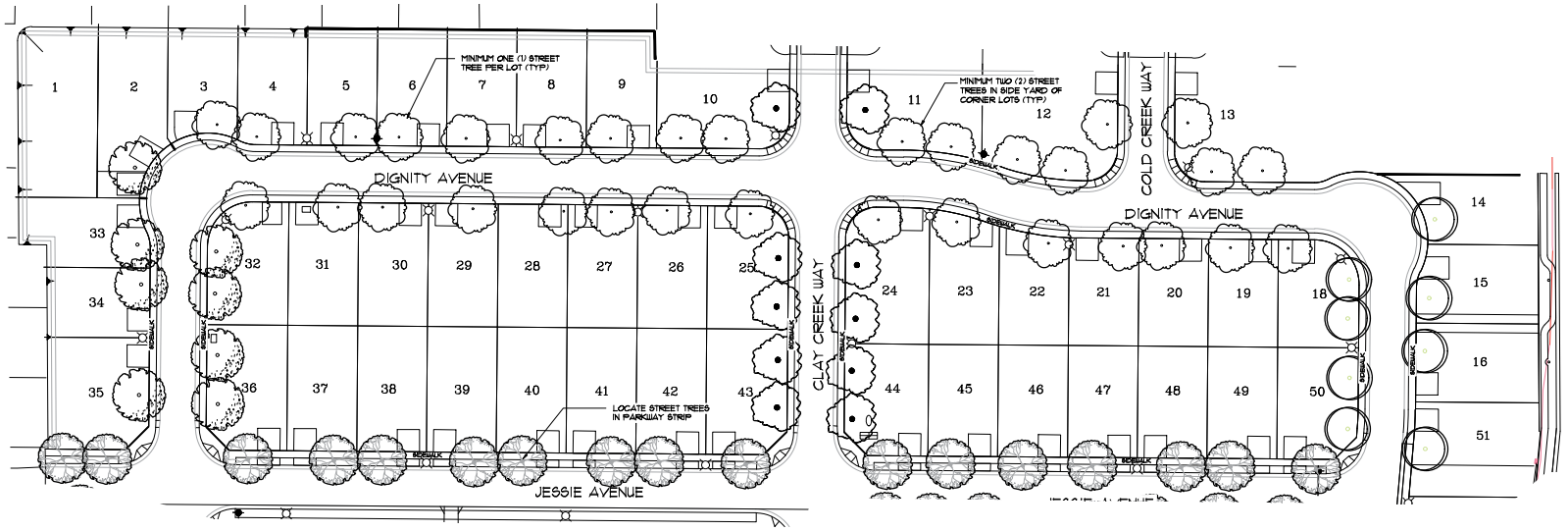
\\Landscape\Work's drawings\KB Homes\Jessie Avenue\STREET TREE BLACK AND WHITE.dwg Sep. 27, 2023 - 8:33am Administrator



JESSIE AVENUE
STREET TREES

SIZE	BOTANICAL NAME	COMMON NAME	WATER USE	MATURE HT. x WIDTH	SPACING	MIN. TRUNK DIAMETER	QTY. UNIT 1	UNIT 2	UNIT 3	QTY. UNIT 4
15 GAL	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	MODERATE	40' x 30'	PER PLAN	1"	18	-	7	11
15 GAL	GINKGO B. 'AUTUMN GOLD'	MAIDENHAIR TREE	MODERATE	45' X 30'	PER PLAN	1"	-	12	9	8
15 GAL	PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE	LOW	25'-30' x 25'-30'	PER PLAN	1"	7	9	-	2
15 GAL	QUERCUS FRAINETTO 'FOREST GREEN'	ITALIAN OAK	MODERATE	50' x 30'	PER PLAN	1"	15	-	3	10
15 GAL	TILIA CORDATA	LITTLE LEAF LINDEN	MODERATE	50' X 35'	PER PLAN	1"	14	16	-	30
15 GAL	ZELKOVA SERRATA 'GREEN VASE'	SAWLEAF ZELKOVA	MODERATE	50' x 35'-40'	PER PLAN	1"	8	-	7	8
						TOTAL PROPOSED PER UNIT =	62	38	26	75

TOTAL PROPOSED TREES = 201 TREES

STREET TREE LOCATIONS SHALL BE ADJUSTED FOR DRIVEWAY LOCATIONS, AND AS NECESSARY TO MAINTAIN MINIMUM MINIMUM CLEARANCES AROUND UTILITIES, STREET LIGHTS, HYDRANTS STREET SIGNS, ETC.

N

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

UNIT 4 STREET TREE LAYOUT

\\Landscape\Jobs's drawings\KB Homes\Jessie Avenue\STREET TREE BLACK AND WHITE.dwg Sep. 27, 2023 - 9:34am Administrator

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NOTE: ALL SIGNS, APPROVED, NOT APPROVED, OR APPROVED AS NOTED, SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR ERRORS & OMISSIONS IN DRAWINGS, ETC.

BORRECCO/KILIAN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
1545 River Park Drive, Suite 430
Sacramento, California 95815
Phone: 916/372-6100
FAX: 916/372-6356

LANDSCAPE ARCHITECT — JAMES R. BORRECCO — No. 2239 — REGISTRATION EXPIRES: 08-31-2025 — STATE OF CALIFORNIA

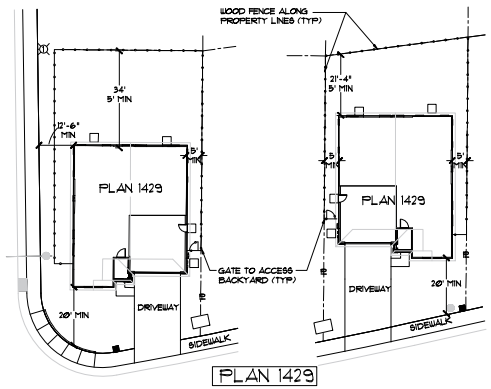
REV	DATE	DESCRIPTION

TITLE OF PROJECT
JESSIE AVENUE
SACRAMENTO, CA

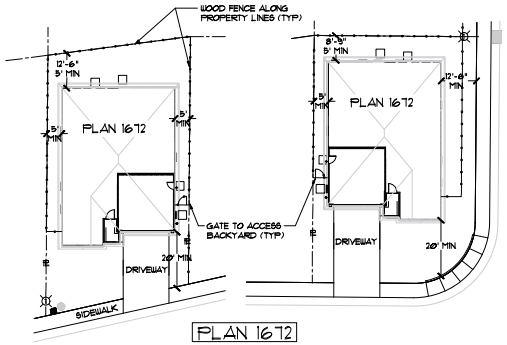
DATE: 9-26-23
DRAWN BY: KDP

THIS PLAN IS:

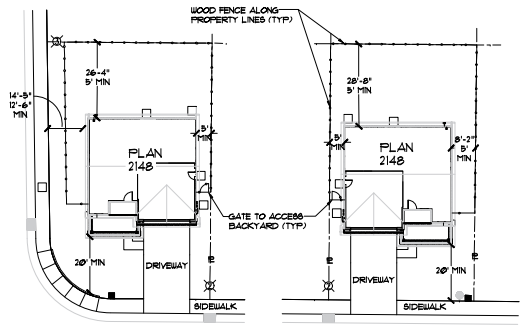
SHEET NUMBER
L-4
TITLE OF DRAWING



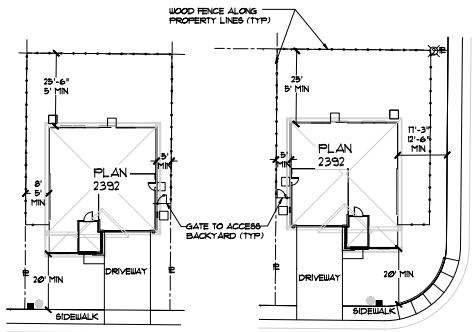
PLAN 1429



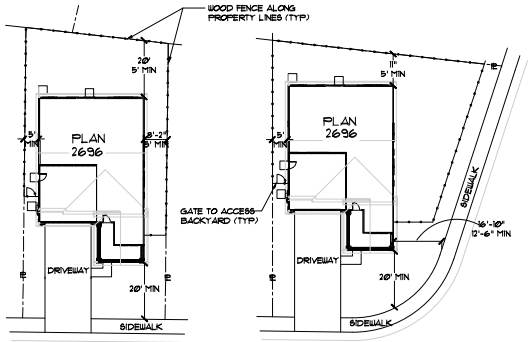
PLAN 1672



PLAN 2148



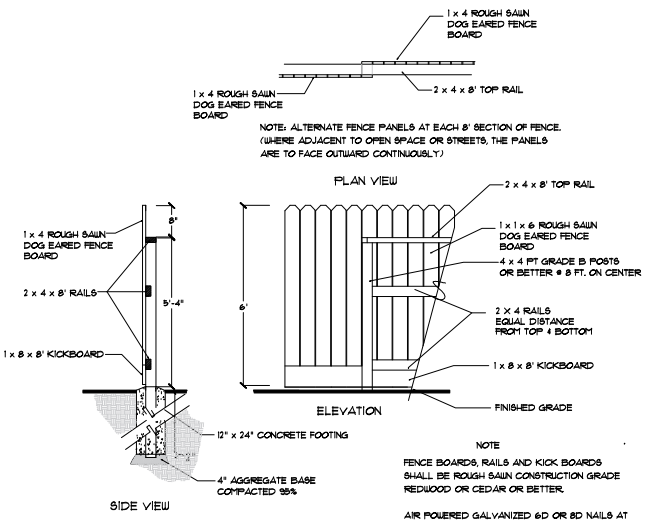
PLAN 2392



PLAN 2696

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



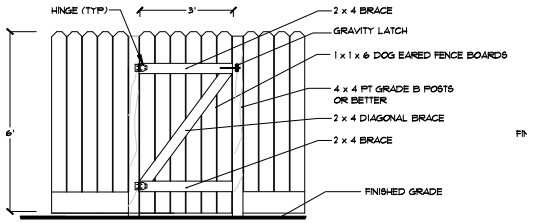
NOTE

FENCE BOARDS, RAILS AND KICK BOARDS SHALL BE ROUGH SAWN CONSTRUCTION GRADE REDWOOD OR CEDAR OR BETTER.

AIR POWERED GALVANIZED 6D OR 8D NAILS AT FENCE BOARDS, 16D GALVANIZED FRAME NAILS

WOOD FENCE DETAIL

NO SCALE



NOTE

ALL WOOD PIECES EXCEPT POST SHALL BE ROUGH SAWN CONSTRUCTION GRADE REDWOOD, CEDAR, OR BETTER.

BLACK GALVANIZED FENCE LATCH AND HINGES

FENCE BOARDS, 16D GALVANIZED FRAME NAILS
AIR POWERED GALVANIZED 6D OR 8D NAILS AT FENCE BOARDS, 16D GALVANIZED FRAME NAILS

WOOD GATE DETAIL

NO SCALE

TYPICAL LOT & FENCE LAYOUT PLAN

BORRECCO/KILIAN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
2241 Plaza Street
Livermore, CA 94550
PHONE: 925/373-0306
FAX: 925/373-3008

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NO.	DATE	DESCRIPTION
1		

TITLE OF PROJECT
JESSIE AVENUE
SACRAMENTO, CA

DATE: 9/2023
DRAWN BY: KDF
JMS PLAN ID:

SHEET NUMBER
L-5
TITLE OF DRAWING:

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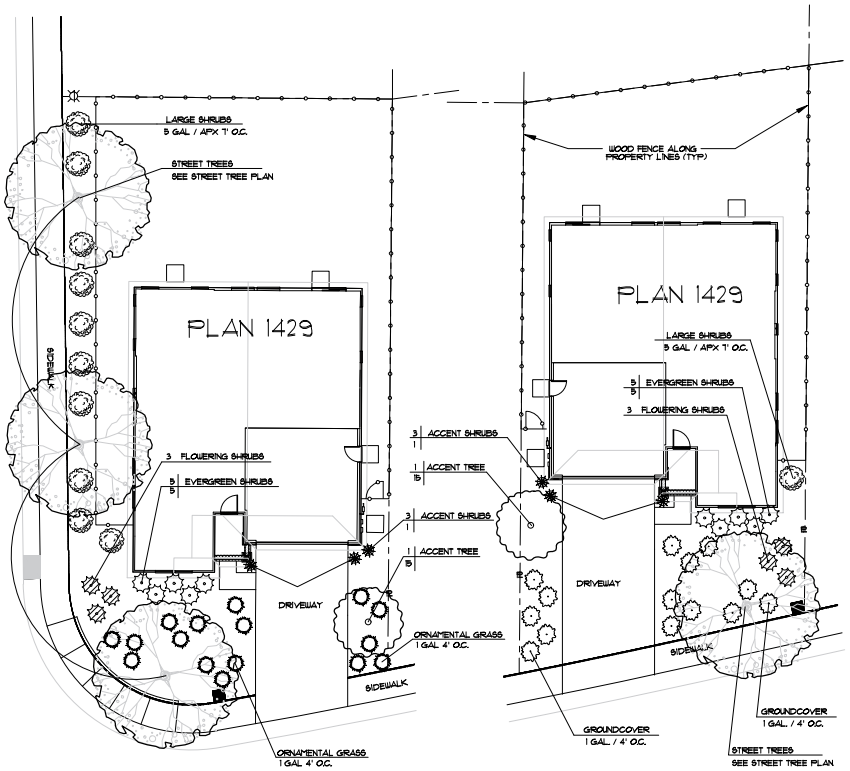
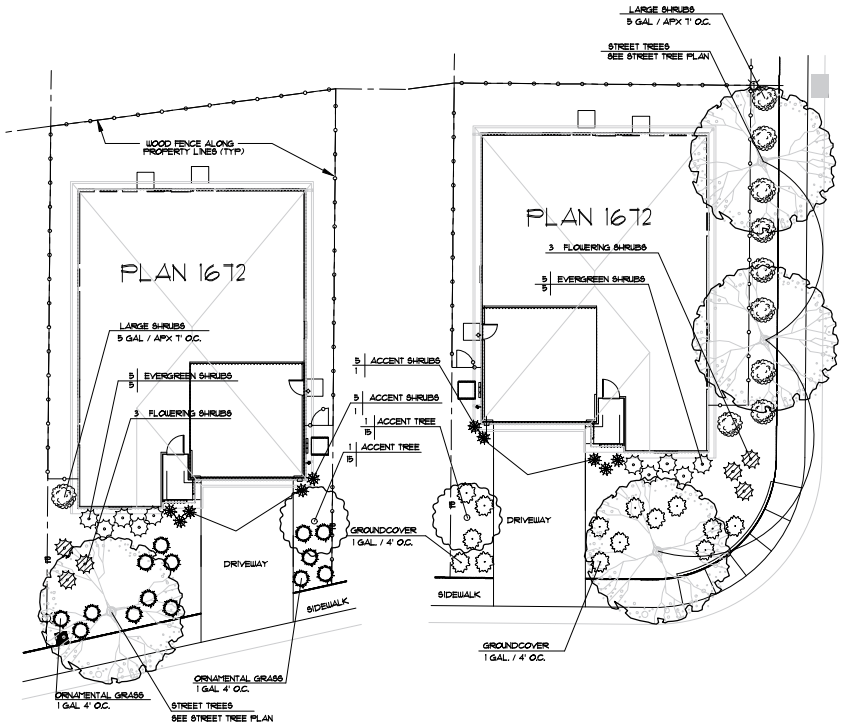


PLAN 1429



PLAN 1672

1429 & 1672 LANDSCAPE PLAN

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

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BORRECCO/KILIAN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
1241 Pine Street
Martinez, California 94553
PHONE: 925/372-3300
FAX: 925/372-3388

NOTE

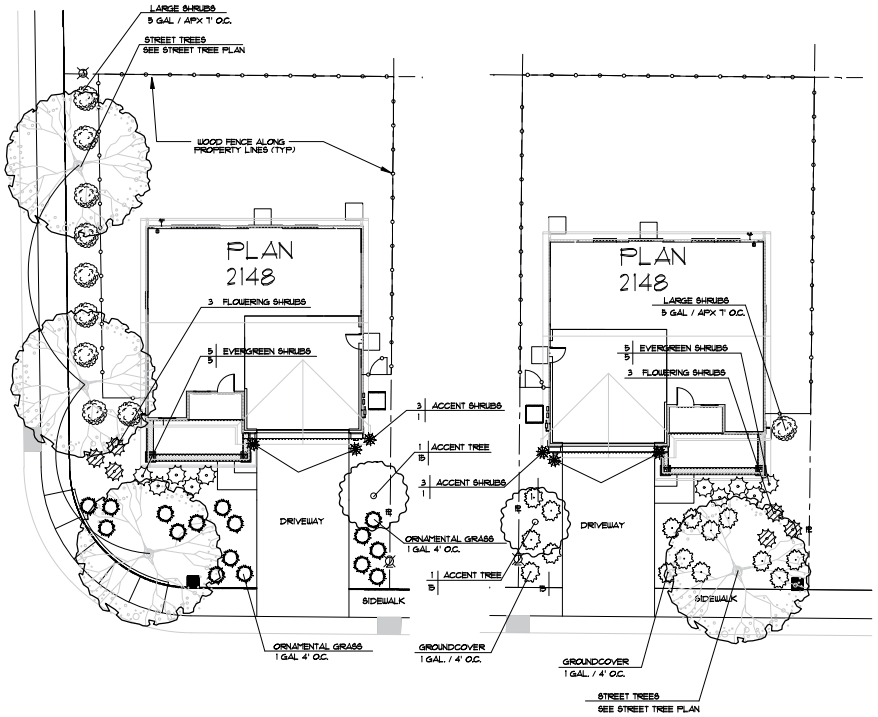
NO.	DATE	DESCRIPTION

DATE: 9/2023
DRAWN BY: KDP
THIS PLAN IS:

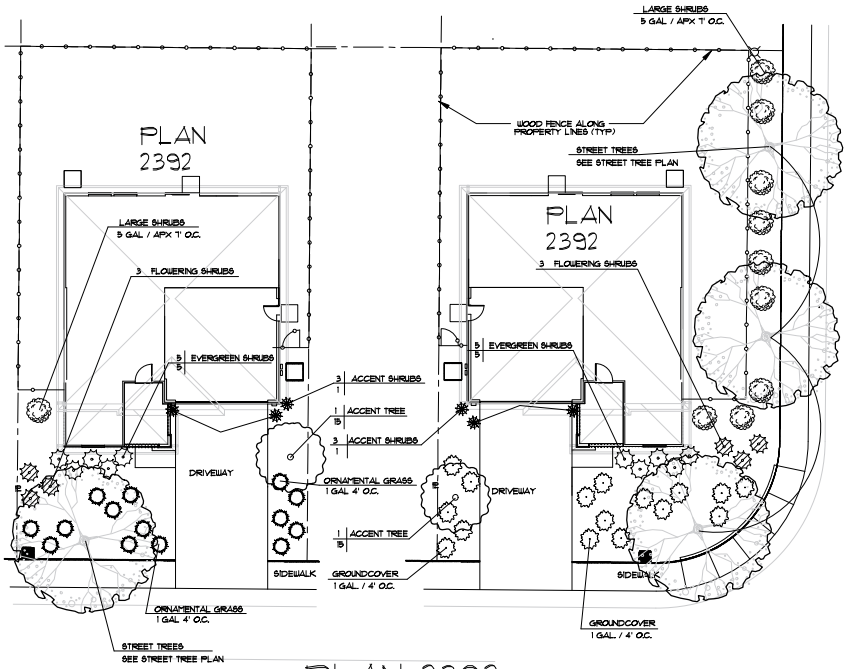
TITLE OF PROJECT
JESSIE AVENUE
SACRAMENTO, CA

SHEET NUMBER
L-6
TITLE OF DRAWING:

\\Landscape\Work's drawings\KB Homes\Jessie Avenue\JESSIE AVE PRODUCTION #1.dwg Sep. 27, 2023 - 10:07am Administrator



PLAN 2148



PLAN 2392

2148 & 2392 LANDSCAPE PLAN

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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LANDSCAPE ARCHITECTS
1241 Pine Street
Martinez, California 94553
PHONE: 925/372-2000
FAX: 925/372-2006

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REV	DATE	DESCRIPTION

TITLE OF PROJECT
JESSIE AVENUE
SACRAMENTO, CA

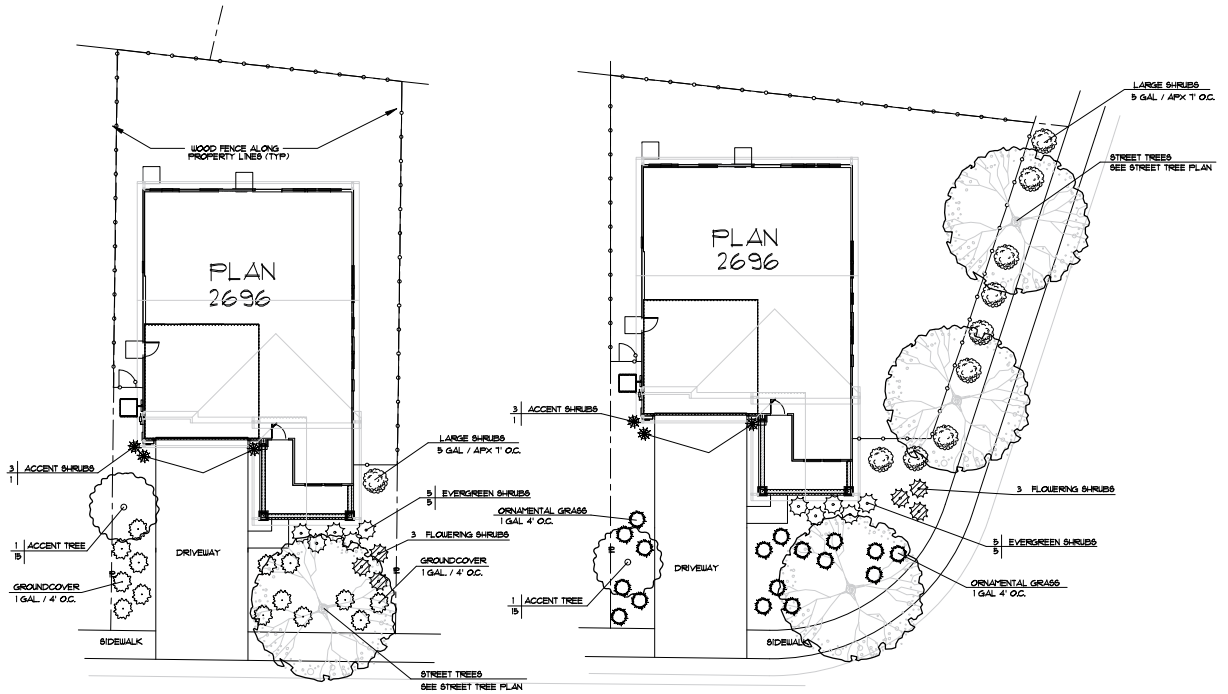
DATE: 9/2023
DRAWN BY: KDF

FILE PLAN NO.

SHEET NUMBER
L-1

TITLE OF DRAWING:

\\landscape1\data\s drawings\KB Homes\Jessie Avenue\JESSIE AVE PRODUCTION 1P.dwg Sep. 27, 2023 - 10:08am Administrator



PLAN 2696

2696 LANDSCAPE PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

\\Landscape\Work's drawings\KB Homes\Verde Avenue\JESSE AVE PRODUCTION sheets.dwg, Sep 27, 2023 - 10:08am, Administrator

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LANDSCAPE ARCHITECTS
2241 Plaza Street
Martinez, California 94553
PHONE 925/372-5500
FAX 925/372-5508

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NO	DATE	DESCRIPTION

TITLE OF PROJECT
JESSIE AVENUE
SACRAMENTO, CA

DATE: 9/2023
DRAWN BY: KDF
THIS PLAN IS:

SHEET NUMBER
L-8
TITLE OF DRAWING:

JESSIE AVENUE
STREET TREES

SIZE	BOTANICAL NAME	COMMON NAME	WATER USE
15 GAL	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	MODERATE
15 GAL	GINKGO B. 'AUTUMN GOLD'	MAIDENHAIR TREE	MODERATE
15 GAL	PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE	LOW
15 GAL	QUERCUS FRAINETTO 'FOREST GREEN'	ITALIAN OAK	MODERATE
15 GAL	TILIA CORDATA	LITTLE LEAF LINDEN	MODERATE
15 GAL	ZELKOVA SERRATA 'GREEN VASE'	SAWLEAF ZELKOVA	MODERATE

TREE LOCATIONS SHALL BE ADJUSTED IN THE FIELD AS NECESSARY TO MAINTAIN CLEARANCES AROUND UTILITIES, STREET SIGNS, ETC.

PLANT PALETTE A
SOUTH / WEST EXPOSURE

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE
ACCENT TREE				
	15 GAL	MAGNOLIA G. 'LITTLE GEM'	COMPACT SOUTHERN MAGNOLIA	.4/ MODERATE
LARGE SHRUBS				
	5 GAL	XYLOSMA CONGESTUM 'COMPACTUM'	COMPACT SHINY XYLOSMA	.3 / LOW
EVERGREEN SHRUBS				
	5 GAL	LOROPETALUM C. 'SUZANNE'	COMPACT FRINGE FLOWER	.3 / LOW
FLOWERING SHRUBS				
	5 GAL	ROSA F. ' ICEBERG'	LANDSCAPE ROSE	.4/ MODERATE
ACCENT SHRUB				
	5 GAL	BERBERIS 'SUNJOY GOLD PILLAR'	NARROW BARBERRY	.4 / MODERATE
ORNAMENTAL GRASS				
	1 GAL	LOMANDRA L. 'PLATINUM'	VARIEGATED DWARF MAT RUSH	.3 / LOW
GROUNDCOVER				
	1 GAL	COLEONEMA P. 'SUNSET GOLD'	COMPACT BREATH OF HEAVEN	.3 / LOW

PLANT PALETTE B
SOUTH / WEST EXPOSURE

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE
ACCENT TREE				
	15 GAL	LAGERSTROEMIA HYB. 'MUSKOGEE'	CRAPE MYRTLE	.3 / LOW
LARGE SHRUBS				
	5 GAL	PHOTINIA F. 'RED ROBIN'	PHOTINIA	.4/ MODERATE
EVERGREEN SHRUBS				
	5 GAL	RHAPHIOLEPIS 'GULF GREEN'	DWARF YEDDA HAWTHORN	.3 / LOW
FLOWERING SHRUB				
	5 GAL	TEUCRIUM F. 'COMPACTA'	COMPACT BUSH GERMANDER	.3 / LOW
ACCENT SHRUB				
	1 GAL	NANDINA D. 'FIRE POWER'	COMPACT HEAVENLY BAMBOO	.3 / LOW
ORNAMENTAL GRASS				
	1 GAL	CHONDROPETALUM T. 'EL CHAPPO'	DWARF RUSH	.3 / LOW
GROUNDCOVER				
	1 GAL	RHAPHIOLEPIS 'BALLERINA'	DWARF INDIAN HAWTHORN	.3 / LOW

PLANT PALETTE C
SOUTH / WEST EXPOSURE

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE
ACCENT TREE				
	15 GAL	LAGERSTROEMIA 'DYNAMITE'	CRAPE MYRTLE	.3 / LOW
LARGE SHRUB				
	5 GAL	PRUNUS C. 'BRIGHT AND TIGHT'	COMPACT CAROLINA CHERRY	.4 / MODERATE
EVERGREEN SHRUBS				
	5 GAL	CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLE BRUSH	.3 / LOW
FLOWERING SHRUBS				
	5 GAL	ROSA HYB. 'RED FLOWER CARPET ROSE'	RED LANDSCAPE ROSE	.4/ MODERATE
ACCENT SHRUB				
	1 GAL	DIETES VEGATA	FORTNIGHT LILY	.3 / LOW
ORNAMENTAL GRASS				
	1 GAL	LOMANDRA L. 'BREEZE'	DWARF MAT RUSH	.3 / LOW
GROUNDCOVER				
	1 GAL	ROSMARINUS O. 'HUNTINGTON CARPET'	ROSEMARY	.3 / LOW

PLANT PALETTE D
NORTH / EAST EXPOSURE

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE
ACCENT TREE				
	15 GAL	MAGNOLIA G. 'LITTLE GEM'	COMPACT SOUTHERN MAGNOLIA	.4/ MODERATE
	5 GAL	PITTOSPORUM T. 'SILVERY SHEEN'	KOHUHU	.4 / MODERATE
EVERGREEN SHRUBS				
	5 GAL	CAMELLIA 'SHISHI-GASHIRA'	SUN CAMELLIA	.4/ MODERATE
FLOWERING SHRUBS				
	5 GAL	ROSA HYB. 'YELLOW CARPET ROSE'	LANDSCAPE ROSE	.4/ MODERATE
NARROW ACCENT				
	1 GAL	DIETES VEGATA 'VARIEGATED'	DWARF ITALIAN CYPRESS	.3 / LOW
ORNAMENTAL GRASS				
	1 GAL	CHONDROPETALUM T. 'EL CAMPOE'	DWARF ELEPHANT RUSH	.3 / LOW
GROUNDCOVER				
	1 GAL	ARCTOSTAPHYLOS 'EMERALD CARPET	MANZANITA	.3 / LOW

PLANT PALETTE E
NORTH / EAST EXPOSURE

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE
ACCENT TREE				
	15 GAL	LAURUS NOBILIS	GRECIAN LAUREL	.3 / LOW
LARGE SCALE SHRUBS				
	5 GAL	PODOCARPUS 'ICEE BLUE'	SILVER YEW PINE	.4/ MODERATE
EVERGREEN SHRUBS				
	5 GAL	LOROPETALUM 'SUZANNE'	COMPACT FRINGE F.3 / LOWER	.3 / LOW
FLOWERING SHRUBS				
	5 GAL	LAVANDULA INTERMEDIA 'GROSSO'	DEEP BLUE LAVENDER	.3 / LOW
NARROW ACCENT				
	1 GAL	DIANELLA R. 'CASA BLUE'	DROUGHT TOLERANT FLAX LILY	.3 / LOW
ORNAMENTAL GRASS				
	1 GAL	LOMANDRA 'BREEZE'	DWARF MAT RUSH	.3 / LOW
GROUNDCOVER				
	1 GAL	RHAPHIOLEPIS 'BALLERINA'	DWARF INDIAN HAWTHORN	.3 / LOW

PLANT PALETTE F
NORTH / EAST EXPOSURE

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE
ACCENT TREE				
	15 GAL	ACER P. 'BLOODGOOD'	JAPANESE MAPLE	.4/ MODERATE
LARGE SCALE SHRUBS				
	5 GAL	XYLOSMA CONGESTUM	SHINY XYLOSMA	.3 / LOW
EVERGREEN SHRUBS				
	5 GAL	CAMELLIA 'SHISHI-GASHIRA'	SUN CAMELLIA	.4/ MODERATE
FLOWERING SHRUBS				
	5 GAL	SALVIA G. 'HOT LIPS'	FLOWERING SAGE	.3 / LOW
NARROW ACCENT				
	1 GAL	NANDINA D. 'FIREPOWER'	DWARF HEAVENLY BAMBOO	.3 / LOW
ORNAMENTAL GRASS				
	1 GAL	LOMANDRA L. 'PLATINUM'	VARIEGATED DWARF MAT RUSH	.3 / LOW
GROUNDCOVER				
	1 GAL	ABELIA KALEIDOSCOPE	VARIEGATED COMPACT ABELIA	.4/ MODERATE

PLANT PALETTES

BORREGO/KILIAN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
224 Pine Street
Suite 200
San Francisco, CA 94133
PHONE 415/773-0550
FAX# 415/773-0553

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NO	DATE	DESCRIPTION

DATE: 9/2023
DRAWN BY: KDP
THIS PLAN IS:
TITLE OF PROJECT: JESSIE AVENUE
SACRAMENTO, CA
SHEET NUMBER: L-9
TITLE OF DRAWING: PLANT LIST

\\Landscape\Jobs\drawings\KB Homes\Jessie Avenue\JESSIE AVE PLANT LIST.dwg Sep. 27, 2023 - 10:14am Administrator

ELEVATION LEGEND

1	CONCRETE 'S' TILE ROOFING
2	CONCRETE FLAT TILE ROOFING
3	WOOD FASCIA BOARD
4	STUCCO FINISH
5	STUCCO OVER FOAM TRIM
6	STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
7	DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
8	PRE-FAB WINDOW SYSTEM
9	COMPOSITE ENTRY DOOR
10	METAL ROLL-UP GARAGE DOOR
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12	COACH LIGHT
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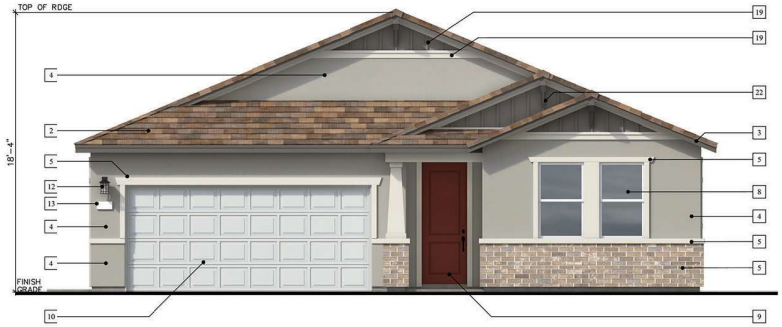
18	PRE-FAB POT SHELF & CORBEL
19	DECORATIVE BOARD & BATTEN
20	WOOD POST
21	BRICK VENEER
22	DECORATIVE OUTLOOKER WITH KNEEBRACE
23	WOOD BRACKET

Elevation 'A' - Prairie



Elevation 'B' - Craftsman

Elevation 'C' - Farmhouse

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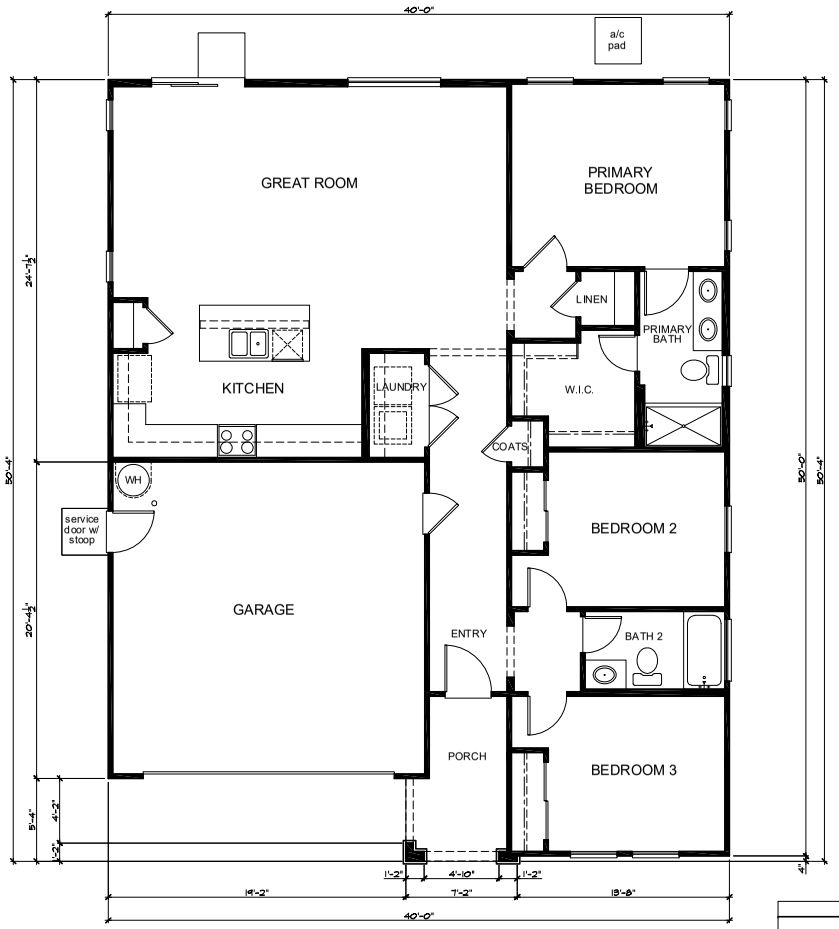
4830 Business Center Drive Suite 150
Fairfield, CA 94534
(707) 389-7500

CITY OF SACRAMENTO

JESSIE AVENUE

PLAN No. : 140.1429
JOB No. : 600156
STORY: 1-STORY
February 09, 2024



SQUARE FOOTAGE FLAN 140.1429	'A'	'B'	'C'	
FLOOR AREA	1429	1429	1429	SQ. FT.
TOTAL AREA	1429	1429	1429	SQ. FT.
GARAGE AREA	417	417	417	SQ. FT.
PORCH AREA	61	45	65	SQ. FT.
OPT. COV. PATIO	100	100	100	SQ. FT.

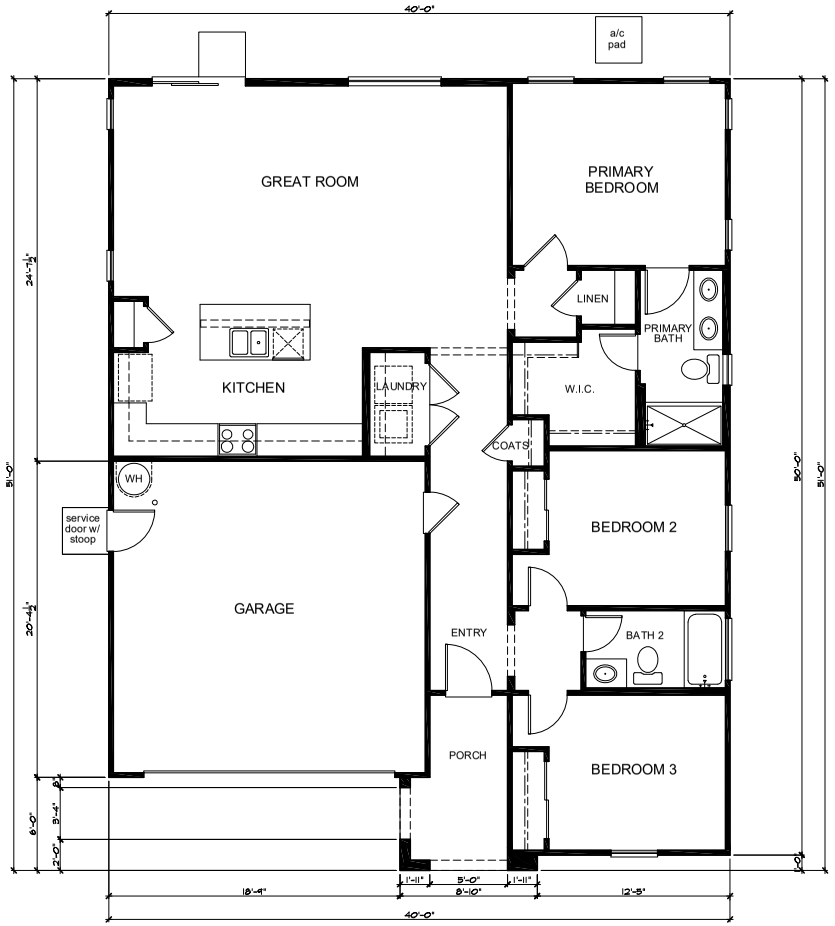
First Floor Plan 'A'

KB Home Sacramento
4800 Douglas Blvd, Ste 150
Roseville, CA 95661
(916) 989-3580

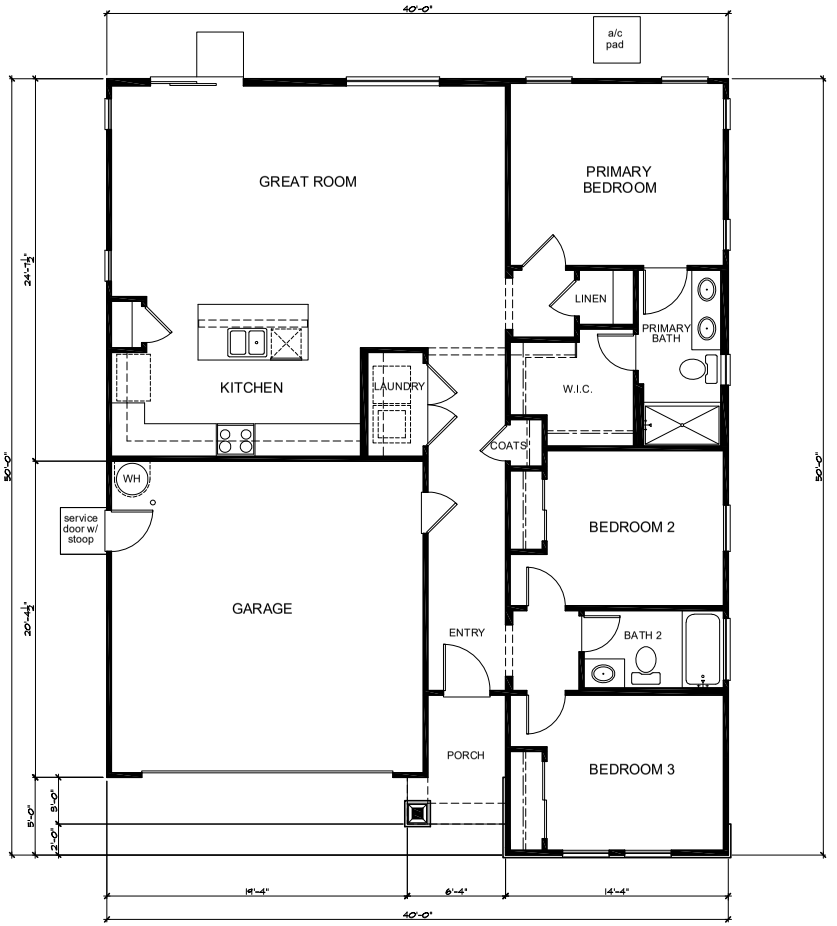
CITY OF SACRAMENTO

JESSIE AVENUE

PLAN No. : 140.1429
JOB No. : 600156
STORY: 1-STORY
February 09, 2024



First Floor Plan 'C'



First Floor Plan 'B'

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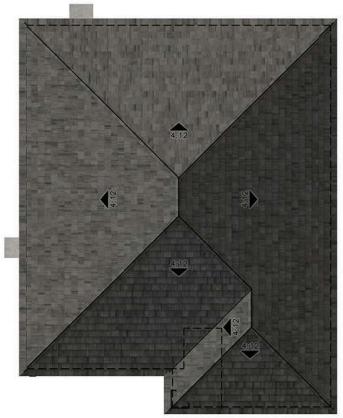
4800 Douglas Blvd, Ste 250
Roseville, CA 95661
(916) 989-3580

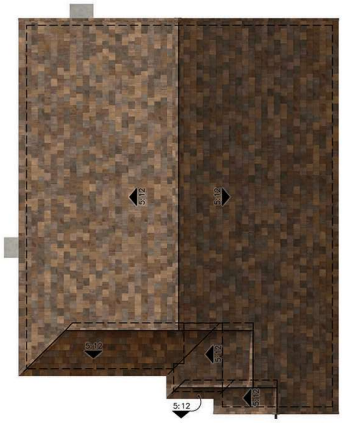
CITY OF SACRAMENTO

JESSIE AVENUE

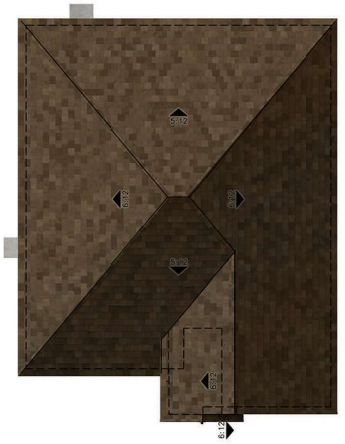
PLAN No. : 140.1429
JOB No. : 600156
STORY: 1-STORY
February 09, 2024



'A'



'B'



'C'

Roof Plans

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CITY OF SACRAMENTO

JESSIE AVENUE

PLAN No. : 140.1429
JOB No. : 600156
STORY: 1-STORY
February 09, 2024

Left Elevation 'A'

Front Elevation 'A' - Prairie

Right Elevation 'A'

Rear Elevation 'A'

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CITY OF SACRAMENTO

JESSIE AVENUE

PLAN No. : 140.1429
JOB No. : 600156
STORY: 1-STORY
February 09, 2024

Left Elevation 'B'

Front Elevation 'B' - Craftsman

Right Elevation 'B'

Rear Elevation 'B'

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CITY OF SACRAMENTO

JESSIE AVENUE

PLAN No. : 140.1429
JOB No. : 600156
STORY: 1-STORY
February 09, 2024

Left Elevation 'C'

Front Elevation 'C' - Farmhouse

Right Elevation 'C'

Rear Elevation 'C'

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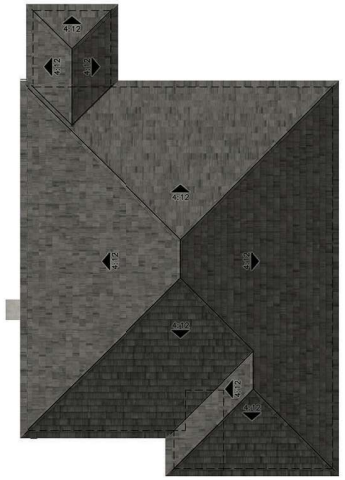
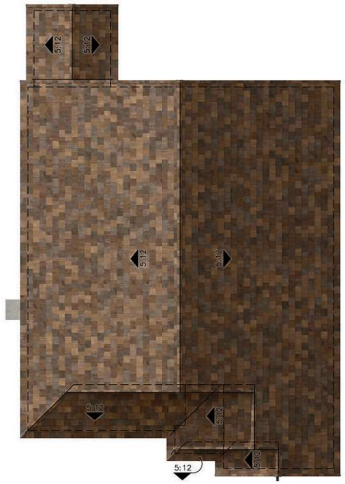
CITY OF SACRAMENTO

JESSIE AVENUE

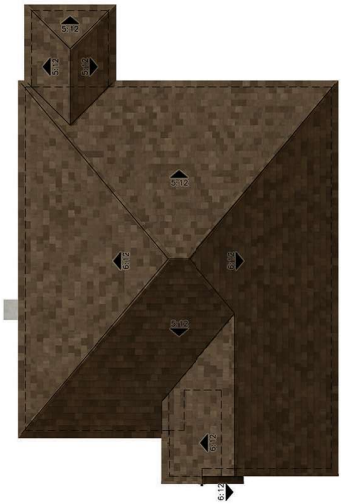
PLAN No. : 140.1429
JOB No. : 600156
STORY: 1-STORY
February 09, 2024



'A'

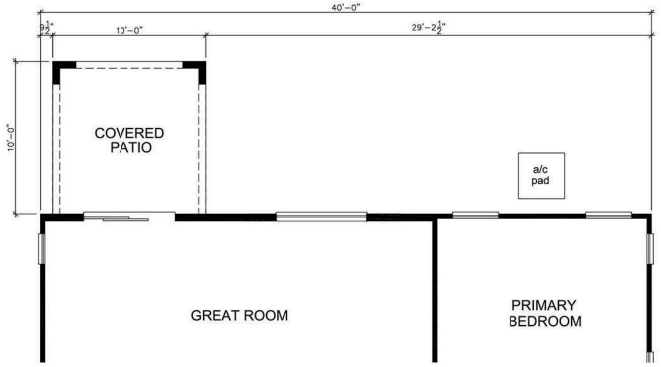


'B'



'C'

Roof Plans
at Covered Patio



Partial Floor Plan
at Covered Patio

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CITY OF SACRAMENTO

JESSIE AVENUE

PLAN No. : 140.1429
JOB No. : 600156
STORY: 1-STORY
February 09, 2024

Partial Right Elevation 'A'

Rear Elevation 'A'

Partial Left Elevation 'A'

Elevations
at Covered Patio

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CITY OF SACRAMENTO

JESSIE AVENUE

PLAN No. : 140.1429
JOB No. : 600156
STORY: 1-STORY
February 09, 2024

Partial Right Elevation 'C'

Rear Elevation 'C'

Partial Left Elevation 'C'

Partial Right Elevation 'B'

Rear Elevation 'B'

Elevations
at Covered Patio

Partial Left Elevation 'B'

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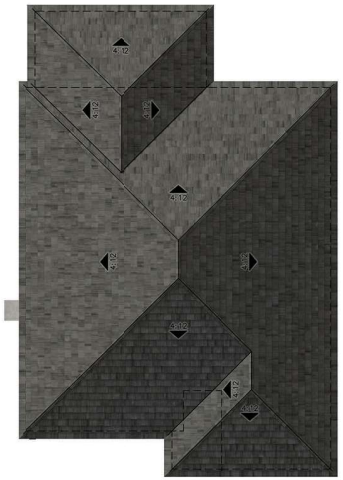
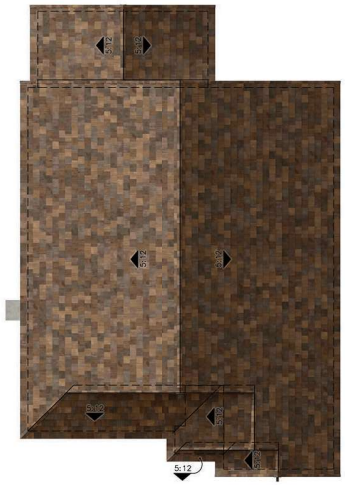
CITY OF SACRAMENTO

JESSIE AVENUE

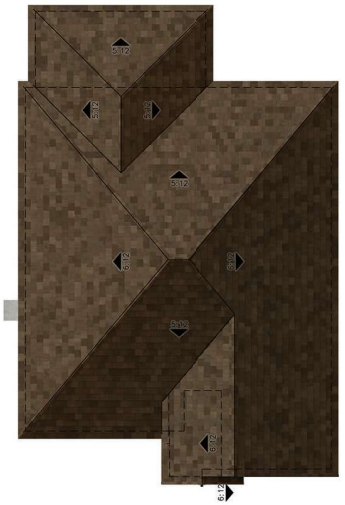
PLAN No. : 140.1429
JOB No. : 600156
STORY: 1-STORY
February 09, 2024



'A'

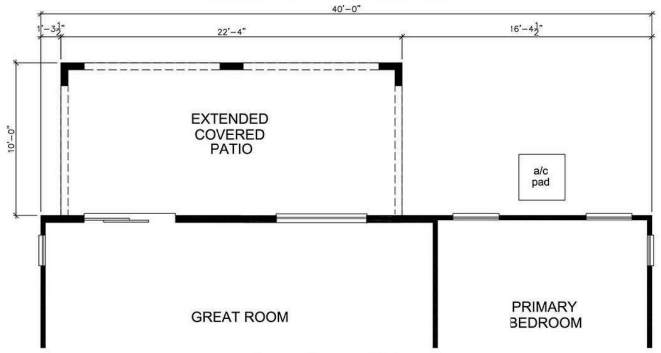


'B'



'C'

Roof Plans
at Extended Covered Patio



Partial Floor Plan
at Extended Covered Patio

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CITY OF SACRAMENTO

JESSIE AVENUE

PLAN No. : 140.1429
JOB No. : 600156
STORY: 1-STORY
February 09, 2024

Partial Right Elevation 'A'

Rear Elevation 'A'

Partial Left Elevation 'A'

Elevations
at Extended Covered Patio

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CITY OF SACRAMENTO

JESSIE AVENUE

PLAN No. : 140.1429
JOB No. : 600156
STORY: 1-STORY
February 09, 2024

Partial Right Elevation 'C'

Rear Elevation 'C'

Partial Left Elevation 'C'

Partial Right Elevation 'B'

Rear Elevation 'B'

Partial Left Elevation 'B'

Elevations
at Extended Covered Patio

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CITY OF SACRAMENTO

JESSIE AVENUE

PLAN No. : 140.1429
JOB No. : 600156
STORY: 1-STORY
February 09, 2024

ELEVATION LEGEND

1	CONCRETE 'S' TILE ROOFING
2	CONCRETE FLAT TILE ROOFING
3	WOOD FASCIA BOARD
4	STUCCO FINISH
5	STUCCO OVER FOAM TRIM
6	STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
7	DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
8	PRE-FAB WINDOW SYSTEM
9	COMPOSITE ENTRY DOOR
10	METAL ROLL-UP GARAGE DOOR
11	DECORATIVE PRE-FAB SHUTTERS
12	COACH LIGHT
13	ILLUMINATED ADDRESS PLATE
14	WOOD SIDING
15	FIBER CEMENT TRIM
16	STONE VENEER
17	DECORATIVE PRE-FAB VENT
18	PRE-FAB POT SHELF & CORBEL
19	DECORATIVE BOARD & BATTEN
20	WOOD POST
21	BRICK VENEER
22	DECORATIVE OUTLOOKER WITH KNEEBRACE
23	WOOD BRACKET

Elevation 'A' - Prairie

Elevation 'B' - Craftsman

Elevation 'C' - Farmhouse

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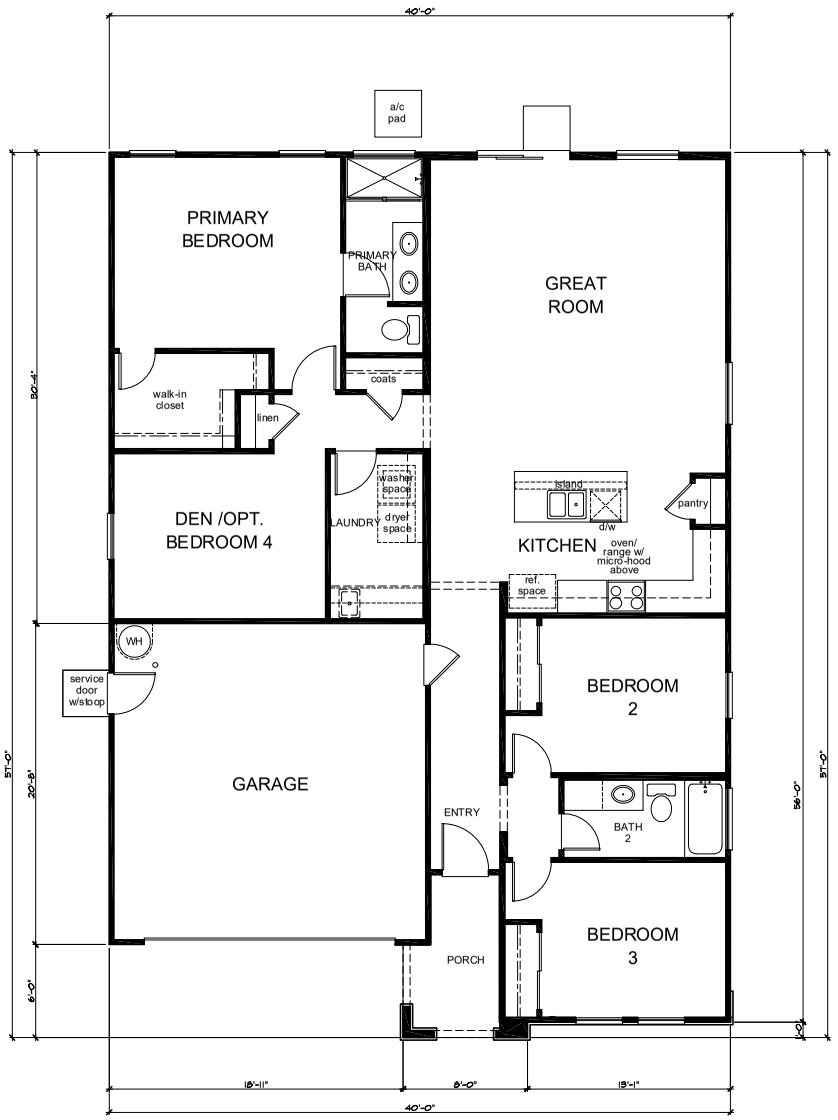
CITY OF SACRAMENTO

JESSIE AVENUE

PLAN No. : 140.1672
JOB No. : 600156
STORY: 1-STORY
February 09, 2024



SQUARE FOOTAGE				
PLAN 140.1672				
	'A'	'B'	'C'	
FIRST FLOOR AREA	1672	1672	1672	SQ. FT.
TOTAL AREA	1672	1672	1672	SQ. FT.
GARAGE AREA	422	422	422	SQ. FT.
PORCH AREA	58	48	48	SQ. FT.
OPT. COV. PATIO	100	100	100	SQ. FT.
OPT. EXT. COV. PATIO	188	188	188	SQ. FT.

Floor Plan 'A'

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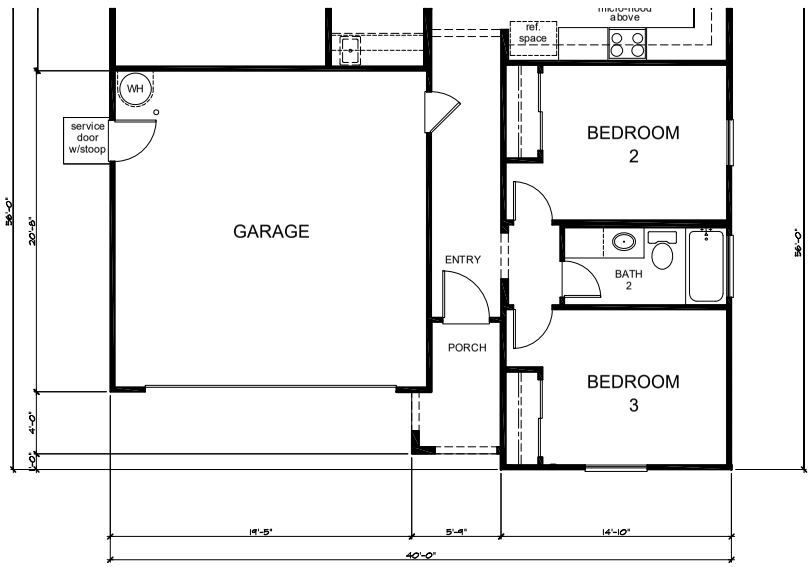
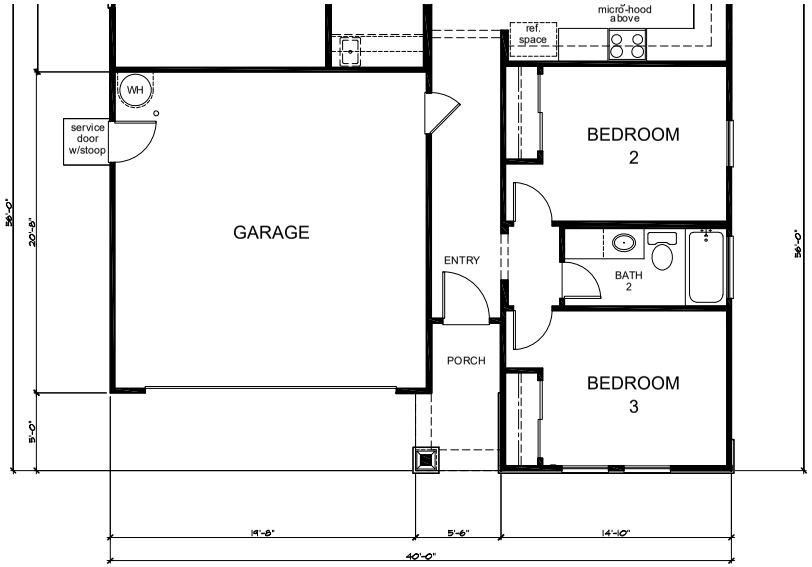
CITY OF SACRAMENTO

JESSIE AVENUE

PLAN No. : 140.1672
JOB No. : 600156
STORY: 1-STORY
February 09, 2024



Partial Floor Plan 'C'



Partial Floor Plan 'B'

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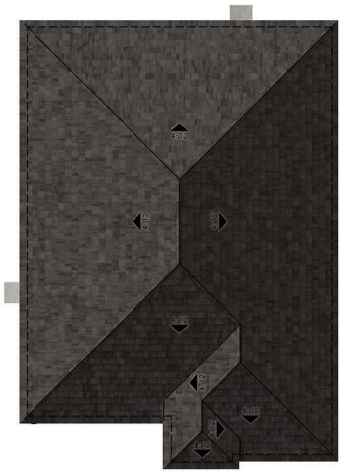
Fairfield, CA 94534
(707) 389-7500

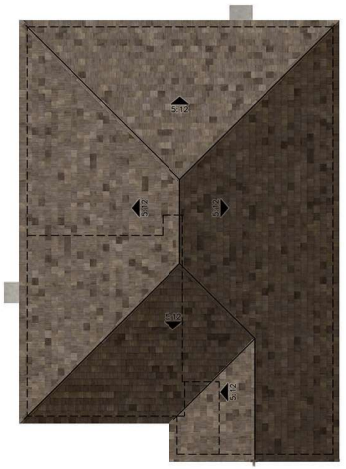
CITY OF SACRAMENTO

JESSIE AVENUE

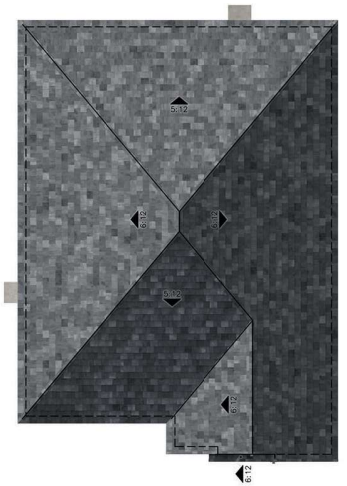
PLAN No. : 140.1672
JOB No. : 600156
STORY: 1-STORY
February 09, 2024



'A'



'B'



'C'

Roof Plans

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Fairfield, CA 94534
(707) 389-7500

CITY OF SACRAMENTO

JESSIE AVENUE

PLAN No. : 140.1672
JOB No. : 600156
STORY: 1-STORY
February 09, 2024

Left Elevation 'A'

Front Elevation 'A' - Prairie

Right Elevation 'A'

Rear Elevation 'A'

KB Home North Bay
4830 Business Center Drive Suite 150
Fairfield, CA 94534
(707) 389-7500

CITY OF SACRAMENTO

JESSIE AVENUE

PLAN No. : 140.1672
JOB No. : 600156
STORY: 1-STORY
February 09, 2024

Left Elevation 'B'

Front Elevation 'B' -Craftsman

Right Elevation 'B'

Rear Elevation 'B'

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CITY OF SACRAMENTO

JESSIE AVENUE

PLAN No. : 140.1672
JOB No. : 600156
STORY: 1-STORY
February 09, 2024

Left Elevation 'C'

Front Elevation 'C' - Farmhouse

Right Elevation 'C'

Rear Elevation 'C'

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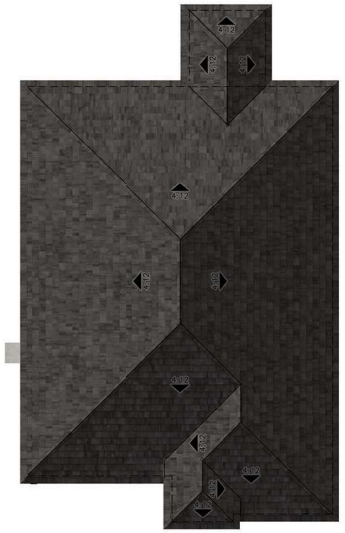
CITY OF SACRAMENTO

JESSIE AVENUE

PLAN No. : 140.1672
JOB No. : 600156
STORY: 1-STORY
February 09, 2024



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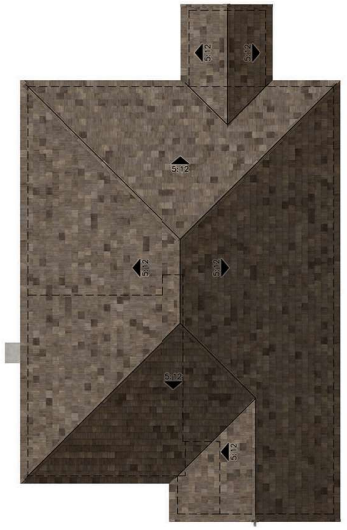

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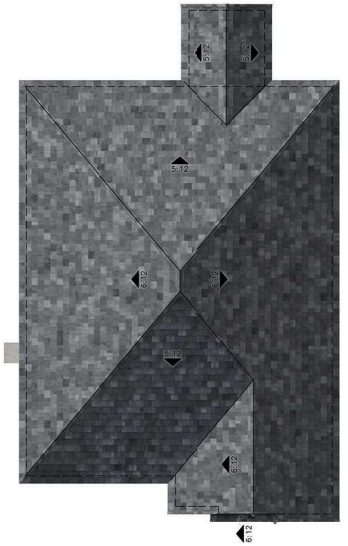

'C'

Roof Plans
at Covered Patio

Partial Floor Plan
at Covered Patio

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CITY OF SACRAMENTO

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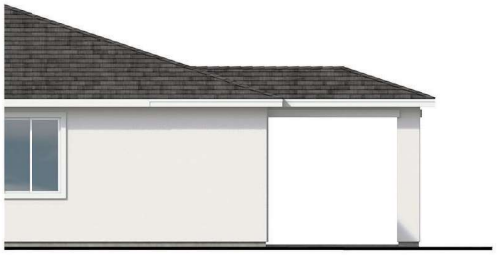
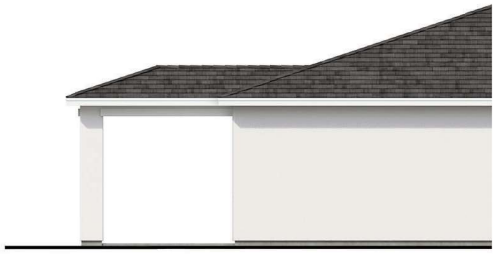
STORY: 1-STORY
February 09, 2024



Partial Right Elevation 'A'

Rear Elevation 'A'



Partial Left Elevation 'A'

Elevations
at Covered Patio

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Fairfield, CA 94534
(707) 389-7500

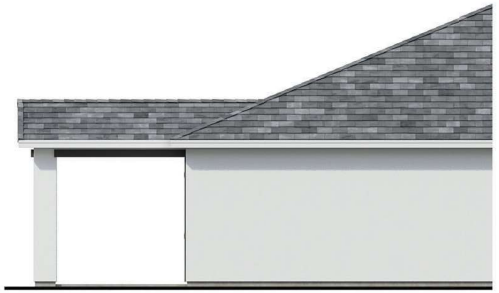
CITY OF SACRAMENTO

JESSIE AVENUE

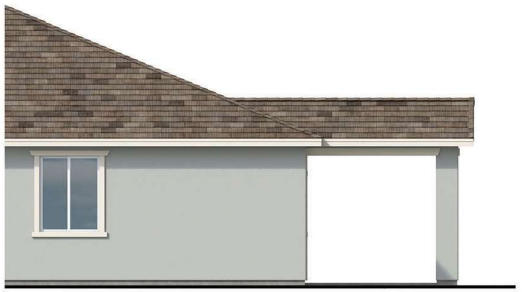
PLAN No. : 140.1672
JOB No. : 600156
STORY: 1-STORY
February 09, 2024

Partial Right Elevation 'C'

Rear Elevation 'C'



Partial Left Elevation 'C'



Partial Right Elevation 'B'

Rear Elevation 'B'

Elevations
at Covered Patio

Partial Left Elevation 'B'

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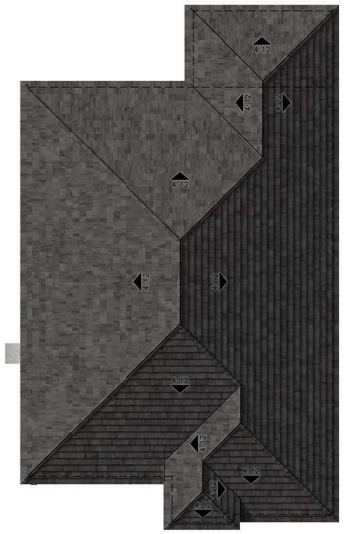
CITY OF SACRAMENTO

JESSIE AVENUE

PLAN No. : 140.1672
JOB No. : 600156
STORY: 1-STORY
February 09, 2024



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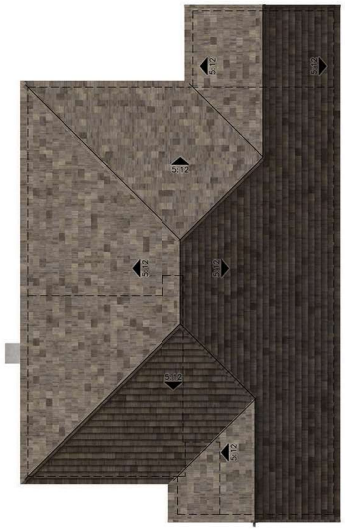
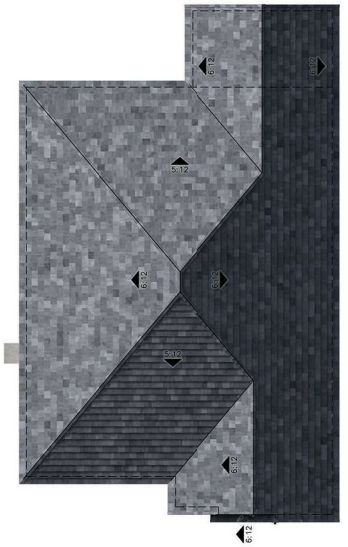
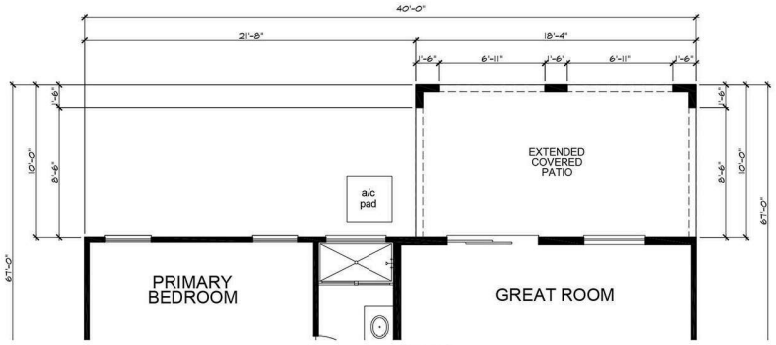


'B'



'C'

Roof Plans
at Extended Covered Patio



Partial Floor Plan
at Extended Covered Patio

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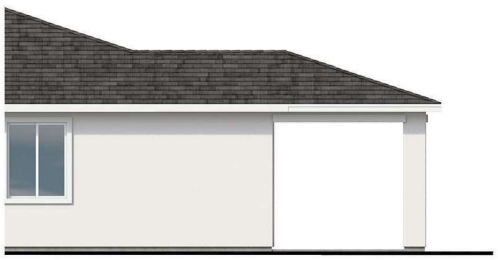
CITY OF SACRAMENTO

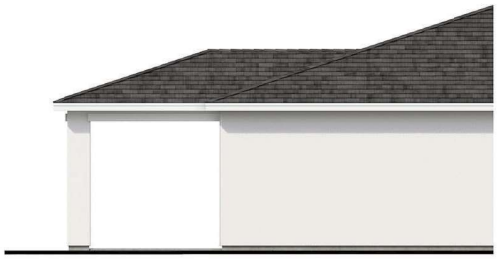
JESSIE AVENUE

PLAN No. : 140.1672
JOB No. : 600156
STORY: 1-STORY
February 09, 2024



Partial Right Elevation 'A'

Rear Elevation 'A'



Partial Left Elevation 'A'

Elevations
at Extended Covered Patio

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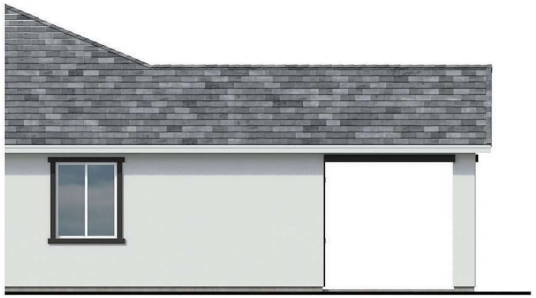
CITY OF SACRAMENTO

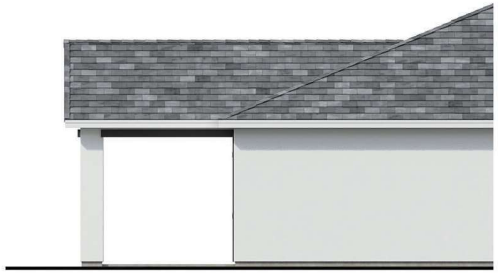
JESSIE AVENUE

PLAN No. : 140.1672
JOB No. : 600156
STORY: 1-STORY
February 09, 2024

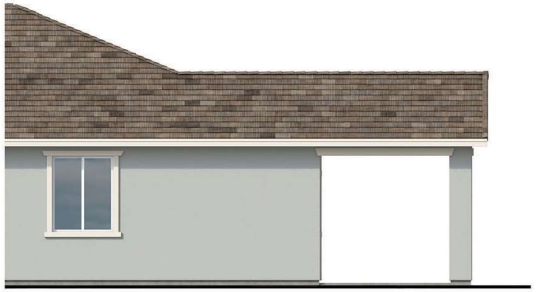


Partial Right Elevation 'C'

Rear Elevation 'C'



Partial Left Elevation 'C'



Partial Right Elevation 'B'

Rear Elevation 'B'

Partial Left Elevation 'B'

Elevations
at Extended Covered Patio

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CITY OF SACRAMENTO

JESSIE AVENUE

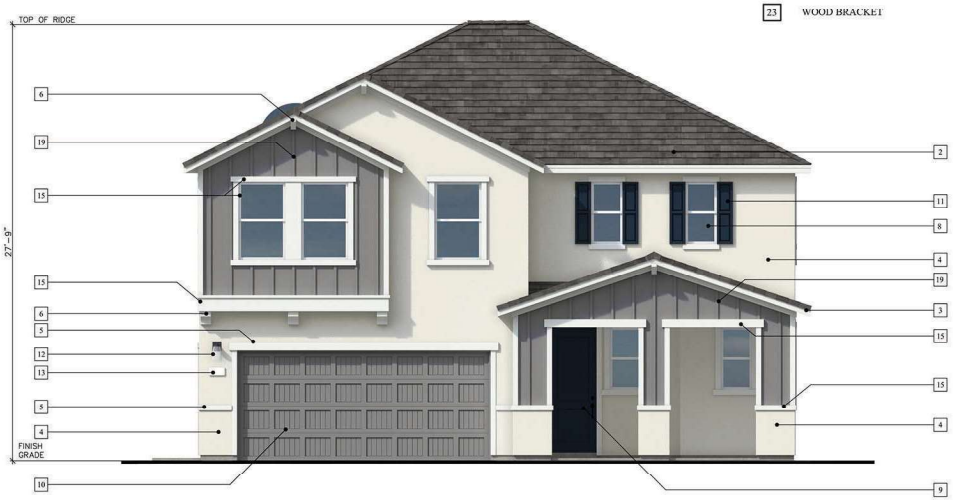
PLAN No. : 140.1672
JOB No. : 600156
STORY: 1-STORY
February 09, 2024

ELEVATION LEGEND

1	CONCRETE 'S' TILE ROOFING
2	CONCRETE FLAT TILE ROOFING
3	WOOD FASCIA BOARD
4	STUCCO FINISH
5	STUCCO OVER FOAM TRIM
6	STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
7	DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
8	PRE-FAB WINDOW SYSTEM
9	COMPOSITE ENTRY DOOR
10	METAL ROLL-UP GARAGE DOOR
11	DECORATIVE PRE-FAB SHUTTERS
12	COACH LIGHT
13	ILLUMINATED ADDRESS PLATE
14	WOOD SIDING
15	FIBER CEMENT TRIM
16	STONE VENEER
17	DECORATIVE PRE-FAB VENT
18	PRE-FAB POT SHELF & CORBEL
19	DECORATIVE BOARD & BATTEN
20	WOOD POST
21	BRICK VENEER
22	DECORATIVE OUTLOOKER WITH KNEEBRACE
23	WOOD BRACKET

Elevation 'A' - Prairie

Elevation 'B' - Craftsman



Elevation 'C' - Farmhouse

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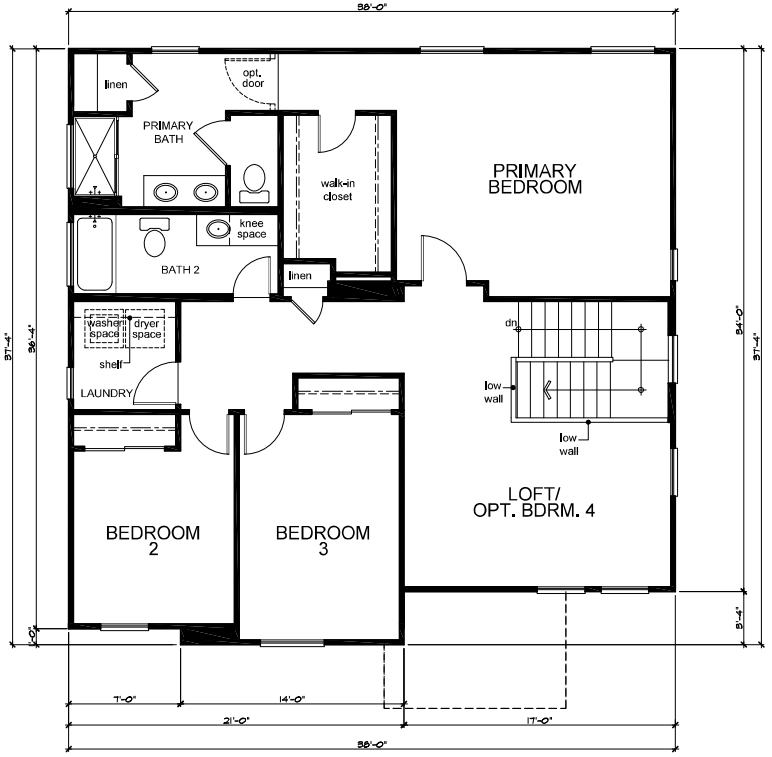
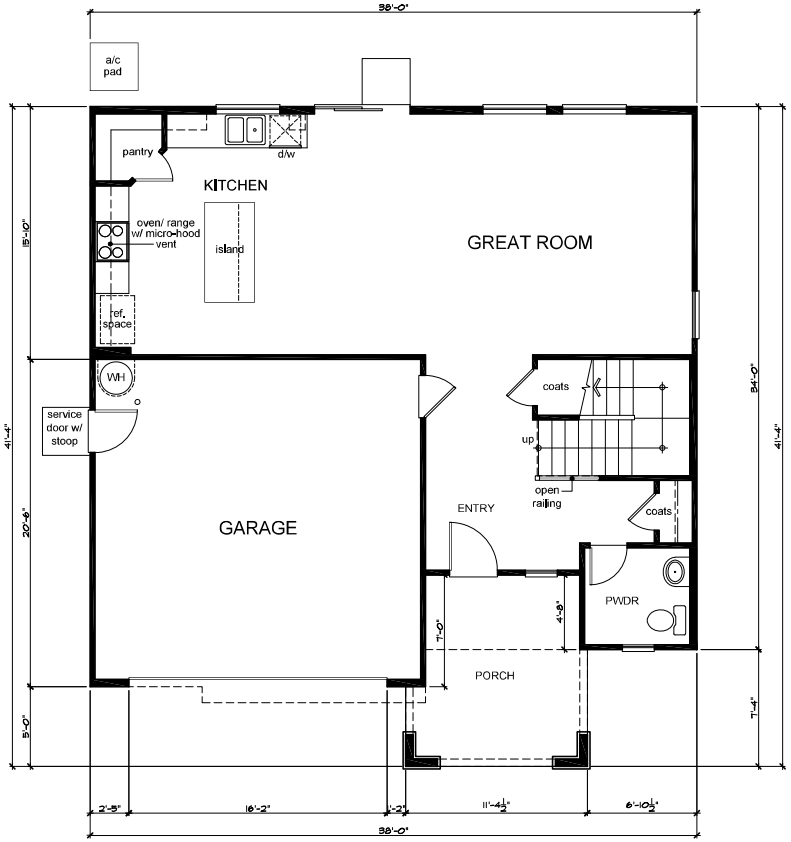
CITY OF SACRAMENTO

JESSIE AVENUE

PLAN No. : 238.2148
JOB No. : 600156
STORY: 2-STORY
February 09, 2024



Second Floor Plan 'A'



First Floor Plan 'A'

SQUARE FOOTAGE				
PLAN 238.2148				
	'A'	'B'	'C'	
FIRST FLOOR AREA	864	864	864	SQ. FT.
SECOND FLOOR AREA	1274	1284	1300	SQ. FT.
TOTAL AREA	2148	2158	2169	SQ. FT.
GARAGE AREA	427	427	427	SQ. FT.
PORCH AREA	126	176	175	SQ. FT.
OPT. COV. PATIO	155	155	155	SQ. FT.
OPT. EXT. COV. PATIO	245	245	245	SQ. FT.

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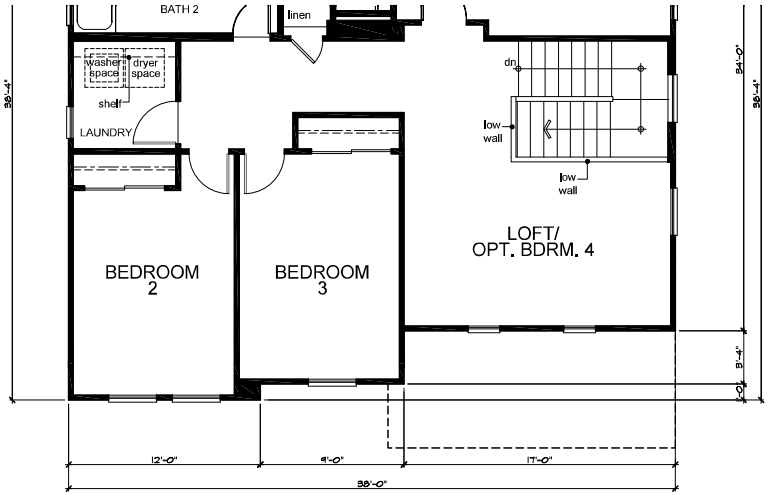
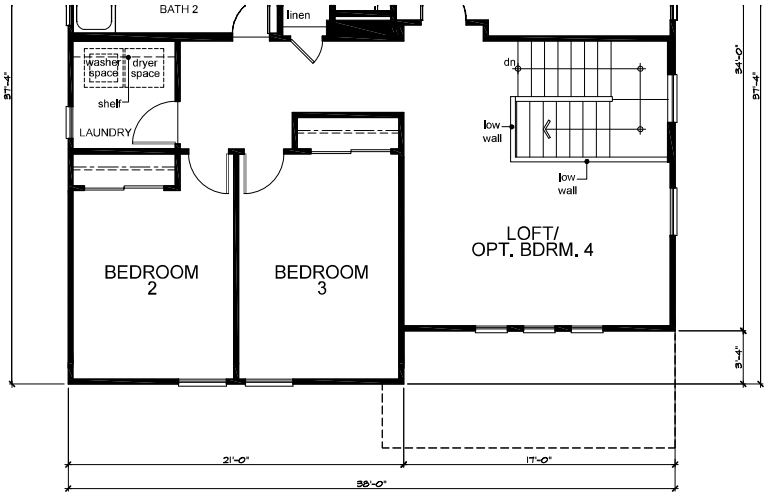
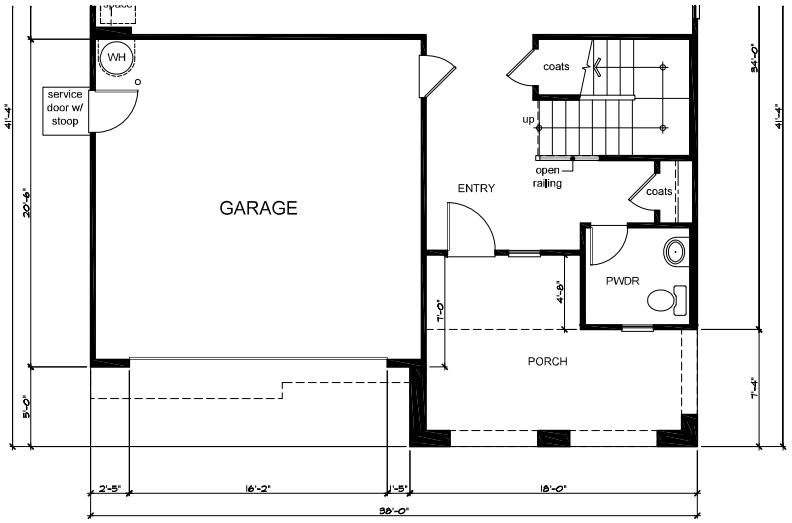


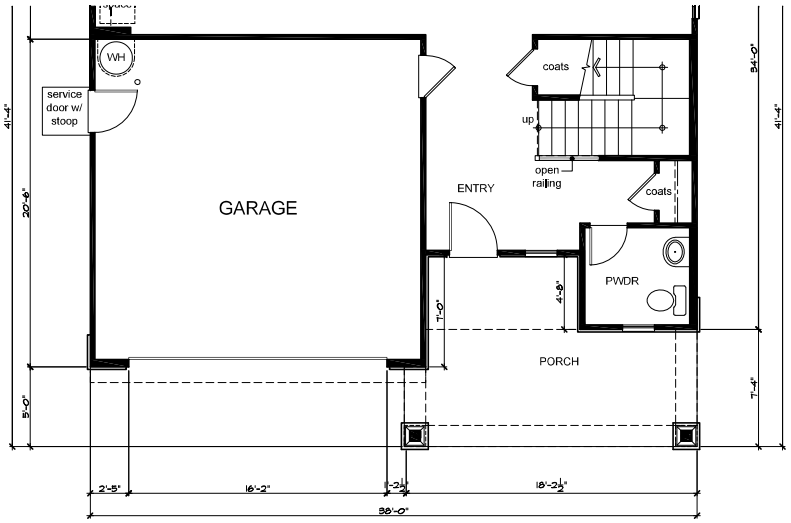
Second Floor Plan 'C'



Second Floor Plan 'B'



First Floor Plan 'C'



First Floor Plan 'B'

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CITY OF SACRAMENTO

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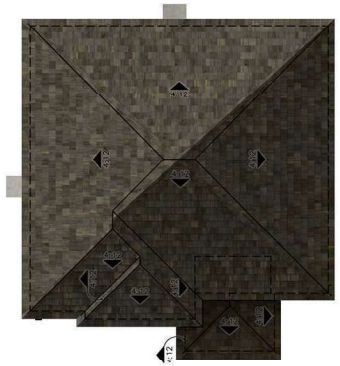
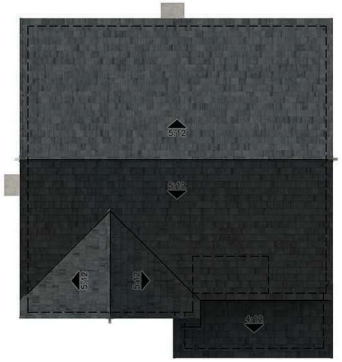
February 09, 2024



'A'



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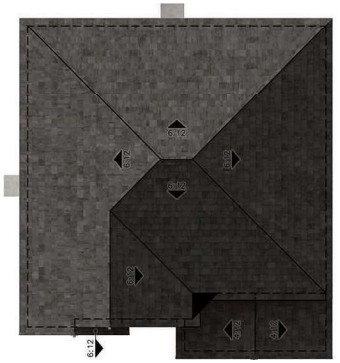

'C'

Roof Plans

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CITY OF SACRAMENTO

JESSIE AVENUE

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February 09, 2024

Left Elevation 'A'

Front Elevation 'A' - Prairie

Right Elevation 'A'

Rear Elevation 'A'

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CITY OF SACRAMENTO

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February 09, 2024

Left Elevation 'B'

Front Elevation 'B' - Craftsman

Right Elevation 'B'

Rear Elevation 'B'

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CITY OF SACRAMENTO

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February 09, 2024

Left Elevation 'C'

Front Elevation 'C' - Farmhouse

Right Elevation 'C'

Rear Elevation 'C'

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CITY OF SACRAMENTO

JESSIE AVENUE

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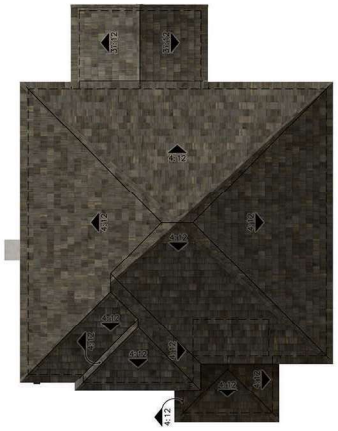
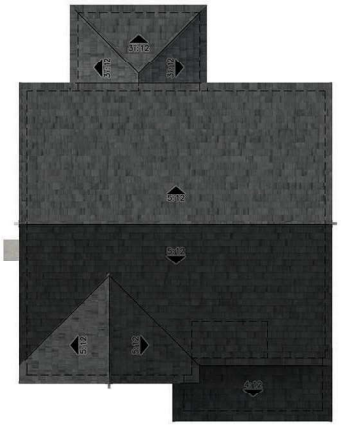
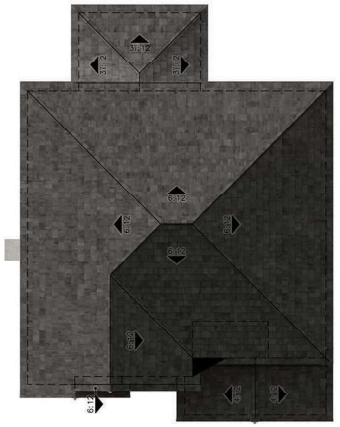


'A'

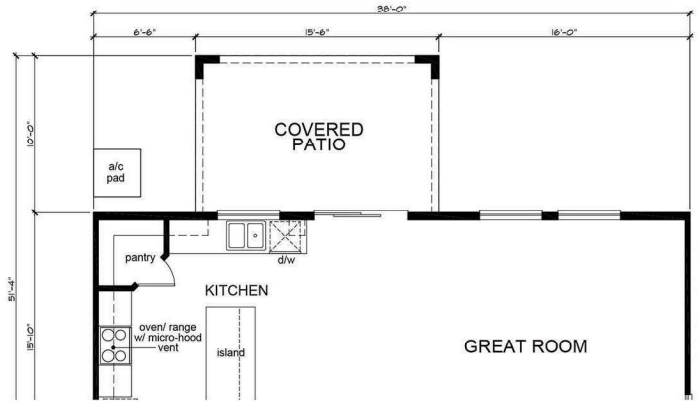


'B'



'C'

Optional Covered Patio Roof Plans



Typical Covered Patio Floor Plan

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CITY OF SACRAMENTO

JESSIE AVENUE

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Right Elevation 'A'

Rear Elevation 'A'

Optional Covered Patio

Left Elevation 'A'

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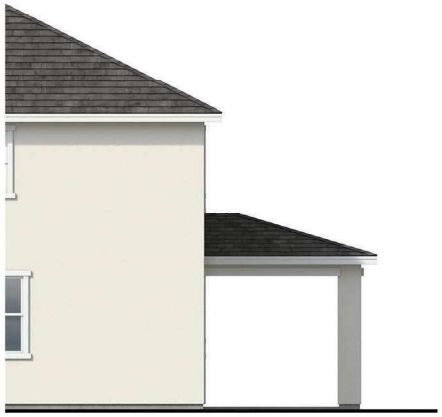

Right Elevation 'C'

Rear Elevation 'C'

Left Elevation 'C'

Right Elevation 'B'

Rear Elevation 'B'

Optional Covered Patio

Left Elevation 'B'

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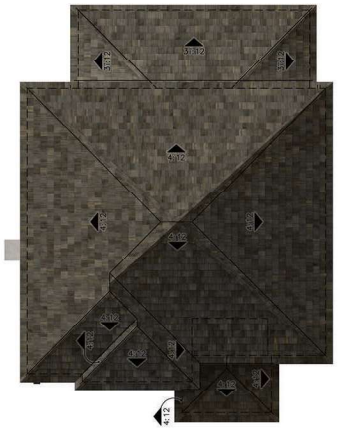
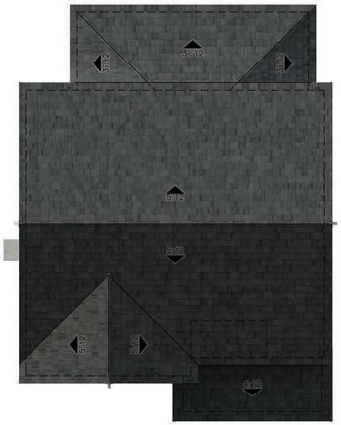
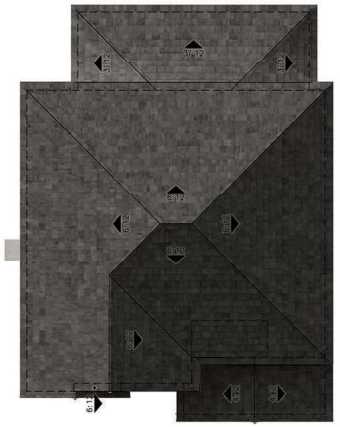


'A'

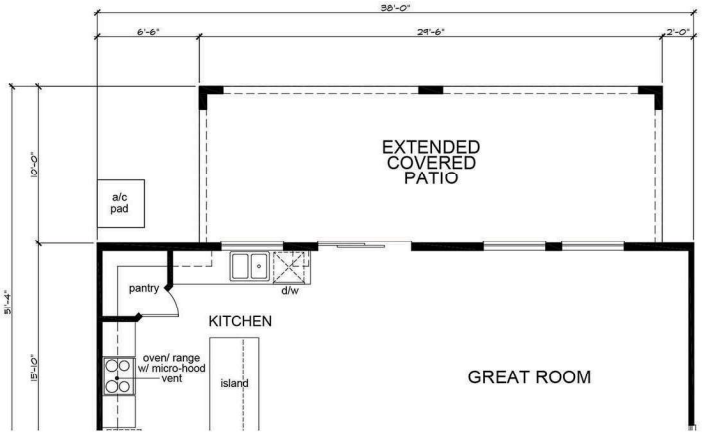


'B'



'C'

Optional Extended Covered Patio Roof Plans



Typical Extended Covered Patio Floor Plan

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CITY OF SACRAMENTO

JESSIE AVENUE

PLAN No. : 238.2148
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STORY: 2-STORY
February 09, 2024

Right Elevation 'A'

Rear Elevation 'A'

Optional Enlarged Covered Patio

Left Elevation 'A'

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CITY OF SACRAMENTO

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STORY: 2-STORY
February 09, 2024

Right Elevation 'C'

Rear Elevation 'C'

Left Elevation 'C'

Right Elevation 'B'

Rear Elevation 'B'

Optional Enlarged Covered Patio

Left Elevation 'B'

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CITY OF SACRAMENTO

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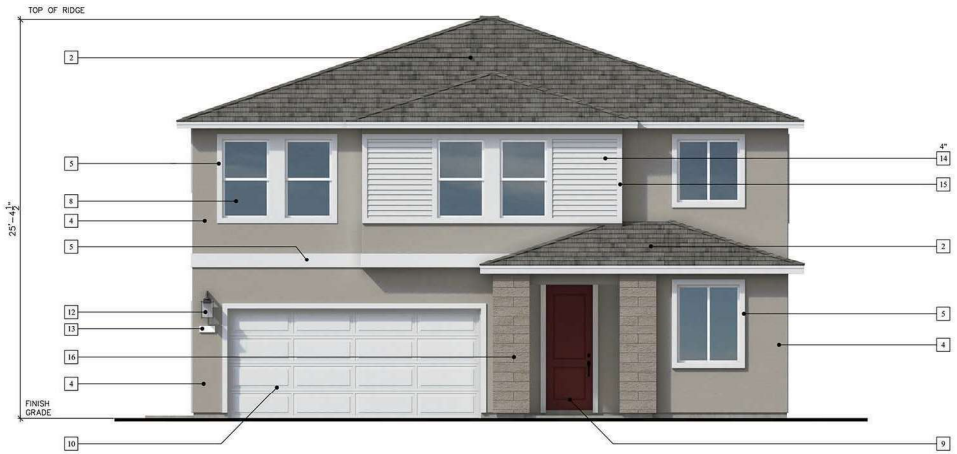
STORY: 2-STORY
February 09, 2024

ELEVATION LEGEND

1	CONCRETE 'S' TILE ROOFING
2	CONCRETE FLAT TILE ROOFING
3	WOOD FASCIA BOARD
4	STUCCO FINISH
5	STUCCO OVER FOAM TRIM
6	STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
7	DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
8	PRE-FAB WINDOW SYSTEM
9	COMPOSITE ENTRY DOOR
10	METAL ROLL-UP GARAGE DOOR
11	DECORATIVE PRE-FAB SHUTTERS
12	COACH LIGHT
13	ILLUMINATED ADDRESS PLATE
14	WOOD SIDING
15	FIBER CEMENT TRIM
16	STONE VENEER
17	DECORATIVE PRE-FAB VENT
18	PRE-FAB POT SHELF & CORBEL
19	DECORATIVE BOARD & BATTEN
20	WOOD POST
21	BRICK VENEER
22	DECORATIVE OUTLOOKER WITH KNEEBRACE
23	WOOD BRACKET



Elevation 'A' - Prairie

Elevation 'B' - Craftsman

Elevation 'C' - Farmhouse

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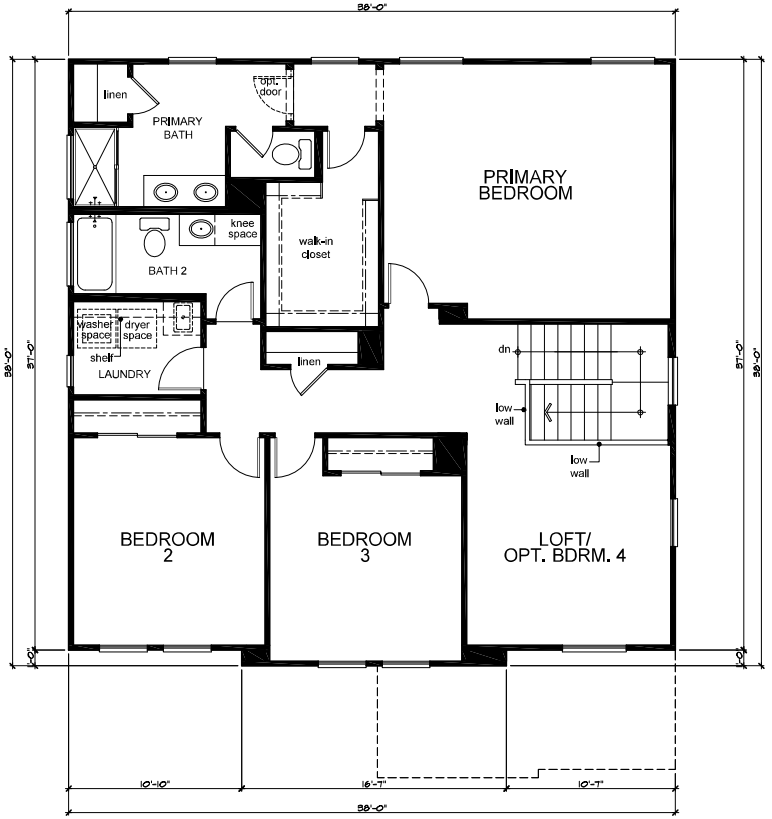
CITY OF SACRAMENTO

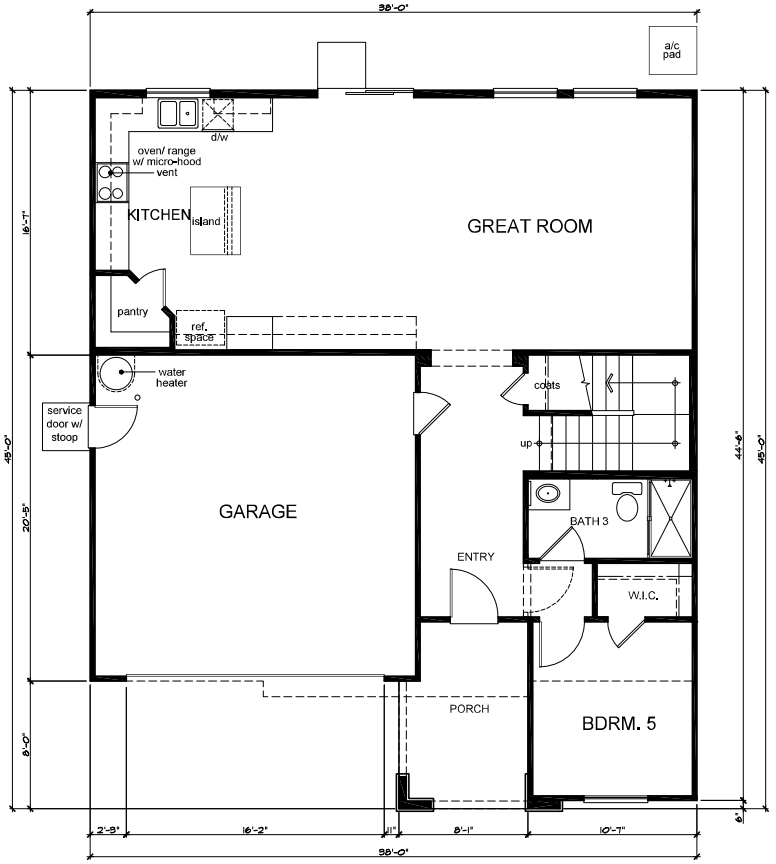
JESSIE AVENUE

PLAN No. : 238.2388
JOB No. : 600156
STORY: 2-STORY
February 09, 2024



Second Floor Plan 'A'

SQUARE FOOTAGE PLAN 238.2388				
	'A'	'B'	'C'	
FIRST FLOOR AREA	1043	1043	1043	SQ. FT.
SECOND FLOOR AREA	1344	1345	1355	SQ. FT.
TOTAL AREA	2387	2388	2399	SQ. FT.
GARAGE AREA	417	417	417	SQ. FT.
PORCH AREA	90	78	94	SQ. FT.
OPT. COV. PATIO	120	120	120	SQ. FT.
OPT. EXT. COV. PATIO	288	288	288	SQ. FT.



First Floor Plan 'A'

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CITY OF SACRAMENTO

JESSIE AVENUE

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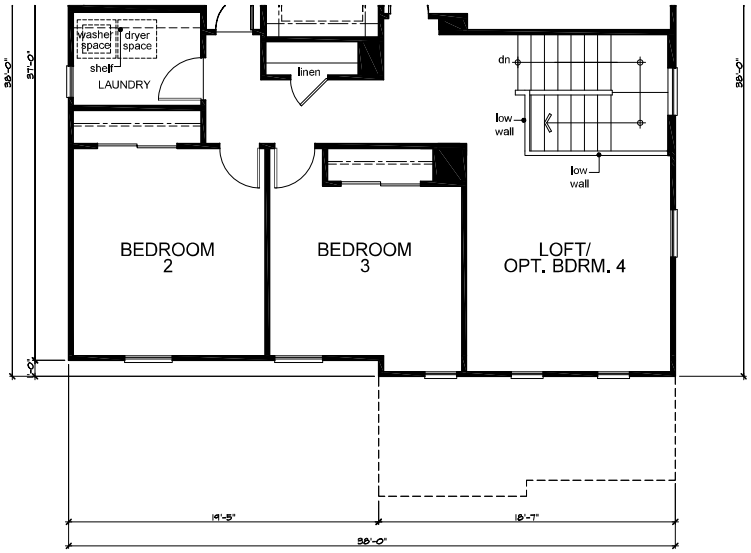
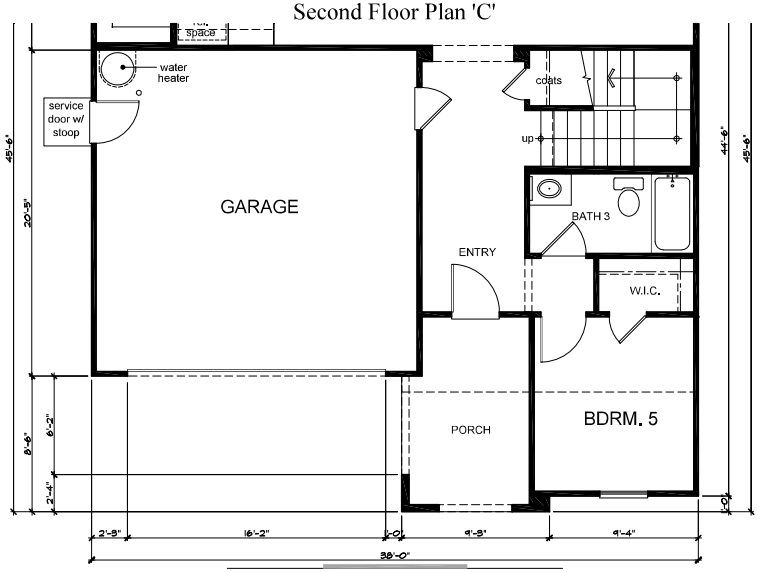
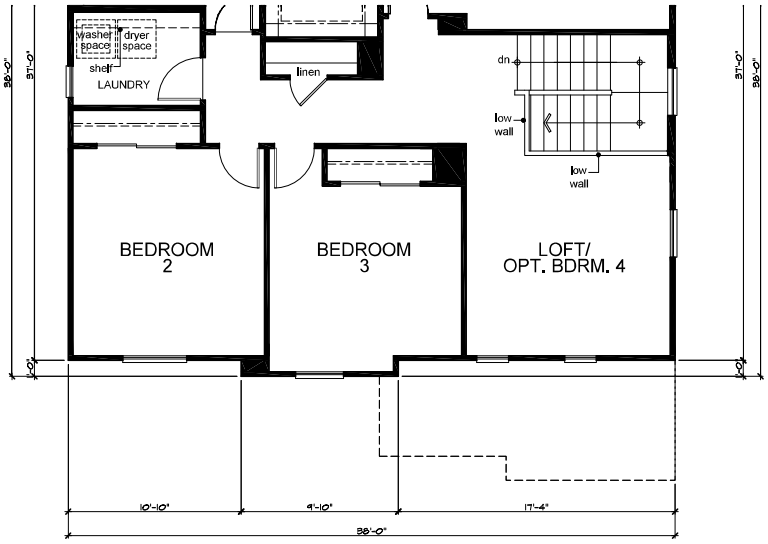


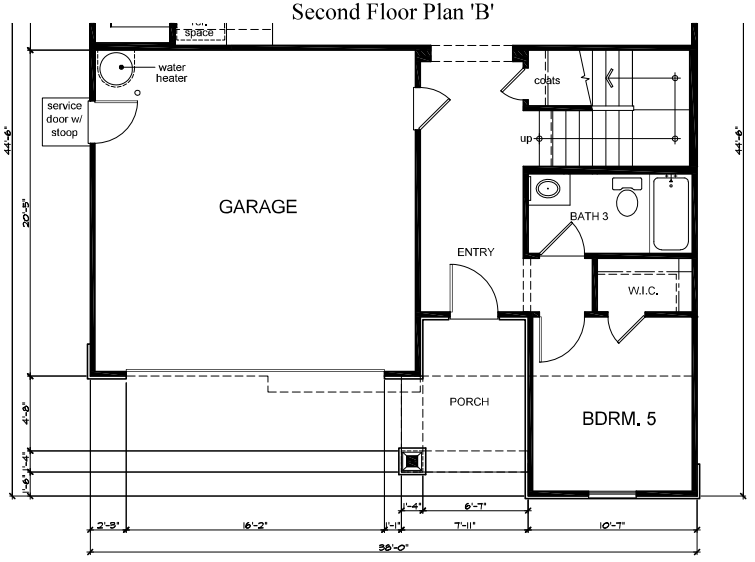
Second Floor Plan 'C'



First Floor Plan 'C'



Second Floor Plan 'B'



First Floor Plan 'B'

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CITY OF SACRAMENTO

JESSIE AVENUE

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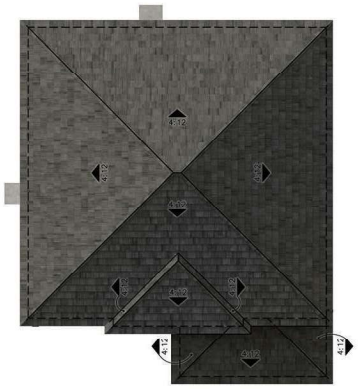
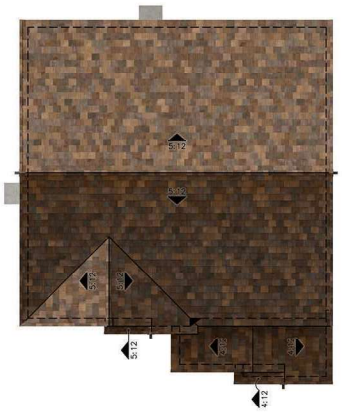
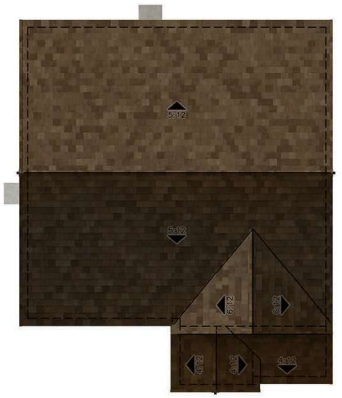
February 09, 2024



'A'



'B'



'C'

Roof Plans

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CITY OF SACRAMENTO

JESSIE AVENUE

PLAN No. : 238.2388
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STORY: 2-STORY
February 09, 2024

Left Elevation 'A'

Front Elevation 'A' - Prairie

Right Elevation 'A'

Rear Elevation 'A'

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Left Elevation 'B'

Front Elevation 'B' - Craftsman

Right Elevation 'B'

Rear Elevation 'B'

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Left Elevation 'C'

Front Elevation 'C' - Farmhouse

Right Elevation 'C'

Rear Elevation 'C'

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CITY OF SACRAMENTO

JESSIE AVENUE

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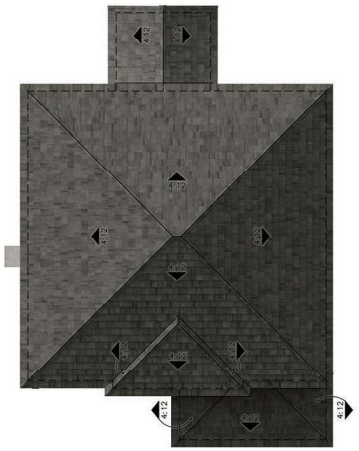
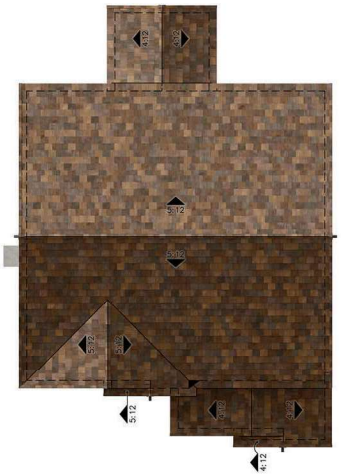
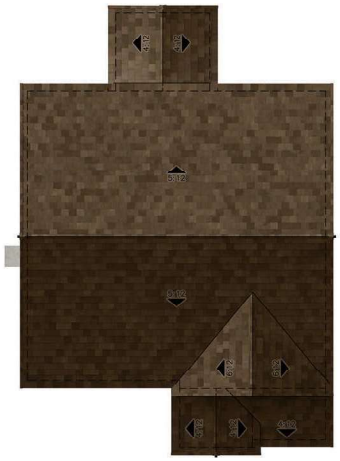


'A'

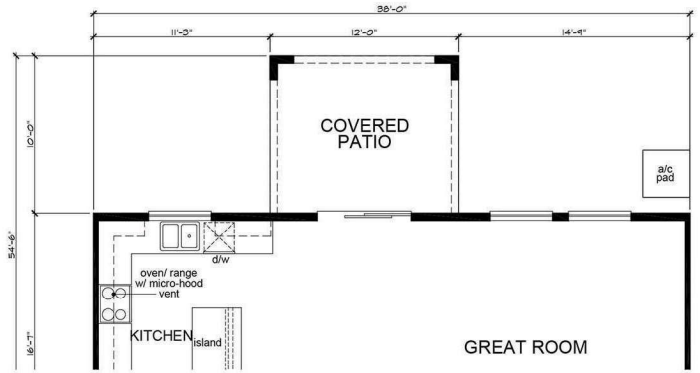


'B'



'C'

Optional Covered Patio Roof Plans



Typical Covered Patio Floor Plan

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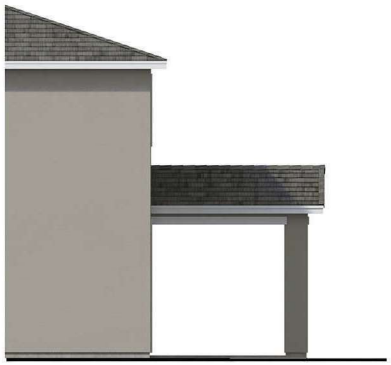
CITY OF SACRAMENTO

JESSIE AVENUE

PLAN No. : 238.2388
JOB No. : 600156
STORY: 2-STORY
February 09, 2024



Right Elevation 'A'

Rear Elevation 'A'

Optional Covered Patio

Left Elevation 'A'

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CITY OF SACRAMENTO

JESSIE AVENUE

PLAN No. : 238.2388
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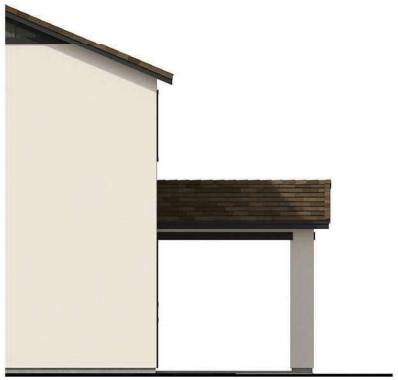
STORY: 2-STORY
February 09, 2024



Right Elevation 'C'

Rear Elevation 'C'

Left Elevation 'C'

Right Elevation 'B'

Rear Elevation 'B'

Optional Covered Patio

Left Elevation 'B'

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CITY OF SACRAMENTO

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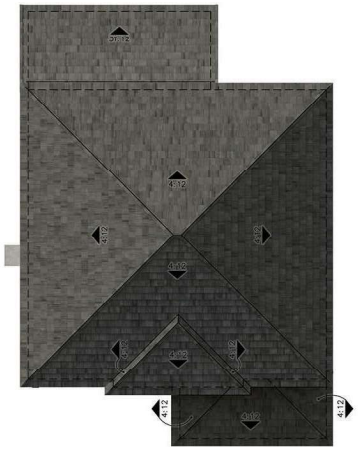
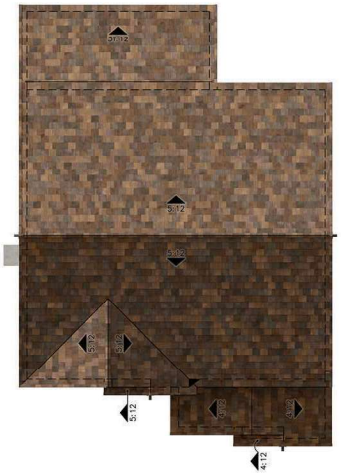
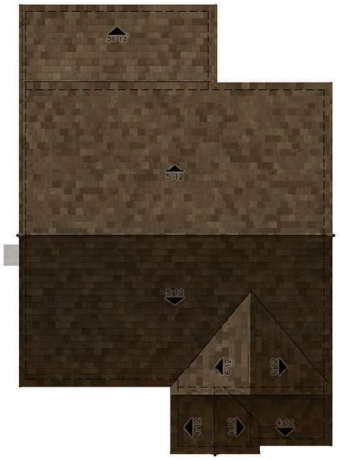
February 09, 2024



'A'

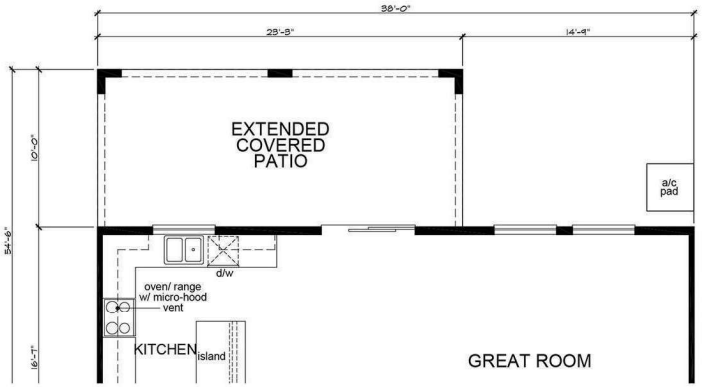


'B'



'C'

Optional Extended Covered Patio Roof Plans



Typical Extended Covered Patio Floor Plan

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CITY OF SACRAMENTO

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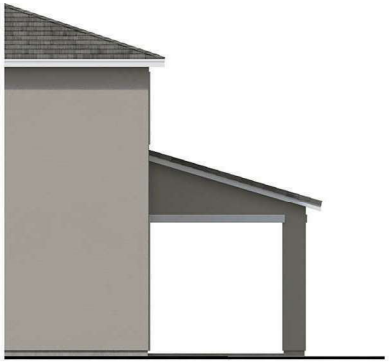
STORY: 2-STORY
February 09, 2024



Right Elevation 'A'

Rear Elevation 'A'

Optional Enlarged Covered Patio

Left Elevation 'A'

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CITY OF SACRAMENTO

JESSIE AVENUE

PLAN No. : 238.2388
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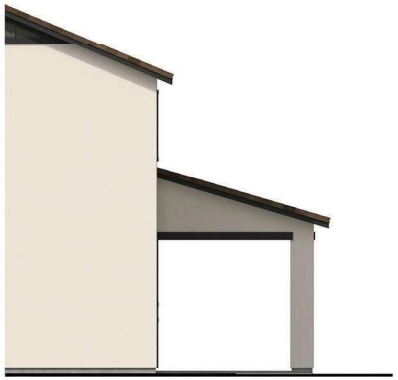
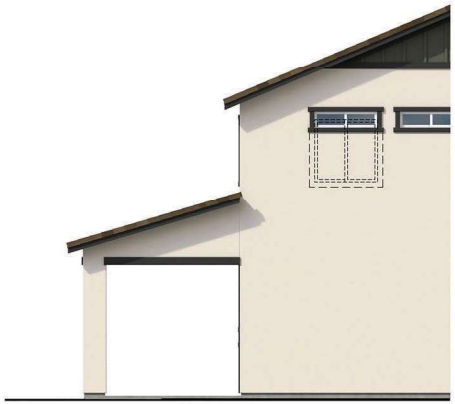
STORY: 2-STORY
February 09, 2024

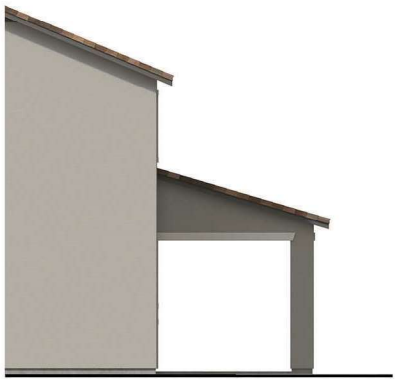


Right Elevation 'C'

Rear Elevation 'C'



Left Elevation 'C'



Right Elevation 'B'

Rear Elevation 'B'

Optional Enlarged Covered Patio

Left Elevation 'B'

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CITY OF SACRAMENTO

JESSIE AVENUE

PLAN No. : 238.2388
JOB No. : 600156
STORY: 2-STORY
February 09, 2024

ELEVATION LEGEND

1	CONCRETE 'S' TILE ROOFING
2	CONCRETE FLAT TILE ROOFING
3	WOOD FASCIA BOARD
4	STUCCO FINISH
5	STUCCO OVER FOAM TRIM
6	STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
7	DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
8	PRE-FAB WINDOW SYSTEM
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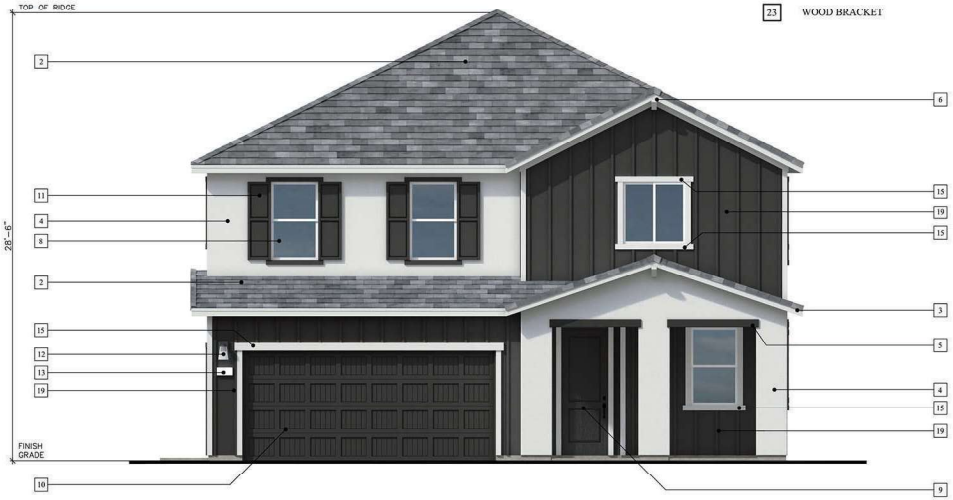
13	ILLUMINATED ADDRESS PLATE
14	WOOD SIDING
15	FIBER CEMENT TRIM
16	STONE VENEER
17	DECORATIVE PRE-FAB VENT
18	PRE-FAB POT SHELF & CORBEL
19	DECORATIVE BOARD & BATTEN
20	WOOD POST
21	BRICK VENEER
22	DECORATIVE OUTLOOKER WITH KNEEBRACE
23	WOOD BRACKET

Elevation 'A' - Prairie

Elevation 'B' - Craftsman



Elevation 'C' - Farmhouse

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CITY OF SACRAMENTO

JESSIE AVENUE

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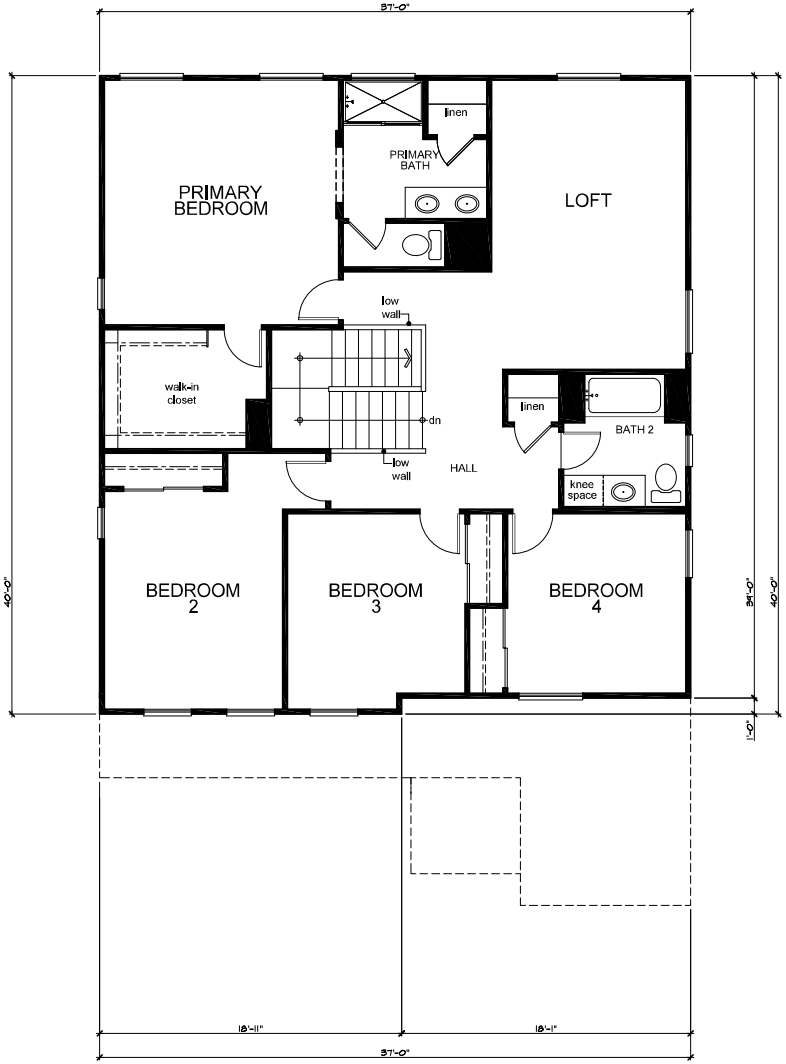
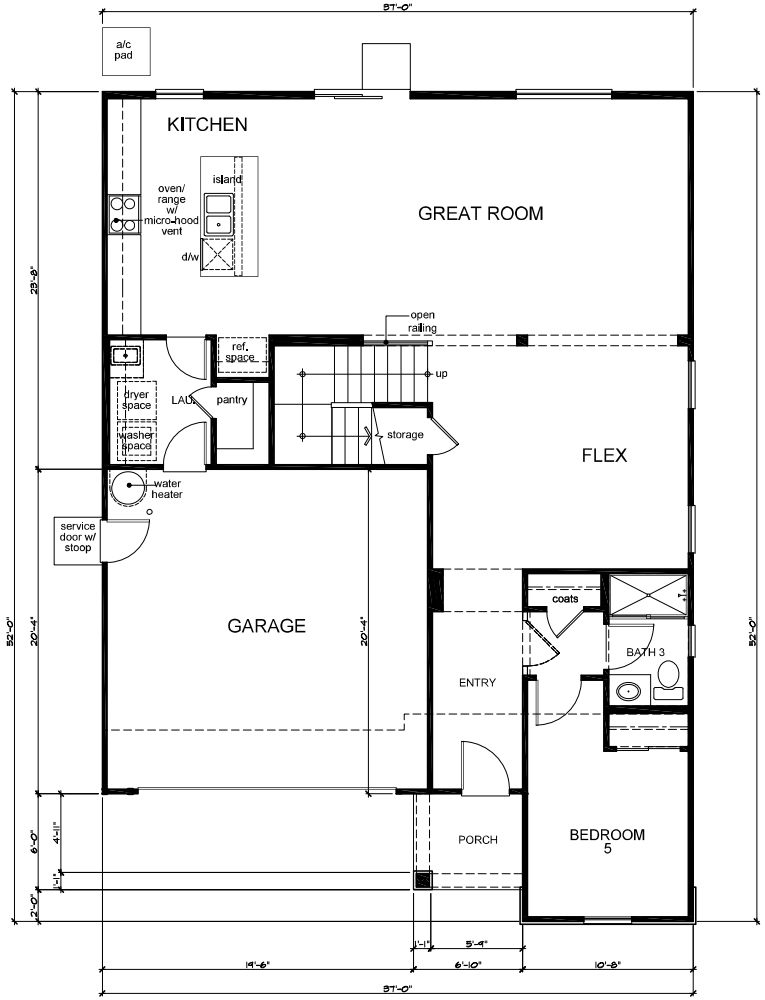
February 09, 2024



Second Floor Plan 'A'

SQUARE FOOTAGE PLAN 237.2686				
	'A'	'B'	'C'	
FIRST FLOOR AREA	1299	1299	1299	SQ. FT.
SECOND FLOOR AREA	1342	1410	1387	SQ. FT.
TOTAL AREA	2691	2709	2686	SQ. FT.
GARAGE AREA	414	414	414	SQ. FT.
PORCH AREA	41	146	153	SQ. FT.
OPT. COV. PATIO	140	140	140	SQ. FT.
OPT. EXT. COV. PATIO	265	265	265	SQ. FT.



First Floor Plan 'A'

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CITY OF SACRAMENTO

JESSIE AVENUE

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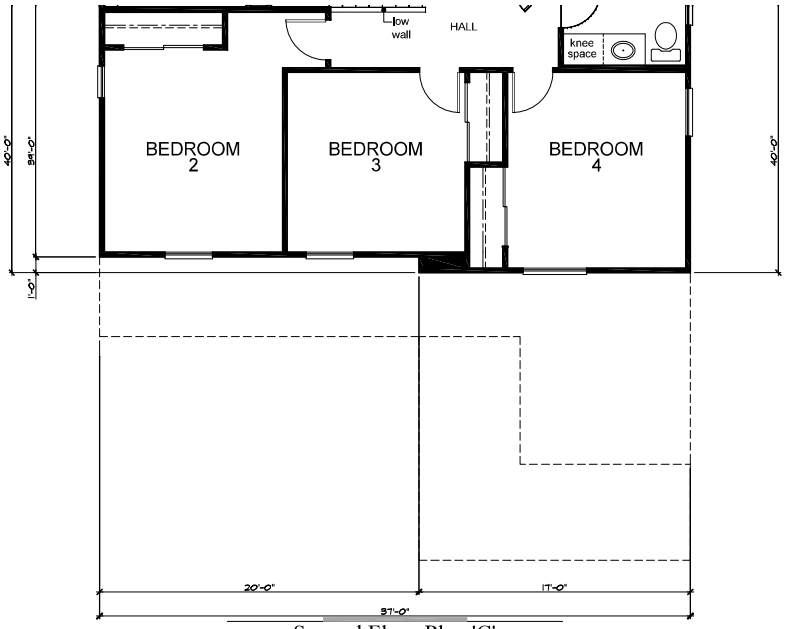
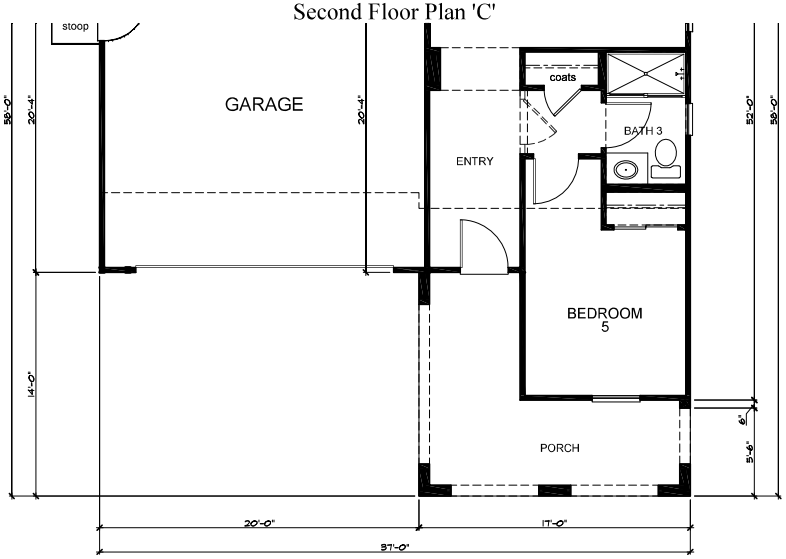
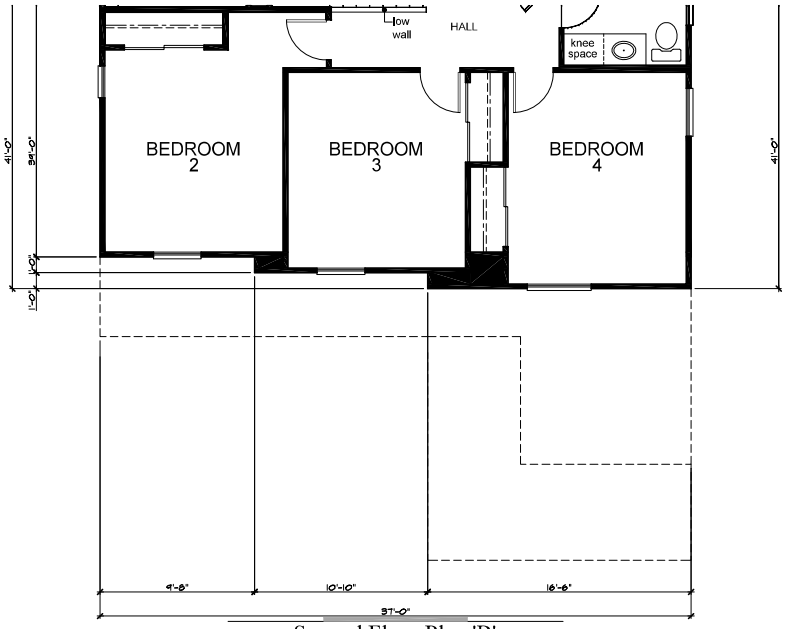
STORY: 2-STORY
February 09, 2024



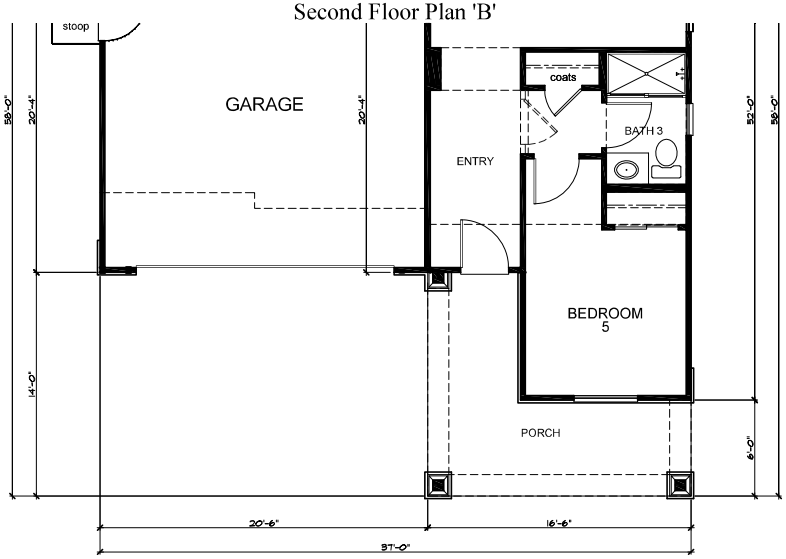
Second Floor Plan 'C'



First Floor Plan 'C'



Second Floor Plan 'B'



First Floor Plan 'B'

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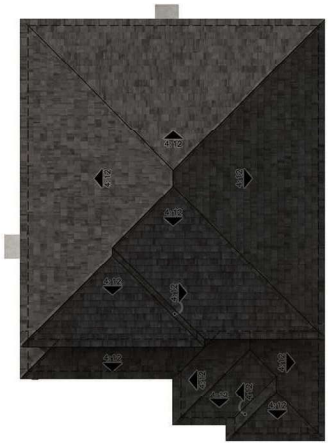
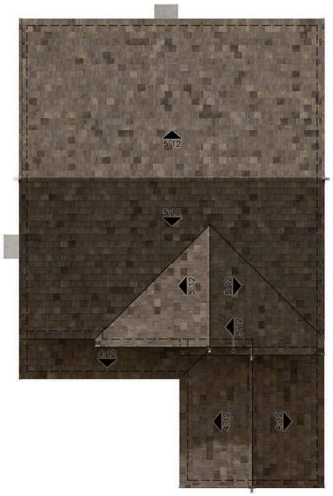
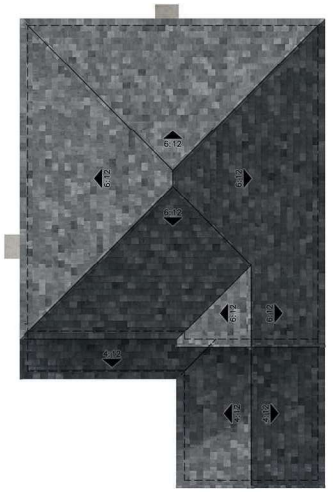


'A'



'B'



'C'

Roof Plans

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CITY OF SACRAMENTO

JESSIE AVENUE

PLAN No. : 238.2686
JOB No. : 600156
STORY: 2-STORY
February 09, 2024

Left Elevation 'A'

Front Elevation 'A' - Prairie

Right Elevation 'A'

Rear Elevation 'A'

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Left Elevation 'B'

Front Elevation 'B' - Craftsman

Right Elevation 'B'

Rear Elevation 'B'

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Left Elevation 'C'

Front Elevation 'C' - Farmhouse

Right Elevation 'C'

Rear Elevation 'C'

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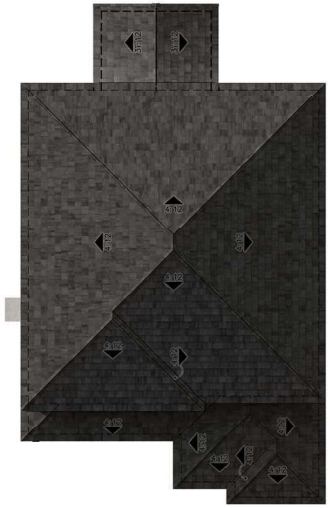
STORY: 2-STORY
February 09, 2024



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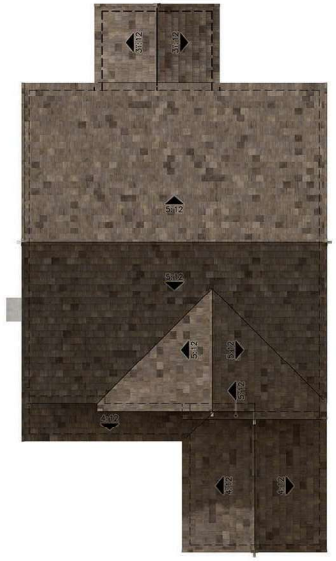

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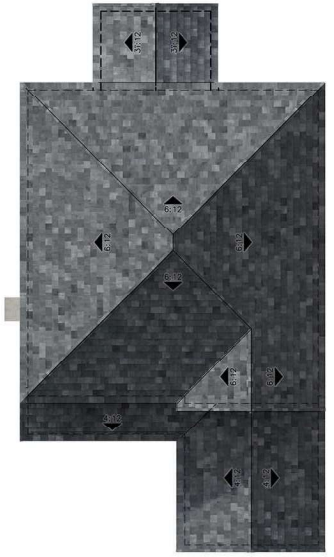
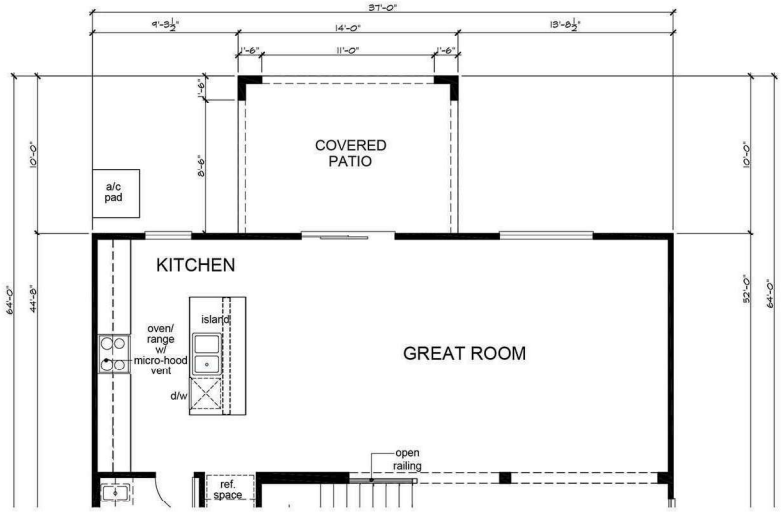


'C'

Optional Covered Patio Roof Plans



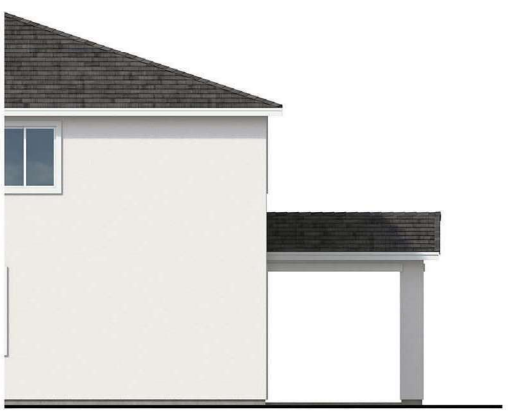
Typical Covered Patio Floor Plan

KB Home North Bay
4830 Business Center Drive Suite 150
Fairfield, CA 94534
(707) 389-7500

CITY OF SACRAMENTO

JESSIE AVENUE

PLAN No. : 238.2686
JOB No. : 600156
STORY: 2-STORY
February 09, 2024



Right Elevation 'A'

Rear Elevation 'A'

Optional Covered Patio

Left Elevation 'A'

KB Home North Bay
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CITY OF SACRAMENTO

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PLAN No. : 238.2686
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February 09, 2024

Right Elevation 'C'

Rear Elevation 'C'

Left Elevation 'C'

Right Elevation 'B'

Rear Elevation 'B'

Optional Covered Patio

Left Elevation 'B'

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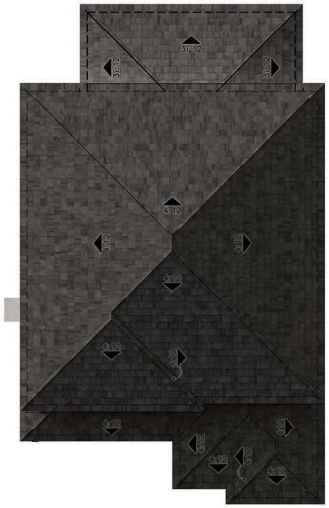

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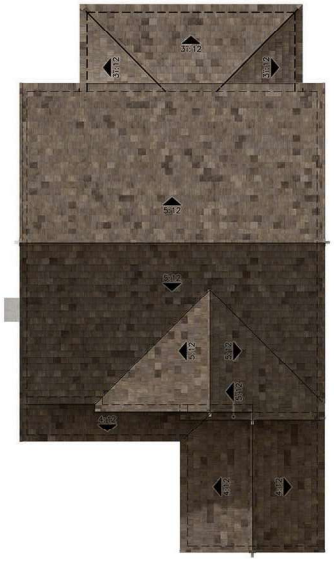

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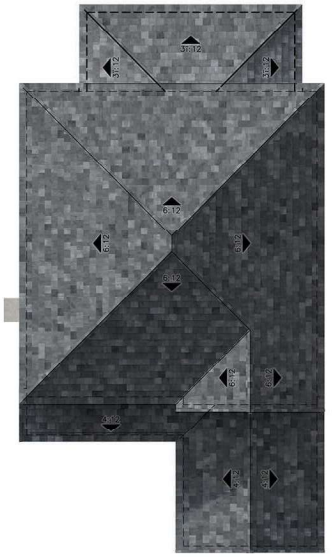
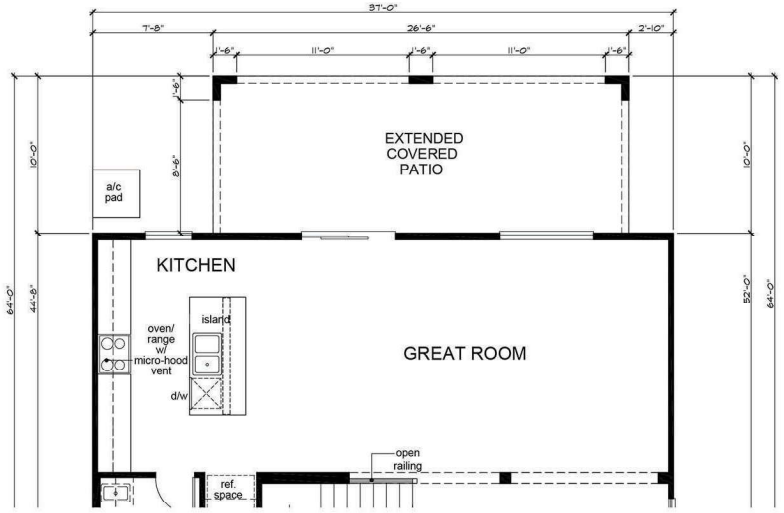


'C'

Optional Extended Covered Patio Roof Plans



Typical Extended Covered Patio Floor Plan

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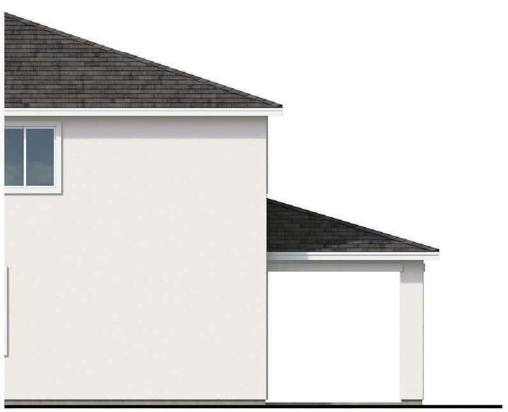

Right Elevation 'A'

Rear Elevation 'A'

Optional Enlarged Covered Patio

Left Elevation 'A'

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CITY OF SACRAMENTO

JESSIE AVENUE

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February 09, 2024

Right Elevation 'C'

Rear Elevation 'C'

Left Elevation 'C'

Right Elevation 'B'

Rear Elevation 'B'

Optional Enlarged Covered Patio

Left Elevation 'B'

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CITY OF SACRAMENTO

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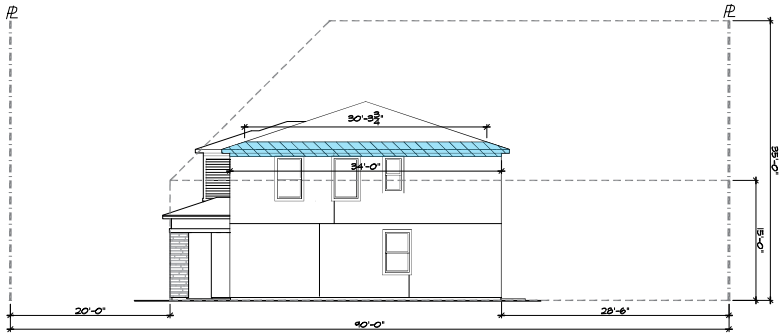
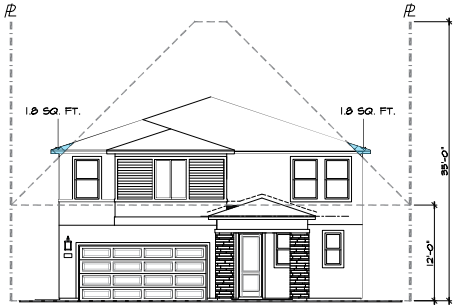


SIDE ELEVATION 'A'



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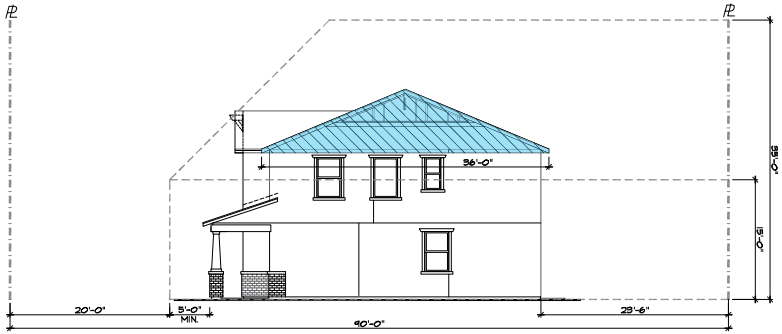

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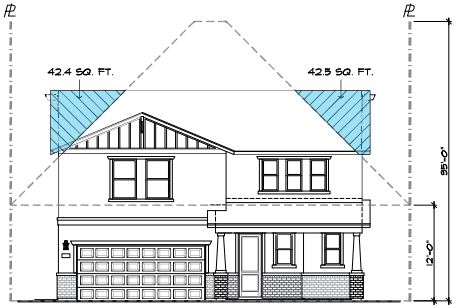

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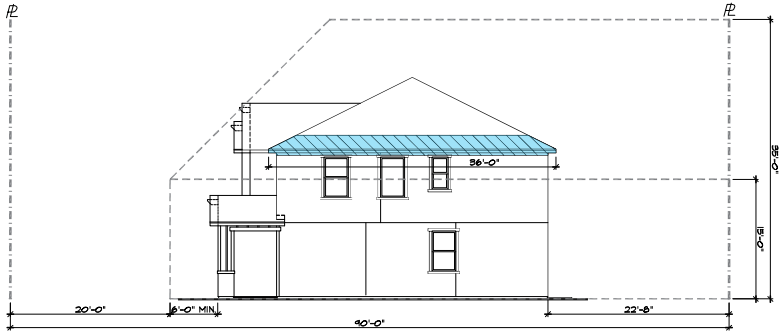

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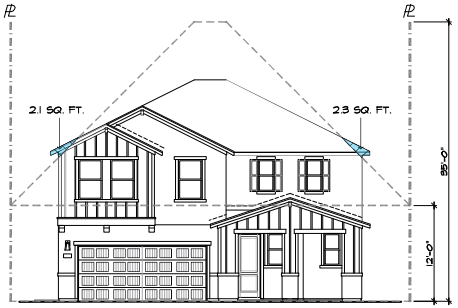


FRONT ELEVATION 'C'

PLAN 2148

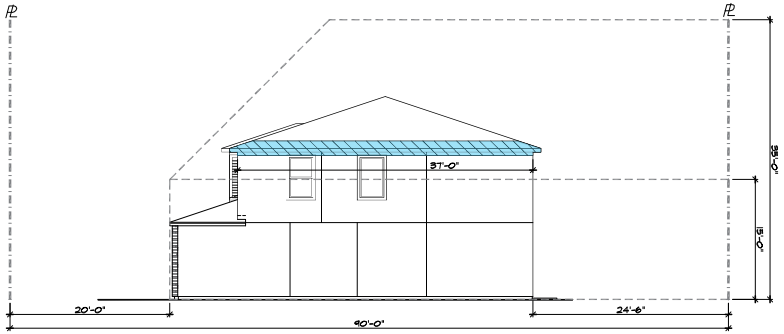
KB Home Sacramento
3005 Douglas Blvd., Suite 250
Roseville, CA 95661
916.945.3880

Archer Estates (Jessie Ave)

BULK CONTROL EXHIBITS

PLAN: 2148
DATE: 02.26.2024

A.1



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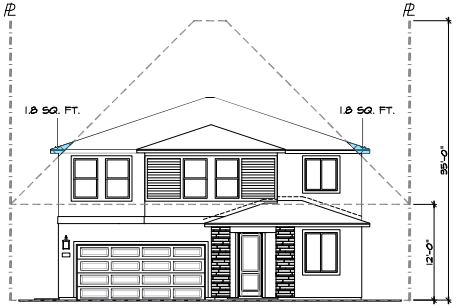

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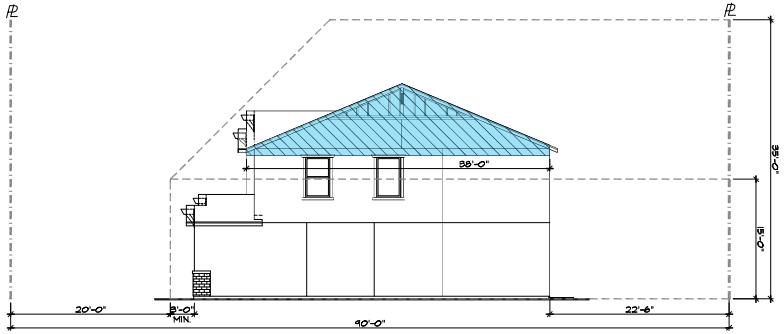

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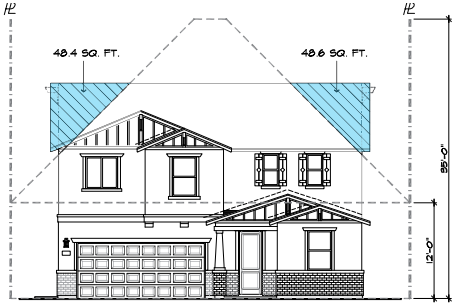

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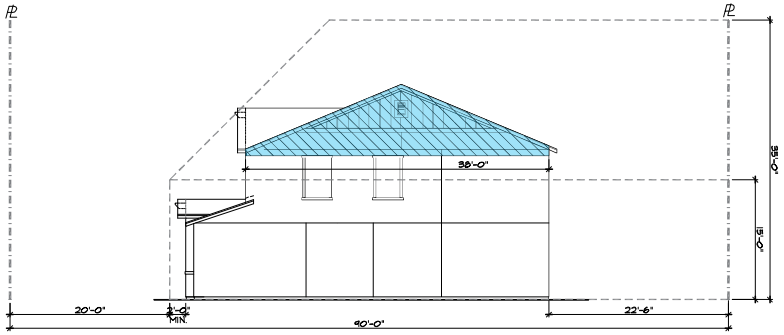

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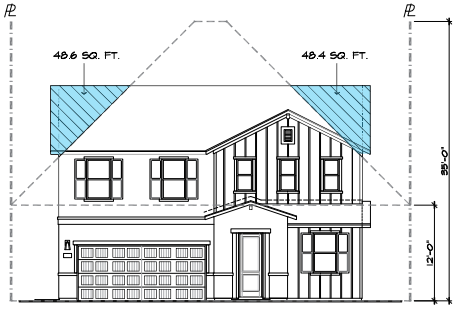


FRONT ELEVATION 'C'

PLAN 2388

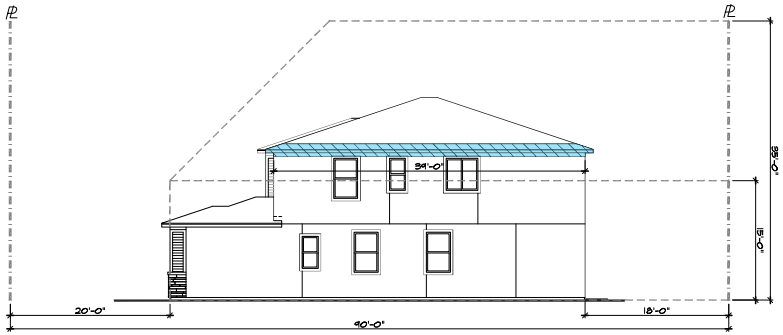
KB Home Sacramento
3005 Douglas Blvd., Suite 250
Roseville, CA 95661
916.945.3880

Archer Estates (Jessie Ave)

BULK CONTROL EXHIBITS

PLAN: 2388
DATE: 02.26.2024

A.2



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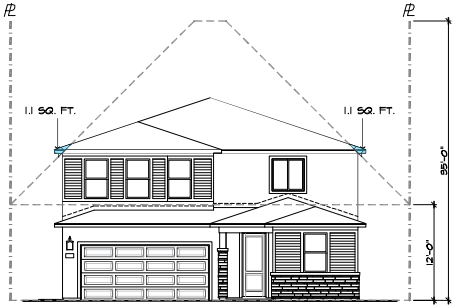

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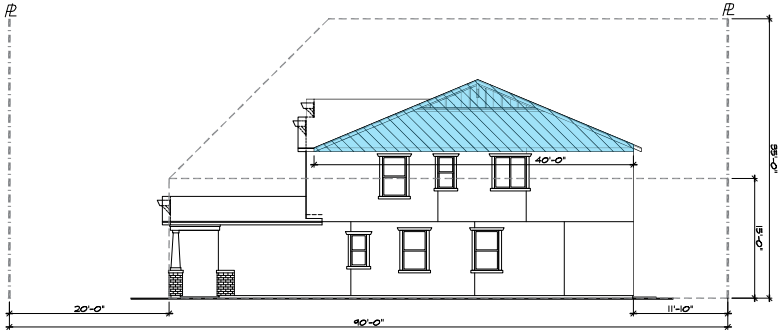

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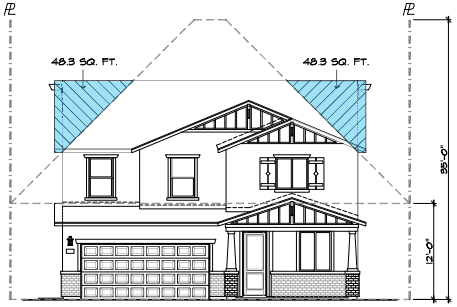

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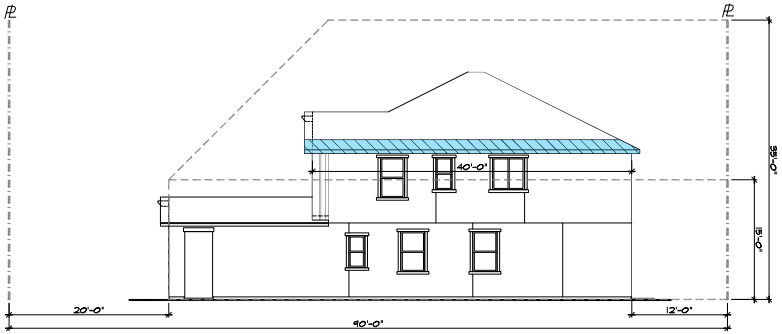

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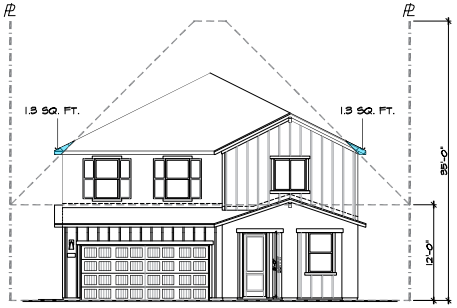


FRONT ELEVATION 'C'

PLAN 2686

KB Home Sacramento
3005 Douglas Blvd., Suite 250
Roseville, CA 95661
916.945.3880

Archer Estates (Jessie Ave)

BULK CONTROL EXHIBITS

PLAN: 2686
DATE: 02.26.2024

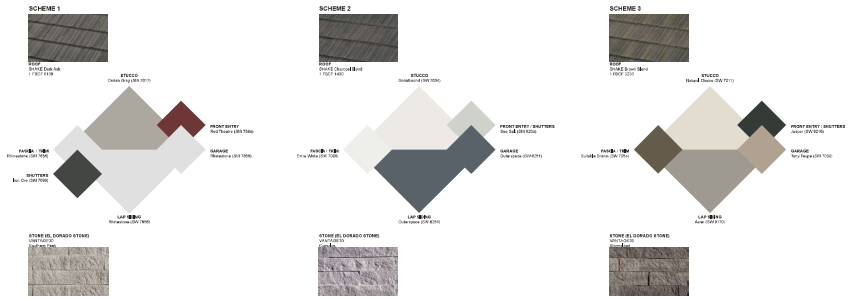
A.3

Jessie Avenue (Archer Estates)

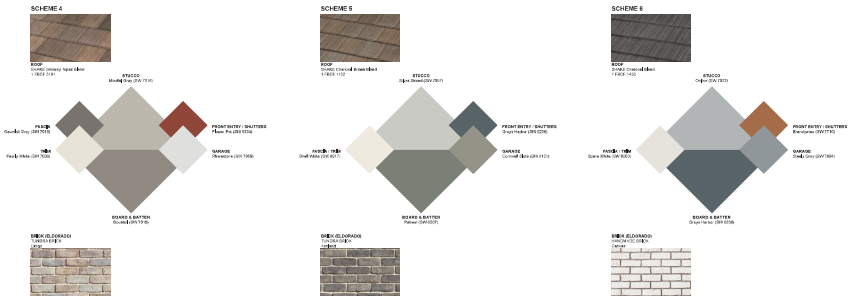
North Bay Division

Rev. February 21, 2023

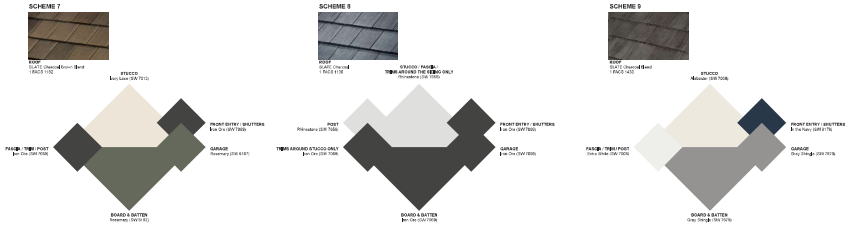
PRAIRIE 'A' ELEVATIONS



CRAFTSMAN 'B' ELEVATIONS



FARMHOUSE 'C' ELEVATIONS



KB Home reserves the right to modify or discontinue any products, colors or styles at any time without prior notice. Displays of options, colors, textures, brick, stone, tile, shutters, roofing materials, siding, surfaces, stain and material combinations viewed on a sample color board may differ from the appearances of the options on homes when viewed in person. Please visit a KB Home model home community to view actual colors textures, materials, and combinations.

Jessie Avenue (Archer Estates)

North Bay Division

Rev. February 21, 2023

PRAIRIE 'A' ELEVATIONS				
MATERIAL	MFR	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO	SHERWIN-WILLIAMS	Dorian Gray (SW 7017)	Snowbound (SW 7004)	Natural Choice (SW 7011)
LAP SIDING	SHERWIN-WILLIAMS	Rhinestone (SW 7656)	Outerspace (SW 6251)	Acier (SW 9170)
FASCIA / TRIM	SHERWIN-WILLIAMS	Rhinestone (SW 7656)	Extra White (SW 7006)	Suitable Brown (SW 7054)
SHUTTERS	SHERWIN-WILLIAMS	Iron Ore (SW 7069)	Sea Salt (SW 6204)	Jasper (SW 6216)
FRONT ENTRY	SHERWIN-WILLIAMS	Red Theatre (SW 7584)	Sea Salt (SW 6204)	Jasper (SW 6216)
GARAGE	SHERWIN-WILLIAMS	Rhinestone (SW 7656)	Outerspace (SW 6251)	Tony Taupe (SW 7038)
ROOF	BORAL ROOFING	1 FBCF 5139	1 FBCF 1430	1 FBCF 3233
	SHAKE	Dark Ash	Charcoal Blend	Brown Blend
STONE	EL DORADO STONE	VANTAGE30 Southern Peak	VANTAGE30 Cumulus	VANTAGE30 Stormcloud

CRAFTSMAN 'B' ELEVATIONS				
MATERIAL	MFR	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO	SHERWIN-WILLIAMS	Mindful Gray (SW 7016)	Silver Strand (SW 7057)	Online (SW 7072)
BOARD & BATTEN	SHERWIN-WILLIAMS	Dovetail (SW 7018)	Retreat (SW 6207)	Grays Harbor (SW 6236)
FASCIA	SHERWIN-WILLIAMS	Gauntlet Gray (SW 7019)	Shell White (SW 8917)	Spare White (SW 6203)
TRIM	SHERWIN-WILLIAMS	Pearly White (SW 7009)	Shell White (SW 8917)	Spare White (SW 6203)
FRONT ENTRY / SHUTTERS	SHERWIN-WILLIAMS	Flower Pot (SW 6334)	Grays Harbor (SW 6236)	Brandywine (SW 7710)
GARAGE	SHERWIN-WILLIAMS	Rhinestone (SW 7656)	Cornwall Slate (SW 9131)	Steely Gray (SW 7664)
ROOF	BORAL ROOFING	1 FBCF 3181	1 FBCF 1132	1 FBCF 1430
	SHAKE	Smokey Topaz Blend	Charcoal Brown Blend	Charcoal Blend
BRICK	ELDORADO	TUNDRA BRICK Latigo	TUNDRA BRICK Ashland	HANDMADE BRICK Canvas

FARMHOUSE 'C' ELEVATIONS				
MATERIAL	MFR	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO	SHERWIN-WILLIAMS	Ivory Lace (SW 7013)	Rhinestone (SW 7656)	Alabaster (SW 7008)
BOARD & BATTEN	SHERWIN-WILLIAMS	Rosemary (SW 6187)	Iron Ore (SW 7069)	Gray Shingle (SW 7670)
POST	SHERWIN-WILLIAMS	Iron Ore (SW 7069)	Rhinestone (SW 7656)	Extra White (SW 7006)
FASCIA	SHERWIN-WILLIAMS	Iron Ore (SW 7069)	Rhinestone (SW 7656)	Extra White (SW 7006)
TRIM	SHERWIN-WILLIAMS	Iron Ore (SW 7069)	-	Extra White (SW 7006)
TRIM AROUND THE SIDING (SCHEME 8 ONLY)	SHERWIN-WILLIAMS	-	Rhinestone (SW 7656)	-
TRIMS AROUND STUCCO (SCHEME 8 ONLY)	SHERWIN-WILLIAMS	-	Iron Ore (SW 7069)	-
FRONT ENTRY / SHUTTERS	SHERWIN-WILLIAMS	Iron Ore (SW 7069)	Iron Ore (SW 7069)	In the Navy (SW 9178)
GARAGE	SHERWIN-WILLIAMS	Rosemary (SW 6187)	Iron Ore (SW 7069)	Gray Shingle (SW 7670)
ROOF	BORAL ROOFING	1 FACS 1132	1 FACS 1130	1 FACS 1430
	SLATE	Charcoal Brown Blend	Charcoal	Charcoal Blend

CREATED ON 9-9-23
REV. 24-0213: Changed tile on Prairie 'A' Elevations to be stone. Removed grout selections.
REV. 24-0220: Change stone style on schemes 1-3.
REV: 24-0221: Per Division's request, scheme 3 stone was changed to Stormcloud

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Fairfield, CA 94534
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CITY OF SACRAMENTO

JESSIE AVENUE

City of SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: 916-264-5011
CityofSacramento.org/cdd

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Tentative Map; and the Design Director approve, with conditions, Site Plan and Design Review and Tree Permit for the project known as **Z23-071 (The Village at Dos Rios)**. Draft Conditions of Approval and Findings of Fact for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Map** to subdivide a ±4.17-acre parcel into two lots within the Heavy Commercial (C-4-SPD) zone and River District Special Planning District (SPD).

2. **Site Plan and Design Review** for the review of the tentative map layout and the construction of a 128,108 square foot development consisting of 207 multi-unit dwellings within 16, three story buildings and associated site improvements with a deviation to parking lot tree shading requirements.

3. **Tree Permit** for the removal of two private protected trees.

PROJECT INFORMATION

Location:	701 Dos Rios
Parcel Number:	001-0081-013-0000
Council District:	4 -- Represented by Mayor Steinberg
Applicant:	JTS Engineering (Attn: Javed Siddiqui) 1808 J Street Sacramento, CA 95811
Property Owner:	Dos Rios Vine, LLC (Attn: Ilan Golcheh) 1180 S Beverly Drive, Suite 300 Los Angeles, CA 90035
Project Planner:	Zach Dahla, Associate Planner
Public Hearing Date:	May 2, 2024

Land Use Information

General Plan:	Employment Mixed Use (EMU)
Housing Element Site:	No
Community Plan Area:	Central City
Specific Plan:	River District
Zoning:	Heavy Commercial (C-4-SPD)
Special Planning District:	River District
Planned Unit Development:	No
Design Review Area:	River District

Parking District:	Traditional	
Historic Landmark:	No	
Historic District:	No	

Surrounding Land Use and Zoning

North:	C-2-SPD	Business Park
South:	C-4-SPD	Vacant
East:	RMX-SPD	Middle School
West:	C-4-SPD	Industrial Warehouses

Site Characteristics

Existing Property Area:	±181,645 square feet / ±4.17 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use:	Vacant

Other Information

Concurrent Files:	N/A
Previous Files:	N/A

ATTACHMENTS

Attachment A: Tentative Map
Attachment B: Project Plans
Attachment C: Arborist Report
Attachment D: SACOG MTP/SCS Consistency Letter & Worksheet

PROPOSED PROJECT AND ANALYSIS

SITE CONTEXT

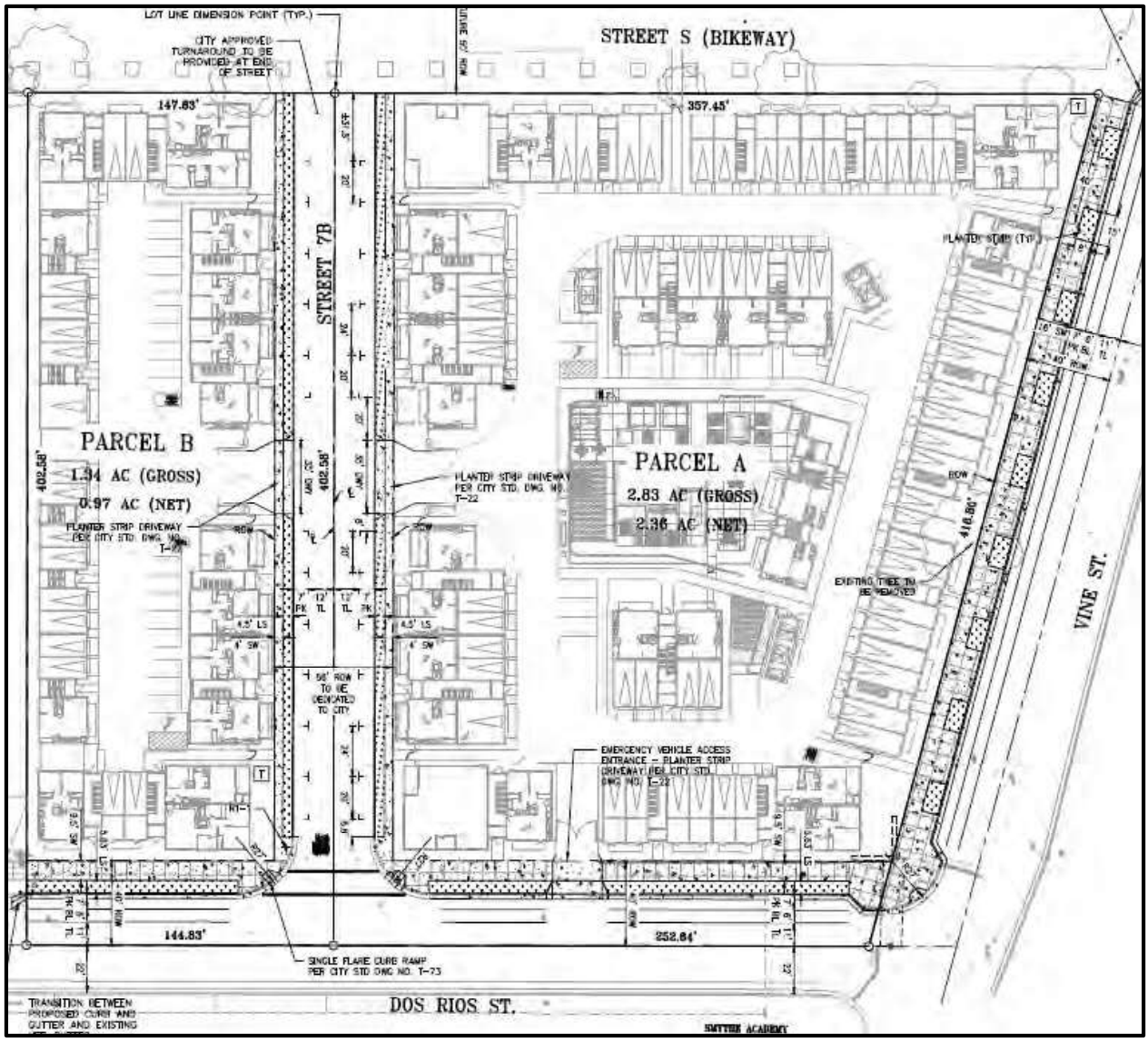
The subject site is a vacant corner lot totaling ±4.17 acres southwest of the intersection of Vine Street and Dos Rios Street within the Heavy Commercial (C-4-SPD) zone and River District Special Planning District (SPD). The site formerly hosted a large industrial warehouse building that was demolished in 2019. There is no recent entitlement history associated with the site. Surrounding uses include commercial and light industrial uses to the north and west, a middle school to the east, and vacant lots to the south. The site is served by existing public infrastructure including streets, and wet and dry utility connections.

PROJECT DETAILS

The applicant is proposing to subdivide the ±4.17-acre parcel into two lots to construct a 128,108 square foot development consisting of 207 multi-unit dwellings within 16, three story buildings. To accommodate the site development, the applicant is also requesting the removal of trees, including two private protected trees.

This request requires Zoning Administrator approval of a Tentative Map to subdivide the project site, and Design Director approval of Site Plan and Design Review of the tentative map layout and of the development and associated site improvements with a deviation to parking lot shade requirements and a Tree Permit for the removal of private protected trees.

Figure 1: Tentative Map



Tentative Map

The applicant proposes to subdivide the ±4.17-acre parcel into a ±2.83-acre lot (Parcel A) and a ±1.34-acre lot (Parcel B) to facilitate the site development with 207 multi-unit dwellings. The proposed project results in an overall density of 60 dwelling units per acre (du/ac) and a floor area ratio (FAR) of 0.9, consistent with General Plan building intensity standards (Maps LUP-6, -7, and -8) and the C-4-SPD zone. The C-4-SPD zone does not establish any standards for lot size, lot width, or lot depth and no deviations associated with the tentative map are requested. The existing

site and its proposed lots will maintain adequate access to Dos Rios and Vine Streets and available utility infrastructure.

The River District Specific Plan establishes a new street system that identifies a "Bicycle Boulevard" on the abutting property to the west (Street S) and a "40 Foot Mews" (Street 7B) within the project site. Street S is off-site; however, the proposed layout of the site allows for a future interface between the buildings and Street S. The new public roadway (Street 7B) will run between the newly created lots (Parcels A and B) and will provide access to the housing development. The intent of Street 7B is to have limited vehicular traffic and not be a "true street" that connects to Dos Rios Street. Instead, Street 7B is intended to create non-vehicular linkages from Dos Rios Street into the proposed bicycle boulevard (Street S) with an enhanced pedestrian nature to establish unique places in the district. As proposed, Street 7B would provide buffered sidewalks and be constructed out of permeable pavers consistent with the purpose and intent identified in the River District Specific Plan and Design Guidelines for the "40 Foot Mews".

The proposed map was heard at the Subdivision Review Committee on March 20, 2024. During the meeting, the proposed conditions of approval specific to the tentative map were accepted by the applicant and forwarded by the Committee with a recommendation of approval with conditions.

Staff find the proposed lot configuration and layout has demonstrated to adequately support future development as detailed by the submitted site plans and floor plans for the proposed residential development.

Figure 2: Architectural Rendering

Site Plan and Design Review

The purpose and intent of the Site Plan and Design Review entitlement is to ensure the project proposal complies with the relevant development standards established by the underlying zone, overlay, PUD, or special planning district. In addition, the entitlement ensures the horizontal and vertical design of the development is compatible and complementary to surrounding development and consistent with applicable design guidelines (River District Design Guidelines).

Building Layout and Design

The development proposes 16, three-story residential buildings with a total of 207 dwelling units split between two gated communities both accessed via the new public roadway (Street 7B). The northern community on Parcel A consists of 141 multi-unit dwellings split between 10 buildings oriented to front the public roadways and the centralized common open space area to allow for rear garage access to 60 internal parking spaces and nine surface parking stalls. Upon entering the northern community on Parcel A, residents encounter a 13,499 square foot open space area in the center of the lot consisting of an outdoor pool, jacuzzi, BBQ facilities, cozy fireplaces, lounge areas, and lush turf. The northern community also contains the main leasing office, fitness center, and long-term bicycle storage room for the whole development. The southern community on Parcel B consists of 66 multi-unit dwellings split between six, three-story buildings oriented along the public roadways and property lines to allow rear garage access to 17 internal parking spaces. The southern community also contains a surface parking lot with 18 parking spaces.

The architectural theme chosen for the buildings is a modern farmhouse aesthetic, harmoniously blending complementary colors and materials. The project features a board and batten siding with stone veneer at the corner to anchor the design. The roofing will consist of robust metal and balcony/patio guardrails will incorporate wood and wire mesh. The buildings are oriented to establish a consistent and vibrant street wall along Dos Rios Street, Vine Street, and Street 7B with buildings providing varied roof forms, heights, and colors/materials as well as private patios for every flat on the second or third floors. Ground level units along Street 7B and Dos Rios Street each provide private patios to further enhance the pedestrian realm. The proposed site and building designs meet the principles of the River District Design Guidelines in that all perimeter units have residential and business entrances and windows oriented to surrounding streets and personal vehicle parking located at the interior of the site. Furthermore, the building designs present articulated facades with a mixture of materials, textures, and colors at a scale compatible with surrounding development.

Development Standards

The C-4-SPD zone establishes prescriptive development standards applicable to the proposed residential development, including height maximums, density regulations, setback requirements, and generally applicable development standards. As shown in Table 1, the proposed development complies with applicable development standards except for parking lot shade regulations. The rationale for the deviation request is discussed below.

The site is located within the Traditional parking district and is located between 0.25 miles and 0.50 miles of a light rail station. The subject site is subject to AB 2097 which prohibits public agencies from imposing or enforcing a minimum automobile parking requirement for residential, commercial, and other developments if the parcel is located within one-half mile walking distance of either a high-quality transit corridor or a major transit stop. Overall, the project would provide 77 in-unit garage spaces and 27 surface parking stalls. The project would also create new street parking along Street 7B.

Pursuant to SCC section 17.608.030.C, multi-unit dwelling projects with private garages are required to provide 0.1 short-term bicycle spaces per 10 units or two spaces, whichever is greater, but no long-term bicycle parking spaces are required. SCC section 17.608.030.C also identifies that multi-unit dwellings without private garages or dedicated storage spaces are required to provide one short-term bicycle space per 10 units or two spaces, whichever is greater, and one long-term bicycle parking space per two units or two spaces, whichever is greater. Parcel A proposes 141 multi-unit dwellings consisting of 60 units with garage spaces and 81 units without garages. This results in the need for 41 long-term parking spaces and 10 short-term bicycle spaces. Parcel B proposes 66 multi-unit dwellings consisting of 17 units with garage spaces and 49 units without garage spaces. This results in the need for 25 long-term bicycle spaces and 7 short-term bicycle spaces. As such, staff has conditioned the project to provide a total of 66 long-term bicycle spaces and 17 short-term bicycle spaces consistent with this requirement.

Pursuant to SCC section 17.600.135, 100 square feet of private and/or common open space per multi-unit dwelling is required. As proposed, the project would provide 13,499 square feet of shared open space and 11,944 square feet of private open space, exceeding the minimum requirement of 20,700 square feet.

Table 1: Development Standards

		Required	Parcel A		Parcel B	
			Proposed	Deviation	Proposed	Deviation
Lot	Size (ac)	n/a	2.83	No	1.34	No
	Width (ft)	n/a	252	No	145	No
	Depth (ft)	n/a	409	No	402.6	No
Setbacks (ft)	Front-Yard (Dos Rios)	n/a	5	No	5	No
	Rear-Yard (Street S)	n/a	5	No	5	No
	Side-Yard (north)	n/a	5	No	5	No
	Side-Yard (south)	n/a	5	No	5	No
Height (ft)		45	30.5	No	30.5	No
Density (du/ac)		18 – 60	60			
Floor Area Ratio (FAR)		0.15 – 2.0	0.9			
Open Space (square feet)		20,700	25,443			
Parking	Bicycle – Long-Term	66	50			
			50	No**	0	No**
	Bicycle – Short-Term	17	14			
			8	No**	6	No**
Parking Lot Shade (%)		50	28	**Yes**	50%	No

***A draft condition of approval has been imposed that requires provide the minimum amount of long-term and short-term bicycle parking be provided*

Deviation – Parking Lot Shading

Pursuant to SCC chapter 17.612, trees shall be planted and maintained throughout a surface parking facility to ensure that, within 15 years after establishment of the parking facility, at least 50% of the parking facility will be shaded. While the requirement is identified for surface parking

facilities, the Urban Forestry Division of the Public Works Department interprets this section of code to apply to all surfacing on which a vehicle can drive (i.e., driveways) and all surface parking stalls. As such, the project would be required to provide 50% shading of the internal network of private driveways and nine surface parking stalls on Parcel A as well as the driveway and surface parking lot on Parcel B. As proposed, the project would provide 50% shading on Parcel B, but only 28% shading on Parcel A resulting in a deviation to this requirement.

Staff supports the proposed deviation to the parking lot shade requirement for Parcel A as the driveways subject to the shading requirement are not associated with a surface parking lot. Instead, the driveways are mainly to provide access to internal garage spaces that are exempt from the parking lot shade requirement. Further, while the driveways would provide access to nine surface parking stalls, the project proposes to shade these parking stalls with large canopy trees consistent with the purpose and intent of this requirement.

Tree Permit

Pursuant to SCC chapter 12.56, the removal of private protected trees requires a tree permit. This project proposes to remove two (2) private protected trees, including:

- Tree #2217 - a 13-inch DSH California sycamore; and
- Tree #2218 – a 33-inch DSH valley oak.

This results in an aggregate DSH of 46 inches proposed for removal, as identified in the Arborist Report (see Attachment C). The trees are proposed for removal because they conflict with building footprints and associated necessary grading and required infrastructure. The applicant has requested a replacement plan waiver for trees #2217 and #2218 based on poor tree conditions, consistent with the requirements described in the City tree ordinance, section 12.56.060 of the Tree Planting, Maintenance and Conservation Ordinance. As such, the replacement requirement has been waived.

PUBLIC / NEIGHBORHOOD OUTREACH AND COMMENTS

This project was routed to local agencies and community groups including Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, Region Builders, Sacramento Metropolitan Air Quality Management District (SMAQMD), and The River District PBID. All property owners, residents, and neighborhood associations within 500 feet of the subject site were mailed a public hearing notification. The site was also posted at least 10 days in advance of the hearing with project information and hearing participation details as well as staff contact information for project comments or questions. At the time of the writing of this report, staff has not received any comments.

ENVIRONMENTAL CONSIDERATIONS

The proposed development is a "project" as defined in the California Environmental Quality Act (CEQA). The City, as lead agency, is required to proceed in accordance with CEQA requirements prior to considering any approval.

Staff has determined that the project qualifies for a statutory exemption pursuant to Public Resources Code (PRC) section 21155.4, which was added to the PRC by SB 743. The legislature included the following that applies to section 21155.4:

> With the adoption of…the Sustainable Communities and Climate Protection Act of 2008, the Legislature signaled its commitment to encouraging land use and transportation planning decisions and investments that reduce vehicle miles traveled and contribute to the reductions in greenhouse gas emissions required in the California Global Warming Solutions Act of 2006…Similarly, the California Complete Streets Act of 2008…requires local governments to plan for a balanced, multimodal transportation network that meets the needs of all users of streets, roads and highways for safe and convenient travel.

Section 21155.4 is thus part of a comprehensive legislative approach to reducing VMT and supporting the state's efforts to reduce greenhouse gas emissions. Section 21155.4 provides as follows:

(a) Except as provided in subdivision (b), a residential, employment center, as defined in paragraph (1) of subdivision (a) of Section 21099, or mixed-use development project, including any subdivision, or any zoning, change that meets all of the following criteria is exempt from the requirements of this division:

(1) The project is proposed within a transit priority area, as defined in subdivision (a) of Section 21099.

(2) The project is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified.

(3) The project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy for which the State Air Resources Board, pursuant to subparagraph (H) of paragraph (2) of subdivision (b) of Section 65080 of the Government Code, has accepted a metropolitan planning organization's determination that the sustainable communities strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emissions reduction targets.

(b) Further environmental review shall be conducted only if any of the events specified in Section 21166 have occurred.

The requirements of the section are set forth below, followed by text that identifies the manner in which the proposed project complies in italics.

A. The project must be a residential, employment center or mixed-use development project.

The project proposes a 128,108 square foot residential development consisting of 207 multi-unit dwellings within 16, three story buildings on a ±4.17-acre site located at 701 Dos Rios Street within the C-4-SPD zone and the River District SPD.

The proposed project qualifies as a residential development project.

B. The project must be located a transit priority area, as defined in subdivision (a) of Section 21099.

Section 20199 defines "transit priority area" as including an area within ½ mile of an existing major transit stop. Pursuant to PRC section 21064.3, a major transit stop is "a site containing an existing rail transit station or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods." Pursuant to PRC section 21155(b), a high-quality transit corridor is defined as a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

The City prepared an EIR for the River District Specific Plan (RDSP), which was certified on February 15, 2011 (Resolution No. 2011-077). in the RDSP EIR showed the portion of the RDSP area that would meet the criteria for proximity to transit in the legislation. The map identified areas one-half mile from RT's existing light rail stations and one-half mile from high quality transit corridors with service intervals of 15 minutes or less. The project site is located in the area identified as a transit priority area. More specifically, the Village at Dos Rios project site is less than ¼" mile from the Sacramento Regional Transit's (Sac RT) Blue Line (light rail transit or LRT), with a line for light rail along North 12th Street. Additionally, Sac RT also has several bus stops within a few blocks of the project site along Richards Boulevard.

The proposed project is located in a transit priority area.

C. The project is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified.

The proposed project's land use is consistent with the RDSP. The City prepared and certified an EIR for the RDSP.

The proposed project is consistent with a specific plan for which an EIR was certified.

D. The project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in a sustainable communities strategy for which the State Air Resources Board (ARB) has accepted a metropolitan planning organization's determination that the sustainable communities CEQA review strategy or the alternative planning strategy would, if implemented, achieve the greenhouse gas emissions reduction targets.

The proposed project is consistent with the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) adopted by the Sacramento Area Council of Governments (SACOG). The ARB has accepted SACOG's determination that the plan would achieve GHG reduction targets. The written concurrence from SACOG regarding the City's determination of consistency with the MTP/SCS is included as Attachment D.

The proposed project is consistent with the MTP/SCS.

E. Further environmental review shall be conducted only if any of the events specified in Section 21166 have occurred.

This requirement confirms that the requirement of consistency with a specific plan for which an EIR was prepared would be sufficient unless substantial changes have been proposed in the specific plan that would require major changes in the EIR, or changes have occurred in the circumstances under which the EIR was prepared or new information becomes available. The RDSP EIR was certified, and the RDSP adopted, on February 15, 2011. There have been no substantial changes in the RDSP or in the circumstances in the specific plan area that would affect the EIR analysis and conclusions.

None of the events identified in PRC 21166 have occurred.

PRC section 21155.4 provides that a project that meets the section requirements is exempt from CEQA review, unless one or more of the events identified in subsection (b) have occurred. As noted, none of those circumstances have occurred. The proposed project is, therefore, exempt from CEQA review.

FLOOD HAZARD ZONE

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency,

SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2023 Adequate Progress Annual Report accepted by City Council Resolution No. 2023-0337 on October 24, 2023."

CONDITIONS OF APPROVAL

Tentative Map

These conditions shall supersede any contradictory information shown on the Tentative Parcel Map or any contradictory provisions in the River District Specific Plan or PUD guidelines approved for this project (Z23-071). The design of any improvement not covered by these conditions, the River District Specific Plan, or the PUD Guidelines shall be to City standard.

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

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

Public Works

A1. Meet all conditions of the existing River District PUD (Z23-071) unless the condition is superseded by a Tentative Map condition.

A2. The applicant shall participate in the River District Finance Plan and pay all appropriate fees to the satisfaction of the Department of Finance.

A3. Show all continuing and proposed/required easements on the Parcel Map.

A4. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related

problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions.

A5. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

A6. Dedicate and construct Does Rios St. to a 2-lane Major Collector Street half-street section with a 16-ft. pedestrian zone, 7-ft. parking section, 6-ft. bicycle lane and 11-ft. travel lane to City Standards to the satisfaction of the Department of Public Works.

A7. Dedicate and construct Vine St. to a 2-lane Major Collector Street half-street section with a 16-ft. pedestrian zone, 7-ft. parking section, 6-ft. bicycle lane and 11-ft. travel lane to City Standards to the satisfaction of the Department of Public Works.

A8. Construct A.D.A. compliant ramps at the intersection of Dos Rios St. and Vine St. to the satisfaction of the Department of Public Works.

A9. Dedicate and construct Street 7b to a 56-ft. mews street section per the approved street section shown on the Tentative Parcel Map for the project Z23-071.

A10. The applicant shall install a City standard approved traffic turnaround at the end of the Street 7b mews to the satisfaction of the Department of Public Works.

A11. The applicant is required to install permanent street signs to the satisfaction of the Department of Public Works.

A12. The applicant shall install a Rectangular Rapid Flashing Beacon (RRFB) and high visibility crosswalk crossing Dos Rios St. adjacent to the subject property consistent with City Pedestrian Crossing Guidelines to the satisfaction of the Department of Public Works.

A13. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.

A14. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.

A15. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.

Electrical

A16. This project will require the installation of streetlights on street 7B (new public street) to the satisfaction of Public Works. This will require the electrical design plans to be prepared and stamped by a registered civil or electrical engineer submitted with the major encroachment permit application. The Developer will determine the quantity and locations of streetlights based upon the City Lighting Standards. In general, the City Lighting Standard for illumination is the following: the illumination levels are 0.10 footcandles minimum for residential applications. The illumination levels for crosswalks and signalized intersections shall meet the American National Standard Institute (ANSI)/Illuminating Engineering Society (IES) RP-8 guidelines. A photometric analysis is required for the first Cycle submission. Residential lighting shall be the City Standard ornamental streetlights. Street lighting is not required on Dos Rios Street nor Vine Street along the frontage of the project.

SMUD

A17. SMUD has existing overhead 21kV facilities along the north and east side of the property (north side of Vine and east side of Dos Rios St respectively) that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

A18. SMUD has existing underground 21kV facilities along the north side of the property (north side of Vine) that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

A19. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-

engineering meeting with all utilities to ensure property clearances are maintained.

A20. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.

A21. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.

A22. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.

A23. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).

A24. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services.

A25. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

A26. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.

A27. The Applicant shall dedicate any private drive and/or ingress and egress easement, and 5-feet adjacent thereto as a public utility easement for overhead and underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.

A28. The Applicant shall dedicate a 5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.

A29. Transformer space on the property will be required. The size of the transformer space will be dependent on the service size and may require additional room for pad-mounted switch(es). The location and disposition of this space must meet all SMUD

design criteria. Please contact SMUD Line Design for additional information

SacSewer

A30. Before the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid before the issuance of building permits.

Utilities

A31. Applicant shall participate in the River District Special Plan (RDSP) Financing Plan and pay all required fees. Improvement plans shall be consistent with the RDSP Infrastructure and Utilities Plan, that will provide for the ultimate development of the RDSP. (Note: The RDSP calls out the installation of a 48-inch drainage main in Dos Rios Street from Vine Street to Richards Boulevard, and the upsizing of the 6-in combined sanitary sewer mains in Vine Street and Dos Rios Street to an 8-inch and 10-inch, respectively.)

A32. All existing easements and all existing right-of-ways shall be shown on the Final Map, except for all abandoned easements and right-of-ways.

A33. Dedicate all necessary easements, IOD easements right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements.

A34. The applicant shall grant and reserve easements, as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: “Private/reciprocal easements for utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map.”

A35. The property owner/developer shall construct off-site water, sewer, and drainage main extensions as established in the approved studies to the satisfaction of the DOU. The proposed mains shall be located within the asphalt section of the public right-of-way.

A36. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the

existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any water related requirements. Failure to submit the water study may delay review and approval.

A37. Common area landscaping shall have a separate street tap for a metered irrigation service.

A38. Provide separate sanitary sewer services to each parcel to the satisfaction of the DOU.

A39. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of the building permit. The fee will be used for improvements to the CSS. The applicant is recommended to contact the Department of Utilities Development Services at 916-808-7890 for a CSS fee estimate.

A40. All increases in sewer flow shall be mitigated. The proposed project is contributing increased sewer flows to the CSS and shall evaluate the available capacity of existing CSS mains from the project's point of service to the nearest 18-inch main. If any portion of the City mains to the nearest 18-inch main is determined to have insufficient capacity to accommodate the increased sewer flow, the development shall be required to improve the undersized mains to the nearest 18-inch main. The applicant is advised to contact the City of Sacramento Utilities Department Sewer Planning Section (916-808-7890) at the early planning stages to address any sewer related requirements. (Note: The nearest 18-inch or larger combined sewer main is located South of the site in Dos Rios Street at manhole 207 map book page AA15.)

A41. Prior to or concurrent with the submittal of the improvement plans, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 5,300 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.30 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval.

A42. Per City Code, the applicant may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses

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

A43. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.

A44. This project will disturb more than one acre of land; therefore, the project is required to comply with the State's "Construction General Permit". To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State's Storm Water Multiple Application and Report Tracking System (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.

A45. The applicant must comply with the City of Sacramento's Grading, Erosion and ediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

A46. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is an area not served by an existing regional water quality control facility and/or the project has more than one-acre of new or modified impervious area, therefore, Low Impact Development (LID), certified full capture trash control devices and on-site treatment control measures will be required. The on-site storm water treatment control measures required may affect site design and site configuration and should be considered during early planning stages.

A47. A maintenance agreement may be required for both on-site treatment control measures and full trash capture control devices. Contact DOU for a list of accepted proprietary devices considered for treatment control and full capture trash control. Construction drawings must include all proposed source controls and on-site water quality measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for appropriate measures.

Fire

A48. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving

capabilities. California Fire Code Section 503.2.3

Parks

A49. Payment of In-lieu Park Fee: Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication.

A50. Maintenance District: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Infrastructure Finance, Brent Mueller, 916-808-5715, bmueller@cityofsacramento.org).

Advisory Notes:

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

ADV.A1. **General.** If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

ADV.A2. **Public Works.** House plans shall comply with City Code Chapter 17.508 Driveways.

ADV.A3. **SacSewer.** The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the City collection system to the EchoWater Resource Recovery Facility (EchoWater Facility).

ADV.A4. **Utilities.** Water meters shall be located at the point of service, which is back of curb for separated sidewalks or back of walk for connected sidewalks.

ADV.A5. **Utilities.** As of January 1, 2018, all new multi-family residential construction will require sub-metering of each residential unit pursuant to all requirements found in California Senate Bill 7 (SB7). These requirements at a minimum include installing sub meters, billing for water based on the sub meters, and long-term calibration and maintenance of the sub meter. The SB7 requirements are the responsibility of the property owner.

ADV.A6. **Utilities.** The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

ADV.A7. **Utilities.** On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024

ADV.A8. **Parks.** As per City Code, the applicant will be responsible to meet his/her obligations regarding:

a. Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at $330,869. This is based on the creation of 207 multifamily units at an average land value of $360,000 per acre for the Central City Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment. The fee is due at the time of the final map.

b. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at $344,571. The Park Development Impact Fee due for this project is based on the Central City Incentive Zone Rate of $2.18 per square foot for residential projects, with a minimum rate of $1,624 for units under 750 square feet, a maximum of $4,333 for units over 2,000 square feet. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

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

Site Plan and Design Review

Planning

B1. The project approval allows for the construction of 16, three story residential buildings with a total of 207 residential units and associated site improvements as shown on the final approved plans. The proposed project shall be constructed per the final approved plans and/or exhibits and these conditions of approval.

B2. Deviations to the following development standards are approved as follows:

a. Parking lot shading pursuant to Sacramento City Code (SCC) section 17.612.040 for Parcel A.

B3. The site layout, building orientation and placement shall be as shown on the final approved plans.

B4. Building setbacks shall be provided as shown on the final approved plans.

B5. Provide a minimum of 17 short-term and 66 long-term bicycle parking spaces for the project consistent with SCC section 17.608.040.N.1. Racks shall be designed to comply with the City's Bicycle Rack Design and Placement Manual.

B6. Landscaping improvements including planters, trees, shrubs, and groundcover shall be constructed as indicated on the final approved plans.

B7. Provide private patios/balconies and common open space per the approved site plan. Any changes to the private and common open space areas shall be reviewed by Planning staff to ensure the minimum requirement of 20,700 square feet of open space is maintained consistent with SCC section 17.600.135.

B8. Any additional changes, additions, or modifications to the approved plans with respect to architectural design, layout, materials, setback, etc. shall require additional review and approval from Planning staff.

B9. Building massing, plane breaks, setbacks, and building heights shall be as shown on the final approved plans.

B10. The building elevations shall have a consistency of detail, material quality, and articulation as indicated on the final approved plans.

B11. The building shall be painted with the color theme as shown on the final approved plans. Any significant changes in applied paint colors shall be reviewed and approved by Planning staff during building permit plan check.

B12. Provide glazing and fenestration as shown on the final approved plans.

B13. Exterior building materials shall consist of the following:

a. Cement plaster/stucco

b. Painted vertical siding

c. Painted horizontal siding

d. Stone Veneer

e. Painted metal and wire mesh guardrails

f. Vinyl windows

g. Composite shingle roofing

B14. Applicant shall provide decorative metal gates at building entries as indicated on the final approved plans.

B15. Provide pedestrian walkways as shown on the approved site plan.

B16. Provide light fixtures as shown on the final approved plans. Cutsheets of fixture specifications shall be provided during building permit plan check for review and approval by Planning staff.

B17. A photometric plan shall be provided for all outdoor lighting in and around the site at the time of plan check. Any new building mounted lighting shall be subject to final review and approval by Planning staff.

B18. Provide light fixtures as shown on the final approved plans. Cutsheets of fixture specifications shall be provided during building permit plan check for review and approval by Planning staff.

B19. Walls and Fences shall:

a. Be consistent with heights and locations shown on approved plans.

b. Comply with development standards established in SCC Title 17.

B20. All mechanical equipment shall be screened from view behind parapet wall, landscaping, or other screening mechanism approved by Planning staff.

B21. Prior to final building occupancy of the first unit, the project shall be subject to an on-site inspection by Planning staff to ensure all conditions of approval are satisfied.

B22. The agreements executed between the operator and tenants shall include a notification that parking is not included as a part of the lease. Furthermore, the agreement shall state that there is limited parking available in the neighborhood adjacent to the facility.

B23. The operator shall comply with the maintenance, repair, and operational standards for multi-unit dwellings pursuant to SCC section 17.228.117.

B24. A sign indicating a 24-hour emergency phone number and contact person shall be kept current and posted on the building in a place clearly visible from the exterior.

B25. Signage has not been reviewed as a part of this project approval. The applicant shall obtain a sign permit before the fabrication or installation of any signage for the development.

B26. The approval is valid for an initial period of three years from the effective date of approval and is subject to SCC section 17.808.400.

Environmental

B27. The applicant shall comply with each applicable mitigation measure adopted for the project, as identified in the environmental document prepared pursuant to the California Environmental Quality Act (CEQA) and/or Mitigation Monitoring Plan (in this case the River District Specific Plan EIR). If there is an error or omission in the Mitigation Monitoring Plan, the mitigation measure as set forth in the environmental document shall control.

Public Works

B28. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

B29. Meet all conditions of the existing River District PUD (Z23-071) unless the condition is superseded by a Site Plan and Design Review condition.

B30. The applicant shall participate in the River District Finance Plan and pay all appropriate fees to the satisfaction of the Department of Finance.

B31. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions.

B32. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.

B33. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.

B34. Dedicate and construct Does Rios St. to a 2-lane Major Collector Street half-street section with a 16-ft. pedestrian zone, 7-ft. parking section, 6-ft. bicycle lane and 11-ft. travel lane to City Standards to the satisfaction of the Department of Public Works.

B35. Dedicate and construct Vine St. to a 2-lane Major Collector Street half-street section with a 16-ft. pedestrian zone, 7-ft. parking section, 6-ft. bicycle lane and 11-ft. travel lane to City Standards to the satisfaction of the Department of Public Works.

B36. Dedicate and construct Street 7b to a 56-ft. mews street section per the approved street section shown on the Tentative Parcel Map for the project Z23-071.

B37. The applicant shall install a City standard approved traffic turnaround at the end of the Street 7b mews to the satisfaction of the Department of Public Works.

B38. The applicant is required to install permanent street signs to the satisfaction of the Department of Public Works.

B39. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.

B40. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.

B41. This project will require the installation of streetlights on all public streets fronting this property to the satisfaction of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.

B42. The applicant shall install a Rectangular Rapid Flashing Beacon (RRFB) and high visibility crosswalk crossing Dos Rios St. adjacent to the subject property consistent with City Pedestrian Crossing Guidelines to the satisfaction of the Department of Public Works.

B43. The site plan shall conform to the parking requirements set forth in City Code 17.608.040.

B44. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.

B45. The applicant shall participate in the River District Finance Plan and pay all appropriate fees to the satisfaction of the Department of Finance.

B46. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

SMUD

B47. SMUD has existing overhead 21kV facilities along the north and east side of the property (north side of Vine and east side of Dos Rios St respectively) that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

B48. SMUD has existing underground 21kV facilities along the north side of the property (north side of Vine) that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

B49. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.

B50. Any necessary future SMUD facilities located on the Applicant’s property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant’s property.

B51. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.

B52. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages

to the developed property within said easement that unreasonably interferes with those needs.

B53. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).

B54. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services.

B55. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

B56. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.

B57. The Applicant shall dedicate any private drive and/or ingress and egress easement, and 5-feet adjacent thereto as a public utility easement for overhead and underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.

B58. The Applicant shall dedicate a 5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.

B59. Transformer space on the property will be required. The size of the transformer space will be dependent on the service size and may require additional room for pad-mounted switch(es). The location and disposition of this space must meet all SMUD design criteria. Please contact SMUD Line Design for additional information

Utilities

B60. Applicant shall participate in the River District Special Plan (RDSP) Financing Plan and pay all required fees. Improvement plans shall be consistent with the RDSP Infrastructure and Utilities Plan, that will provide for the ultimate development of the RDSP. (Note: The RDSP calls out the installation of a 48-inch drainage main in Dos Rios Street from Vine Street to Richards Boulevard, and the upsizing of the 6-in combined sanitary sewer mains in Vine Street and Dos Rios Street to an 8-inch and 10-inch, respectively.)

B61. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU. (Note: City records indicate that there is an existing 2-in water service connection to this site. If this water service is not proposed to be re-used then it will be required to be abandoned.)

B62. The property owner/developer shall construct off-site water, sewer, and drainage main extensions as established in the approved studies to the satisfaction of the DOU. The proposed mains shall be located within the asphalt section of the public right-of-way.

B63. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any water related requirements. Failure to submit the water study may delay review and approval.

B64. Common area landscaping shall have a separate street tap for a metered irrigation service.

B65. Provide separate sanitary sewer services to each parcel to the satisfaction of the DOU.

B66. This project is served by the Combined Sewer System (CSS). Therefore, the developer/property owner will be required to pay the Combined Sewer System Development Fee prior to the issuance of the building permit. The fee will be used for improvements to the CSS. The applicant is recommended to contact the Department of Utilities Development Services at 916-808-7890 for a CSS fee estimate.

B67. All increases in sewer flow shall be mitigated. The proposed project is contributing increased sewer flows to the CSS and shall evaluate the available capacity of existing CSS mains from the project's point of service to the nearest 18-inch main. If any portion of the City mains to the nearest 18-inch main is determined to have insufficient capacity to accommodate the increased sewer flow, the development shall be required to improve the undersized mains to the nearest 18-inch main. The applicant is advised to contact the City of Sacramento Utilities Department Sewer Planning Section (916-808-7890) at the early planning stages to address any sewer related requirements.

(Note: The nearest 18-inch or larger combined sewer main is located South of the site in Dos Rios Street at manhole 207 map book page AA15.)

B68. Prior to or concurrent with the submittal of the improvement plans, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 5,300 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.30 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval.

B69. This project is in Drainage Basin 111 which is subject to the new Drainage Pumped Impact Fee per City Council Resolution 2023-0368.

B70. The onsite water, sewer and storm drain systems shall be private systems maintained by the owner or other approved entity.

B71. All on-site drainage systems shall be designed to the standards specified in the DOU onsite design manual.

B72. Finished floor elevations shall be a minimum of 1-foot above the 100-year HGL or 1.5– feet above the overland flow release elevation, whichever is higher or as approved by the DOU.

B73. Per City Code, the applicant may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements, and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.

B74. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.

B75. This project will disturb more than one acre of land; therefore, the project is required to comply with the State's "Construction General Permit". To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State's Storm Water Multiple Application and Report Tracking System (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.

B76. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

B77. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is an area not served by an existing regional water quality control facility and/or the project has more than one-acre of new or modified impervious area, therefore, Low Impact Development (LID), certified full capture trash control devices and on-site treatment control measures will be required. The on-site storm water treatment control measures required may affect site design and site configuration and should be considered during early planning stages.

B78. A maintenance agreement may be required for both on-site treatment control measures and full trash capture control devices. Contact DOU for a list of accepted proprietary devices considered for treatment control and full capture trash control. Construction drawings must include all proposed source controls and on-site water quality measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for appropriate measures.

Urban Forestry

B79. Trees shall be planted in City right-of-way planter areas, with irrigation provided, consistent with the approved project plans.

Police

B80. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K with a color rendering index of 80 or higher and a light loss factor of 0.95 or better. When choosing lamps, the applicant shall look for efficiency of 110 lumens per watt or better. All existing exterior fixtures shall be replaced with fixtures that meet this requirement.

B81. Light poles, if applicable, shall be no higher than 16 feet.

B82. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.

B83. Entry drives, drive aisles, parking and bicycle parking shall be illuminated to a maintained minimum of 1.5 foot candles per square foot of parking area at a 6:1 average to minimum ratio.

B84. Exterior walkways, alcoves and passageways shall be illuminated to a maintained minimum of 1/3 foot candles per square foot of surface area at a 6:1 average to minimum ratio.

B85. Exterior lighting distribution and fixtures shall be approved by the Sacramento Police Department CPTED Sergeant (or designee) prior to issuance of a building permit.

B86. Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.

B87. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.

B88. All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance, eliminates hiding areas within the landscape, and provides for tenants and users a safer environment.

B89. Tree canopies shall not interfere with or block lighting. This creates shadows and areas of concealment. The landscaping plan shall allow for proper illumination and visibility regarding lighting and surveillance cameras through the maturity of trees and shrubs.

B90. Fencing, if applicable, shall be of decorative tubular steel, no climb type and a minimum of 6’ in height.

B91. A Video Assessment and Surveillance System (VASS) shall be installed at the site and maintained by a property management company, security company, or designee.

B92. Manager with access to VASS storage shall be able to respond to any activation within two hours.

B93. Cameras shall be day/night capable with a resolution of no less than two (2) megapixels and a minimum frame rate of 15 frames per second.

B94. Each driveway entrance and each building entrance shall be covered by a camera set at 100 pixels per foot or higher.

B95. VASS shall be capable of exporting footage to common media in a standard viewing format and shall not require proprietary software for third party viewing.

B96. VASS shall be capable of storing no less than 30 days' worth of activity.

B97. VASS shall provide comprehensive coverage of:

a. areas of ingress and egress

b. parking lot

c. coverage of all four (4) exterior sides of the property

d. adjacent public rights of way

e. main lobby entrances

f. hallways

g. elevators

B98. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures should be slatted to allow visual surveillance of the interior.

B99. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.

B100. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over with matching paint within 72 hours of being applied.

B101. Exterior benches shall be constructed so as to deter skateboarding (e.g., center armrest partitions).

B102. Property management shall be responsible for the daily removal of all litter from the site.

B103. Applicant shall install a law enforcement "Knox Box" for police access to common areas on the premises, including, but not limited to the main lobby entrance of EACH building. If elevators can only be operated via electronic access card, management shall ensure a card is placed in the exterior knox box.

B104. Applicant shall employ uniformed security to respond to on-site disturbances, 24/7. Security shall conduct no less than three (3) site inspections daily, remaining on the

premises for no less than 30 minutes for each inspection. The contracted security company shall be registered and in good standing with the Bureau of Security and Investigative Services (BSIS). Applicant may request a modification of this condition at any time. Any request for modification shall be in writing and submitted to the Sergeant of the Sacramento Police Department's CPTED unit, or designee, and specify the desired modification(s). The Sacramento Police Department will evaluate the modification request and will respond within 30 days of receipt of the request.

B105. During construction:

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

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

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

Solid Waste

B106. Project must meet the requirements outlined in City Code Chapter 13.10, 13.24, and 17.616.

B107. The project must have sufficient space to store receptacles for trash, recycling, and organics. Valet Living will collect all source-separated material for placement in enclosure receptacles.

B108. Applicant must provide a statement of how garbage, recycling, and organics will be organized and collected after project is complete, per City Code Chapter 17.616.020. This statement must explain how the property manager will collect from the garbage, recycling and organics receptacles located around the site and place each material type in the appropriate bin in the trash enclosure.

B109. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the containers safely.

B110. This project will be required to submit a Construction and Demolition (C&D) Debris plan, as outlined on the City's web site at http://www.cityofsacramento.org/public-works/RSW/Collection-Services/Recycling/Construction-and-Demolition.

Please contact the Recycling and Solid Waste C&D team if you have any questions: Phone: (916) 808-0965 | Email: C&D@cityofsacramento.org

SacSewer

B111. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

Advisory Notes:

ADV.B1. **Utilities.** Water meters shall be located at the point of service, which is back of curb for separated sidewalks or back of walk for connected sidewalks.

ADV.B2. **Utilities.** As of January 1, 2018, all new multi -family residential construction is required to sub-meter each residential unit pursuant to all requirements found in California Senate Bill 7 (SB7). These requirements at a minimum include installing sub meters, billing for water based on the sub meters, and long-term calibration and maintenance of the sub meter. The SB7 requirements are the responsibility of the property owner.

ADV.B3. **Utilities.** The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

ADV.B4. **Utilities.** On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.

ADV.B5. **Fire** Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. California Fire Code Section 501.4

ADV.B6. **Fire.** Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.

ADV.B7. **Fire.** All turning radii for fire access shall be designed as 35’ inside and 55’ outside. California Fire Code Section 503.2.4

ADV.B8. **Fire.** Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. California Fire Code Section 503.2.3

ADV.B9. **Fire.** Provide a water flow test. (Make arrangements with the Department of Utilities at 916-808-7890 or by email at DOUdevelopmentreview@cityofsacramento.org California Fire Code Section 507.4

ADV.B10. **Fire.** Locate and identify Fire Department Connections (FDCs) on address side of building no farther than 50 feet and no closer than 15 feet from a fire hydrant and not more than 30 feet from a paved roadway.

ADV.B11. **Fire.** Automatic gates shall have AC power and be provided with Key override switch (Knox) and Radio operated controller (Click2Enter). For gates that do not fail safe in the open position upon loss of AC power or are provided with battery back-up power, an approved pedestrian gate shall be installed within 10 feet of all vehicle gates. An approved key box (Knox) shall be installed at least 48 inches above grade on the outside of the gate. It shall be provided with a key to open the pedestrian gate.

ADV.B12. **Police.** City of Sacramento permits must be obtained for private patrol, alarms, and camera systems.

ADV.B13. **Sac Metro Air District.** All projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction. Please visit our website to find a list of the most common rules that apply at the construction phase of projects. Because this project is located in in the River District Special Planning District, it is subject to mitigation measures for construction-related air quality and climate impacts in the Mitigation Monitoring Program in the Environmental Impact Report for the River District Specific Plan, which includes measures from Sac Metro Air District's Basic Construction Emission Control Practices, measures to ensure construction equipment efficiency and further control equipment emissions, and possible mitigation fees.

Tree Permit

C1. The Tree Permit for the removal of two (2) private protected trees (Tree #2217 - a 13-inch DSH California sycamore and Tree #2218 – a 33-inch DSH valley oak) with an aggregate DSH of 46 inches is approved with the following condition:

a. The applicant shall retain all trees permitted for removal until after all fees associated with the application for a grading permit have been paid.

FINDINGS OF FACT

Environmental

1. That the project is exempt from the CEQA pursuant to Public Resources Code (PRC) Section 21155.4 and CEQA Guidelines Section 15182(b) and finds as follows:

a. On April 19, 2018, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq. (CEQA), the CEQA Guidelines (14 California Code of Regulations §15000 et seq.), and the City of Sacramento environmental guidelines, the City Council approved an Environmental Impact Report (EIR) and adopted Findings of Fact and Statement of Overriding Considerations and approved the River District Specific Plan (RDSP).

b. The project is a residential development project within the meaning of PRC section 21155.4(a).

c. The project is located in a transit priority area within the meaning of PRC section 21155.4(a)(1).

d. The project is consistent with the RDSP as required by PRC section 21155.4(a)(2).

e. The project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area as set forth in the Sacramento Area Organization of Governments (SACOG) Metropolitan Transit Plan/Sustainable Communities Strategy, which has been accepted by the California Air Resources Board as applicable achieving greenhouse gas emission reduction targets.

f. There have been no substantial changes proposed in the specific plan that would require major changes in the RDSP EIR, or changes in the circumstances under which the EIR was prepared or new information that has become available.

2. Upon approval of the project, the Planning Director shall file or cause to be filed a Notice of Exemption with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the PRC and the State EIR Guidelines adopted pursuant thereto.

3. Pursuant to Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which Staff based its decision, including the previously certified EIR, are located in and may be obtained from, the Community Development Department at 300 Richards Boulevard, Third Floor, Sacramento, California 95811. The Planning Director is the custodian of records for all matters before the Zoning Administrator and Design Director.

Tentative Map

4. None of the conditions described in Sacramento City Code (SCC) section 17.828.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:

a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code.

b. The design and improvement of the proposed subdivision is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code as conditioned.

c. The site is physically suitable for the type of development.

d. The site is physically suitable for the proposed density of development.

e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems.

g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision.

5. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5).

6. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. Code §66474.6).

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1).

8. The Zoning Administrator has considered the effect of the approval of this Tentative Map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

Site Plan and Design Review

9. The design, layout, and physical characteristics of the proposed development are consistent with the General Plan and the Employment Mixed Use (EMU) designation and the River District Specific Plan, in that the project redevelops an underutilized industrial site with a compatible, higher density residential use increasing the viability of existing mass transit, low emission transportation options, and promoting the use of pedestrian and bicycle facilities. The proposed development is also consistent with the River District

Specific Plan as it supports the plan's emphasis for transitioning the area to a vibrant, mixed-use community with a wide range of employment, entertainment and housing options for families and individuals. The project would transform the area into a more walkable and bike friendly community that's located within a transit priority area, and the project capitalizes on its location by placing transit supportive land uses within proximity to public transportation. There is no transit village plan applicable to this project.

10. The design, layout, and physical characteristics of the proposed development are consistent with applicable design guidelines and with applicable development standards. The proposed development meets density, FAR, height, setback, parking, and open space standards. However, the development includes a deviation to parking lot shading requirement. As discussed above, this deviation is consistent with the goals and policies of the Heavy Commercial zone (C-4-SPD) and the EMU General Plan designation. Additionally, the development proposal also meets the principles of the River District Design Guidelines in that all perimeter units have residential entrances and windows oriented to surrounding streets and personal vehicle parking located at the interior of the site.

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

12. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that the proposed new buildings present an attractive aesthetic through the use of building articulation, materials, and coloration. The development will also provide sidewalk infrastructure to connect with surrounding uses.

13. The design, layout, and physical characteristics of the proposed development minimizes energy consumption and encourages the use of renewable energy sources as an urban infill development project utilizing existing road and utility networks.

14. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the project meets applicable development standards designed to consider public health, safety, convenience and welfare.

Tree Permit

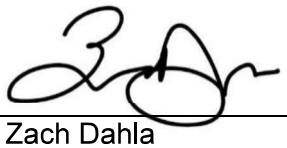
15. The Tree Permit for the removal of two (2) private protected trees is approved based on the following Findings of Fact:

a. The removal of the trees is proposed because they conflict with building footprints and associated necessary grading and required infrastructure.

b. The replacement waiver request is consistent with the standards set forth in section 12.56.060 of the Tree Planting, Maintenance and Conservation Ordinance.

200-Year Flood Protection

16. The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2023 Adequate Progress Annual Report accepted by the City Council on October 24, 2023 (Resolution No. 2023-0337).

Respectfully Submitted: 

Zach Dahla
Associate Planner

Recommendation Approved:

Karlo Felix
Senior Planner

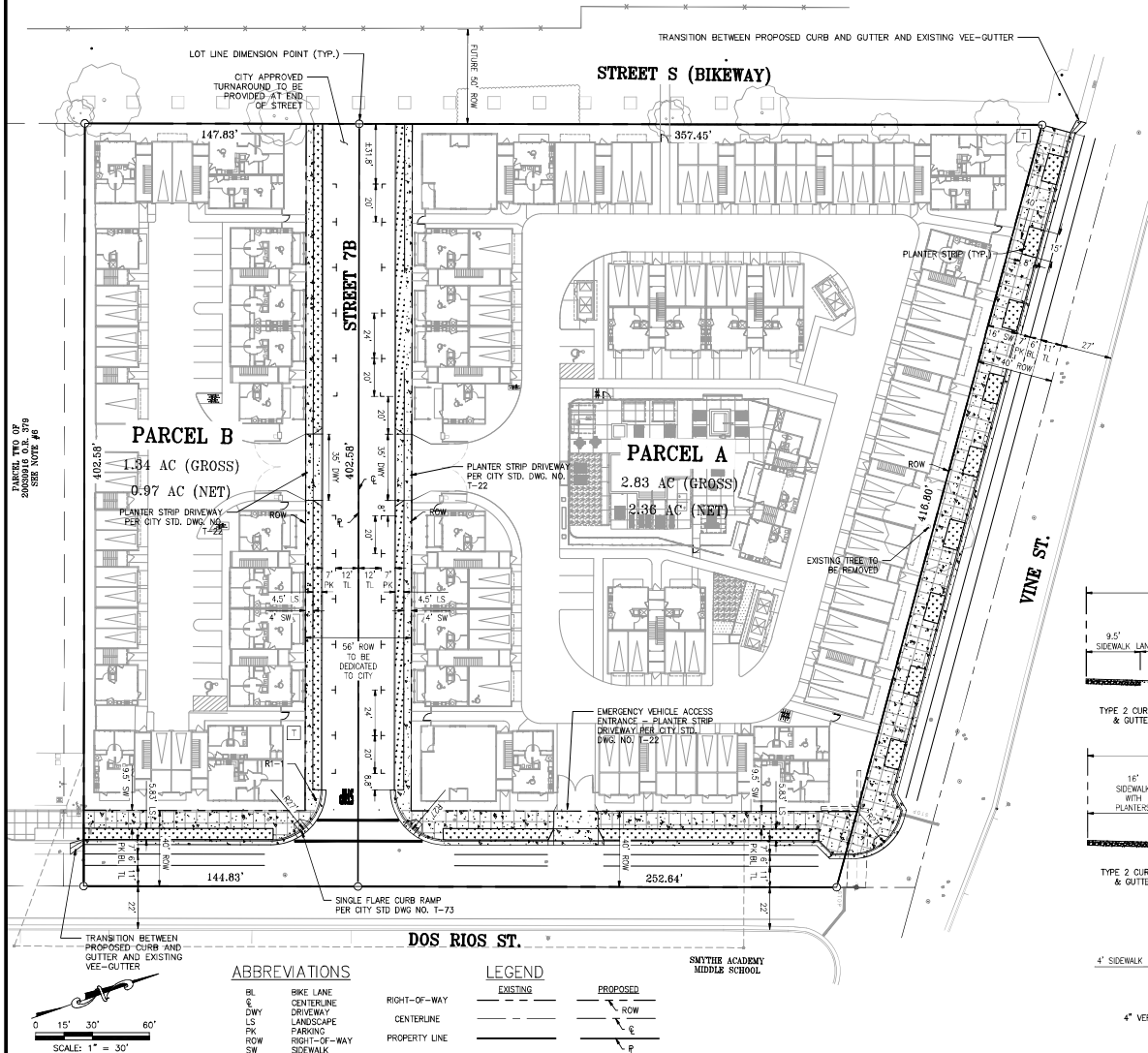
The decision of the Zoning Administrator and Design Director may be appealed to the Planning and Design Commission. An appeal must be filed within 10 days of the Director hearing. If an appeal is not filed, the actions of the Zoning Administrator and Design Director is final.

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

ATTACHMENT A

City of
SACRAMENTO
Community Development

TENTATIVE PARCEL MAP
FOR
THE VILLAGE AT DOS RIOS

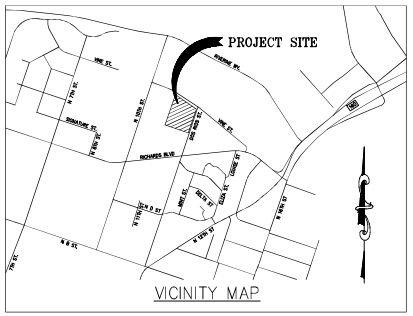


ABBREVIATIONS

BL	BIKE LANE
℄	CENTERLINE
DWY	DRIVEWAY
LS	LANDSCAPE
PK	PARKING
ROW	RIGHT-OF-WAY
SW	SIDEWALK
TL	TRAVEL LANE

LEGEND

	EXISTING	PROPOSED
RIGHT-OF-WAY		ROW
CENTERLINE		℄
PROPERTY LINE		
EASEMENT		E



PROJECT INFORMATION

RECORD OWNER	DOS RIOS VICE LLC 1180 S BEVERLY DR. LOS ANGELES, CA 90035	
ASSESSOR'S PARCEL NUMBER	001-0081-013	
APPLICANT	GOLCHEH GROUP 1180 S BEVERLY DR. LOS ANGELES, CA 90035 SUITE 300 ATTN: ILAN GOLCHEH	
PLANNER/ENGINEER	JTS ENGINEERING CONSULTANTS, INC. 1808 J ST. SACRAMENTO, CA 95811 PH: (916)441-6708 ATTN: PASTOR H. Y. ABEJUELA III PASTOR.ABEJUELA@JTSENGINEERING.COM	
	EXISTING	PROPOSED
NUMBER OF PARCELS	1	2
AREA	4.17 AC (GROSS) 3.80 AC (NET)	PER PLAN
LAND USE	VACANT	MULTIFAMILY RESIDENTIAL
ZONING	C-4-SPD HEAVY COMMERCIAL SPECIAL PLANNING DISTRICT	MULTIFAMILY RESIDENTIAL
REQUEST	TENTATIVE PARCEL MAP TO SPLIT ONE (1) EXISTING PARCEL INTO TWO (2) PARCELS.	

SHEET INDEX

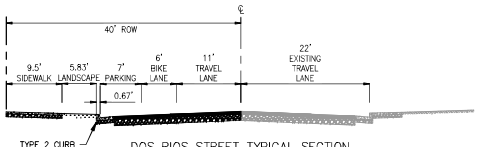
SHT	SHEET NAME
C1	TENTATIVE PARCEL MAP
C2	EXISTING CONDITIONS
C3	PRELIMINARY UTILITY PLAN
C4	PRELIMINARY GRADING & DRAINAGE PLAN
C5	PRELIMINARY STORMWATER QUALITY PLAN
C6	PRELIMINARY FIRE ACCESS PLAN

LEGAL DESCRIPTION

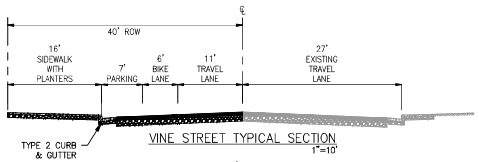
BEGINNING AT A POINT ON THE CENTER LINE OF DOS RIOS STREET, FORMERLY 12TH STREET, AND AT THE NORTHEASTERLY CORNER OF THAT CERTAIN 4.269 ACRE TRACT OF LAND DESCRIBED IN THAT CERTAIN DEED EXECUTED BY ENGLISH ESTATE COMPANY, A CORPORATION, TO BREUNER INVESTMENT COMPANY, DATED JUNE 10, 1948, RECORDED JULY 6, 1948, IN BOOK 1510 OF OFFICIAL RECORDS, AT PAGE 590, FROM WHICH POINT OF BEGINNING A CONCRETE MONUMENT WITH COPPER DOWEL AND COPPER PLATE STAMPED R E 2675 AT THE INTERSECTION OF THE CENTER LINE OF DOS RIOS STREET AND THE SOUTHERLY LINE OF VINE STREET, AS SAID INTERSECTION AND MONUMENT ARE SHOWN ON THE RECORD OF SURVEY "PROPERTY OF AMY L GREELAW ET AL, A PORTION OF MAP OF PART OF CITY OF SACRAMENTO LYING BETWEEN 10TH AND 25TH STREETS, A STREET AND THE AMERICAN RIVER," RECORDED APRIL 24, 1850, IN BOOK 1 OF MAPS, MAP NO 8", FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, ON MAY 6, 1942, IN BOOK 4 OF SURVEYS, MAP NO 6, BEARS NORTH 19° 05' 26" EAST 10.35 FEET, THENCE FROM SAID POINT OF BEGINNING, ALONG THE EASTERLY LINE OF SAID 4.269 ACRE TRACT OF LAND AND ALONG THE CENTER LINE OF SAID DOS RIOS STREET, SOUTH 19° 05' 26" WEST, 397.35 FEET, THENCE ALONG THE SOUTHERLY FACE OF A CONCRETE BUILDING WALL AND THE EASTERLY AND WESTERLY EXTENSIONS THEREOF AND PARALLEL TO THE SOUTHERLY LINE OF SAID 4.269 ACRE TRACT OF LAND, NORTH 70° 54' 34" WEST, 402.58 FEET TO A POINT ON THE WESTERLY LINE OF SAID 4.269 ACRE TRACT OF LAND, THENCE ALONG THE WESTERLY LINE OF SAID ACRE TRACT OF LAND, NORTH 19° 05' 26" EAST, 505.28 FEET TO THE NORTHWESTERLY CORNER OF SAID 4.269 ACRE TRACT OF LAND, BEING ON THE SOUTHERLY LINE OF VINE STREET, 80 FEET IN WIDTH, THENCE ALONG THE NORTHERLY LINE OF SAID 4.269 ACRE TRACT OF LAND, BEING THE SOUTHERLY LINE OF VINE STREET, SOUTH 55° 54' 00" EAST, 416 80 FEET TO THE POINT OF BEGINNING.

SERVICE PROVIDERS

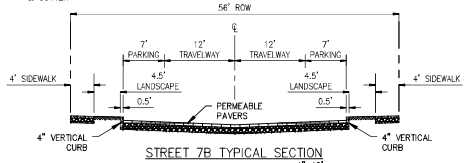
PARK DISTRICT	CITY OF SACRAMENTO
FIRE DISTRICT	CITY OF SACRAMENTO
SCHOOL DISTRICT	TWIN RIVERS UNIFIED
SEWER	CITY OF SACRAMENTO
STORM DRAIN	CITY OF SACRAMENTO
WATER	CITY OF SACRAMENTO
ELECTRICITY	SMUD
GAS	PG&E



DOS RIOS STREET TYPICAL SECTION
1"=10'



VINE STREET TYPICAL SECTION
1"=10'



STREET 7B TYPICAL SECTION
1"=10'

NOTES

1. TOPOGRAPHIC SURVEY WAS COMPLETED BY MORROW SURVEYING.
2. PROJECT SITE IS WITHIN THE RIVER DISTRICT SPECIFIC PLAN AREA AND SHALL FOLLOW ALL DESIGN REQUIREMENTS WITHIN THE CITY ADOPTED PLAN.
3. LOT DIMENSIONS AND AREAS ARE APPROXIMATE. ACTUAL LOT DIMENSIONS TO BE ESTABLISHED ON FINAL MAP.
4. SEE ARCHITECTURAL SITE PLAN FOR BUILDING SETBACKS.
5. DOCUMENT 20030916 O.R. 379 DESCRIBES AN EASEMENT FOR THE PURPOSE OF MAINTENANCE, OPERATION, AND SERVICE OF A CERTAIN PUMP HOUSE. PLEASE REFER TO SAID DOCUMENT FOR FULL PARTICULARS.
6. A PRELIMINARY TITLE REPORT FROM PLACER TITLE COMPANY, ORDER NO. P-539198, DATED JULY 31, 2023, WAS PROVIDED. 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.
7. NON-STANDARD DRIVEWAYS PROPOSED FOR FIRE AND OCCUPANCY ACCESS.
8. EXISTING VEE-GUTTER AND WALKWAY TO BE REPLACED WITH PROPOSED IMPROVEMENTS SHOWN.
9. STREET LIGHTS ON PUBLIC ROADWAYS SHALL BE DETERMINED PER FINAL DESIGN.
10. STRIPING & SIGNAGE STO BE DETERMINED PER FINAL DESIGN.

BENCHMARK ELEVATION: 26.447'(NAVD88)

CITY OF SACRAMENTO BENCHMARK 297-E1C, EL= 26.447'(NAVD88)

RAMSET IN TRAFFIC SIGNAL BASE, SE CORNER RICHARDS BLVD. & DOS RIOS ST

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

DESIGNED:	TEG	SCALE:
DRAWN:	TEG	H:1"=30'
CHECKED:	PHYA	V:N/A
SUBMITTED: PASTOR H. Y. ABEJUELA III	RCE: 94339	

REGISTERED PROFESSIONAL ENGINEER PASTOR HENRY Y. ABEJUELA III PRELIMINARY CIVIL STATE OF CALIFORNIA

NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	APPROVAL DATE

TENTATIVE PARCEL MAP

THE VILLAGE AT DOS RIOS

701 DOS RIOS ST.

CITY OF SACRAMENTO APN: 001-0081-013 CALIFORNIA

DATE: 03/27/24

SHEET C1 OF 6

JOB NO: 2023-098

ATTACHMENT B

City of
SACRAMENTO
Community Development

JZMK JOB 202233
January 10, 2024

701 DOS RIOS STREET, SACRAMENTO, CA
SCHEMATIC BUILDING DESIGN

THE VILLAGE AT DOS RIOS

PROPERTY

701 Dos Rios Street
Sacramento, CA

Parcel #:
001-0081-013-0000

Zoning:
C-4-SPD

OWNER

Dos Rios Vine, LLC.
Ilan Golchech
1180 S. Beverly Drive, Suite 300
Los Angeles, CA 90035
310 923 2594

ARCHITECT

JZMK Partners
Bryan Stadler, AIA
3080 Bristol Street, Suite 350
Costa Mesa, CA 92626
714 426 6900

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08	Building Plans - A, B, C - 3rd Floor
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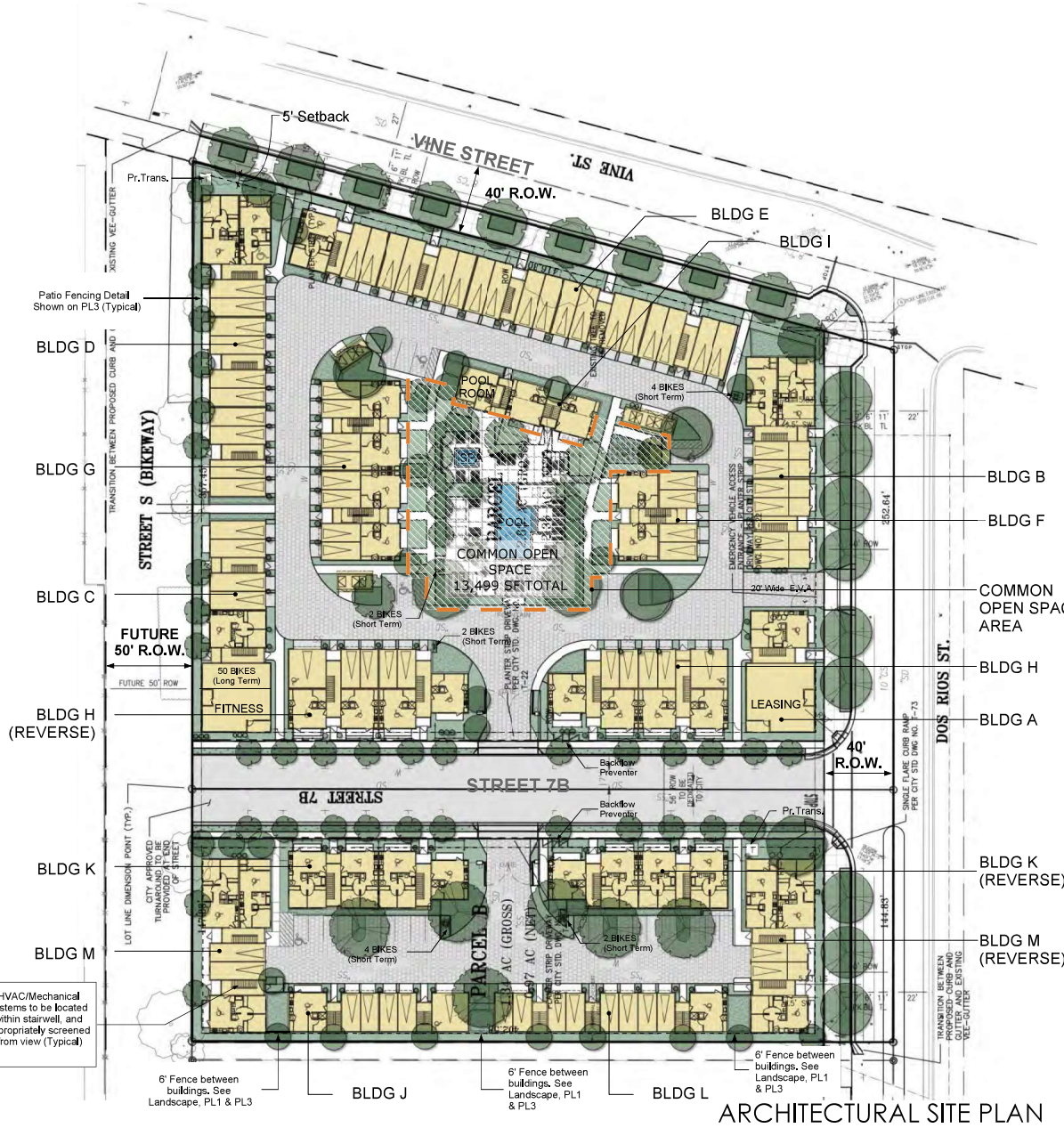


ARCHITECTURAL SITE PLAN

PROJECT SUMMARY

SITE

Gross Site Area	4.17 Acres
Net Site Area (excl. St. 7b and Dos Rios ROW)	3.46 Acres
Total Residential	207 Units
Net Density	59.83 DU/Acre

BUILDING AREA

Leasing Office	1,375 SF
Fitness Room	1,375 SF
Residential	118,160 SF

RESIDENTIAL UNITS

Plan #	Type	QTY	Area	Total
Plan 1/1B	Studio	100 (48%)	495 SF	49,500 SF
Plan 2/2B	1 BR	16 (8%)	599 SF	9,584 SF
Plan 3/3B	2 BR	75 (36%)	710 SF	53,250 SF
Plan 4	2 BR	16 (8%)	814 SF	13,024 SF
TOTAL:		**207**		**125,358 SF**

PARKING

In-Unit Garage	76 Spaces
Accessible Stalls	4 Spaces
Perpendicular Parking	35 Spaces
Ext. Street (adjacent)	27 Spaces
Ext. Street (within 300')	35 Spaces
TOTAL PARKING	**177 SPACES**

BICYCLE PARKING

Required Long-Term	50 (Per City Comment Letter)
Provided Long-Term	50 (Located In Building C)
Required Short-Term	13 (Per City Comment Letter)
Provided Short-Term	13 (On-Site Bike Racks)

OPEN SPACE

Required Open Space	20,700 SF Total (100 SF Per Unit)
Provided Open Space	
Private Open Space	11,944 SF (Patios/Decks)
Common Open Space	13,499 SF (Pool Rec Area)
TOTAL OPEN SPACE:	**25,443 SF**

Patios/Decks

Plan #	Deck SF	QTY	Total Area
Plan 1/1B	56 SF	100	5,600 SF
Plan 2/2B	78 SF	16	1,248 SF
Plan 3/3B	56 SF	75	4,200 SF
Plan 4	56 SF	16	896 SF
TOTAL:			**11,944 SF**

SCALE: 1" = 30'

March 27, 2024

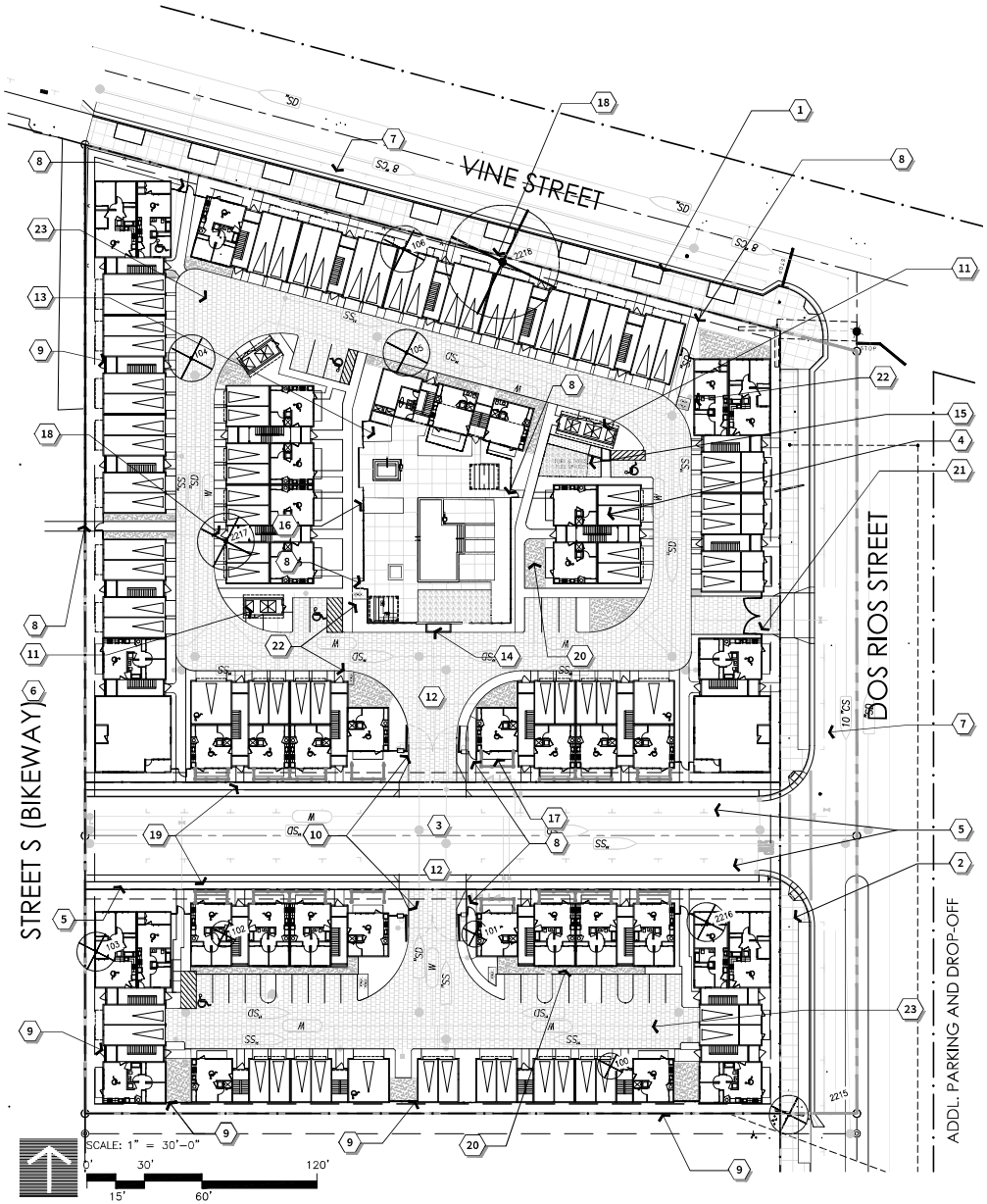
A01

Dos Rios Vine, LLC

The Village at Dos Rios

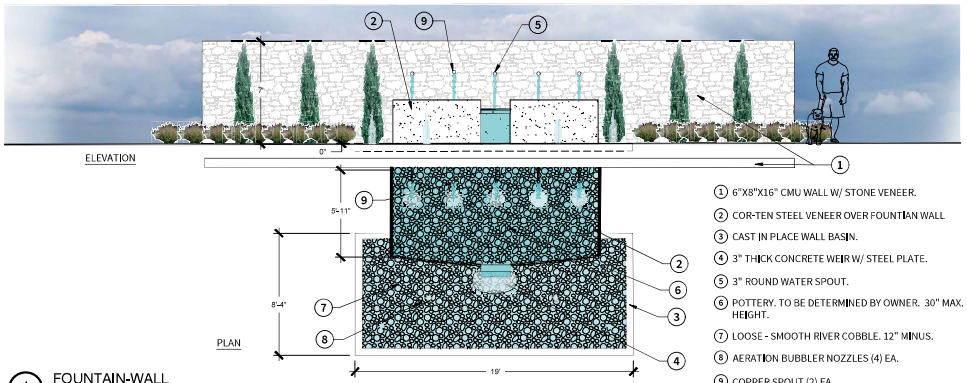
SACRAMENTO, CALIFORNIA

JZMK PARTNERS



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	PROPOSED 16'0" SIDEWALK AND TREE WELLS PER THE RIVER DISTRICT PLATE SECTION 9A.	
2	PROPOSED 8'6" PARKWAY STRIP AND 9'6" SIDEWALK TO MATCH 601 DOS RIOS PROJECT TO THE SOUTH	
3	PROPOSED RIVER DISTRICT SP MODIFIED MEWS STREET TO FIT, WITH SIEWALK AND PARKWAY STRIP. SEE CIIVL PLAN SHEET FOR MODIFIED SECTION.	
4	PROPOSED 3 STORY STACK FLAT PRODUCT	
5	PROPOSED MEWS PARKING	
6	PROPOSED BIKEWAY	
7	PROPOSED PARALLEL ON STREET PARKING	
8	PROPOSED PEDESTRAIN ACCESS GATE	
9	PROPOSED 72" HGT. OPEN METAL FENCING BETWEEN BUILDING OPENINGS AND STAIRWELLS.	1/PL3
10	PROPOSED TENANT VEHICULAR ACCESS GATE WITH KEY FOB REMOTE ACCESS. NO VISITOR ENTRY	
11	PROPOSED TRASH ENCLOSURE	
12	PROPOSED PAVER MEWS AND DRIVE ISLES	
13	PROPOSED AMENITY AREA POOL WITH LOUNGERS AND CABABNAS SPA WITH LOUNGERS LOUNGE AREA WITH FIRE TABLES SHADE STRUCTRE OVER BAR COUNTER BUILT IN BBQ'S DINING TABLES	
14	PROPOSED DECORATIVE FOUNTAIN WALL AT ENTRY	1/PL1
15	PROPOSED SMALL TURF AREA	
16	PROPOSED OPEN METAL 60" HGT. POOL FENCE WITH (3) ACCESS GATES	
17	PROPOSED SOLID WOOD PATIO SCREEN 48" HEIGHT.	2/PL3
18	EXISTING PROTECTED TREE, (VALLEY OAK AND CA SYCAMORE), TO BE REMOVED, SEE ARBORIST REPORT.	
19	PROPOSED SIDEWALK ON BOTH SIDES OF MEWS	
20	PROPOSED SITE STORM WATER BIOFILTRATION FEATURES	
21	PROPOSED EVA ACCESS LANE AND GATE (SLIDE)	
22	PROPOSED SHORT TERM SITE BICYCLE RACKS. PARCEL A (8) SPACES AND PARCEL B (6) SPACES.	
23	PROPOSED PERMEABLE PAVER AT ON SITE ALLEY	



1 FOUNTAIN-WALL
1/4" = 1'-0"

R-23050-01

701 DOS RIOS
Sacramento, CA

PRELIMINARY SITE PLAN

SHEET
PL1

FUHRMAN LEAMY LAND GROUP
DESIGN - SERVICE - SOLUTIONS
2140 Professional Dr, Ste 115,Roseville, CA 95661 916.78.5263
www.flandgroup.com

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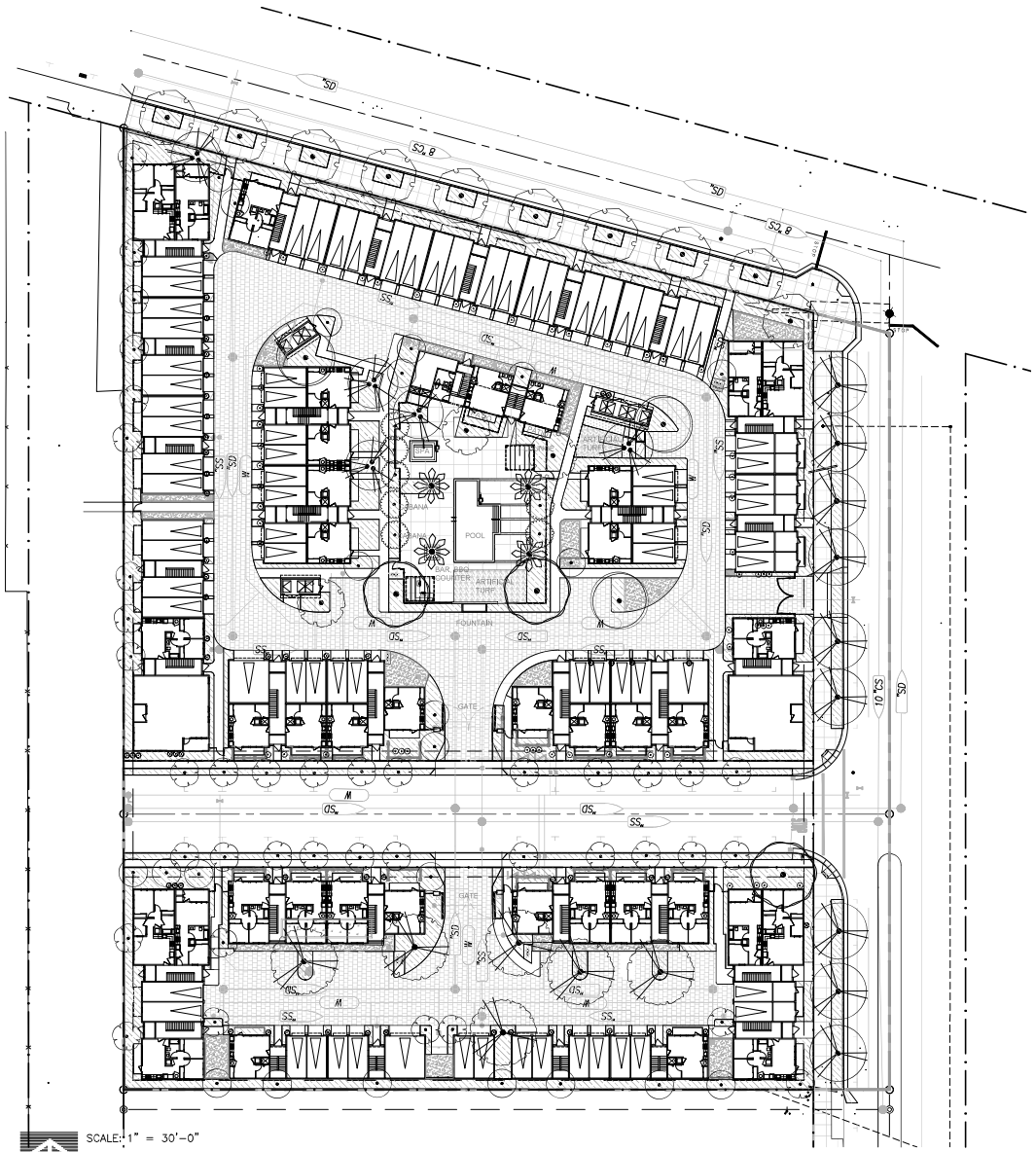

SCALE: 1" = 30'-0"

0' 30' 120'

15' 60'

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	WATER USE	QTY
DECIDUOUS TREES				
	ACER RUBRUM 'BOWHALL' BOWHALL RED MAPLE	#15	MEDIUM	22
	GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY MAIDENHAIR TREE	#15	MEDIUM	3
	QUERCUS RUBRA RED OAK	#15	MEDIUM	6
	ZELKOVA SERRATA 'MUSASHINO' MUSASHINO JAPANESE ZELKOVA	#15	MEDIUM	39
EVERGREEN TREES				
	JUNIPERUS SCOPULORUM 'SKYROCKET' SKYROCKET JUNIPER	#5	LOW	57
	PODOCARPUS MACROPHYLLUS 'MAKI' MAKI YEW PODOCARPUS	#5	MEDIUM	59
	QUERCUS ILEX HOLLY OAK	#15	MEDIUM	3
	ULMUS PARVIFOLIA ` TRUE GREEN ` TRUE GREEN LACEBARK ELM	#15	MEDIUM	3
FLOWERING TREES				
	KOELREUTERIA PANICULATA `FASTIGIATA` COLUMNAR GOLDENRAIN TREE	#15	MEDIUM	5
	RHAPHIOLEPIS X 'MONTIC' MAJESTIC BEAUTY® INDIAN HAWTHORN	#15 TREE	MEDIUM	7
PALM TREES				
	PHOENIX DACTYLIFERA 'MACHO' DATE PALM	18 BTF	MEDIUM	4
STREET TREES				
	ULMUS WILSONIANA ` PROSPECTOR ` PROSPECTOR ELM	#15	LOW	10
	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN JAPANESE ZELKOVA	#15	MEDIUM	9

CONCEPT PLANT SCHEDULE

	UNDERSTORY SHRUBS AND GROUND COVER	23,343 SF	
	CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH		#5, LOW
	DIETES BICOLOR / FORTNIGHT LILY		#1, LOW
	EUONYMUS FORTUNEI 'COLORATA' / PURPLE-LEAF WINTERCREEPER		#1, LOW
	EUONYMUS FORTUNEI 'EMERALD GAIETY' / EMERALD GAIETY WINTERCREEPER		#5, LOW
	ILEX CRENATA 'COMPACTA' / DWARF JAPANESE HOLLY		#5, MEDIUM
	LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH		#1, LOW
	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE		#1, LOW
	MAHONIA X 'SOFT CARESS' / SOFT CARESS MAHONIA		#2, LOW
	NANDINA DOMESTICA 'FIREPOWER' / FIREPOWER HEAVENLY BAMBOO		#5, LOW
	PITTOSPORUM TOBIRA ` WHEELER `S DWARF ` / WHEELER `S DWARF PITTOSPORUM		#1, MEDIUM
	PODOCARPUS MACROPHYLLUS 'SOSA' / MOOD RING® YEW PODOCARPUS		#15, LOW
	RHAPHIOLEPIS UMBELLATA 'SOUTHERN MOON' / SOUTHERN MOON HAWTHORN		#5, LOW
	TEUCRIUM X LUCIDRYS PROSTRATUM / GERMANDER		#1, LOW
	BIOFILTRATION AREAS	486 SF	
	CORNUS STOLONIFERA 'KELSEYI' / KELSEY'S DWARF RED TWIG DOGWOOD		#1, MEDIUM
	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE		#1, LOW
	POLYSTICHUM MUNITUM / WESTERN SWORD FERN		#1, MEDIUM
	TURF SOD BIOFILTRATION SOD / DELTA BLUEGRASS BIOFILTRATION SOD		SOD, MEDIUM

PRELIMINARY LANDSCAPE PLAN NOTES

1. THIS LIST IS A GUIDE FOR PROJECT PLANT SELECTION. FINAL SELECTION TO BE MADE AT THE TIME OF REVIEW FOR BUILDING PERMIT.
2. LANDSCAPE ARCHITECT RESERVES THE RIGHT, UPON CITY APPROVAL, TO SUBSTITUTE PLANT MATERIAL DUE TO INHERENT AVAILABILITY SHORTAGES OR ENVIRONMENTAL RESTRICTIONS.
3. ALL TREES SHALL BE PLANTED AS MINIMUM 15 GALLON, SHRUBS AS MINIMUM #5 CONTAINER, AND GROUNDCOVER #1 CONTAINER.
4. ALL GROUND MOUNTED UTILITY EQUIPMENT SHALL BE SCREENED USING PLANT MATERIAL.
5. ALL PLANTED AREAS SHALL BE IRRIGATED USING AN AUTOMATIC IRRIGATION SYSTEM PER CITY MWELO REQUIREMENTS.
6. TREES SHOULD BE PLANTED AND SOIL VOLUME SHOULD BE AMENDED PER SOILS FERTILITY REPORT AS NOTED IN IMPROVEMENT PLANS. BACKFILL MATERIAL FOR ALL PLANT MATERIAL SHALL BE 75 PERCENT NATIVE SOIL AND 25 PERCENT AMENDED SOIL.
7. TREE WELLS SHOULD BE EXCAVATED TO A DEPTH OF EQUAL TO THE DEPTH OF THE CONTAINER BEFORE BEING BACKFILLED. ROOT BARRIERS, WHERE PROVIDED, SHOULD BE OF A MATERIAL SPECIFICALLY DESIGNED FOR CONTAINING TREE ROOTS.
8. IRRIGATION IN TREE WELLS SHALL BE ADAPTED FOR DEEP WATERING.
9. ALL UNDERSTORY MATERIAL SHALL BE PLANTED MIN. 4'0" FROM BASE OF TREE.

701 DOS RIOS
Sacramento, CA

PRELIMINARY LANDSCAPE PLAN

SHEET
PL2

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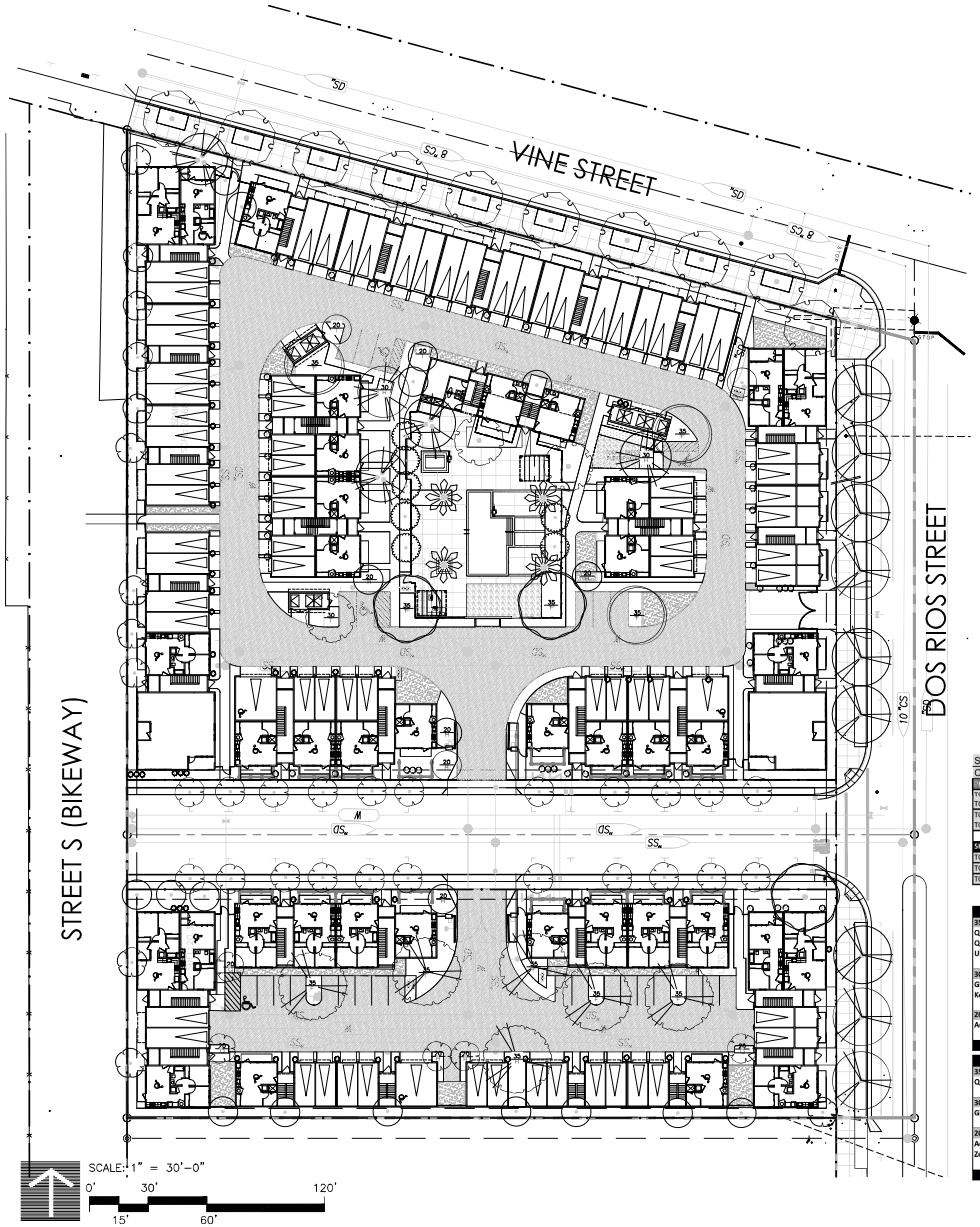

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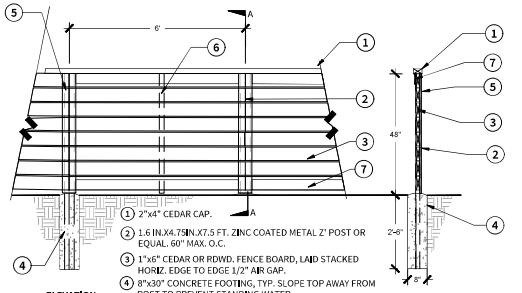
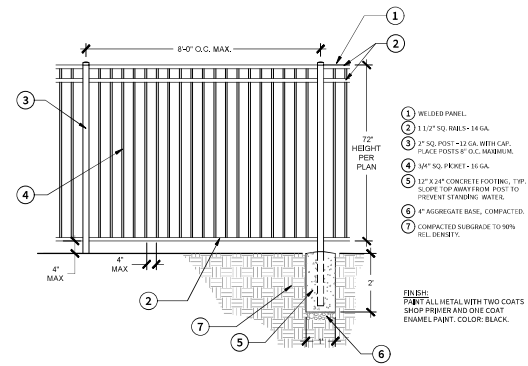


2 WOOD FENCE - 48" HORIZ. BOARD
1/2" = 1'-0"
R-23050-18



1 TUBULAR METAL FENCE - 3 RAIL
1/2" = 1'-0"
R-23050-17

SHADE STUDY CALCULATIONS
City of Sacramento

PROJECT	701 DOS RIOS	DS 26 2024
TOTAL PAVED PARKING AREA:	PARCEL 1 NORTH	21,259
TOTAL SHADE REQUIRED: 50%		10,637
TOTAL PAVED PARKING AREA:	PARCEL 2 SOUTH	11,144
TOTAL SHADE REQUIRED: 50%		5,572

SHADE PROVIDED		
TOTAL PARCEL 1 NORTH LOT SHADE PROVIDED:	28%	6,031
TOTAL PARCEL 2 SOUTH LOT SHADE PROVIDED:	50%	5,519
TOTAL SHADE PROVIDED:	34%	11,144

PARCEL 1 NORTH	QTY. FULL	QTY. 3/4	QTY. 1/2	QTY. 1/4		SUBTOTAL SQ.	TOTAL SQ. FT.
35' DIA TREES LEGEND	962	722	481	240			
Quercus ilex		2	1		X	1,925	
Quercus rubra			1		X	481	
Ulmus parvifolia		2				1,444	
						TOTAL	3,850
30' DIA TREES LEGEND	706	530	354	177			
Ginkgo biloba Princeton Sentry		1			X	530	
Koelreuteria paniculata			2		X	708	
						TOTAL	1,238
20' DIA TREES LEGEND	314	236	157	79			
Acer rubrum Bowhall		2	3		X	943	
						TOTAL	943
TOTAL							6,031

PARCEL 2 SOUTH	QTY. FULL	QTY. 3/4	QTY. 1/2	QTY. 1/4		SUBTOTAL SQ.	TOTAL SQ. FT.
35' DIA TREES LEGEND	962	722	481	240			
Quercus rubra	3	2	1		X	4,811	
						TOTAL	4,811
30' DIA TREES LEGEND	706	530	354	177			
Ginkgo biloba Princeton Sentry					X	0	
						TOTAL	0
20' DIA TREES LEGEND	314	236	157	79			
Acer rubrum Bowhall			1		X	157	
Zelkova serratta Mushashino			2	3	X	551	
						TOTAL	708
TOTAL							5,519

701 DOS RIOS
Sacramento, CA

PRELIMINARY PARKING SHADE

SHEET
PL3

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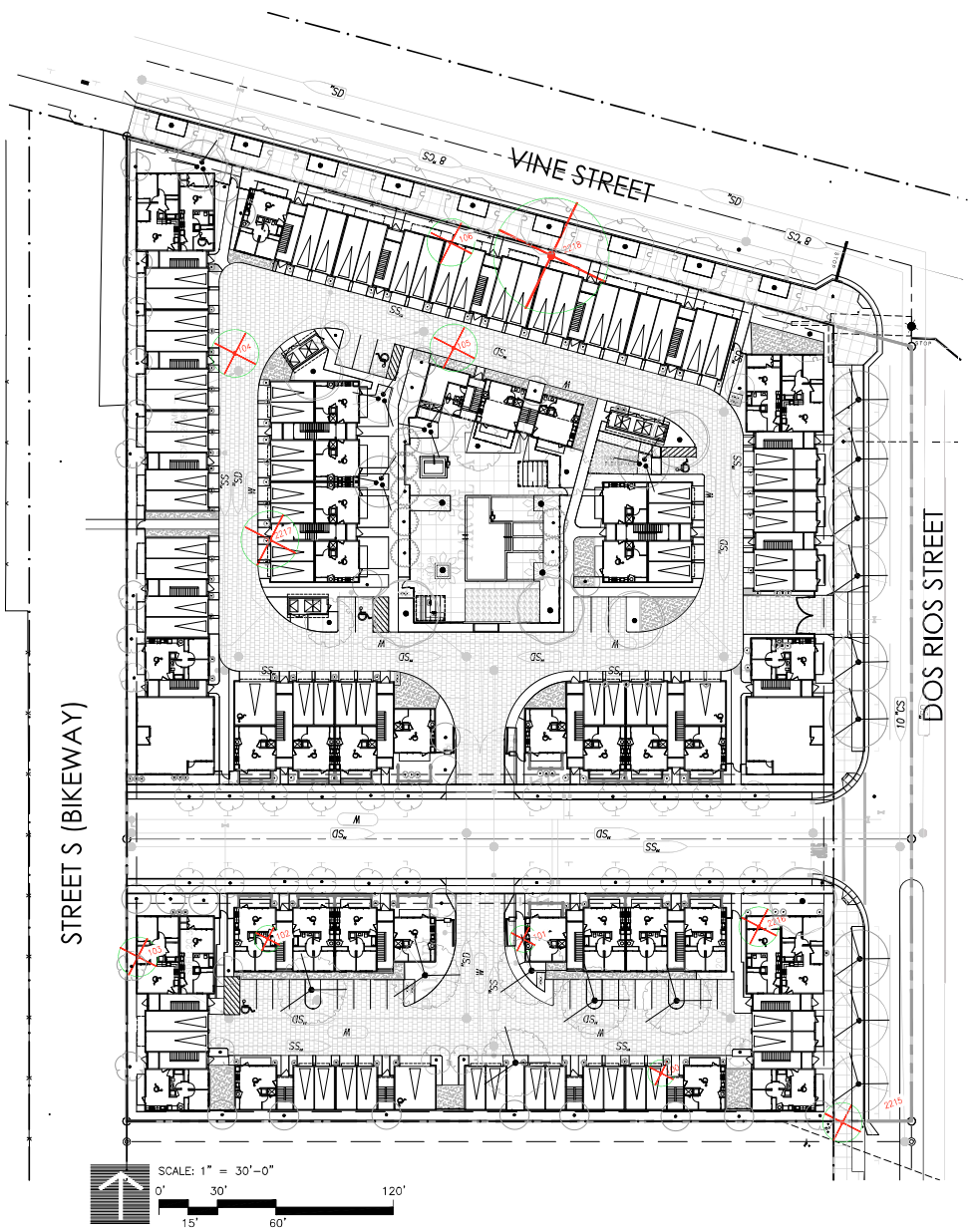

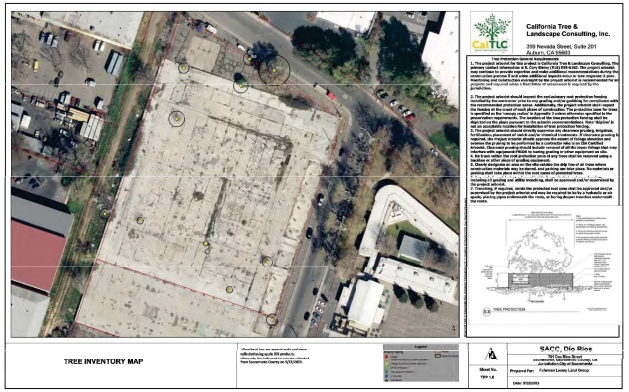

701 DOS RIOS TREE INVENTORY SUMMARY

TagNo	Protected By Code	Offsite	Species CommonName	DBH (In.)	DBH Multi Stem (In.)	Canopy Radius (ft.)	Arborist Rating	Proposed for removal
2215	No	No	Cottonwood		2,2,2,2,3	11	2-Major Structure or health problems	YES
2216	No	No	Tree of heaven		4,5,5,5,5,6	10	2-Major Structure or health problems	YES
100	No	No	Tree of heaven		4,5	6	2-Major Structure or health problems	YES
101	No	No	Tree of heaven		3,4	5	2-Major Structure or health problems	YES
102	No	No	Elm		2,2,3	6	2-Major Structure or health problems	YES
103	No	Unknown	Chinese Pistach		5,6	10	2-Major Structure or health problems	YES
2217	Yes	No	California Sycamore		8,9	15	2-Major Structure or health problems	YES
104	No	No	Elm		2,2,3	10	2-Major Structure or health problems	YES
105		No	Blue Elderberry		1,2,2,2,3,3	14	2-Major Structure or health problems	YES
106	No	No	Interior, Live Oak		3,4	12	2-Major Structure or health problems	YES
2218	Yes	No	Valley Oak	33		30	2-Major Structure or health problems	YES

CITY OF SACRAMENTO
TREE ORDINANCE MITIGATION CALCULATION

PROTECTED TREE REMOVED	TOTAL INCHES
PROTECTED TREES PROPOSED FOR REMOVAL	50
TREES IN POOR HEALTH	50
TOTAL REPLACEMENT INCHES REQUIRED	0
TOTAL REPLACEMENT TREES PROPOSED (24" BOX STREET TREES) - PROSPECTOR ELM AND VILLAGE GREEN ZELKOVA	18
TOTAL REPLACEMENT INCHES PROPOSED	36

* (1"=15GAL, 2"=24" BOX, 3"=36" BOX)

EXISTING TREE LOCATION, ARBORIST TAG #, AND CANOPY DIAMETER

TREE PROTECTION NOTES

A. ALL CONCRETE SIDEWALKS AND DRIVEWAYS SHALL BE RETAINED THROUGHOUT CONSTRUCTION TO PROTECT THE ROOTS AND SOIL FROM THE IMPACTS OF CONSTRUCTION ACTIVITIES. EXISTING DRIVEWAYS SHALL BE USED AS THE SOLE ACCESS TO THE SITE.

B. RIGHT-OF-WAY PLANTERS AND CITY TREES SHALL BE SEPARATED FROM THE CONSTRUCTION SITE WITH A SIX-FOOT HIGH CHAIN LINK FENCE THAT SHALL REMAIN THROUGHOUT THE DURATION OF THE PROJECT.

C. ANY REGULATED WORK WITHIN THE TREE PROTECTION ZONE OF A CITY TREE SHALL BE SEPARATELY PERMITTED PRIOR TO THE START OF CONSTRUCTION AND SUPERVISED BY A QUALIFIED ARBORIST. SUBMIT A TREE PERMIT APPLICATION AND A TREE PROTECTION PLAN CREATED BY A QUALIFIED ARBORIST TO URBANFORESTRY@CITYOFSACRAMENTO.ORG AND REFER TO THE PLANNING PROJECT NUMBER OR OFF-SITE PROJECT NUMBER.

D. ALL EXCAVATION, GRADING OR TRENCHING WITHIN THE DRIPLINE OF A CITY TREE SHALL EMPLOY ONE OF THE FOLLOWING METHODS: HYDRO-EXCAVATION, PNEUMATIC EXCAVATION OR HAND DIGGING AND SHALL BE SUPERVISED BY A QUALIFIED ARBORIST.

E. THERE SHALL BE NO GRADE CHANGES WITHIN THE DRIPLINE OF CITY TREES. ALL GRADE CHANGES SHALL BE ACCOMMODATED ONSITE.

F. THERE SHALL BE NO SOIL COMPACTION WITHIN THE DRIPLINE OF CITY TREES.

G. THERE SHALL BE NO NON-NATIVE SOIL, NON-ORGANIC MATTER OR STRUCTURAL SOIL ADDED TO THE RIGHT OF WAY PLANTER.

H. ALL TREES SHALL BE WATERED REGULARLY ACCORDING TO THE RECOMMENDATION OF THE PROJECT ARBORIST.

I. THE APPLICANT SHALL BE FINANCIALLY RESPONSIBLE FOR ANY DAMAGE TO THE CITY TREES ASSOCIATED WITH THE PROJECT. ACCIDENTAL OR NEGLIGENT ACTIONS THAT DAMAGE CITY TREES MAY RESULT IN A PENALTY. THE MONETARY VALUE OF ANY SUCH DAMAGES WILL BE APPRAISED BY THE CITY URBAN FORESTER OR HIS AUTHORIZED REPRESENTATIVE AND SHALL BE EXPRESSED AS THE MONETARY EQUIVALENT OF ALL LABOR AND MATERIALS REQUIRED TO BRING THE TREE IN QUESTION TO A STATE OF COMPARABLE UTILITY WITH REGARDS TO ITS CONDITION AND FUNCTION PRIOR TO THE BEGINNING OF THE PROJECT.

701 DOS RIOS
Sacramento, CA

PRELIMINARY TREE MITIGATION PLAN

SHEET
PL4

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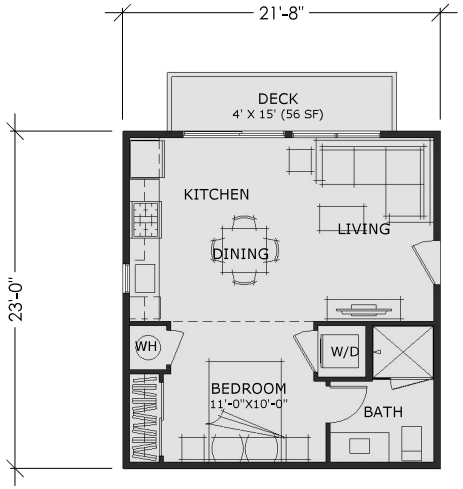


PLAN 1

495 SF
STUDIO, 1 BATH

PLAN 1B (GROUND FLOOR/ACCESSIBLE)

495 SF
STUDIO, 1 BATH

FLOOR PLANS : PLAN 1

SCALE: 1/4" = 1'

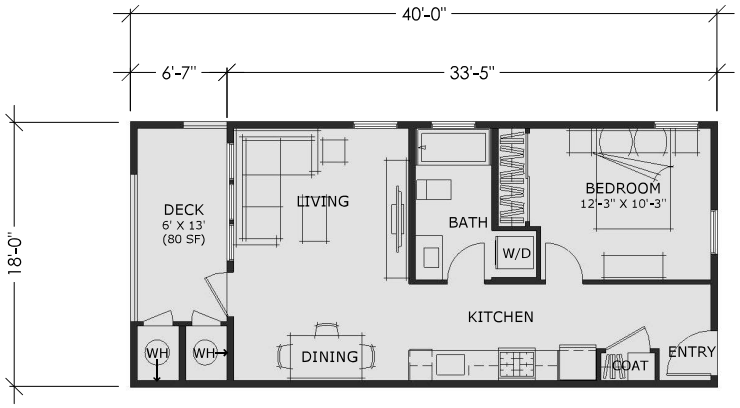
January 10, 2024

A02

Dos Rios Vine, LLC

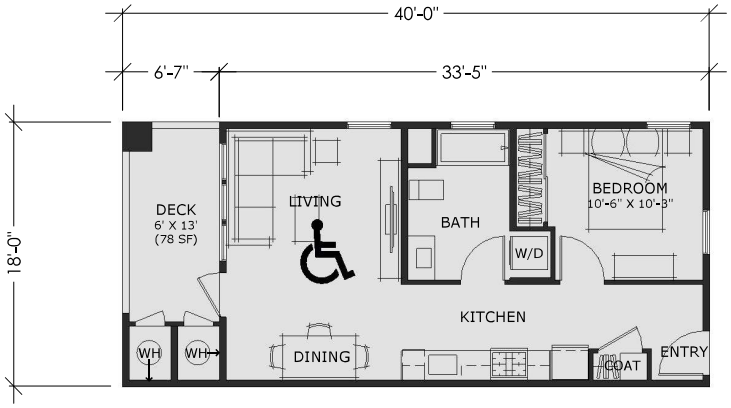
The Village at Dos Rios
SACRAMENTO, CALIFORNIA

JZMK PARTNERS



PLAN 2

599 SF
1 BEDROOM, 1 BATH



PLAN 2B (GROUND FLOOR/ACCESSIBLE)

603 SF
1 BEDROOM, 1 BATH

FLOOR PLANS : PLAN 2

SCALE: 1/4" = 1'

January 10, 2024

A03

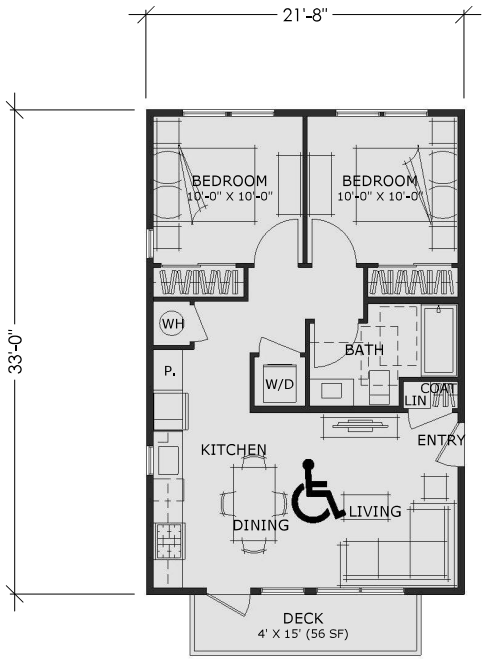
Dos Rios Vine, LLC

The Village at Dos Rios
SACRAMENTO, CALIFORNIA

JZMK PARTNERS

PLAN 3

710 SF
2 BEDROOM, 1 BATH



PLAN 3B (GROUND FLOOR/ACCESSIBLE)

710 SF
2 BEDROOM, 1 BATH

FLOOR PLANS : PLAN 3

SCALE: 1/4" = 1'

January 10, 2024

A04

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SACRAMENTO, CALIFORNIA

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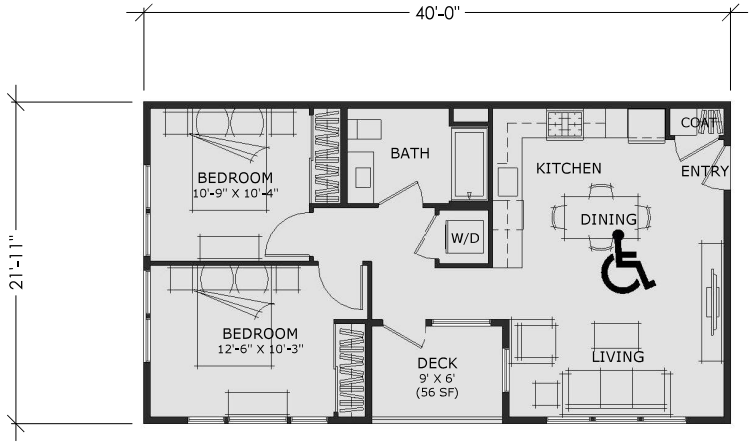

PLAN 4

814 SF
2 BEDROOM, 1 BATH

SCALE: 1/4" = 1'

January 10, 2024

A05

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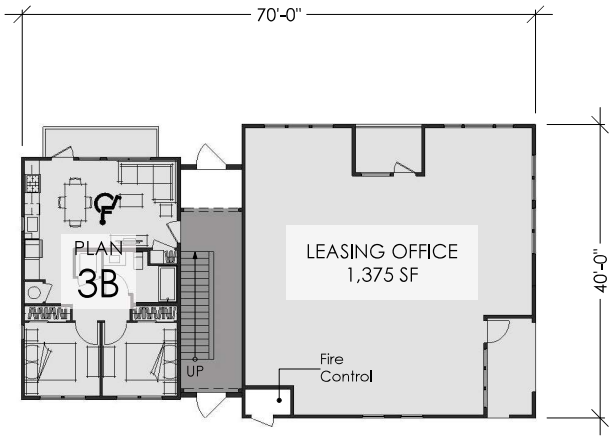
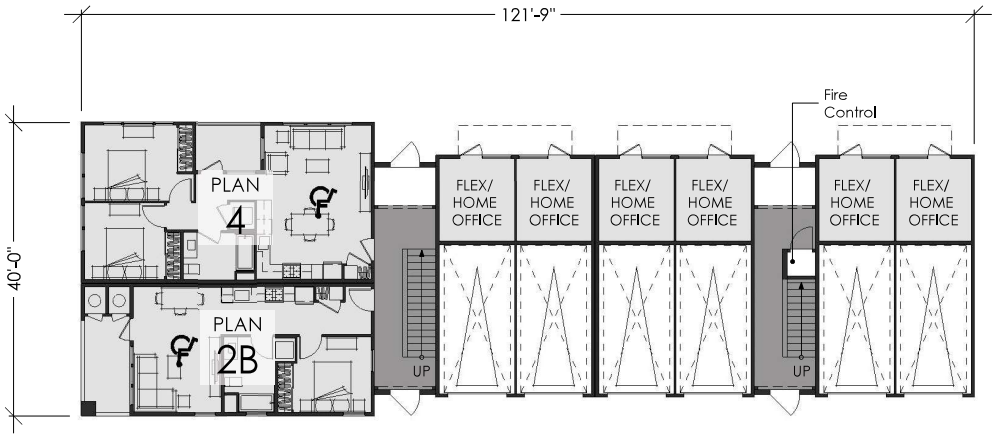


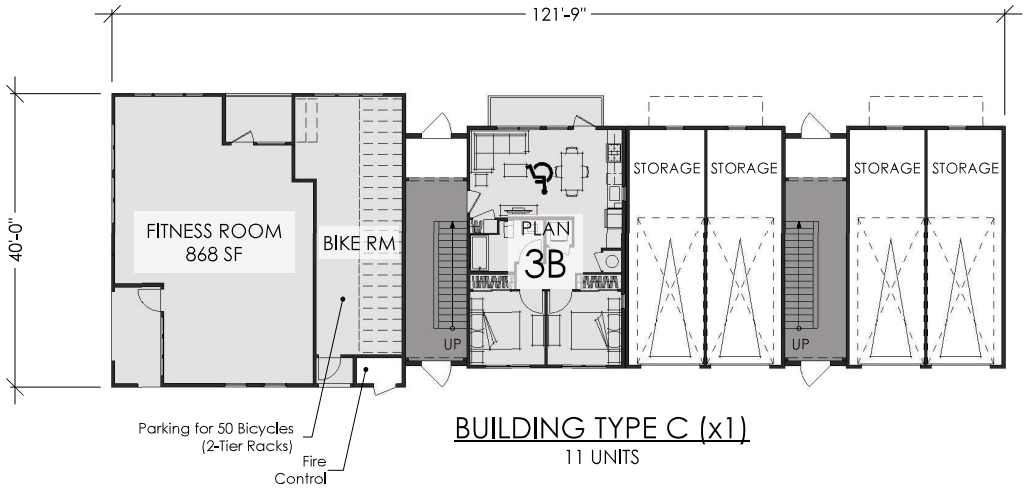
BUILDING TYPE A (x1)
7 UNITS

FIRST FLOOR



BUILDING TYPE B (x1)
12 UNITS

FIRST FLOOR



BUILDING TYPE C (x1)
11 UNITS

FIRST FLOOR

BUILDING PLANS: TYPES A,B,C

SCALE: 1/8" = 1'

January 10, 2024

A06

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The Village at Dos Rios

SACRAMENTO, CALIFORNIA

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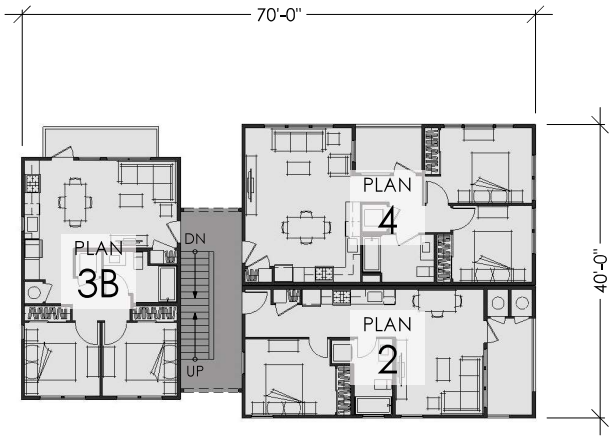
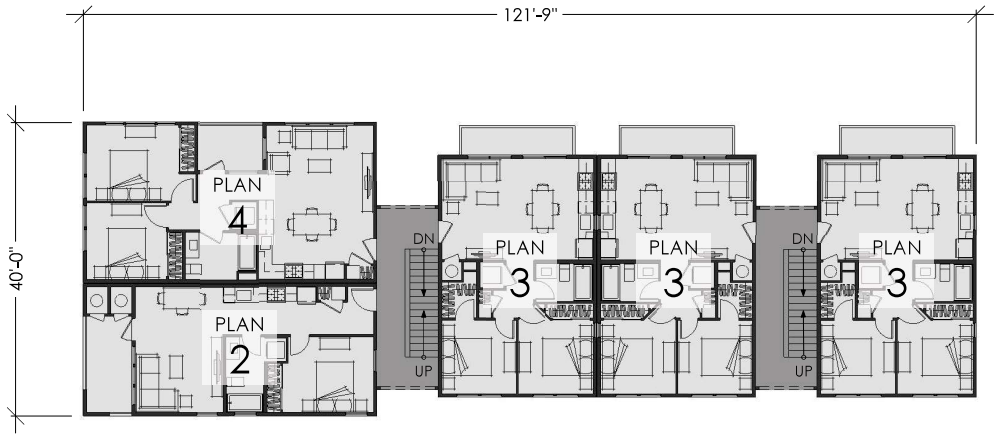


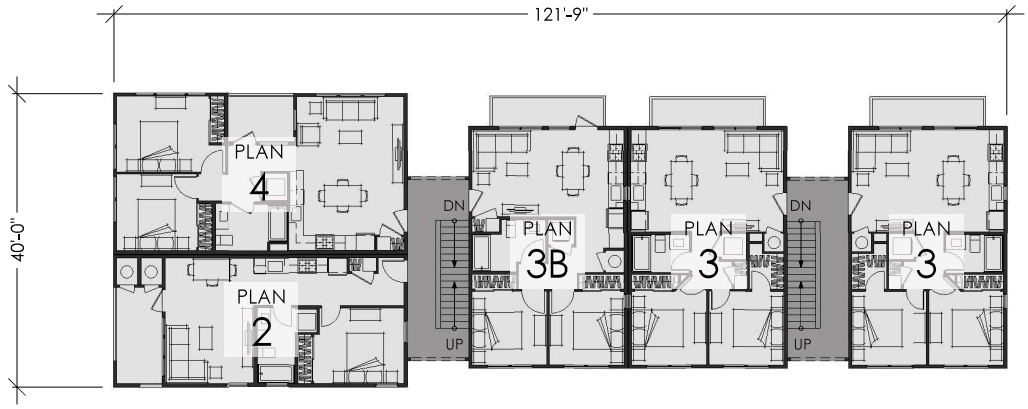
BUILDING TYPE A (x1)
7 UNITS

SECOND FLOOR



BUILDING TYPE B (x1)
12 UNITS

SECOND FLOOR



BUILDING TYPE C (x1)
11 UNITS

SECOND FLOOR

BUILDING PLANS: TYPES A,B,C

SCALE: 1/8" = 1'

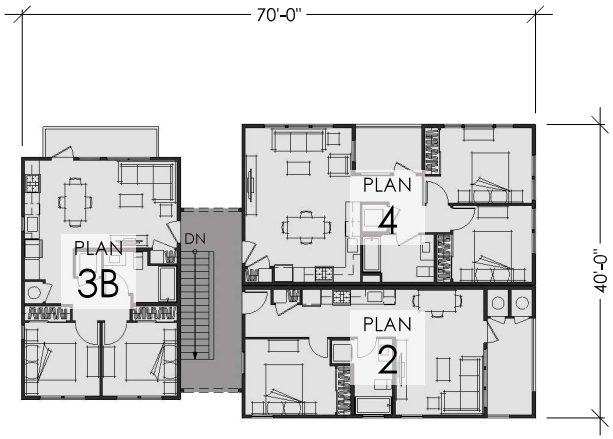
January 10, 2024

A07

Dos Rios Vine, LLC

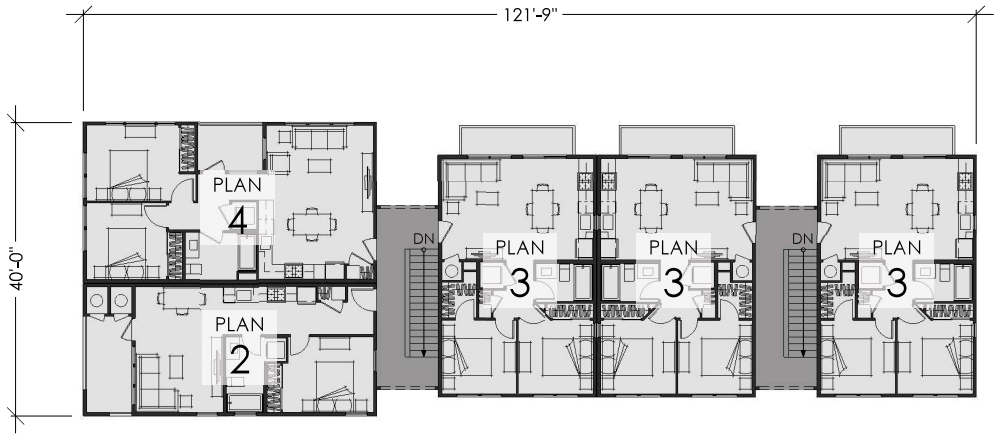
The Village at Dos Rios
SACRAMENTO, CALIFORNIA

JZMK PARTNERS



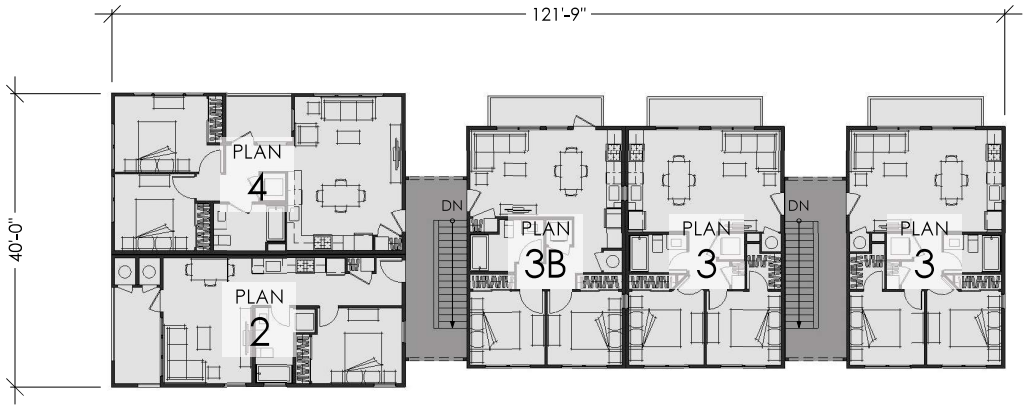
BUILDING TYPE A (x1)
7 UNITS

THIRD FLOOR



BUILDING TYPE B (x1)
12 UNITS

THIRD FLOOR



BUILDING TYPE C (x1)
11 UNITS

THIRD FLOOR

BUILDING PLANS: TYPES A,B,C

SCALE: 1/8" = 1'

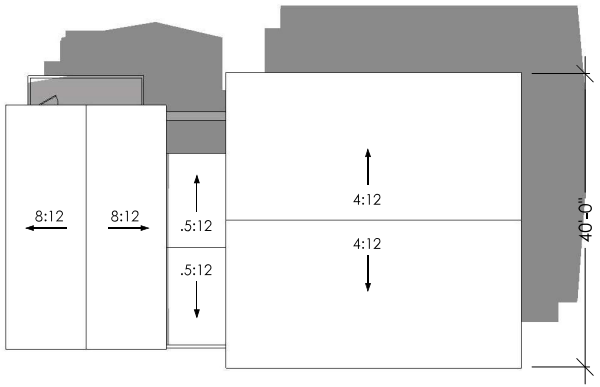
January 10, 2024

A08

Dos Rios Vine, LLC

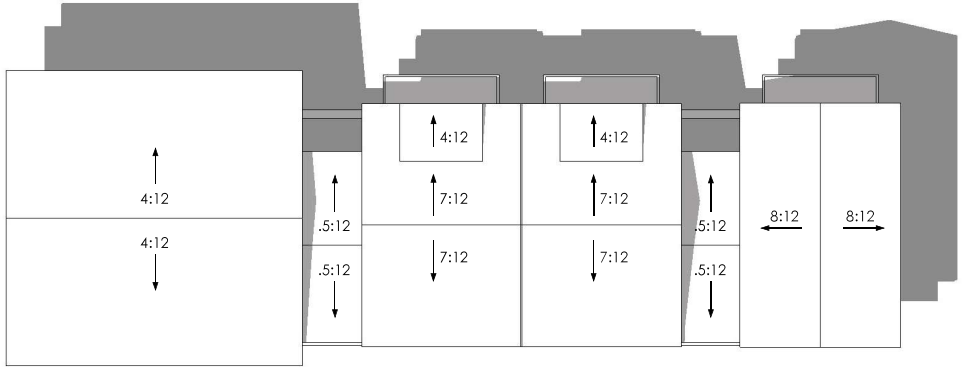
The Village at Dos Rios
SACRAMENTO, CALIFORNIA

JZMK PARTNERS



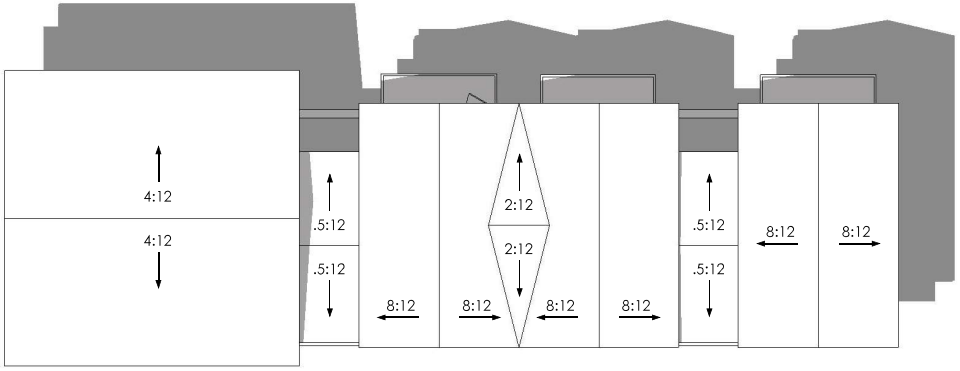
BUILDING TYPE A (x1)
7 UNITS

ROOF PLAN



BUILDING TYPE B (x1)
12 UNITS

ROOF PLAN



BUILDING TYPE C (x1)
11 UNITS

ROOF PLAN

BUILDING PLANS: TYPES A,B,C

SCALE: 1/8" = 1'

January 10, 2024

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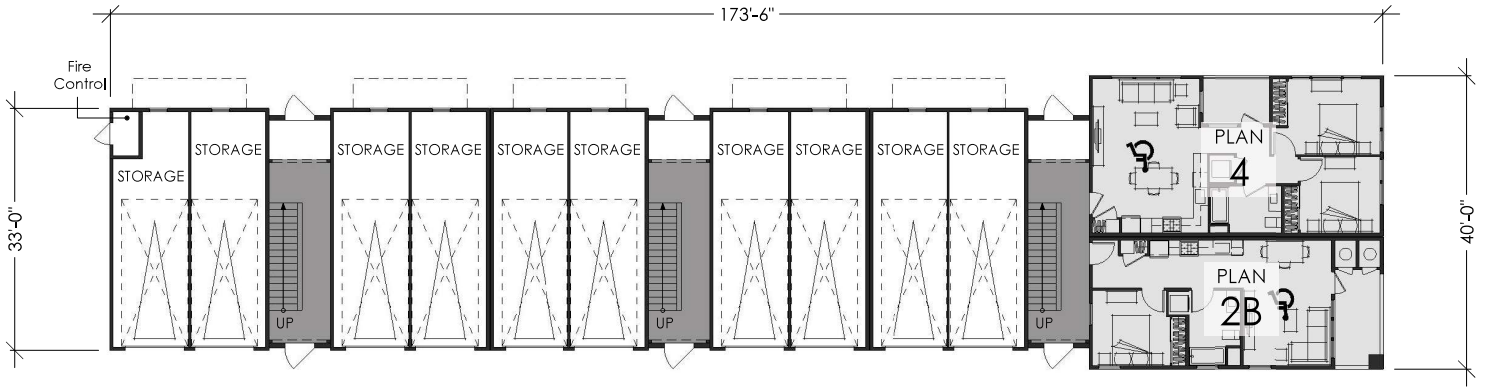
Dos Rios Vine, LLC

The Village at Dos Rios
SACRAMENTO, CALIFORNIA

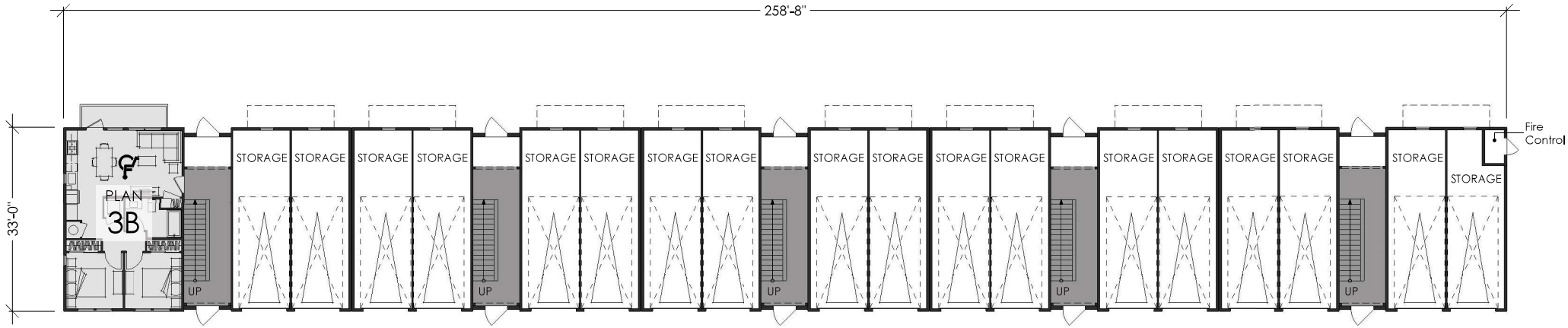
JZMK PARTNERS



BUILDING TYPE D (x1)

16 UNITS

FIRST FLOOR



BUILDING TYPE E (x1)

21 UNITS

FIRST FLOOR

BUILDING PLANS: TYPES D,E

SCALE: 1/8" = 1'

January 10, 2024

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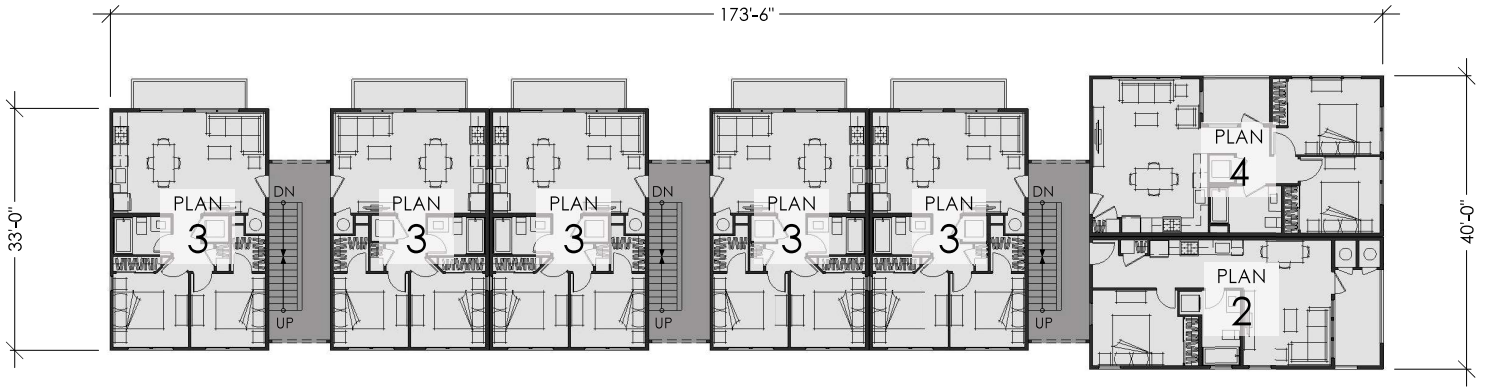
Dos Rios Vine, LLC

The Village at Dos Rios

SACRAMENTO, CALIFORNIA

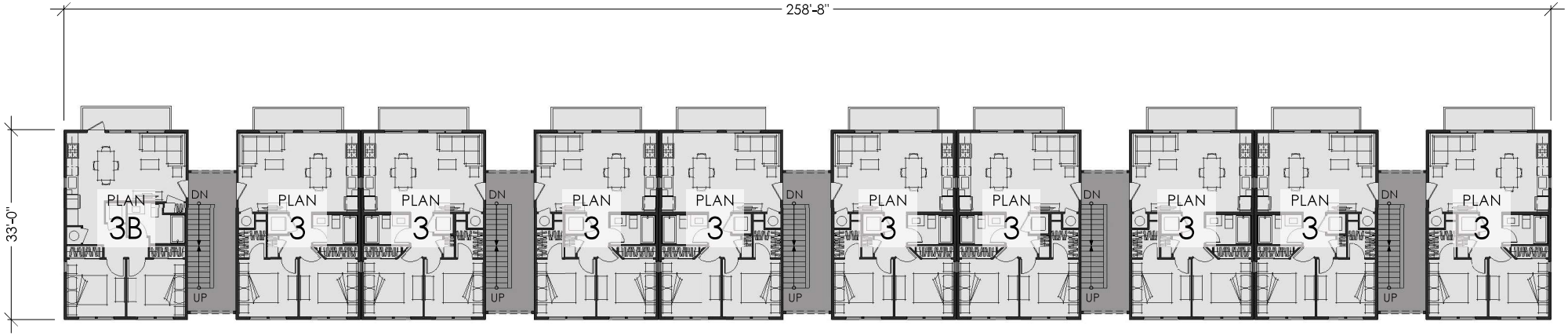
JZMK PARTNERS



BUILDING TYPE D (x1)

16 UNITS

SECOND FLOOR



BUILDING TYPE E (x1)

21 UNITS

SECOND FLOOR

BUILDING PLANS: TYPES D,E

SCALE: 1/8" = 1'

January 10, 2024

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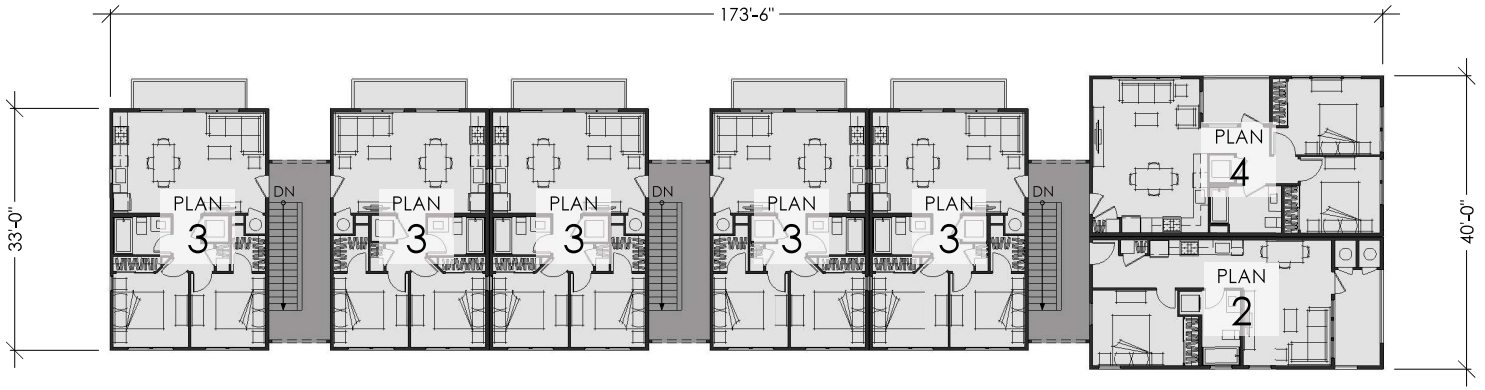
Dos Rios Vine, LLC

The Village at Dos Rios

SACRAMENTO, CALIFORNIA

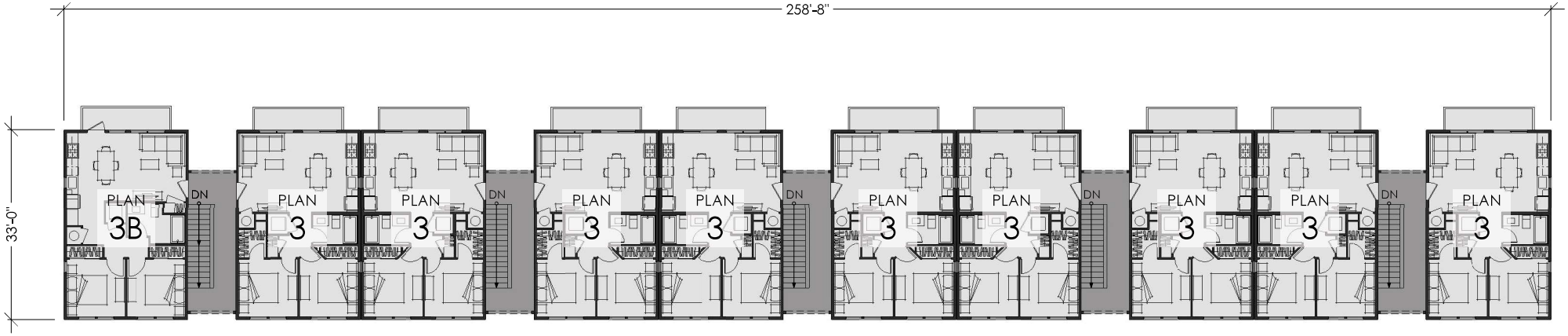
JZMK PARTNERS



BUILDING TYPE D (x1)

16 UNITS

THIRD FLOOR



BUILDING TYPE E (x1)

21 UNITS

THIRD FLOOR

BUILDING PLANS: TYPES D,E

SCALE: 1/8" = 1'

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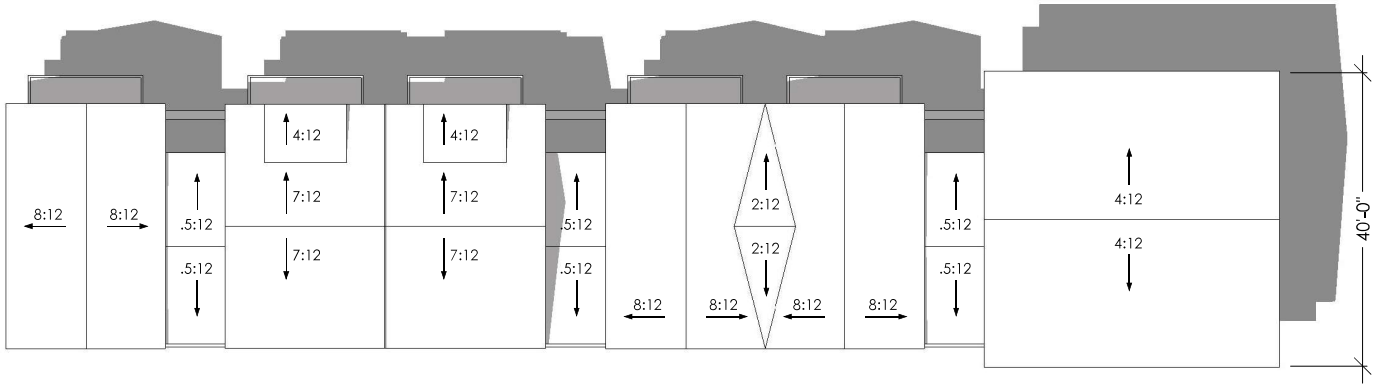
Dos Rios Vine, LLC

The Village at Dos Rios

SACRAMENTO, CALIFORNIA

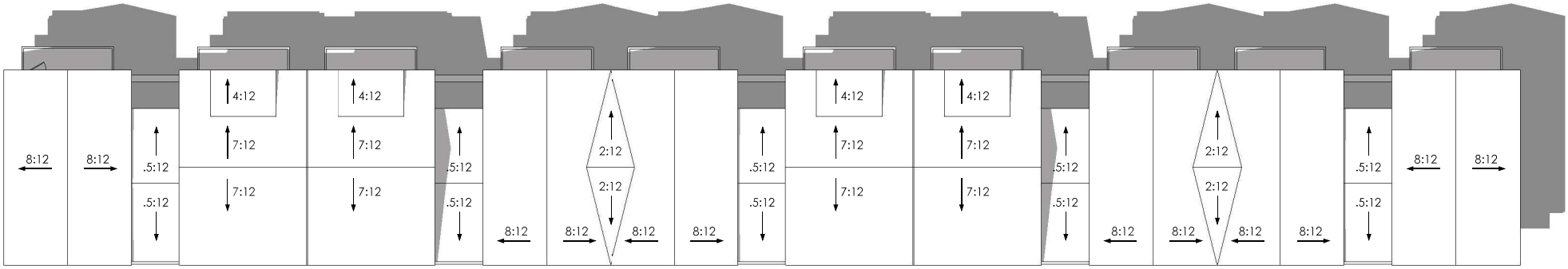
JZMK PARTNERS



BUILDING TYPE D (x1)

16 UNITS

ROOF PLAN



BUILDING TYPE E (x1)

21 UNITS

ROOF PLAN

BUILDING PLANS: TYPES D,E

SCALE: 1/8" = 1'

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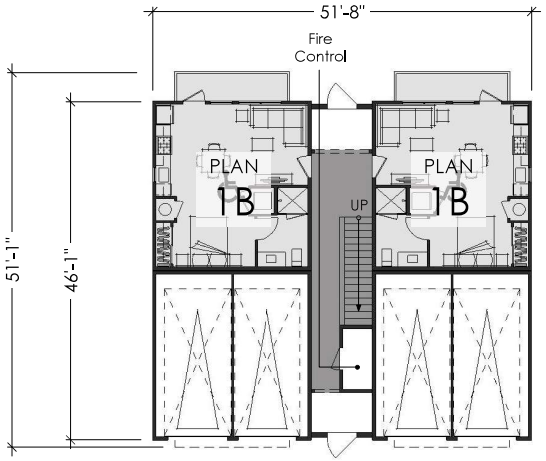
A13

Dos Rios Vine, LLC

The Village at Dos Rios

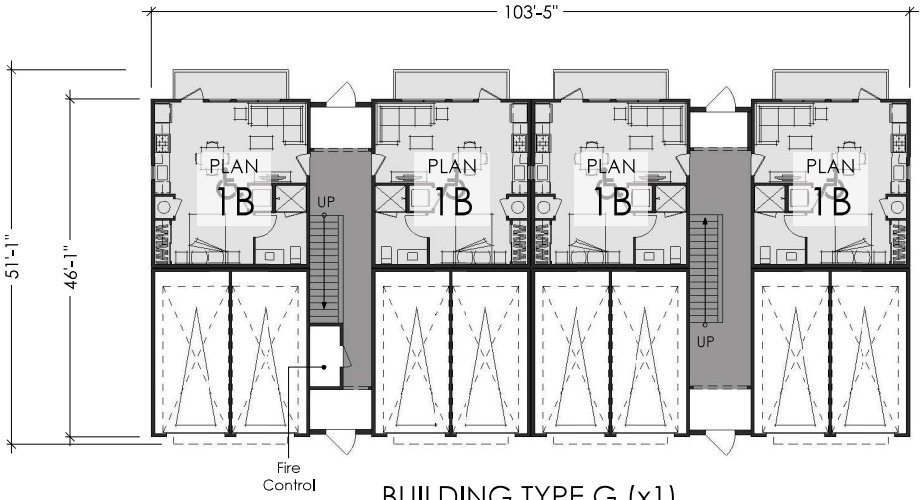
SACRAMENTO, CALIFORNIA

JZMK PARTNERS



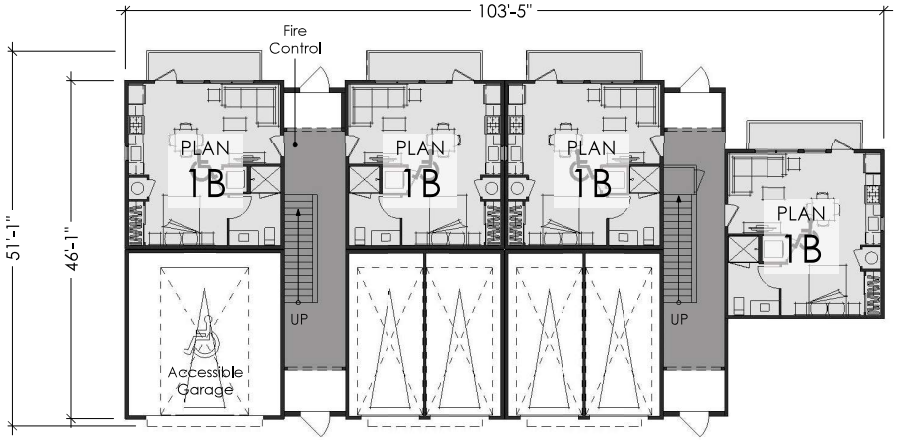
BUILDING TYPE F (x1)
10 UNITS

FIRST FLOOR



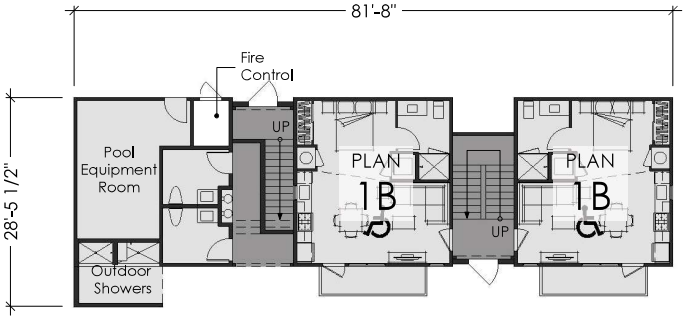
BUILDING TYPE G (x1)
20 UNITS

FIRST FLOOR



BUILDING TYPE H (x2)
18 UNITS

FIRST FLOOR



BUILDING TYPE I (x1)
8 UNITS

FIRST FLOOR

BUILDING PLANS: TYPES F,G,H,I

SCALE: 1/8" = 1'

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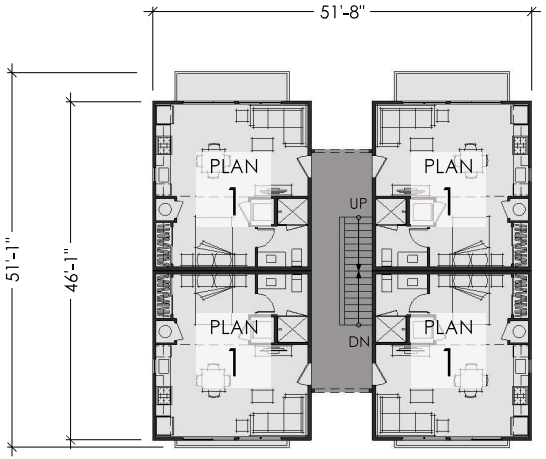
Dos Rios Vine, LLC

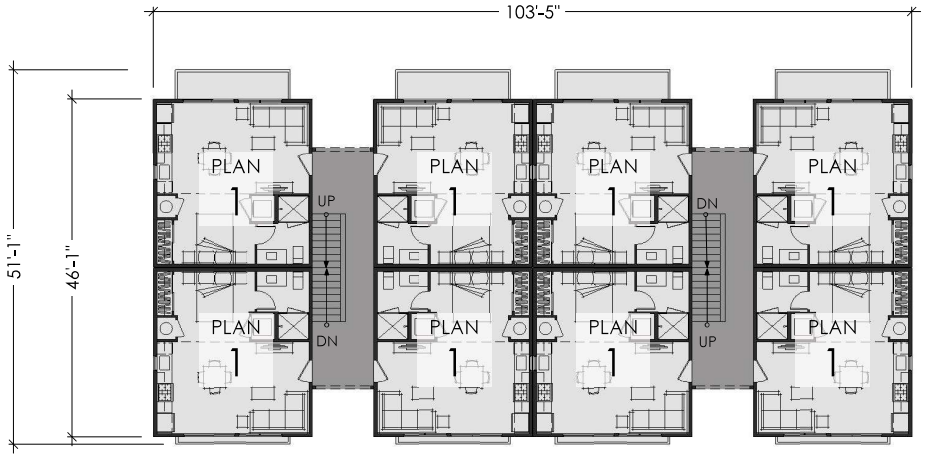
The Village at Dos Rios
SACRAMENTO, CALIFORNIA

JZMK PARTNERS



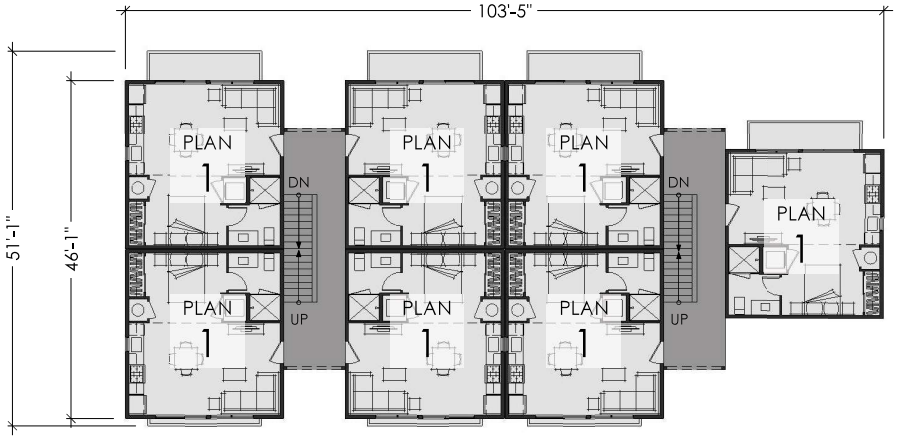
BUILDING TYPE F (x1)
10 UNITS

SECOND FLOOR



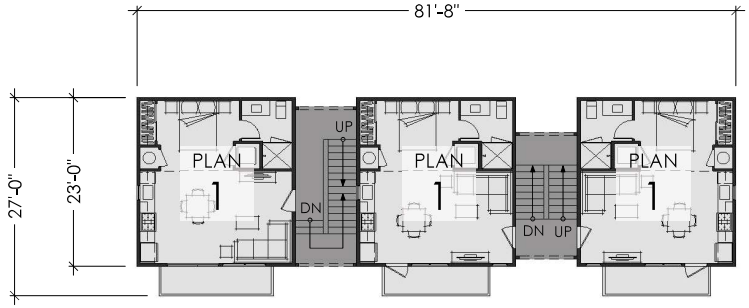
BUILDING TYPE G (x1)
20 UNITS

SECOND FLOOR



BUILDING TYPE H (x2)
15 UNITS

SECOND FLOOR



BUILDING TYPE I (x1)
8 UNITS

SECOND FLOOR

BUILDING PLANS: TYPES F,G,H,I

SCALE: 1/8" = 1'

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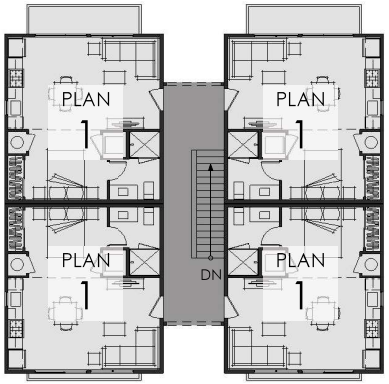
Dos Rios Vine, LLC

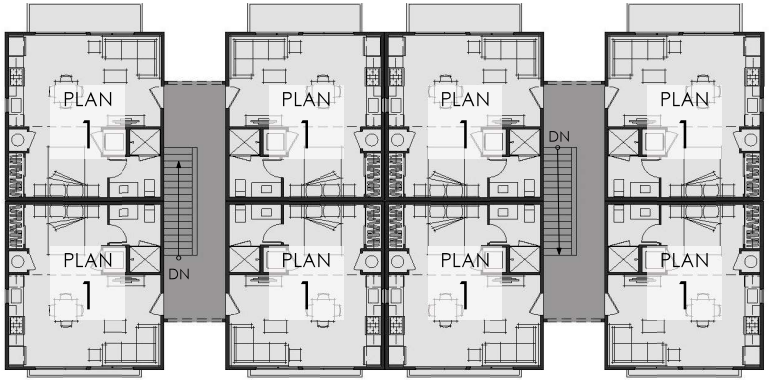
The Village at Dos Rios
SACRAMENTO, CALIFORNIA

JZMK PARTNERS



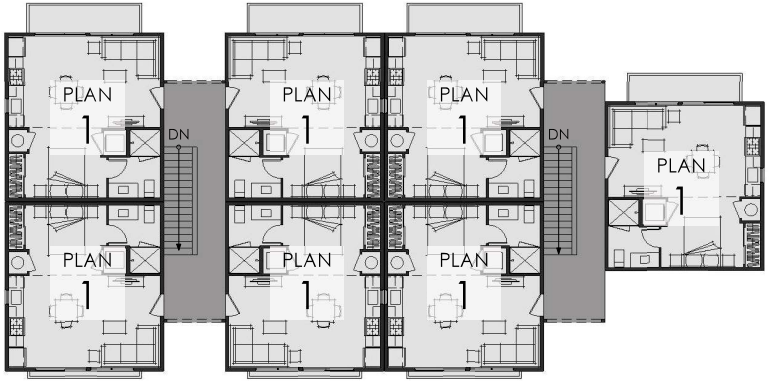
BUILDING TYPE F (x1)
10 UNITS

THIRD FLOOR



BUILDING TYPE G (x1)
20 UNITS

THIRD FLOOR



BUILDING TYPE H (x2)
15 UNITS

THIRD FLOOR

BUILDING TYPE I (x1)
8 UNITS

THIRD FLOOR

BUILDING PLANS: TYPES F,G,H,I

0 4 8 16
SCALE: 1/8" = 1'

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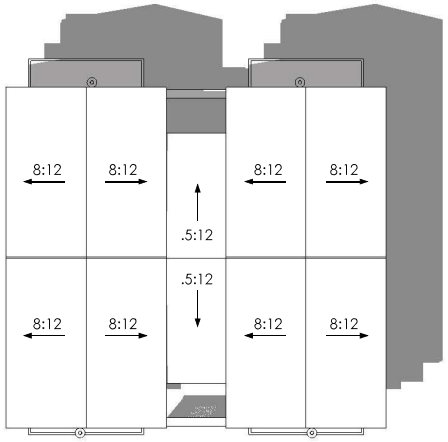
Dos Rios Vine, LLC

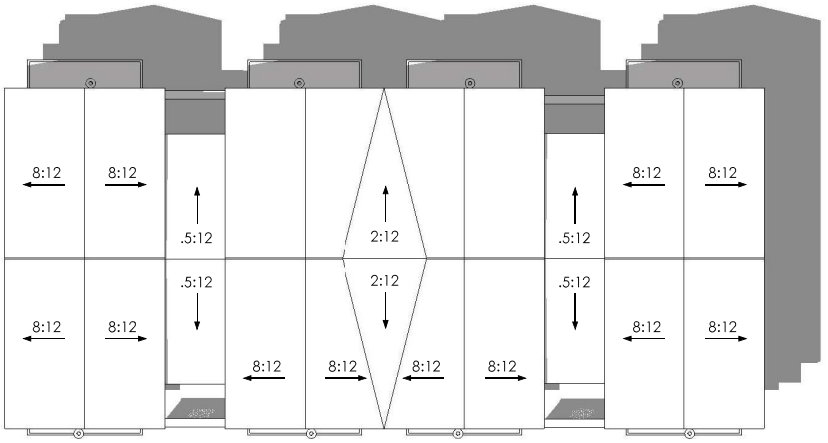
The Village at Dos Rios
SACRAMENTO, CALIFORNIA

JZMK PARTNERS



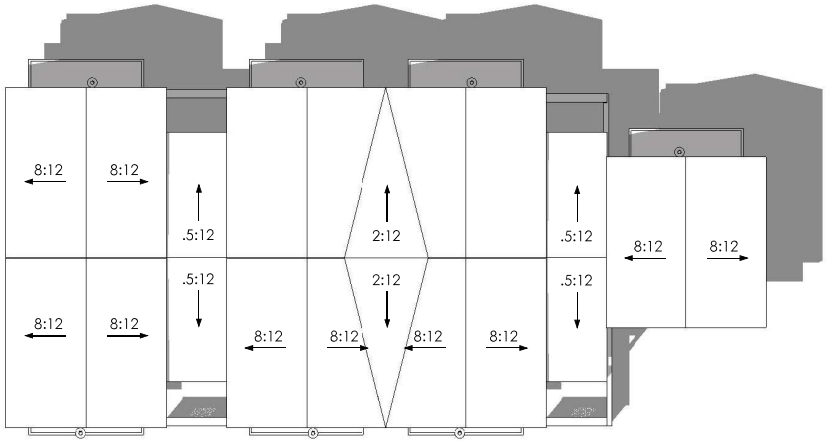
BUILDING TYPE F (x1)
10 UNITS

ROOF PLAN



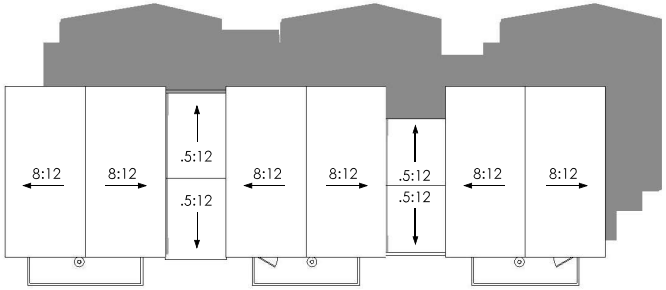
BUILDING TYPE G (x1)
20 UNITS

ROOF PLAN



BUILDING TYPE H (x2)
15 UNITS

ROOF PLAN



BUILDING TYPE I (x1)
8 UNITS

ROOF PLAN

BUILDING PLANS: TYPES F,G,H,I

SCALE: 1/8" = 1'

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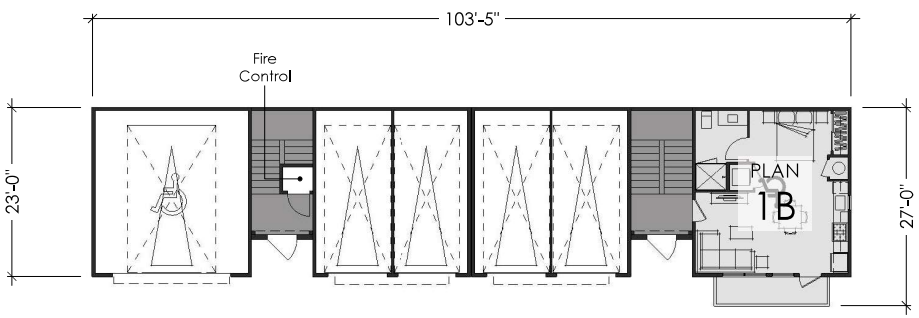
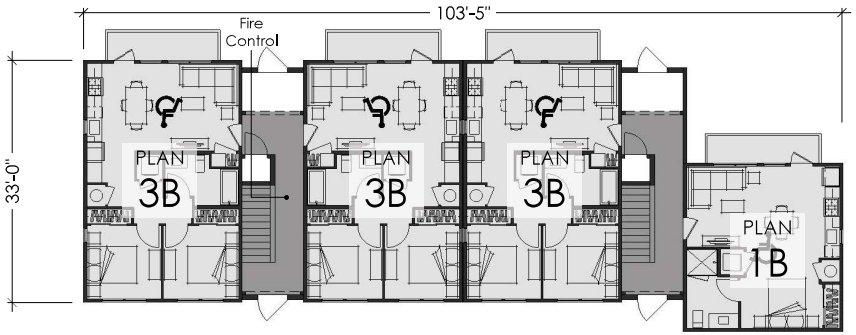


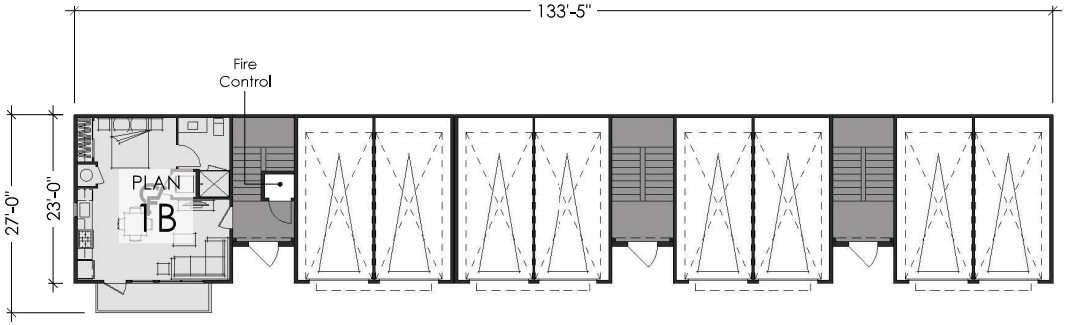
BUILDING TYPE J (x1)
9 UNITS

FIRST FLOOR



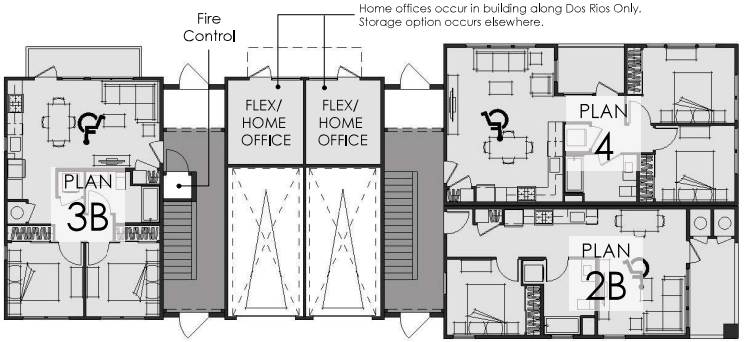
BUILDING TYPE K (x2)
12 UNITS

FIRST FLOOR



BUILDING TYPE L (x1)
11 UNITS

FIRST FLOOR



BUILDING TYPE M (x2)
11 UNITS

FIRST FLOOR

0 4 8 16
SCALE: 1/8" = 1'

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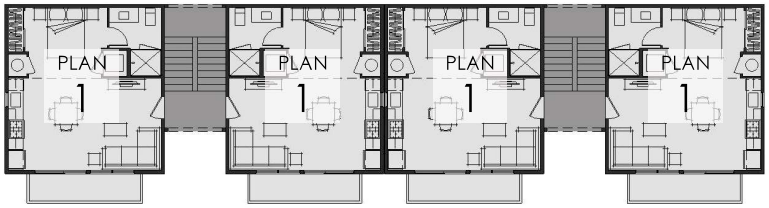
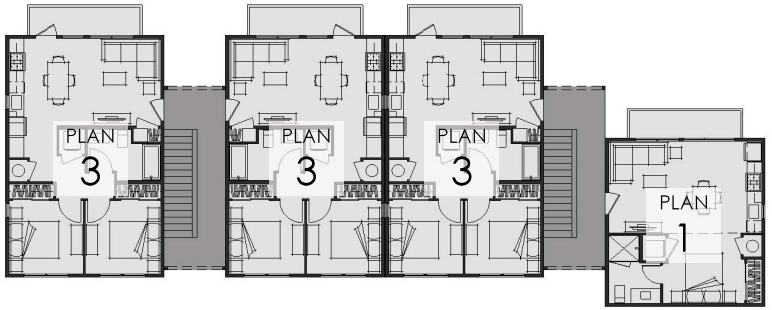


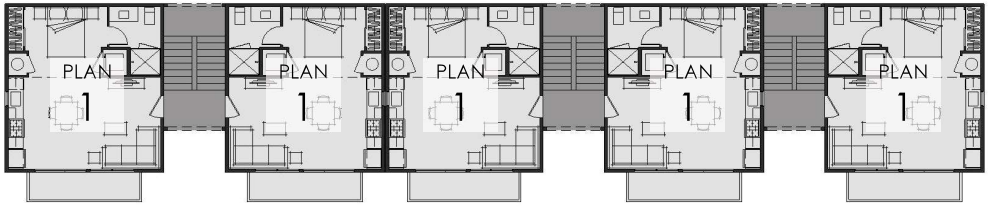
BUILDING TYPE J (x1)
9 UNITS

SECOND FLOOR



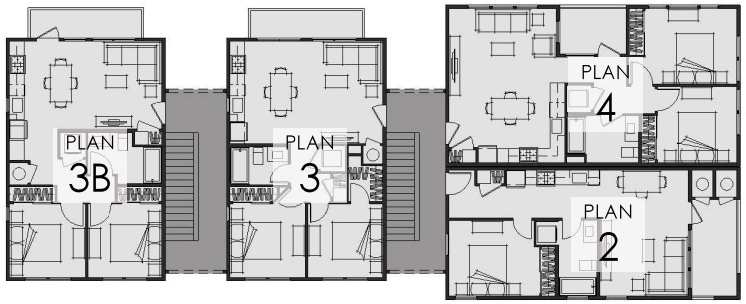
BUILDING TYPE K (x2)
9 UNITS

SECOND FLOOR



BUILDING TYPE L (x1)
11 UNITS

SECOND FLOOR



BUILDING TYPE M (x2)
11 UNITS

SECOND FLOOR

0 4 8 16
SCALE: 1/8" = 1'

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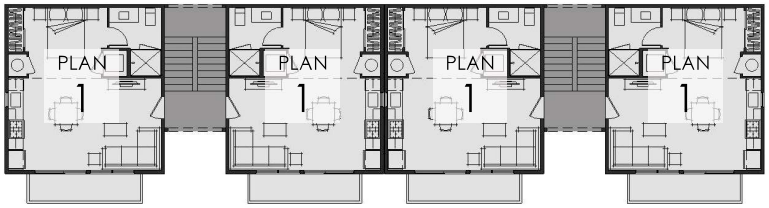
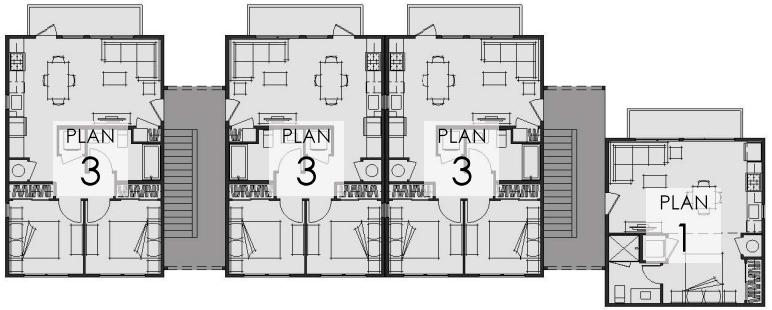


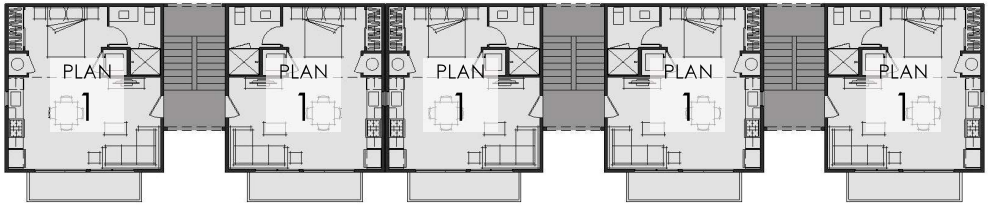
BUILDING TYPE J (x1)
9 UNITS

THIRD FLOOR



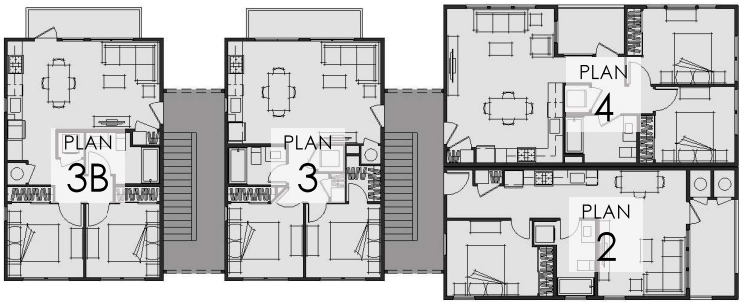
BUILDING TYPE K (x2)
9 UNITS

THIRD FLOOR



BUILDING TYPE L (x1)
11 UNITS

THIRD FLOOR



BUILDING TYPE M (x2)
11 UNITS

THIRD FLOOR

0 4 8 16
SCALE: 1/8" = 1'

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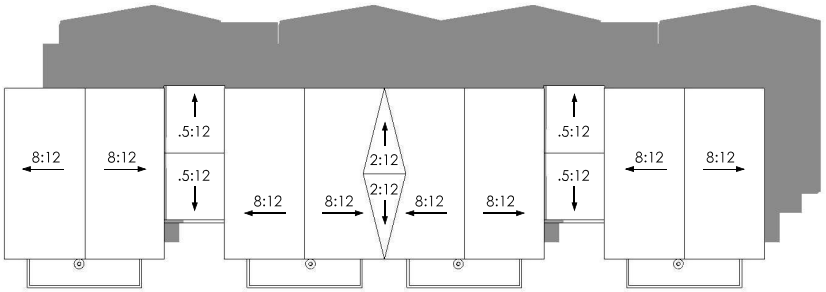
Dos Rios Vine, LLC

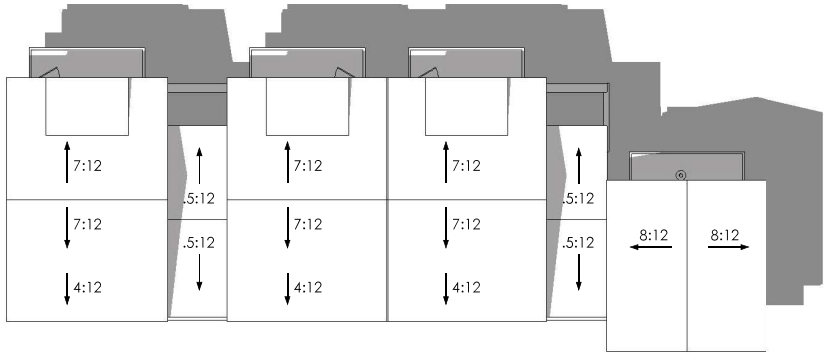
The Village at Dos Rios
SACRAMENTO, CALIFORNIA

JZMK PARTNERS



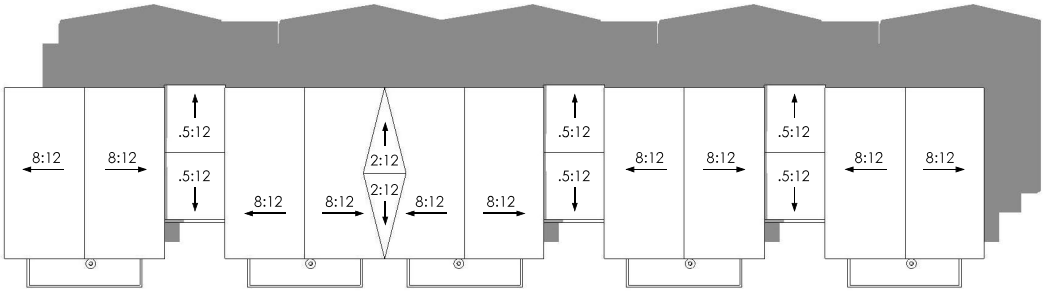
BUILDING TYPE J (x1)
9 UNITS

ROOF



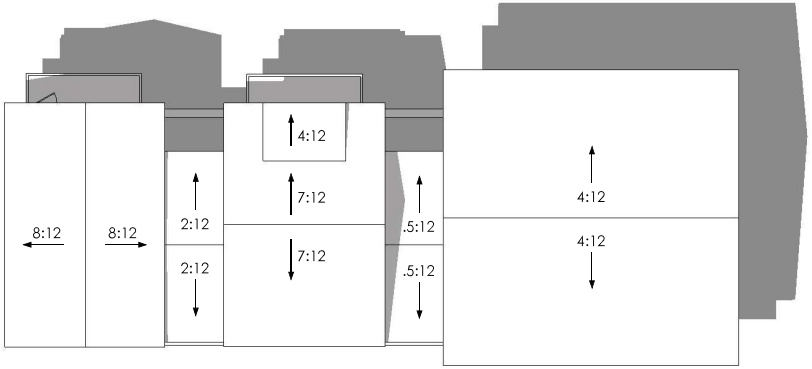
BUILDING TYPE K (x2)
9 UNITS

ROOF



BUILDING TYPE L (x1)
11 UNITS

ROOF



BUILDING TYPE M (x2)
11 UNITS

ROOF

0 4 8 16
SCALE: 1/8" = 1'

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EAST ELEVATION (DOS RIOS ST.)

SOUTH ELEVATION

WEST ELEVATION

NORTH ELEVATION

ELEVATIONS: BUILDING TYPE A

SCALE: 1/8" = 1'

January 10, 2024

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Dos Rios Vine, LLC

The Village at Dos Rios

SACRAMENTO, CALIFORNIA

JZMK PARTNERS

EAST ELEVATION (DOS RIOS ST.)

SOUTH ELEVATION

WEST ELEVATION

NORTH ELEVATION

ELEVATIONS: BUILDING TYPE B

SCALE: 1/8" = 1'

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Dos Rios Vine, LLC

The Village at Dos Rios
SACRAMENTO, CALIFORNIA

JZMK PARTNERS

WEST ELEVATION (STREET S)

NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION

ELEVATIONS: BUILDING TYPE C

SCALE: 1/8" = 1'

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Dos Rios Vine, LLC

The Village at Dos Rios
SACRAMENTO, CALIFORNIA

JZMK PARTNERS

WEST ELEVATION (STREET S)

NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION

ELEVATIONS: BUILDING TYPE D

SCALE: 1/8" = 1'

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Dos Rios Vine, LLC

The Village at Dos Rios
SACRAMENTO, CALIFORNIA

JZMK PARTNERS

NORTH ELEVATION (VINE STREET)

SOUTH ELEVATION

ELEVATIONS: BUILDING TYPE E

SCALE: 1/8" = 1'

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Dos Rios Vine, LLC

The Village at Dos Rios

SACRAMENTO, CALIFORNIA

JZMK PARTNERS

EAST ELEVATION

WEST ELEVATION

ELEVATIONS: BUILDING TYPE E

SCALE: 1/8" = 1'

January 10, 2024

A27

WEST ELEVATION (COURTYARD)

NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION

ELEVATIONS: BUILDING TYPE F

SCALE: 1/8" = 1'

January 10, 2024

A28

Dos Rios Vine, LLC

The Village at Dos Rios

SACRAMENTO, CALIFORNIA

JZMK PARTNERS

EAST ELEVATION (COURTYARD)

SOUTH ELEVATION

WEST ELEVATION

NORTH ELEVATION

ELEVATIONS: BUILDING TYPE G

SCALE: 1/8" = 1'

January 10, 2024

A29

Dos Rios Vine, LLC

The Village at Dos Rios
SACRAMENTO, CALIFORNIA

JZMK PARTNERS

SOUTH ELEVATION

WEST (OR EAST) ELEVATION

NORTH ELEVATION

EAST (OR WEST) ELEVATION

ELEVATIONS: BUILDING TYPE H

SCALE: 1/8" = 1'

January 10, 2024

A30

Dos Rios Vine, LLC

The Village at Dos Rios

SACRAMENTO, CALIFORNIA

JZMK PARTNERS

NORTH ELEVATION

EAST ELEVATION

SOUTH ELEVATION (POOL COURT)

WEST ELEVATION

ELEVATIONS: BUILDING TYPE I

SCALE: 1/8" = 1'

January 10, 2024

A31

Dos Rios Vine, LLC

The Village at Dos Rios

SACRAMENTO, CALIFORNIA

JZMK PARTNERS

SOUTH ELEVATION

WEST ELEVATION

NORTH ELEVATION

EAST ELEVATION

ELEVATIONS: BUILDING TYPE J

SCALE: 1/8" = 1'

January 10, 2024

A32

Dos Rios Vine, LLC

The Village at Dos Rios

SACRAMENTO, CALIFORNIA

JZMK PARTNERS

NORTH ELEVATION

EAST (OR WEST) ELEVATION

SOUTH ELEVATION

WEST (OR EAST) ELEVATION

ELEVATIONS: BUILDING TYPE K

SCALE: 1/8" = 1'

January 10, 2024

A33

Dos Rios Vine, LLC

The Village at Dos Rios
SACRAMENTO, CALIFORNIA

JZMK PARTNERS

SOUTH ELEVATION

WEST ELEVATION

NORTH ELEVATION

EAST ELEVATION

ELEVATIONS: BUILDING TYPE L

SCALE: 1/8" = 1'

January 10, 2024

A34

Dos Rios Vine, LLC

The Village at Dos Rios
SACRAMENTO, CALIFORNIA

JZMK PARTNERS

WEST (OR EAST) ELEVATION

NORTH ELEVATION

EAST (OR WEST) ELEVATION

SOUTH ELEVATION

ELEVATIONS: BUILDING TYPE M

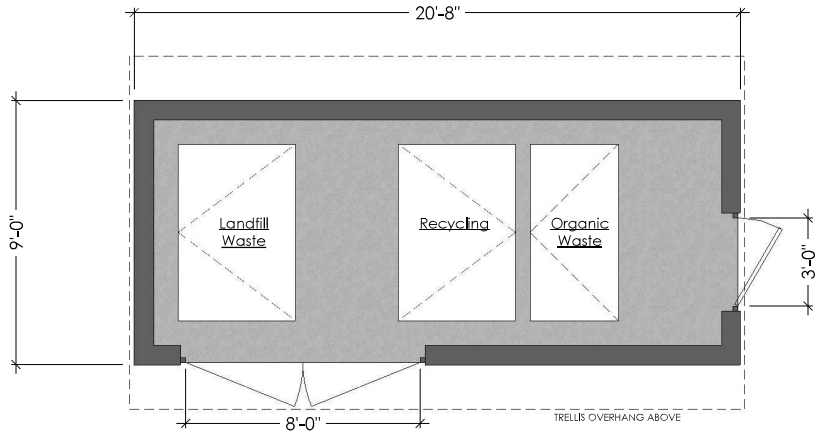
SCALE: 1/8" = 1'

January 10, 2024

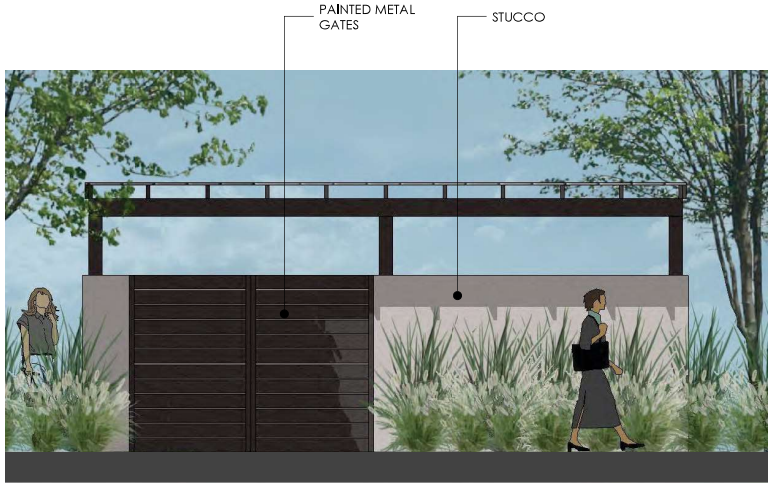
Dos Rios Vine, LLC

The Village at Dos Rios
SACRAMENTO, CALIFORNIA

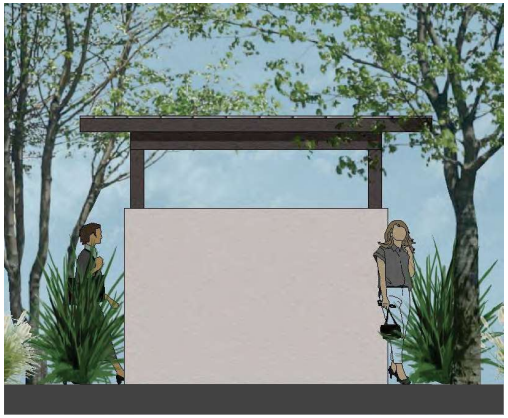
JZMK PARTNERS



FLOOR PLAN

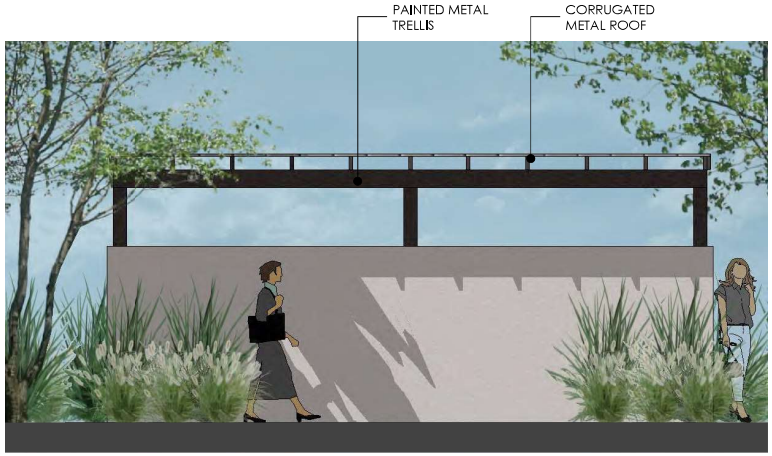


FRONT ELEVATION 1



LEFT ELEVATION 2

RIGHT ELEVATION 3



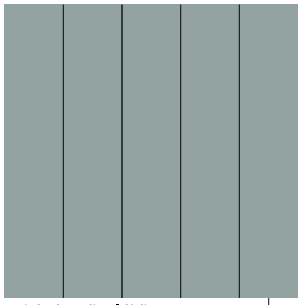
REAR ELEVATION 4

TRASH ENCLOSURE - PLAN AND ELEVATIONS, TYP

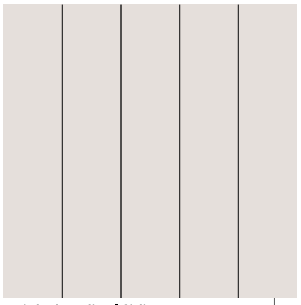
SCALE: 1/2" = 1'

January 10, 2024

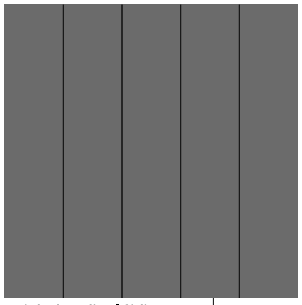
A45



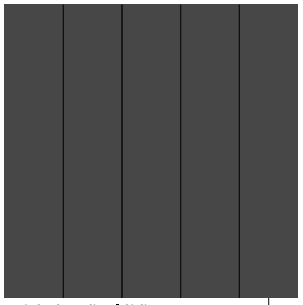
Painted Vertical Siding
Vista Paint
0702 - Peg's Promise



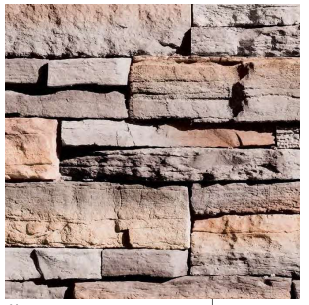
Painted Vertical Siding
Vista Paint
0278 - Barberry Sand



Painted Vertical Siding
Vista Paint
0582 - Paved Path



Painted Vertical Siding
Vista Paint
0528 - Greybeard



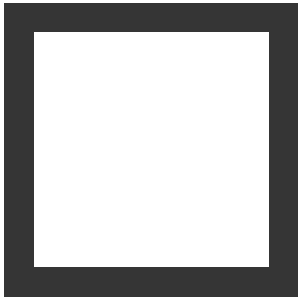
Stone Veneer
Coronado Stone
Weathered Edge

Garage Doors
Vista Paint
0570 - Grey Locks

Stucco, Fine Sand Finish
0441 - Slate Stone

Stucco, Fine Sand Finish
0582 - Paved Path

Composite Shingle Roofing
GAF
Timberline, Pewter Gray



Vinyl Windows
Black

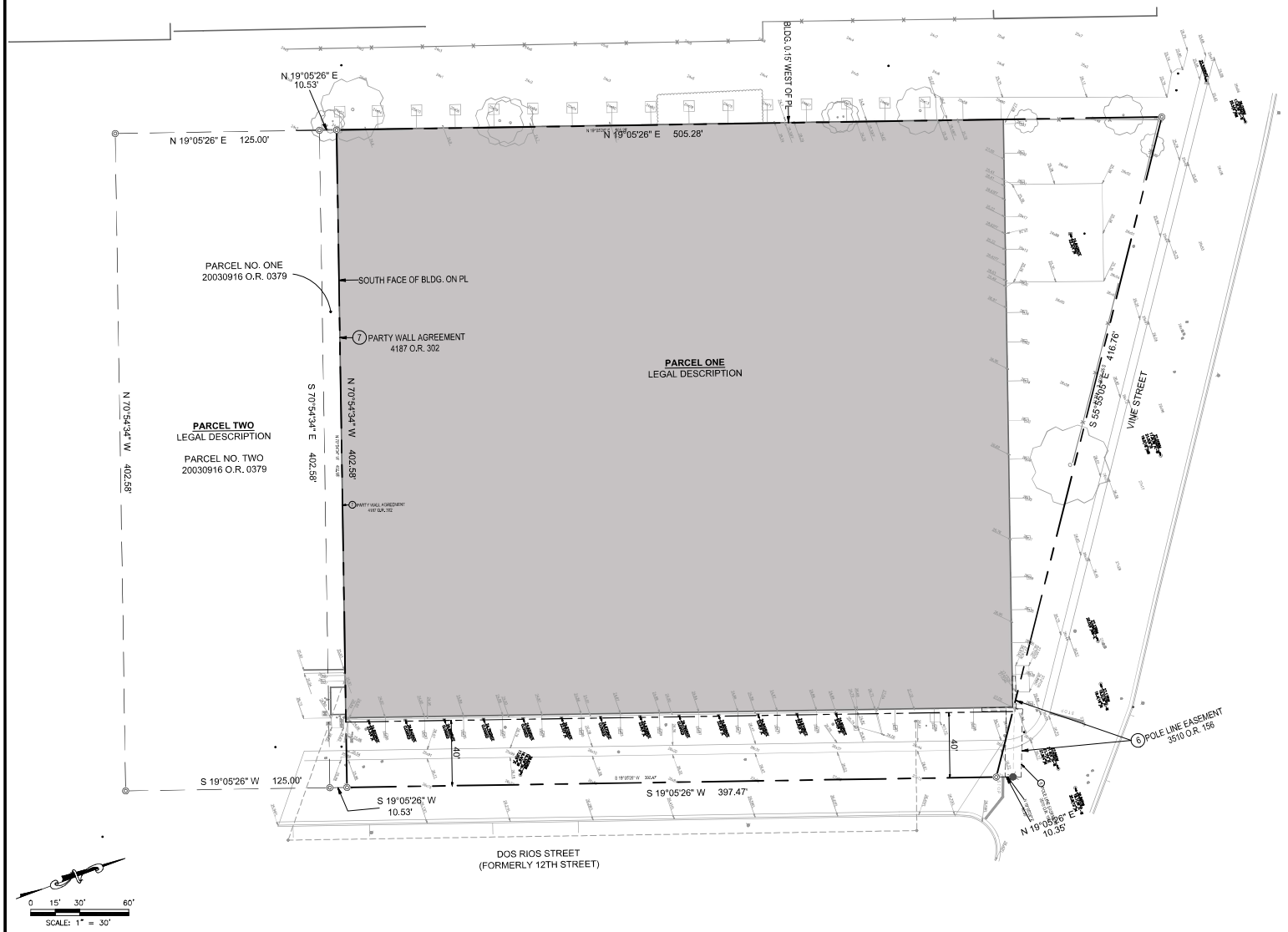
January 10, 2024

Dos Rios Vine, LLC

The Village at Dos Rios

SACRAMENTO, CALIFORNIA

JZMK PARTNERS



LEGEND

- .....FOUND MONUMENT
- .....DIMENSION POINT-NOTHING FOUND OR SET
- .....DRAIN MANHOLE
- .....DRAIN INLET
- .....SEWER MANHOLE
- .....SEWER CLEAN OUT
- .....FIRE HYDRANT
- .....FIRE DEPARTMENT CONNECTION
- .....WATER VALVE
- .....WATER BOX OR METER
- .....WATER VALVE ASSEMBLY
- .....WATER MANHOLE
- .....ELECTRIC BOX OR VAULT
- .....PULL BOX
- .....TRANSFORMER
- .....UTILITY POLE
- .....LIGHT
- .....TRAFFIC SIGNAL
- .....ELECTRIC MANHOLE
- .....TELEPHONE BOX
- .....TELEPHONE MANHOLE
- .....TELEVISION BOX
- .....TELEVISION MANHOLE
- .....GAS VALVE
- .....GAS METER
- .....SIGN
- .....HANDICAP PARKING OR RAMP

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BK	BOOK
CL	CENTERLINE
CN	CONCRETE
DI	DRAIN INLET
FC	FACE OF CURB
FL	FLOWLINE
O.R.	OFFICIAL RECORDS
PG	PAGE
P.O.B.	POINT OF BEGINNING
PL	PROPERTY LINE
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
TBC	TOP BACK OF CURB
TE	TRASH ENCLOSURE
TYP	TYPICAL

( ).....RECORD PER LEGAL DESCRIPTION

LINETYPES

PROPERTY LINE
RIGHT-OF-WAY
CENTERLINE
LOT LINE
EASEMENT

NOTES

1. TOPOGRAPHIC SURVEY WAS COMPLETED BY MORROW SURVEYING.

BENCHMARK ELEVATION: 26.447'(NAVD88)

CITY OF SACRAMENTO BENCHMARK
297-E1C, EL= 26.447'(NAVD88)

RAMSET IN TRAFFIC SIGNAL BASE, SE CORNER RICHARDS BLVD. & DOS RIOS ST

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

DESIGNED:	TEG	SCALE:
DRAWN:	TEG	H: 1"=30'
CHECKED:	PHYA	V: N/A
SUBMITTED: PASTOR H. Y. ABEJUELA III		RCE: 94339

REGISTERED PROFESSIONAL ENGINEER PASTOR HENRY Y. ABEJUELA III CIVIL STATE OF CALIFORNIA PRELIMINARY

NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	APPROVAL DATE

EXISTING CONDITIONS

THE VILLAGE AT DOS RIOS

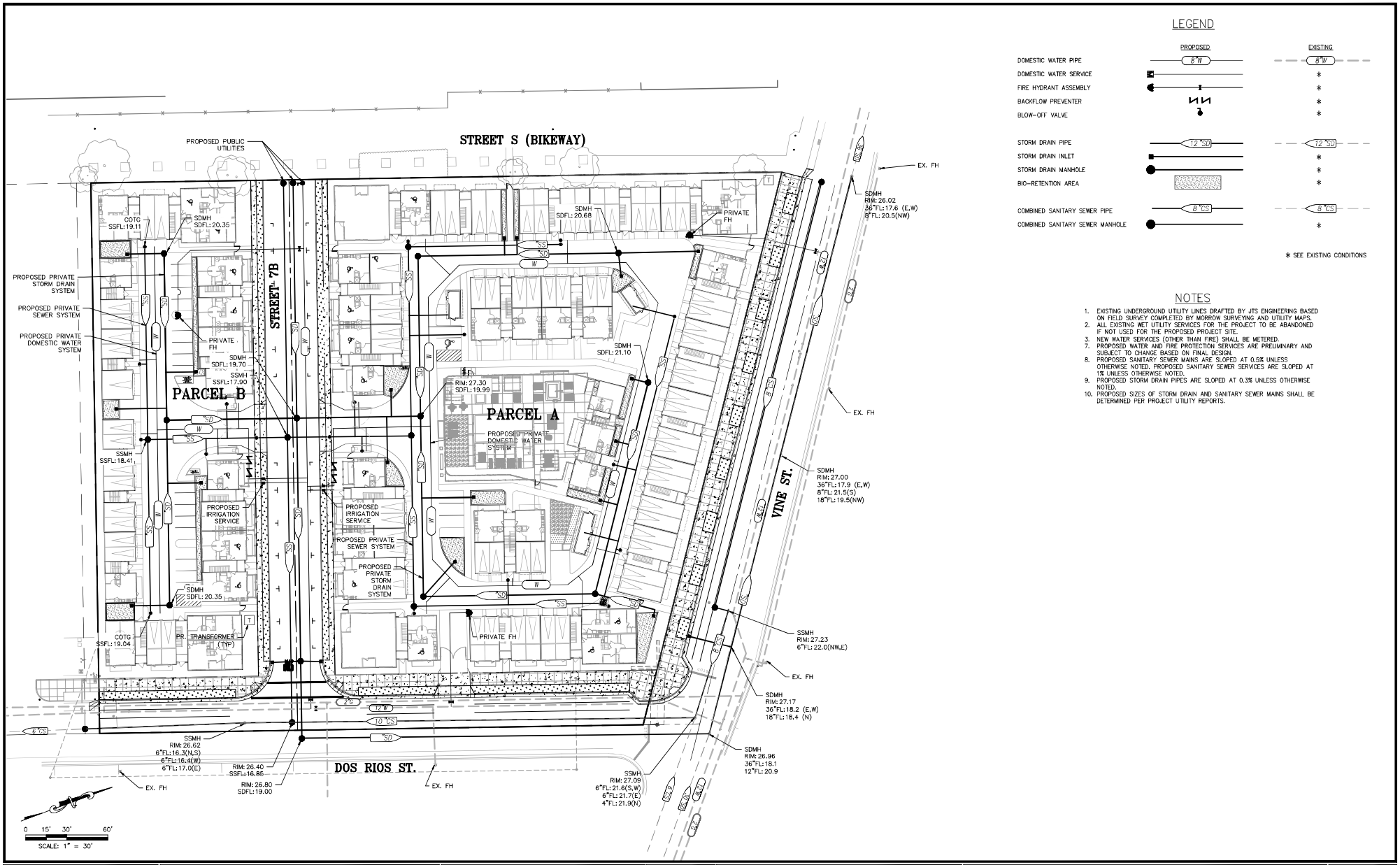
701 DOS RIOS ST.

CITY OF SACRAMENTO APN: 001-0081-013 CALIFORNIA

DATE: 03/27/24

SHEET C2 OF 6

JOB NO: 2023-098



LEGEND

	PROPOSED	EXISTING
DOMESTIC WATER PIPE	8"W	8"W
DOMESTIC WATER SERVICE		*
FIRE HYDRANT ASSEMBLY		*
BACKFLOW PREVENTER		*
BLOW-OFF VALVE		*
STORM DRAIN PIPE	12"SD	12"SD
STORM DRAIN INLET		*
STORM DRAIN MANHOLE		*
BIO-RETENTION AREA		*
COMBINED SANITARY SEWER PIPE	8"CS	8"CS
COMBINED SANITARY SEWER MANHOLE		*

* SEE EXISTING CONDITIONS

NOTES

1. EXISTING UNDERGROUND UTILITY LINES DRAFTED BY JTS ENGINEERING BASED ON FIELD SURVEY COMPLETED BY MORROW SURVEYING AND UTILITY MAPS.
2. ALL EXISTING WET UTILITY SERVICES FOR THE PROJECT TO BE ABANDONED IF NOT USED FOR THE PROPOSED PROJECT SITE.
3. NEW WATER SERVICES (OTHER THAN FIRE) SHALL BE METERED.
7. PROPOSED WATER AND FIRE PROTECTION SERVICES ARE PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.
8. PROPOSED SANITARY SEWER MAINS ARE SLOPED AT 0.5% UNLESS OTHERWISE NOTED. PROPOSED SANITARY SEWER SERVICES ARE SLOPED AT 1% UNLESS OTHERWISE NOTED.
9. PROPOSED STORM DRAIN PIPES ARE SLOPED AT 0.3% UNLESS OTHERWISE NOTED.
10. PROPOSED SIZES OF STORM DRAIN AND SANITARY SEWER MAINS SHALL BE DETERMINED PER PROJECT UTILITY REPORTS.

BENCHMARK ELEVATION: 26.447'(NAVD88)

CITY OF SACRAMENTO BENCHMARK 297-E1C, EL= 26.447'(NAVD88)

RAMSET IN TRAFFIC SIGNAL BASE, SE CORNER RICHARDS BLVD. & DOS RIOS ST

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

DESIGNED:	TEG	SCALE:
DRAWN:	TEG	H: 1"=30'
CHECKED:	PHYA	V: N/A
SUBMITTED: PASTOR H. Y. ABEJUELA III	RCE: 94339	

REGISTERED PROFESSIONAL ENGINEER PASTOR HENRY Y. ABEJUELA III CIVIL STATE OF CALIFORNIA PRELIMINARY

NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	APPROVAL DATE

PRELIMINARY UTILITY PLAN

THE VILLAGE AT DOS RIOS

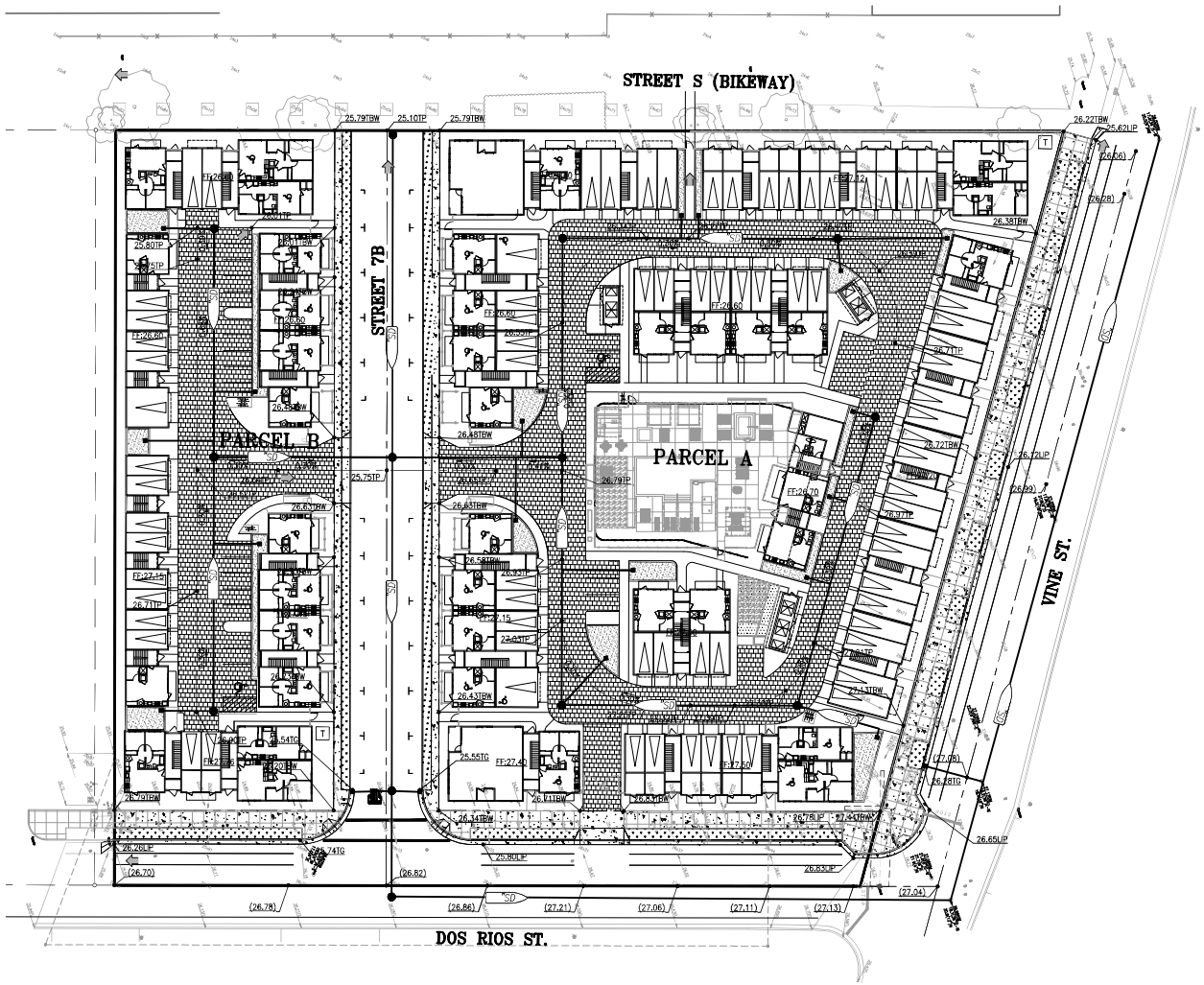
701 DOS RIOS ST.

CITY OF SACRAMENTO APN: 001-0081-013 CALIFORNIA

DATE: 03/27/24

SHEET C3 OF 6

JOB NO: 2023-098



LEGEND

- BIO-RETENTION AREA
- POROUS PAVEMENT
- 42"SD — PROPOSED STORM DRAIN PIPE
- PROPOSED DRAIN MANHOLE
- PROPOSED DRAIN INLET
- XX.XX — PROPOSED SPOT ELEVATION
- (XX.XX) — MATCH EXISTING ELEVATION
- XX.X% — PROPOSED SLOPE
- PROPOSED OVERLAND RELEASE

ABBREVIATIONS

BW	BOTTOM OF EXPOSED WALL
FF	FINISHED FLOOR
FG	FINISHED GRADE
GB	GRADE BREAK
GFL	GUTTER FLOW LINE
TBC	TOP BACK OF CURB
TBW	TOP BACK OF WALK

NOTES

1. ALL ELEVATIONS SHOWN ARE APPROXIMATE. ACTUAL ELEVATIONS TO BE SHOWN ON CONSTRUCTIONS DRAWINGS.
2. STRUCTURAL CALCULATIONS AND ADDITIONAL DETAILS WILL BE INCLUDED IN THE CONSTRUCTION DRAWINGS.
3. PROPOSED BUILDINGS SHALL BE WATERPROOFED WHERE WITHIN MINIMUM SETBACK OF STORMWATER QUALITY FACILITIES.
4. ALL PROPOSED DWELLING UNITS SHALL HAVE FINISHED FLOORS A MINIMUM OF 1.5-FT ABOVE PUBLIC GUTTER FLOW LINE OVERLAND RELEASE ELEVATION, 1-FT ABOVE CALCULATED ADJACENT 100-YEAR WATER SURFACE ELEVATION, OR 4-IN ABOVE INTERNAL PROPERTY LINE GRADE BREAKS.
5. ELEVATIONS SHOWN ARE APPROXIMATE FINISHED GRADE ELEVATIONS. ACTUAL/FINALIZED ELEVATIONS TO BE SHOWN ON CONSTRUCTION DRAWINGS.

0 15' 30' 60'
SCALE: 1" = 30'

BENCHMARK ELEVATION: 26.447'(NAVD88)
CITY OF SACRAMENTO BENCHMARK 297-E1C, EL= 26.447'(NAVD88)
RAMSET IN TRAFFIC SIGNAL BASE, SE CORNER RICHARDS BLVD. & DOS RIOS ST

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

DESIGNED:	TEG	SCALE:
DRAWN:	TEG	H:1"=30'
CHECKED:	PHYA	V:N/A
SUBMITTED: PASTOR H. Y. ABEJUELA III	RCE: 94339	

REGISTERED PROFESSIONAL ENGINEER PASTOR HENRY Y. ABEJUELA III PRELIMINARY CIVIL STATE OF CALIFORNIA

NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	APPROVAL DATE

PRELIMINARY GRADING & DRAINAGE PLAN

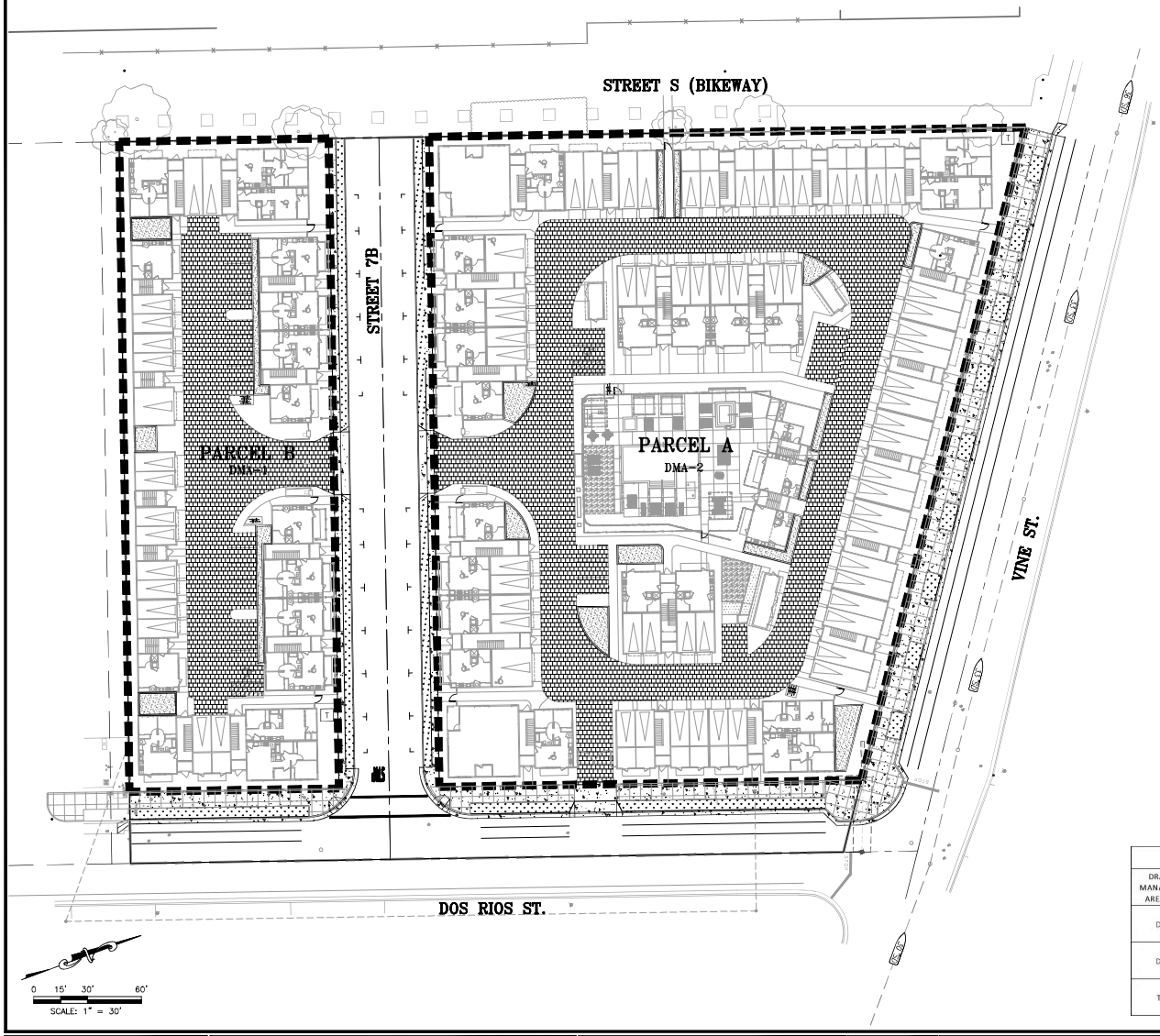
THE VILLAGE AT DOS RIOS

701 DOS RIOS ST.

CITY OF SACRAMENTO APN: 001-0081-013 CALIFORNIA

DATE: 03/27/24
SHEET C4 OF 6

JOB NO: 2023-098

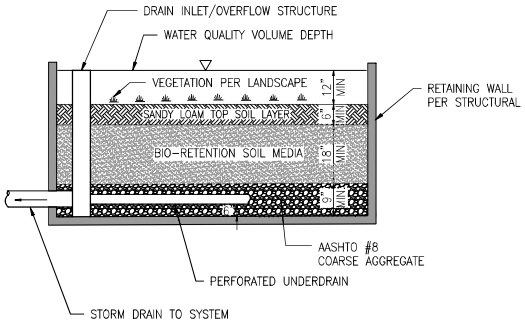


LEGEND

- DRAINAGE MANAGEMENT AREA (DMA)
- BIO-RETENTION AREA
- POROUS PAVEMENT

NOTES

1. POROUS PAVEMENT WITHIN FIRE ACCESS LANE SHALL BE DESIGNED TO MEET 70,000 LB LOADING
2. REMAINING WATER QUALITY TO BE TREATED USING PROPRIETARY TREATMENT CONTROL DEVICES PRIOR TO DISCHARGING INTO PUBLIC STORM DRAIN SYSTEM.



TYPICAL BIO-RETENTION PLANTER DETAIL
NTS

DRAINAGE MANAGEMENT AREA SUMMARY

DRAINAGE MANAGEMENT AREA (DMA)	TOTAL AREA (SQ. FT.)	IMPERVIOUS %	AREA OF BIO-RETENTION PLANTER (SQ. FT)	AREA OF POROUS PAVEMENT FEATURE (SQ. FT)	LID POINTS	% OF PROJECT SITE	WEIGHTED LID POINTS	NOTES
DMA-1	42,361	90	1140	11214	111	29.2%	32.4	BIO-RETENTION PLANTERS DESIGNED WITH 1-FT PONDING AND 6-INCH SUBDRAIN ELEVATION. POROUS PAVEMENT DESIGNED AS COBBLESTONE BLOCK.
DMA-2	102,936	90	2188	21262	89.6	70.8%	63.5	BIO-RETENTION PLANTERS ASSUMED 1-FT PONDING AND 6-INCH SUBDRAIN ELEVATION. POROUS PAVEMENT ASSUMED AS COBBLESTONE BLOCK.
TOTAL	145,297	-	-	-	-	100.0%	95.8	

BENCHMARK ELEVATION: 26.447'(NAVD88)

CITY OF SACRAMENTO BENCHMARK 297-E1C, EL= 26.447'(NAVD88)

RAMSET IN TRAFFIC SIGNAL BASE, SE CORNER RICHARDS BLVD. & DOS RIOS ST

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

DESIGNED:	TEG	SCALE:
DRAWN:	TEG	H:1"=30'
CHECKED:	PHYA	V:N/A
SUBMITTED: PASTOR H. Y. ABEJUELA III		RCE: 94339

REGISTERED PROFESSIONAL ENGINEER PASTOR HENRY Y. ABEJUELA III PRELIMINARY CIVIL STATE OF CALIFORNIA

NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	APPROVAL DATE

PRELIMINARY STORMWATER QUALITY PLAN

THE VILLAGE AT DOS RIOS

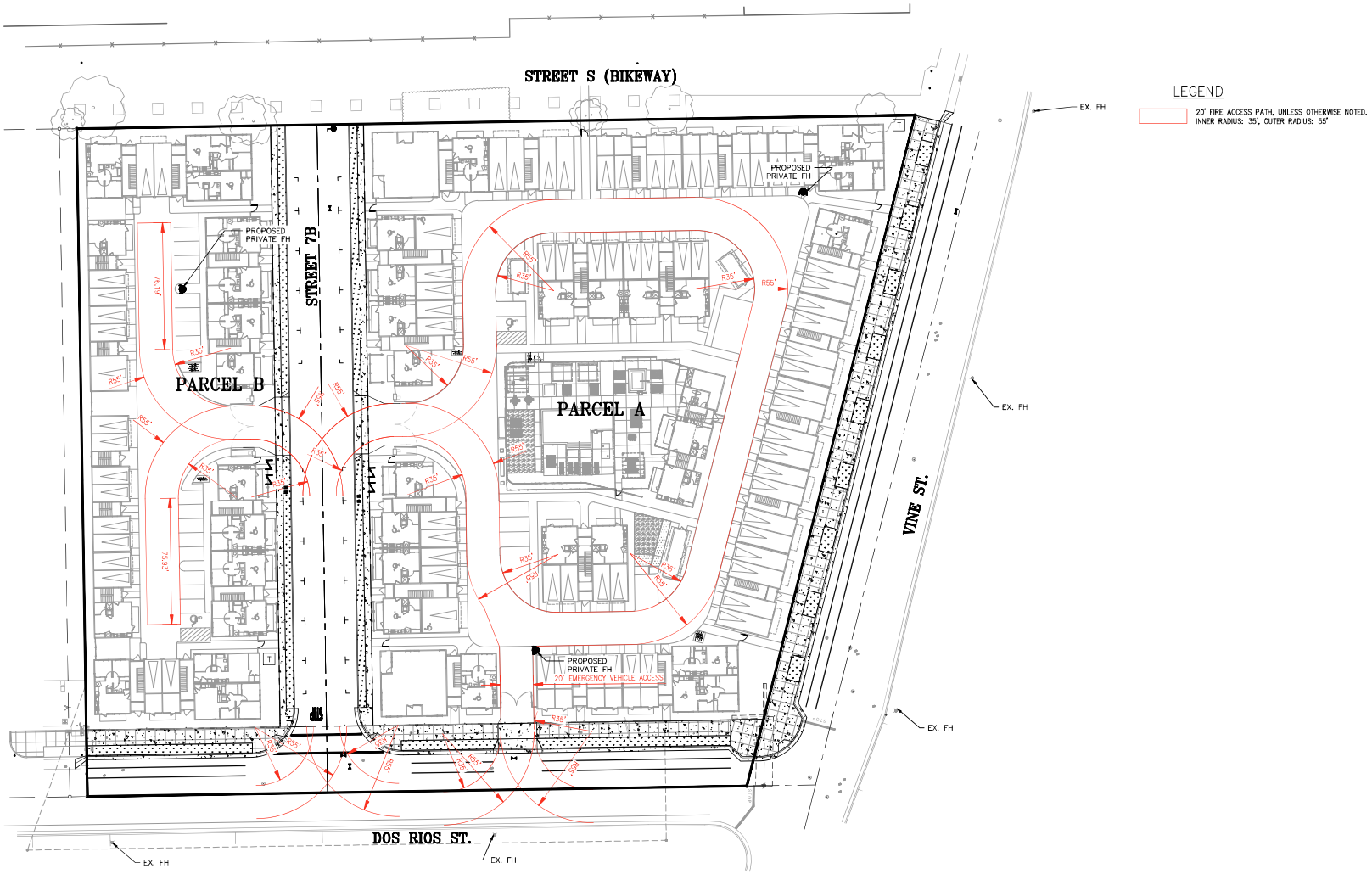
701 DOS RIOS ST.

CITY OF SACRAMENTO APN: 001-0081-013 CALIFORNIA

DATE: 03/27/24

SHEET C5 OF 6

JOB NO: 2023-098



0 15' 30' 60'
SCALE: 1" = 30'

BENCHMARK ELEVATION: 26.447'(NAVD88)
CITY OF SACRAMENTO BENCHMARK 297-E1C, EL= 26.447'(NAVD88)
RAMSET IN TRAFFIC SIGNAL BASE, SE CORNER RICHARDS BLVD. & DOS RIOS ST

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

DESIGNED:	TEG	SCALE:
DRAWN:	TEG	H:1"=30'
CHECKED:	PHYA	V:N/A
SUBMITTED: PASTOR H. Y. ABEJUELA III		RCE: 94339

REGISTERED PROFESSIONAL ENGINEER PASTOR HENRY Y. ABEJUELA III CIVIL STATE OF CALIFORNIA PRELIMINARY

NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	APPROVAL DATE

TURNING TEMPLATE EXHIBIT

THE VILLAGE AT DOS RIOS

701 DOS RIOS ST.

CITY OF SACRAMENTO APN: 001-0081-013 CALIFORNIA

DATE: 03/27/24
SHEET C1 OF 1

JOB NO: 2023-098

ATTACHMENT C

City of
SACRAMENTO
Community Development

California Tree and Landscape Consulting, Inc.
359 Nevada Street, #201, Auburn, CA 95614 (530) 745-4086

September 22, 2023

Steve Fuhrman
Fuhrman Leamy Land Group
(916) 783-5263
Via Email: stevef@fllandgroup.com

PRE-DEVELOPMENT ARBORIST REPORT

RE: 701 Dos Rios Street, APN #001-0081-013, City of Sacramento jurisdiction

Executive Summary:
Steve Fuhrman of Fuhrman Leamy Land Group, on behalf of the property owner, contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the protected trees on the site or overhanging the site for purposes of evaluating the impacts to the trees from the proposed development plans 'Preliminary Site Plan' dated 8/22/2023. The property is within the jurisdiction of the City of Sacramento. See Supporting Information Appendix A –Tree Location Map.

Edwin Stirtz, ISA Certified Arborist #WE-0510A, was on site September 1, 2023. A total of 11 trees were evaluated, 1 of which may be located offsite[1] on the neighboring parcel, 1000 Vine Street. There are 2 trees on the property considered 'Private-Protected' by the City of Sacramento Tree Preservation code chapter 12.56. All 11 trees evaluated are proposed for removal. All vegetation that could be a tree was identified and no other protected trees are on or overhanging the site.

Table 1 – Tree Inventory Summary

Tree Species	Trees Inventoried	Trees located on the Parcel[1]	Protected by Sacramento City Tree Preservation Code	Proposed for Removal
Blue elderberry, *Sambucus nigra subsp. caerulea*	1	1	0	1
California sycamore, *Platanus racemosa*	1	1	1 (Private Protected)	1
Chinese pistache, *Pistacia chinensis*	1	1 (*May* be offsite)	0	1
Cottonwood, *Populus sp.*	1	1	0	1
Elm, *Ulmus sp.*	2	2	0	2
Interior live oak, *Quercus wislizeni*	1	1	0	1
Tree-of-heaven, *Ailanthus altissima*	3	3	0	3
Valley oak, *Quercus lobata*	1	1	1 (Private Protected)	1
Total	**11**	**11 (1 *may* be offsite)**	**2 (Private Protected)**	**TBD**

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

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

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METHODS

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

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

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

Tree Measurements: DBH (diameter breast high) is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted. A Swedish caliper was used to measure the DBH for trees less than 23" in diameter and a steel diameter tape for trees greater than 23". A Stanley laser distance meter was used to measure distances. Canopy radius measurements may also have been estimated due to obstructions.

Terms

Field Tag #	The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree.
City Tag #	The number listed on the City of Sacramento tree inventory in the ARC GIS system found online at: saccity.maps.arcgis.com
Species	The species of a tree is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.
DBH	Diameter breast high' is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted in the next column "measured at"
DSH	"Diameter at standard height" is the same as DBH except as follows (according to the City of Sacramento requirements): (1) For a tree that branches at or below 4.5 feet, DSH means the diameter at the narrowest point between the grade and the branching point; and (2) For a tree with a common root system that branches at the ground, DSH means the sum of the diameter of the largest trunk plus one-half the cumulative diameter of the remaining trunks at 4.5 feet above natural grade.
Canopy radius and Protection Zone Area	The farthest extent of the crown composed of leaves and small twigs. Most trees are not evenly balanced. This measurement represents the longest extension from the trunk to the outer canopy. The dripline measurement is from the center point of the tree and is shown on the Tree Location Map as a circle. This measurement further defines the radius of the protection zone to be specified on any development plans unless otherwise indicated in the arborist recommendations, Appendix 2.
Critical Root Zone	The radius of the critical root zone is a circle equal to the trunk diameter inches converted to feet and factored by tree age, condition and health pursuant to the industry standard. Best Management Practices: Managing Trees During Construction, the companion publication to the Approved American National Standard, provides guidance regarding minimum tree root protection zones for long term survival. In instances where a tree is multi-stemmed the protected root zone is equal to the extrapolated diameter (sum of the area of each stem converted to a single stem) factored by tree age, condition and health.

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Arborist Rating

Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection.

Arborist Ratings

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

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

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

Development Restrictions/Actions: Recommended actions to increase health and longevity.

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

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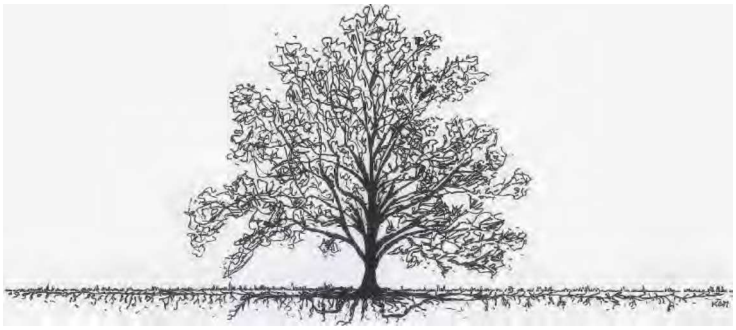
Impact Term:	Long Term Result of Impact:
Negligible	Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone are less than 5%.
Minor	Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Protected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

Discussion

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience and the County ordinance requirements to enhance tree longevity. This requires their root zones remain intact and viable despite the use of heavy equipment to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil can have serious consequences for tree health. Tree Protection measures should be incorporated into the site plans in order to protect the trees.

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy. The correct root structure of a tree is in the drawing below. All plants' roots need both water and air for survival. Poor canopy development or canopy decline in mature trees after development is often the result of inadequate root space and/or soil compaction.



The reality of where roots are generally located

Our native oak trees are easily damaged or killed by having the soil within the Protected Root Zone (PRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects

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on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies: These companies may be licensed by the State of California to do business, but they do not necessarily know anything about trees;

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

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

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

RECOMMENTATIONS: Summary of Tree Protection Measures for Site Planning

The Owner and/or Developer should ensure the project arborist's protection measures are incorporated into the site plans and followed. Tree specific protection measures can be found in Appendix 2 – Tree Information Data.

- **The stumps of the trees to be removed that are within the root zone of the City trees shall be removed using a backhoe or other piece of grading equipment only with supervision by the project arborist.** Roots from the other nearby trees may have intertwined and will be required to be severed and cut clean during the removal process. Pulling on the stumps with equipment will likely result in the lifting of the asphalt in the parking areas on the adjacent parcels.
- Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site or in the access path. The Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist.
- Clearly designate an area on the site outside the drip line of all trees on the adjacent parcels where construction materials may be stored and parking can take place. No materials or parking shall take place within the root zones of trees to be retained.
- Sewer line installation and trenching inside the root protection zone of trees to remain on the site shall be directly supervised by the project arborist. A hydraulic or air spade may be required for digging and placement of pipes underneath the roots, or boring of deeper trenches underneath the roots.
- Follow all of the General Development Guidelines, Appendix 3, for all trees not identified as requiring special preservation measures in the summary and in Appendix 2.

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Report Prepared by:

Caroline Nicholas
Arborist Assistant

Project Arborist:

Edwin E. Stirtz
Consulting Arborist
ISA Certified Arborist #WE-0510A, TRAQ

Appendix 1 – Tree Location Map/Development Site Plan
Appendix 2 – Tree Data and Tree Specific Recommendations
Appendix 3 – General Development Guidelines
Appendix 4 – Site Photographs

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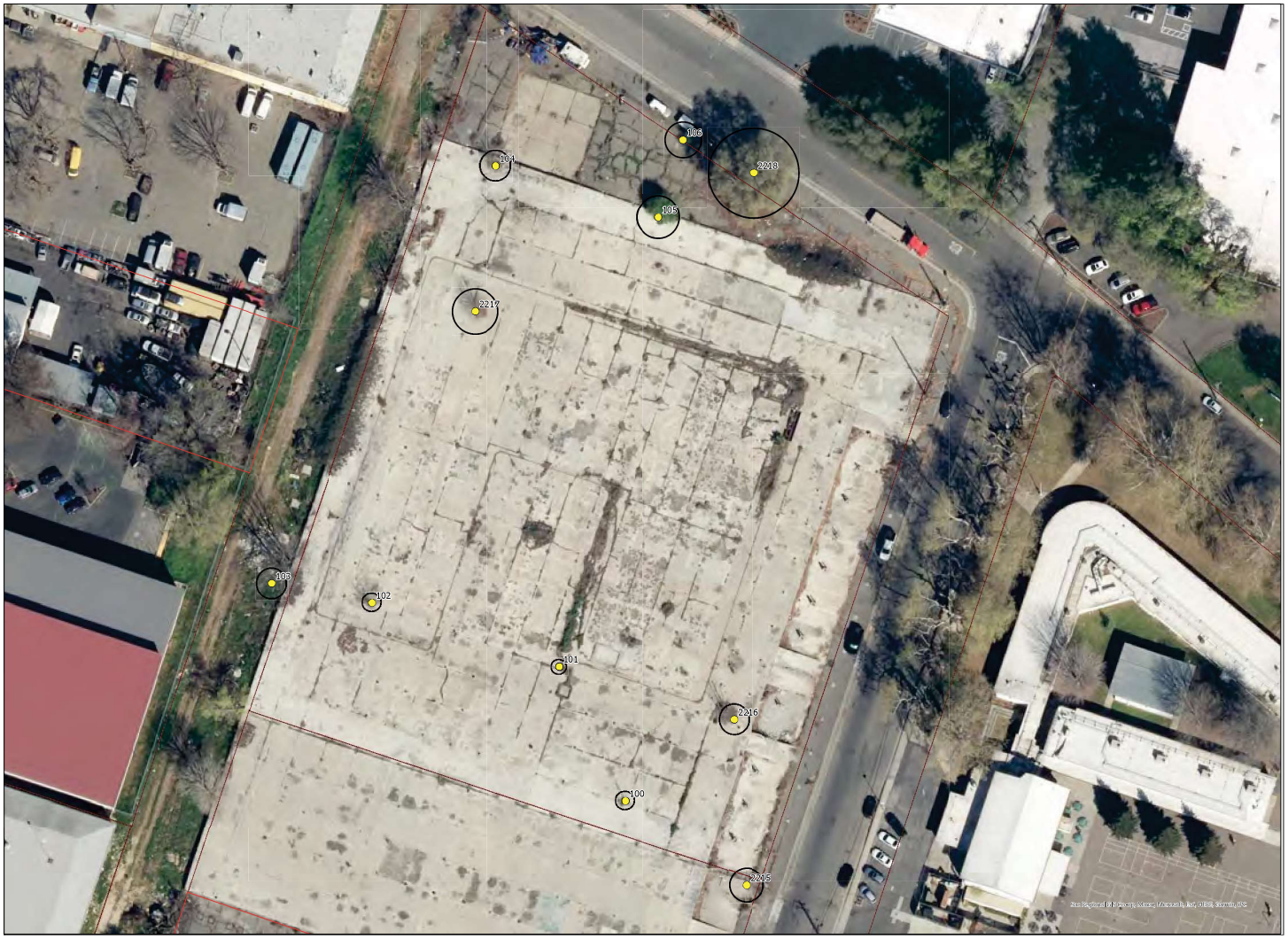


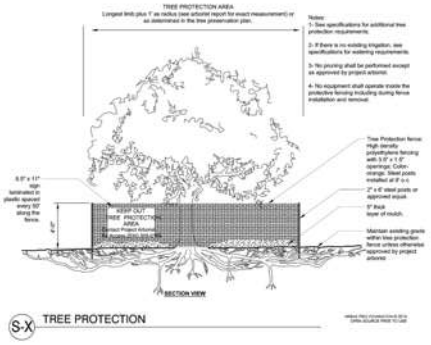
California Tree & Landscape Consulting, Inc.

359 Nevada Street, Suite 201
Auburn, CA 95603

Tree Protection General Requirements

1. The project arborist for this project is California Tree & Landscape Consulting. The primary contact information is R. Cory Kinley (916) 955-6162. The project arborist may continue to provide expertise and make additional recommendations during the construction process if and when additional impacts occur or tree response is poor. Monitoring and construction oversight by the project arborist is recommended for all projects and required when a final letter of assessment is required by the jurisdiction.

2. The project arborist should inspect the exclusionary root protection fencing installed by the contractor prior to any grading and/or grubbing for compliance with the recommended protection zones. Additionally, the project arborist shall inspect the fencing at the onset of each phase of construction. The protection zone for trees is specified as the 'canopy radius' in Appendix 2 unless otherwise specified in the preservation requirements. The location of the tree protection fencing shall be depicted on the plans pursuant to the arborist recommendations. Note 'dripline' is not an acceptable location for installation of tree protection fencing.
3. The project arborist should directly supervise any clearance pruning, irrigation, fertilization, placement of mulch and/or chemical treatments. If clearance pruning is required, the Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist. Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site.
4. No trunk within the root protection zone of any trees shall be removed using a backhoe or other piece of grading equipment.
5. Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
6. Any and all work to be performed inside the protected root zone fencing, including all grading and utility trenching, shall be approved and/or supervised by the project arborist.
7. Trenching, if required, inside the protected root zone shall be approved and/or supervised by the project arborist and may be required to be by a hydraulic or air spade, placing pipes underneath the roots, or boring deeper trenches underneath the roots.



TREE INVENTORY MAP

>Tree locat bns are approximate and were collected using apple iOS products.
>Property line informat bn was downloaded from Sacramento County on 9/22/2023.

Legend

Arborist Rating
- 0-Dead
- 1-Extreme structure or health problems
- 2-Major Structure or health problems
- 3-Minor Problems
- 4-No Apparent Problems
- 5-Excellent
- Unprotected

Parcels
Measured Canopy

Sheet No.
TPP 1.0

SACC, Dio Rios

701 Dos Rios Street
Sacramento, Sacramento County, CA
Jurisdiction City of Sacramento

Prepared For: Fuhrman Leamy Land Group

Date: 9/22/2023

APPENDIX 2 – TREE DATA

Tag #	Protected By Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	DBH Multi Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	Development Status	Notes
100	No	No	Tree-of-heaven	*Ailanthus altissima*	7	4,5	54	6	2-Major Structure or health problems	Proposed removal	Sprout growing through concrete slab
101	No	No	Tree-of-heaven	*Ailanthus altissima*	5.5	3,4	54	5	2-Major Structure or health problems	Proposed removal	Sprout going through concrete slab
102	No	No	Elm	*Ulmus sp.*	5	2,2,3	54	6	2-Major Structure or health problems	Proposed removal	Sprout growing through concrete slab
103	No	Unknown	Chinese pistache	*Pistacia chinensis*	8.5	5,6	54	10	2-Major Structure or health problems	Proposed removal	Growing at West property fence, possibly offsite, berries, obscuring view
104	No	No	Elm	*Ulmus sp.*	5	2,2,3	54	10	2-Major Structure or health problems	Proposed removal	Sprouts growing at the top edge of the raised foundation
105	No	No	Blue elderberry	*Sambucus nigra subsp. caerulea*	8	1,2,2,2,3,3	54	14	2-Major Structure or health problems	Proposed removal	Growing at the edge of the elevated foundation, ~25 stems ranging from .25 inch to 3 inch.
106	No	No	Interior Live Oak	*Quercus wislizeni*	5.5	3,4	54	12	2-Major Structure or health problems	Proposed removal	Growing at front property fence along Vine street
2215	No	No	Cottonwood	*Populus sp.*	7	2,2,2,2,3	54	11	2-Major Structure or health problems	Proposed removal	Old stump sprout, multiple stems, very dense
2216	No	No	Tree-of-heaven	*Ailanthus altissima*	18	4,5,5,5,5,6	54	10	2-Major Structure or health problems	Proposed removal	Old stump sprout, forks at grade weak attachments

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Tag #	Protected By Code	Offsite	Species Common Name	Species Botanical Name	DBH (in.)	DBH Multi Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	Development Status	Notes
2217	Yes	No	California Sycamore	*Platanus racemosa*	13	8,9	54	15	2-Major Structure or health problems	Proposed removal	Trees growing through the concrete slab. No tag due to homeless camp beneath tree.
2218	Yes	No	Valley Oak	*Quercus lobata*	33		54	30	2-Major Structure or health problems	Proposed removal	Growing up through the asphalt parking at the Vine Street frontage with asphalt at the root collar. Poles from the chain-link fence embedded in the lower trunk and root collar.

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APPENDIX 3 – GENERAL PRACTICES FOR TREE PROTECTION

Definitions

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

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

Methods Used in Tree Protection:

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

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 10'. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

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

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

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

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

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

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

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

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

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

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

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

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the

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

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health of impacted trees, and make recommendations as to irrigation or other needs. After construction is complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed. If longer term monitoring is required, the arborist should report this to the developer and the planning agency overseeing the project.

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APPENDIX 4 – SITE PHOTOGRAPHS by Edwin E. Stirtz, September 1, 2023

Photo #1

Photo #2, Shows Tree #100

Photo #3, Looking west from Dos Rios to south parking lot.

Photo #4, Looking north

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Photo #5, Shows Tree #100

Photo #6, Shows Tree #101

Photo #7, Shows Tree #102

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Photo #8, Shows Tree #103

Photo #9, Shows Tre #2217

Photo #10, Shows Tree #104

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ATTACHMENT D

City of
SACRAMENTO
Community Development

SACOG
Sacramento Area Council of Governments

1415 L Street, Suite 300
Sacramento, CA 95814

916.321.9000
sacog.org

October 24, 2023

Ron Bess, Associate Planner
City of Sacramento
300 Richards Blvd
Sacramento, CA 95811

Re: MTP/SCS Consistency for the Village at Dos Rios Project

Dear Mr. Bess:

You requested SACOG's confirmation that the proposed the Village at Dos Rios Project is consistent with the 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) and is located within a Transit Priority Area (TPA), pursuant to PRC § 21155.4. SACOG provides a consistency determination at the request of the lead agency. However, it is the responsibility of the lead agency to make the final determination on a project's consistency with the MTP/SCS. This letter concurs with the City's determination that the Village at Dos Rios is consistent with the MTP/SCS and is located within a TPA. SACOG reviewed the project description and SCS consistency analysis compared to the MTP/SCS assumptions for the project area in order to make our determination.

The Village at Dos Rios project is a residential development consisting of 195 multifamily units in the River District Specific Plan of the City of Sacramento. The project is located within a Transit Priority Area, pursuant to PRC § 21155.4. Transit Priority Areas are areas of the region within one-half mile of a major transit stop existing or planned (if the planned stop is scheduled to be completed within the planning horizon included in a Regional Transportation Plan adopted pursuant to Section 450.216 or 450.322 of Title 23 of the Code of Federal Regulations). The Project site is less than a half mile from the Sacramento Regional Transit's (Sac RT) Blue Line along North 12th St, which satisfies the definition of a transit priority area.

The Village at Dos Rios is an infill project within the Center/Corridor Community designation of the MTP/SCS for the City of Sacramento. Within the Center/Corridor Community, the MTP/SCS forecasts a range of low to high density residential, commercial, office, and industrial uses (MTP/SCS Appendix D). The project's land uses fall within this range of general uses, densities, and building intensities. With respect to consistency with the MTP/SCS policies, the applicable policies are embedded in the metrics and growth forecast assumptions of the MTP/SCS. For the purposes of determining SCS consistency, projects consistent with the growth forecast assumptions of the MTP/SCS are consistent with these policies. The MTP/SCS housing forecast for the Center/Corridor Communities was based not only on the City's land use plans and policies, but also on the following: an assessment of past building activity, current project entitlement activity, and consideration of changing demographic and housing market demand. Infill development and redevelopment is a strategy essential to the

Auburn
Citrus Heights
Colfax
Davis
El Dorado County
Elk Grove
Folsom
Galt
Isleton
Lincoln
Live Oak
Loomis
Marysville
Placer County
Placerville
Rancho Cordova
Rocklin
Roseville
Sacramento
Sacramento County
Sutter County
West Sacramento
Wheatland
Winters
Woodland
Yolo County
Yuba City
Yuba County

success of the Blueprint Preferred Scenario and the MTP/SCS. The Blueprint Preferred Scenario and the 2020 MTP/SCS achieve transportation, air quality, and other quality of life benefits by relying in part on infill and redevelopment projects such as this one. The proposed project is consistent with MTP/SCS growth forecast assumptions.

Thank you for inviting SACOG's input as to the consistency of Village at Dos Rios with the MTP/SCS. Our confirmation of the project's consistency with the MTP/SCS is not intended to express any opinion on the site design or the appropriate conditions of approval of the project. If you have further questions or need further assistance, please don't hesitate to contact me at (916) 340-6246.

If you have additional questions, please feel free to contact me.

Sincerely,

Clint Holtzen
Planning Manager

DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET

As of October 27, 2020[i]

Background: Pursuant to SB 375 and SB 743, streamlined CEQA review and analysis is available to certain land use projects that are consistent with the Sustainable Communities Strategy (SCS). The SCS was adopted by the Sacramento Area Council of Governments (SACOG) Board as part of the 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) on November 18, 2019. The California Air Resources Board (CARB) provided an Acceptance of GHG Quantification Determination for the SACOG SCS in October 2020.

Purpose: The purpose of this worksheet is to provide lead agencies with guidance to determine whether a project is consistent with the general land use designation, density, intensity, and applicable policies of the 2020 MTP/SCS adopted by SACOG.

The lead agency has responsibility to make the final determination on these matters and to determine the applicable and appropriate CEQA streamlining, if any.

Directions: This worksheet should be completed by the lead agency, relying on the project description of the proposed project and Appendix C and D of the MTP/SCS. Regardless of whether this optional worksheet is used to assist in determining consistency with the MTP/SCS, a project can only be consistent with the MTP/SCS if it is consistent with the general land use designation, density, building intensity, and applicable policies specified for the project area in the adopted MTP/SCS. This worksheet only applies to the 2020 MTP/SCS (adopted November 18, 2019); subsequent MTP/SCS adoptions may require updates to this form.

Lead agencies are welcome to contact SACOG for assistance in completing this worksheet. For assistance, contact Dov Kadin at dkadin@sacog.org.

Project Title	The Village at Dos Rios Project (Z23-071)	
Proposed Project is Located In (city/county name)		
Applicable Community Type Proposed Project is Located in The MTP/SCS land use forecast is illustrated using Community Types. In order to determine the general use designation, density and intensity of the Project area within the MTP/SCS, the Project must be located within a Community Type designated in the MTP/SCS. Use the map on page 4 of Appendix C of the MTP/SCS to identify the Community Type for the Project.	☐	Center and Corridor Community
	☑	Established Community
	☐	Developing Community (list the specific name of the Developing Community as identified in Appendix C of the MTP/SCS beginning on page 5):
	☐	Rural Residential Community

DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET

As of October 16, 2020

Required Consistency with the SCS: General Use Designation, Density and Intensity, and Applicable MTP/SCS Policies (PRC § 21155(a) and PRC § 21159.28(a))

General Use Designation, Density and Building Intensity. The foundation of the land use designations for the MTP/SCS is adopted and proposed local general plans, community plans, specific plans and other local policies and regulations. A project is consistent with the MTP/SCS if its uses are identified in the applicable MTP/SCS Community Type *and* its uses meet the general density and building intensity assumptions for the Community Type. The proposed project does not have to include all allowed uses in the MTP/SCS.

Applicable MTP/SCS Policies. For the purposes of determining SCS consistency, the policies of the MTP/SCS are embedded in the metrics and growth forecast assumptions of the MTP/SCS. Projects consistent with the growth forecast assumptions of the MTP/SCS, as determined by the criteria below, are consistent with the MTP/SCS and its policies.

Determine consistency of the Project using **one** of the four methods below:

Consistency Option	Criteria
Option A ☑	The Project is located in a **Center and Corridor Community or an Established Community** and the Project uses are consistent with the allowed uses of the applicable adopted local land use plan as it existed in 2019 and are at least 80 percent of the maximum allowed density or intensity of the allowed uses of the applicable local land use plans. Therefore, the Project is consistent with the MTP/SCS.[ii]
Option B ☐	The Project is located in a **Center and Corridor Community or an Established Community** and the Project uses have been reviewed in the context of, and are found to be consistent with, the general land use, density, and intensity information provided for this Community Type in Appendix D of the MTP/SCS (beginning on page 30). Therefore, the Project is consistent with the MTP/SCS.
Option C ☐	The Project is located in a **Rural Residential Community** and the Project residential density does not exceed the maximum density of one unit per acre as specified in the MTP/SCS, and employment development in the Project is at least 80 percent of the maximum allowed density or intensity of the applicable local land use plans. Therefore, the Project is consistent with the MTP/SCS.
Option D ☐	The Project is located in a **Developing Community** and the Project's average net density meets or exceed the average net density described for this specific Developing Community (as referenced by name of applicable specific plan, master plan, or special plan in Appendix D of the MTP/SCS) and employment development in the Project is consistent with the general employment land uses described for this specific Developing Community.[iii] In addition, development from the project when added to other entitled projects will not exceed the MTP/SCS build out assumptions for the area within this Community Type, which are: New Housing Units: New Employees:

DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET

As of October 16, 2020

Conclusion	
The proposed project is consistent with the General Use Designation, Density and Intensity, and Applicable MTP/SCS Policies for the following reasons (*summarize findings on use designation, density and intensity for the Project evaluation completed above)*:	The Village at Dos Rios Project (Z23-071) proposes to construct a residential development that consists of 16 buildings totaling 121,846 square-feet, and 195 multi-unit dwellings on a 4.17-acre site in the River District Special Planning District. The general plan has a non applicable range for minimum and maximum densities for the ECLR General Plan designation. The Project is located at 701 Dos Rio Street in the City of Sacramento. The Project is located within the River District Specific Plan area of the City of Sacramento and has been determined to be within a transit priority area. The project location qualifies as a transit priority area. The Project site is less than 1/2" mile from the Sacramento Regional Transit's (Sac RT) Blue Line (light rail transit or LRT), with a line for light rail along North 12th Street. Additionally, Sac RT also has several bus stops along Richards Boulevard within a few blocks blocks of the project site.

[i] This document may be updated as users provide feedback on its utility.

[ii] The MTP/SCS general land use, density and intensity in Center and Corridor Communities and Established Communities is based on 80 percent of the maximum allowed density or intensity of the land use designations in applicable local land use plans as they existed in 2016, unless otherwise noted in Appendix C and D.

[iii] The MTP/SCS land use forecast in Developing Communities was modeled according to adopted and proposed specific plans, master plans, and special plans as they existed in 2016, and is based on the housing and employment totals and the average net density of these plans, as outlined in Appendix C and D.

City of SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: 916-264-5011
CityofSacramento.org/cdd

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator and Urban Design Manager approve with conditions, a Tentative Subdivision Map to subdivide one parcel into 48 parcels with 12 common lots, and Site Plan and Design Review of the single-unit dwellings, with deviations to minimum interior- and rear-yard setbacks, for the project known as **Z23-087**. Draft Findings of Fact and Recommended Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

A. **Tentative Subdivision Map** to subdivide ±3.16-acres into 48 parcels and 12 common lots, and

B. **Site Plan and Design Review** of the map and construction of 48 single-unit dwellings, and associated site improvements with deviations to minimum interior and rear-yard setbacks in the Limited Commercial zone (C-1-R).

PROJECT INFORMATION

Location:	Northeast corner of Bruceville and Jacinto Road
Parcel Number:	117-0202-029-0000
Council District:	8
Applicant:	Andrew MacDonald Cartwright Nor Cal 3010 Lava Ridge Court, Suite 160 Roseville, CA 95661
Property Owner:	Nick Foster Jacinto Dos, LLC Gold River, CA 95670
Project Planner:	Angel Anguiano, Associate Planner, (916) 808-5519
Hearing Date:	May 2, 2024

Land Use Information

General Plan Designation:	Suburban Center (SCNT) (2035)/Commercial Mixed Use (2040)
Community Plan Area:	South Area
Specific Plan:	N/A
Zoning:	C-1-R
Special Planning District:	N/A
Planned Unit Development:	N/A
Design Review Area:	Citywide
Parking District:	Suburban
Historic District:	N/A

Existing Land Use of Site: Vacant

Surrounding Zoning and Land Uses

North:	OB	Vacant
South:	R-2B-R-PUD	Multi-Family
East:	RMX	Single-Unit Dwelling
West:	R-2B-R	Single-Unit Dwellings

Site Characteristics

Property Area:	±137,649 S.F., ±3.16-acres
Property Dimensions:	±158.94'W x ±642.42'L
Topography:	Flat
Street Improvements:	Existing, Required
Utilities:	Existing

Other Information

Previous Files:	Z21-088 and IR23-247

BACKGROUND

Existing Site, Zoning, and Background

The project site is a vacant ±3.16-acre parcel located east of Bruceville Road, north of Jacinto Road, south of Shasta Avenue, and west of Charente Way. The site is surrounded by vacant land to the north, multi-unit dwellings to the south, and single-unit dwellings to the east. To the west, an 85 single-unit dwelling subdivision, known as the Bruceville Terrace (KB Bridgewater) Subdivision.

The project site is located within the Limited Commercial zone (C-1-R). The purpose of the C-1-R zone is to provide for certain offices, retail stores, and commercial service establishments that are compatible with residential developments. This zone is intended to be applied to small lots that are surrounded by a residential neighborhood. Within the C-1-R zone single-unit dwellings are permitted by right (17.216.610).

In 2021, the applicant received approval for a 53 unit, attached townhouse styled product, which included a club house, dog park, and resident community garden. Due to cost constraints the applicant replaced the attached product with a detached housing product, reduced the proposed density and eliminated the club house, dog park, and garden.

SB330 and General Plan Land Use

Avdis & Cucchi, LLP submitted a SB 330 Preliminary Application for the subject site, as such, the project is vested and reviewed under the 2035 General Plan. The General Plan designation of the subject property is Suburban Center (SCNT) and allows for 15-36 dwellings units per net acre. With a proposed density of 15 dwelling units per net acre, 48 units total, the project is within the allowable density range of the General Plan.

PROPOSED PROJECT AND ANALYSIS

The proposed project requires entitlements for a Tentative Subdivision Map and Site Plan and Design Review. Both require a public hearing before the Zoning Administrator and Urban Design Manager.

Tentative Subdivision Map

The applicant is requesting to subdivide a ±3.16-acre parcel into 48 parcels and 12 common lots.

Access into the subdivision is provided from Bruceville Road through a public road (Solvang Court). Solvang Court will allow for auto and pedestrian access into the development. Parcels 14-24 will be accessed from Solvang Court and the remaining parcels will be accessed through private lanes (A, B, C, D, E, and F). Solvang Court will include 4'-foot wide sidewalks, 7'-foot wide landscape planters, and street lighting.

The project also includes several common landscape lots (Lot G, H, I, J, K, and L). The project will be required to form a Homeowners Association (HOA) with Covenants, Conditions & Restrictions (CC&R's), approved by the City and recorded assuring maintenance of private drives and common landscaping.

Site Plan and Design Review of the Residential Units

The project design is reviewed against Citywide Single-Unit and Duplex Residential Design Guidelines (Design Guidelines). The Design Guidelines encourage innovation to support infill housing development that is consistent with adopted city policies such as smart growth, resilience, sustainability, and utilization of existing infrastructure.

The layout of the project features 37 alley loaded units accessed through private lanes and 11 accessed through Solvang Court. Residential units fronting Bruceville Road and Jacinto Road (1-3, 25-32, 36, 40, 44, 48) will include pedestrian pathways, activating both street frontages.

The architecture of the residential units reflects a contemporary farmhouse design, with two-story heights with plane and color changes. The project features six distinct elevations and three floor plans including plans 1A, 1B, 2A, 2B, 3A, and 3B. A summary of each of the plans is provided below:

Plans 1A and 1B feature two-story elevations with a total gross building area of 1,763-square-feet and 1,757-square-feet. Both floor plans include three bedrooms and 2.5 bathrooms. Exterior architectural elements include stucco, board and batten or horizonal siding, decorative entry doors, decorative garage doors, vinyl windows, decorative light fixtures, porch columns and railing, and a shingle roof.

Plan 2A and 2B feature two-story elevations with a total gross building area of 1,907 square feet and 1,909-square-feet. Both floor plans include four-bedrooms and 2.5 bathrooms. Exterior architectural elements include stucco, board and batten or horizonal siding, decorative entry doors, decorative garage doors, vinyl windows, decorative light fixtures, porch columns and railing, and a shingle roof. Lots 1,7, 33, 36, 37, 41, and 44 feature a first-floor plan with a side entry with enhanced elevations along the street frontage. Lots 1,3,25,27, and 30 include enhanced rear elevations.

Plan 3A and 3B feature two-story elevations with a total gross building area of 1,973 square feet and 1,967-square-feet. Both floor plans include four-bedrooms and 2.5 bathrooms. Exterior architectural elements include stucco, board and batten or horizonal siding, decorative entry doors, decorative garage doors, vinyl windows, decorative light fixtures, porch columns and railing, and a shingle roof. Lots 6, 31,32, 34, 40, 45, and 48 feature a first-floor plan with a side entry with enhanced elevations along the street frontage. Lots 26, 28, 29, and 31 include enhanced rear elevations.

Table 1: Floor Plan Square Footage Summary

Plan	Bedrooms/Bathrooms	Gross Square Footage
Plan 1A	3 bedrooms/2.5 bathroom	1,763 (includes 428 sf garage)
Plan 1B	3 bedrooms/2.5 bathroom	1,757 (includes 428 sf garage)
Plan 2A	4 bedrooms/2.5 bathroom	1,907 (includes 430 sf garage)
Plan 2B	4 bedrooms/2.5 bathroom	1,909 (includes 430 sf garage)
Plan 3A	4 bedrooms/2.5 bathroom	1,973 (includes 449 sf garage)

Plan 3B	4 bedrooms/2.5 bathroom	1,967 (includes 449 sf garage)

Deviations

The request to subdivide the property is reviewed against the development standards within the Limited Commercial zone (C-1-R) (SCC:17.216). The purpose of the review is to create developable lots and support future development. Table 2 below provides a summary of the C-1-R development standards and deviations from the required standards. The applicant is requesting a deviation to create rear setbacks less than the minimum 15'-feet and interior setbacks less than the minimum 5'-feet.

Staff supports the deviations as the project forwards the General Plan goals and policies to increase residential density in the City and the subdivision has been designed to achieve a pedestrian oriented and walkable neighborhood. Although deviations are requested, the development meets the purpose and intent of the development standards by providing adequate yards while meeting the minimum density requirements within the General Plan. If the applicant proceeded with a design without any deviations, it was estimated that approximately 10 units would be lost, making the project inconsistent with the general plan density requirements.

Table 2: C-1 Lot Size Standards (17.216.230)

Setbacks	Required	Proposed	Deviation
Front	No Minimum or Maximum	Min: 4' feet Max:13.32' feet	No
Street side-yard	No Minimum or Maximum	5'-feet	No
Interior-Side	Minimum: 5'-feet	3.25'-feet	Yes
Rear	Minimum: 15'-feet	Min: 2'-feet Max: 19'-feet	Yes

Parking

The subject property is located within half-mile of light rail station (Assembly Bill 2097) therefore no minimum vehicle parking is required. However, the project is located within the Suburban parking district and would normally require a minimum of one vehicle parking space per unit. The applicant has chosen to provide two-car garages without driveway parking for each unit. Additional vehicle parking is provided along Solvang Court.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This project was routed to Preservation Sacramento, CivicThread, Sacramento Area Bicycle Advocates (SABA), Sacramento Housing Alliance, North Laguna Creek Valley Hi Community Association, North Laguna Creek Neighborhood Association, and Sacramento Metropolitan Air Quality Management District (SMAQMD). Staff received comments from SMAQMD and their letter is attached. In summary, the AQMD letter recommends higher density, commends the added tree shading along all public roads, recommends adding pedestrian connections, and incorporating adding pedestrian gates backing onto Jacinto and Bruceville Roads. The applicant addressed all of the comments except increasing the density as it currently meets the minimum code requirement. Staff did not receive any additional comments from the public regarding this project.

All property owners and residents within 500 feet of the subject site, as well as the afore-mentioned neighborhood associations, were mailed a public hearing notification. The site was posted with project information after submittal. At the time of the writing of this report, staff did not receive any additional comments. No opposition to the project was received.

Agency Comments: The proposed tentative map has been reviewed by the City of Sacramento's Utilities, Parks, Fire Department, the Building Division and the Department of Engineering Division of the City's Public Works department, as well as Sacramento Municipal Utility District (SMUD).

Subdivision Review Committee: The proposed map was heard by the Subdivision Review Committee on March 6, 2024. The drafted conditions are listed under Conditions of Approval.

Environmental Determination: This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15332 – In-fill Development.

Flood Hazard Zone: The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2023 Adequate Progress Annual Report accepted by the City Council on October 24, 2023 (Resolution No. 2023-0337).

Findings of Fact – Tentative Map

1. None of the conditions described in Government Code §66474 exist with respect to the proposed subdivision as follows:

    a. The proposed map is consistent with the General Plan Suburban Center (SCNT) land use designation, all applicable community and specific plans, and all other applicable provisions of the City Code.

    b. The design of the proposed subdivision is consistent with the General Plan, all applicable community and specific plans, and all other applicable provisions of the City Code.

    c. The site is physically suitable for the type of development.

    d. The site is physically suitable for the proposed subdivision.

    e. The design of the subdivision is not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.

    f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems.

    g. The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan land use designation of SNCT designation and all applicable community and specific plans as well as all other applicable provisions of the City Code [Gov. Code §66473.5].

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the

California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision [Gov. Code §66474.6].

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities [Gov. Code §66473.1].

5. The City has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources [Gov. Code §66412.3].

6. The local flood management agency has made adequate progress (as defined in California Government Code §65007) on the construction of a flood protection system what will result in flood protection equal to or greater than the urban level of flood protection.

Findings of Fact – Site Plan and Design Review

1. The design, layout, and physical characteristics of the proposed development are consistent with the Suburban Center General Plan designation and any applicable specific plan or transit village plan, in that the subdivision promotes efficient infill development, and growth in existing urbanized areas by further developing an underutilized property with new housing near light rail, shopping center, community college, and library, increasing retail viability, adding to the housing diversity of the neighborhood, and promoting a walkable, bike-friendly neighborhood.

2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards or, if deviations from design guidelines or development standards are approved, the proposed development is consistent with the purpose and intent of the applicable design guidelines and development standards, in that the design and layout of the subdivision make efficient use of the under-developed property. The purpose and intent of interior and rear-yard setbacks in the C-1 zone is to ensure new lots are developable, have adequate safety access, and can be served by infrastructure facilities when development occurs. The plans demonstrate that the lots will have adequate access via private roads and the lots can be developed with housing types that are contemporary and complementary to nearby developments. In addition, adequate light and air can be provided to residential units in that each unit will have adequate living and outdoor space for each unit.

3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards, in that the project includes the construction of onsite improvements to sufficiently serve the units and residents through appropriate stormwater management, vehicle access, and utility infrastructure.

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood, in that the elevations of the homes include a variety of materials consistent with the surrounding neighborhood design to create a pattern of symmetry and give visual interest from Bruceville Road and Jacinto Avenue. The proposed residential units are contemporary in style and utilize a variety of materials that are commonly found in the existing neighborhood.

5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy consumption is encouraged, in that the project includes the planting of trees, where currently none exist on the property, in

addition, the project makes for efficient use of underutilized space within an existing urbanized area. Staff recommends that the project, to the extent possible, incorporate green building methods in the construction of structures.

6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance, in that the proposed residential subdivision is compatible with other residential and commercial uses found in the surrounding neighborhood. The subdivision is designed to allow for increased “eyes on the street”.

Recommended Conditions of Approval – Tentative Map

GENERAL: All Projects

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

2. Pursuant to City Code Section 17.500.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service.

3. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easement shall be conveyed to and reserved from the appropriate parcels, at no cost, at the time of sale or other conveyance of either parcel.

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

JCPA: Special Conditions

5. Improvement plans shall be consistent with the Infrastructure and Utilities Plan, and the Drainage Master Plan that will provide for ultimate development of the Jacinto Creek Planning Area (JCPA).

6. The Applicant shall participate in the JCPA Financing Plan.

7. Comply with all requirements listed in the Cosumnes Annexation Agreement to the satisfaction of the Infrastructure Financing Section of the Sacramento County Public Works Department.

Department of Public Works

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

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

10. At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to stop signs at intersections, crosswalks, etc. as determined by the Department of Public Works.

11. The proposed mid-block crosswalk along Solvang Court shall be evaluated by the Department of Public Works at the Plan Check stage to determine whether it will be allowed and/or additional control measures will be required. The design and construction of the mid-block crosswalk (if allowed) shall be per City standard to the satisfaction of the Department of Public Works.

12. The applicant shall install “No Parking” signs and markings along the first 50-ft in length on both sides of Solvang Court measured from the curb return at the intersection with Bruceville Road per City standards to the satisfaction of the Department of Public Works.

13. Dedicate and construct Bruceville Road adjacent to the subject property to a 6-lane arterial street section as shown on the tentative map per City standards to the satisfaction of the Department of Public Works. The extra travel lane shall be hatched out and utilized as a bus turnout to the satisfaction of the Department of Public Works.

14. Dedicate and construct an expanded intersection along Bruceville Road at the intersection with Solvang Court as shown on the map per City standards to the satisfaction of the Department of Public Works. Refer to DPM Plate 15-11.

15. Dedicate and construct an expanded intersection along Jacinto Road at the intersection with Bruceville Road adjacent to the subject property as shown on the tentative map per City standards to the satisfaction of the Department of Public Works. Refer to DPM Plate 15-9.

16. Dedicate and construct Jacinto Road adjacent to the subject property (the project’s frontage outside of the expanded intersection) to a 71-ft right-of-way minor collector street cross section (half-street only) per City standard to the satisfaction of the Department of Public Works.

17. Dedicate and construct Solvang Court as shown on the map to a 54-ft right-of-way street section per the JCPA roadway design standards to the satisfaction of the Department of Public Works.

18. Dedicate and construct a cul-de-sac at the southerly end of Solvang Court per City standards to the satisfaction of the Department of Public Works.

19. Dedicate and construct a city standard elbow at Solvang Court as shown on the map to the satisfaction of the Department of Public Works.

20. All right-of-way and street improvement transitions that result from changing the right- of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.

21. The applicant shall relocate any existing utility poles, signs, traffic signal poles, appurtenances, etc., that are in conflict with any of the required frontage improvements per City standards to the satisfaction of the Department of Public Works and the concerned utility agency.

22. The applicant shall install street name signs per City standards to the satisfaction of the Department of Public Works.

23. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated.

    The plans shall be to the satisfaction of the Department of Public Works.

24. The proposed Emergency Vehicle Access (EVA) along Bruceville Road north of Jacinto Road within Lot E as shown on the map shall be designed and constructed per City standards to the satisfaction of the Department of Public Works and the Fire Department. The EVA driveway adjacent to Bruceville Road shall be no greater than 20-ft in width and shall be clearly marked, signed and gated to the satisfaction of the Department of Public Works and the Fire Department. The EVA driveway adjacent to Bruceville Road shall remain closed at all times unless accessed by emergency vehicles.

25. Construct A.D.A. compliant ramps at the intersection at the following locations per City standards to the satisfaction of the Department of Public Works:

    a. Corners of the intersection of Bruceville Road and Solvang Court; and
    b. Northeast corner of the Jacinto Road and Bruceville Road intersection.

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

27. The applicant shall dedicate and construct a bus turnout along Bruceville Road adjacent to the subject property to the satisfaction of the Department of Public Works. The bus turnout shall be located within the extra travel lane closest to the face of curb adjacent to the subject property.

    Note: The Department of Public Works is acceptable to the proposed modified length of the bus turnout area.

Public Works: Private Streets

28. Design private alleys (Lots A, B, C, D, E and F) to meet the city alley design standards (structural only). Private alleys shall be inspected to the satisfaction of the Department of Public Works.

29. Provide a standard driveway at the entrance to the private alleys. Driveways serving more than 2 residential units shall meet the commercial driveway design standard requirements.

Electrical

30. This project will require the installation of streetlights on all public streets to the satisfaction of Public Works. This will require the electrical design plans to be prepared and stamped by a registered civil or electrical engineer submitted with the major encroachment permit application.

The Developer will determine the quantity and locations of streetlights based upon the City Lighting Standards. In general, the

31. City Lighting Standard for illumination is the following: the illumination levels are 0.10 footcandles minimum for residential applications and 0.20 footcandles minimum for non-residential. The illumination levels for crosswalks and signalized intersections shall meet the American National Standard Institute (ANSI)/Illuminating Engineering Society (IES) RP-8 guidelines. A photometric analysis is required. Residential lighting shall be the City Standard ornamental streetlights.

Urban Forestry

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

SMUD

33. SMUD has existing overhead 12kV facilities along Jacinto Rd. that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

34. SMUD has existing underground 12kV facilities along Jacinto Rd. that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

35. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.

36. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.

37. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.

38. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.

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

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

all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

41. The Applicant shall dedicate the lettered lots as deemed necessary by SMUD to serve the development, as a public utility easement for overhead and underground facilities and appurtenances.

42. The Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to Jacinto Road and Bruceville Road. The Applicant shall dedicate a 10-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to Solvang Court. SMUD may be agreeable to reduced public utility easement (PUE) adjacent to lots 1, 6, and 7 once we have reviewed the on site improvement plans and issued a SMUD design.

43. The Applicant shall dedicate all private drives, ingress and egress easements (and 4- feet adjacent thereto), as a public utility easement for underground facilities and appurtenances. For Lot F, the Applicant shall dedicate 4-feet adjacent thereto along the south side only of Lot F. All access roads shall meet minimum SMUD requirements for access roads.

Sacramento Area Sewer District

44. Prior to the APPROVAL OF IMPROVEMENT PLANS: The minimum size for public sewer mainlines is 8-inch diameter. Public sewer must be located within the right-of- way or a sewer easement. These improvements must be shown on the plans.

45. Prior to the APPROVAL OF IMPROVEMENT PLANS: SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line upstream of any connection to the SacSewer sewer. These improvements must be shown on the plans.

46. Prior to the APPROVAL OF IMPROVEMENT PLANS: SacSewer Design Standards and Specifications require minimum 6-inch lower laterals for commercial and industrial buildings.

47. Prior to the APPROVAL OF IMPROVEMENT PLANS: All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.

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

49. Prior to the APPROVAL OF IMPROVEMENT PLANS. If any proposed garbage enclosure will contain a drain to the sewer, the enclosure must have a roof.

Department of Utilities

50. All existing easements and all existing right-of-ways shall be shown on the Final Map, except for all abandoned easements and right-of-ways.

51. Applicant shall participate in the Jacinto Creek Planning Area (JCPA) Finance Plan and pay all required fees. Improvement plans shall be consistent with the JCPA Infrastructure and Utilities

Plan and the JCPA Basin No. G273 Master Plan that will provide the ultimate development of the JCPA.

52. Per City Code Section, 13.04.070, multiple water services to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered, including backflow devices (commercial only). Excess services shall be abandoned to the satisfaction of the DOU. Note: Tapping to the 24-inch City water transmission main in Bruceville Road is not allowed."

53. Concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any water related requirements. Failure to submit the water study may delay review and approval.

54. A public water main extension and appurtenances will be required in Solvang Court. The construction and placement of the water main shall be to the satisfaction of the DOU.

55. Public water and drainage mains will not be allowed within the proposed private lanes; unless, otherwise approved by the DOU. With the exception of Lot E. The applicant shall dedicate an easement over Lot E for the proposed public drainage main to the satisfaction of the DOU."

56. Per City Code 13.04.230, no permanent structure (including without limitation garages, patios, concrete slabs, tool shed and similar structures) shall be constructed on top of water, sewer or drainage pipelines or anywhere within the associated utility easements, unless approved by the director upon execution of a hold harmless agreement approved by the city attorney.

57. Future water meter locations shall be to the satisfaction of the DOU. Easement dedication may be required for City water meters connecting to a private common water line within the proposed private lanes. Easement language shall include assurance of unrestricted access to DOU personnel and maintenance vehicles at all times. Note: Easement dedication will not be required for City water metered services connecting directly to the public City water main in Solvang Court, where meters may be located at the standard City point of service location.

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

59. Concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. The drainage study shall be consistent with the JCPA Drainage Master Plan. The proposed development is located within Watershed 2 of the JCPA which requires the project to drain into the existing drainage system in Bruceville Road. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Note: Any previously approved project specific drainage study must be revised to match the most recent application request and site plan design.

60. The onsite water and storm drain system shall be private systems maintained by the homeowner association (HOA) or other approved entity. (Note: A private water service and drainage maintenance agreements are required for any common water and drainage facilities within the private lane.)

61. All on-site drainage systems shall be designed to the standards specified in the DOU onsite design manual.

62. Prior to the initiation of any water or storm drainage services to the project, a homeowner association (HOA) or a privately funded maintenance district shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of water and storm drainage facilities within the private property. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water, surface and subsurface storm drainage facilities may not be revised without City consent. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.

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

64. Per City Code, the applicant may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements, and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.

65. All lots shall be graded so that drainage does not cross property line or private drainage easements shall be dedicated.

66. A grading plan showing existing and proposed elevations is required. Adjacent off- site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.

67. This project will disturb more than one acre of land; therefore, the project is required to comply with the State's "Construction General Permit". To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State's Storm Water Multiple Application and Report Tracking System (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.

68. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

69. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of

the area. The project is in an area not served by an existing regional water quality control facility, and the project is less than 20-acres of gross area for single family residential. Therefore, only source control, Low Impact Development (LID) measures, and certified full capture trash control devices are required. Improvement plans must include the measures selected for the site. Refer to "Stormwater Quality Design Manual for the Sacramento Region (July 2018)" Chapter 4 for appropriate source control measures and chapter 5 for appropriate LID measures.

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

Fire Department

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

Finance: Finance District

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

Parks

73. Payment of In-lieu Park Fee: Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note)

74. Maintenance District: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Infrastructure Finance, Brent Mueller, (916)808-5715, bmueller@cityofsacramento.org).

Miscellaneous

75. Form a Homeowner's Association with CC&R's for Lots A, B, C, D, E, F, G, H, I, J, K and L to be approved by the City. CC&R's shall be recorded assuring the perpetual maintenance of all private streets, lights, sewer services, drop inlets, drain leads, landscaping, irrigation and noise barriers. Furthermore, the CC&R shall prohibit vehicle parking on the driveway of Lots 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 and 28. The developer shall disclose to prospective property owners that blocking the public sidewalk is illegal and subject to a fine.

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

77. City as the named beneficiary assuring the conveyance of such title to City.

Advisory Notes:

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

ADV 1. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

ADV 2. House plans shall comply with City Code Chapter 17.508 Driveways which includes:

a. 17.508.040.J All driveways shall be at least 5-ft away from the property line.
17.508.050.A Residential driveways shall have a width of at least 10-ft.

b. There is a driveway variance permit application (DRV24-0008) approved for this project to allow the driveways for Lots 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 and 28 to have a length of less than 20-ft. Parking on the concerned driveways shall be prohibited by the HOA.

ADV 3. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

ADV 4. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.

ADV 5. Water meters shall be located at the point of service, which is back of curb for separated sidewalks, back of walk for connected sidewalks.

ADV 6. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements canbe found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services

ADV 7. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).

ADV 8. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.

ADV 9. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page

ADV 10. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.

ADV 11. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

ADV 12. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if Regional San or SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

ADV 13. Prior to the APPROVAL OF IMPROVEMENT PLANS: Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.

ADV 14. ONGOING: SASD Design Standards and Specifications require minimum 6-inch lower laterals for commercial and industrial buildings.

ADV 15. The Sacramento Area Sewer District (SASD) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the SASD collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP). SASD will respond via separate correspondence.

ADV 16. Developing this property will require the payment of Regional San sewer impact fees (connection fees). Regional San sewer impact fees shall be paid prior to the issuance of building permits. For questions pertaining to Regional San sewer impact fees, please contact the Permit Services Unit at (916) 876-6100 or email PermitServices@sacsewer.com.

ADV 17. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

a. Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at $128,592. This is based on the creation of 48 new residential lots and 12 common lots, at an average land value of $235,000 per acre for the South Sacramento Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment. The fee is due at the time of the final map.

b. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at $331,344. The Park Development Impact Fee due for this project is based on the Remainder of City Rate of $3.45 per square foot for residential projects, with a minimum rate of $2,588 for units under 750 square feet and a maximum of $6,903 for units over 2,000 square feet. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

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

Recommended Conditions of Approval Site Plan and Design Review

Planning Department

1. The applicant shall obtain all necessary building permits and encroachment permits prior to commencing construction. Building permits shall not be issued unless the Final Map has been approved.

2. Maintenance of common lots and facilities shall be the collective responsibility of the homeowners through an HOA or other adequate maintenance agreement.

3. A model home/temporary sales office application and approval will be required for any model homes or temporary sales trailer.

4. The project shall be constructed per approved plans and shall be consistent with the attached exhibits.

5. Landscaping shall be installed consistent with the attached exhibits.

6. The building exterior elevations shall have a consistency of detail and quality as indicated on the approved plans and attached exhibits.

7. Each building elevation shall incorporate exterior siding materials and architectural features as shown on the approved plans.

8. Any change in the design, materials, or colors shall be submitted to Planning staff for review and approval and may require additional entitlements.

9. Exterior building materials and elements for Plan 1A (CS1 &CS2) shall be:
    a. Stucco
    b. Board and batten (fiber cement siding)
    c. Horizonal siding (fiber cement siding)
    d. Therma-Tru Fiber glass or equal
    e. Decorative garage doors (cloplay or equal)
    f. Vinyl windows
    g. Decorative light fixtures
    h. Porch columns
    i. Shingle Roof or equal

10. Exterior building materials and elements for Plan 2A (CS3 &CS4) shall be:
    a. Stucco
    b. Board and batten (fiber cement siding)
    c. Horizonal siding (fiber cement siding)
    d. Therma-Tru Fiber glass or equal
    e. Decorative garage doors
    f. Vinyl windows
    g. Decorative light fixtures
    h. Porch columns
    i. Shingle Roof or equal

11. Exterior building materials and elements for Plan 2B (CS5 &CS6) shall be:
    a. Stucco
    b. Board and batten (fiber cement siding)
    c. Horizonal siding (fiber cement siding)
    d. Therma-Tru Fiber glass or equal
    e. Decorative garage doors (cloplay or equal)
    f. Vinyl windows
    g. Decorative light fixtures
    h. Porch columns
    i. Shingle Roof or equal
    j. Decorative light fixtures

12. Exterior building materials and elements for Plan 3B (CS7 &CS8) shall be:
    a. Stucco
    b. Board and batten (fiber cement siding)
    c. Horizonal siding (fiber cement siding)
    d. Therma-Tru Fiber glass or equal
    e. Decorative garage doors (cloplay or equal)
    f. Vinyl windows
    g. Decorative light fixtures
    h. Porch columns
    i. Shingle Roof or equal
    j. Decorative light fixtures

13. Window design and fenestration shall be as shown on the approved plans.

14. The color palette shall be consistent with the approved plans.

15. All HVAC units shall be ground mounted and shall not be visible from any street or pedestrian views. No roof mounted HVAC allowed.

16. All common lot areas shall be designed as shown on the approved plans.

Department of Public Works

17. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

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

19. Dedicate and construct Bruceville Road adjacent to the subject property to a 6-lane arterial street section as shown on the tentative map per City standards to the satisfaction of the Department of Public Works. The extra travel lane shall be hatched out and utilized as a bus turnout to the satisfaction of the Department of Public Works.

20. Dedicate and construct an expanded intersection along Bruceville Road at the intersection with Solvang Court as shown on the map per City standards to the satisfaction of the Department of Public Works. Refer to DPM Plate 15-11.

21. Dedicate and construct an expanded intersection along Jacinto Road at the intersection with Bruceville Road adjacent to the subject property as shown on the tentative map per City standards to the satisfaction of the Department of Public Works. Refer to DPM Plate 15-9.

22. Dedicate and construct Jacinto Road adjacent to the subject property (the project's frontage outside of the expanded intersection) to a 71-ft right-of-way minor collector street cross section (half-street only) per City standard to the satisfaction of the Department of Public Works.

23. Dedicate and construct Solvang Court as shown on the map to a 54-ft right-of-way street section per the JCPA roadway design standards to the satisfaction of the Department of Public Works.

24. Dedicate and construct a cul-de-sac at the southerly end of Solvang Court per City standards to the satisfaction of the Department of Public Works.

25. Dedicate and construct a city standard elbow at Solvang Court as shown on the map to the satisfaction of the Department of Public Works.

26. The applicant shall relocate any existing utility poles, signs, traffic signal poles, appurtenances,

etc., that are in conflict with any of the required frontage improvements per City standards to the satisfaction of the Department of Public Works and the concerned utility agency.

27. The applicant shall install street name signs per City standards to the satisfaction of the Department of Public Works.

28. Construct A.D.A. compliant ramps at the intersection at the following locations per City standards to the satisfaction of the Department of Public Works:

    a. Corners of the intersection of Bruceville Road and Solvang Court; and
    b. Northeast corner of the Jacinto Road and Bruceville Road intersection.

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

30. The applicant shall dedicate and construct a bus turnout along Bruceville Road adjacent to the subject property to the satisfaction of the Department of Public Works. The bus turnout shall be located within the extra travel lane closest to the face of curb adjacent to the subject property.

    Note: The Department of Public Works is acceptable to the proposed modified length of the bus turnout area.

31. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.

32. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.

33. Design private alleys (Lots A, B, C, D, E and F) to meet the city alley design standards (structural only). Private alleys shall be inspected to the satisfaction of the Department of Public Works.

34. Provide a city standard driveway at the entrance of each private alley. Driveways serving more than 2 residential units shall meet the commercial driveway design standard requirements.

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

    NOTE: A driveway variance permit (DRV24-0008) has been approved for this development in order to allow driveway lengths of less than 20-ft for Lots # 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 and 28. All other driveway design standard requirements shall be met.

36. The garage of the subject site and driveway of concern shall be equipped with a roll-up type garage door and automatic garage door opener.

37. 2. The Bruceville and Jacinto Townhomes shall form an HOA with CC&R's that shall prohibit vehicle parking on the subject driveways.

38. Reciprocal access easements are required for shared use of the driveways w/ the adjacent

parcel, if not already in place.

39. The proposed Emergency Vehicle Access (EVA) along Bruceville Road north of Jacinto Road within Lot E as shown on the map shall be designed and constructed per City standards to the satisfaction of the Department of Public Works and the Fire Department. The EVA driveway adjacent to Bruceville Road shall be no greater than 20-ft in width and shall be clearly marked, signed and gated to the satisfaction of the Department of Public Works and the Fire Department. The EVA driveway adjacent to Bruceville Road shall remain closed at all times unless accessed by emergency vehicles.

40. At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to stop signs at intersections, crosswalks, etc. as determined by the Department of Public Works.

41. The proposed mid-block crosswalk along Solvang Court shall be evaluated by the Department of Public Works at the Plan Check stage to determine whether it will be allowed and/or additional control measures will be required. The design and construction of the mid-block crosswalk (if allowed) shall be per City standard to the satisfaction of the Department of Public Works.

42. The applicant shall install “No Parking” signs and markings along the first 50-ft in length on both sides of Solvang Court measured from the curb return at the intersection with Bruceville Road per City standards to the satisfaction of the Department of Public Works.

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

44. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

Department of Utilities

45. The applicant shall participate in the Jacinto Creek Planning Area (JCPA) Finance Plan and pay all required fees. Improvement plans shall be consistent with the JCPA Infrastructure and Utilities Plan and the JCPA Basin No. G273 Master Plan that will provide the ultimate development of the JCPA.

46. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU. Note: Tapping to the 24-inch City water transmission main in Bruceville Road is not allowed.

47. Concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or

"residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any water related requirements. Note: Any previously approved project specific water study must be revised to match the most recent application request and site plan design review.

48. A public water main extension and appurtenances will be required in Solvang Court. The construction and placement of the water main shall be to the satisfaction of the DOU.

49. Public water and drainage mains will not be allowed within the proposed private lanes; unless, otherwise approved by the DOU.

50. The applicant shall dedicate an easement over Lot E for the proposed public drainage main.

51. Per City Code 13.04.230, no permanent structure (including without limitation garages, patios, concrete slabs, tool shed and similar structures) shall be constructed on top of water, sewer or drainage pipelines or anywhere within the associated utility easements, unless approved by the director upon execution of a hold harmless agreement approved by the city attorney.

52. Future water meter locations shall be to the satisfaction of the DOU. Easement dedication may be required for City water meters connecting to a private common water line within the proposed private lanes. Easement language shall include assurance of unrestricted access to DOU personnel and maintenance vehicles at all times. Note: Easement dedication will not be required for City water metered services connecting directly to the public City water main in Solvang Court, where meters may be located at the standard City point of service location.

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

54. Concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. The drainage study shall be consistent with the JCPA Drainage Master Plan. The proposed development is located within Watershed 2 of the JCPA which requires the project to drain into the existing drainage system in Bruceville Road. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. Any previously approved project specific drainage study must be revised to match the most recent application request and site plan design review.

55. This project is in Drainage Basin G273 which may be subject to the new Drainage Pumped/Gravity Impact Fee per City Council Resolution 2023-0368

56. The onsite water and storm drain system shall be private systems maintained by the homeowner association (HOA) or other approved entity. Note: A private water service and drainage maintenance agreements are required for any common water and drainage facilities within the private lane.

57. All on-site drainage systems shall be designed to the standards specified in the DOU onsite design manual.

58. Prior to the initiation of any water or storm drainage services to the project, a homeowner association (HOA) or a privately funded maintenance district shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of water and storm drainage facilities within the private property. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water, surface and subsurface storm drainage facilities may not be revised without City consent. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.

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

60. Per City Code, the applicant may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements, and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.

61. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated.

62. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.

63. This project will disturb more than one acre of land; therefore, the project is required to comply with the State's "Construction General Permit". To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State's Storm Water Multiple Application and Report Tracking System (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.

64. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

65. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is in an area not served by an existing regional water quality control facility, and the project is less than 20-acres of gross area for single family residential. Therefore, only source control, Low Impact Development (LID) measures, and certified full capture trash control devices are required. Improvement plans must include the measures selected for the site. Refer to "Stormwater Quality Design Manual for the Sacramento Region (July 2018)" Chapter 4 for appropriate source control measures and chapter 5 for appropriate LID measures.

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

Sacramento Police Department

67. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K with a color rendering index of 80 or higher and a light loss factor of .95 or better. When choosing lamps, the applicant shall look for efficiency of 110 lumens per watt or better. All existing exterior fixtures shall be replaced with fixtures that meet this requirement.

68. Light poles, if applicable, shall be no higher than 16'.

69. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.

70. Entry drives, drive aisles, parking and bicycle parking shall be illuminated to a maintained minimum of 1.5-foot candles per square foot of parking area at a 6:1 average to minimum ratio.

71. Exterior walkways, alcoves and passageways shall be illuminated to a maintained minimum of 1/3 foot candles per square foot of surface area at a 6:1 average to minimum ratio.

72. Exterior lighting distribution and fixtures shall be approved by the Sacramento Police Department CPTED Sergeant (or designee) prior to issuance of a building permit.

73. Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.

74. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.

Landscaping

75. All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance, eliminates hiding areas within the landscape, and provides for tenants and users a safer environment.

76. Tree canopies shall not interfere with or block lighting. This creates shadows and areas of concealment. The landscaping plan shall allow for proper illumination and visibility regarding lighting and surveillance cameras through the maturity of trees and shrubs.

Security

77. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures shall

be slatted to allow visual surveillance of the interior.

78. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.

79. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over with matching paint within 72 hours of being applied.

80. Exterior benches shall be constructed so as to deter skateboarding (e.g., center armrest partitions).

81. Property management shall be responsible for the daily removal of all litter from the site. Applicant shall install a ***law enforcement*** "Knox Box" for police access to common areas on the premises, including, but not limited to community rooms, etc.

During Construction

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

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

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

Advisory Notes:

ADV 1. City of Sacramento permits must be obtained for private patrol, alarms, and camera systems.

ADV 2. Utility The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

ADV 3. Water meters shall be located at the point of service, which is back of curb for separated sidewalks, back of walk for connected sidewalks.

ADV 4. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.

ADV 5. On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.

ADV 6. This development project is covered by a valid SB 330 application that was submitted prior to January 22, 2024, and therefore is not subject to the adjusted fee amounts for five years after January 22, 2024.

ADV 7. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. California Fire Code Section 501.4

ADV 8. Non-Public roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.

ADV 9. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. California Fire Code Section 503.2.3

ADV 10. Provide a water flow test. (Make arrangements with the Department of Utilities at 916-808-7890 or by email at DOUdevelopmentreview@cityofsacramento.org California Fire Code Section 507.4

ADV 11. Per the most recently adopted California Residential Code, all new residential construction including 1 and 2 family dwellings and townhouses shall be provided with an approved NFPA 13 D sprinkler system.

Attachments:

1. Community Comments
2. Project Plans

Respectfully Submitted: Angel Anguiano

Angel Anguiano
Associate Planner

Reviewed By: Marcus Adams (Apr 26, 2024 13:25 PDT)

Marcus Adams
Senior Planner

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

Note: The applicant will need to contact the Public Works Department after the appeal period is over to submit for a Final Map.

A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable time period. The applicable time period is either three years from the effective date of approval of the discretionary permit; or the time specified by the decision-maker, if so stated in a condition of approval of the discretionary permit. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.

SACRAMENTO METROPOLITAN
AIR QUALITY
MANAGEMENT DISTRICT

December 12, 2023

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

Subject: Bruceville Jacinto Residential (Z23-087)

Dear Angel Anguiano:

Thank you for providing the Sacramento Metropolitan Air Quality Management District (Sac Metro Air District) with the opportunity to review the project routing for the Bruceville Jacinto Residential project, a Tentative Subdivision Map to subdivide 3.09-net acres into 48 parcels and 12 common lots, and Site Plan and Design Review for 48 single-unit dwellings and associated site improvements in the Limited Commercial zone, at the northeast corner of Bruceville and Jacinto Roads. We offer the comments below on project site improvements and other considerations to benefit air quality and public health and reduce greenhouse gas emissions.

Multi-Modal Transportation
This project is located within ½ mile of a Sacramento Regional Transit (SacRT) light rail stop and within walking distance of complementary destinations such as the community college and elementary schools. If provided at sufficient residential density, this kind of infill housing development is associated with low motor vehicle miles traveled (VMT) and associated polluting emissions, and is an important component of state and regional plans to reduce polluting motor vehicle emissions, including the Sacramento region's Metropolitan Transportation Plan and Sac Metro Air District's Sacramento Regional Ozone Attainment Plan and other plans for meeting federal and state air quality standards.

The City's Transit Oriented Development Ordinance stipulates a minimum of 15 dwelling units per acre (du/ac) net. According to the Sacramento County Assessor's map, the project parcel is 4.26 acres, although the project description indicates that the project is 3.09 acres. The difference between the acreage may be attributed to gross area versus net area. Under the Assessor's map acreage, the project would yield 11.27 du/ac, and under the project description acreage, the project would yield 15.53 du/ac. Nevertheless, ideally a location with good light rail access would yield a higher residential density.

- Sac Metro Air District urges the project proponent to consider a higher residential density project for this site. Nearby projects are largely multi-family residential projects, and a higher density project would be consistent with the site's neighborhood.

To further maximize the location's potential to reduce VMT, the project must provide high quality pedestrian, bicycle, and transit amenities. Pedestrian connectivity measures will further support this project's potential to reduce VMT. Areas with high pedestrian connectivity boast significantly more pedestrian travel than other areas, and pedestrian access to transit is important to transit viability. As designed, the project has some pedestrian supportive features.

- Sac Metro Air District commends the provision of continuous tree shading along the public sidewalks on Jacinto and Bruceville Roads. Studies have correlated neighborhood tree shade to increased pedestrian travel. Tree shading for all pavements and structures is an effective measure to protect human health and reduce project and regional urban heat island effect. We further commend the separated sidewalk with tree shading along Solvang Court.

- Sac Metro Air District recommends providing an accessible designated pedestrian path of travel from the main pedestrian home entrances, via private alleys, to public sidewalks, so that residents have a prioritized pedestrian option when leaving their homes. We recommend at least one additional designated pedestrian path of travel to the sidewalk along Bruceville Road from Solvang Court, for example via the southernmost private alley. We further recommend that pedestrian home entrances be prioritized, placed closer to the sidewalk, or other designated pedestrian path accessing the pedestrian entrance, than the motor vehicle garage entrances.

- The second story windows facing Jacinto and Bruceville Roads are beneficial in minimizing the pedestrian impacts of continuous, visually impermeable fencing along those roads by providing "eyes on the street," or natural surveillance, which supports safe and hospitable pedestrian travel. Ideally, residences backing up to Jacinto and Bruceville would feature pedestrian gates on their rear fence, with a clear pedestrian link between the home entrance and the public sidewalk, to promote pedestrian travel and safety along those roads.

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

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

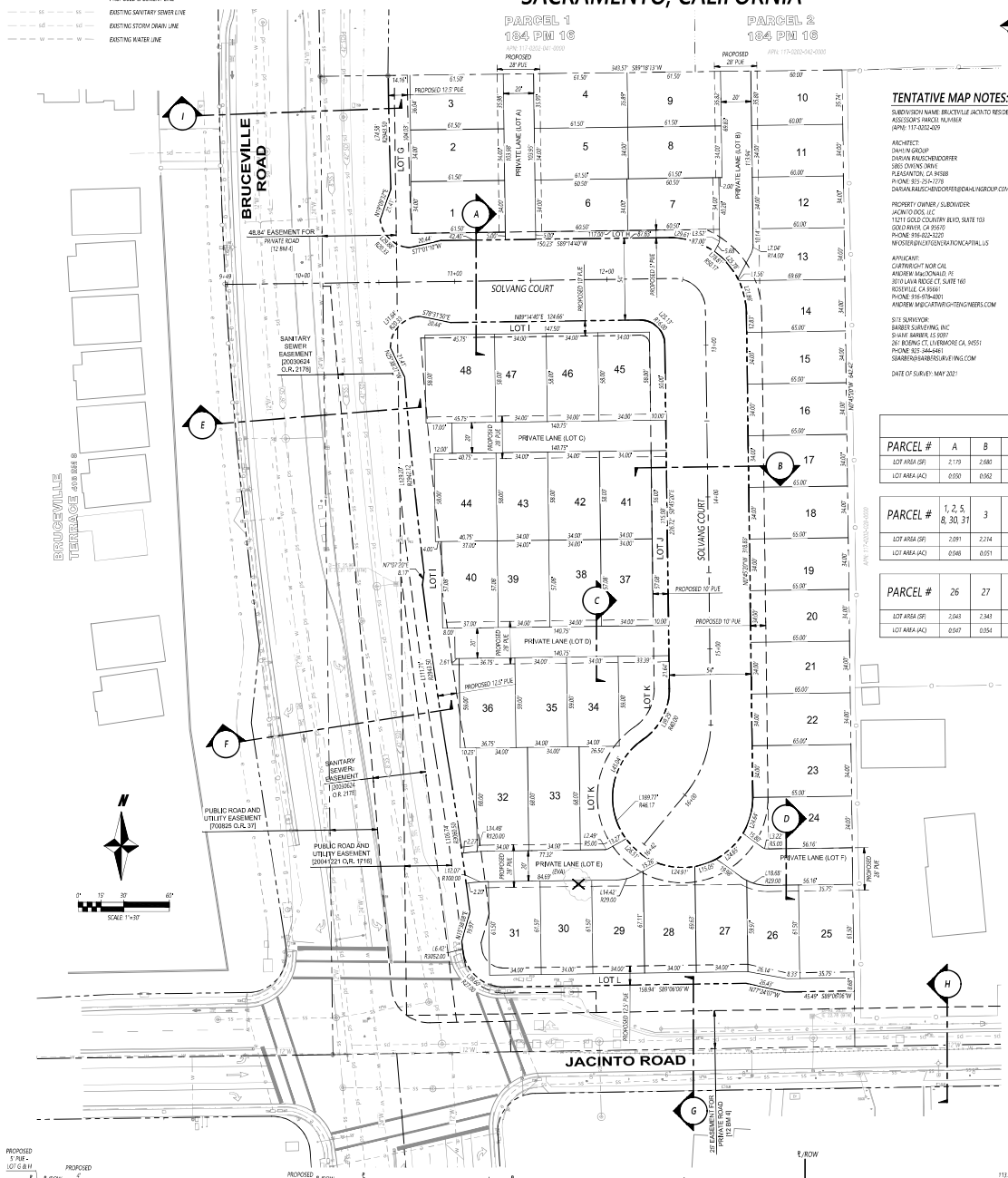
Sincerely,

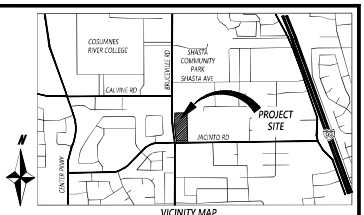
Molly Wright

Molly Wright, AICP
Air Quality Planner / Analyst

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

TENTATIVE MAP FOR
BRUCEVILLE JACINTO RESIDENTIAL
APN: 117-0202-029
SACRAMENTO, CALIFORNIA





VICINITY MAP
NOT TO SCALE

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EXISTING CENTER LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE

TENTATIVE MAP NOTES:

SUBDIVISION NAME: BRUCEVILLE JACINTO RESIDENTIAL
ASSESSOR'S PARCEL NUMBER (APN): 117-0202-029

ARCHITECT:
DAHLIN GROUP
DARIAN RAUSCHENDORFER
5005 DAVINCI DRIVE
PLEASANTON, CA 94588
PHONE: 925-251-7278
DARIAN.RAUSCHENDORFER@DAHLINGROUP.COM

PROPERTY OWNER / SUBDIVIDER:
JACINTO DOS, LLC
11211 GOLD COUNTRY BLVD, SUITE 103
GOLD RIVER, CA 95670
PHONE: 916-822-1220
MFOSTER@KATZENERATIONCAPITAL.US

APPLICANT:
CARTWRIGHT NOR CAL
ANDREW MacDONALD, PE
3010 LAVA RIDGE CT, SUITE 160
ROSEVILLE, CA 95661
PHONE: 916-978-4001
ANDREW.M@CARTWRIGHTENGINEERS.COM

SITE SURVEYOR:
BARBER SURVEYING, INC
SHANE BARBER, PLS 9097
261 BOEING CT, LIVERMORE CA, 94551
PHONE: 925-344-5461
SBARBER@BARBERSURVEYING.COM

DATE OF SURVEY: MAY 2021

FLOOD PLAIN:
ZONE X, AREA OF MINIMAL FLOOD HAZARD
CITY OF SACRAMENTO 060266
FIRM MAP NUMBER 06067C 0030H - AUGUST 16, 2012

FIRE DISTRICT:
CITY OF SACRAMENTO

POLICE DISTRICT:
SACRAMENTO COUNTY SHERIFF DEPARTMENT

SCHOOL DISTRICT:
ELK GROVE UNIFIED

PARK DISTRICT:
CITY OF SACRAMENTO

WATER DISTRICT:
CITY OF SACRAMENTO WATER

REFUSE DISTRICT:
SACRAMENTO COUNTY SOLID WASTE SERVICES

STORM DRAIN DISTRICT:
CITY OF SACRAMENTO DEPT OF UTILITIES

SANITARY SEWER DISTRICT:
SACRAMENTO AREA SEWER DISTRICT

EXISTING/PROPOSED ZONING:
C-1-R - LIMITED COMMERCIAL-REVIEW

EXISTING USE:
VACANT

PROPOSED USE:
SINGLE-FAMILY RESIDENTIAL - 48 LOTS
COMMON USE/LANDSCAPE AREA (MAINTAINED BY HOA) - 12 LOTS

EXISTING & PROPOSED GENERAL PLAN DESIGNATION:
117-0202-029: SUBURBAN CENTER

EXISTING PARCEL AREAS:
(APN): 117-0202-029 = 185,566 S.F. / 4.26 AC

TOTAL EXISTING NET AREA = 173,657 S.F. / 3.99 AC
TOTAL EXISTING GROSS AREA = 220,924 / 5.07 AC

PROPOSED PARCEL AREAS:
TOTAL PROPOSED PARCEL AREA
LOTS 1-48 & A-L = 134,872 S.F. / 3.10 AC
PROPOSED ROW DEDICATIONS = 38,784 S.F. / 0.89 AC
TOTAL PROPOSED NET AREA = 134,872 S.F. / 3.10 AC
TOTAL PROPOSED GROSS AREA = 134,872 S.F. / 3.10 AC

SEE TABLE BELOW FOR INDIVIDUAL LOT AREAS

PROPOSED DENSITY:
15.5 DU/ACRE

PROPOSED PARCEL INFORMATION

PARCEL #	A	B	C	D	E	F	G	H	I	J	K	L
LOT AREA (SF)	2,175	2,680	2,815	2,815	2,425	2,013	2,032	719	7,033	1,151	3,426	2,867
LOT AREA (AC)	0.050	0.062	0.065	0.065	0.056	0.046	0.047	0.017	0.161	0.026	0.079	0.066

PARCEL #	1, 2, 5, 8, 30, 31	3	4	6, 7	9	10	11, 12	13	14	15-23	24	25
LOT AREA (SF)	2,091	2,214	2,209	2,057	2,205	2,146	2,040	2,153	2,242	2,210	2,261	2,199
LOT AREA (AC)	0.048	0.051	0.051	0.047	0.051	0.049	0.047	0.049	0.051	0.051	0.052	0.050

PARCEL #	26	27	28	29	32, 33	34, 35	36	37-39	40	41-43, 45-47	44	48
LOT AREA (SF)	2,043	2,343	2,373	2,324	2,312	2,006	2,168	1,941	2,098	1,972	2,364	2,654
LOT AREA (AC)	0.047	0.054	0.054	0.049	0.053	0.046	0.050	0.045	0.048	0.045	0.054	0.061

DATUM NOTE:

BASIS OF BEARINGS: NORTH 40°45'20" WEST TAKEN ON THE CENTERLINE OF BRUCEVILLE ROAD AS SHOWN ON THAT CERTAIN FINAL MAP OF BRUCEVILLE TERRACE FILED FOR RECORD ON OCTOBER 01, 2019 IN BOOK 416 OF MAPS AT PAGE 8, SACRAMENTO COUNTY RECORDS.

VERTICAL DATUM: NAVD 88 CITY OF SACRAMENTO BM 35B-BTH (28.002')

GENERAL MAP NOTES:

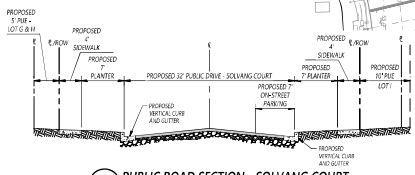
1. CURRENT ON-SITE CONDITION IS UNDEVELOPED. THE EXISTING STRUCTURES, UTILITIES, ETC. THAT ARE IN CONFLICT WITH THE PROPOSED OFF-SITE IMPROVEMENTS SHALL BE REMOVED/RELOCATED.
2. EXISTING SITE IS RELATIVELY FLAT WITH DRAINAGE SHEET FLOW SLIGHTLY FROM EAST TO WEST.
3. SANITARY SEWER AND WATER SERVICE WILL BE PROVIDED BY EXISTING PUBLIC MAIN LINES IN BRUCEVILLE RD AND JACINTO RD.
4. THERE IS ONE (1) 36" TREE ON-SITE. REFER TO EXISTING CONDITIONS PLAN FOR LOCATION OF EXISTING TREE. DUE TO THE PROPOSED DEVELOPMENT, THE TREE ON-SITE WILL BE REMOVED.
5. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY STEWART TITLE COMPANY DATED APRIL 9, 2021, ESCROW NO CVI-1503845-JAV. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE BOUNDARY LINES, EXCEPTIONS, OR EASEMENTS AFFECTING THE PROPERTY.
6. THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED UNDER THE DIRECTION OF SHANE BARBER, LS #9097.

PUBLIC UTILITY EASEMENT NOTE:

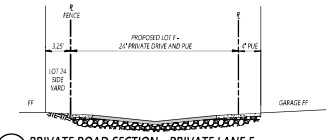
PRIVATE STREETS (LOTS A, B, C, D, E, AND F) WILL BE PROPOSED AS A PUBLIC UTILITY EASEMENT.

PARKING NOTE:

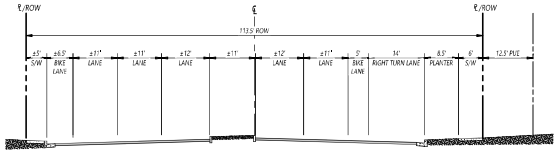
1. APPROXIMATELY 9 ON-STREET PARKING SPACES ARE PROPOSED. ON-STREET PARKING IS PROPOSED ON THE SOUTH AND WEST SIDE OF SOLVANG COURT.



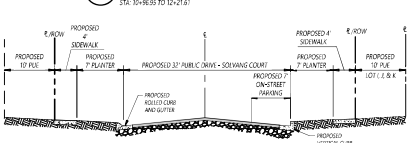
A PUBLIC ROAD SECTION - SOLVANG COURT
NOT TO SCALE
STA: 10+98.99 TO 12+21.61



D PRIVATE ROAD SECTION - PRIVATE LANE F
NOT TO SCALE



E BRUCEVILLE ROAD SECTION - RIGHT TURN LANE
NOT TO SCALE



B PUBLIC ROAD SECTION - SOLVANG COURT
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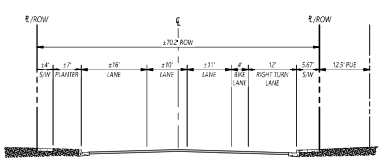
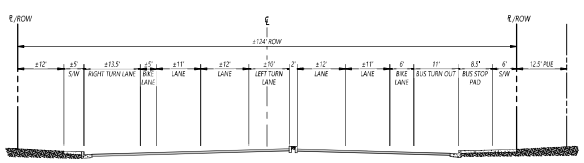
STA: 12+99.03 TO 15+25.75

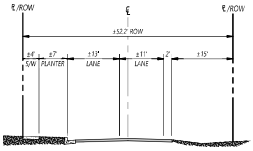


G JACINTO ROAD SECTION - RIGHT TURN LANE
NOT TO SCALE



F BRUCEVILLE ROAD SECTION - BUS TURN OUT
NOT TO SCALE

C PRIVATE ROAD SECTION - PRIVATE LANE A, B, C, D AND E
NOT TO SCALE



H EXISTING JACINTO ROAD SECTION
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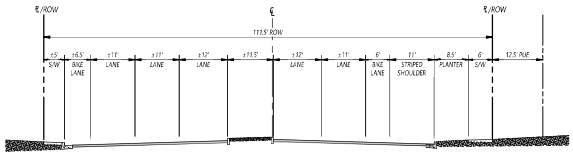


I BRUCEVILLE ROAD SECTION - NORTH OF SOLVANG COURT
NOT TO SCALE

CARTWRIGHT NOR CAL
CIVIL ENGINEERING & PROJECT MANAGEMENT
3010 LAVA RIDGE COURT, SUITE 160
ROSEVILLE, CALIFORNIA 95661
T (916) 978-4001
WWW.CARTWRIGHTENGINEERS.COM

2-16-24

REVISIONS		
DELTA	DATE	DESCRIPTION
1	-	-
2		
3		
4		
5		

CITY OF SACRAMENTO
DATE: 2/16/2024
DRAWN BY: AF/MK

Login Name: tsmoak
Plot Date: 16 February 24 - 1:38 pm
Plot Scale: 1.0000 ft / in
Plot Device: \\Client\C$ (Xerox AltaLink C8130 PS)

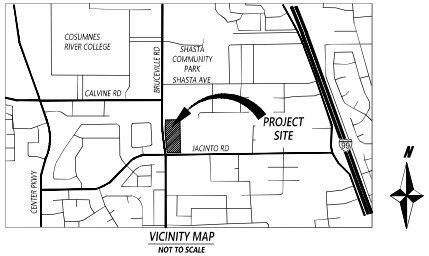
BRUCEVILLE JACINTO RESIDENTIAL

NEXT GENERATION CAPITAL

SPDR SUBMITTAL - REV 02 | 2.16.24

NGC Next Generation Capital | CARTWRIGHT NOR CAL CIVIL ENGINEERING & PROJECT MANAGEMENT | TOM SMITH ASSOCIATES Landscape Architects Urban Design & Landscape Guidelines Site Planning 6921 Roseville Rd. Sacramento, ca 95842 tsassocia@yahoo.com (916) 549-7376 | DAHLIN | CITY OF SACRAMENTO

VICINITY MAP



PROJECT INFORMATION

PROJECT: BRUCEVILLE JACINTO RESIDENTIAL

LOCATION: NE CORNER OF JACINTO ROAD AND BRUCEVILLE ROAD

APN:117-0202-029

EXISTING/PROPOSED ZONING: C-1-R - LIMITED COMMERCIAL/REVIEW

PROPOSED USE: SINGLE-FAMILY RESIDENTIAL

GENERAL PLAN DESIGNATION: SUBURBAN CENTER

EXISTING PARCEL AREA: 4.26 ACRES

PROPOSED NET PARCEL AREA: 3.10 ACRES

PARKING REQUIREMENT DISTRICTS: SUBURBAN

PROJECT INFORMATION

ARCHITECT:
DAHLIN GROUP
DARIAN RAUSCHENDORFER
5865 OWENS DRIVE
PLEASANTON, CA 94588
PHONE: 925-251-7278
DARIAN.RAUSCHENDORFER@DAHLINGROUP.COM

PROPERTY OWNER / SUBDIVIDER:
JACINTO DOS, LLC
11211 GOLD COUNTRY BLVD, SUITE 103
GOLD RIVER, CA 95670
PHONE: 916-822-3220
NFOSTER@NEXTGENERATIONCAPTIAL.US

APPLICANT/CIVIL:
CARTWRIGHT NOR CAL
ANDREW MACDONALD, PE
3010 LAVA RIDGE CT, SUITE 160
ROSEVILLE, CA 95661
PHONE: 916-978-4001
ANDREW M@CARTWRIGHTENGINEERS.COM

LANDSCAPE:
TOM SMITH ASSOCIATES
TOM SMITH
6921 ROSEVILLE RD.
SACRAMENTO, CA 95842
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TSASSOCIA@YAHOO.COM

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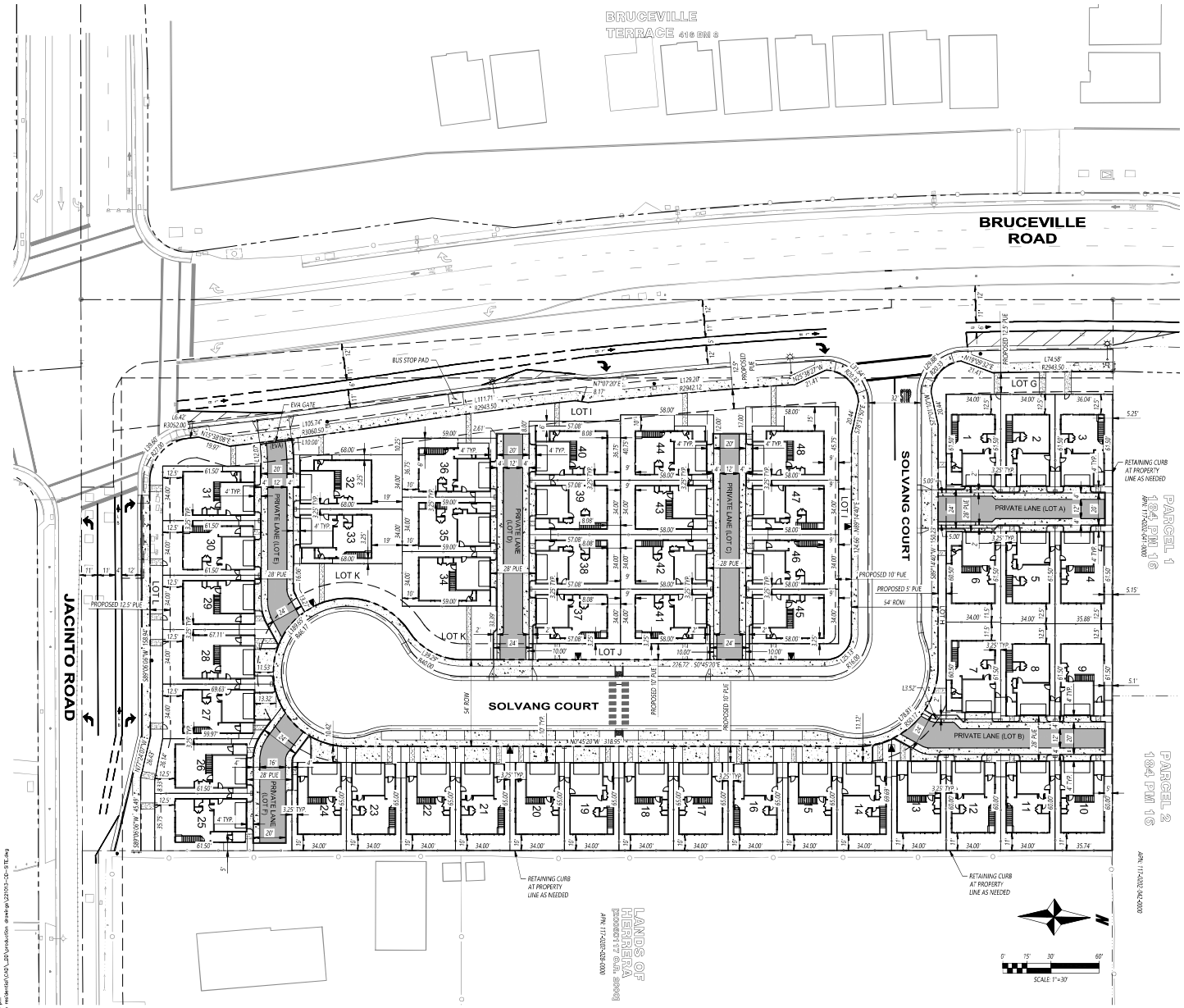


PROJECT SUMMARY:

SUBDIVISION NAME: BRUCEVILLE JACINTO RESIDENTIAL
ASSESSOR'S PARCEL NUMBER
(APN): 117-0202-029

EXISTING/PROPOSED ZONING:
C-1-R - LIMITED COMMERCIAL/REVIEW

ZONE C-1-R SETBACKS:
FRONT-YARD SETBACK - NONE
STREET SIDE-YARD - NONE
INTERIOR SIDE-YARD - 5'
REAR-YARD - 15'

LOT SUMMARY:

EXISTING USE: VACANT

PROPOSED USE:
SINGLE-FAMILY RESIDENTIAL - 48 LOTS
COMMON USE/LANDSCAPE AREA (MAINTAINED BY HOA) - 12 LOTS

EXISTING & PROPOSED GENERAL PLAN DESIGNATION:
117-0202-029: SUBURBAN CENTER

EXISTING PARCEL AREA(S):
(APN): 117-0202-029 = 185,566 S.F. / 4.26 AC

TOTAL EXISTING NET AREA = 173,657 S.F. / 3.99 AC
TOTAL EXISTING GROSS AREA = 220,924 / 5.07 AC

PROPOSED PARCEL AREA(S):
TOTAL PROPOSED PARCEL AREA
LOTS 1-48 & A-L = 134,872 S.F. / 3.10 AC
PROPOSED ROW DEDICATIONS = 38,784 S.F. / 0.89 AC
TOTAL PROPOSED NET AREA = 134,872 S.F. / 3.10 AC
TOTAL PROPOSED GROSS AREA = 134,872 S.F. / 3.10 AC

SEE TABLE BELOW FOR INDIVIDUAL LOT AREAS

PROPOSED DENSITY:
15.5 DU/ACRE

PROPOSED PARCEL INFORMATION

PARCEL #	A	B	C	D	E	F	G	H	I	J	K	L
LOT AREA (SF)	2,179	2,680	2,815	2,815	2,425	2,013	2,032	719	7,033	1,151	3,426	2,867
LOT AREA (AC)	0.050	0.062	0.065	0.065	0.056	0.046	0.047	0.017	0.161	0.026	0.079	0.066

PARCEL #	1, 2, 5, 8, 30, 31	3	4	6, 7	9	10	11, 12	13	14	15-23	24	25
LOT AREA (SF)	2,091	2,214	2,209	2,057	2,205	2,146	2,040	2,153	2,242	2,210	2,261	2,199
LOT AREA (AC)	0.048	0.051	0.051	0.047	0.051	0.049	0.047	0.049	0.051	0.051	0.052	0.050

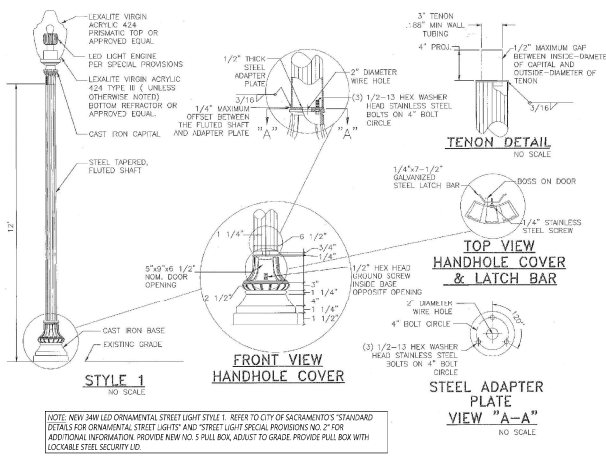
PARCEL #	26	27	28	29	32, 33	34, 35	36	37-39	40	41-43, 45-47	44	48
LOT AREA (SF)	2,043	2,343	2,373	2,124	2,312	2,006	2,168	1,941	2,098	1,912	2,364	2,654
LOT AREA (AC)	0.047	0.054	0.054	0.049	0.053	0.046	0.050	0.045	0.048	0.045	0.054	0.061

C-1-R ZONE DEVIATIONS

PARCEL #	37-40	41-48	14-24, 34-36	10-13	6-7	1-5, 8, 9, 25-31	1-48
REAR SETBACK LESS THAN 15'	8.08'	9'	10'	11'	11.5'	12.5'	-
MIN SIDE YARD LESS THAN 5'	-	-	-	-	-	-	3.25'

DRIVEWAY DEVIATIONS

PARCEL #	14	15-23	24	27	28
FROM RIGHT OF WAY LINE	11.12'	10'	10.24'	13.32'	11.53'



NOTE: NEW 34W LED ORNAMENTAL STREET LIGHT STYLE 1. REFER TO CITY OF SACRAMENTO'S "STANDARD DETAILS FOR ORNAMENTAL STREET LIGHTS" AND "STREET LIGHT SPECIAL PROVISIONS NO. 2" FOR ADDITIONAL INFORMATION. PROVIDE NEW NO. 5 PULL BOX, ADJUST TO GRADE. PROVIDE PULL BOX WITH LOCKABLE STEEL SECURITY LID.

PRELIMINARY DIMENSIONED SITE PLAN
BRUCEVILLE JACINTO RESIDENTIAL

NE CORNER OF BRUCEVILLE RD AND JACINTO RD
SACRAMENTO, CA

CARTWRIGHT NOR CAL
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C0.0

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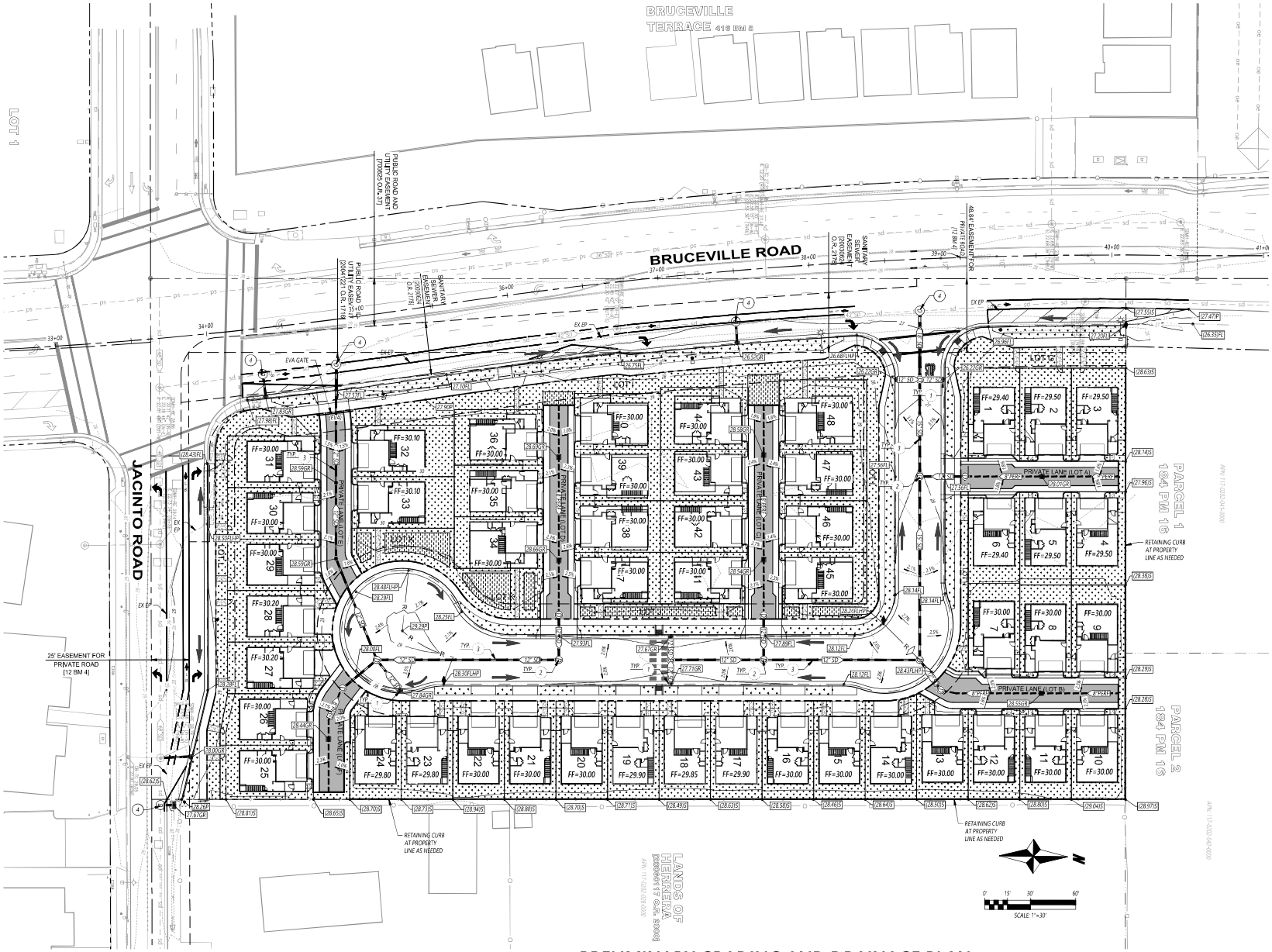

GRADING LEGEND:

- EXISTING 1-FT CONTOUR
- EXISTING 5-FT CONTOUR
- PROPOSED 1-FT CONTOUR
- PROPOSED 5-FT CONTOUR
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED STORM DRAIN LINE
- PROPOSED SWALE FLOWLINE
- PROPOSED DRAIN INLET
- PROPOSED STORM DRAIN CLEANOUT
- PROPOSED STORM DRAIN MANHOLE
- DIRECTION OF GUTTER FLOW
- PROPOSED OVERLAND RELEASE POINT
- CONCRETE ELEVATION
- FLOWLINE ELEVATION
- PAVEMENT ELEVATION
- RIM ELEVATION
- GRATE ELEVATION
- GROUND ELEVATION
- TOP OF CURB ELEVATION
- BUILDING FINISHED FLOOR ELEVATION
- PROPOSED GROUND SLOPE
- EXISTING GROUND SLOPE
- RIDGE LINE/ HIGH POINT

NOTES:

1. FINISH FLOOR ELEVATIONS (FFE) ARE PRELIMINARY AND SUBJECT TO CHANGE.

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED PERVIOUS PAVEMENT
- PROPOSED COMPOST AMENDED SOIL
- PROPOSED LANDSCAPE

STORM DRAIN KEYNOTES:

1. PROPOSED PUBLIC STORM DRAIN INLET.
2. PROPOSED PUBLIC STORM DRAIN MANHOLE.
3. PROPOSED PUBLIC STORM DRAIN LINE.
4. CONNECT TO EXISTING STORM DRAIN MAIN WITH NEW STORM DRAIN MANHOLE.

PRELIMINARY GRADING AND DRAINAGE PLAN
BRUCEVILLE JACINTO RESIDENTIAL

NE CORNER OF BRUCEVILLE RD AND JACINTO RD
SACRAMENTO, CA

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DATE: 1/22/2024
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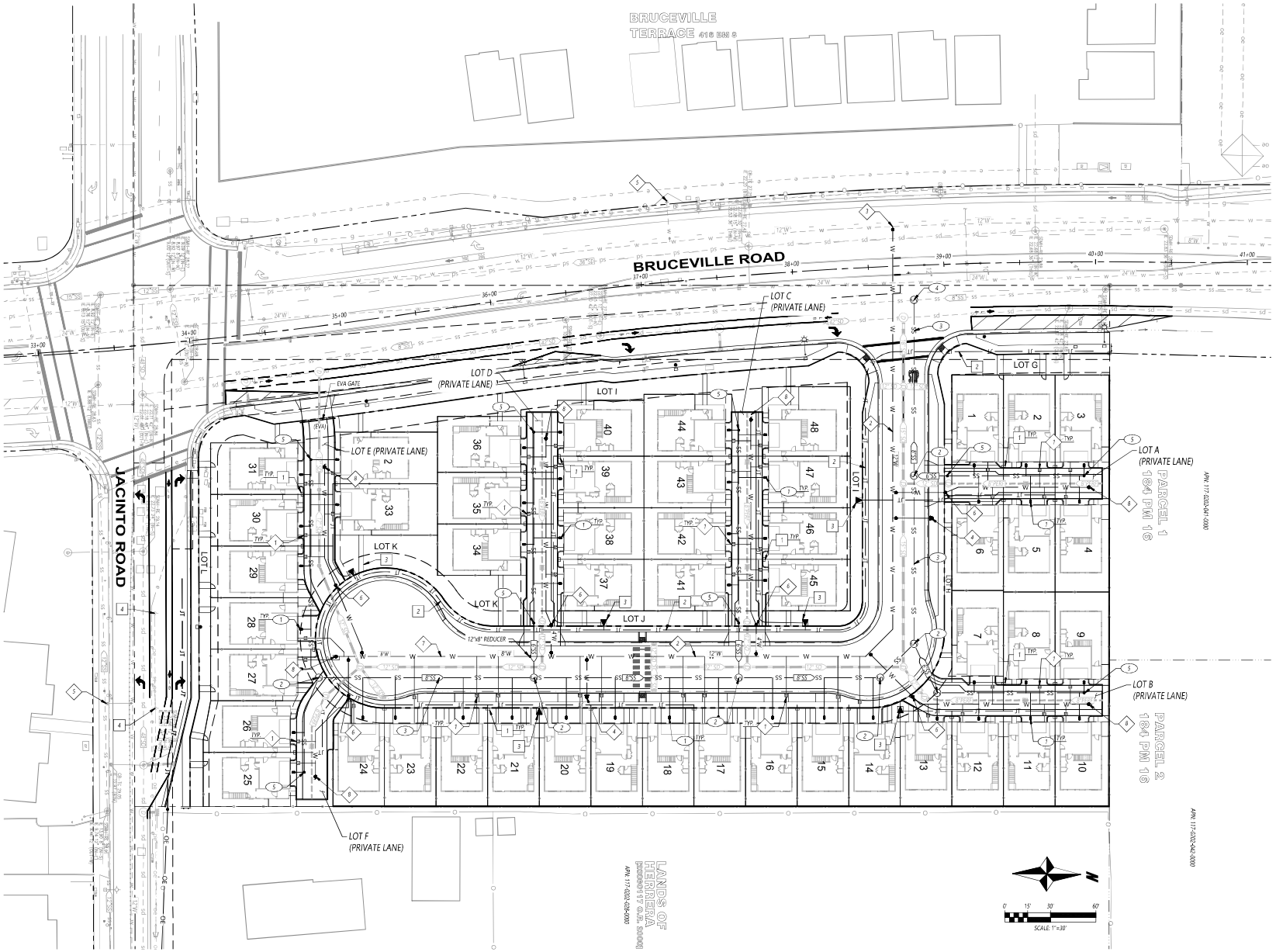

LEGEND:

- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED BLOW-OFF
- EXISTING HYDRANT
- EXISTING UTILITY POLE

WATER KEYNOTES:

1. PROPOSED 1" WATER SERVICE AND METER.
2. PROPOSED 12" PUBLIC WATER LINE.
3. CONNECT TO EXISTING WATER MAIN.
4. PROPOSED FIRE HYDRANT.
5. EXISTING FIRE HYDRANT.
6. PROPOSED GATE VALVE.
7. PROPOSED 8" PUBLIC WATER LINE.
8. PROPOSED BLOW-OFF VALVE.

SEWER KEYNOTES:

1. PROPOSED SEWER TWO-WAY CLEANOUT AND LATERAL STUB.
2. PROPOSED SANITARY SEWER MANHOLE.
3. PROPOSED 8" PUBLIC SANITARY SEWER LINE.
4. CONNECT TO EXISTING SANITARY SEWER MAIN WITH NEW SANITARY SEWER MANHOLE.
5. PROPOSED SANITARY SEWER CLEANOUT.

PRELIMINARY DRY UTILITY NOTES:

1. APPROXIMATE LOCATION OF PROPOSED ELECTRICAL SERVICE BOX AND ELECTRICAL, PHONE, AND CABLE BUILDING POINT OF CONNECTION. LOCATION SHALL BE APPROVED BY SMUD.
2. APPROXIMATE LOCATION OF PROPOSED ELECTRICAL, CABLE, AND PHONE JOINT TRENCH. LOCATION SHALL BE APPROVED BY SMUD AND OTHER DRY UTILITY PURVEYORS.
3. PROPOSED TRANSFORMER LOCATION TO MEET ALL SMUD REQUIREMENTS. LOCATION SHOWN IS APPROXIMATE AND SHALL BE APPROVED BY SMUD.
4. EXISTING UTILITY POLE TO BE RELOCATED (BY OTHERS).

PUBLIC UTILITY EASEMENT NOTE:

PUBLIC UTILITY EASEMENTS ARE PROPOSED ON PRIVATE LANES A, B, C, D, E, AND F AND PORTIONS OF LOTS G, H, I, J, K, AND L (COMMON AREA LOTS).

PRELIMINARY WATER AND SEWER PLAN
BRUCEVILLE JACINTO RESIDENTIAL

NE CORNER OF BRUCEVILLE RD AND JACINTO RD
SACRAMENTO, CA

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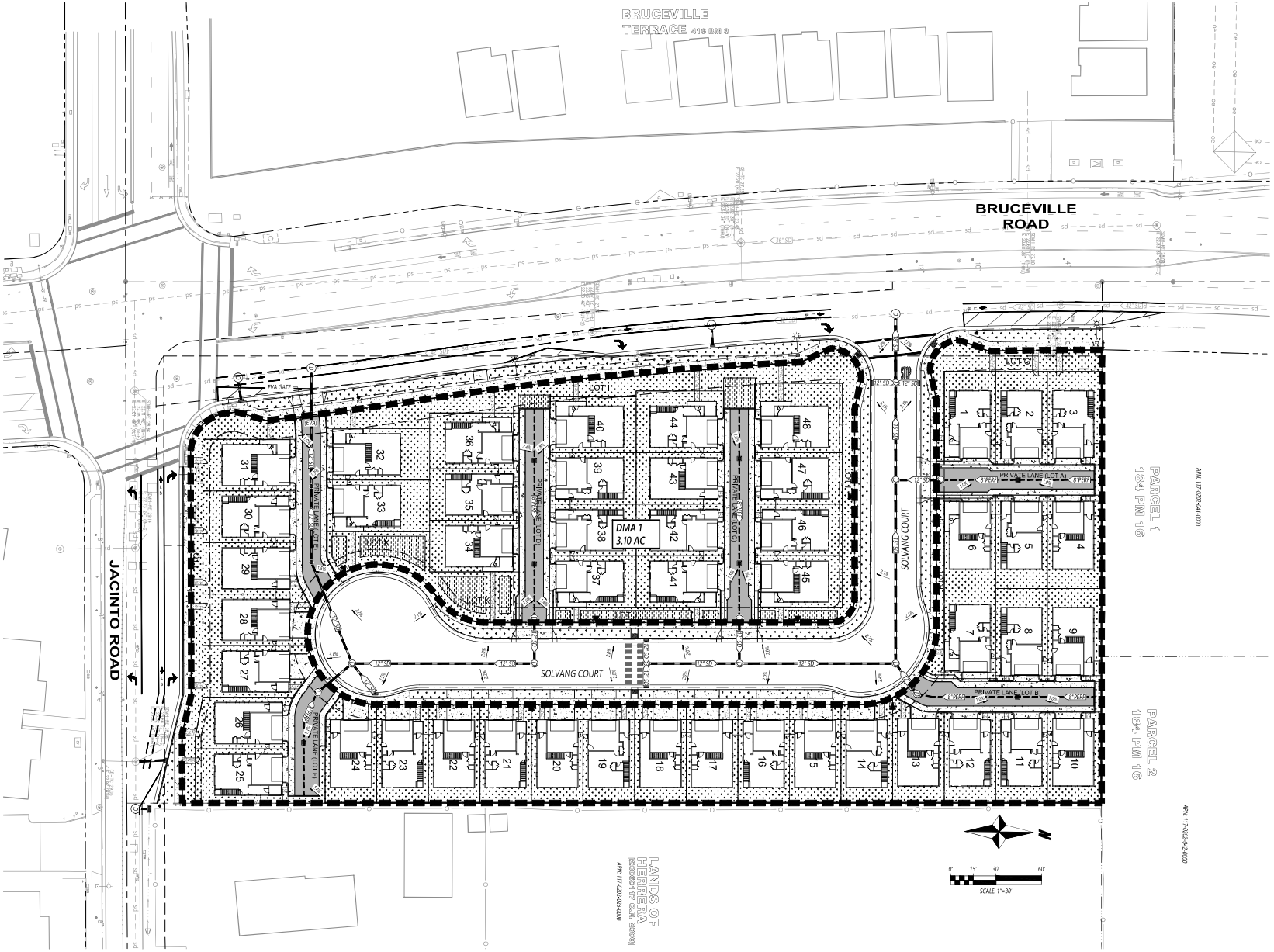

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- RIGHT OF WAY
- PROPOSED PERVIOUS PAVEMENT
- PROPOSED COMPOST AMENDED SOIL
- PROPOSED LANDSCAPE
- DMA BOUNDARY
- DMA XX / X.XX AC — DMA NO. AND AREA

PRELIMINARY LID CALCULATIONS:

- OPEN SPACE AND PERVIOUS AREA CREDIT: 46 PTS
- RUNOFF REDUCTION CREDIT: 8 PTS
- RUNOFF MANAGEMENT CREDIT: 46 PTS

TOTAL LID CREDITS: 100 PTS

PRELIMINARY LOW IMPACT DEVELOPMENT PLAN
BRUCEVILLE JACINTO RESIDENTIAL

NE CORNER OF BRUCEVILLE RD AND JACINTO RD
SACRAMENTO, CA

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C3.0

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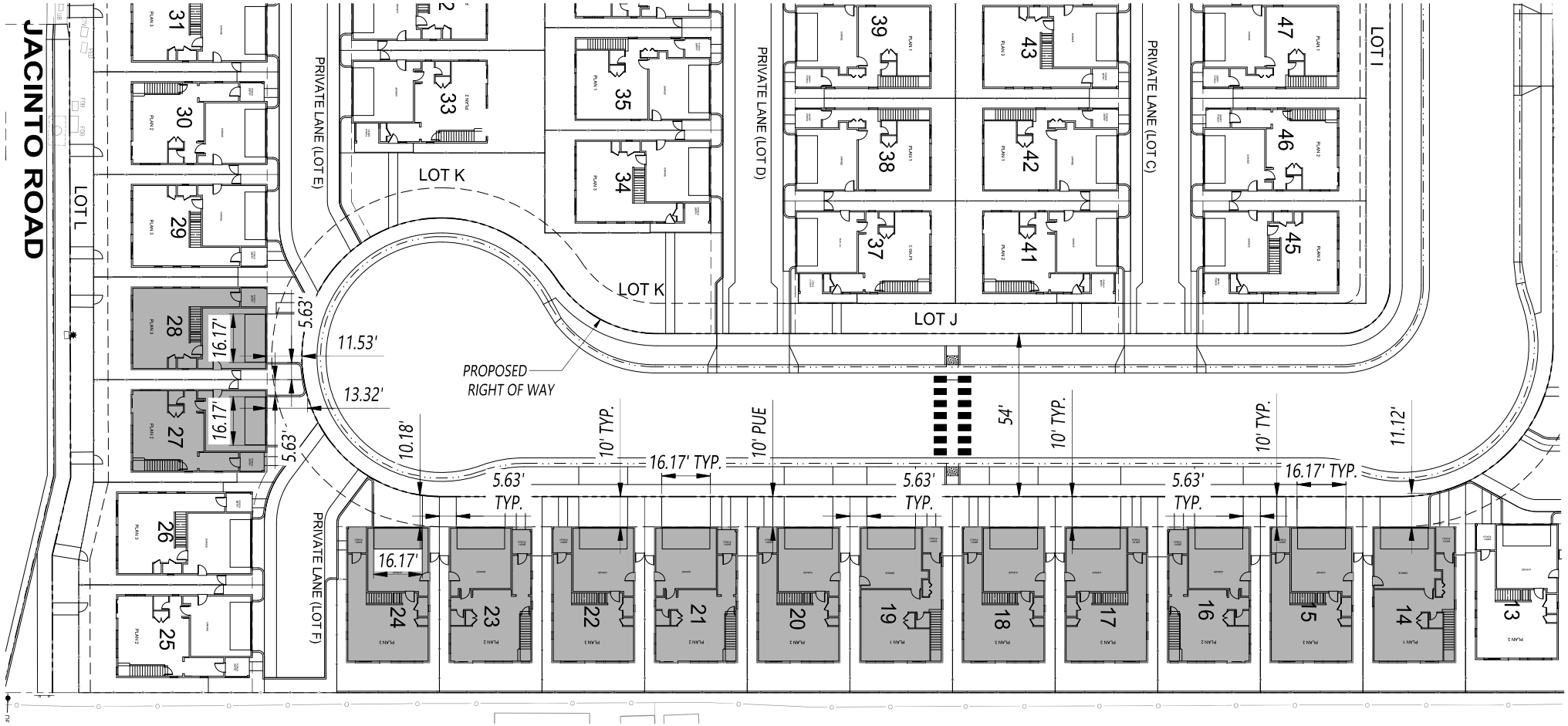

DRIVEWAY DEVIATIONS

PARCEL #	14	15-23	24	27	28
DRIVEWAY LENGTH	11.12'	10'	10.42'	13.32'	11.53'

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DRIVEWAY VARIANCE EXHIBIT
BRUCEVILLE JACINTO RESIDENTIAL

NE CORNER OF BRUCEVILLE RD AND JACINTO RD
SACRAMENTO, CA

PROJECT #: 221013
DATE: 01/19/2024
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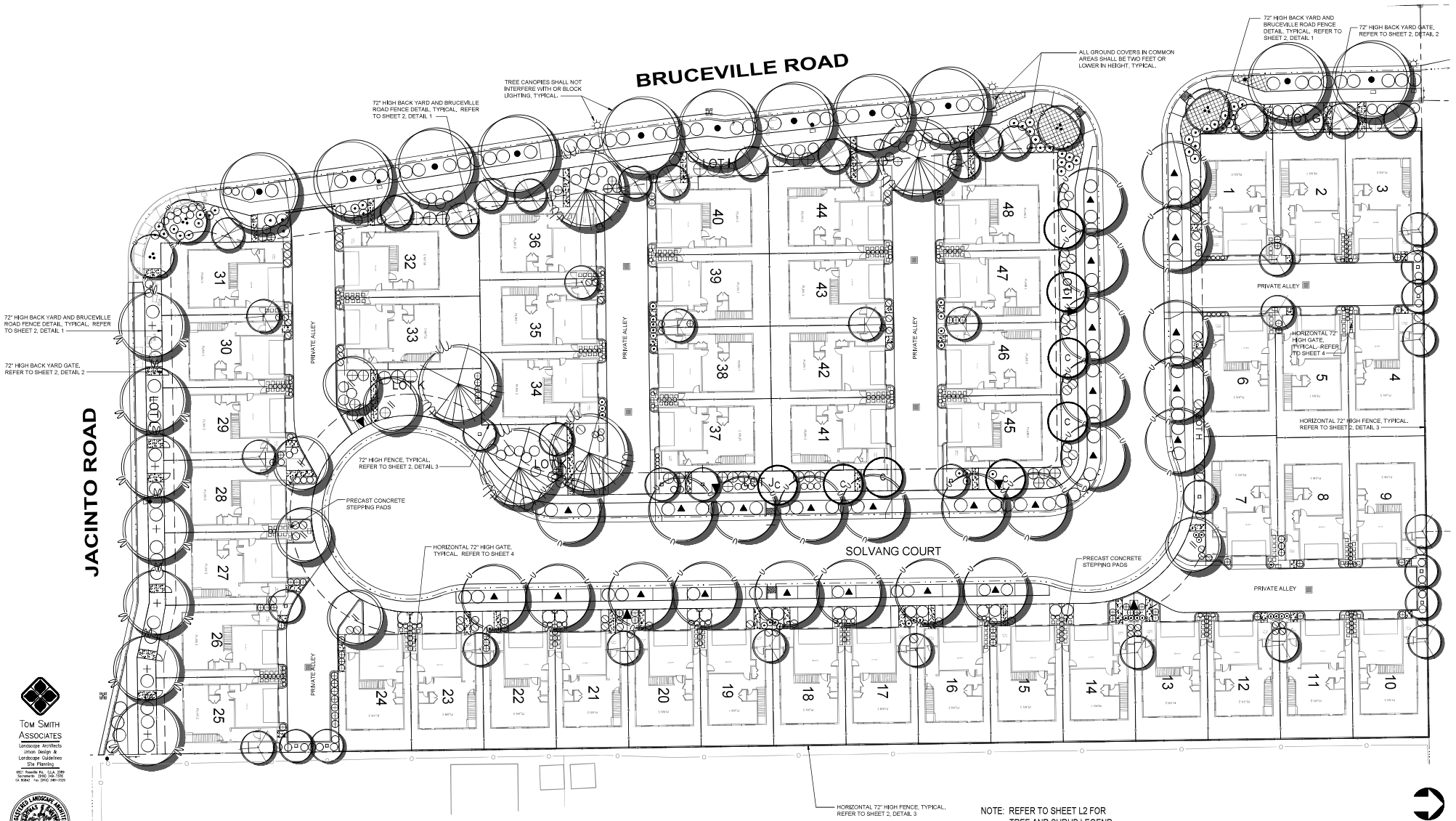

NOTE: REFER TO SHEET L2 FOR TREE AND SHRUB LEGEND

SCALE: 1" = 20'-0"

TOM SMITH ASSOCIATES
Landscape Architects
Urban Design &
Landscape Guidelines
Site Planning
8921 Roseville Rd., CLA 3389
Sacramento (916) 368-1370
CA 95826 Fax (916) 368-1320

REGISTERED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

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BRUCEVILLE JACINTO RESIDENTIAL

NE CORNER OF BRUCEVILLE RD AND JACINTO RD
SACRAMENTO, CA

PRELIMINARY LANDSCAPE PLAN

L1

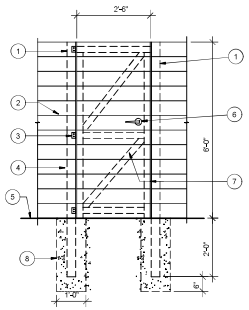
DATE: 1/17/2024
SCALE: 1" = 20'
DRAWN BY: TS/JC

KEYNOTES

1. 4 X 6 DOUGLAS FIR GATE POST
2. 6 D NAIL SPACE BETWEEN BOARDS
3. STEEL HINGE
4. 1 X 6 DOUGLAS FIR RAILS
5. FINISH GRADE
6. LEVER HARDWARE AT 3'- 0" ABOVE FINISH GRADE
7. 2 X 3 DOUGLAS FOR FRAME AT INSIDE OF YARD
8. 1'- 0" X 2'- 0" CONCRETE FOOTING.

GENERAL NOTES

1. LINE POST TO BE 4X4 D.F. POST @ 6'-0" O.C.
2. FINISH ON WOOD TO BE SELECTED BY ARCHITECT.
3. TREAT POST FOOTINGS WITH WOOD PRESERVATIVE.



4 HORIZONTAL 72" HIGH GATE DETAIL

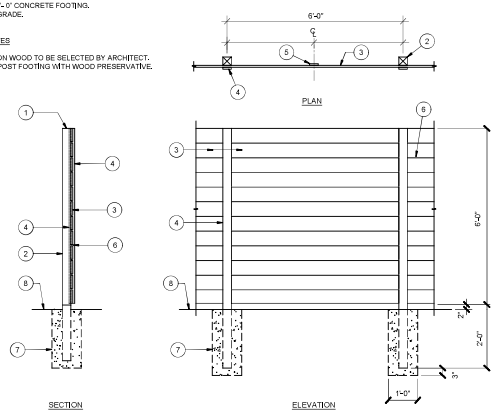
SCALE: 1/2"=1'-0"

KEYNOTES

1. TOP OF 6' HIGH 4 X 4 POST.
2. 4 X 4 DOUGLAS FIR POST.
3. 1 X 6 DOUGLAS FIR RAILS.
4. 1 X 4 DOUGLAS FIR FACE BOARD.
5. 1 X 4 DOUGLAS FIR BRACE BOARD.
6. 16 D NAIL SPACE BETWEEN BOARDS.
7. 1'- 0" X 2'- 0" CONCRETE FOOTING.
8. FINISH GRADE.

GENERAL NOTES

1. FINISH ON WOOD TO BE SELECTED BY ARCHITECT.
2. TREAT POST FOOTING WITH WOOD PRESERVATIVE.



3 HORIZONTAL 72" HIGH FENCE DETAILS

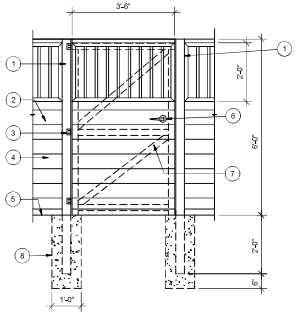
SCALE: 1/2"=1'-0"

KEYNOTES

1. 4 X 6 DOUGLAS FIR GATE POST
2. 6 D NAIL SPACE BETWEEN BOARDS
3. STEEL HINGE
4. 1 X 6 DOUGLAS FIR RAILS
5. FINISH GRADE
6. LEVER HARDWARE AT 3'- 0" ABOVE FINISH GRADE
7. 2 X 3 DOUGLAS FOR FRAME AT INSIDE OF YARD
8. 1'- 0" X 2'- 0" CONCRETE FOOTING.

GENERAL NOTES

1. LINE POST TO BE 4X4 D.F. POST @ 6'-0" O.C.
2. FINISH ON WOOD TO BE SELECTED BY ARCHITECT.
3. TREAT POST FOOTINGS WITH WOOD PRESERVATIVE.



2 72" HIGH BACK YARD GATE DETAIL

UNITS 1-3 & 25-31

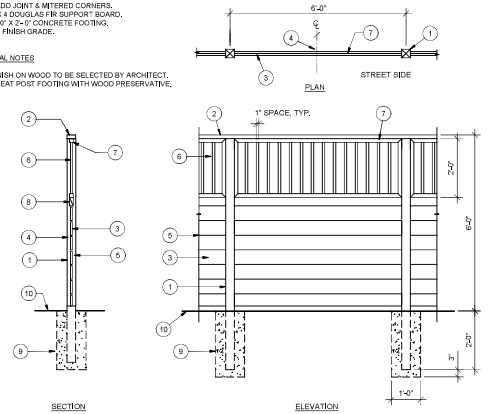
SCALE: 1/2"=1'-0"

WOOD FENCE KEYNOTES

1. 4 X 4 DOUGLAS FIR POST.
2. 2 X 4 DOUGLAS FIR CAP BOARD.
3. 1 X 6 DOUGLAS FIR RAILS.
4. 1 X 4 DOUGLAS FIR BRACE BOARD.
5. 6 D NAIL SPACE BETWEEN BOARDS.
6. 1 X 4 DOUGLAS FIR PICKET BOARD.
7. 2 X 2 DOUGLAS FIR FRAME BOARDS WITH DADO JOINT & MITERED CORNERS.
8. 2 X 4 DOUGLAS FIR SUPPORT BOARD.
9. 1'- 0" X 2'- 0" CONCRETE FOOTING.
10. 10. FINISH GRADE.

GENERAL NOTES

1. FINISH ON WOOD TO BE SELECTED BY ARCHITECT.
2. TREAT POST FOOTING WITH WOOD PRESERVATIVE.



1 72" HIGH BACK YARD AND BRUCEVILLE ROAD FENCE DETAILS

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

TREE LEGEND

PLANT SYMBOL	USE DESCRIPTION & BOTANICAL NAME/ COMMON NAME	MINIMUM CONTAINER QTY	HT./ SIZE	REMARKS
	BUILDING FOUNDATION TREE			
	ACER PALMATUM 'BLOODGOOD' B. JAPANESE MAPLE	15 GAL.	16'/14'	RED LEAF COLOR
	STREET TREE			
	ACER RUBRUM RED MAPLE	15 GAL.	40'/35'	GOOD FALL COLOR
	BUILDING SHADE/FOUNDATION TREE			
	ACER RUBRUM 'ARMSTRONG' B. RED MAPLE	15 GAL.	40'/15'	NARROW, GOOD COLOR
	SITE SCREENING TREE			
	CEDRUS DEODARA DEODARA CEDAR	15 GAL.	70'/35'	CONIFEROUS EVERGREEN
C	**UNDERSTORY TREE**			
	CERCIS OCCIDENTALIS WESTERN REDBUD	15 GAL.	20'/18'	MAGENTA FLOWERS
	SITE ENTRY ACENT TREE			
	LAGERSTROEMIA X 'MUSKOGEE' A. CRAPE MYRTLE	15 GAL	25'/20'	SUMMER FLOWERING
	STREET TREE			
	LAURUS NOBILIS SWEET BAY LAUREL	15 GAL.	45'/30'	EVERGREEN, DROUGHT TOLERANT
	BUILDING SHADE /FOUNDATION TREE			
	PYRUS CALLERYANA 'CHANTICLEER' A. FLOWERING PEAR	15 GAL.	35'/15'	NARROW, FASTIGIATE
M	**STREET/BUILDING SHADE TREE**			
	TILLIA CORDRATA 'GREENSPIRE' A. LINDEN	15 GAL.	40'/30'	PYRAMIDAL CANOPY
	STREET TREE			
	ULMUS PROPINQUA 'EMERALD SUNSHINE' E. S. ELM	15 GAL.	35'/25'	UPRIGHT, VASE SHAPED

SHRUB LEGEND

PLANT SYMBOL	USE DESCRIPTION & BOTANICAL NAME/ COMMON NAME	MINIMUM CONTAINER QTY	HT./ SIZE	REMARKS
	BUILDING FOUNDATION SHRUBS SUCH AS:			
	LOROPETALUM CHINENSIS 'EMERALD SNOW' E. S. FRINGE FLOWER	1 GAL.	4'/6'	LOW
	NANDINA DOMESTICA 'LEMON LIME' L.L. HEAVENLY BAMBOO	5 GAL.	4'/4'	MEDIUM
	PRUNUS ILICIFOLIA HOLLY LEAF CHERRY	1 GAL.	6'/5'	LOW, NATIVE
	SALVIA CLEVELANDI CALIF. BLUE SAGE	1 GAL.	5'/8'	LOW, NATIVE
	SITE ACCENT SHRUBS SUCH AS:			
	ERIGERON KARVINSKIANUS SANTA BARBARA DAISY	1 GAL.	2'/3'	LOW, NATIVE
	DIANELLA REVOLTA 'LITTLE REV' L.R. FLAX LILY	1 GAL.	2'/3'	MEDIUM
	ERIOGONUM GRANDE RUBESCENS RED BUCKWHEAT	1 GAL.	2'/3'	LOW, NATIVE
	TULBAGHIA VIOLACEA SOCIETY GARLIC	1 GAL.	1.5'/2'	LOW
	SCREENING SHRUBS SUCH AS:			
	BUXUS MICROPHYLLA JAPONICA JAPANESE BOXWOOD	1 GAL.	4'/6'	MEDIUM
	DIETES BICOLOR AFRICAN IRIS	1 GAL.	2'/3'	LOW
	MUHLENBERGIA RIGINS DEER GRASS	1 GAL.	4'- 4'	LOW, NATIVE
	RHAPHIOLEPIS INDICA 'CLARA' C. INDIAN HAWTHORNE	5 GAL.	4'/6'	LOW
	LOW TO MEDIUM SHRUB COVER SUCH AS:			
	CAREX DIVULSA GRASSLAND SEDGE	1 GAL.	2'2'	MEDIUM
	COTONEASTER DAMMERI 'LOWFAST' LOWFAST COTONEASTER	1 GAL.	1'/8'	LOW
	MYOPORUM PARVIFOLIUM CREEPING MYOPORUM	1 GAL.	1'/8'	LOW
	SALVIA LEUCOPHYLLA 'SAL SPREADER' D. S. S. SAGE	1 GAL.	2.5'/10'	LOW, NATIVE

GROUND COVER LEGEND

SITE ENTRY ACCENT GROUND COVER SUCH AS:

BOTANICAL & COMMON NAME	CONTAINER SIZE	HEIGHT/ SPREAD	WATER USE
FESTUCA GLAUCA 'ELIJAH BLUE' E. B. FESCUE	LINERS	1'/2'	LOW
GAZANIA 'MITSUA SUPER YELLOW' E. GAZANIA	FLATS	6"/3 - 6"	MEDIUM

TOM SMITH ASSOCIATES
Landscape Architects
Urban Design & Landscape Guidelines
Site Planning

REGISTERED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA

CARTWRIGHT NOR CAL
CIVIL ENGINEERING & PROJECT MANAGEMENT
3010 LAVA RIDGE COURT, SUITE 160
ROSEVILLE, CALIFORNIA 95661
T (916) 978-4001
WWW.CARTWRIGHTENGINEERS.COM

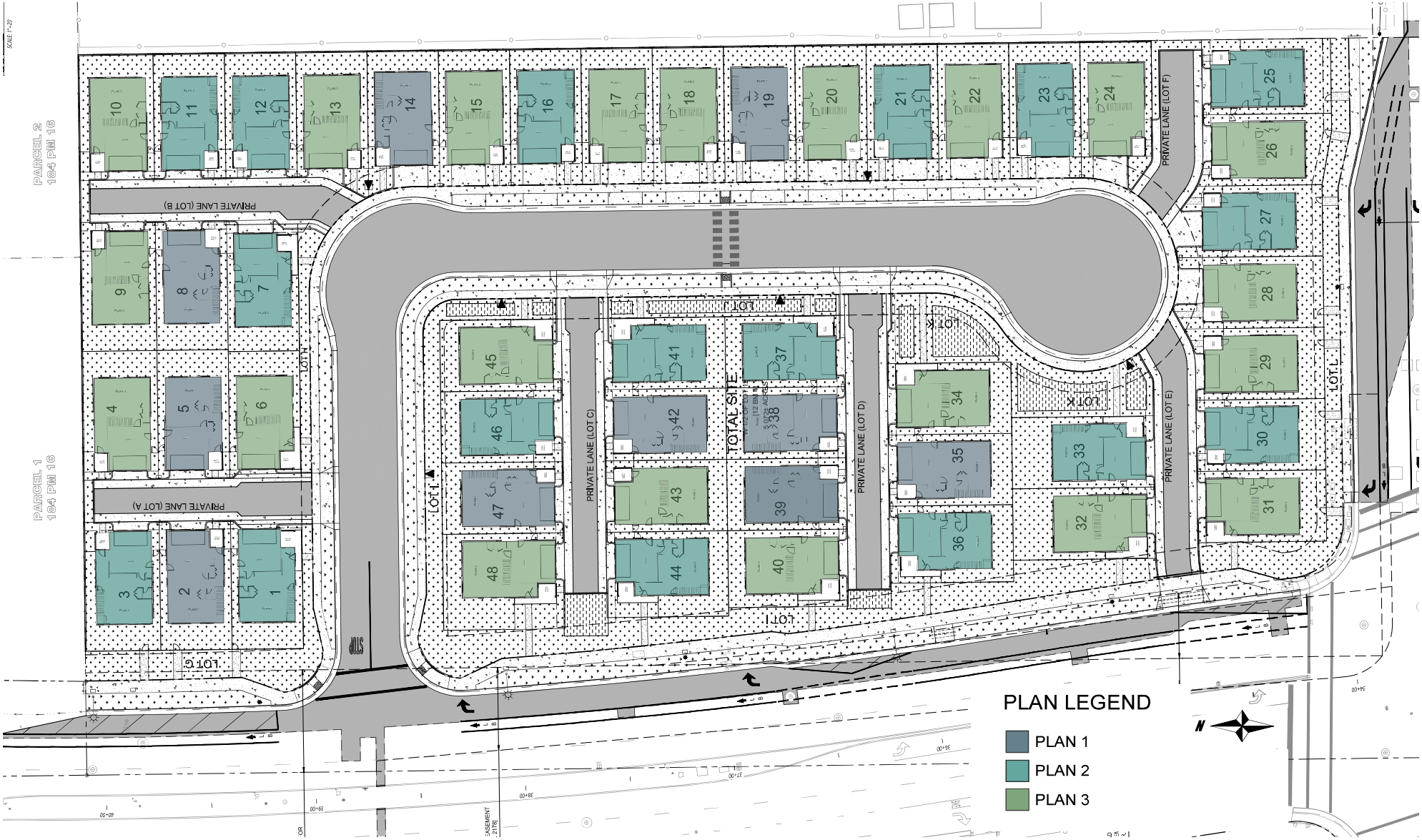
BRUCEVILLE JACINTO RESIDENTIAL

NE CORNER OF BRUCEVILLE RD AND JACINTO RD
SACRAMENTO, CA

PRELIMINARY LANDSCAPE DETAILS & LEGENDS

L2

DATE: 1/17/2024
SCALE: AS NOTED
DRAWN BY: TS/JC



SHEET A0.1

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ARCHITECTURAL SITE PLAN

SCALE: NTS

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DATE: 02/14/2024

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SITE ILLUSTRATIVE

SCALE: NTS

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DATE: 02/14/2024

DAHLIN

A

1

5

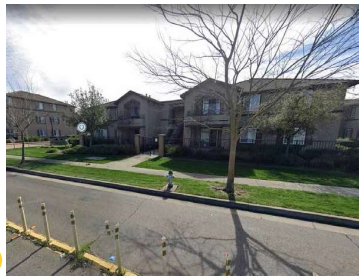
B

2

6

C

3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SHEET A0.3

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EXISTING SITE PHOTOS

SCALE: NTS

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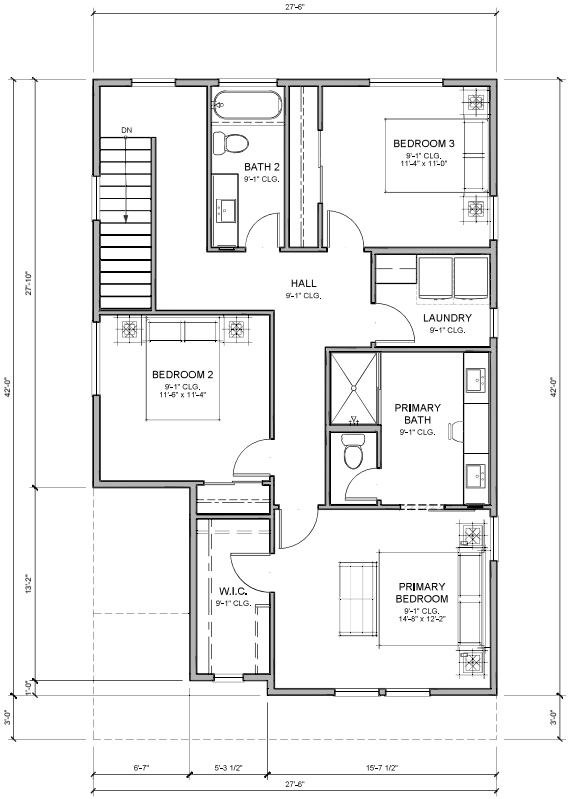
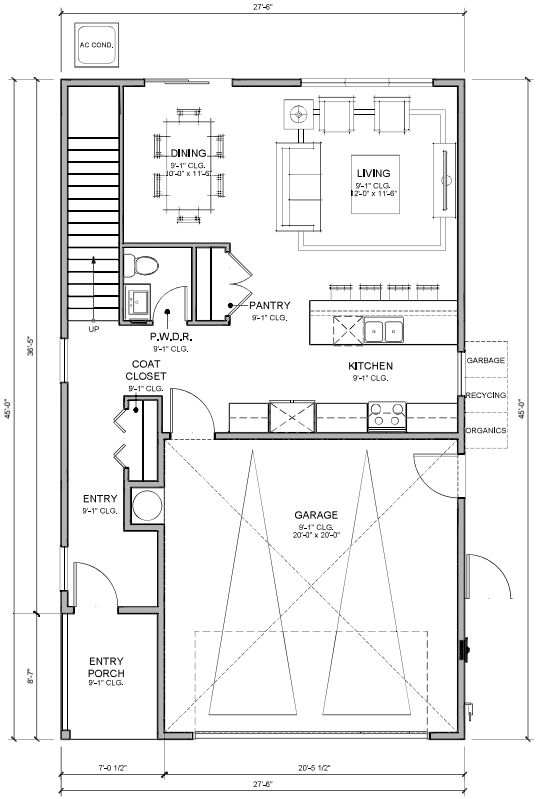
DATE: 02/14/2024

DAHLIN



PLAN 1 - SECOND FLOOR PLAN

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



PLAN 1 - FIRST FLOOR PLAN

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

FLOOR AREA TABLE - PLAN 1A (2-STORY)		
VB - R3 - SFD - 2022 CRC	NFPA-13D SPRINKLERS	
*GROSS SQ. FOOTAGE *SQUARE FOOTAGE TAKEN FROM OUTSIDE FACE OF STUD AT EXTERIOR WALL		
FIRST FLOOR PLAN	753	SQ. FT.
SECOND FLOOR PLAN	1010	SQ. FT.
TOTAL	**1763**	**SQ. FT.**
2-CAR GARAGE	428	SQ. FT.
FRONT PORCH	57	SQ. FT.
3 BEDROOM / 2.5 BATHROOM		

FLOOR AREA TABLE - PLAN 1B (2-STORY)		
VB - R3 - SFD - 2022 CRC	NFPA-13D SPRINKLERS	
*GROSS SQ. FOOTAGE *SQUARE FOOTAGE TAKEN FROM OUTSIDE FACE OF STUD AT EXTERIOR WALL		
FIRST FLOOR PLAN	753	SQ. FT.
SECOND FLOOR PLAN	1004	SQ. FT.
TOTAL	**1757**	**SQ. FT.**
2-CAR GARAGE	428	SQ. FT.
FRONT PORCH	57	SQ. FT.
3 BEDROOM / 2.5 BATHROOM		

SHEET A1.1

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PLAN 1A & 1B - FLOOR PLANS

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

0 4 8 16

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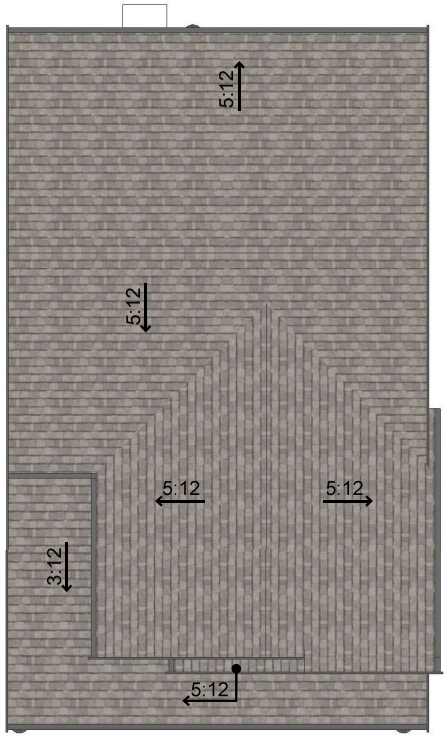
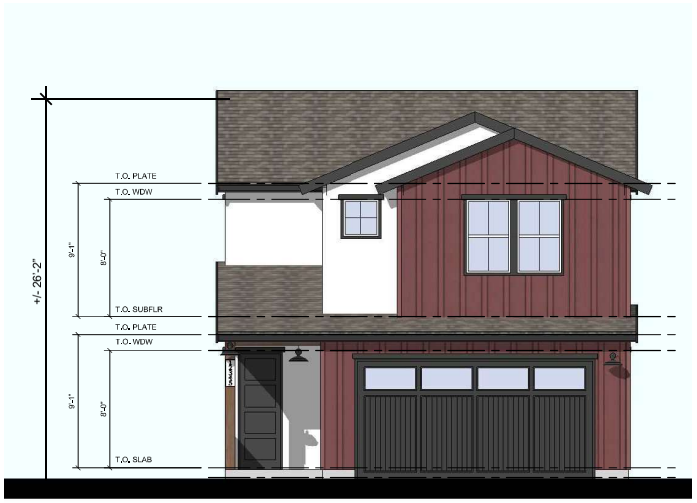
PROJECT NO.: 1252.005
DATE: 02/14/2024

DAHLIN



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

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



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

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

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

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PLAN 1A - ELEVATIONS & ROOF PLAN

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

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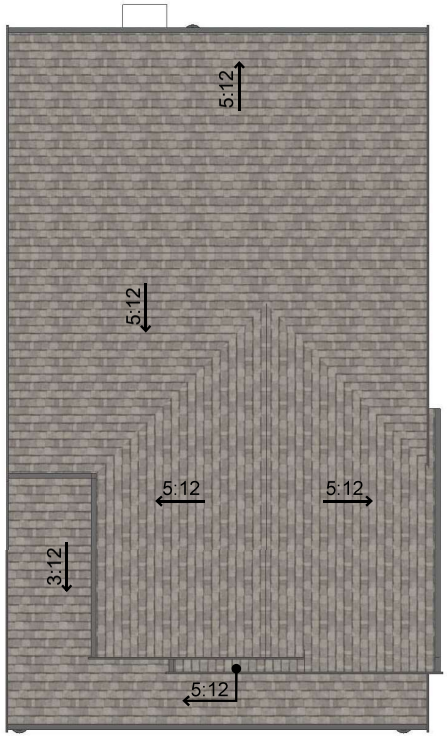
DAHLIN



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

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

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

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

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PLAN 1A - ENHANCED ELEVATIONS & ROOF PLAN

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

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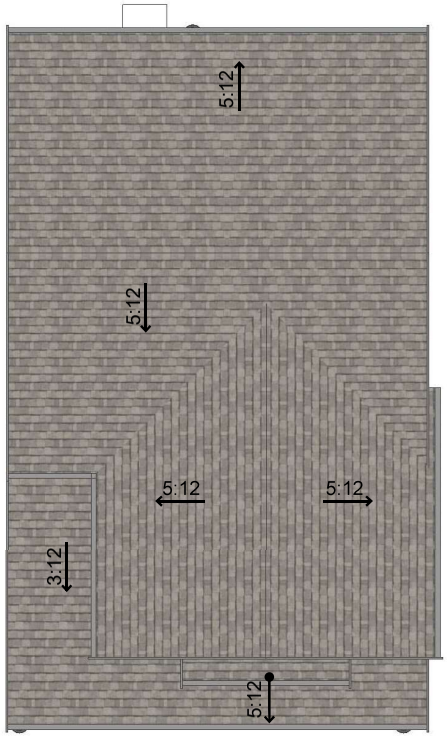
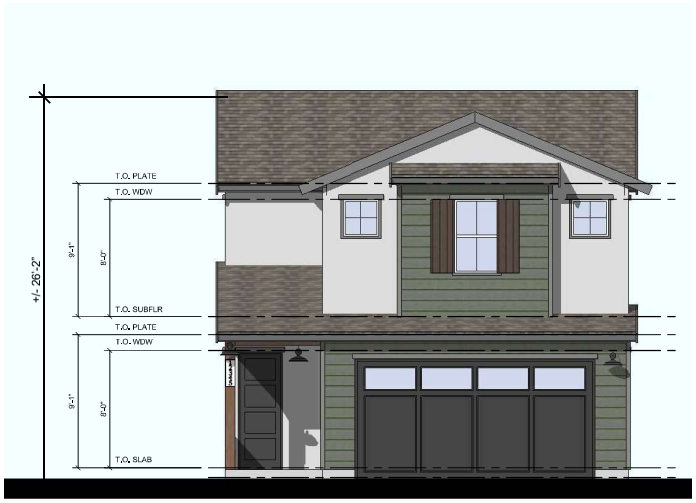
SHEET A1.3

DAHLIN



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

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



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

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

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

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PLAN 1B - ELEVATIONS & ROOF PLAN

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

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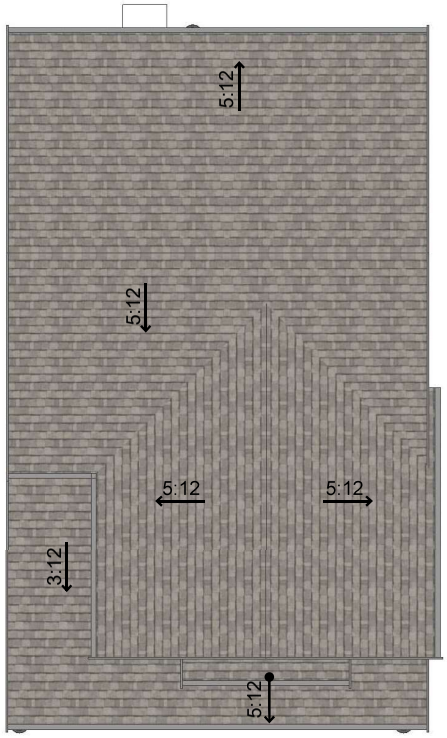
DATE: 02/14/2024

SHEET A1.4

DAHLIN



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

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

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

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

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PLAN 1B - ENHANCED ELEVATIONS & ROOF PLAN

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

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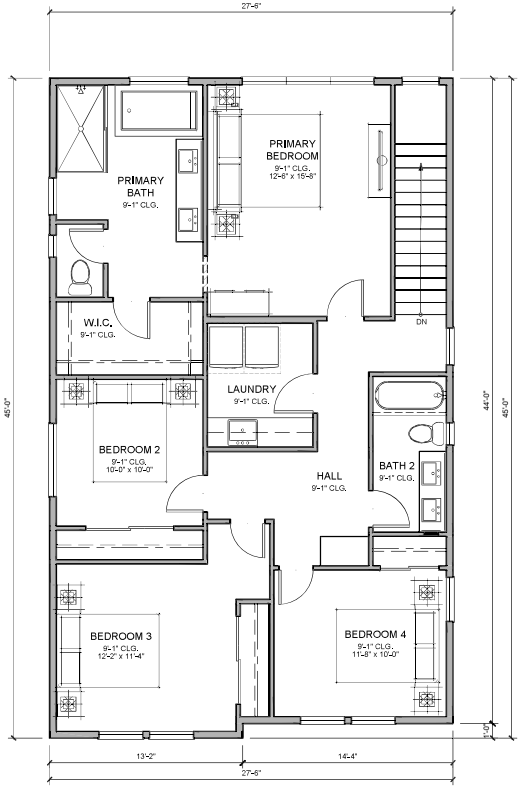
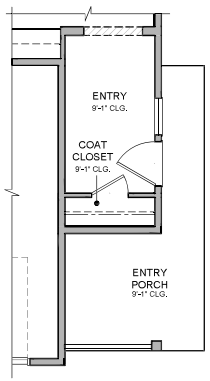
SHEET A1.5

DAHLIN



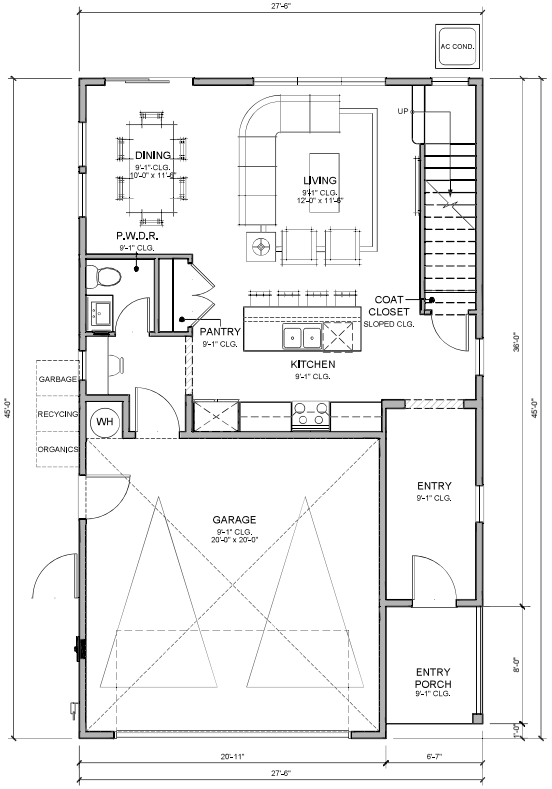
PLAN 2 - SECOND FLOOR PLAN

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



PLAN 2 - FIRST FLOOR PLAN
SIDE ENTRY @ LOTS 1, 7, 33, 36 37, 41 & 44

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



PLAN 2 - FIRST FLOOR PLAN

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

FLOOR AREA TABLE - PLAN 2A (2-STORY)		
VB - R3 - SFD - 2022 CRC	NFPA-13D SPRINKLERS	
*GROSS SQ. FOOTAGE		
*SQUARE FOOTAGE TAKEN FROM OUTSIDE FACE OF STUD AT EXTERIOR WALL		
FIRST FLOOR PLAN	748	SQ. FT.
SECOND FLOOR PLAN	1159	SQ. FT.
TOTAL	**1907**	**SQ. FT.**
2-CAR GARAGE	430	SQ. FT.
FRONT PORCH	53	SQ. FT.
4 BEDROOM / 2.5 BATHROOM		

FLOOR AREA TABLE - PLAN 2B (2-STORY)		
VB - R3 - SFD - 2022 CRC	NFPA-13D SPRINKLERS	
*GROSS SQ. FOOTAGE		
*SQUARE FOOTAGE TAKEN FROM OUTSIDE FACE OF STUD AT EXTERIOR WALL		
FIRST FLOOR PLAN	748	SQ. FT.
SECOND FLOOR PLAN	1161	SQ. FT.
TOTAL	**1909**	**SQ. FT.**
2-CAR GARAGE	430	SQ. FT.
FRONT PORCH	53	SQ. FT.
4 BEDROOM / 2.5 BATHROOM		

SHEET A1.6

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PLAN 2A & 2B - FLOOR PLANS

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

0 4 8 16

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PROJECT NO.: 1252.005
DATE: 02/14/2024

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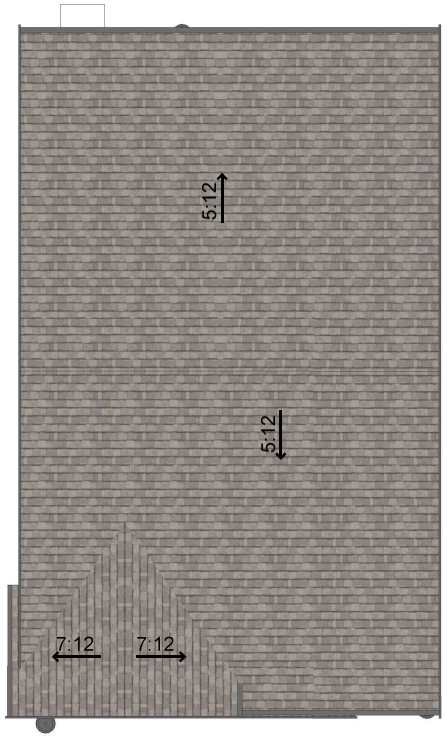
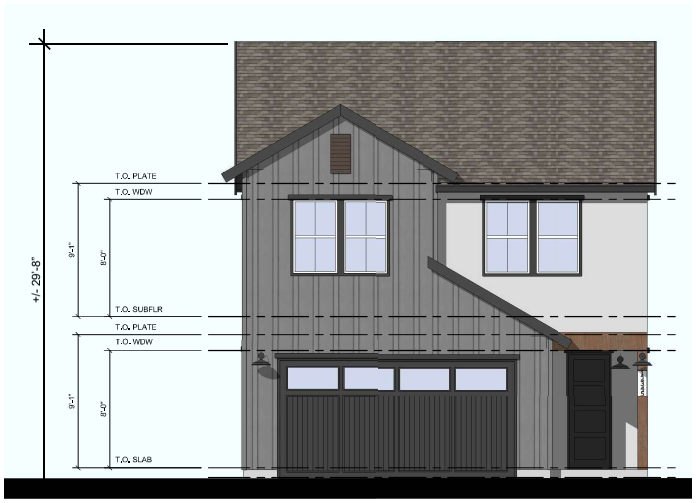


ROOF PLAN
SCALE: 1/4" = 1'-0"

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



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

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

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

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PLAN 2A - ELEVATIONS & ROOF PLAN

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

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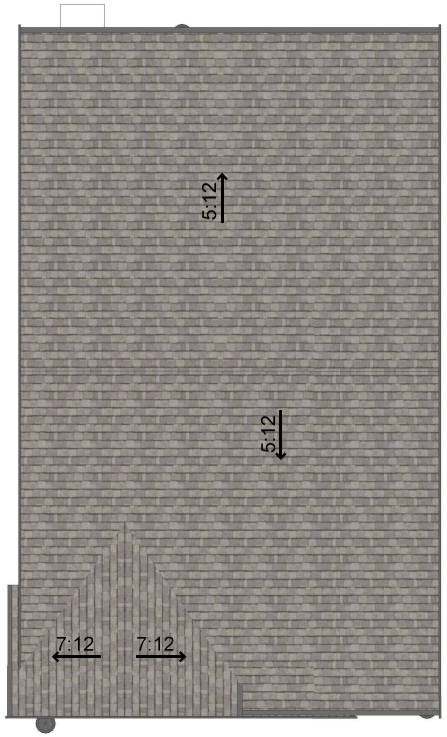
SHEET A1.7

DAHLIN



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

RIGHT ELEVATION @ LOTS 1, 7, 33, 36, 37, 41 & 44
SCALE: 1/4" = 1'-0"

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

REAR ELEVATION @ LOTS 1, 3, 25, 27 & 30
SCALE: 1/4" = 1'-0"

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PLAN 2A - ENHANCED ELEVATIONS & ROOF PLAN

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

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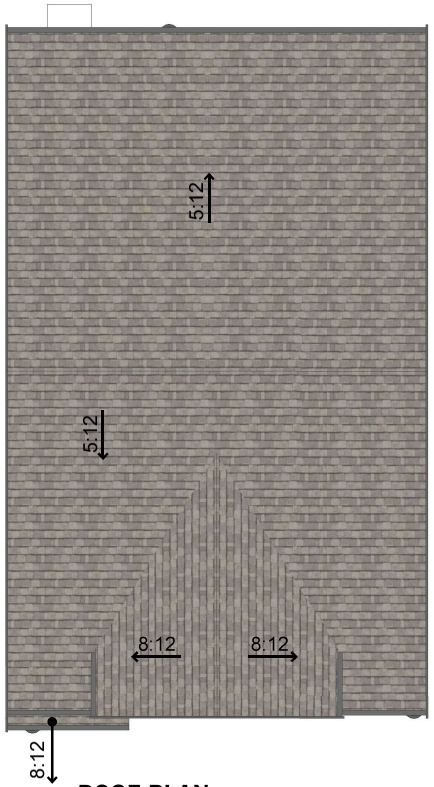
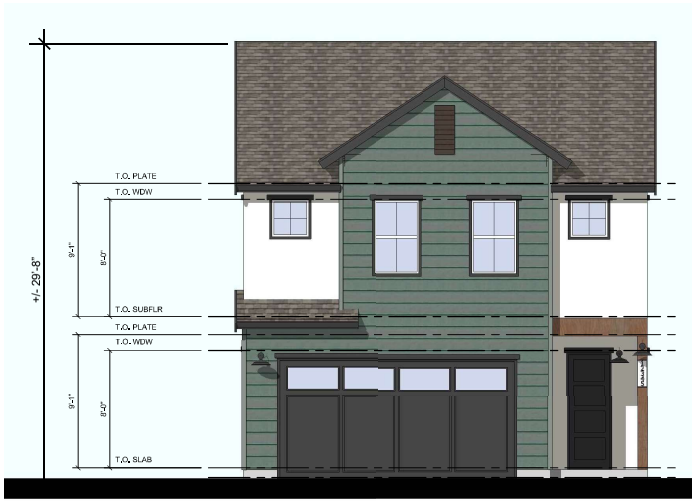
SHEET A1.8

DAHLIN



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

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



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

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

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

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PLAN 2B - ELEVATIONS & ROOF PLAN

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

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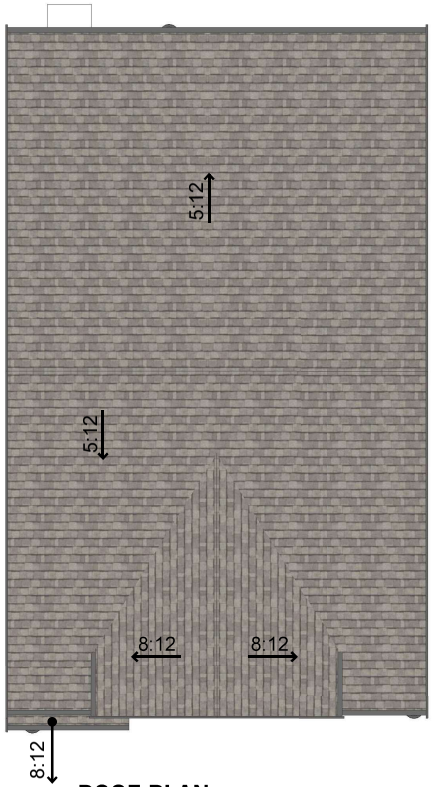
SHEET A1.9

DAHLIN



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

RIGHT ELEVATION @ LOTS 1, 7, 33, 36, 37, 41 & 44
SCALE: 1/4" = 1'-0"

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

REAR ELEVATION @ LOTS 1, 3, 25, 27 & 30
SCALE: 1/4" = 1'-0"

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PLAN 2B - ENHANCED ELEVATIONS & ROOF PLAN
SCALE: 1/4" = 1'-0"

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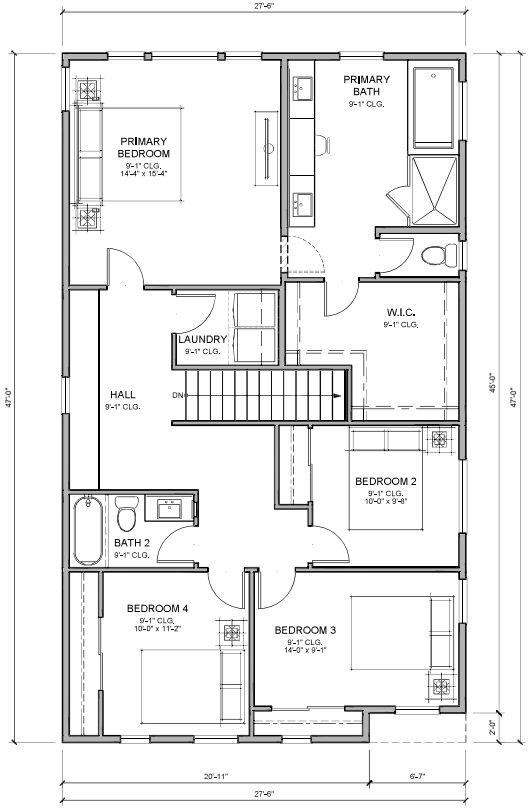
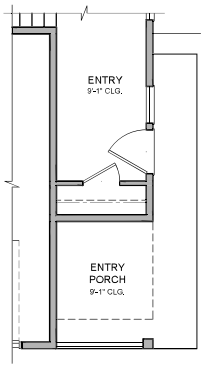
SHEET A1.10

DAHLIN



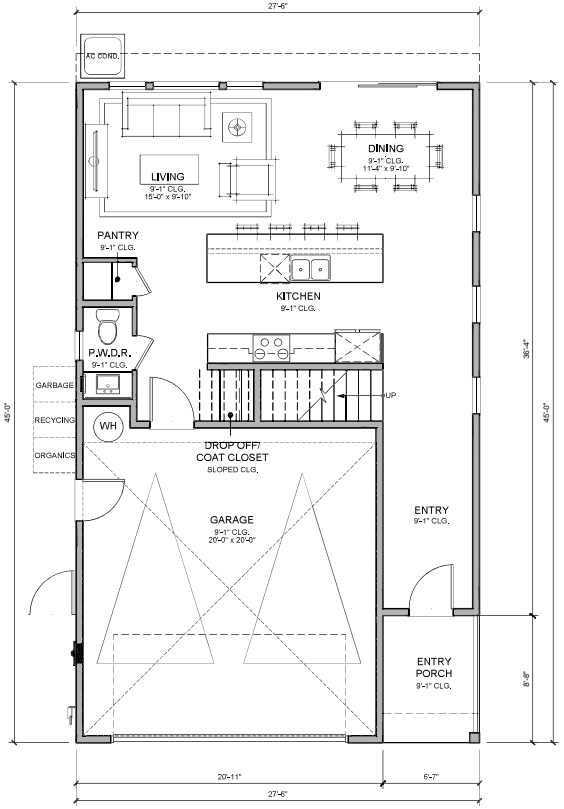
PLAN 3 - SECOND FLOOR PLAN

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



PLAN 3 - FIRST FLOOR PLAN SIDE ENTRY @ LOTS 6, 31, 32, 34, 40, 45 & 48

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



PLAN 3 - FIRST FLOOR PLAN

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

FLOOR AREA TABLE - PLAN 3A (2-STORY)		
VB - R3 - SFD - 2022 CRC	NFPA-13D SPRINKLERS	
*GROSS SQ. FOOTAGE		
*SQUARE FOOTAGE TAKEN FROM OUTSIDE FACE OF STUD AT EXTERIOR WALL		
FIRST FLOOR PLAN	732	SQ. FT.
SECOND FLOOR PLAN	1241	SQ. FT.
TOTAL	**1973**	**SQ. FT.**
2-CAR GARAGE	449	SQ. FT.
FRONT PORCH	57	SQ. FT.
4 BEDROOM / 2.5 BATHROOM		

FLOOR AREA TABLE - PLAN 3B (2-STORY)		
VB - R3 - SFD - 2022 CRC	NFPA-13D SPRINKLERS	
*GROSS SQ. FOOTAGE		
*SQUARE FOOTAGE TAKEN FROM OUTSIDE FACE OF STUD AT EXTERIOR WALL		
FIRST FLOOR PLAN	732	SQ. FT.
SECOND FLOOR PLAN	1235	SQ. FT.
TOTAL	**1967**	**SQ. FT.**
2-CAR GARAGE	449	SQ. FT.
FRONT PORCH	57	SQ. FT.
4 BEDROOM / 2.5 BATHROOM		

SHEET A1.11

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PLAN 3A & 3B - FLOOR PLANS

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

0 4 8 16

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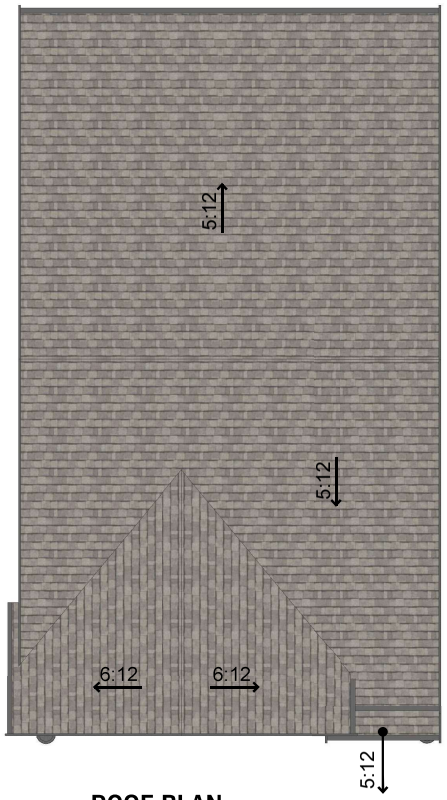
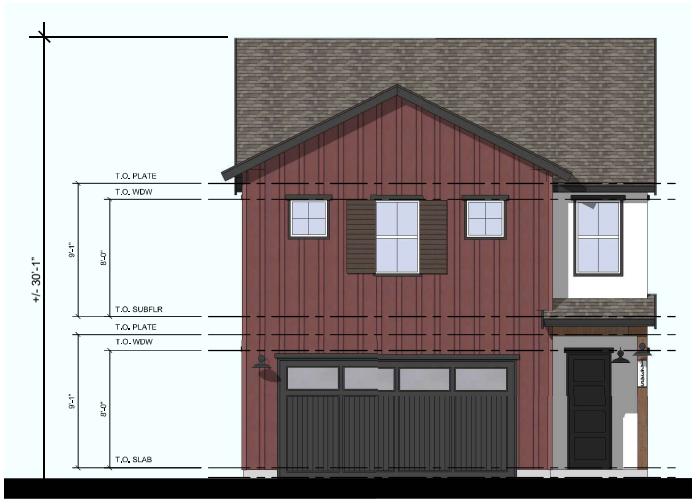
PROJECT NO.: 1252.005
DATE: 02/14/2024

DAHLIN

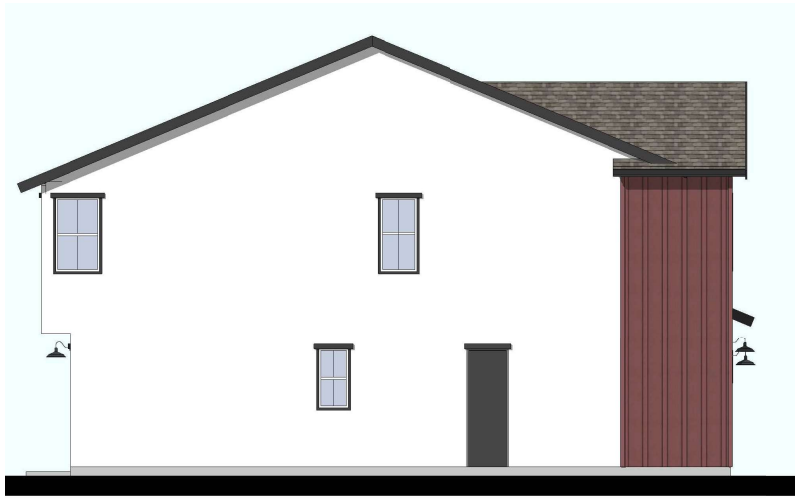


ROOF PLAN
SCALE: 1/4" = 1'-0"

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



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



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

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

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JACINTO & BRUCEVILLE

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PLAN 3A - ELEVATIONS & ROOF PLAN

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

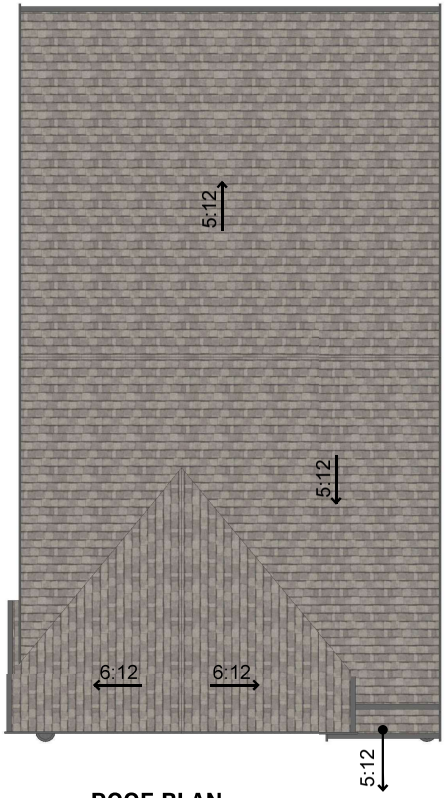
DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 1252.005
DATE: 02/14/2024

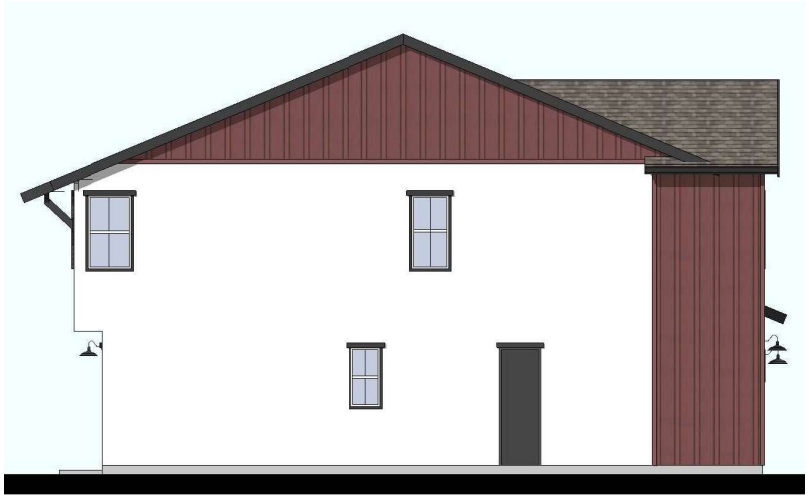
SHEET A1.12

DAHLIN

RIGHT ELEVATION @ LOTS 6, 31, 32, 34, 40, 45 & 48
SCALE: 1/4" = 1'-0"



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



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

REAR ELEVATION @ LOTS 26, 28, 29 & 31
SCALE: 1/4" = 1'-0"

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PLAN 3A - ENHANCED ELEVATIONS & ROOF PLAN

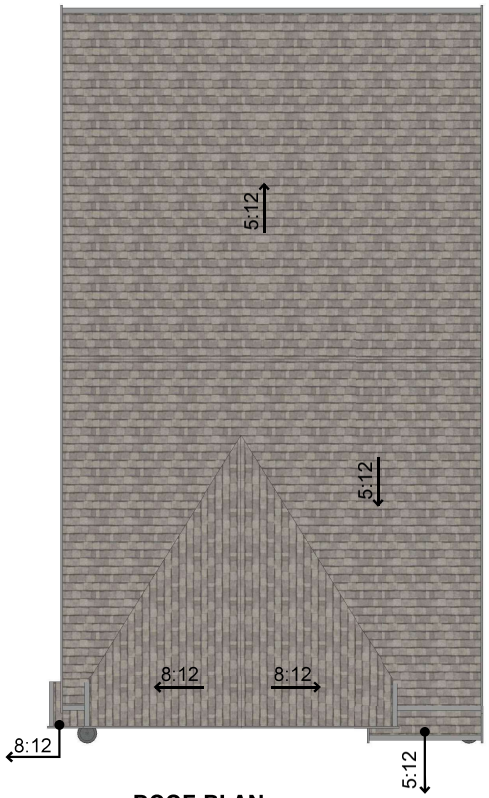
SCALE: 1/4" = 1'-0"

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 1252.005
DATE: 02/14/2024

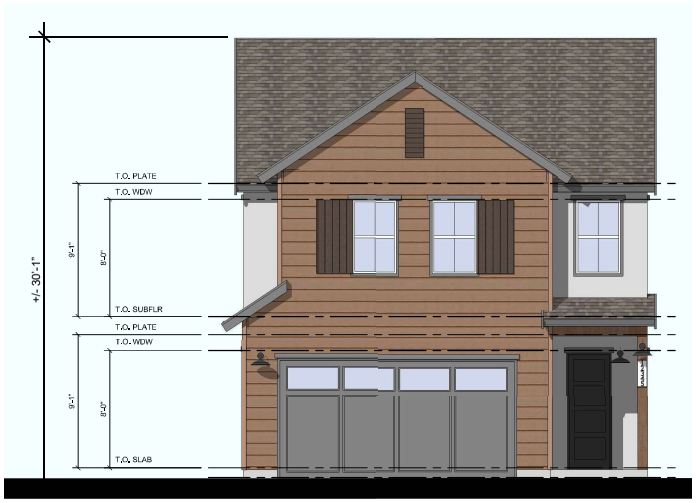
SHEET A1.13

DAHLIN

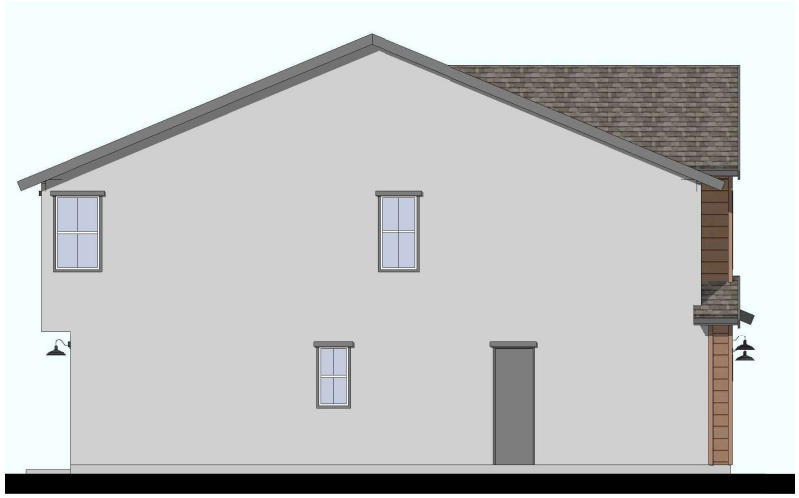


ROOF PLAN
SCALE: 1/4" = 1'-0"

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



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



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

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

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PLAN 3B - ELEVATIONS & ROOF PLAN

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

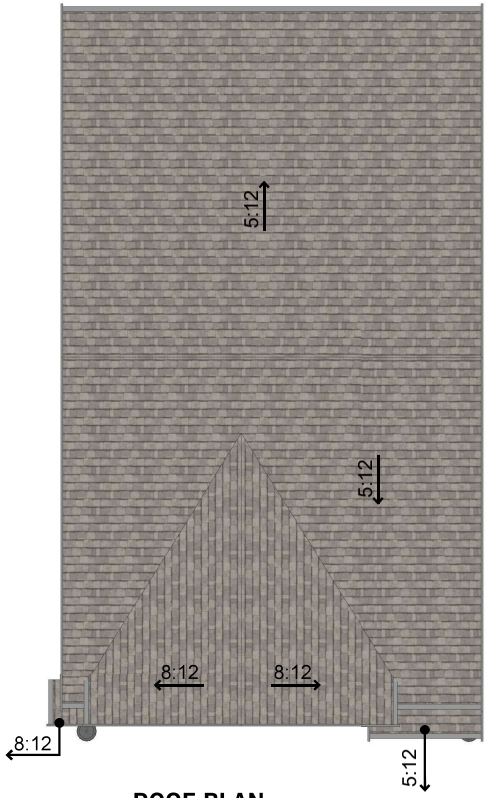
DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 1252.005
DATE: 02/14/2024

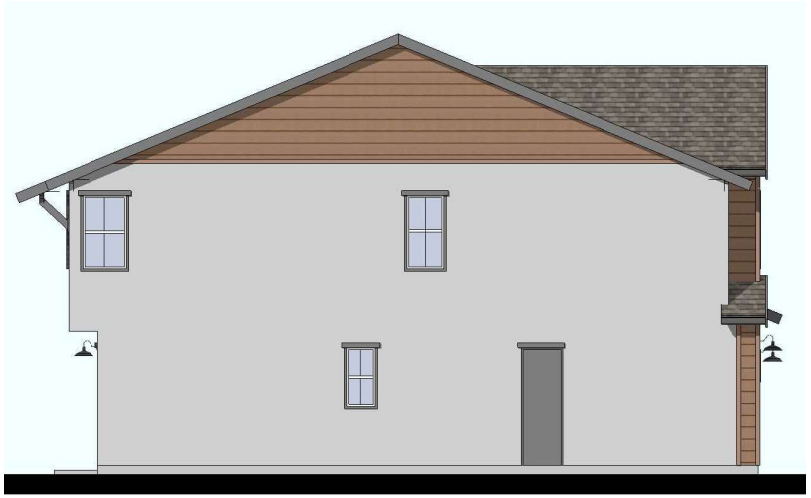
SHEET A1.14

DAHLIN

RIGHT ELEVATION @ LOTS 6, 31, 32, 34, 40, 45 & 48
SCALE: 1/4" = 1'-0"



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



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

REAR ELEVATION @ LOTS 26, 28, 29 & 31
SCALE: 1/4" = 1'-0"

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PLAN 3B - ENHANCED ELEVATIONS & ROOF PLAN

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

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 1252.005
DATE: 02/14/2024

SHEET A1.15

DAHLIN

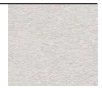
MATERIALS

A **GARAGE DOOR**
CLOPLAY OR EQUAL

B **ENTRY DOOR**
THERMA-TRU FIBER GLASS
OR EQUAL

C **VINYL WINDOW**
WHITE
BY PLYGEM
OR EQUAL

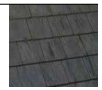
D **STUCCO**
LIGHT SAND FINISH



E **BOARD & BATTEN**
1X2 BATTENS AT 16" O.C. OVER SMOOTH FIBER CEMENT PANEL

F **HORIZONTAL SIDING**
HORIZONTAL FIBER CEMENT SIDING

G **ROOF**
COMPOSITIONAL SHINGLE ROOF BY EAGLE ROOFING OR EQUAL



H **LIGHTING**
CARTER OUTDOOR WALL LIGHT OR EQUAL

I **PORCH COLUMN**
FIBER CEMENT WRAP COLUMN OR EQUAL

COLOR SCHEME 1 - ELEVATION A

1 **BODY COLOR 1**
STUCCO
HIGH REFLECTIVE WHITE-
SW 7757
BY SHERMAN WILLIAMS
OR EQUAL

2 **BODY COLOR 2**
BOARD & BATTEN
RED BARN - SW 7591
BY SHERMAN WILLIAMS
OR EQUAL

3 **ACCENT 1**
WINDOW & DOOR TRIM, COLUMNS. BELLY BAND TRIM
GREENBLACK - SW 6994
BY SHERMAN WILLIAMS OR EQUAL

4 **ACCENT 2**
ENTRY & GARAGE DOOR
GREENBLACK - SW 6994
BY SHERMAN WILLIAMS
OR EQUAL

COLOR SCHEME 2 - ELEVATION A

1 **BODY COLOR 1**
STUCCO
BRACING BLUE - SW 6242
BY SHERMAN WILLIAMS
OR EQUAL

2 **BODY COLOR 2**
BOARD & BATTEN
NORTH STAR - SW 6246
BY SHERMAN WILLIAMS
OR EQUAL

3 **ACCENT 1**
WINDOW & DOOR TRIM, BELLY BAND TRIM
TIN LIZZIE - SW 9163
BY SHERMAN WILLIAMS OR EQUAL

4 **ACCENT 2**
ENTRY & GARAGE DOOR
GREENBLACK - SW 6994
BY SHERMAN WILLIAMS
OR EQUAL

PLAN 1A - CS1 - FRONT PERSPECTIVE

PLAN 1A - CS2 - FRONT PERSPECTIVE

NOTE: COLORS SHOWN ARE REPRESENTATIONAL AND COULD BE APPLIED TO ANY PLAN WITH AN 'A' ELEVATION STYLE.

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 1252.005
DATE: 02/14/2024

SHEET A2.1

DAHLIN

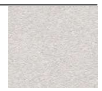
MATERIALS

A **GARAGE DOOR**
CLOPLAY OR EQUAL

B **ENTRY DOOR**
THERMA-TRU FIBER GLASS
OR EQUAL

C **VINYL WINDOW**
WHITE
BY PLYGEM
OR EQUAL

D **STUCCO**
LIGHT SAND FINISH



E **BOARD & BATTEN**
1X2 BATTENS AT 16" O.C. OVER SMOOTH FIBER CEMENT PANEL

F **HORIZONTAL SIDING**
HORIZONTAL FIBER CEMENT SIDING

G **ROOF**
COMPOSITIONAL SHINGLE ROOF BY EAGLE ROOFING OR EQUAL

H **LIGHTING**
CARTER OUTDOOR WALL LIGHT OR EQUAL

I **PORCH COLUMN**
FIBER CEMENT WRAP COLUMN OR EQUAL

COLOR SCHEME 3 - ELEVATION A

1 **BODY COLOR 1**
STUCCO
REFLECTION - SW 7661
BY SHERMAN WILLIAMS
OR EQUAL

2 **BODY COLOR 2**
BOARD & BATTEN
ALLOY - SW 9569
BY SHERMAN WILLIAMS
OR EQUAL

3 **ACCENT 1**
WINDOW & DOOR TRIM, BELLY BAND TRIM
GREENBLACK - SW 6994
BY SHERMAN WILLIAMS OR EQUAL

4 **ACCENT 2**
ENTRY & GARAGE DOOR
GREENBLACK - SW 6994
BY SHERMAN WILLIAMS
OR EQUAL

COLOR SCHEME 4 - ELEVATION A

1 **BODY COLOR 1**
STUCCO
CHARCOAL BLUE - SW 2739
BY SHERMAN WILLIAMS
OR EQUAL

2 **BODY COLOR 2**
BOARD & BATTEN
HIGH REFLECTIVE WHITE - SW 7757
BY SHERMAN WILLIAMS
OR EQUAL

3 **ACCENT 1**
WINDOW & DOOR TRIM, BELLY BAND TRIM
GREENBLACK - SW 6994
BY SHERMAN WILLIAMS OR EQUAL

4 **ACCENT 2**
ENTRY & GARAGE DOOR
GREENBLACK - SW 6994
BY SHERMAN WILLIAMS
OR EQUAL

PLAN 2A - CS3 - FRONT PERSPECTIVE

PLAN 2A - CS4 - FRONT PERSPECTIVE

NOTE: COLORS SHOWN ARE REPRESENTATIONAL AND COULD BE APPLIED TO ANY PLAN WITH AN 'A' ELEVATION STYLE.

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 1252.005
DATE: 02/14/2024

SHEET A2.2

DAHLIN

MATERIALS

A **GARAGE DOOR**
CLOPLAY OR EQUAL

B **ENTRY DOOR**
THERMA-TRU FIBER GLASS
OR EQUAL

C **VINYL WINDOW**
WHITE
BY PLYGEM
OR EQUAL

D **STUCCO**
LIGHT SAND FINISH

E **BOARD & BATTEN**
1X2 BATTENS AT 16" O.C. OVER SMOOTH FIBER CEMENT PANEL

F **HORIZONTAL SIDING**
HORIZONTAL FIBER CEMENT SIDING

G **ROOF**
COMPOSITIONAL SHINGLE ROOF BY EAGLE ROOFING OR EQUAL

H **LIGHTING**
CARTER OUTDOOR WALL LIGHT OR EQUAL

I **PORCH COLUMN**
FIBER CEMENT WRAP COLUMN OR EQUAL

COLOR SCHEME 5 - ELEVATION B

1 **BODY COLOR 1**
STUCCO
HIGH REFLECTIVE WHITE-
SW 7757
BY SHERMAN WILLIAMS
OR EQUAL

2 **BODY COLOR 2**
BOARD & BATTEN / SHINGLE SIDING
ROCKY RIVER - SW 6215
BY SHERMAN WILLIAMS
OR EQUAL

3 **ACCENT 1**
WINDOW & DOOR TRIM, BELLY BAND TRIM
GREENBLACK - SW 6994
BY SHERMAN WILLIAMS OR EQUAL

4 **ACCENT 2**
ENTRY & GARAGE DOOR
GREENBLACK - SW 6994
BY SHERMAN WILLIAMS
OR EQUAL

COLOR SCHEME 6 - ELEVATION B

1 **BODY COLOR 1**
STUCCO
ROMAN COLUMN - SW 7562
BY SHERMAN WILLIAMS
OR EQUAL

2 **BODY COLOR 2**
BOARD & BATTEN / SHINGLE SIDING
SPROUT - SW 6427
BY SHERMAN WILLIAMS
OR EQUAL

3 **ACCENT 1**
WINDOW & DOOR TRIM, BELLY BAND TRIM
GREENBLACK - SW 6994
BY SHERMAN WILLIAMS OR EQUAL

4 **ACCENT 2**
ENTRY & GARAGE DOOR
GREENBLACK - SW 6994
BY SHERMAN WILLIAMS
OR EQUAL

PLAN 2B - CS5 - FRONT PERSPECTIVE

PLAN 2B - CS6 - FRONT PERSPECTIVE

NOTE: COLORS SHOWN ARE REPRESENTATIONAL AND COULD BE APPLIED TO ANY PLAN WITH A 'B' ELEVATION STYLE.

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 1252.005
DATE: 02/14/2024

DAHLIN

MATERIALS

A **GARAGE DOOR**
CLOPLAY OR EQUAL

B **ENTRY DOOR**
THERMA-TRU FIBER GLASS
OR EQUAL

C **VINYL WINDOW**
WHITE
BY PLYGEM
OR EQUAL

D **STUCCO**
LIGHT SAND FINISH

E **BOARD & BATTEN**
1X2 BATTENS AT 16" O.C. OVER SMOOTH FIBER CEMENT PANEL

F **HORIZONTAL SIDING**
HORIZONTAL FIBER CEMENT SIDING

G **ROOF**
COMPOSITIONAL SHINGLE ROOF BY EAGLE ROOFING OR EQUAL

H **LIGHTING**
CARTER OUTDOOR WALL LIGHT OR EQUAL

I **PORCH COLUMN**
FIBER CEMENT WRAP COLUMN OR EQUAL

COLOR SCHEME 7 - ELEVATION B

1 **BODY COLOR 1**
STUCCO
SILVERPOINTE - SW 9163
BY SHERMAN WILLIAMS
OR EQUAL

2 **BODY COLOR 2**
BOARD & BATTEN
BASIL - SW 6194
BY SHERMAN WILLIAMS
OR EQUAL

3 **ACCENT 1**
WINDOW & DOOR TRIM, BELLY BAND TRIM
TIN LIZZIE - SW 9163
BY SHERMAN WILLIAMS OR EQUAL

4 **ACCENT 2**
ENTRY & GARAGE DOOR
GREENBLACK - SW 6994
BY SHERMAN WILLIAMS
OR EQUAL

COLOR SCHEME 8 - ELEVATION B

1 **BODY COLOR 1**
STUCCO
SILVERPOINTE - SW 9163
BY SHERMAN WILLIAMS
OR EQUAL

2 **BODY COLOR 2**
BOARD & BATTEN
STURDY BROWN - SW 6097
BY SHERMAN WILLIAMS
OR EQUAL

3 **ACCENT 1**
WINDOW & DOOR TRIM, BELLY BAND TRIM
TIN LIZZIE - SW 9163
BY SHERMAN WILLIAMS OR EQUAL

4 **ACCENT 2**
ENTRY & GARAGE DOOR
GREENBLACK - SW 6994
BY SHERMAN WILLIAMS
OR EQUAL

PLAN 3B - CS7 - FRONT PERSPECTIVE

PLAN 3B - CS8 - FRONT PERSPECTIVE

NOTE: COLORS SHOWN ARE REPRESENTATIONAL AND COULD BE APPLIED TO ANY PLAN WITH A 'B' ELEVATION STYLE.

DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

PROJECT NO.: 1252.005
DATE: 02/14/2024

SHEET A2.4

DAHLIN

City of SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: 916-264-5011
CityofSacramento.org/cdd

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve with conditions the Tentative Parcel Map, and the Design Director approve with conditions the Site Plan and Design Review for deviations to development standards including lot size, lot width, and the creation of a parcel without public street frontage and for alterations to the existing residence for the project known as **Z23-098**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Subdivision Map** to subdivide one 0.23-acre lot into two lots within the Single-Unit Dwelling (R-1) Zone.
2. **Site Plan and Design Review** with deviations for lot size, lot width, and the creation of a parcel without public street frontage. The existing house is proposed to remain with alterations including a raised basement and new stairs.

PROJECT INFORMATION

Location:	5081 10th Avenue
Parcel Number(s):	015-0191-063-0000
Council District:	6
Applicant/Owner:	Havencrest LLC c/o Colin Hammett 2398 Fair Oaks Blvd. #7 Sacramento, CA 95825
Project Planner:	Danny Abbes, Associate Planner, (916) 808-5873
Hearing Date:	May 2, 2024

Land Use Information

General Plan Designation:	Neighborhood
Community Plan Area:	Fruitridge/Broadway
Zoning:	Single-Unit Dwelling (R-1)
Design Review Area:	Citywide
Parking District:	AB 2097
Existing Land Use of Site:	Residential

Surrounding Zoning and Land Uses

North:	R-1	Residential
South:	R-1	Residential
East:	R-1	Residential
West:	R-1	Residential

Site Characteristics

Existing Property Area:	1 lot, 10,168 square feet / 0.23 acres
Proposed Property Areas:	2 lots (sizes detailed in Table 1)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

ATTACHMENTS

Attachment 1: Tentative Parcel Map, Attachment 2: Public comment

PROPOSED PROJECT AND ANALYSIS

Background

The subject site is a nearly quarter-acre square foot lot at the end of 10th Avenue with an existing residence. The residence is located on the northern half of the parcel. The applicant is proposing to split the residential lot in half and make alterations to the existing house. A fallen tree damaged the residence and part of the request is to repair damage to the roof and porch while also raising the basement height. There is no construction proposed for Parcel 2 with this application. A future request to develop the parcel would require review and approval of a separate Site Plan and Design Review entitlement.

Project Details

The proposed split of the subject site into two residential lots requires entitlements for a Tentative Parcel Map and Site Plan and Design Review to analyze site access and lot size, width and depth. This request requires a public hearing and decisions by the Zoning Administrator and Design Director. The applicant is proposing to subdivide the existing 0.23-acre residential lot into two residential lots and is requesting deviations to development standards for minimum lot size and width, and for the creation of a parcel without public street frontage.

Tentative Parcel Map (TPM) and Site Plan and Design Review (SPDR)

Table 1 below shows the proposed lot sizes and dimensions, with deviations identified where applicable. Staff supports the deviation requests since the parcels can accommodate residential development, and since proposed Parcel 2 without street frontage does not have a vehicle parking requirement and can be accessed from the existing 10th Avenue sidewalk.

The subdivision will allow for an additional residence or residences in a location within close proximity to the Stockton Blvd. commercial corridor and large-scale employer UC Davis Medical Center. Furthermore, the lot split is consistent with the City's 2040 draft general plan's desire to see new growth "accommodated primarily through infill of vacant and underutilized properties."

The applicant is also proposing to raise the basement of the existing residence, enlarge windows, and redo the stairs. The lower level would have a stucco exterior and the upper would remain wood siding.

Table 1: R-1 zone—Lot size, width, and depth. (17.204.230)

	Lot Size Min. 5,200 square feet		**Lot Width** 52 feet		**Lot Depth** 100 – 160 feet		**Street Frontage**
Lot	**Proposed**	**Deviation**	**Proposed**	**Deviation**	**Proposed**	**Deviation**	**Deviation**
1	5,084 sq. ft.	Y	± 50 feet	Y	± 101 feet	N	Y
2	5,084 sq. ft.	Y	± 50 feet	Y	± 101 feet	N	Y

Subdivision Review Committee

The proposed map was heard at the Subdivision Review Committee on March 20, 2024. During the meeting, the proposed conditions of approval for the Tentative Subdivision Map were accepted by the applicant and forwarded by the Committee. The resulting conditions are listed under Conditions of Approval.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This project was routed to Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, Region Builders, and the Tahoe Park Neighborhood Association. Staff did not receive any comments from any community group.

All property owners and residents within 500 feet of the subject site were sent hearing notices for the December 21st hearing. The site was also posted at least 10 days in advance of the hearing with project information and hearing participation details as well as staff contact information for project comments or questions.

Staff did receive an e-mail from an area resident who expressed concern about a no-minimum parking requirement, and that the information posted at the site was removed. The subject site is within an AB2097 area which prohibits cities from establishing parking requirement minimums. Staff visited the site after receiving the e-mail and confirmed that project and hearing information remained posted at the site.

ENVIRONMENTAL DETERMINATION

Environmental Planning Services of the Community Development Department has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15301, Existing Facilities and 15332, In-Fill Development.

FLOOD HAZARD ZONE

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new developments will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2023 Adequate Progress Annual Report accepted by City Council Resolution No. 2023-0337 on October 24, 2023.

Draft Conditions of Approval – Tentative Parcel Map

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

GENERAL: All Projects

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

2. Show all continuing and proposed/required easements on the Parcel Map.

Public Works

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

SMUD

4. SMUD has existing overhead 21kV and low voltage/secondary facilities along the west side of Parcels 1 and 2 that will need to remain. SMUD also has existing overhead low voltage/secondary along the south and east side of Parcel 2 that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

5. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.

6. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.

7. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.

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

9. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.

Department of Utilities (DOU)

10. All existing easements and all existing right-of-ways shall be shown on the Final Map,

except for all abandoned easements and abandoned right-of-ways.

11. The applicant shall grant and reserve easements as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: "Reciprocal easements for utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map."

Parks Department

12. Payment of In-lieu Park Fee: Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note)

13. Maintenance District: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Infrastructure Finance, Brent Mueller, (916)808-5715, bmueller@cityofsacramento.org).

Advisory Notes:

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

14. If unusual amounts of bone, stone, or artifacts are uncovered, work, in the area within the distance required by federal and state regulations, will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

15. Due to the limited public street frontage of Parcel 2, a future driveway for Parcel 2 will not be able to meet the city standard driveway design requirement, and because on site parking is not required, any future driveway for Parcel 2 shall not be allowed. The applicant shall plan the development of Parcel 2 without onsite parking.

16. The proposed resultant parcels are not contiguous to an existing public sewer main. Therefore, the applicant shall 1) obtain a private sewer easement from the neighboring property owner(s) to allow a new sewer service from the existing 8" City combined sewer main in 52nd Avenue or 2) if a private sewer easement is already existing, the applicant must a) ensure the neighboring property is aware of the existing private sewer easement b) ensure the private sewer easement meets and bounds are sufficient and c) ensure the neighboring property is willing to allow future construction for a new sewer service tap.

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

18. The subject property is outside the Local Collection Boundaries of SacSewer but within the Interceptor Collection Service Boundary. SacSewer will provide treatment of the sewer generated from this site, but the City of Sacramento Utilities Department's approval will be required for local sewage service.

19. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.

20. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).

21. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services. Applicant shall coordinate individual service panel location placement with SMUD Design Department.

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

    a. Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at$1,767. This is based on the creation of one (1) new residential lot at an average land value of $155,000 per acre for the Fruitridge Broadway Community Plan Area, north of Fruitridge Road, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment. The fee is due at the time of the final map.

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

Draft Conditions of Approval – Site Plan and Design Review

Planning and Design Review

1. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit or work undertaken.

2. Alterations to the existing house shall be consistent with approved architectural elevations.

3. Wood lap siding shall remain as exterior material for upper floor of house.

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

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

Public Works

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

Flood Finding

The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2023 Adequate Progress Annual Report accepted by the City Council on October 24, 2023 (Resolution No. 2023-0337).

Draft Findings of Fact – Environmental Determination: Exempt

1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the project, the Zoning Administrator finds that:

    a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations with approval of deviation requests.

    b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

    c. The project site has no value as habitat for endangered, rare, or threatened species.

    d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

    e. The site can be adequately served by all required utilities and public services.

Draft Findings of Fact – Tentative Parcel Map

1. None of the conditions described in City Code section 17.828.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:

    a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code;

b. The design and improvement of the proposed subdivision is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code as conditioned;

c. The site is physically suitable for the type of development;

d. The site is physically suitable for the proposed density of development;

e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;

g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5);

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. Code §66474.6);

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1); and

5. The Zoning Administrator has considered the effect of the approval of this Tentative Subdivision Map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

Draft Findings of Fact – Site Plan and Design Review

1. The design, layout, and physical characteristics of the proposed subdivision are consistent with the General Plan which designates the site as Neighborhood. There is no specific plan or transit village plan applicable to this project.

2. The design, layout, and physical characteristics of the proposed subdivision are consistent with all applicable design guidelines and with all applicable development standards. Deviations proposed to reduce lot size and lot width standards are consistent with the purpose and intent of the Planning and Development Code in that the proposed lot configurations can accommodate residential site development. The deviation to create a parcel without public street frontage is consistent with the purpose and intent of the Planning and Development Code in that the proposed parcel 1) does not require vehicle parking, 2) is accessible for emergency services, and 3) has direct pedestrian access from the 10th Avenue sidewalk.

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

4. The design, layout, and physical characteristics of the proposed subdivision are visually and functionally compatible with the surrounding neighborhood in that the subdivision occurs at the end of the street and will not disrupt established lot patterns along the length of 10th Avenue.

5. The design, layout, and physical characteristics of the proposed development minimizes energy consumption and encourages the use of renewable energy sources as an urban infill development project utilizing existing road and utility networks.

6. The design, layout, and physical characteristics of the proposed subdivision are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the site is accessible for emergency services and has direct sidewalk access.

Danny Abbes

Danny Abbes
Associate Planner

Marcus Adams (Apr 26, 2024 13:52 PDT)

Marcus Adams
Senior Planner

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

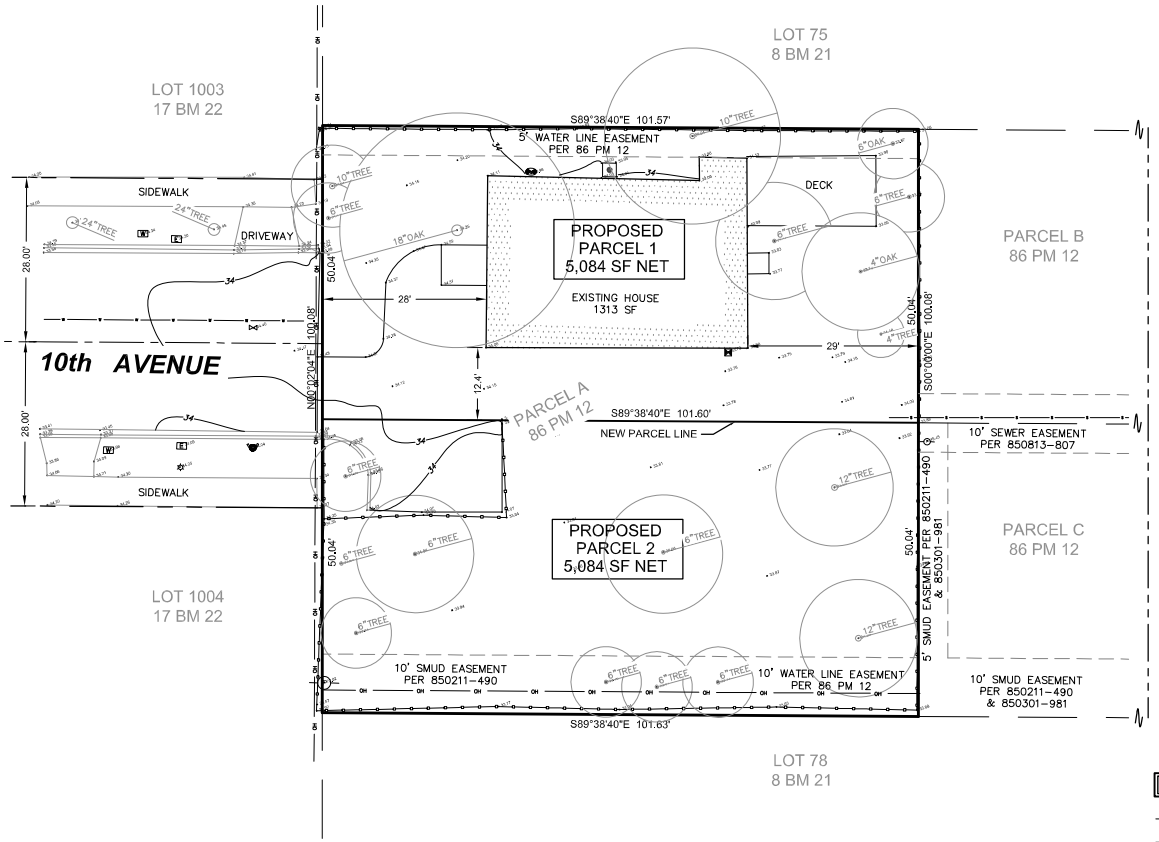
Note: The applicant will need to contact the Public Works Department after the appeal period is over to submit for a Final Map. A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable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

TENTATIVE PARCEL MAP

"HAVENCREST PM"

5081 10th AVE

CITY OF SACRAMENTO
NOVEMBER 2023



VICINITY MAP

OWNER / APPLICANT

HAVENCREST LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

SACRAMENTO, CA
colin.hammett7@gmail.com

SURVEYOR

KLIMA LAND SURVEYS

5716 FOLSOM BLVD, STE 271
SACRAMENTO, CA 95819
kris@klimalandsurveys.com

LEGAL DESCRIPTION

PARCEL A, PER 86 PM 12

LEGEND

- POWER POLE
- LIGHT POLE
- ELECTRIC METER
- ELECTRIC VAULT
- STORM DRAIN INLET
- UNKNOWN VAULT
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- SEWER/STORM MANHOLE
- CLEAN OUT
- GAS VALVE
- GAS METER
- TREE SIZE AND DRIPLINE, OAK TREES LABELED
- OVERHEAD LINES
- STORM DRAIN LINE
- WATER LINE
- SEWER LINE
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- WOOD FENCE

PROPERTY DATA

APN:	015-0191-063
FIRE DISTRICT:	CITY OF SACRAMENTO
SCHOOL DISTRICT:	SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
PARK DISTRICT:	CITY OF SACRAMENTO
WATER DISTRICT:	CITY OF SACRAMENTO WATER
REFUSE DISTRICT:	CITY OF SACRAMENTO SOLID WASTE SERVICES
STORM DRAIN DISTRICT:	CITY OF SACRAMENTO
SANITARY SEWER DISTRICT:	SRCSD
EXISTING ZONING:	R-1 - SINGLE FAMILY RESIDENTIAL 6-8 UNITS / ACRE
PROPOSED ZONING:	SAME
PARCEL AREA EXISTING:	NET: 10,168 Sq Ft
PROPOSED PARCEL 1:	5,084 Sq Ft
PROPOSED PARCEL 2:	5,084 Sq Ft

NOTES

BASIS OF BEARINGS: ALONG 11TH AVENUE PER 86 PM 12 AND BEING N89°38'40"W.

ONLY VISIBLE UTILITIES WERE LOCATED. CONTRACTOR TO VERIFY UNDERGROUND. CALL 811

SEE ARCHITECTUAL DESIGN PLANS FOR PROPOSED DEVELOPMENT AND IMPROVEMENTS.

SCALE : 1" = 10'

0' 5' 10' 20'

PROFESSIONAL LAND SURVEYOR
KRIS KLIMA
#8602
STATE OF CALIFORNIA

KRISTOPHER KLIMA, PLS 8602 DATE

23-2122

GENERAL NOTES:

1 SCOPE. PROVIDE ALL ITEMS, ARTICLES, MATERIALS, AND OPERATIONS INCLUDING LABOR, MATERIALS, EQUIPMENT AND INCIDENTALS NECESSARY, FOR A COMPLETE JOB.

2 MATERIALS AND EQUIPMENT SHALL BE INSTALLED, APPLIED, OR ERECTED, IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS OR REQUIREMENTS, UNLESS THESE DRAWINGS EXCEED THOSE REQUIREMENTS OR RECOMMENDATIONS.

3 BY EXECUTING THE CONTRACT, THE GENERAL CONTRACTOR AFFIRMS HE OR SHE HAS REVIEWED THE PLANS & SPECIFICATIONS, VISITED THE SITE AND IS FAMILIAR WITH CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED.

4 CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE IN COORDINATION WITH THE PLANS AND SHALL NOTIFY THIS ARCHITECT OF ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND INFORMATION SHOWN ON DRAWINGS BEFORE PROCEEDING WITH ANY WORK.

5 DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER THE SCALE OF DRAWINGS, INCLUDING LARGE SCALE DETAILS. LARGE SCALE DETAILS SHALL TAKE PRECEDENCE OVER SMALL SCALE DETAILS. SPECIFIC NOTES AND NOTES SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. DO NOT SCALE DRAWINGS.

6 DETAILS NOT SPECIFICALLY SHOWN SHALL BE SIMILAR TO DETAILS OF ADJACENT WORK.

7 THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND VERIFY ALL DIMENSIONS.

8 NO STRUCTURAL WORK SHALL BE CUT, NOTCHED, OR OTHERWISE PENETRATED, UNLESS DETAILED ON THE DRAWINGS OR APPROVED IN WRITING BY THE DESIGNER IN ADVANCE.

9 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING AND THE OCCUPANTS DURING CONSTRUCTION, AND SHALL PROVIDE ADEQUATE PROTECTION, SHORING AND/OR BRIDGING FOR THE CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH APPLICABLE SAFETY REQUIREMENTS AND CODES.

10 PROVIDE ADEQUATE BLOCKING FOR ALL FIXTURES & EQUIPMENT.

11 CONTRACTOR SHALL COMPLY WITH ALL PERTINENT LAWS, CODES, SPECIFICATIONS, REGULATIONS, U.B.C., GOVERNING AGENCIES & MANUFACTURER UNLESS GREATER REQUIREMENTS ARE INDICATED, AND/OR ARE NECESSARY FOR THE SAFETY OF THE PROJECT.

12 THE OWNER WILL APPLY, PAY FOR, AND PICK UP ALL PERMITS.

13 THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER AND DESIGNER WITH A CONSTRUCTION SCHEDULE UPON SIGNING A CONTRACT.

14 CONTRACTOR SHALL GIVE DUE AND LEGAL NOTICE TO ADJACENT PROPERTY OWNERS REGARDING PROTECTION OF THEIR PROPERTY AND STRUCTURE IF REQUIRED OR WHICH MAY BE NECESSARY DUE TO CONSTRUCTION INDICATED ON THESE DRAWINGS. CONTRACTOR SHALL FULLY RESTORE DAMAGE DONE AS A RESULT OF THIS WORK TO PUBLIC OR PRIVATE PROPERTY AT NO COST TO THE OWNER.

15 CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR:
- A. ALL CONTRACT DOCUMENTS.
- B. DIMENSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DOCUMENTS.
- C. ALL DIMENSIONS AND CONDITIONS AT THE SITE.
- D. ANY CONDITION WHICH IN HIS OPINION MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS OF THE STRUCTURE.
- E. INSURING PROPER ALIGNMENT OF THE STRUCTURE TO COMPLETION OF WORK, INCLUDING ANY NECESSARY PRE LOADING OF THE STRUCTURE.

16 REFERENCING OF DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF ANY DETAILS OR NOTES.

17 DIMENSIONS ARE TO THE FACE STUDS UNLESS OTHERWISE NOTED, WHERE NO DIMENSIONS ARE GIVEN, ALIGN WORK WITH MULLIONS, PIERS, OR OTHER EXISTING ELEMENTS AS INDICATED ON THE DRAWINGS.

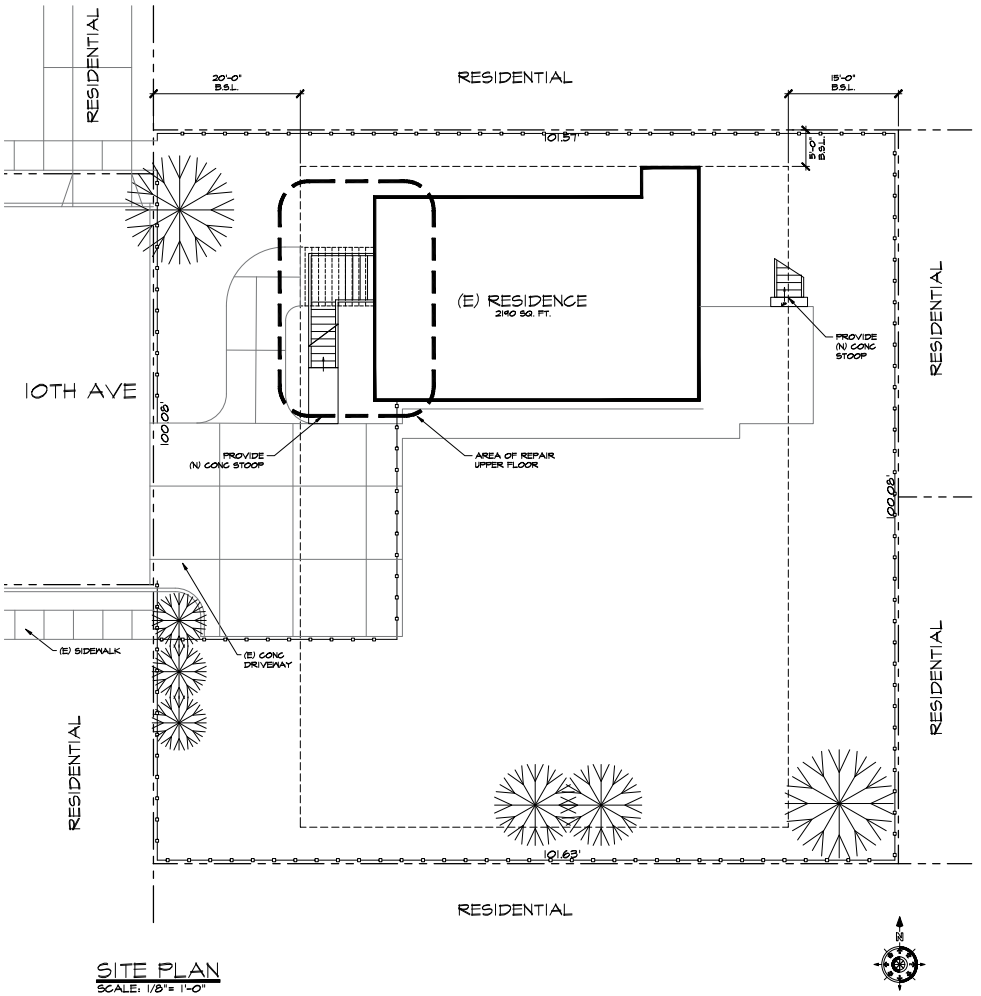
18 OPENINGS IN WALLS SUCH AS DOORS AND WINDOWS, IF NOT DIMENSIONALLY LOCATED, SHALL BE AS CLOSE TO THE WALL AS POSSIBLE OR IN THE CENTER OF THAT WALL AS INDICATED ON THE DRAWINGS.

19 CONTRACTOR SHALL MAINTAIN THE JOB SITE IN CLEAN CONDITIONS, ARRANGING FOR TRASH REMOVAL AT APPROPRIATE INTERVALS. UPON COMPLETION THE JOB SHALL BE PROFESSIONALLY CLEANED AND ALL WINDOWS WASHED, AND ALL DEBRIS REMOVED FROM THE SITE.

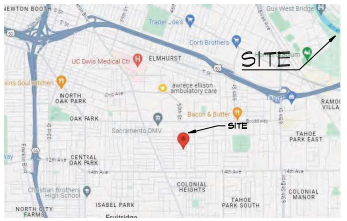
20 MEANS AND METHODS USED BY THE GENERAL CONTRACTOR AS RELATES TO ALL WORK AS DESCRIBED IN THE BID DOCUMENTS SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

21 MEANS AND METHODS USED BY THE GENERAL CONTRACTOR AS RELATES TO ALL WORK AS DESCRIBED IN THE BID DOCUMENTS SHALL COMPLY WITH ALL MANUFACTURERS SPECIFICATIONS.

22 Storm Water Protection Measures shall be implemented at the initial stage of construction activity. Projects shall prevent erosion and retain soil runoff on the site through the use of a barrier system, mattle, or other approved method. (CGBSC 4.106.2)



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



VICINITY MAP
NTS

N

PROJECT DATA

FIRE DISTRICT:	SACRAMENTO METRO FIRE DISTRICT	
CONST. TYPE:	Type V.N. (NON sprinklered) Two-Story bldg.	
OCCUPANCY:	R-1	
BLDG. DEPT.:	City of Sacramento	
LAND USE:	A1A00A RESIDENTIAL, SINGLE FAMILY	
ZONING:	R-1	
YEAR BUILT	1920	
		EXISTING
LIVING AREA	GROUND FLOOR	1070 SQ. FT.
	BASEMENT (FINISHED)	1120 SQ. FT.
	TOTAL	2190 SQ. FT.

CURRENT CODES:

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBS)
2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)
2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)
RESIDENTIAL MANDATORY CAL GREEN BUILDING CODE MEASURES

SCOPE OF WORK:

THE PROJECT CONSISTS OF DEMOLITION OF EXISTING DAMAGED FRONT ROOM/STAIRWAY. TO BE REPLACED IN KIND WITH A NEW FRONT ROOM.
THE BUILDING WILL ALSO BE LIFTED TO ACCOMMODATE A NEW FULL SIZE WALL AT THE BASEMENT LEVEL WITH NEW FOUNDATION, SHEAR WALLS. NEW WINDOWS AND DOOR LOCATIONS TO BE ADDED FOR FUTURE USE.

INDEX

A 0.0	SITE PLAN
D 2.0	DEMOLITION BASEMENT PLAN
D 2.1	DEMOLITION FIRST FLOOR PLAN
A 2.0	BASEMENT FLOOR PLAN
A 2.1	SECOND FLOOR PLAN
A 3.1	ELEVATIONS
A 4.1	ROOF PLAN
S-1	BASEMENT FOUNDATION PLAN
S-2	SECOND FLOOR FRAMING
S-3	ROOF FRAMING
SN-1	GENERAL STRUCTURAL NOTES
SD-1	STRUCTURAL DETAILS
SD-2	STRUCTURAL DETAILS
G1	GREEN SHEET 1
G2	GREEN SHEET 2

WATER SAVING FEATURES:

1 ALL TOILETS MUST USE NO MORE THAN 1.28 GAL PER FLUSH TANK -TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATER SENSE SPECIFICATION FOR TANK-TYPE TOILETS. REFERENCE CGBSC SEC. 4.303.1.1

2 ALL SHOWER HEADS MUST FLOW NO MORE THAN 2.0 GAL PER MIN. AT 80 P.S.I REFERENCE CGBC 4.303.1.3.1.

3 ALL INTERIOR FAUCETS MUST EMIT NO MORE THAN 1.5 GAL PER MIN. AT 60 P.S.I.THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI. REFERENCE CGBC 4.303.1.4.1.

4 MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.. REFERENCE CGBC 4.303.1.4.4.

5 WATER SAVING FEATURES OR FLOW RESTRICTORS SHALL BE USED

SB407

ALL TOILETS MUST USE NO MORE THAN 1.28 GAL PER FLUSH
ALL SHOWERHEADS MUST FLOW NO MORE THAN 2.0 GAL PER MIN.
ALL INTERIOR FAUCETS MUST EMIT NO MORE THAN 1.5 GAL PER MIN. @ 60 P.S.I.
WATER SAVING FEATURES OR FLOW RESTRICTORS SHALL BE USED
DISHWASHER MUST BE ENERGY STAR QUALIFIED AND USE NO MORE THAN 4.25 GALLONS PER CYCLE

GENERAL WATER NOTES

ALL EXISTING NON COMPLIENT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES, OR FLOW RESTRICTION DEVICES

DESIGNER

Digital Drafting and Design
danthedesigner@gmail.com

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CONTRACTOR

OWNERS

HAVENCREST LLC
2398 FAIR OAKS BLVD #7
SACRAMENTO, CA 95825
916 845-6540

REVISIONS

NO.	REVISION	DATE:

DRAWINGS PREPARED FOR:

RESIDENTIAL REPAIR AND LIFT

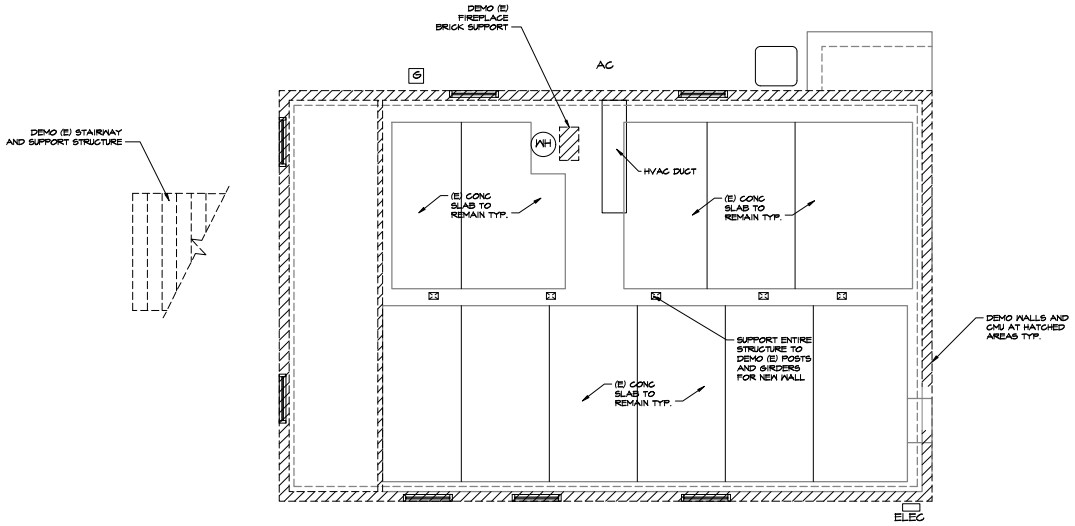
5081 10Th Ave
SACRAMENTO, CA 95820
APN: 000-000-000

SHEET TITLE

SITE PLAN

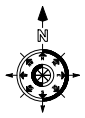
DATE: 3-13-24
PROJECT #: 1504
SCALE: AS NOTED
DRAWN : DAN
CHECKED:

SHEET NO.:
A0.0



DEMO BASEMENT PLAN

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



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916 895-6540

REVISIONS

NO.	REVISION	DATE:

DRAWINGS PREPARED FOR:

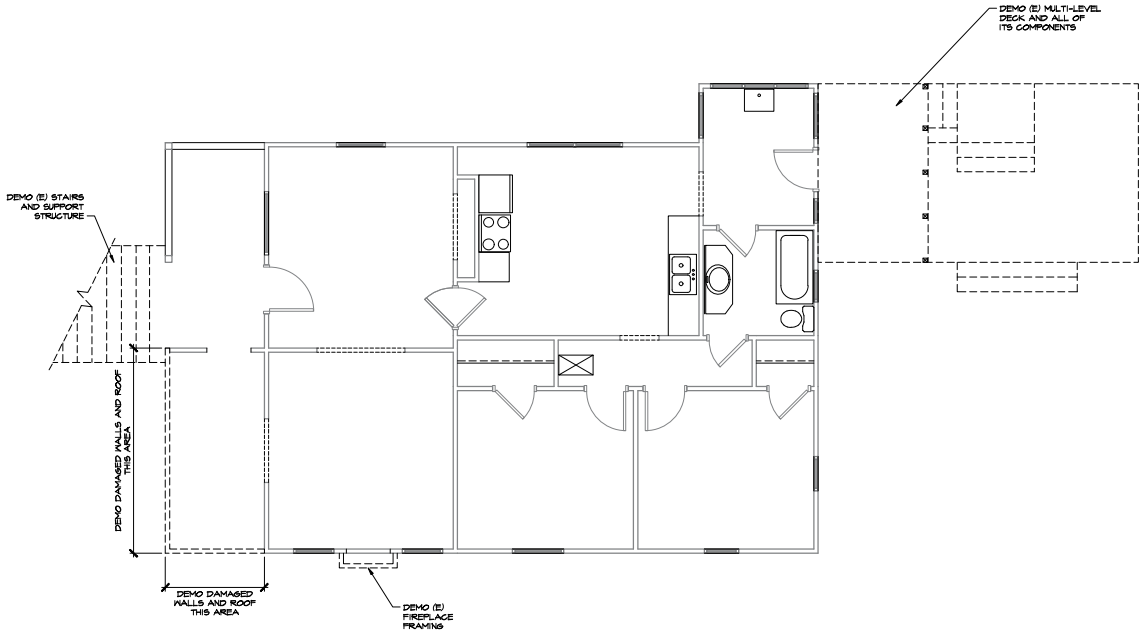
RESIDENTIAL REPAIR AND LIFT
5081 10Th Ave
SACRAMENTO, CA 95820
APN: 000-000-000

SHEET TITLE

DEMO BASEMENT PLAN

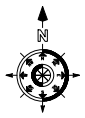
DATE: 3-13-24
PROJECT #: 1504
SCALE: AS NOTED
DRAWN : DAN
CHECKED:

SHEET NO.:
D2.0



DEMO SECOND FLOOR PLAN

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



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OWNERS

HAVENCREST LLC

2398 FAIR OAKS BLVD #7
SACRAMENTO, CA 95825
916 895-6540

REVISIONS

NO.	REVISION	DATE:

DRAWINGS PREPARED FOR:

RESIDENTIAL REPAIR AND LIFT

5081 10Th Ave
SACRAMENTO, CA 95820
APN: 000-000-000

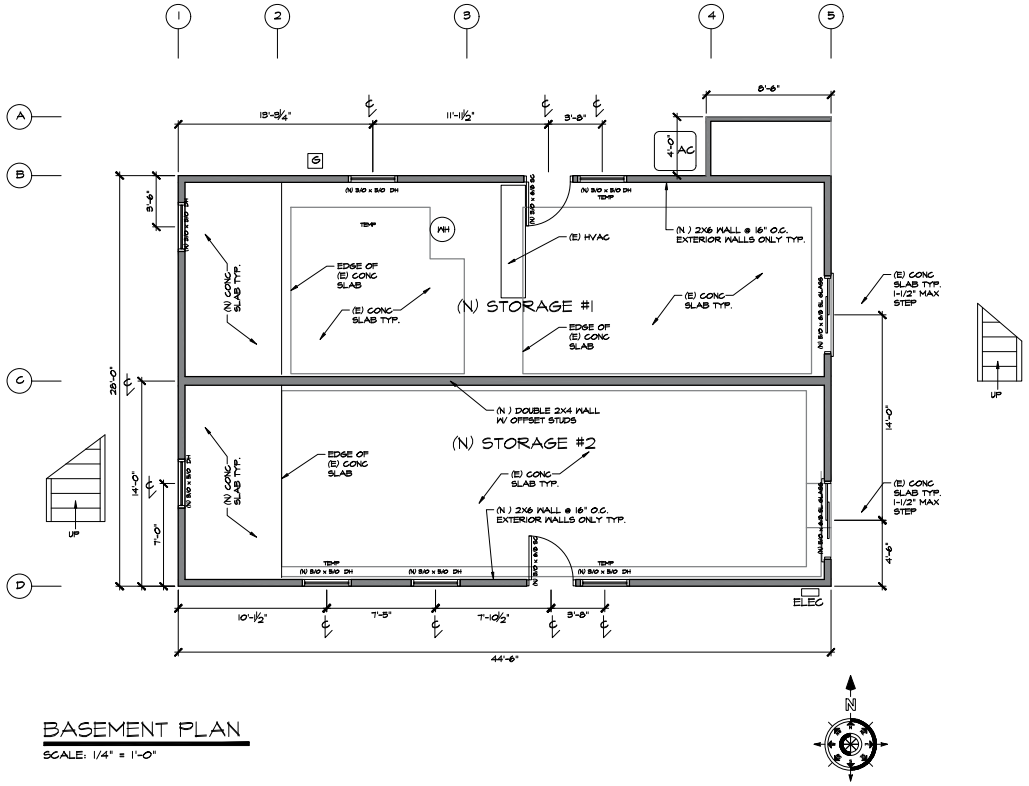
SHEET TITLE

DEMO SECOND FLOOR PLAN

DATE: 3-13-24
PROJECT #: 1504
SCALE: AS NOTED
DRAWN : DAN
CHECKED:

SHEET NO.:

D2.1



BASEMENT PLAN

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

WALL LEGEND

EXISTING WALL

NEW WALL DF #2 2X_ @ 16" O.C. PER PLAN AS NOTED

N

DESIGNER

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danthedesigner@gmail.com

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CONTRACTOR

OWNERS

HAVENCREST LLC
2398 FAIR OAKS BLVD #7
SACRAMENTO, CA 95825
916 895-6540

REVISIONS

NO.	REVISION	DATE:

DRAWINGS PREPARED FOR:

RESIDENTIAL REPAIR AND LIFT

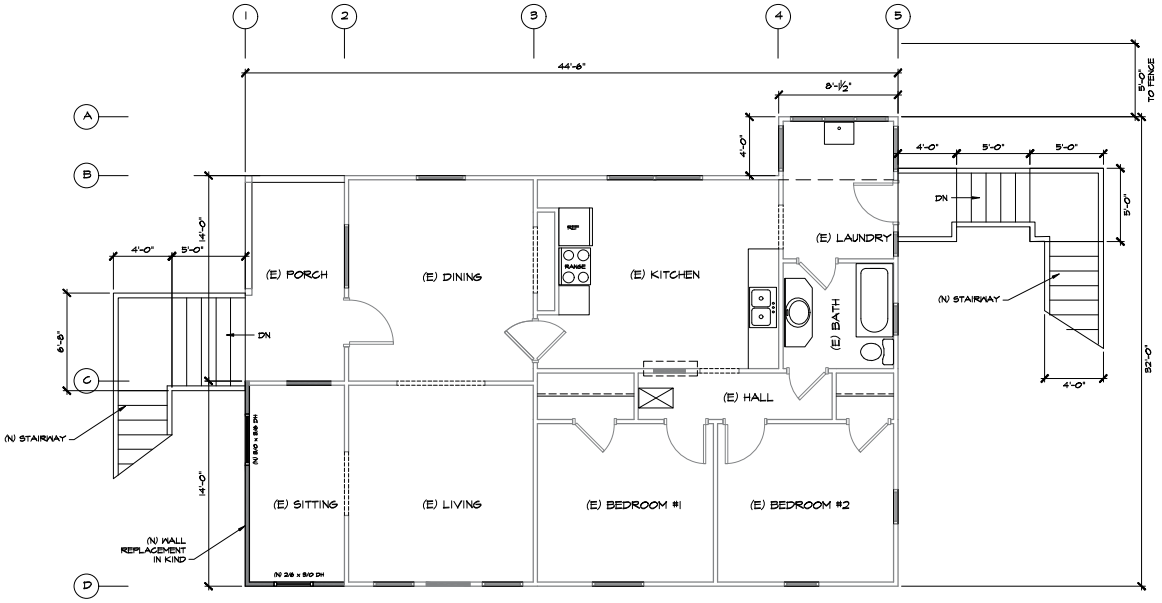
5081 10Th Ave
SACRAMENTO, CA 95820
APN: 000-000-000

SHEET TITLE

BASEMENT PLAN

DATE: 3-13-24
PROJECT #: 1504
SCALE: AS NOTED
DRAWN : DAN
CHECKED:

SHEET NO.:
A2.0



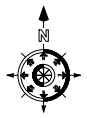
WALL LEGEND

EXISTING WALL

NEW WALL DF #2 2X_ @ 16" O.C. PER PLAN AS NOTED

SECOND FLOOR PLAN

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



DESIGNER

Digital Drafting and Design

danthedesigner@gmail.com

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CONTRACTOR

OWNERS

HAVENCREST LLC

2398 FAIR OAKS BLVD #7
SACRAMENTO, CA 95825
916 845-6540

REVISIONS

NO.	REVISION	DATE:

DRAWINGS PREPARED FOR:

RESIDENTIAL REPAIR AND LIFT

5081 10Th Ave
SACRAMENTO, CA 95820
APN: 000-000-000

SHEET TITLE

SECOND FLOOR PLAN

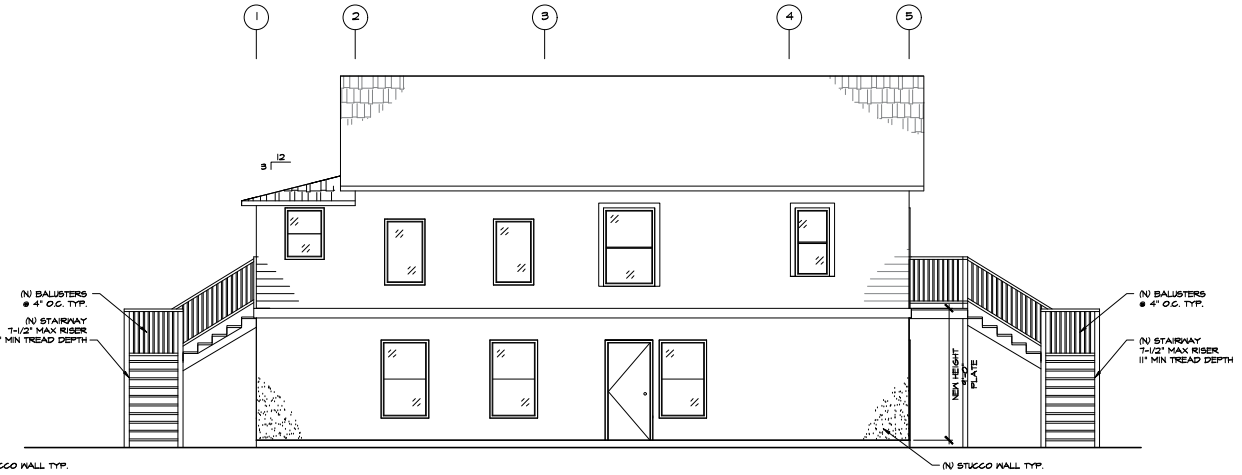
DATE: 3-13-24
PROJECT #: 1504
SCALE: AS NOTED
DRAWN : DAN
CHECKED:

SHEET NO.:

A2.1

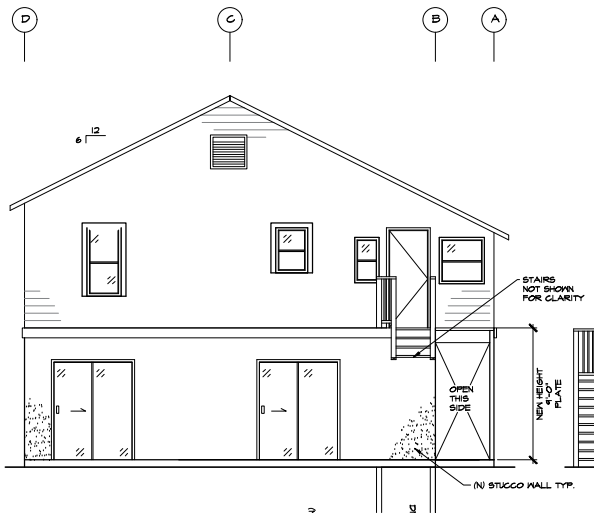
FRONT ELEVATION

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



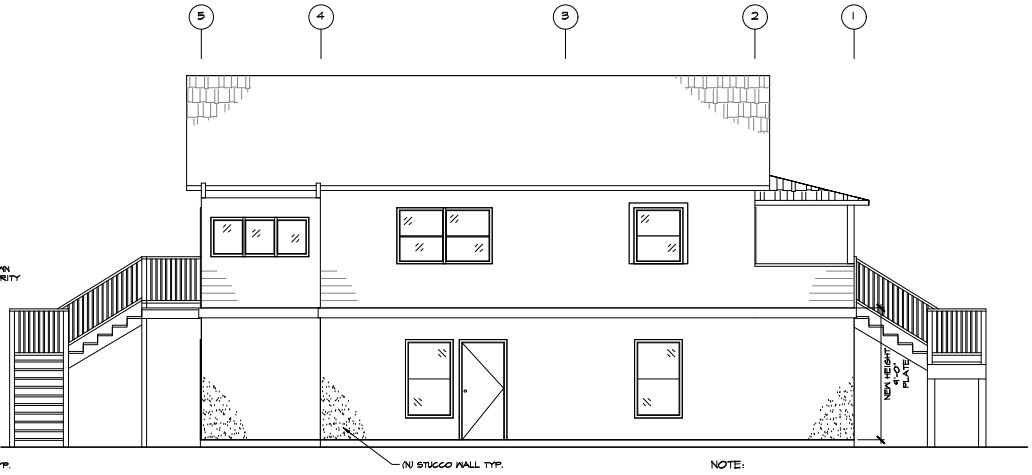
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

NOTE:

STUCCO SHALL NOT BE LESS THAN 3-COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL NOT BE LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-TREATED WOOD, DECAY RESISTANT WOOD OR GYPSUM BACKING. ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION -RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 ½ 11-GAGE NAILS HAVING A 7/16A HEAD, OR 7/8A 16-GAGE STAPLES, SPACED AT NO MORE THAN 6A OR AS MANUFACTURERS RECOMMENDS. CRC SEC.'S R703.6.1 AND R703.6.2.

WATER RESISTIVE BARRIERS APPLIED OVER WOOD-BASED SHEATHING SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUAL TO TWO LAYERS OF GRADE D PAPER.

REFERENCE CRC SEC.'S R703.6.3.

DESIGNER

Digital Drafting and Design
danthedesigner@gmail.com

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RESIDENTIAL REPAIR AND LIFT
5081 10Th Ave
SACRAMENTO, CA 95820
APN: 000-000-000

SHEET TITLE

ELEVATIONS

DATE: 3-13-24
PROJECT #: 1504
SCALE: AS NOTED
DRAWN : DAN
CHECKED:

SHEET NO.:
A3.1

From: Daniel Abbes
To: "bingleycase@aol.com"
Subject: RE: Property located at 5081 10th ave, 95820.
Date: Wednesday, April 17, 2024 11:21:00 AM

Hi Mary,

The sign was posted with the same letter you received in the mail. These letters are sent to every property owner and occupant within 500 feet of the subject property. Sometimes these notices get removed from the sign after they're posted. If you're interested in seeing the proposed plans, I can send them to you! Just let me know.

Regarding parking, the property at 5081 10th Avenue is within an AB2097 area. AB2097 is a state bill that prohibits local jurisdictions from requiring any minimum parking requirement for a project/property that is within a half-mile from a frequent transit stop.

I hope that information helps.

Danny Abbes, Associate Planner
Community Development Department, City of Sacramento
DAbbes@cityofsacramento.org; (916) 808-5873

We received letters yesterday, only 10 days notice. In addition, the planning department sign in the property fence is MISSING the development plan, its been torn off.

In additino, most of the renter so this street are long term. And they are concerned as are homeowners regarding the parking
requirements. I will see to it that the long term renter have a copy fo the letter.

Can you give me a reasonable explanation NOW about the parking situation. We do plan to attend the online meeting.

Thanks

Mary Meinertcase
9165625508

City of SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: 916-264-5011
CityofSacramento.org/cdd

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve with conditions the Tentative Parcel Map, and the Design Director approve with conditions the Site Plan and Design Review of the Tentative Parcel Map for the project known as **Z23-099**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Subdivision Map** to subdivide one 3-acre industrial lot into four industrial lots within the Heavy Industrial (M-2S) Zone.
2. **Site Plan and Design Review of the Tentative Parcel Map** to review the development standards of existing buildings and onsite parking lot to remain on each of the proposed lots. No new construction is proposed with this application.

PROJECT INFORMATION

Location:	5801 Alder Avenue
Parcel Number(s):	062-0080-010-0000
Council District:	6
Applicant/Owner:	Task Engineering, Inc. c/o Terry Rose 187 Snowy Egret Way Henderson, NC 28792
Project Planner:	Danny Abbes, Associate Planner, (916) 808-5873
Hearing Date:	May 2, 2024

Land Use Information

General Plan Designation:	Industrial Mixed-Use
Zoning:	Heavy Industrial (M-2S)
SPD:	N/A
Design Review Area:	Citywide
Parking District:	AB 2097
Existing Land Use of Site:	Four industrial buildings

Surrounding Zoning and Land Uses

North:	M-2(S)	Industrial
South:	M-2(S)	Industrial
East:	M-2(S)	Industrial
West:	M-2(S)	Industrial

Site Characteristics

Existing Property Area:	1 lot, ±130,680 square feet / ±3 net acres
Proposed Property Areas:	4 lots (sizes detailed in Table 1)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Previous File: Z19-086

ATTACHMENTS

Attachment 1: Proposed Tentative Parcel Map

PROPOSED PROJECT AND ANALYSIS

Background

The project site is a ±3-acre industrial lot located at 5801 Alder Avenue. Current development includes four commercial-industrial warehouse buildings. The buildings were constructed circa 2004 and are each 16,000 square feet. Vehicle circulation and parking are shared among the individual buildings. The site is surrounded at all sides by industrial development. The applicant is proposing to subdivide the lot into four lots with one building on each lot and create individual ownership opportunities for the buildings. There is no proposed development as part of this current request.

On October 24th of 2019, the Zoning Administrator approved the same Tentative Parcel Map proposal. (Z19-086) The applicant states that due to Covid-19 and the economy, the final map was never recorded and therefore the entitlement expired. The applicant is proposing the same map for current approval.

Project Details

The proposed division of the subject site into four commercial lots requires entitlements for a Tentative Parcel Map and Site Plan and Design Review to analyze site access and lot size, width, and depth. This request requires a public hearing and decisions by the Zoning Administrator and Design Director.

Tentative Parcel Map (TPM)

The applicant is proposing to subdivide the existing ±3-acre industrial lot into four separate industrial lots. Project Conditions of Approval #2 and #3 require that the applicant shall enter into and record an Agreement for Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easements shall be conveyed to and reserved from all appropriate parcels. Table 1 below shows proposed parcel sizes and dimensions.

Table 1: M-2(S) zone—Lot size, width, and depth.

	Lot Size No Requirement		**Lot Width** No Requirement		**Lot Depth** No Requirement	
Lot	**Proposed**	**Deviation**	**Proposed**	**Deviation**	**Proposed**	**Deviation**
1	34,172 sq. ft.	N	± 180 feet	N	± 190 feet	N
2	31,168 sq. ft.	N	± 180 feet	N	± 173 feet	N
3	31,168 sq. ft.	N	± 180 feet	N	± 173 feet	N
4	34,172 sq. ft.	N	± 180 feet	N	± 190 feet	N

The M-2(S) zone has no requirement for interior side-yard or rear-yard building setbacks for properties that abut other industrially zoned parcels. The existing buildings meet the 25-foot front-yard setback requirement.

There is no vehicle parking requirement for this site. The site is developed with 68 parking spaces (17 spaces per proposed parcel). Parking is shared among the buildings with reciprocal agreements.

Subdivision Review Committee

The proposed map was heard at the Subdivision Review Committee on March 20, 2024. During the meeting, the proposed conditions of approval for the Tentative Subdivision Map were accepted by the applicant and forwarded by the Committee. The resulting conditions are listed under Conditions of Approval.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This project was routed to Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, Region Builders, and the Power Inn Alliance. All property owners and residents within 500 feet of the subject site were sent hearing notices for this public hearing. The site was also posted at least 10 days in advance of the hearing with project information and hearing participation details as well as staff contact information for project comments or questions. At the time of the writing of this report, staff has not received any comments from any community group or individual member of the public.

ENVIRONMENTAL DETERMINATION

This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15315 - Minor Land Divisions.

FLOOD HAZARD ZONE

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new developments will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2023 Adequate Progress Annual Report accepted by City Council Resolution No. 2023-0337 on October 24, 2023.

Draft Conditions of Approval – Tentative Parcel Map

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

General

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

existing assessments.

2. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easement shall be conveyed to and reserved from the appropriate parcels at no cost, at the time of sale or other conveyance of either parcel.

3. Show all continuing and proposed/required easements on the Parcel Map.

Public Works

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

5. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.

SMUD

6. SMUD has existing overhead 12kV facilities on the east side of the PROJECT SITE that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

7. SMUD has existing underground 12kV facilities along Alder Avenue and within the Project Site boundary that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

8. Any necessary future SMUD facilities located on the Applicant’s property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant’s property.

9. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.

10. SMUD reserves the right to use any portion of its easements on or adjacent to the subject

property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.

11. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.

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

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

14. The Applicant shall dedicate any private drive and/or ingress and egress easement and 10-feet adjacent thereto as a public utility easement for overhead and underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.

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

Sacramento Area Sewer District

16. Prior to the RECORDATION OF THE PARCEL SPLIT: The legal description of the newly created parcels must include dedication of a private sewer easement. A note must be placed upon the plans stating, "A private sewer easement for the instillation and or maintenance of a private sanitary sewer line across any of the parcels to serve another parcel shall be dedicated upon the close of escrow."

17. Prior to the RECORDATION OF FINAL MAP: The proposed parcel 2 is currently being serviced by a lateral which crosses the proposed parcel 1. Therefore, a private sewer easement must be granted from parcel 1 to parcel 2. A note stating the following must be placed on the Final Map: "PRIVATE SEWER EASEMENT WILL BE GRANTED TO PARCEL 2".

18. Prior to the RECORDATION OF FINAL MAP: The proposed parcel 3 is currently being serviced by a lateral which crosses the proposed parcel 4. Therefore, a private sewer easement must be granted from parcel 4 to parcel 3. A note stating the following must be placed on the Final Map: "PRIVATE SEWER EASEMENT WILL BE GRANTED TO PARCEL 3".

19. Prior to the APPROVAL OF IMPROVEMENT PLANS: Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.

20. Prior to the APPROVAL OF IMPROVEMENT PLANS: The proposed onsite sewer crossing parcel boundaries is prohibited.

21. Prior to the APPROVAL OF IMPROVEMENT PLANS: SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer

line upstream of any connection to the SacSewer sewer. These improvements must be shown on the plans.

22. Prior to the APPROVAL OF IMPROVEMENT PLANS: All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.

Department of Utilities (DOU)

23. All existing easements and all existing right-of-ways shall be shown on the Final Map, except for all abandoned easements and right-of-ways.

24. The applicant shall grant and reserve easements, as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: "Private or reciprocal easements for utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map. A private maintenance agreement specifying future maintenance requirements and cost sharing for any common private utilities shall be recorded prior to the sale of any parcel shown on this map."

25. Current records indicate that an existing water service is shared among Parcels 1-4. Per City Code Section, 13.04.060, each lot or parcel shall have a separate water service connection, except for fire service connections serving more than one lot or parcel. Prior to recordation of the parcel map, the project shall provide a separation of water services to the satisfaction of the DOU.

Fire Department

26. Maintenance agreements shall be provided for the interior roadways of the proposed complex and for the fire protection systems. The agreement shall be recorded with the Public Recorders Office having jurisdiction and shall provide for the following:

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

Miscellaneous

27. CC&R's shall be approved by the City and recorded assuring maintenance of private roadway(s), shared driveways, lights, landscaping, sewers, drains and water systems.

Advisory Notes:

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

1. If unusual amounts of bone, stone, or artifacts are uncovered, work, in the area within the distance required by federal and state regulations, will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.
2. The proposed project is in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

3. On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.

4. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.

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

6. ONGOING: The existing building is currently connected to the public sewer. Any required construction and/or modification to the public sewer system must be to the satisfaction of SacSewer prior to the approval of improvement plans. SacSewer Design Standards and Specifications apply to any onsite and offsite public sewer construction.

7. ONGOING: Construction of a grease trap or a sand oil separator may be required. The applicant must verify with the applicable jurisdiction's building department.

8. ONGOING: If the proposed trash enclosure contains a drain to the sewer, it must be covered.

9. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Regional San Permit Services Unit at PermitServices@sacsewer.com or by phone at
10. (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

11. SacSewer will provide additional Conditions of Approval when it is requested at a later date.

12. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the city collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP).

13. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.

14. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to

maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).

15. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services. Applicant shall coordinate individual service panel location placement with SMUD Design Department.

Draft Conditions of Approval – Site Plan and Design Review
Planning and Design Review

1. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit or work undertaken.

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

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

Flood Finding

The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2023 Adequate Progress Annual Report accepted by the City Council on October 24, 2023 (Resolution No. 2023-0337).

Draft Findings of Fact – Tentative Parcel Map:

1. None of the conditions described in City Code section 17.828.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:

    a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code;

    b. The design and improvement of the proposed subdivision is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code as conditioned;

    c. The site is physically suitable for the type of development;

    d. The site is physically suitable for the proposed density of development;

    e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;

g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5);

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. Code §66474.6);

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1); and

5. The Zoning Administrator has considered the effect of the approval of this Tentative Parcel Map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

Draft Findings of Fact – Site Plan and Design Review:

1. The design, layout, and physical characteristics of the proposed subdivision are consistent with the General Plan which designates the site as Industrial Mixed-Use. There is no transit village plan or specific plan applicable to this project.

2. The design, layout, and physical characteristics of the proposed subdivision are consistent with all applicable design guidelines and with all applicable development standards in that there are no proposed deviations to lot size, lot width, or lot depth development standards. The project also meets development standards for vehicle parking and building setbacks.

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

4. The design, layout, and physical characteristics of the proposed subdivision are visually and functionally compatible with the surrounding area in that there are no proposed physical changes to the site and reciprocal access among the parcels will provide for vehicle circulation and parking for the individual lots and buildings.

5. The design, layout, and physical characteristics of the proposed development minimizes energy consumption and encourages the use of renewable energy sources as an urban infill development project utilizing existing road and utility networks.

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

nuisance in that there are no proposed physical changes to the site and each lot will have adequate access to vehicle parking and circulation.

Danny Abbes

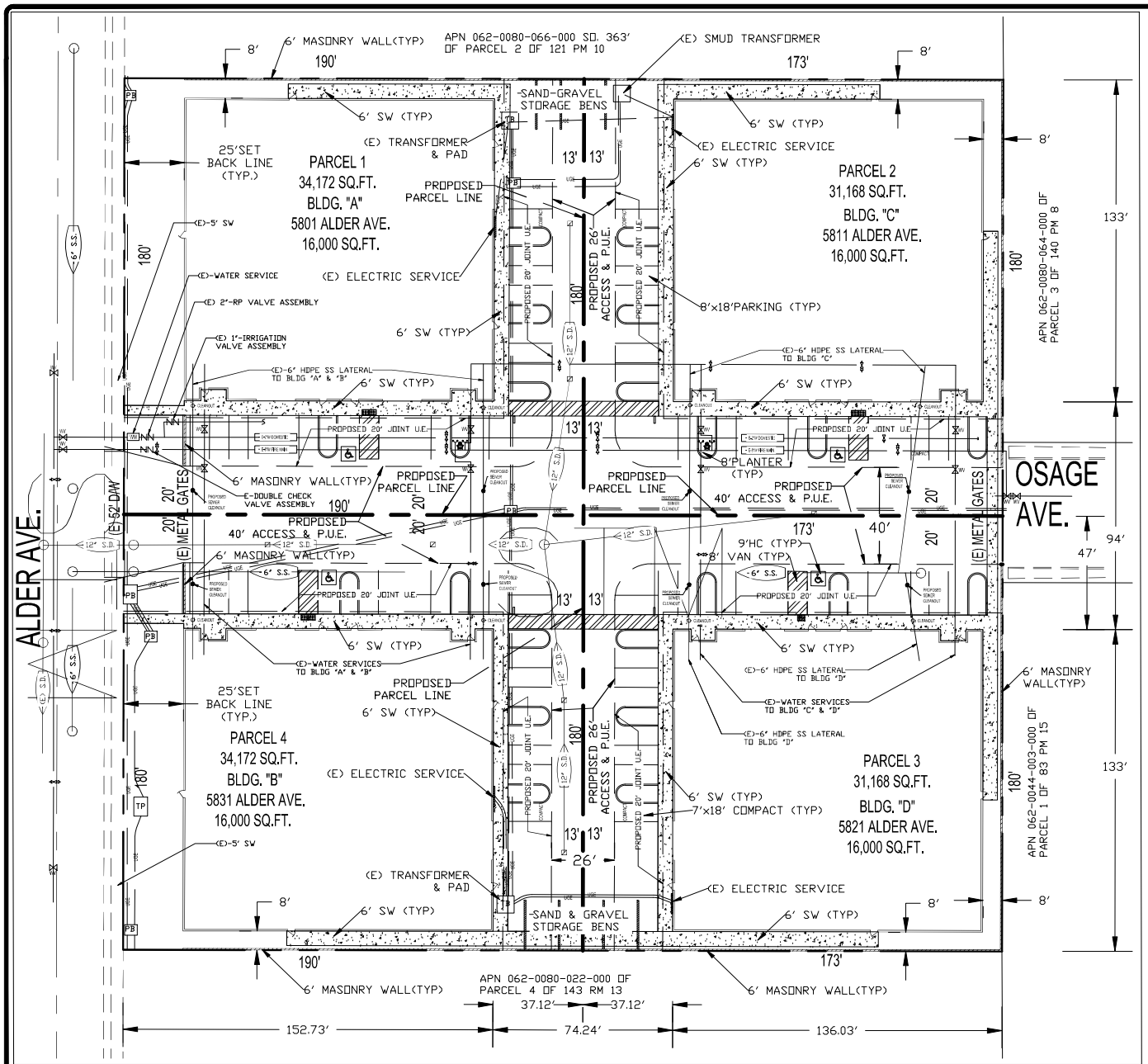
Danny Abbes
Associate Planner

Marcus Adams (Apr 26, 2024 13:23 PDT)

Marcus Adams
Senior Planner

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

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


ALDER AVE.
OSAGE AVE.
PARCEL 1
34,172 SQ.FT.
BLDG. "A"
5801 ALDER AVE.
16,000 SQ.FT.
PARCEL 2
31,168 SQ.FT.
BLDG. "C"
5811 ALDER AVE.
16,000 SQ.FT.
PARCEL 3
31,168 SQ.FT.
BLDG. "D"
5821 ALDER AVE.
16,000 SQ.FT.
PARCEL 4
34,172 SQ.FT.
BLDG. "B"
5831 ALDER AVE.
16,000 SQ.FT.
APN 062-0080-066-000 SD. 363' OF PARCEL 2 OF 121 PM 10
APN 062-0080-064-000 OF PARCEL 3 OF 140 PM 8
APN 062-0044-003-000 OF PARCEL 1 OF 83 PM 15
APN 062-0080-022-000 OF PARCEL 4 OF 143 RM 13
6' MASONRY WALL(TYP)
6' SW (TYP)
SAND-GRAVEL STORAGE BENS
SAND & GRAVEL STORAGE BENS
(E) SMUD TRANSFORMER
(E) ELECTRIC SERVICE
(E) TRANSFORMER & PAD
(E)-5' SW
(E)-WATER SERVICE
(E) 2"-RP VALVE ASSEMBLY
(E) 1"-IRRIGATION VALVE ASSEMBLY
(E)-6" HDPE SS LATERAL TO BLDG 'A' & 'B'
(E)-6" HDPE SS LATERAL TO BLDG 'C'
(E)-6" HDPE SS LATERAL TO BLDG "D"
(E)-WATER SERVICES TO BLDG 'A' & 'B'
(E)-WATER SERVICES TO BLDG "C" & "D"
E-DOUBLE CHECK VALVE ASSEMBLY
PROPOSED PARCEL LINE
PROPOSED 40' ACCESS & P.U.E.
PROPOSED 26' ACCESS & P.U.E.
PROPOSED 20' JOINT U.E.
25'SET BACK LINE (TYP.)
8'x18'PARKING (TYP)
8'PLANTER (TYP)
9'HC (TYP)
8' VAN (TYP)
7'x18' COMPACT (TYP)
(E) 52' DAW
20' (E) METAL GATES
6' S.S.
12" S.D.
PROPOSED SEWER CLEANOUT
PROPOSED SEWER LATERAL
PROPOSED WATER LATERAL
PROPOSED FIRE HYDRANT
PROPOSED FIRE DEPARTMENT CONNECTION
PROPOSED DOUBLE DETECTOR CHECK VALVE ASSEMBLY
PROPOSED WATER METER
PROPOSED BACKFLOW PREVENTER
PROPOSED IRRIGATION METER
PROPOSED IRRIGATION BACKFLOW PREVENTER
PROPOSED IRRIGATION CONTROLLER
PROPOSED IRRIGATION VALVE
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City of SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: 916-264-5011
CityofSacramento.org/cdd

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator **approve** a Tentative Subdivision Map Minor Revision to modify the wording of a condition of approval of a previously approved tentative subdivision map, for the project known as **Z24-018**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Subdivision Map Minor Revision** to modify the wording of condition B16 of file Z21-124 (Panhandle 105).

PROJECT INFORMATION

Location:	5675 & 5701 Sorento Road
Parcel Number:	201-0540-073-0000, 225-0050-020-0000, 225-0050-021-0000
Council District:	1 – Lisa Kaplan
Applicant:	Chris Stump, Meritage Homes of California, Inc. 2850 Gateway Oaks Drive. #200, Sacramento, CA 95833
Property Owner:	Meritage Homes of California Incorporated 18655 N Claret Drive, Ste. 400 Scottsdale, AZ 85255
Project Planner:	Jose Quintanilla, Associate Planner, (916) 808-5879
Hearing Date:	May 2, 2024

Land Use Information

General Plan Designation:	Suburban Neighborhood Low Density (SNLD)
Community Plan Area:	North Natomas
Specific Plan:	N/A
Zoning:	R-1-PUD (Single-Unit Dwelling), R-1A-PUD (Single-Unit or Duplex Dwelling), A-OS-PUD (Agriculture, Open Space)
Special Planning District:	N/A
Planned Unit Development:	The Panhandle
Design Review Area:	Citywide
Parking District:	Suburban
Historic District:	N/A
Existing Land Use of Site:	Vacant

Surrounding Zoning and Land Uses

North:	R-1A-PUD	Vacant; Twin Rivers Property
South:	R-1-PUD; R-1A-PUD	Vacant
East:	A	Rural Residential; Vacant
West:	R-1-PUD, R-2A-PUD	Residential

Site Characteristics

Existing Property Area:	4,639,140 square feet / 106.5 acres
Topography:	Flat
Street Improvements:	Required
Utilities:	Required

Other Information

Previous Files:	Z21-124 (Panhandle 105 Tentative Subdivision Map), P16-013 (Panhandle Annexation, Development Agreement, PUD Establishment, Mixed Income Housing Strategy, Master Parcel Map)

ATTACHMENTS

Attachment 1: Record of Decision, Z21-124

BACKGROUND

The project site is located in the Panhandle area of the City, which is generally north of Del Paso Road, west of Sorento Road, and south of Elkhorn Boulevard. The Panhandle project (P16-013), approved in July 2018, included the annexation of approximately 589 acres into the City limits, the establishment of City zoning, General Plan land use designations, and the Panhandle Planned Unit Development (PUD), development agreements, and a master parcel map.

On September 22, 2022, the Zoning Administrator and Design Director approved a 484-lot subdivision consisting of 441 residential lots and 43 common lots (Z21-124, Panhandle 105 Tentative Subdivision Map). The Panhandle 105 subdivision was the second application within the overall Panhandle PUD to request entitlements for a small-lot subdivision map.

The first application, Panhandle WD40 (P19-074), was approved by the Zoning Administrator in December 2020. Since the approval of the Panhandle 105 subdivision, a third small-lot subdivision consisting of 810 residential lots was approved in August 2023 (Panhandle PH-180, Beachfields, Z22-054). The fourth application (Panhandle Cononelos, Z23-043) is currently under review.

PROPOSED PROJECT AND ANALYSIS

As part of the approved environmental documents and traffic reports for the Panhandle annexation, a traffic signal is required to be constructed at the intersection of Del Paso Road and Sorento Road.

The applicant seeks to modify condition of approval B16 from the Z21-124 approval to clarify the wording of the condition so that the first phased final map that proposes a connection to Sorento Road will be required to construct the signal rather than the first final phased map overall, regardless of connectivity to Sorento Road.

This request requires approval from the Zoning Administrator for a Tentative Map Minor Revision.

Tentative Subdivision Map Minor Revision

Pursuant to Sacramento City Code (SCC) section 17.828.140.B(1), Minor amendments to an approved

tentative map or to any condition of approval thereon may be approved by the zoning administrator, provided all of the following criteria are met:

1. No lots are added to the project;
2. The proposed changes are consistent with the intent of the original tentative map approval; and
3. The change involves no substantial change in lot configuration, street layout, improvements, or conditions of approval.

The requested revision to the conditions of approval meets the conditions described above. There are no new lots added to the map and the proposed changes are consistent with the original approval. The requirement to construct a traffic signal at Del Paso Road and Sorento Road remains as part of the mitigation measures of the Panhandle Annexation. The proposed revision shifts responsibility for the signal broadly from the first map to begin construction to the first map which makes a connection to Sorento Road. At this time, the first final map of the Panhandle 105 subdivision is proposing connections to Club Center Drive to the west only (see FPM23-0016).

Subdivision Review Committee

The proposed revision was heard at the Subdivision Review Committee on April 17, 202. During the meeting, the proposed revision was accepted by the applicant and forwarded by the Committee. The resulting conditions are provided in the Conditions of Approval.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This project was routed to Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, Region Builders, House Sacramento, North Natomas Community Association, Natomas Community Association, North Natomas Community Coalition, Natomas Park Master Association, Valley View Acres Community Association, Natomas Chamber of Commerce, Valley View Acres Neighbors Working Together. Staff received no comments.

All property owners and residents within 500 feet of the subject site, as well as the neighborhood association, were mailed a notice of public hearing prior to the hearing. The site was posted with project information after submittal and prior to the Public Hearing.

ENVIRONMENTAL DETERMINATION

On July 3, 2018, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq. (“CEQA”), the CEQA Guidelines (14 California Code of Regulations §15000 et seq.), and the City of Sacramento environmental guidelines, the City Council certified an Environmental Impact Report (EIR) and adopted Findings of Fact (Resolution No. 2018-0280) and approved the Panhandle Annexation project (P16-013) (Original Project).

The Panhandle 105 Tentative Map Revision project (Z24-018, Current Project) proposes to modify a condition of approval related to the responsibility for construction of a traffic signal that is a requirement of the tentative subdivision map (Z21-124) and the original project.

Staff determined that there are no proposed changes to the Original Project that require the preparation of a subsequent EIR based upon the Current Project’s proposed scope being consistent with the uses reviewed and evaluated in the certified EIR, and the analysis of impacts and mitigation in the EIR is adequate for the Current Project. As part of this analysis, all uses allowed under the current zoning were evaluated. Residential uses, such as the proposed project, are allowed in the Single-Unit Dwelling (R-1-PUD), and Single-Unit or Duplex Dwelling (R-1A-PUD) zones and is consistent with the uses

analyzed in the previous EIR. Additionally, the change does not remove the requirement for a new traffic signal but shifts responsibility for its construction to the first map that connects to Sorento Road.

The findings prepared confirm that the previously certified EIR, the previously adopted findings of fact and statement of overriding consideration, and all oral and documentary evidence received during the hearing on the Current Project have been reviewed and no further environmental review is required under the requirements of the California Environmental Quality Act (CEQA).

The EIR can be found at:

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

FLOOD HAZARD ZONE

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new developments will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016, and the SAFCA 2023 Adequate Progress Annual Report accepted by City Council Resolution No. 2023-0337 on October 24, 2023.

CONDITIONS OF APPROVAL

B. **Tentative Subdivision Map Minor Revision** to modify the wording of condition B16 of file Z21-124 (Panhandle 105) is **approved** subject to the following Conditions of Approval:

B1. All previous conditions for the Panhandle 105 Tentative Subdivision Map as shown in the approved Record of Decision for project Z21-124, attached, still apply except for condition B16 which has been revised.

B2. Condition B16, Z21-124, is revised to read as follows:

Prior to recordation of the first phased final map that proposes a roadway connection to Sorento Road, construct a traffic signal (or provide an approved DCR, signal design and a security bond) at the following intersection to the satisfaction of the Department of Public Works:

a. Del Paso Road and Sorento Road.

ADVISORY NOTES

The following advisory notes are informational in nature and are not a requirement of this tentative map:

Youth, Parks, and Community Enrichment (YPCE)
Dana Repan, (916) 808-2762, DRepan@cityofsacramento.org

B3. **Park Dedication:** Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall provide on City's form an irrevocable offer of dedication (IOD) of the park site identified on the tentative map as Lot C comprising 3.52+/- (gross) acres. This project is required to dedicate 4.19 acres in public parkland for the number of units proposed as part of this project. Therefore, an additional 0.67 acres of parkland must be dedicated or a Quimby In-Lieu Fee of $249,054 must be paid.

At the time of dedication, the applicant shall confirm the net acres of the site(s) to be dedicated and shall (1) take all actions necessary to convey to and vest in the City full and clear title to Lot C, including all interests necessary for maintenance and access; (2) provide a title report and title insurance insuring that clear title in fee is vested in the City at the time of dedication; (3) provide a Phase 1 environmental site assessment of Lot C; (4) if the environmental site assessment identifies any physical conditions or defects in Lot C that would interfere with its intended use as a park, as determined by PPDS in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDS; and (5) take all actions necessary to ensure that Lot C is free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with Lot C. The applicant shall be responsible for maintenance of dedicated land until City accepts IOD.

B4. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note)

B5. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Infrastructure Finance, Brent Mueller, (916)808-5715, bmueller@cityofsacramento.org).

B6. **Improvements:** The applicant shall construct the following public improvements prior to and as a condition of City's acceptance of the park/parkway site for the parkland dedicated within this phased map(s):

a. Full street improvements for Lot C including but not limited to curbs, gutters, accessible ramps, street paving, streetlights, and sidewalks; and improved surface drainage through the site.
b. On-street parking on at least one side of the park.
c. A concrete sidewalk and vertical curb along all street frontages that open onto Lot C. The sidewalk shall be contiguous to the curb (attached) for neighborhood parks and

separated from the curb (detached) for community and regional parks unless otherwise approved by PPDS.

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

e. One water tap for irrigation, one water tap for domestic water, and electrical and telephone service to Lot C, quantity and location as approved by PPDS. The irrigation water tap and the domestic water tap shall be sized based on-site specific calculations. Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.

f. A ten-foot (10') wide driveway into Lot C with a driveway cut for maintenance vehicles at a location approved by PPDS in coordination with Public Works.

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

h. Upon completion of all public improvements identified above, the Developer shall contact the Landscape Architecture Section (LAS) of the PPDS at 808-7634 to schedule an inspection. This condition shall be considered complete when all improvements have been completed to the satisfaction of the LAS of the PPDS.

B7. **Site Plan**: The applicant shall submit a site plan and electronic file showing the location of all utilities on the park/parkway sites to the PPDS for review and approval. The applicant shall also include an exhibit showing the location of site improvements for the Ninos Parkway Extension up to Club Center Drive.

B8. **Design Coordination for PUE's and Facilities**: If a 12.5-foot public utility easement (PUE) for underground facilities and appurtenances currently exists or is required to be dedicated adjacent to a public street right-of- way contiguous to Lot C, the applicant shall coordinate with PPDS and SMUD regarding the location of appurtenances within the PUE to minimize visual obstruction in relation to the park(s) and to best accommodate future park improvements. The applicant shall facilitate a meeting(s) with SMUD and PPDS prior to SMUD's facilities coordinating meeting for the project.

B9. **Turnkey Park Development**: If the Applicant desires to construct a turnkey park, the Applicant shall notify PPDS in writing no later than approval of the tentative subdivision map for the project and shall enter into a City standard turnkey park construction agreement to construct the park improvements to the satisfaction of the City's PPDS. The park construction agreement shall address (1) the preparation and approval of the park design and improvement plans, (2) time for completion of the park (or of each phase of the park if the park is not to be completed in one phase) as a function of build-out of the subdivision or issuance of occupancy permits, (3) any credits to be awarded to the applicant against the City's Park Impact Fee (PIF) that would be payable as a condition of issuance of building permits for the dwelling units to be constructed in the subdivision, (4) maintenance of all improvements to be accepted into the park maintenance financing district for a minimum of one year and until a minimum of 50% of the residential units in the Panhandle 105 subdivision have received occupancy permits, unless the City agrees to accept park maintenance into the District at an earlier date. The one-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.

B10. **Private Recreation Facility Credits:** City Code Chapter 17.512, Sections 17.512.90 through 100 address granting of private recreation facility credits. The city may grant credits for privately owned and maintained open space or local recreation facilities, or both, in planned developments as defined in Section 11003 of the Business and Professions Code, condominiums as defined in Section 783 of the Civil Code, and other common interest developments. Such credit, if granted in acres, or comparable in lieu fees, shall not exceed twenty-five (25) percent of the dedication or fees, or both, otherwise required under this chapter and no more than five percent per category of open space or recreational facilities described in this Chapter under 17.512.90.

Should the applicant request City consideration of private recreational facilities, a separate agreement must be approved by the City Council prior to recordation of the first subdivision map for the project. Refer to section 17.512.90 for a list of qualifying facilities. Critical timing outlined in this Section includes:

a. Open space covenants for private park or recreational facilities shall be submitted to the city council prior to approval of the final subdivision map or parcel map and shall be recorded contemporaneously with the final subdivision map. (Prior code § 40.16.1612)

B11. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

a. Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee for this project is estimated at $1,558,680 or 4.19 parkland acres. This is based on the creation of 441 new parcels at an average land value of $310,000 per acre for the North Natomas Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. An additional 0.67 parkland acres must be dedicated, or a Quimby In-Lieu Fee of $249,054 must be paid. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment. The fee is due at the time of the final map.

b. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is conservatively estimated at $2,603,223. The Park Development Impact Fee due for this project is based on 441 new residential units and the Remainder City Zone Rate of $2.94 per square foot for residential projects, with a minimum rate of $2,214 for units under 750 square feet and a maximum of $5,903 for units over 2,000 square feet. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

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

d. All Citywide Park Development Impact Fees generated from this project would be directed towards the North Natomas Community Center and Aquatic Center Complex (located within the North Natomas Regional Park).

e. The applicant is not eligible for Citywide PIF credits for trail landscaping improvement under the Ninos Parkway/WAPA corridor. If the applicant enters into a turnkey

agreement for neighborhood and community park development, then neighborhood and community PIF credits would be available.

f. The landowner shall dedicate in fee the land encumbered by the Western Area Power Authority (WAPA) and SMUD utility easement, a 50-foot-wide corridor with a trail facility called Ninos Parkway, to City at no cost and with no parkland dedication credit. Trails in the Panhandle Planned Unit Development should be 12 feet wide, include a paved bicycle and pedestrian trail with 2 feet of decomposed granite on each side of the trail, and should be landscaped with drought tolerant and native plant landscaping. The City anticipates contracting with the homeowners' association (HOA) established by the landowner for maintenance of the Ninos Parkway within the Panhandle area. The assumption of maintenance of the Ninos Parkway trail by City or the HOA will not occur until after the City accepts the landowner's land dedication and improvements. Until that time, the developer shall maintain the 50-foot-wide corridor.

g. No Quimby credit would be provided for an open space easement.

h. To align with the Panhandle PUD, open space should take advantage of sunlight and be sheltered from wind, noise, and traffic; natural surveillance with front-on homes should be incorporated in the design to encourage park and trail use.

FINDINGS OF FACT

A. **Prior Environmental Impact Report and Mitigation Monitoring Program for the Project (CEQA Guidelines sections 15162, 15163, and 15164).** On July 3, 2018, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq. ("CEQA"), the CEQA Guidelines (14 California Code of Regulations §15000 et seq.), and the City of Sacramento environmental guidelines, the City Council certified an Environmental Impact Report (EIR) and adopted Findings of Fact (Resolution No. 2018-0280) and approved the Panhandle Annexation project (P16-013) (Original Project).

The Panhandle 105 Tentative Map Revision project (Z24-018, Current Project) proposes to modify a condition of approval related to the responsibility for construction of a traffic signal that is a requirement of the tentative subdivision map (Z21-124) and the original project.

1. The Zoning Administrator finds as follows:

    a. On July 3, 2018, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq. ("CEQA"), the CEQA Guidelines (14 California Code of Regulations §15000 et seq.), and the City of Sacramento environmental guidelines, the City Council certified an Environmental Impact Report (EIR) and adopted Findings of Fact (Resolution No. 2018-0280) and approved the Panhandle Annexation project (P16-013) (Original Project).

    b. The Panhandle 105 Tentative Map Revision project (Z24-018, Current Project) proposes to modify a condition of approval related to the responsibility for construction of a traffic signal that is a requirement of the tentative subdivision map (Z21-124) and the original project.

c. Staff determined that there are no proposed changes to the Original Project that require the preparation of a subsequent EIR based upon the Current Project's proposed scope being consistent with the uses reviewed and evaluated in the certified EIR, and the analysis of impacts and mitigation in the EIR is adequate for the Current Project. As part of this analysis, all uses allowed under the current zoning were evaluated. Residential uses, such as the proposed project, are allowed in the Single-Unit Dwelling (R-1-PUD), and Single-Unit or Duplex Dwelling (R-1A-PUD) zones and is consistent with the uses analyzed in the previous EIR. Additionally, the change does not remove the requirement for a new traffic signal but shifts responsibility for its construction to the first map that connects to Sorento Road.

2. The Zoning Administrator has reviewed and considered the information contained in the previously certified EIR for the Original Project, and all oral and documentary evidence received during the hearing on the Current Project. The Planning and Design Commission has determined that the previously certified EIR, CEQA findings of fact and statement of overriding considerations constitute an adequate, accurate, objective, and complete review of the proposed Current Project and finds that no additional environmental review is required based on the reasons set forth below:

   a. No substantial changes are proposed by the Current Project that will require major revisions of the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

   b. No substantial changes have occurred with respect to the circumstances under which the Current Project will be undertaken which will require major revisions to the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

   c. No new information of substantial importance has been found that shows any of the following:

      i. The Current Project will have one or more significant effects not discussed in the previously certified EIR.

      ii. Significant effects previously examined will be substantially more severe than shown in the previously certified EIR.

      iii. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the Current Project; or

      iv. Mitigation measures which are considerably different from those analyzed in the previously certified EIR would substantially reduce one or more significant effects on the environment.

3. The mitigation monitoring plan for the Project remains in effect and applies to the Panhandle 105 project. The mitigation monitoring plan meets the requirements of CEQA section 21081.6 and CEQA Guidelines section 15091.

4. Upon approval of the Panhandle 105 Tentative Map Revision project, the City Manager shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

5. Pursuant to Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which the Zoning Administrator has based its decision, including the previously certified EIR, are located in and may be obtained from, the Office of the City Clerk at 915 I Street, Sacramento, California. The City Clerk is the custodian of records for all matters before the City Council.

B. **Tentative Subdivision Map Minor Revision** to modify the wording of condition B16 of file Z21-124 (Panhandle 105) is **approved** based on the following Findings of Fact:

1. None of the conditions described in Government Code section 66476 exist with respect to the proposed subdivision as follows:

   a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code.

   b. The design and improvement of the proposed subdivision is consistent with the General Plan, and all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code.

   c. The site is physically suitable for the type of development.

   d. The site is physically suitable for the proposed density of development.

   e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.

   f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems.

   g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5).

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that

existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. Code §66474.6).

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1).

5. The City has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

Jose Quintanilla
Associate Planner

Garrett Norman

Garrett Norman
Senior Planner

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

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

Project Name:	Panhandle 105 Tentative Subdivision Map
Project Number:	Z21-124
Project Location:	5675 & 5701 Sorento Road
Assessor's Parcel No.:	201-0540-073-0000, 225-0050-020-0000, 225-0050-021-0000
Applicant:	Chris Stump, MLC Holdings, Inc., 2603 Camino Ramon, Suite No. 140, San Ramon, CA 94583
Owners:	Bennett North Natomas LLC, Decou North Natomas, LLC, 1082 Sunrise Blvd., Roseville, CA 95661 Moontide LLC, 14 Monarch Bay Plz 357, Dana Point, CA 92629
Action Status:	Approved with Conditions — Action Date: 9/22/2022

REQUESTED ENTITLEMENT(S):

A. **Environmental Determination:** Previously Certified Environmental Impact Report (EIR) (Resolution No. 2018-0280).

B. **Tentative Subdivision Map** to subdivide 3 vacant parcels totaling 106.5 gross acres into 484 lots (441 residential lots and 43 common lots) in the Agricultural, Open Space (A-OS-PUD), Single-Unit Dwelling (R-1-PUD), and Single-Unit or Duplex Dwelling (R-1A-PUD) zones within the Panhandle Planned Unit Development (PUD).

C. **Site Plan and Design Review** of the Tentative Subdivision Map with deviations to PUD Guidelines for lot orientation, to exceed the maximum allowed lot size, lot depth, and lot width, and to reduce the minimum required lot width, and for the construction of 441 single-unit dwellings.

D. **Tree Permit** to remove 4 private protected trees.

ACTIONS TAKEN: On February 24, 2022, the Acting Zoning Administrator and Design Director took the following actions based on the attached findings of fact:

Approved with Conditions entitlements (A) through (D)

Action certified by:

Bruce Monighan (Nov 1, 2022 13:07 PDT)

Bruce Monighan, Design Director

Kevin Colin, Zoning Administrator

Sent to Applicant: 11/1/2022 By:

Jose Quintanilla, Associate Planner

Copy to Applicant
Original to File

NOTICE OF PROTEST RIGHTS

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

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

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

EXPIRATION

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

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

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

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

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

APPEALS

Appeals of the Zoning Administrator decision of this item to the Planning and Design Commission must be filed within 10 calendar days of this meeting, on or before **Monday, October 3, 2021**

If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

ENVIRONMENTAL DETERMINATION

On July 3, 2018, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq. ("CEQA"), the CEQA Guidelines (14 California Code of Regulations §15000 et seq.), and the City of Sacramento environmental guidelines, the City Council certified an Environmental Impact Report (EIR) and adopted Findings of Fact (Resolution No. 2018-0280) and approved the Panhandle Annexation project (P16-013) (Original Project).

The Panhandle 105 project (Z21-124) proposes to construct 441 residential units on a vacant property totaling approximately 106.5 gross acres in the Agricultural, Open Space (A-OS-PUD), Single-Unit Dwelling (R-1-PUD), and Single-Unit or Duplex Dwelling (R-1A-PUD) zones.

Staff determined that there are no proposed changes to the Original Project that require the preparation of a subsequent EIR based upon the Current Project's proposed scope being consistent with the uses reviewed and evaluated in the certified EIR, and the analysis of impacts and mitigation in the EIR is adequate for the Current Project. As part of this analysis, all uses allowed under the current zoning were evaluated. Residential uses, such as the proposed project, are allowed in the Single-Unit Dwelling (R-1-PUD), and Single-Unit or Duplex Dwelling (R-1A-PUD) zones and is consistent with the uses analyzed in the previous EIR.

The findings prepared confirm that the previously certified EIR, the previously adopted findings of fact and statement of overriding consideration, and all oral and documentary evidence received during the hearing on the Current Project have been reviewed and no further environmental review is required under the requirements of the California Environmental Quality Act (CEQA).

The EIR can be found at:

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

FLOOD HAZARD ZONE

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016, and the SAFCA 2021 Adequate Progress Annual Report accepted by City Council Resolution No. 2021-0328 on November 9, 2021.

CONDITIONS OF APPROVAL

B. **Tentative Subdivision Map** to subdivide 3 vacant parcels totaling 106.5 gross acres into 484 lots (441 residential lots and 43 common lots) **is approved** subject to the following Conditions of Approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P16-013 and Z21-124). The design of any improvement not covered by these conditions, or the PUD Guidelines shall be to City standard.

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

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

General: All Projects

B1. Comply with and meet all the requirements of the Development Agreement to the satisfaction of the City of Sacramento.

B2. The applicant shall participate in the Panhandle Financing Plan and Pay all required fees and shall execute any and all agreements which may be required in order to implement this condition.

B3. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office for project (P16-013).

B4. Comply with the PUD Guidelines and meet all conditions of the existing PUD (P16-013) unless the condition is superseded by a Tentative Map condition.

B5. The design of any improvement not covered by these conditions, or the PUD Guidelines shall be to City standard.

B6. Show all continuing and proposed/required easements on the Final Map.

B7. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way

for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City.

B8. Pursuant to City Code Section 17.500.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service.

B9. Multiple Final Maps may be recorded. Prior to recordation of any Final Map all infrastructure/improvements necessary for the respective Final Map must be in place or designed and bonded for to the satisfaction of the Departments of Utilities, and Department of Public Works.

B10. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Department of Public Works, Plan Check Senior Engineer at (916) 808-7754 to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible.

Public Works: Anis Ghobril (916) 808-5367

B11. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions.

B12. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter, and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

B13. Prior to recordation of any phased map, the applicant shall obtain and secure all needed off-site Irrevocable Offer of Dedications (IODs) for all the required right of ways needed to construct required roadways and signals to the satisfaction of the Department of Public Works.

B14. The applicant shall dedicate sufficient right of way and construct a roundabout at the intersection of Club Center Drive and Street A per City standards to the satisfaction of the Department of Public Works. The applicant's design and construction shall provide

for all required signing plans, striping plans, street lighting plans, pedestrian crossings and islands, and landscaping plans to the satisfaction of the Department of Public Works.

B15. The applicant shall submit a roundabout design concept report to the Department of Public Works for review and approval prior to the submittal of any improvement plans. The roundabout design concept report shall provide crucial geometric information and signage and markings package for the design of the roundabout which may lead to additional right-of-way dedication and should be started as early as possible to avoid delays during the plan check process.

B16. Prior to recordation of the first phased final map, construct a traffic signal (or provide an approved DCR, signal design and a security bond) at the following intersection to the satisfaction of the Department of Public Works:

a. Del Paso Road and Sorento Road.

NOTE: The Department of Public Works shall determine the need for signals, based on CalTrans signal warrants. Signals shall be constructed as part of the public improvements for the Final Map. Signal design and construction shall be to the satisfaction of the Department of Public Works. The applicant shall provide all on-site easements and right-of-way needed for turn lanes, signal facilities and related appurtenances. The applicant shall install CCTV cameras and all necessary appurtenances if deemed necessary by and to the satisfaction of Transportation Division (Signal Operations Section).

B17. The applicant shall submit a Traffic Signal Design Concept Report (TSCDR) per section 15.10 of the City's Design and Procedures Manual to the Department of Public Works for review and approval **prior** to the submittal of any improvement plans involving traffic signal or RRFB work. The TSCDR provides crucial geometric information for signal design which may lead to additional right-of-way dedication and should be started as early as possible to avoid delays during the plan check process.

B18. Dedicate sufficient right of way and construct Club Center Drive per the approved tentative map street cross section (Major Collector) to the satisfaction of the Department of Public Works.

B19. The applicant shall dedicate sufficient right of way along Sorento Road and construct the frontage improvements per the approved tentative map street cross section and to the satisfaction of the Department of Public Works. The applicant shall design, and construct required improvement transitions at both ends and provide any needed barricades and signage to the satisfaction of the Department of Public Works. The construction of Sorento Road shall include full frontage improvements on the west side to the centerline of the road, plus one 11-foot lane for the opposite direction, a two-foot shoulder and acceptable drainage on the east side.

B20. Dedicate sufficient right of way and construct Street A per the approved tentative map street cross section (major collector with no parking) to the satisfaction of the Department of Public Works.

B21. Dedicate sufficient right of way and construct Faletto Avenue per the approved tentative map street cross section and to the satisfaction of the Department of Public Works. Faletto Avenue shall be constructed with full frontage improvements on the south side, to the centerline of the road, plus one 11-foot lane for the opposite direction, a 2-foot shoulder and acceptable drainage.

B22. Dedicate sufficient right of way and construct Street I per the approved tentative map street cross section and to the satisfaction of the Department of Public Works.

B23. The proposed connector streets C, B and F shall be constructed as residential street but signed for “No Parking Any Time”. The applicant shall install the no parking signs with roadway construction to the satisfaction of the Department of Public Works.

B24. All residential streets shall be dedicated and constructed per City standards and per the approved tentative map to the satisfaction of the Department of Public Works.

B25. The applicant shall construct a 20-foot-wide emergency vehicle access (EVA) at the end of the cul-de-sac on Circle A to connect with Street A to the satisfaction of the Department of Public Works and Fire. The EVA shall be gated with a locking mechanism to the satisfaction of the Fire and Police Departments.

B26. Dedicate and construct a class-1 bike trail within Parcels OS-1, OS-2, OS-3 and OS-4 per the approved PUD Guidelines and the approved tentative map cross section to the satisfaction of Public Works and Parks Departments.

B27. The applicant shall install a hard-wired Rectangular Rapid Flashing Beacons (RRFB) at the intersection of Club Center Drive and Street I where the trail crossing is located per City standards and to the satisfaction of the Department of Public Works. The applicant shall provide all needed conduits, signage, pavement markings and vertical elements required for the installation of the RRFBs per the recommendations of the traffic analysis to the satisfaction of the Department of Public Works. Advisory Note: The applicant is advised to start the required TSDCR review and approval process as soon as possible to avoid delays in the map recordation process.

B28. Dedicate and construct all private drives consistent with the approved tentative map cross section to the satisfaction of the Department of Public Works and Utilities. All private drives shall have standard driveway cuts for entries and shall be maintained by the HOA in perpetuity.

B29. Dedicate to the City an IOD for maintenance purposes those areas identified on the Tentative Subdivision Map as Landscape lots, pedestrian connections, Sorento Road sidewalk and landscaping and Open Space areas. Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final Map. Design and construct landscaping and irrigation in dedicated easements or rights of way, to the satisfaction of the Public Works Department, Parks Planning, Design and Services (PPDS), and the Planning Division. Acceptance of the required landscaping and irrigation by the City into the Landscape Maintenance District shall be coordinated with the Department of Public Works, Finance Department-Special Districts and PPDS. The Developer shall maintain the landscaping and irrigation for two years or until acceptance by the City into the District (whichever is

less). The two-year period shall begin following the issuance of a notice of completion by the City for the landscaping and irrigation.

B30. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of all walls, landscape lots, landscaping and irrigation, pedestrian and bicycle trails, and open space areas. The HOA shall maintain all landscape lettered lots and all private drives in perpetuity.

B31. All proposed elbows and cul-de-sacs shall be constructed per City standards and to the satisfaction of the Department of Public Works.

B32. Construct A.D.A. compliant ramps per City standards at all intersections and as directed by the Department of Public Works. All crosswalks shall be disability access compliant to the satisfaction of the Department of Public Works.

B33. Provide additional right-of-way for expanded intersections at intersections to be signalized and other locations specified by the Department of Public Works as identified in the Panhandle Annexation EIR traffic analysis.

B34. City standard ornamental streetlights (acorn style or alternate decorative style approved by the Planning and Electrical Divisions) shall be designed and constructed by the applicant in accordance with Electrical Division requirements to the satisfaction of the Department of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.

B35. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.

B36. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed, and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.

B37. At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to undulations, speed lumps, additional 4-way intersections, etc. Undulations/speed lumps will be required on certain streets adjacent to school/park combinations, as determined by the Department of Public Works.

B38. Prior to issuance of any building permits (excluding model homes), the applicant shall prepare a Neighborhood Traffic Management Plan (TMP) for Sorento Road, Faletto Avenue and Danbrook Drive, as identified in the Panhandle Annexation EIR to be reviewed and approved by the Department of Public Works. The TMP shall include traffic calming measures such as undulations, speed lumps, signage, traffic circles, etc. to the satisfaction of the Department of Public Works. The measures identified in the approved TMP shall be implemented and constructed with each appropriate phase and once vehicular connections are made to existing surrounding streets.

B39. Construct bulb-outs at locations specified in the City's Pedestrian Friendly Street Design Guidelines, the City's Design and Procedures Manual, or as directed by the Department of Public Works.

B40. Developer is required to install permanent street signs to the satisfaction of the Department of Public Works.

B41. The applicant shall design all street planters to have shade trees with an expected mature canopy diameter of 35 feet, planted 40 feet on center with consideration given to driveways and underground and above ground utilities to the satisfaction of Urban Forestry.

B42. The applicant shall make provisions for bus stops, shelters, etc. to the satisfaction of Department of Public Works in consultation with Regional Transit.

B43. The applicant shall dedicate (if necessary) and construct bus turnouts for all bus stops adjacent to the subject site to the satisfaction of the Department of Public Works.

B44. Prior to recordation of any final map, the applicant shall obtain and submit all required abandonment clearance letters for any proposed abandonments and shall satisfy all conditions of approval of the abandonment.

B45. Multiple access points will be required for all phases of the Final Subdivision Map to the satisfaction of the Department of Public Works and the Fire Department. Dead end streets must be less than 500' in length and must include a turn-around approved by the Department of Public Works and Fire Department.

B46. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.

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

B47. All existing easements and all existing rights-of-way shall be shown on the Final Map, except for all abandoned easements and rights-of-way.

B48. Execute and deliver to the City, in recordable form, an IOD in fee title for Lot A and Lot B for a water quality and flood control basin.

B49. Concurrent to the first submittal of the off-site improvement plans, the applicant shall prepare and submit a project specific water study for review and approval by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-1400) at the early planning stages to address any water related requirements. (Note: The development of this subdivision shall

construct all water infrastructure per the existing Water Master Plan performed as part of the Panhandle Annexation, P16-013. Any deviation to the Water Master Plan may require a resubmittal that shall be reviewed and accepted by the DOU.)

B50. The approved Water Master Plan identified the construction of public Water transmission main(s) within Club Center Drive to Del Paso Road. The construction costs for the water transmission mains will be reimbursed with water fee credits. The water fee credit agreement is required and shall be to the satisfaction of the DOU and the City Attorney.

B51. The applicant shall construct and place public water and storm drainage mains in the asphalt section of the proposed public street rights-of-way per the City's Design and Procedures Manual. No public water or drainage main is allowed in private streets or drives.

B52. Dual water mains may be required for public streets with medians.

B53. Two points of service for the public water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public rights-of-way as per the City's Design and Procedures Manual.

B54. Common area landscaping shall have a separate street tap for a metered irrigation service. (Note: The detention basin(s), Park, and Open Space lots located on Lots A, B, and C, OS-1, OS-2, OS-3, and OS-4, and Landscape Lots may be required to have their own separate metered irrigation water service.)

B55. Concurrent to the first submittal of off-site improvement plans, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Design and Procedures Manual, for review and approval by the DOU prior to the final recordation of the final map. The drainage study shall be consistent with the Natomas Panhandle drainage masterplan for the project area. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-1400) at the early planning stages to address any drainage related requirements. (Note: The development of this subdivision shall be consistent with the existing Storm Drainage masterplan performed as part of the Panhandle Annexation, P16-013. Any deviation to the Storm Drainage masterplan may be require a resubmittal that shall be reviewed and accepted by the DOU.)

B56. There is an existing drainage canal/ditch along the western property line of the project. The existing drainage ditch/canal is collecting drainage from the northern properties and currently flows through this project site. All proposed quitclaim adjacent to the western property line of the project shall be retained until the northern drainage has been mitigated to the satisfaction of the Department of Utilities.

B57. A vehicular access road and/or ramps for the detention basin and pump station will be required. The design and construction of the access road(s) and ramp shall be to the satisfaction of the DOU.

B58. The applicant shall construct the detention/water quality basin, construct a pump station and discharge pipes, and construct inlet and outlet structures for the detention/water quality basin. The basin design and construction shall be to the satisfaction of the DOU and per the requirements of the latest edition of the Stormwater Quality Design Manual

for the Sacramento Region. Applicant shall submit a separate set of improvement plans for the detention basin and pump station design. Prior to design of these facilities, the applicants' engineer shall meet with the CIP Drainage Group and Electrical Group to discuss design standards.

B59. The detention/water quality basin on Lot A and Lot B shall be annexed into the City of Sacramento Neighborhood Water Quality District, which provides for maintenance of the landscaping and irrigation including the drainage structures, and other features (Water Quality Facility) of the water quality and flood control basin.

B60. The developer shall maintain the detention/water quality facility for a period of two (2) years or until acceptance by the City into the District, whichever is less. The two-year period shall begin following the issuance of a notice of completion by the City for the Detention/Water Quality Facility. At the time of acceptance by the City, the developer shall remove any sediment or debris that has accumulated prior to acceptance.

B61. Finished floor elevations shall be a minimum of 1-foot above the 100-year HGL or 1.5– feet above the overland flow release elevation, whichever is higher or as approved by the DOU.

B62. Per City Code, the applicant may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements, and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.

B63. A grading plan showing existing and proposed elevations is required. All lots and/or parcels shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one-foot off-site contours within 100 feet of the project boundary are required. No grading shall occur until the grading plan has been reviewed and approved by DOU.

B64. This project will disturb more than one acre of land; therefore, the project is required to comply with the State's "Construction General Permit". To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State's Storm Water Multiple Application and Report Tracking System (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.

B65. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

B66. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution

caused by development of the area. The project is an area not served by an existing regional water quality control facility and/or the project has more than one-acre of new or modified impervious area, therefore, Low Impact Development (LID), certified full capture trash control devices and on-site treatment control measures will be required. The on-site storm water treatment control measures required may affect site design and site configuration and should be considered during early planning stages.

B67. A maintenance agreement may be required for both on-site treatment control measures and full capture control devices. Contact DOU for a list of accepted proprietary devices considered for treatment control and full capture trash control. Construction drawings must include all proposed source controls and on-site water quality measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for appropriate measures.

B68. The proposed development is located within the Reclamation District 1000 (RD 1000). The applicant shall comply with all RD 1000 requirements and pay all required fees.

B69. Any use of RD 1000 easements will require an agreement and/or approval with RD 1000. Any permanent or temporary encroachments within RD 1000 easements will require an encroachment permit from RD 1000. This will affect the street and lot layout for the proposed project and should be considered early in the planning process.

B70. The applicant may be required to reimburse RD 1000 for their staff and consultant time necessary to review and approve the proposed plans and monitor construction within their easement.

Fire Department: King Tunson (916) 808-1358

B71. Provide the required fire hydrants in accordance with California Fire Code Section 507 and Appendix C, Section C102.1 as amended the Sacramento City Code Section 507.5.1.

Parks: Brianna Moland (916) 808-6188

B72. **Park Dedication:** Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall provide on City's form an irrevocable offer of dedication (IOD) of the park site identified on the tentative map as Lot C comprising 3.52+/- (gross) acres. This project is required to dedicate 4.19 acres in public parkland for the number of units proposed as part of this project. Therefore, an additional 0.67 acres of parkland must be dedicated or a Quimby In-Lieu Fee of $249,054 must be paid.

At the time of dedication, the applicant shall confirm the net acres of the site(s) to be dedicated and shall (1) take all actions necessary to convey to and vest in the City full and clear title to Lot C, including all interests necessary for maintenance and access; (2) provide a title report and title insurance insuring that clear title in fee is vested in the City at the time of dedication; (3) provide a Phase 1 environmental site assessment of Lot C; (4) if the environmental site assessment identifies any physical conditions or defects in Lot C that would interfere with its intended use as a park, as determined by PPDS in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDS; and (5) take all actions necessary to ensure that Lot C is free and clear of any wetland mitigation, endangered

or threatened animal or plant species, sensitive habitat or other development restrictions. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with Lot C. The applicant shall be responsible for maintenance of dedicated land until City accepts IOD.

B73. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note)

B74. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Infrastructure Finance, Jessica Steinhauer, (916) 808-8243).

B75. **Improvements:** The applicant shall construct the following public improvements prior to and as a condition of City's acceptance of the park/parkway site for the parkland dedicated within this phased map(s):

a. Full street improvements for Lot C including but not limited to curbs, gutters, accessible ramps, street paving, streetlights, and sidewalks; and improved surface drainage through the site.

b. On-street parking on at least one side of the park.

c. A concrete sidewalk and vertical curb along all street frontages that open onto Lot C. The sidewalk shall be contiguous to the curb (attached) for neighborhood parks and separated from the curb (detached) for community and regional parks unless otherwise approved by PPDS.

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

e. One water tap for irrigation, one water tap for domestic water, and electrical and telephone service to Lot C, quantity and location as approved by PPDS. The irrigation water tap and the domestic water tap shall be sized based on-site specific calculations. Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.

f. A ten-foot (10') wide driveway into Lot C with a driveway cut for maintenance vehicles at a location approved by PPDS in coordination with Public Works.

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

h. Upon completion of all public improvements identified above, the Developer shall contact the Landscape Architecture Section (LAS) of the PPDS at 808-7634 to schedule an inspection. This condition shall be considered complete when all improvements have been completed to the satisfaction of the LAS of the PPDS.

B76. **Site Plan:** The applicant shall submit a site plan and electronic file showing the location of all utilities on the park/parkway sites to the PPDS for review and approval. The applicant shall also include an exhibit showing the location of site improvements for the Niños Parkway Extension up to Club Center Drive.

B77. **Design Coordination for PUE's and Facilities:** If a 12.5-foot public utility easement (PUE) for underground facilities and appurtenances currently exists or is required to be dedicated adjacent to a public street right-of- way contiguous to Lot C, the applicant shall coordinate with PPDS and SMUD regarding the location of appurtenances within the PUE to minimize visual obstruction in relation to the park(s) and to best accommodate future park improvements. The applicant shall facilitate a meeting(s) with SMUD and PPDS prior to SMUD's facilities coordinating meeting for the project.

B78. **Turnkey Park Development:** If the Applicant desires to construct a turnkey park, the Applicant shall notify PPDS in writing no later than approval of the tentative subdivision map for the project and shall enter into a City standard turnkey park construction agreement to construct the park improvements to the satisfaction of the City's PPDS. The park construction agreement shall address (1) the preparation and approval of the park design and improvement plans, (2) time for completion of the park (or of each phase of the park if the park is not to be completed in one phase) as a function of build-out of the subdivision or issuance of occupancy permits, (3) any credits to be awarded to the applicant against the City's Park Impact Fee (PIF) that would be payable as a condition of issuance of building permits for the dwelling units to be constructed in the subdivision, (4) maintenance of all improvements to be accepted into the park maintenance financing district for a minimum of one year and until a minimum of 50% of the residential units to be served by the park have received occupancy permits, unless the City agrees to accept park maintenance into the District at an earlier date. The one-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.

B79. **Private Recreation Facility Credits:** City Code Chapter 17.512, Sections 17.512.90 through 100 address granting of private recreation facility credits. The city may grant credits for privately owned and maintained open space or local recreation facilities, or both, in planned developments as defined in Section 11003 of the Business and Professions Code, condominiums as defined in Section 783 of the Civil Code, and other common interest developments. Such credit, if granted in acres, or comparable in lieu fees, shall not exceed twenty-five (25) percent of the dedication or fees, or both, otherwise required under this chapter and no more than five percent per category of open space or recreational facilities described in this Chapter under 17.512.90.

Should the applicant request City consideration of private recreational facilities, a separate agreement must be approved by the City Council prior to recordation of the first subdivision map for the project. Refer to section 17.512.90 for a list of qualifying facilities. Critical timing outlined in this Section includes:

a. Open space covenants for private park or recreational facilities shall be submitted to the city council prior to approval of the final subdivision map or parcel map and shall be recorded contemporaneously with the final subdivision map. (Prior code § 40.16.1612)

Finance: Mary Jean Rodriguez (916) 808-1980

B80. The applicant shall annex to the North Natomas Transportation Management Association (TMA) or other TMA.

B81. The applicant shall initiate and complete formation of a maintenance district (assessment or Mello-Roos CFD district); or annex the project to an existing maintenance district prior to recording a Final Subdivision Map. The applicant shall pay all City fees for formation of or annexation to special districts.

SMUD: John Yu (916) 732-6321

B82. SMUD has existing overhead 12kV facilities on the project site that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

B83. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.

B84. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.

B85. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.

B86. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs. If the Applicant proposes any use within the a SMUD easement, the Applicant shall route its plans to SMUD for review and written approval

B87. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).

B88. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.

B89. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at:

https://www.smud.org/en/Business- Solutions-and-Rebates/Design-and-Construction-Services.

B90. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

B91. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.

B92. The Applicant shall dedicate any private drive, ingress and egress easement, (and 5 feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.

B93. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

B94. SMUD occupies a transmission line easement within the boundaries of the subject map and certain uses are not permitted or compatible with the safety, operation, maintenance and construction of our transmission line facilities. If the Applicant proposes any use within the transmission line easement, the Applicant shall route its plans to SMUD for review. For more information regarding transmission encroachment, please visit: https://www.smud.org/en/do-business-with-smud/real-estate-services/transmission-right-of-way.htm.

B95. Prior to the issuance of any grading or building permits, the Applicant or its designee shall obtain a joint-use agreement from SMUD consenting to proposed development within SMUD's transmission line easement. Please contact SMUD's Property Administrator for application procedures.

B96. The Contractor shall provide SMUD with a schedule of work (with dates and times) for any excavation within ten feet of the transmission line(s).

Regional San: Robb Armstrong (916) 876-6104

B97. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Regional San Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

Sacramento Area Sewer District (SASD): Yadira Lewis (916) 876-6278

B98. Prior to the APPROVAL OF IMPROVEMENT PLANS: To obtain sewer service, construction of SASD sewer infrastructure will be required. Current SASD Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the improvement plans for final approval. Field modifications to new or existing precast manhole bases are not allowed.

B99. Prior to the APPROVAL OF IMPROVEMENT PLANS: Developer is responsible for installing collector sized sewer pipeline and appurtenances shown in the Level 3 sewer

study across the parcel frontage as a condition of approval. These improvements must be shown on the improvement plans for final approval.

B100. Prior to the APPROVAL OF IMPROVEMENT PLANS: SASD requires each building on each lot with a sewage source to have a separate connection to SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the improvement plans for final approval.

B101. Prior to the APPROVAL OF IMPROVEMENT PLANS: Sewer easements may be required to service this parcel. All public sewer easements will be dedicated to SASD in a form approved by the District Engineer. All public sewer easements will be at least 20 feet in width and will require continuous access for installation and maintenance. SASD will only provide maintenance in public rights-of-way and SASD dedicated sewer easements. No awning or overhang may encroach on the easement area. At minimum, an all-weather access road must be provided to all manholes.

B102. Prior to the APPROVAL OF IMPROVEMENT PLANS: Alignment of all main lines and structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.

B103. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

B104. Prior to the SUBMITTAL OF IMPROVEMENT PLANS: The project has an approved Level 2 sewer study. For this project, SASD requires a Level 3 sewer study prior to the submittal of improvement plans for plan check to SASD. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with SASDs' most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by SASD in advance and in compliance with SASD Design Standards.

B105. Prior to DISTRICT SIGN-OFF ON THE TENTATIVE PARCEL MAP: the existing and/or proposed sewer lines must be shown on a utility plan or the improvement plans.

Advisory Notes:

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

B106. Consistent with the Panhandle Mixed Income Housing Strategy (Reso. 2018-0286) the applicant shall provide for 6 affordable units in Villages 10 and 11 of the PUD to the satisfaction of Planning and the Sacramento Housing and Redevelopment Agency (SHRA). Village 10 is required to provide 4 affordable units and Village 11 is required to provide 2 affordable units. At the time of project approval, the applicant has selected Lots 1, 43, 62, and 82 in Village 11, and Lots 27 and 36 in Village 10 as shown on the approved plans.

B107. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

B108. All future house plans shall comply with City code 17.508 regarding residential driveway spacing requirements which include:

17.508.040.J All residential driveways shall be at least 5-ft away from the property line

B109. The applicant shall participate in the Panhandle Public Facilities Finance Plan, adopted by City Council Resolution No. 2018-0285 on July 3, 2018, and as updated, and pay all required fees and shall execute any, and all agreements, which may be required, in order to implement this condition.

B110. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.

B111. Properly abandon under permit from the County Environmental Health Division, any unused well system located on the property. (Note: For general questions or requirements on well systems contact the County Environmental Health Division at 916-875-8400.)

B112. The applicant is responsible for obtaining all necessary permits, easements, and approvals from federal, state, and local agencies for the construction of this project.

B113. Prior to the initiation of water and storm drainage service to the development adjacent to the private drives, a privately funded maintenance district or a homeowners association (HOA) shall be formed and C.C.&R's shall be approved by the City and recorded assuring maintenance of water and surface and subsurface storm drainage facilities within the private drive aisles and common areas. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water and surface and subsurface storm drainage facilities may not be revised without City consent. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.

B114. The proposed project is located in the Special Flood Hazard Area (SFHA), designated as A99 zone Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). FEMA does not require elevating or flood proofing in A99 zone. City Code Chapter 15.104 Floodplain Management Regulations require that any new construction of and/or substantial improvement to any structure located in A99 zone requires a Hold Harmless Agreement regarding risk of flooding on property.

B115. Any proposed development within 400 feet of a levee or floodwall greater than 15 feet in height and within 200 feet for levees or floodwalls less than 15 feet in height needs to show that any excavation, grading, or land modification will not endanger the integrity of the levee or floodwall by increasing seepage or uplift. The bottom of the permanent excavation should not extend below a plane that starts at the boundary of the future needs area or existing levee toe and extends downward at a 10:1 slope. Any permanent excavation that extends below this plane requires a report from a civil engineer stating that the proposed development will not have an adverse impact on the integrity/operation of flood control system. Excavation or grading may be allowed as long as it does not adversely affect the functioning of the levee or floodwall.

B116. Per the Department of Water Resources' *Urban Levee Design Criteria* for undeveloped areas, no excavation or structures shall be within 20 feet of levee toe.

B117. Any development (trees, fences, etc.) within 15 feet of the levee toe must obtain a Central Valley Flood Protection Board Permit.

B118. The Sacramento Area Sewer District (SASD) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP). SASD will respond via separate correspondence.

B119. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

a. Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee for this project is estimated at $1,558,680 or 4.19 parkland acres. This is based on the creation of 441 new parcels at an average land value of $310,000 per acre for the North Natomas Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. An additional 0.67 parkland acres must be dedicated, or a Quimby In-Lieu Fee of $249,054 must be paid. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment. The fee is due at the time of the final map.

b. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is conservatively estimated at $2,603,223. The Park Development Impact Fee due for this project is based on 441 new residential units and the Remainder City Zone Rate of $2.94 per square foot for residential projects, with a minimum rate of $2,214 for units under 750 square feet and a maximum of $5,903 for units over 2,000 square feet. Any change in these factors will change the amount of the PIF due. The fee is

calculated using factors at the time that the project is submitted for building permit.

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

d. All Citywide Park Development Impact Fees generated from this project would be directed towards the North Natomas Community Center and Aquatic Center Complex (located within the North Natomas Regional Park).

e. The applicant is not eligible for Citywide PIF credits for trail landscaping improvement under the Niños Parkway/WAPA corridor. If the applicant enters into a turnkey agreement for neighborhood and community park development, then neighborhood and community PIF credits would be available.

f. The landowner shall dedicate in fee the land encumbered by the Western Area Power Authority (WAPA) and SMUD utility easement, a 50-foot-wide corridor with a trail facility called Niños Parkway, to City at no cost and with no parkland dedication credit. Trails in the Panhandle Planned Unit Development should be 12 feet wide, include a paved bicycle and pedestrian trail with 2 feet of decomposed granite on each side of the trail, and should be landscaped with drought tolerant and native plant landscaping. The City anticipates contracting with the homeowners' association (HOA) established by the landowner for maintenance of the Niños Parkway within the Panhandle area. The assumption of maintenance of the Niños Parkway trail by City or the HOA will not occur until after the City accepts the landowner's land dedication and improvements. Until that time, the developer shall maintain the 50-foot-wide corridor.

g. No Quimby credit would be provided for an open space easement.

h. To align with the Panhandle PUD, open space should take advantage of sunlight and be sheltered from wind, noise, and traffic; natural surveillance with front-on homes should be incorporated in the design to encourage park and trail use.

C. **Site Plan and Design Review** of the Tentative Subdivision Map with deviations to exceed the maximum allowed lot size, lot depth, and lot depth, and to reduce the minimum required lot width, and for the construction of 441 single-unit dwellings and in the Agricultural, Open Space (A-OS-PUD), Single-Unit Dwelling (R-1-PUD), and Single-Unit or Duplex Dwelling (R-1A-PUD) zones within the Panhandle Planned Unit Development **is approved** subject to the following Conditions of Approval:

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

General

C1. This approval is for the development of 441 residential units per the attached exhibits and conditions of approval.

C2. No building permit shall be applied for until after the expiration of the 10-day appeal period, unless approved through a concurrent review. If an appeal is filed, no permit shall be issued until final approval is received.

C3. Development of the site shall be in compliance with the approved plans. Any modification(s) to the project shall be subject to additional planning review and may require subsequent entitlements prior to issuance of building permits.

C4. The applicant shall obtain all necessary building and encroachment permits prior to commencement of construction.

C5. Consistent with the Panhandle Mixed Income Housing Strategy (Reso. 2018-0286) the applicant shall provide for 6 affordable units in Villages 10 and 11 of the PUD to the satisfaction of Planning and the Sacramento Housing and Redevelopment Agency (SHRA). Village 10 is required to provide 4 affordable units and Village 11 is required to provide 2 affordable units. At the time of project approval, the applicant has selected Lots 1, 43, 62, and 82 in Village 11, and Lots 27 and 36 in Village 10 as shown in the approved plans.

C6. The project is within the Natomas Basin Habitat Conservation Plan area. The project applicant/developer shall complete the pre-construction surveys for potential special-status species not less than 30 days or more than 6 months prior to construction activities in accordance with the 2003 NBHCP. The pre-construction survey shall be conducted by a qualified biologist, botanist, or related expert and will be reviewed by EPS, CDFW, USFWS, and the Natomas Basin Conservancy.

C7. Landscaping at all common lots shall include large canopy shade trees consistent with the approved Landscape Plans and as recommended by Urban Forestry.

C8. Individual lot landscaping shall be provided as shown on the approved Landscape plans.

C9. All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.

C10. Where site mechanical equipment and utility vaults are incorporated into the project site including, but not limited to generators, SMUD transformers, fire pump, etc., shall be reviewed and approved by Design Review staff prior to Building Permit submittal. Backflow prevention devices shall be placed at a location that will minimize street and

pedestrian views. The applicant shall submit final site mechanical locations for review and approval by Design Review staff prior to Building Permit submittal.

C11. Project lighting shall comply with all applicable Sacramento City Code lighting regulations. Fixtures shall be unobtrusive and complementary to the architectural design of the building. Obtrusive industrial wall pack and shoe box lighting are not permitted. Lighting shall be designed to not produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public. All fixtures should be placed in a manner that avoids glare when observed from the street or other public areas.

C12. Provide photocell outdoor LED wall mounted lighting on all alley-loaded housing products. This lighting shall be maintained and controlled by the HOA or other adequate maintenance agreement. Homeowners shall not have control over this lighting to ensure the safety of all residents utilizing the alleys and other common areas.

C13. All signage is subject to a separate review and approval process.

C14. Provide a minimum of 1 parking space per dwelling unit which meet all requirements of City Code Chapter 17.608.

C15. Rooftop mechanical equipment shall be screened from view from adjacent streets and public area and concealed behind parapets or architecturally integrated screens.

C16. Trash enclosures, if applicable, shall meet all requirements of Sacramento City Code section 17.616, including, but not limited to, perimeter landscaping, masonry walls, solid metal gate, concrete apron, overhead clearance, and signs.

Design Review

C17. Home plans requiring a rear setback deviation to reduce the minimum required setback are not approved as part of this development. Homes (e.g., Plans 4514, etc.) shall be placed on lots which can accommodate their size.

C18. Homes shall not back onto open spaces (e.g., parks, drainage basins, etc.) except as shown on the approved plans. Any changes to lotting layout may require subsequent entitlements.

C19. The building elevations shall have a consistency of detail and quality as indicated on the plans. If there are any discrepancies between the exhibits and the conditions, the conditions will take precedence. All notes and drawings on the included plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by Planning staff shall be subject to review and approval prior to the issuance of a building permit or work undertaken.

C20. Each building elevation shall incorporate exterior materials, color palettes, and architectural features as shown on the approved plans.

C21. Provide articulation of building mass with planar changes, varied rooflines, and color blocking per approved plans.

C22. Window design and fenestration shall be as shown on the approved plans.

C23. Enhanced elevations shall be required whenever either of these elevations faces a public street, school, park, canal, trail, or other public or quasi-public space.

C24. Provide the following design elements at all elevations as shown on the approved plans:

a. Fiberglass doors.

b. Metal sectional garage doors.

c. Simulated clay tile at gable ends.

d. Stucco.

e. Simulated wood shutters.

f. Cementitious lap siding.

g. Cementitious board and batten gables.

h. Vinyl windows with grids.

i. Stucco over rigid foam trim.

j. Stucco over foam trim.

k. Stucco over rigid foam and cementitious trim.

C25. All gutters and downspouts shall be painted to match building color scheme.

C26. Plot plans consistent with the approved Final Map shall be submitted to the Building Division demonstrating compliance with setbacks and lot coverage for all lots included in this approval.

C27. Fencing shall be provided on private property, between every lot. All fencing shall adhere to residential development standards pursuant to 17.620.110 of the City of Sacramento Planning and Development Code.

C28. None of the same house plans may be placed on more than two adjacent/consecutive lots and shall be a different elevation when adjacent. The applicant shall provide the Building Division with a map that indicated the plan and elevation on the adjacent lots.

PUBLIC WORKS: Anis Ghobril (916) 808-5367

C29. Comply with and meet all the requirements of the Development Agreement to the satisfaction of the City of Sacramento.

C30. The applicant shall participate in the Panhandle Financing Plan and Pay all required fees and shall execute any and all agreements which may be required in order to implement this condition.

C31. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office for project (P16-013).

C32. Prior to recordation of any phased map or issuance of any building permits, the applicant shall obtain and secure all needed off-site Irrevocable Offer of Dedications (IODs) for all

the required right of ways needed to construct required roadways and signals to the satisfaction of the Department of Public Works.

C33. Provide additional right-of-way for expanded intersections at intersections to be signalized and other locations specified by the Department of Public Works as identified in the Panhandle Annexation EIR traffic analysis.

C34. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be designed and constructed to City Standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

C35. The applicant shall dedicate sufficient right of way and construct a roundabout at the intersection of Club Center Drive and Street A per City standards to the satisfaction of the Department of Public Works. The applicant's design and construction shall provide for all required signing plans, striping plans, street lighting plans, pedestrian crossings and islands, and landscaping plans to the satisfaction of the Department of Public Works.

C36. The applicant shall submit a roundabout design concept report to the Department of Public Works for review and approval prior to the submittal of any improvement plans. The roundabout design concept report shall provide crucial geometric information and signage and markings package for the design of the roundabout which may lead to additional right-of-way dedication and should be started as early as possible to avoid delays during the plan check process.

C37. Prior to recordation of the first phased final map or issuance of any building permits, construct a traffic signal (or provide an approved DCR, signal design and a security bond) at the following intersection to the satisfaction of the Department of Public Works:

a. Del Paso Road and Sorento Road.

NOTE: The Department of Public Works shall determine the need for signals, based on CalTrans signal warrants. Signals shall be constructed as part of the public improvements for the Final Map. Signal design and construction shall be to the satisfaction of the Department of Public Works. The applicant shall provide all on-site easements and right-of-way needed for turn lanes, signal facilities and related appurtenances. The applicant shall install CCTV cameras and all necessary appurtenances if deemed necessary by and to the satisfaction of Transportation Division (Signal Operations Section).

C38. The applicant shall submit a Traffic Signal Design Concept Report (TSCDR) per section 15.10 of the City's Design and Procedures Manual to the Department of Public Works for review and approval **prior** to the submittal of any improvement plans involving traffic signal or RRFB work. The TSCDR provides crucial geometric information for signal

design which may lead to additional right-of-way dedication and should be started as early as possible to avoid delays during the plan check process.

C39. Dedicate sufficient right of way and construct Club Center Drive per the approved tentative map street cross section (Major Collector) to the satisfaction of the Department of Public Works.

C40. The applicant shall dedicate sufficient right of way along Sorento Road and construct the frontage improvements per the approved tentative map street cross section and to the satisfaction of the Department of Public Works. The applicant shall design, and construct required improvement transitions at both ends and provide any needed barricades and signage to the satisfaction of the Department of Public Works. The construction of Sorento Road shall include full frontage improvements on the west side to the centerline of the road, plus one 11-foot lane for the opposite direction, a two-foot shoulder and acceptable drainage on the east side.

C41. Dedicate sufficient right of way and construct Street A per the approved tentative map street cross section (major collector with no parking) to the satisfaction of the Department of Public Works.

C42. Dedicate sufficient right of way and construct Faletto Avenue per the approved tentative map street cross section and to the satisfaction of the Department of Public Works. Faletto Avenue shall be constructed with full frontage improvements on the south side, to the centerline of the road, plus one 11-foot lane for the opposite direction, a 2-foot shoulder and acceptable drainage.

C43. Dedicate sufficient right of way and construct Street I per the approved tentative map street cross section and to the satisfaction of the Department of Public Works.

C44. The proposed connector streets C, B and F shall be constructed as residential street but signed for “No Parking Any Time”. The applicant shall install the no parking signs with roadway construction to the satisfaction of the Department of Public Works.

C45. All residential streets shall be dedicated and constructed per City standards and per the approved tentative map to the satisfaction of the Department of Public Works.

C46. The applicant shall construct a 20-foot-wide emergency vehicle access (EVA) at the end of the cul-de-sac on Circle A to connect with Street A to the satisfaction of the Department of Public Works and Fire. The EVA shall be gated with a locking mechanism to the satisfaction of the Fire and Police Departments.

C47. Dedicate and construct a class-1 bike trail within Parcels OS-1, OS-2, OS-3 and OS-4 per the approved PUD Guidelines and the approved tentative map cross section to the satisfaction of Public Works and Parks Departments.

C48. The applicant shall install a hard-wired Rectangular Rapid Flashing Beacons (RRFB) at the intersection of Club Center Drive and Street I where the trail crossing is located per City standards and to the satisfaction of the Department of Public Works. The applicant shall provide all needed conduits, signage, pavement markings and vertical elements required for the installation of the RRFBs per the recommendations of the traffic analysis to the satisfaction of the Department of Public Works. Advisory Note: The applicant is

advised to start the required TSDCR review and approval process as soon as possible to avoid delays in the map recordation process.

C49. Dedicate and construct all private drives consistent with the approved tentative map cross section to the satisfaction of the Department of Public Works and Utilities. All private drives shall have standard driveway cuts for entries and shall be maintained by the HOA in perpetuity.

C50. City standard ornamental streetlights (acorn style or alternate decorative style approved by the Planning and Electrical Divisions) shall be designed and constructed by the applicant in accordance with Electrical Division requirements to the satisfaction of the Department of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.

C51. All proposed elbows and cul-de-sacs shall be constructed per City standards and to the satisfaction of the Department of Public Works.

C52. Construct A.D.A. compliant ramps per City standards at all intersections and as directed by the Department of Public Works. All crosswalks shall be disability access compliant to the satisfaction of the Department of Public Works.

C53. Construct bulb-outs at locations specified in the City's Pedestrian Friendly Street Design Guidelines, the City's Design and Procedures Manual, or as directed by the Department of Public Works.

C54. Developer is required to install permanent street signs to the satisfaction of the Department of Public Works.

C55. The applicant shall design all street planters to have shade trees with an expected mature canopy diameter of 35 feet, planted 40 feet on center with consideration given to driveways and underground and above ground utilities to the satisfaction of Urban Forestry.

C56. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.

C57. All new residential driveways shall be designed and constructed to City Standards and compliant with City Code 17.508 to the satisfaction of the Department of Public Works.

C58. Reciprocal access easements are required for shared use of the driveways w/ the adjacent parcel, if not already in place.

C59. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.

C60. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.

C61. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section

12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

C62. Prior to issuance of any building permits (excluding model homes), the applicant shall prepare a Neighborhood Traffic Management Plan (TMP) for Sorento Road, Faletto Avenue and Danbrook Drive, as identified in the Panhandle Annexation EIR to be reviewed and approved by the Department of Public Works. The TMP shall include traffic calming measures such as undulations, speed lumps, signage, traffic circles, etc. to the satisfaction of the Department of Public Works. The measures identified in the approved TMP shall be implemented and constructed with each appropriate phase and once vehicular connections are made to existing surrounding streets.

C63. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of all walls, landscape lots, landscaping and irrigation, pedestrian and bicycle trails, and open space areas. The HOA shall maintain all landscape lettered lots and all private drives in perpetuity.

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

C64. Concurrent to the first submittal of the off-site improvement plans, the applicant shall prepare and submit a project specific water study for review and approval by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-1400) at the early planning stages to address any water related requirements. (Note: The development of this subdivision shall construct all water infrastructure per the existing Water Master Plan performed as part of the Panhandle Annexation, P16-013. Any deviation to the Water Master Plan may require a resubmittal that shall be reviewed and accepted by the DOU.)

C65. The approved Water Master Plan identified the construction of public Water transmission main(s) within Club Center Drive to Del Paso Road. The construction costs for the water transmission mains will be reimbursed with water fee credits. The water fee credit agreement is required and shall be to the satisfaction of the DOU and the City Attorney.

C66. The applicant shall construct and place public water and storm drainage mains in the asphalt section of the proposed public street rights-of-way per the City's Design and Procedures Manual. No public water or drainage main is allowed in private streets or drives.

C67. Dual water mains may be required for public streets with medians.

C68. Two points of service for the public water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public rights-of-way as per the City's Design and Procedures Manual.

C69. Common area landscaping shall have a separate street tap for a metered irrigation service. (Note: The detention basin(s), Park, and Open Space lots located on Lots A, B, and C, OS-1, OS-2, OS-3, and OS-4, and Landscape Lots may be required to have their own separate metered irrigation water service.)

C70. Concurrent to the first submittal of off-site improvement plans, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Design and Procedures Manual, for review and approval by the DOU prior to the final recordation of the final map. The drainage study shall be consistent with the Natomas Panhandle drainage masterplan for the project area. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-1400) at the early planning stages to address any drainage related requirements. (Note: The development of this subdivision shall be consistent with the existing Storm Drainage masterplan performed as part of the Panhandle Annexation, P16-013. Any deviation to the Storm Drainage masterplan may be require a resubmittal that shall be reviewed and accepted by the DOU.)

C71. There is an existing drainage canal/ditch along the western property line of the project. The existing drainage ditch/canal is collecting drainage from the northern properties and currently flows through this project site. All proposed quitclaim adjacent to the western property line of the project shall be retained until the northern drainage has been mitigated to the satisfaction of the Department of Utilities.

C72. A vehicular access road and/or ramps for the detention basin and pump station will be required. The design and construction of the access road(s) and ramp shall be to the satisfaction of the DOU.

C73. The applicant shall construct the detention/water quality basin, construct a pump station and discharge pipes, and construct inlet and outlet structures for the detention/water quality basin. The basin design and construction shall be to the satisfaction of the DOU and per the requirements of the latest edition of the Stormwater Quality Design Manual for the Sacramento Region. Applicant shall submit a separate set of improvement plans for the detention basin and pump station design. Prior to design of these facilities, the applicants' engineer shall meet with the CIP Drainage Group and Electrical Group to discuss design standards.

C74. The detention/water quality basin on Lot A and Lot B shall be annexed into the City of Sacramento Neighborhood Water Quality District, which provides for maintenance of the landscaping and irrigation including the drainage structures, and other features (Water Quality Facility) of the water quality and flood control basin.

C75. The developer shall maintain the detention/water quality facility for a period of two (2) years or until acceptance by the City into the District, whichever is less. The two-year period shall begin following the issuance of a notice of completion by the City for the Detention/Water Quality Facility. At the time of acceptance by the City, the developer shall remove any sediment or debris that has accumulated prior to acceptance.

C76. Finished floor elevations shall be a minimum of 1-foot above the 100-year HGL or 1.5– feet above the overland flow release elevation, whichever is higher or as approved by the DOU.

C77. Prior to the initiation of water and storm drainage service to the development adjacent to the private drives, a privately funded maintenance district or a homeowners association (HOA) shall be formed and C.C.&R's shall be approved by the City and recorded assuring maintenance of water and surface and subsurface storm drainage facilities within the private drive aisles and common areas. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water and surface and subsurface storm drainage facilities may not be revised without City consent. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.

C78. Per City Code, the applicant may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements, and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.

C79. A grading plan showing existing and proposed elevations is required. All lots and/or parcels shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one-foot off-site contours within 100 feet of the project boundary are required. No grading shall occur until the grading plan has been reviewed and approved by DOU.

C80. This project will disturb more than one acre of land; therefore, the project is required to comply with the State's "Construction General Permit". To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State's Storm Water Multiple Application and Report Tracking System (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.

C81. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

C82. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is an area not served by an existing regional water quality control facility and/or the project has more than one-acre of new or modified impervious area, therefore, Low Impact Development (LID), certified full capture trash control devices and on-site treatment control measures will be required.

The on-site storm water treatment control measures required may affect site design and site configuration and should be considered during early planning stages.

C83. A maintenance agreement may be required for both on-site treatment control measures and full capture control devices. Contact DOU for a list of accepted proprietary devices considered for treatment control and full capture trash control. Construction drawings must include all proposed source controls and on-site water quality measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for appropriate measures.

C84. The proposed development is located within the Reclamation District 1000 (RD 1000). The applicant shall comply with all RD 1000 requirements and pay all required fees.

C85. Any use of RD 1000 easements will require an agreement and/or approval with RD 1000. Any permanent or temporary encroachments within RD 1000 easements will require an encroachment permit from RD 1000. This will affect the street and lot layout for the proposed project and should be considered early in the planning process.

C86. The applicant may be required to reimburse RD 1000 for their staff and consultant time necessary to review and approve the proposed plans and monitor construction within their easement.

FIRE DEPARTMENT: King Tunson (916) 808-1358

C87. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. California Fire Code Section 501.4

C88. Provide a water flow test. (Make arrangements with the Department of Utilities at 916-808-7890 or by email at DOUdevelopmentreview@cityofsacramento.org. California Fire Code Section 507.4

C89. Per the most recently adopted California Residential Code, all new residential construction including 1 and 2 family dwellings and townhouses shall be provided with an approved NFPA 13 D sprinkler system.

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

Lighting:

C90. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K with a color rendering index of 80 or higher and a light loss factor of .95 or better. When choosing lamps, the applicant shall look for efficiency of 110 lumens per watt or better. All existing exterior fixtures shall be replaced with fixtures that meet this requirement.

C91. Light poles, if applicable, shall be no higher than 16'.

C92. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.

C93. Entry drives, drive aisles, parking and bicycle parking shall be illuminated to a maintained minimum of 1.5 foot candles per square foot of parking area at a 6:1 average to minimum ratio.

C94. Exterior walkways, alcoves and passageways shall be illuminated to a maintained minimum of 1/3 foot candles per square foot of surface area at a 6:1 average to minimum ratio.

C95. Exterior lighting distribution and fixtures shall be approved by the Sacramento Police Department CPTED Sergeant (or designee) prior to issuance of a building permit.

C96. Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.

C97. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.

Landscaping:

C98. All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance, eliminates hiding areas within the landscape, and provides for tenants and users a safer environment.

C99. Tree canopies shall not interfere with or block lighting. This creates shadows and areas of concealment. The landscaping plan shall allow for proper illumination and visibility regarding lighting and surveillance cameras through the maturity of trees and shrubs.

Security:

C100. Fencing for common areas, if applicable, shall be of decorative tubular steel, no climb type and a minimum of 5’ in height.

C101. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures shall be slatted to allow visual surveillance of the interior.

C102. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.

C103. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over with matching paint within 72 hours of being applied.

C104. Exterior benches shall be constructed so as to deter skateboarding (e.g., center armrest partitions).

C105. Property management shall be responsible for the daily removal of all litter from the site.

C106. Applicant shall install a ***law enforcement*** “Knox Box” for police access to gated common areas on the premises.

C107. Applicant (HOA) shall employ uniformed security to respond to on-site disturbances in the community 24/7, called in by residents/management. The security company shall

conduct a site inspection of the community as needed, but no less than one (1) time per day. The contracted security company shall be registered and in good standing with the Bureau of Security and Investigative Services (BSIS). Applicant may request a modification of this condition at any time. Any request for modification shall be in writing and submitted to the Sergeant of the Sacramento Police Department's CPTED unit, or designee, and specify the desired modification(s). The Sacramento Police Department will evaluate the modification request and will respond within 30 days of receipt of the request.

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

C108. **Park Dedication:** Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall provide on City's form an irrevocable offer of dedication (IOD) of the park site identified on the tentative map as Lot C comprising 3.52+/- (gross) acres. This project is required to dedicate 4.19 acres in public parkland for the number of units proposed as part of this project. Therefore, an additional 0.67 acres of parkland must be dedicated or a Quimby In-Lieu Fee of $249,054 must be paid.

At the time of dedication, the applicant shall confirm the net acres of the site(s) to be dedicated and shall (1) take all actions necessary to convey to and vest in the City full and clear title to Lot C, including all interests necessary for maintenance and access; (2) provide a title report and title insurance insuring that clear title in fee is vested in the City at the time of dedication; (3) provide a Phase 1 environmental site assessment of Lot C; (4) if the environmental site assessment identifies any physical conditions or defects in Lot C that would interfere with its intended use as a park, as determined by PPDS in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDS; and (5) take all actions necessary to ensure that Lot C is free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with Lot C. The applicant shall be responsible for maintenance of dedicated land until City accepts IOD.

C109. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note)

C110. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Infrastructure Finance, Jessica Steinhauer, (916) 808-8243).

C111. **Improvements:** The applicant shall construct the following public improvements prior to and as a condition of City's acceptance of the park/parkway site for the parkland dedicated within this phased map(s):

a. Full street improvements for Lot C including but not limited to curbs, gutters, accessible ramps, street paving, streetlights, and sidewalks; and improved surface drainage through the site.

b. On-street parking on at least one side of the park.

c. A concrete sidewalk and vertical curb along all street frontages that open onto Lot C. The sidewalk shall be contiguous to the curb (attached) for neighborhood parks and separated from the curb (detached) for community and regional parks unless otherwise approved by PPDS.

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

e. One water tap for irrigation, one water tap for domestic water, and electrical and telephone service to Lot C, quantity and location as approved by PPDS. The irrigation water tap and the domestic water tap shall be sized based on-site specific calculations. Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.

f. A ten-foot (10') wide driveway into Lot C with a driveway cut for maintenance vehicles at a location approved by PPDS in coordination with Public Works.

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

h. Upon completion of all public improvements identified above, the Developer shall contact the Landscape Architecture Section (LAS) of the PPDS at 808-7634 to schedule an inspection. This condition shall be considered complete when all improvements have been completed to the satisfaction of the LAS of the PPDS.

C112. **Site Plan:** The applicant shall submit a site plan and electronic file showing the location of all utilities on the park/parkway sites to the PPDS for review and approval. The applicant shall also include an exhibit showing the location of site improvements for the Niños Parkway Extension up to Club Center Drive.

C113. **Design Coordination for PUE's and Facilities:** If a 12.5-foot public utility easement (PUE) for underground facilities and appurtenances currently exists or is required to be dedicated adjacent to a public street right-of- way contiguous to Lot C, the applicant shall coordinate with PPDS and SMUD regarding the location of appurtenances within the PUE to minimize visual obstruction in relation to the park(s) and to best accommodate future park improvements. The applicant shall facilitate a meeting(s) with SMUD and PPDS prior to SMUD's facilities coordinating meeting for the project.

C114. **Turnkey Park Development:** If the Applicant desires to construct a turnkey park, the Applicant shall notify PPDS in writing no later than approval of the tentative subdivision

map for the project and shall enter into a City standard turnkey park construction agreement to construct the park improvements to the satisfaction of the City's PPDS. The park construction agreement shall address (1) the preparation and approval of the park design and improvement plans, (2) time for completion of the park (or of each phase of the park if the park is not to be completed in one phase) as a function of build-out of the subdivision or issuance of occupancy permits, (3) any credits to be awarded to the applicant against the City's Park Impact Fee (PIF) that would be payable as a condition of issuance of building permits for the dwelling units to be constructed in the subdivision, (4) maintenance of all improvements to be accepted into the park maintenance financing district for a minimum of one year and until a minimum of 50% of the residential units to be served by the park have received occupancy permits, unless the City agrees to accept park maintenance into the District at an earlier date. The one-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.

C115. **Private Recreation Facility Credits:** City Code Chapter 17.512, Sections 17.512.90 through 100 address granting of private recreation facility credits. The city may grant credits for privately owned and maintained open space or local recreation facilities, or both, in planned developments as defined in Section 11003 of the Business and Professions Code, condominiums as defined in Section 783 of the Civil Code, and other common interest developments. Such credit, if granted in acres, or comparable in lieu fees, shall not exceed twenty-five (25) percent of the dedication or fees, or both, otherwise required under this chapter and no more than five percent per category of open space or recreational facilities described in this Chapter under 17.512.90.

Should the applicant request City consideration of private recreational facilities, a separate agreement must be approved by the City Council prior to recordation of the first subdivision map for the project. Refer to section 17.512.90 for a list of qualifying facilities. Critical timing outlined in this Section includes:

a. Open space covenants for private park or recreational facilities shall be submitted to the city council prior to approval of the final subdivision map or parcel map and shall be recorded contemporaneously with the final subdivision map. (Prior code § 40.16.1612)

SOLID WASTE: Adam Roitman (916) 808-3508

C116. Project must meet the requirements outlined in City Code Chapter 13.10.

C117. There must be sufficient space to store three cans (garbage, mixed recycling, and organics recycling). The space needed is approximately 35 inches by 87 inches and be screened from the public right-of-way, per City Code Chapter 13.10.100 C.

a. Plans/Drawings do not address where containers will be stored. Resident must be able to use any size container and storage/doors/gates must have sufficient width to allow containers to fit through.

C118. There must be sufficient space to set out three cans (garbage, mixed recycling, and organics recycling) and remain in compliance with City Code Chapter 13.10.100. Depending on service levels, this may mean up to 8 feet of curb space required.

C119. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the bins and cans safely. Cans must be placed along the curb closest to the property for collection.

a. Homes in dead-end alleys will be required to place their containers on the main street or court on service day. This includes Lot 1A and Lot 1B through Lot 6A and Lot 6B

URBAN FORESTRY: Jodi Carlson (916) 808-6336 | Kevin A. Hocker (916) 808-4996

C120. Tree Protection Measures – The following tree protection measures shall be included on the construction plans on the following pages: General Notes, Utility Plans, Demolition Plan and on the Landscape Plan and on the off-site plans.

Required Tree Preservation Measures for City and Private Protected Trees

a. This project shall contract with a project arborist experienced with tree protection and construction that is required to:

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

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

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

iv. The project arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.

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

c. Right-of-way planters and City trees shall be separated from the construction site with a six-foot high chain link fence that shall remain throughout the duration of the project to protect trees and to prevent construction traffic from compacting the soil in the planters.

d. Construction trailers and port-a-potties shall be placed on existing hardscape or bridged over the tree protection zone or planter so as not to compact soil.

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

f. All excavation, grading or trenching within the dripline of a protected tree for the purpose of constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a qualified arborist.

g. There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.

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

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

j. There shall be no non-native soil, non-organic matter or structural soil added to the right-of-way planter.

k. The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, excavation, grade changes, trenches, root or canopy pruning or boring.

l. The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging liquids and any other activities that may have negative impacts on the trees and soil.

m. All trees shall be watered regularly according to the recommendation of the project arborist.

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

Finance: Mary Jean Rodriguez (916) 808-1980

C121. The applicant shall annex to the North Natomas Transportation Management Association (TMA) or other TMA.

C122. The applicant shall initiate and complete formation of a maintenance district (assessment or Mello-Roos CFD district); or annex the project to an existing maintenance district prior to recording a Final Subdivision Map. The applicant shall pay all City fees for formation of or annexation to special districts.

SMUD: John Yu (916) 732-6321

C123. SMUD has existing overhead 12kV facilities on the project site that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

C124. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.

C125. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.

C126. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.

C127. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs. If the Applicant proposes any use within the a SMUD easement, the Applicant shall route its plans to SMUD for review and written approval

C128. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).

C129. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.

C130. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business- Solutions-and-Rebates/Design-and-Construction-Services.

C131. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

C132. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.

C133. The Applicant shall dedicate any private drive, ingress and egress easement, (and 5 feet adjacent thereto) as a public utility easement for (overhead and) underground facilities

and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.

C134. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

C135. SMUD occupies a transmission line easement within the boundaries of the subject map and certain uses are not permitted or compatible with the safety, operation, maintenance and construction of our transmission line facilities. If the Applicant proposes any use within the transmission line easement, the Applicant shall route its plans to SMUD for review. For more information regarding transmission encroachment, please visit: https://www.smud.org/en/do-business-with-smud/real-estate-services/transmission-right-of-way.htm.

C136. Prior to the issuance of any grading or building permits, the Applicant or its designee shall obtain a joint-use agreement from SMUD consenting to proposed development within SMUD's transmission line easement. Please contact SMUD's Property Administrator for application procedures.

C137. The Contractor shall provide SMUD with a schedule of work (with dates and times) for any excavation within ten feet of the transmission line(s).

SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT (SMAQMD): Molly Wright (279) 207-1157

C138. All projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction. Please visit our website to find a list of the most common rules that apply at the construction phase of projects. Because this project is located in in the Panhandle PUD area, it is subject to mitigation measures for construction-related air quality and climate impacts in the Mitigation Monitoring Plan, which includes measures from Sac Metro Air District's Basic Construction Emission Control Practices, measures to ensure construction equipment efficiency and further control equipment emissions, and mitigation fees.

SACRAMENTO AREA SEWER DISTRICT (SASD): Yadira Lewis (916) 876-6278

C139. Prior to the APPROVAL OF IMPROVEMENT PLANS: To obtain sewer service, construction of SASD sewer infrastructure will be required. Current SASD Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the improvement plans for final approval. Field modifications to new or existing precast manhole bases are not allowed.

C140. Prior to the APPROVAL OF IMPROVEMENT PLANS: Developer is responsible for installing collector sized sewer pipeline and appurtenances shown in the Level 3 sewer study across the parcel frontage as a condition of approval. These improvements must be shown on the improvement plans for final approval.

C141. Prior to the APPROVAL OF IMPROVEMENT PLANS: SASD requires each building on each lot with a sewage source to have a separate connection to SASD's sewer system.

If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate connection to the SASD public sewer line. These improvements must be shown on the improvement plans for final approval.

C142. Prior to the APPROVAL OF IMPROVEMENT PLANS: Sewer easements may be required to service this parcel. All public sewer easements will be dedicated to SASD in a form approved by the District Engineer. All public sewer easements will be at least 20 feet in width and will require continuous access for installation and maintenance. SASD will only provide maintenance in public rights-of-way and SASD dedicated sewer easements. No awning or overhang may encroach on the easement area. At minimum, an all-weather access road must be provided to all manholes.

C143. Prior to the APPROVAL OF IMPROVEMENT PLANS: Alignment of all main lines and structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.

C144. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

C145. Prior to the SUBMITTAL OF IMPROVEMENT PLANS: The project has an approved Level 2 sewer study. For this project, SASD requires a Level 3 sewer study prior to the submittal of improvement plans for plan check to SASD. The sewer study shall demonstrate the quantity of discharge and any “flow through sewage” along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with SASDs’ most recent “Minimum Sewer Study Requirements”. The study shall be done on a no “Shed-Shift” basis unless approved by SASD in advance and in compliance with SASD Design Standards.

C146. Prior to DISTRICT SIGN-OFF ON THE TENTATIVE PARCEL MAP: the existing and/or proposed sewer lines must be shown on a utility plan or the improvement plans.

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

C147. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Regional San Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.

ADVISORIES:

C148. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.

C149. Properly abandon under permit from the County Environmental Health Division, any unused well system located on the property. (Note: For general questions or

requirements on well systems contact the County Environmental Health Division at 916-875-8400.)

C150. The applicant is responsible for obtaining all necessary permits, easements, and approvals from federal, state, and local agencies for the construction of this project.

C151. The proposed project is located in the Special Flood Hazard Area (SFHA), designated as A99 zone Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). FEMA does not require elevating or flood proofing in A99 zone. City Code Chapter 15.104 Floodplain Management Regulations require that any new construction of and/or substantial improvement to any structure located in A99 zone requires a Hold Harmless Agreement regarding risk of flooding on property.

C152. Any proposed development within 400 feet of a levee or floodwall greater than 15 feet in height and within 200 feet for levees or floodwalls less than 15 feet in height needs to show that any excavation, grading, or land modification will not endanger the integrity of the levee or floodwall by increasing seepage or uplift. The bottom of the permanent excavation should not extend below a plane that starts at the boundary of the future needs area or existing levee toe and extends downward at a 10:1 slope. Any permanent excavation that extends below this plane requires a report from a civil engineer stating that the proposed development will not have an adverse impact on the integrity/operation of flood control system. Excavation or grading may be allowed as long as it does not adversely affect the functioning of the levee or floodwall.

C153. The Department of Water Resources' Urban Levee Design Criteria for undeveloped areas, no excavation or structures shall be within 20 feet of levee toe.

C154. Any development (trees, fences, etc.) within 15 feet of the levee toe must obtain a Central Valley Flood Protection Board Permit.

C155. City of Sacramento permits must be obtained for private patrol, alarms, and camera systems.

D. The **Tree Permit** for the removal of four private protected trees, a 24-inch valley oak, an 18-inch valley oak, an 18-inch valley oak, and a 36-inch pine identified as tree numbers 1,15,22, and 7 in the arborist report and related exhibits is approved with the following conditions:

D1. The applicant shall provide for the planting and irrigation of 96 inches DSH in the form of street trees and landscape tree according to the landscape plan and to the satisfaction of the City Urban Forester.

D2. The applicant shall retain all trees permitted for removal until a grading permit has been issued.

FINDINGS OF FACT

A. **Prior Environmental Impact Report and Mitigation Monitoring Program for the Project (CEQA Guidelines sections 15162, 15163, and 15164).** On July 3, 2018, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq. ("CEQA"), the CEQA Guidelines (14 California Code of Regulations §15000 et seq.), and the City of Sacramento environmental guidelines, the City Council certified an Environmental Impact Report (EIR) and adopted Findings of Fact (Resolution No. 2018-0280) and approved the Panhandle Annexation project (P16-013) (Original Project).

The Panhandle 105 project (Z21-124) proposes to construct 441 residential units on a vacant property totaling approximately 106.5 gross acres in the Agricultural, Open Space (A-OS-PUD), Single-Unit Dwelling (R-1-PUD), and Single-Unit or Duplex Dwelling (R-1A-PUD) zones.

1. The Zoning Administrator finds as follows:

    a. On July 3, 2018, pursuant to the California Environmental Quality Act (Public Resources Code §21000 et seq. ("CEQA"), the CEQA Guidelines (14 California Code of Regulations §15000 et seq.), and the City of Sacramento environmental guidelines, the City Council certified an Environmental Impact Report (EIR) and adopted Findings of Fact and a Mitigation Monitoring Plan (Resolution No. 2018-0280) and approved the Panhandle Annexation project (P16-013) (Original Project).

    b. The Panhandle 105 project (Z21-124) proposes to construct 441 residential units on a vacant property totaling approximately 106.5 gross acres in the Agricultural, Open Space (A-OS-PUD), Single-Unit Dwelling (R-1-PUD), and Single-Unit or Duplex Dwelling (R-1A-PUD) zones.

    c. Staff determined that there are no proposed changes to the Original Project that require the preparation of a subsequent EIR based upon the Current Project's proposed scope being consistent with the uses reviewed and evaluated in the certified EIR, and the analysis of impacts and mitigation in the EIR is adequate for the Current Project. As part of this analysis, all uses allowed under the current zoning were evaluated. Residential uses, such as the proposed project, are allowed in the Single-Unit Dwelling (R-1-PUD), and Single-Unit or Duplex Dwelling (R-1A-PUD) zones and is consistent with the uses analyzed in the previous EIR.

2. The Zoning Administrator has reviewed and considered the information contained in the previously certified EIR for the Original Project, and all oral and documentary evidence received during the hearing on the Current Project. The Planning and Design Commission has determined that the previously certified EIR, CEQA findings of fact and statement of overriding considerations constitute an adequate, accurate, objective, and complete review of the proposed Current Project and finds that no additional environmental review is required based on the reasons set forth below:

a. No substantial changes are proposed by the Current Project that will require major revisions of the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

b. No substantial changes have occurred with respect to the circumstances under which the Current Project will be undertaken which will require major revisions to the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

c. No new information of substantial importance has been found that shows any of the following:

    i. The Current Project will have one or more significant effects not discussed in the previously certified EIR.

    ii. Significant effects previously examined will be substantially more severe than shown in the previously certified EIR.

    iii. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the Current Project; or

    iv. Mitigation measures which are considerably different from those analyzed in the previously certified EIR would substantially reduce one or more significant effects on the environment.

3. The mitigation monitoring plan for the Project remains in effect and applies to the Panhandle 105 project. The mitigation monitoring plan meets the requirements of CEQA section 21081.6 and CEQA Guidelines section 15091.

4. Upon approval of the Panhandle 105 project, the City Manager shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

5. Pursuant to Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which the Zoning Administrator has based its decision, including the previously certified EIR, are located in and may be obtained from, the Office of the City Clerk at 915 I Street, Sacramento, California. The City Clerk is the custodian of records for all matters before the City Council.

B. **Tentative Subdivision Map** to subdivide 3 vacant parcels totaling 106.5 gross acres into 484 lots (441 residential lots and 43 common lots) in the Agricultural, Open Space (A-OS-PUD), Single-Unit Dwelling (R-1-PUD), and Single-Unit or Duplex Dwelling (R-1A-PUD) zones within the Panhandle Planned Unit Development (PUD) **is approved** based on the following Findings of Fact:

1. None of the conditions described in Government Code section 66476 exist with respect to the proposed subdivision as follows:

    a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code.

    b. The design and improvement of the proposed subdivision is consistent with the General Plan, and all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code.

    c. The site is physically suitable for the type of development.

    d. The site is physically suitable for the proposed density of development.

    e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.

    f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems.

    g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5).

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. Code §66474.6).

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1).

5. The City has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public

service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

C. **Site Plan and Design Review** of the Tentative Subdivision Map with deviations to PUD Guidelines for lot orientation, to exceed the maximum allowed lot size, lot depth, and lot depth, and to reduce the minimum required lot width, and for the construction of 441 single-unit dwellings in the Agricultural, Open Space (A-OS-PUD), Single-Unit Dwelling (R-1-PUD), and Single-Unit or Duplex Dwelling (R-1A-PUD) zones within the Panhandle Planned Unit Development **is approved** based on the following Findings of Fact:

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

2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards or, if deviations from design guidelines or development standards are approved, the proposed development is consistent with the purpose and intent of the applicable design guidelines and development standards; and

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

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood; and

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

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

D. **Tree Permit** for the removal of four private protected trees is approved based on the following Findings of Fact:

1. The location of the four private protected trees conflicts with the most feasible placement of the proposed housing units.

2. The required grading for the project involves cuts in excess of 4 feet in the immediate vicinity of the private protected trees. Preservation of the trees is incompatible with achieving the necessary grading for the lots and roadways.

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

LAND USE SUMMARY

Lot / Village #	PUD Designation	Zone Designation	Land Use / Lot Size	Acres Gross	Acres Net	Dwelling Units	Net Density
1	SNLD-V	R-1A-PUD	SF Residential / 45' x 80'	16.36	15.65	114	7.3
2	SNLD-I	R-1A-PUD	SF Residential / 50' x 90'	11.25	10.22	52	5.1
3	SNLD-T	R-1A-PUD	SF Residential / 55' x 90'	21.87	21.38	113	5.3
4	SNLD-E	R-1-PUD	SF Residential / 60' x 100'	10.32	9.92	47	4.7
5	SNLD-TV	R-1A-PUD	SF Residential / 50' x 90'	14.28	13.62	86	6.3
6	SNLD-E	R-1-PUD	SF Residential / 60' x 100'	6.19	5.85	29	5.0
A	PR	A-OS-PUD	Detention Basin	1.42	1.42		
B	PR	A-OS-PUD	Detention Basin	4.09	4.09		
C	PR	A-OS-PUD	Park - Quimby	3.32	3.32		
D	SNLD-E	R-1A-PUD	Levee	0.77	0.77		
E	SNLD-T	R-1A-PUD	Landscape	0.26	0.26		
F	SNLD-E	R-1-PUD	Landscape	0.02	0.02		
G	SNLD-E	R-1-PUD	Landscape	0.07	0.07		
H	SNLD-E	R-1-PUD	Landscape	0.06	0.06		
OS-1	PR	A-OS-PUD	Nitrus Parkway	0.79	0.78		
OS-2	PR	A-OS-PUD	Nitrus Parkway	5.02	5.02		
OS-3	PR	A-OS-PUD	Nitrus Parkway	0.32	0.32		
OS-4	PR	A-OS-PUD	Nitrus Parkway	1.86	1.86		
AA	SNLD-T	R-1-PUD	Cell Tower		0.06		
Landscape	Varies	Varies	Landscape (Residential Village)		2.27		
Private Drives	Varies	Varies	Private Driveways		1.90		
Major Roadway	Varies	Varies	Club Center Dr., Street 'A' & Sorento Rd.	8.01	8.01		
Total				106.49	106.49	441	

NOTE: PROJECT NET DENSITY = 5.7 DU/AC.

LAND USE SUMMARY

PROJECT LANDSCAPE LOT	PUD Designation	Zone Designation	Area (SF)	Area (AC)
E	SNLD-	R-1A-PUD	11,105	0.26
F	SNLD-I	R-1-PUD	3,398	0.03
G	SNLD-I	R-1-PUD	3,024	0.07
H	SNLD-I	R-1-PUD	2,492	0.06
PROJECT LANDSCAPE TOTAL			18,099	0.42

V LLAGE LANDSCAPE LOT	PUD Designation	Zone Designation	Area (SF)	Area (AC)
LS-1A	SNLD-1	R-1A-PUD	4,691	0.11
LS-1B	SNLD-1	R-1A-PUD	5,656	0.13
LS-1C	SNLD-1	R-1A-PUD	5,717	0.17
LS-1D	SNLD-1	R-1A-PUD	6,263	0.14
LS-2A	SNLD-	R-1A-PUD	8,416	0.19
LS-2B	SNLD-	R-1A-PUD	12,516	0.29
LS-2C	SNLD-	R-1A-PUD	6,736	0.15
LS-7D	SNLD-	R-1A-PUD	4,340	0.10
LS-3B	SNLD-	R-1A-PUD	8,206	0.19
LS-3A	SNLD-	R-1A-PUD	6,163	0.14
LS-3B	SNLD-	R-1A-PUD	5,782	0.04
LS-3C	SNLD-	R-1A-PUD	5,992	0.04
LS-4A	SNLD-T	R-1-PUD	5,616	0.04
LS-4B	SNLD-T	R-1-PUD	5,246	0.12
LS-5A	PHLD-TV	R-1A-PUD	3,406	0.05
LS-5B	PHLD-TV	R-1A-PUD	10,925	0.25
LS-6A	SNLD-T	R-1-PUD	5,959	0.04
LS-6B	SNLD-T	R-1-PUD	5,940	0.09
VILLAGE LANDSCAPE TOTAL			18,779	0.27

VILLAGE PRIVATE DRIVE LOT	PUD Designation	Zone Designation	Area (SF)	Area (AC)
1A	SNLD-1	R-1A-PUD	4,405	0.10
1B	SNLD-1	R-1A-PUD	4,717	0.11
3A	SNLD-	R-1A-PUD	4,981	0.11
3A	SNLD-	R-1A-PUD	3,847	0.09
3B	SNLD-	R-1A-PUD	3,863	0.09
3C	SNLD-	R-1A-PUD	3,892	0.09
4B	SNLD-1	R-1-PUD	3,929	0.09
4C	SNLD-1	R-1-PUD	4,019	0.09
5A	SNLD-	R-1A-PUD	2,701	0.06
5B	SNLD-	R-1A-PUD	3,245	0.07
6A	SNLD-1	R-1-PUD	3,711	0.09
6B	SNLD-1	R-1-PUD	4,610	0.11
VILLAGE PRIVATE DRIVE TOTAL			47,920	1.10

TENTATIVE MAP INFORMATION

APPLICANT: NAC Holdings, Inc.
2460 Gamma Ramon, Suite No. 140
San Ramon, CA 94583

OWNER: Assemble Co. LLC
32932 Pacific Coast Highway # 14-357
Monarch Beach, CA 92629

Bennett Ranch Hotama LLC & Decou North Hotamas LLC
1082 Sunrise Blvd
Roseville CA 95661

ENGINEER: MACKAY & SOMPS CIVIL ENGINEERS, INC.
1005 Creekside Ridge Drive, Suite 150
Reno Rd., CA 95678
(916) 775-1859

ASSESSORS PARCEL NO: 201-0340-071, 201-0020-019, 226-0050-016

SITE ACREAGE: 106.49 ± AC.

EXISTING LAND USE: SNLD, PR

EXISTING ZONING: R-1-PUD, R-1A-PUD, A-OS-PUD

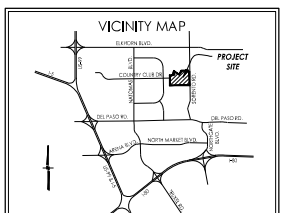
NUMBER OF LOTS: 484 Total Lots
441 Single Family Residential Lots
1 Park Lot
4 Open Space Lots
2 Detention Basin Lots
1 Cell Tower Lot
22 Landscape Lots
12 Private Drive Lots
1 Levee Setback Lot

SERVICE PROVIDERS:
PARKS & RECREATION: City of Sacramento
SCHOOL DISTRICT: Twin Rivers Unified School District
Rio Tierra Elementary School District
LAW ENFORCEMENT: City of Sacramento
FIRE & EMERGENCY SERVICES: City of Sacramento
POTABLE WATER: City of Sacramento
SANITARY SEWER: Sacramento Regional Sanitation District
STORM DRAIN: City of Sacramento
ELECTRIC SERVICES: SMUD
NATURAL GAS: Pacific Gas & Electric Co. (PG&E)

TENTATIVE MAP NOTES

1. Lot dimensions and acreages are approximate and subject to change.
2. Lot lines and lot areas may be adjusted at the time of the Final Map(s) provided no additional lots are created, subject to the approval of the City of Sacramento. Flexibility in lot configuration as shown hereon is allowed provided the new configuration is in substantial compliance with the approved Planned Unit Development, subject to the approval of the City of Sacramento.
3. The Final Map(s) and subsequent development of lots may not proceed. Phasing is to be consistent with the Development Agreement.
4. Village and Lot numbering is for identification purposes only and does not indicate phasing order of development. Unless development phasing shall be already and will be determined at Final Map and/or Improvement Plan stage.
5. Pursuant to Government Code Section 66436.1, the subdivider may file multiple Final Maps based upon this Tentative Map. The filing of a Final Map on a portion of this Tentative Map shall not invalidate any part of this Tentative Map.
6. Pursuant to California Government Code Section 66499.20.2, the land shown hereon shall be merged and resubdivided without reversion to acreage and shall constitute abandonment of the public easements as:
   a. 32' Public Highway easement to the County of Sacramento per Bk4 O.R. 389
   b. 30' Right-of-Way easement to the County of Sacramento per 17 B.M. 34 (Panama Road)
   c. 10.0 ft per DN 2021-0260697 & 2021-0260698
7. The following easements shall be quitclaimed:
   a. 40' Private road & construction per 17 B.M. 34
   b. 30' Private road & construction per 17 B.M. 34
   c. Construction access easement per (200709) O.R. 0559
   d. 10 Drainage canal easement per 76 O.R. 388
   e. Powerline easement per 17 B.M. 34
   f. 60' Drainage improvement easement per 200707 16 O.R. 1300
   g. 30' R.O.W. easement per 17 B.M. 34
   h. 5' SMUD easement per 3038 O.R. 178
   i. [illegible]ways easement per 720809 O.R. 418 appurtenant to Lots 72 & 74 per 17 B.M. 34
   j. 5' SMUD easement per 720810 O.R. 233
8. Street names shown hereon are for identification purposes only. A street name will be approved with Tentative Map. Final street names & locations will be determined at the time of Final Map and Improvement Plan preparation.
9. Typical lot size is measured from back of sidewalk. On irregular shaped lots, minimum lot width is measured at setback(s).
10. Additional easements to accommodate new public utility improvements, access required for development, and final lot and dimensioning requirements needed to accomplish the final design may be established on the Final Map based on this Tentative Map.
11. A 10.0' public utility easement will be located adjacent to all residential right-of-way except as approved by the City Engineer.
12. For development standards that apply to this project see the Panhandle Planned Unit Development Guidelines.
13. Conceptual traffic calms shown; location and design to be determined with traffic study.
14. Nitrus Parkway (Lots OS-1 thru OS-4 each Phase) (Lot C) will be dedicated to the City at the time of the Final Map.
15. All private drive (ph. will be owned and maintained by the HOA.
16. Landscape lots will be owned and maintained by the HOA or annexed into a CFD.

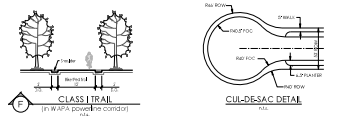
VICINITY MAP

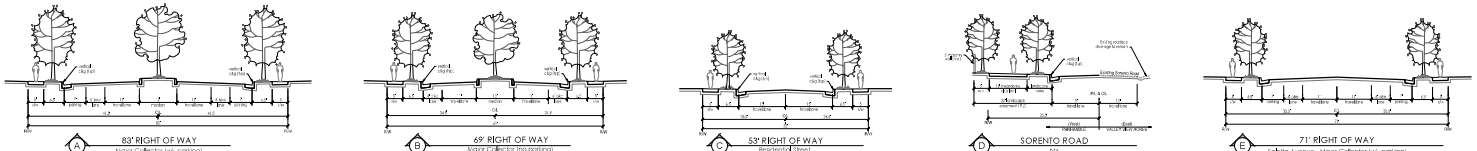


SURVEYOR'S STATEMENT

I hereby state that this Tentative Map accurately depicts the location, width, type and recording information of all record easements listed in the Preliminary Title Reports issued by First American Title Order Nos. 0317-6[illegible] (APN 201-0340-071), 0317-6[illegible] (APN 226-0050-016), 0317-6[illegible] (APN 201-0340-072) and 0317-6[illegible], dated June 14, 2021, (APN 226-0050-008, 201-0020-019). All easements proposed to be abandoned or exchanged are identified. Easements that cannot be located from record information are listed in the notes.

Paul Ferguson, PLS 9265 — Date 7/20/2022





1. Front-accessed lots (residential driveways) are permitted between Knight Street 'A' Street 'F' depending on traffic. ADT to be determined at the time of Small Lot Tentative Maps.
2. A two-way left turn may be constructed in lieu of a landscaped median at the discretion of the City of Sacramento. to be determined with future Small Lot Tentative Maps.
3. Parking may be removed and right-of-way may be reduced to 67' where front-accessed lots are not present. to be determined with future Small Lot Tentative Maps.

SMALL LOT TENTATIVE SUBDIVISION MAP

PANHANDLE 105

Sacramento, CA

July 22, 2022

Sheet 1 of 1

MacKay & Somps

PROPOSED TREE PALLETE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS IV
STREET TREES - MINIMUM ONE PER INLINE LOT, TWO PER CORNER LOT				
	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24"BOX	LOW
	CARPINUS BETULUS 'FASTIGIATA'	HORNBEAM	24"BOX	LOW
	LAURUS NOBILIS	SWEET BAY	24"BOX	LOW
	PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	24"BOX	LOW
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	24"BOX	LOW
	ZELKOVA SERRATA 'GREEN VASE'	SAWLEAF ZELKOVA	24"BOX	LOW
ACCENT TREES - MINIMUM ONE PER LOT (NOT SHOWN)				
	ACER BUERGERIANUM	TRIDENT MAPLE	15 GAL	LOW
	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	15 GAL	MOD
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	15 GAL	LOW
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	CRAPE MYRTLE	15 GAL	LOW
	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	CRAPE MYRTLE	15 GAL	LOW
NINOS PARKWAY TRAIL CORRIDOR TREES				
	MAGNOLIA STELLATA RUBRA	RED STAR MAGNOLIA	24"BOX	MOD
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	15 GAL	LOW
	THUJA OCCIDENTALIS 'YELLOW RIBBON'	ARBORVITAE	15 GAL	MOD
SORENTO TRAIL CORRIDOR TREES				
	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24"BOX	LOW
	CUPRESSUS S. 'DWARF COMPACTA'	ITALIAN CYPRESS	15 GAL	MOD

NOTE:
1. WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.
2. STREET & ACCENT TREES PER CITY OF SACRAMENTO APPROVED TREE LIST.
3. NINOS PARKWAY TRAIL CORRIDOR TREES PER WAPA PREFERRED VEGETATION LIST.
4. SORENTO TRAIL CORRIDOR TREES PER THE PANHANDLE PUD GUIDELINES.

TREE NOTES

1. THE LOCATION AND QUANTITY OF TREES IS SUBJECT TO CHANGE BASED ON UTILITY COMPOSITION.
2. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.

PANHANDLE 105
Sacramento, California

OVERALL PLAN
CONCEPTUAL LANDSCAPE PLAN
MAY 12, 2022

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558
tel: 707.224.2299
www.vandertoolen.com

0' 50' 100' 200'
SCALE: 1" = 100'-0"
NORTH

L-1
Project No. 04821

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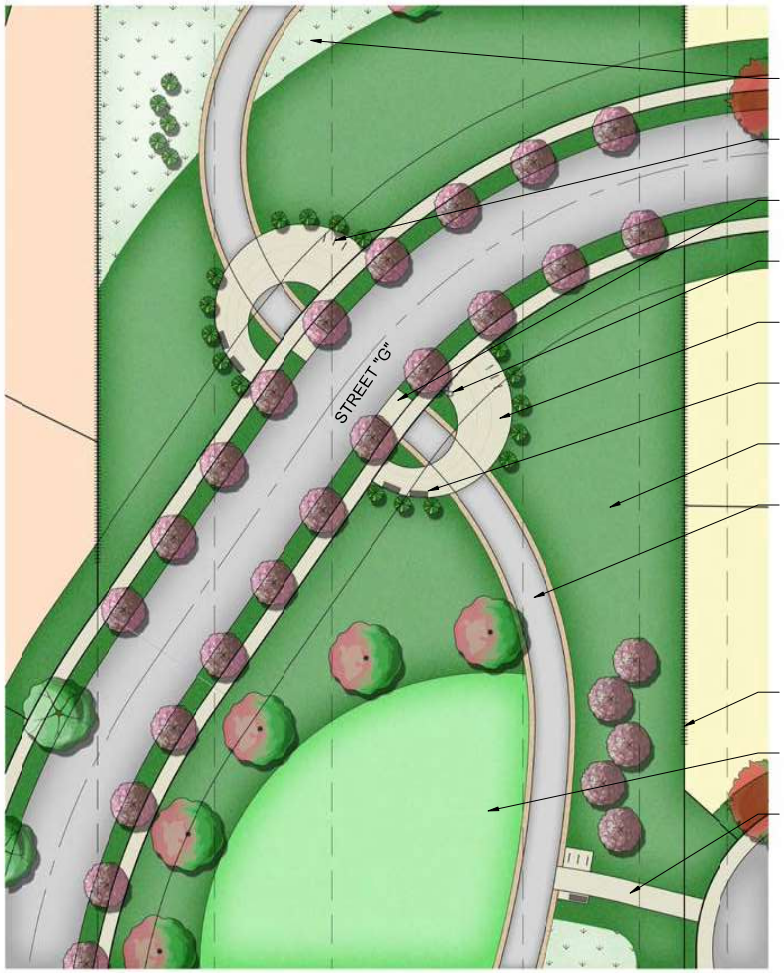

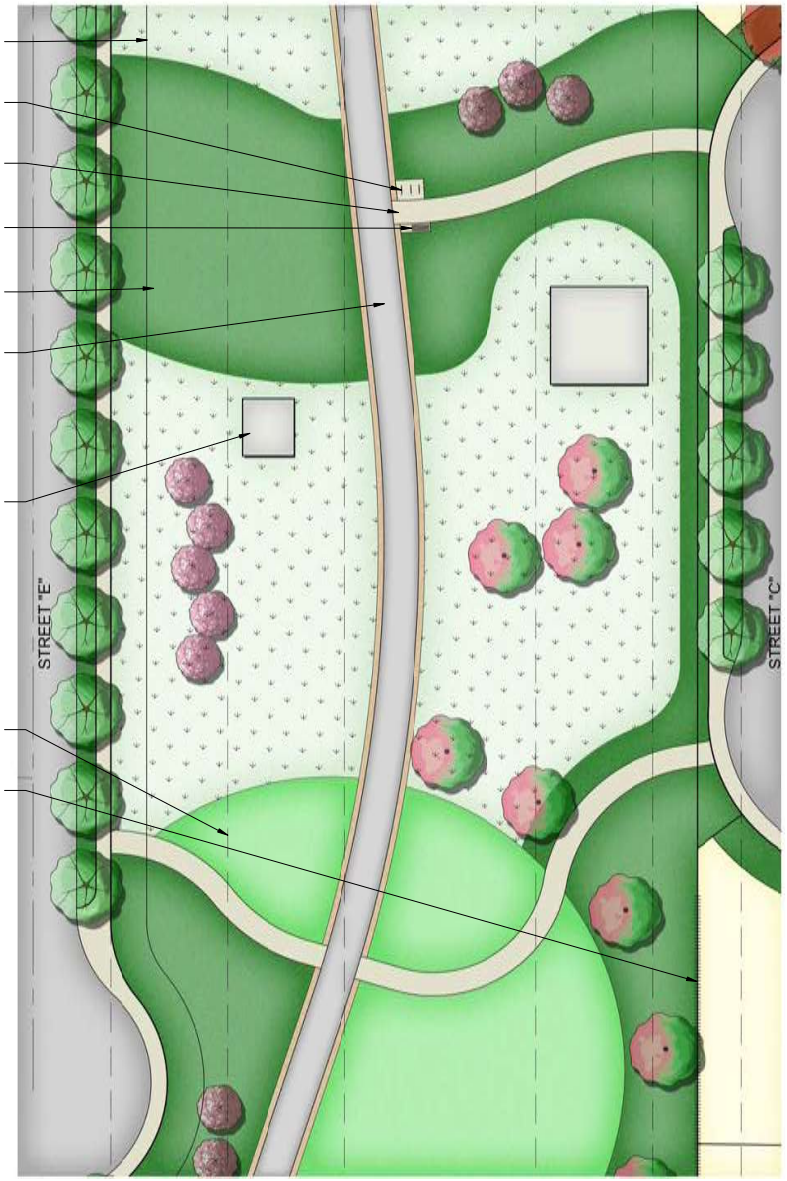

TREE NOTES

1. NINOS PARKWAY TRAIL CORRIDOR TREES PER WAPA PREFERRED VEGETATION LIST.
2. REFER TO SHEET L-1 FOR PROPOSED TREE LEGEND OF NINOS PARKWAY TRAIL.

NINOS PARKWAY TRAIL IMAGERY

MLC Holdings, Inc.

PANHANDLE 105
Sacramento, California

NINOS PARKWAY TRAIL ENLARGEMENT
CONCEPTUAL LANDSCAPE PLAN
MAY 12, 2022

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558
tel: 707.224.2299
www.vandertoolen.com

0' 10' 20' 40'
SCALE: 1" = 20'-0"

L-2
Project No. 04821

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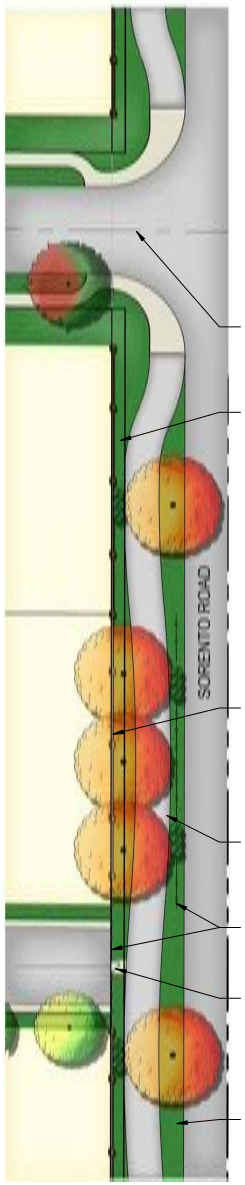
SORENTO TRAIL IMAGERY



TREE NOTES

1. SORENTO TRAIL CORRIDOR TREES PER THE PANHANDLE PUD GUIDELINES.
2. REFER TO SHEET L-1 FOR PROPOSED TREE LEGEND OF SORENTO TRAIL.

PLANTING NOTES

1. THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND CONSISTS OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.
2. PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRENCH LOCATIONS. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED AND FINAL TREE COUNT MAY CHANGE.
3. ALL SHRUBS AND GROUNDCOVER MATERIAL SELECTED HAVE A WUCOLS WATER USE RATING OF VERY LOW TO MODERATE.
4. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.

IRRIGATION NOTES

1. THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).
2. THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET/'SMART' IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
3. THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, AND POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS.
4. PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.
5. ALL MWELO DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.

MLC Holdings, Inc.

PANHANDLE 105
Sacramento, California

SORENTO TRAIL ENLARGEMENT
CONCEPTUAL LANDSCAPE PLAN
MAY 12, 2022

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0' 10' 20' 40'
SCALE: 1" = 20'-0"

L-3
Project No. 04821

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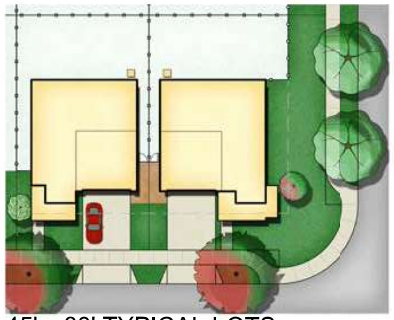
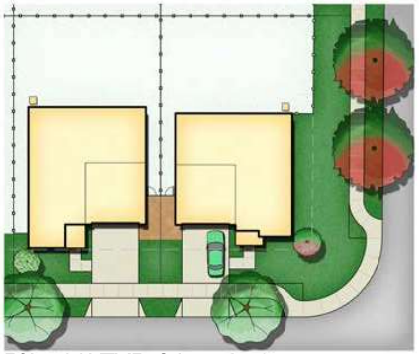
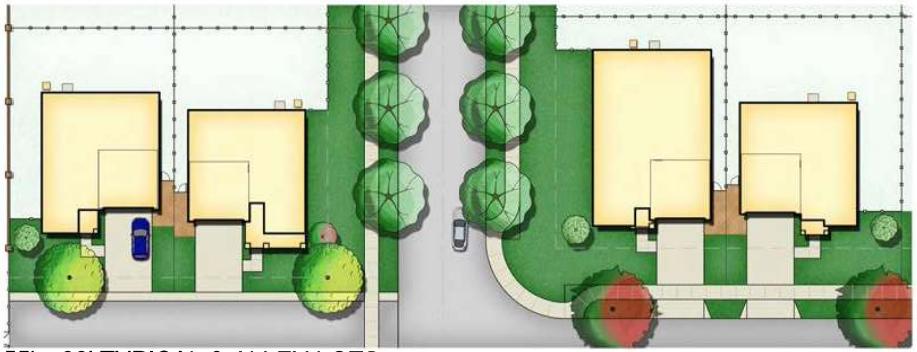


45' x 80' TYPICAL LOTS



50' x 90' TYPICAL LOTS



55' x 90' TYPICAL & ALLEY LOTS

PROPOSED TREE PALLETE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS IV
STREET TREES - MINIMUM ONE PER INLINE LOT, TWO PER CORNER LOT				
	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24"BOX	LOW
	CARPINUS BETULUS 'FASTIGIATA'	HORNBEAM	24"BOX	LOW
	LAURUS NOBILIS	SWEET BAY	24"BOX	LOW
	PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	24"BOX	LOW
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	24"BOX	LOW
	ZELKOVA SERRATA 'GREEN VASE'	SAWLEAF ZELKOVA	24"BOX	LOW
ACCENT TREES - MINIMUM ONE PER LOT				
	ACER BUERGERIANUM	TRIDENT MAPLE	15 GAL	LOW
	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	15 GAL	MOD
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	15 GAL	LOW
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	CRAPE MYRTLE	15 GAL	LOW
	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	CRAPE MYRTLE	15 GAL	LOW
NINOS PARKWAY TRAIL CORRIDOR TREES				
	MAGNOLIA STELLATA RUBRA	RED STAR MAGNOLIA	24"BOX	MOD
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	15 GAL	LOW
	THUJA OCCIDENTALIS 'YELLOW RIBBON'	ARBORVITAE	15 GAL	MOD
SORENTO TRAIL CORRIDOR TREES				
	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24"BOX	LOW
	CUPRESSUS S. 'DWARF COMPACTA'	ITALIAN CYPRESS	15 GAL	MOD

NOTE:
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3. NINOS PARKWAY TRAIL CORRIDOR TREES PER WAPA PREFERRED VEGETATION LIST.
4. SORENTO TRAIL CORRIDOR TREES PER THE PANHANDLE PUD GUIDELINES.

PROPOSED PLANT PALLETE

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
SHRUBS			
ACHILLEA SPP.	YARROW	1 GAL	L
ANIGOZANTHOS SPP.	KANGAROO PAW	1 GAL	M
ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	5 GAL	L
ARCTOSTAPHYLOS SPP.	MANZANITA	5 GAL	L
CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLE BRUSH	1 GAL	L
CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	L
CEANOTHUS SPP.	CALIFORNIA LILAC	1 GAL	L
CISTUS SPP.	ROCKROSE	1 GAL	L
DODONAEA V. 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	5 GAL	L
GREVILLEA SPP.	GREVILLEA	1 GAL	L
LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GAL	L
LIGUSTRUM SPP.	WAX LEAF PRIVET	5 GAL	L
LOROPETALUM SPP.	FRINGE FLOWER	1 GAL	M
MYRTUS C. 'COMPACTA'	DWARF MYRTLE	1 GAL	L
NANDINA DOMESTICA	HEAVENLY BAMBOO	1 GAL	L
NEPETA X FAASSENII	CATMINT	1 GAL	L
PENSTEMON SPP.	BEARDTONGUE	1 GAL	M
PITTOSPORUM SPP.	MOCK ORANGE	5 GAL	M
PODOCARPUS N. 'MAKI'	PODOCARPUS	5 GAL	M
PRUNUS C. 'COMPACTA'	CAROLINA CHERRY	5 GAL	L
RHAMNUS CALIFORNICA	COFFEE BERRY	1 GAL	L
RHAPHOLERS SPP.	INDIAN HAWTHORN	1 GAL	M
ROSA CALIFORNICA	CALIFORNIA ROSE	1 GAL	L
SALVIA SPP.	SAGE	1 GAL	L
VERBENA SPP.	VERBENA	1 GAL	L
VIBURNUM SPP.	VIBURNUM	5 GAL	M
WESTRINGIA SPP	COAST ROSEMARY	1 GAL	L
GROUNDCOVERS			
ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	1 GAL	M
MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL	L
SCAVEOLA A. 'MAUVE CLUSTERS'	FAIRY FAN FLOWER	1 GAL	L
RHAPHOLERS I. 'PINK DANCER'	INDIAN HAWTHORN	1 GAL	M
GRASSES			
BOUTELOUA G. 'BLONDE AMBITION'	BLUE GRAMA	1 GAL	L
CALAMAGROSTIS SPP.	REED GRASS	1 GAL	M
CAREX DIVULSA	BERKELEY SEDGE	1 GAL	L
CHONDROPELATUM TECTORUM	CAPE RUSH	1 GAL	L
DIETES SPP.	AFRICAN IRIS	1 GAL	L
HELICTOTRICHON SEMPVIRONS	BLUE OAT GRASS	1 GAL	L
HESPERALOW PARVIFOLIA	RED YUCCA	1 GAL	L
JUNCUS PATENS	SPREADING RUSH	1 GAL	M
LOMANDRA LONGIFOLIA	DWARF MAT RUSH	1 GAL	L
MUHLENBERGIA SPP.	MUHLY GRASS	1 GAL	L
YUCCA FILAMENTOSA	ADAM'S NEEDLE	1 GAL	M
TURF			
RHIZOMATOUS TALL FESCUE		SOD	M
VINES			
FICUS PUMILA	CREEPING FIG	5 GAL	M

* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.

60' x 100' TYPICAL & ALLEY LOTS

MLC Holdings, Inc.

PANHANDLE 105
Sacramento, California

TYPICAL LOTS
CONCEPTUAL LANDSCAPE PLAN
MAY 12, 2022

vanderToolen Associates
855 Bordeaux Way
Suite 240
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tel: 707.224.2299
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0' 10' 20' 40'
SCALE: 1" = 20'-0"

L-4
Project No. 04821

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PROPOSED TREE PALLETE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS IV
STREET TREES - MINIMUM ONE PER INLINE LOT, TWO PER CORNER LOT				
	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24"BOX	LOW
	CARPINUS BETULUS 'FASTIGIATA'	HORNBEAM	24"BOX	LOW
	LAURUS NOBILIS	SWEET BAY	24"BOX	LOW
	PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	24"BOX	LOW
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	24"BOX	LOW
	ZELKOVA SERRATA 'GREEN VASE'	SAWLEAF ZELKOVA	24"BOX	LOW
ACCENT TREES - MINIMUM ONE PER LOT				
	ACER BUERGERIANUM	TRIDENT MAPLE	15 GAL	LOW
	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	15 GAL	MOD
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	15 GAL	LOW
	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	CRAPE MYRTLE	15 GAL	LOW
	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	CRAPE MYRTLE	15 GAL	LOW
NINOS PARKWAY TRAIL CORRIDOR TREES				
	MAGNOLIA STELLATA RUBRA	RED STAR MAGNOLIA	24"BOX	MOD
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	15 GAL	LOW
	THUJA OCCIDENTALIS 'YELLOW RIBBON'	ARBORVITAE	15 GAL	MOD
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	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24"BOX	LOW
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PROPOSED PLANT PALLETE

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
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LIGUSTRUM SPP.	WAX LEAF PRIVET	5 GAL	L
LOROPETALUM SPP.	FRINGE FLOWER	1 GAL	M
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JUNCUS PATENS	SPREADING RUSH	1 GAL	M
LOMANDRA LONGIFOLIA	DWARF MAT RUSH	1 GAL	L
MUHLENBERGIA SPP.	MUHLY GRASS	1 GAL	L
YUCCA FILAMENTOSA	ADAM'S NEEDLE	1 GAL	M
TURF			
RHIZOMATOUS TALL FESCUE		SOD	M
VINES			
FICUS PUMILA	CREEPING FIG	5 GAL	M

* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.

TREES

ACER BUERGERIANUM

ACER RUBRUM 'OCTOBER GLORY'

CARPINUS BETULUS 'FASTIGIATA'

CERCIS CANADENSIS 'FOREST PANSY'

CHIONANTHUS RETUSUS

CUPRESSUS S. 'DWARF COMPACTA'

LAGERSTROEMIA I. 'NATCHEZ'

LAGERSTROEMIA I. 'TUSCARORA'

LAURUS NOBILIS

MAGNOLIA S. RUBRA

PISTACIA CHINENSIS 'KEITH DAVEY'

PRUNUS C. 'KRAUTER VESUVIUS'

THUJA OCCIDENTALIS 'YELLOW RIBBON'

ZELKOVA SERRATA 'GREEN VASE'

SHRUBS AND GRASSES

ANIGOZANTHOS SPP.

ARCTOSTAPHYLOS 'HOWARD MCMINN'

CALLISTEMON C. 'LITTLE JOHN'

CEANOTHUS SPP.

DODONAEA V. 'PURPUREA'

GREVILLEA X 'NOELLII'

LOROPETALUM SPP.

NEPETA X FAASSENII

PENSTEMON H. 'MARGARITA BOP'

RHAMNUS C. 'EVE CASE'

SALVIA SPP.

VERBENA L. 'DE LAMINA'

BOUTELOUA G. 'BLONDE AMBITION'

CALAMAGROSTIS 'KARL FOERSTER'

DIETES SPP.

HELICTOTRICHON SEMPERVIRENS

JUNCUS PATENS

RHIZOMATOUS TALL FESCUE (RTF)

GROUNDCOVERS

ARCTOSTAPHYLOS 'EMERALD CARPET'

MYOPORUM PARVIFOLIUM

SCAVEOLA A. 'MAUVE CLUSTERS'

MLC Holdings, Inc.

PANHANDLE 105
Sacramento, California

PLANT IMAGERY
CONCEPTUAL LANDSCAPE PLAN
MAY 12, 2022

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558
tel: 707.224.2299
www.vandertoolen.com

L-5
Project No. 04821

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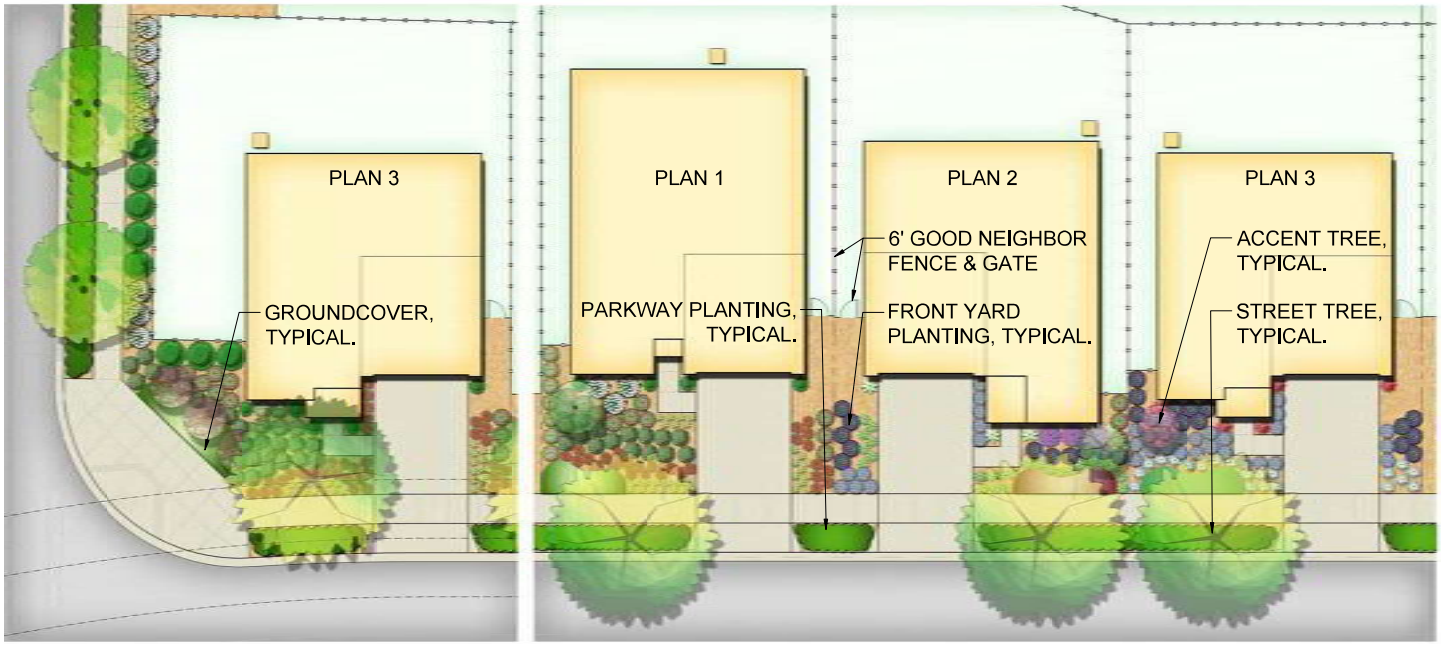

PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
SHRUBS			
ABELIA SPP.	ABELIA	5 GAL	M
ACHILLEA SPP.	YARROW	1 GAL	L
AGAPANTHUS SPP.	LILY OF THE NILE	1 GAL	M
ARCTOSTAPHYLOS SPP.	MANZANITA	5 GAL	L
CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLE BRUSH	1 GAL	L
CEANOTHUS SPP.	CALIFORNIA LILAC	1 GAL	L
CISTUS SPP.	ROCKROSE	1 GAL	L
CORDYLINE SPP.	CORDYLINE	1 GAL	M
DODONAEA V. 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	5 GAL	L
ESCALLONIA SPP.	ESCALLONIA	1 GAL	M
GAURA LINDHEIMERI	GAURA	1 GAL	M
GREVILLEA SPP.	GREVILLEA	1 GAL	L
LIGUSTRUM SPP.	WAX LEAF PRIVET	5 GAL	L
LOROPETALUM SPP.	FRINGE FLOWER	1 GAL	M
MYRTUS C. 'COMPACTA'	DWARF MYRTLE	1 GAL	L
NANDINA DOMESTICA	HEAVENLY BAMBOO	1 GAL	L
NEPETA X FAASSENII	CATMINT	1 GAL	L
PENSTEMON SPP.	BEARDTONGUE	1 GAL	M
PITTOSPORUM SPP.	MOCK ORANGE	5 GAL	M
PODOCARPUS M. 'MAKI'	PODOCARPUS	5 GAL	M
PRUNUS C. 'COMPACTA'	CAROLINA CHERRY	5 GAL	L
RHAMNUS CALIFORNICA	COFFEE BERRY	1 GAL	L
RHAPHIOLEPIS SPP.	INDIAN HAWTHORN	1 GAL	M
ROSA SPP.	ROSE	1 GAL	M
SALVIA SPP.	SAGE	1 GAL	L
VERBENA SPP.	VERBENA	1 GAL	L
VIBURNUM SPP.	VIBURNUM	5 GAL	M
WESTRINGIA SPP	COAST ROSEMARY	1 GAL	L
GROUNDCOVERS			
ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	1 GAL	M
MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL	L
SCAVEOLA A. 'MAUVE CLUSTERS'	FAIRY FAN FLOWER	1 GAL	L
RHAPHIOLEPIS I. 'PINK DANCER'	INDIAN HAWTHORN	1 GAL	M
GRASSES			
BOUTELOUA G. 'BLONDE AMBITION'	BLUE GRAMA	1 GAL	L
CALAMAGROSTIS SPP.	REED GRASS	1 GAL	M
CAREX DIVULSA	BERKELEY SEDGE	1 GAL	L
CHONDROPELATUM TECTORUM	CAPE RUSH	1 GAL	L
DIETES SPP.	AFRICAN IRIS	1 GAL	L
HELICTOTRICHON SEMPVIRONS	BLUE OAT GRASS	1 GAL	L
HESPERALOW PARVIFOLIA	RED YUCCA	1 GAL	L
JUNCUS PATENS	SPREADING RUSH	1 GAL	M
LOMANDRA LONGIFOLIA	DWARF MAT RUSH	1 GAL	L
MUHLENBERGIA SPP.	MUHLY GRASS	1 GAL	L
YUCCA FILAMENTOSA	ADAM'S NEEDLE	1 GAL	M
TURF			
RHIZOMATOUS TALL FESCUE (RTF)	SELF-HEALING TURF	SOD/HYDROSEED	

* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.

TYPICAL LOT AND CORNER FRONT YARDS

(A) GOOD NEIGHBOR FENCE

PROPOSED TREE PALLETE

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
STREET TREES			
ACER RUBRUM	RED MAPLE	24" BOX	M
GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	M
LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	L
PISTACIA C. 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24" BOX	L
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	24" BOX	M
ZELKOVA S.'GREEN VASE'	GREEN VASE ZELKOVA	24" BOX	M
ACCENT TREES			
DODONAEA V. 'PURPUREA' STD.	PURPLE HOPSEED BUSH	15 GAL	L
LAGERSTROEMIA I. 'ZUNI' STD.	CRAPE MYRTLE	15 GAL	L
RHAPHOLEPIS I. 'MAGNIFICENT'	INDIAN HAWTHORN	15 GAL	M

* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.

STREETS TREES

ACER RUBRUM

GINKGO BILOBA

LAGERSTROEMIA INDICA

PISTACIA C. 'KEITH DAVEY'

PRUNUS C. 'KRAUTER VESUVIUS'

ZELKOVA S. 'GREEN VASE'

CREEK TREES

ARBUTUS 'MARINA'

CERCIS OCCIDENTALIS

QUERCUS LOBATA

SHRUBS AND GRASSES

ANIGOZANTHOS SPP.

ARCTOSTAPHYLOS `HOWARD MCMINN`

CALLISTEMON C. `LITTLE JOHN`

CEANOTHUS SPP.

DODONAEA V. `PURPUREA`

GREVILLEA X `NOELLII`

LOROPETALUM SPP.

NEPETA X FAASSENII

PENSTEMON H. `MARGARITA BOP`

RHAMNUS C. `EVE CASE`

SALVIA SPP.

VERBENA L. 'DE LAMINA'

BOUTELOUA G. 'BLONDE AMBITION'

CALAMAGROSTIS `KARL FOERSTER`

DIETES SPP.

HELICTOTRICHON SEMPERVIRENS

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MYOPORUM PARVIFOLIUM

SCAVEOLA A. 'MAUVE CLUSTERS'

MLC Holdings, Inc.

PANHANDLE 105
Sacramento, California

TYPICAL LOTS & PLANT IMAGERY
CONCEPTUAL LANDSCAPE PLAN
OCTOBER 18, 2021

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558
tel: 707.224.2299
www.vandertoolen.com

0' 5' 10' 20'
SCALE: 1" = 10'-0"

L-1
Project No. 04821

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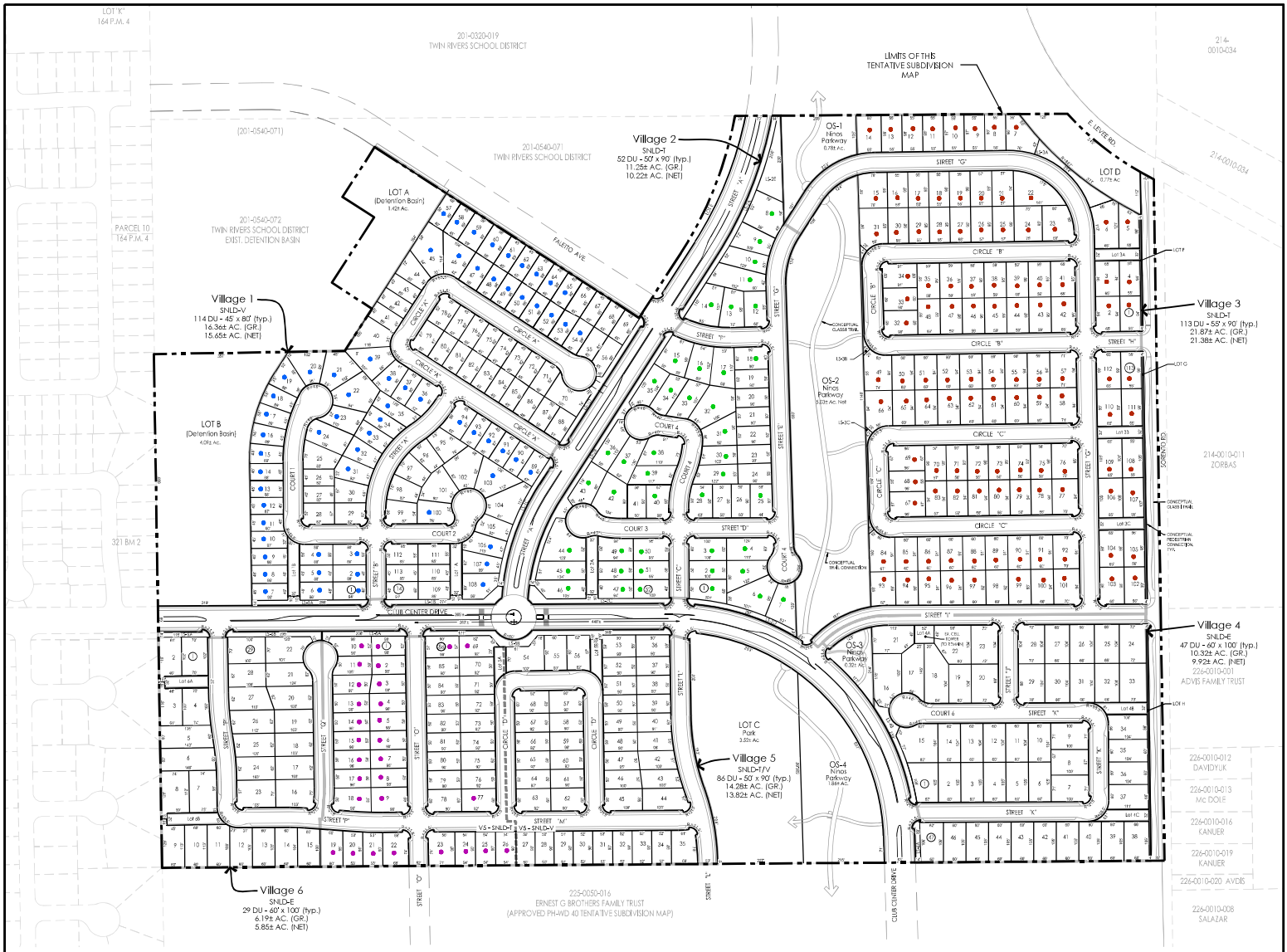


- Village 1 (SNLD-V) - Plan 3514 fits on approximately 63/114 lots (± 55%)
- Village 2 (SNLD-T) - Plan 4015 fits on approximately 43/52 lots (± 82%)
- Village 3 (SNLD-T) - Plan 4514 fits on approximately 113/113 lots (± 100%)
- Village 5 (SNLD-T) - Plan 4015 fits on approximately 29/44 lots (± 65%)

*NOTE: The analysis of the above referenced architectural plans is preliminary and subject to revision. Final fit to be determined with future Development Plans.

PRELIMINARY SINGLE STORY FIT ANALYSIS

PANHANDLE 105

Sacramento, CA

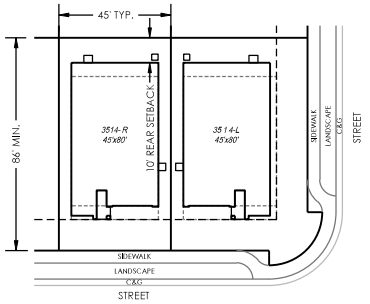
MacKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

August 10, 2022

P:\12741_LD4_PUV\Applications\TM\PM 105\PM105-SL2TM_Conceptual Lot Fit Exh.dwg 8-10-2022 15:38:41 ecrow

PLAN 3514
OVERSIZED LOT REQUIRED*

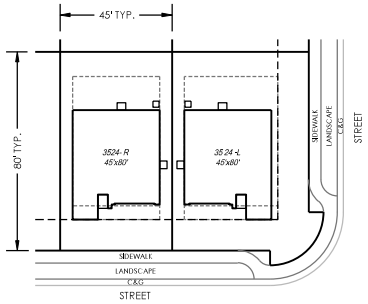
MINIMUM LOT SIZE: 3,870 SQ. FT.
TYPICAL CORNER LOT SIZE: 4,730 SQ. FT.



PLAN 3514
COVERAGE AREA: 2,093 SQ. FT.
LOT COVERAGE (TYPICAL): 54.1%
LOT COVERAGE (CORNER): 44.3%
* PLAN 3514 REQUIRES 45' X 86' TO MEET SETBACK STANDARDS AS OUTLINED IN THE APPROVED PUD.
**FITS ON APPROX. 63/114 LOTS (55%±)

PLAN 3524
45' x 80' TYP. LOT

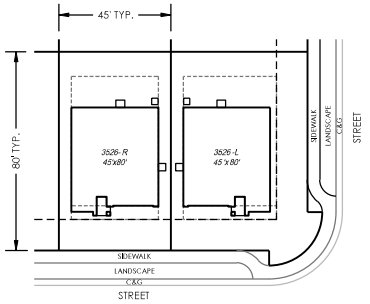
TYPICAL LOT SIZE: 3,600 SQ. FT.
TYPICAL CORNER LOT SIZE: 4,400 SQ. FT.



PLAN 3524
COVERAGE AREA: 1,397 SQ. FT.
LOT COVERAGE (TYPICAL): 38.8%
LOT COVERAGE (CORNER): 31.8%

PLAN 3526
45' x 80' TYP. LOT

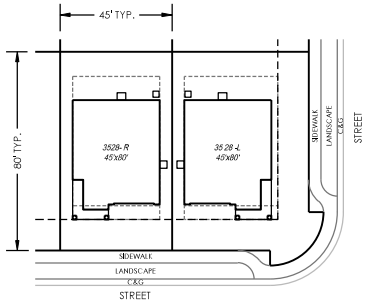
TYPICAL LOT SIZE: 3,600 SQ. FT.
TYPICAL CORNER LOT SIZE: 4,400 SQ. FT.



PLAN 3526
COVERAGE AREA: 1,439 SQ. FT.
LOT COVERAGE (TYPICAL): 40.0%
LOT COVERAGE (CORNER): 32.7%

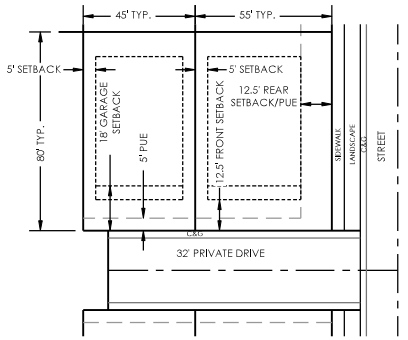
PLAN 3528
45' x 80' TYP. LOT

TYPICAL LOT SIZE: 3,600 SQ. FT.
TYPICAL CORNER LOT SIZE: 4,400 SQ. FT.



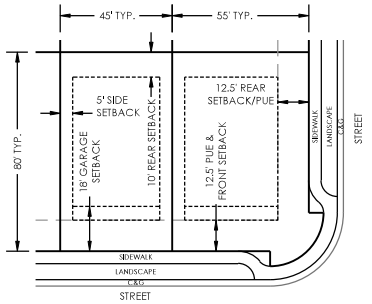
PLAN 3528
COVERAGE AREA: 1,555 SQ. FT.
LOT COVERAGE (TYPICAL): 43.2%
LOT COVERAGE (CORNER): 35.3%

PRIVATE DRIVE



VILLAGE 1 ~ SNLD-V
45' x 80' TYP. LOT

TYPICAL LOT SIZE: 3,600 SQ. FT.
TYPICAL CORNER LOT SIZE: 4,400 SQ. FT.



VILLAGE 1 ~ SNLD-V
45' x 80' TYP. LOT ~ 35' WIDE HOUSE PLAN
TYPICAL LOT DIAGRAM

PANHANDLE 105

Sacramento County, CA

MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

August 10, 2022

SHEET 1 of 6

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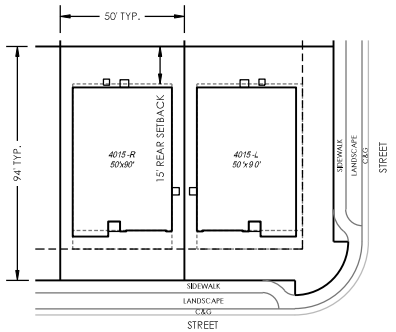
PLAN 4015
OVERSIZED LOT REQUIRED*

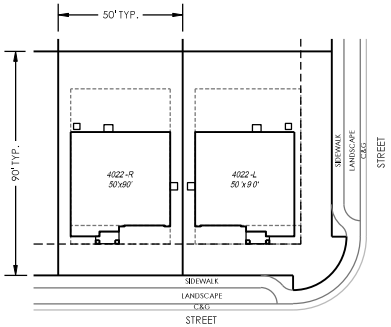
MINIMUM LOT SIZE: 4,700 SQ. FT.
TYPICAL CORNER LOT SIZE: 5,640 SQ. FT.



PLAN 4015
COVERAGE AREA: 2,349 SQ. FT.
LOT COVERAGE (TYPICAL): 50.0%
LOT COVERAGE (CORNER): 41.7%
* PLAN 4015 REQUIRES 50' X 94' OR 52.5' X 90' TO MEET COVERAGE STANDARDS AS OUTLINED IN THE APPROVED PUD.
**WITHIN COVERAGE LIMITS ON 43/52 LOTS (82%)

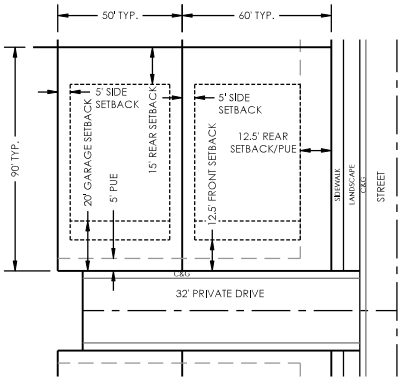
PLAN 4022
50' x 90' TYP. LOT

TYPICAL LOT SIZE: 4,500 SQ. FT.
TYPICAL CORNER LOT SIZE: 5,400 SQ. FT.



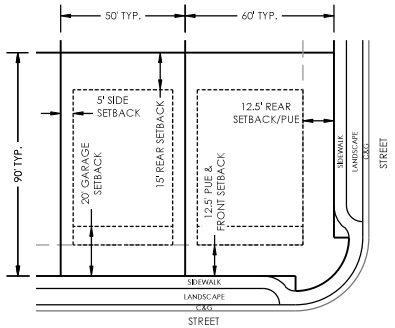
PLAN 4022
COVERAGE AREA: 1,625 SQ. FT.
LOT COVERAGE (TYPICAL): 36.1%
LOT COVERAGE (CORNER): 30.1%

PRIVATE DRIVE
(VILLAGE 2)



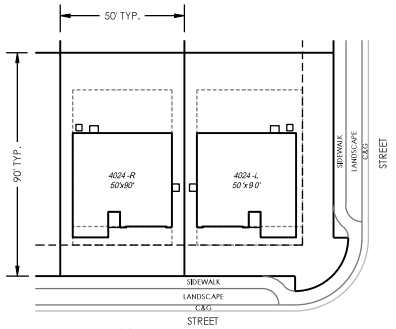
VILLAGES 2 & 5 ~ SNLD-T
50' x 90' TYP. LOT

TYPICAL LOT SIZE: 4,500 SQ. FT.
TYPICAL CORNER LOT SIZE: 5,400 SQ. FT.



PLAN 4024
50' x 90' TYP. LOT

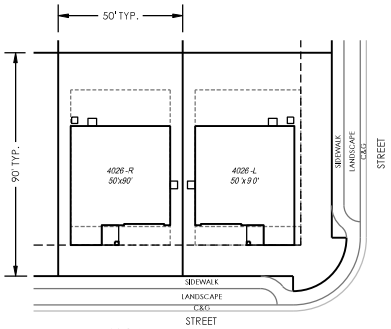
TYPICAL LOT SIZE: 4,500 SQ. FT.
TYPICAL CORNER LOT SIZE: 5,400 SQ. FT.



PLAN 4024
COVERAGE AREA: 1,578 SQ. FT.
LOT COVERAGE (TYPICAL): 35.1%
LOT COVERAGE (CORNER): 29.2%

PLAN 4026
50' x 90' TYP. LOT

TYPICAL LOT SIZE: 4,500 SQ. FT.
TYPICAL CORNER LOT SIZE: 5,400 SQ. FT.



PLAN 4026
COVERAGE AREA: 1,754 SQ. FT.
LOT COVERAGE (TYPICAL): 39.0%
LOT COVERAGE (CORNER): 32.5%

VILLAGES 2 ~ SNLD-T
50' x 90' TYP. LOT ~ 40' WIDE HOUSE PLAN
TYPICAL LOT DIAGRAM

PANHANDLE 105

Sacramento County, CA

MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

August 10, 2022

SHEET 2 of 6

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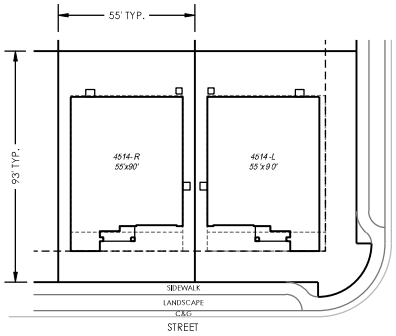
PLAN 4514
OVERSIZED LOT REQUIRED*

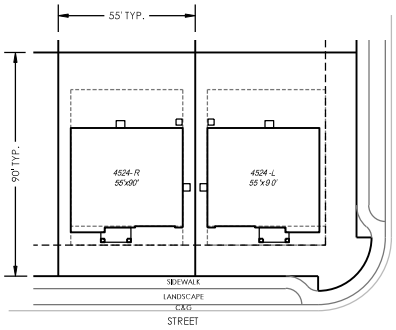
MINIMUM LOT SIZE: 5,115 SQ. FT.
TYPICAL CORNER LOT SIZE: 6,045 SQ. FT.



PLAN 5414
COVERAGE AREA: 2,541 SQ. FT.
LOT COVERAGE (TYPICAL): 49.7%
LOT COVERAGE (CORNER): 42.0%
* PLAN 5414 REQUIRES 55' X 93' OR 57' X 90' TO MEET COVERAGE STANDARDS AS OUTLINED IN THE APPROVED PUD.
**WITHIN COVERAGE LIMITS ON 113/113 LOTS.

PLAN 4525
55' x 90' TYP. LOT

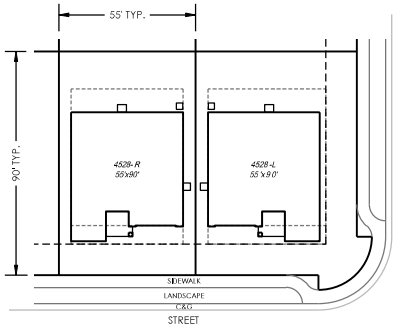
TYPICAL LOT SIZE: 4,950 SQ. FT.
TYPICAL CORNER LOT SIZE: 5,850 SQ. FT.



PLAN 4524
COVERAGE AREA: 1,864 SQ. FT.
LOT COVERAGE (TYPICAL): 37.7%
LOT COVERAGE (CORNER): 31.9%

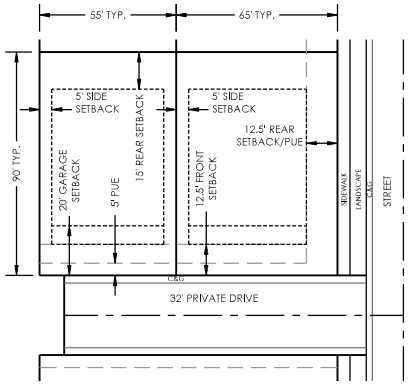
PLAN 4528
55' x 90' TYP. LOT

TYPICAL LOT SIZE: 4,950 SQ. FT.
TYPICAL CORNER LOT SIZE: 5,850 SQ. FT.



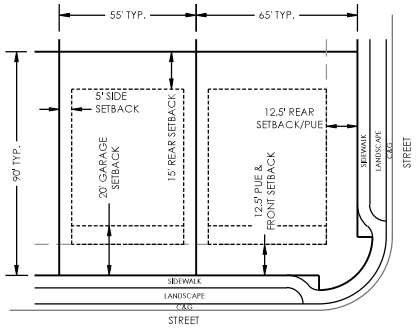
PLAN 4528
COVERAGE AREA: 2,197 SQ. FT.
LOT COVERAGE (TYPICAL): 44.4%
LOT COVERAGE (CORNER): 37.6%

PRIVATE DRIVE



VILLAGE 3 ~ SNLD-T
55' x 90' TYP. LOT

TYPICAL LOT SIZE: 4,950 SQ. FT.
TYPICAL CORNER LOT SIZE: 5,850 SQ. FT.



VILLAGE 3 ~ SNLD-T
55' x 90' TYP. LOT ~ 45' WIDE HOUSE PLAN
TYPICAL LOT DIAGRAM

PANHANDLE 105

Sacramento County, CA

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August 10, 2022

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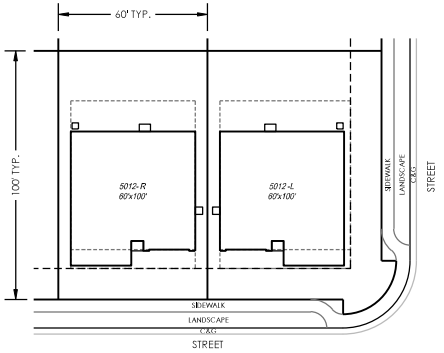
PLAN 5012
60'X100' TYP. LOT

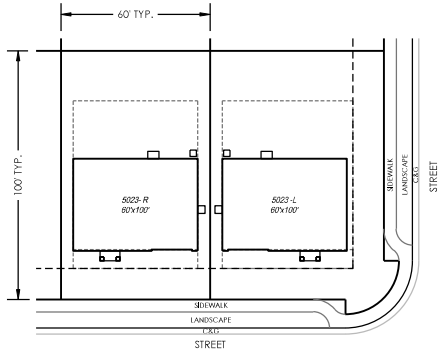
TYPICAL LOT SIZE: 6,000 SQ. FT.
TYPICAL CORNER LOT SIZE: 7,000 SQ. FT.



PLAN 5012
COVERAGE AREA: 2,545 SQ. FT.
LOT COVERAGE (TYPICAL): 42.4%
LOT COVERAGE (CORNER): 36.4%

PLAN 5023
60'X100' TYP. LOT

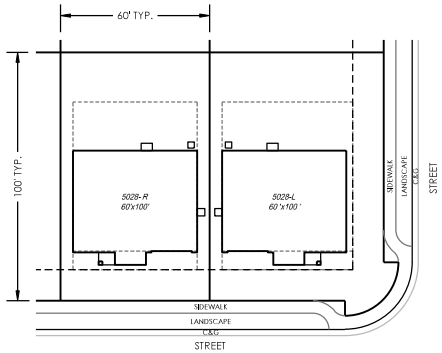
TYPICAL LOT SIZE: 6,000 SQ. FT.
TYPICAL CORNER LOT SIZE: 7,000 SQ. FT.



PLAN 5023
COVERAGE AREA: 1,881 SQ. FT.
LOT COVERAGE (TYPICAL): 31.4%
LOT COVERAGE (CORNER): 26.9%

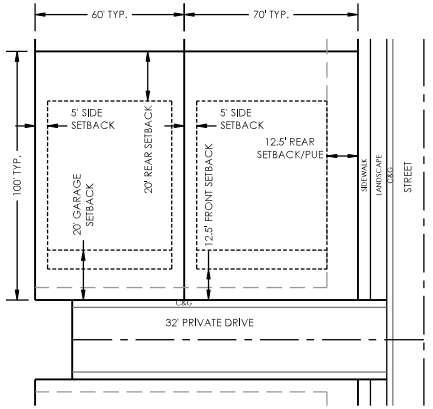
PLAN 5028
60'X100' TYP. LOT

TYPICAL LOT SIZE: 6,000 SQ. FT.
TYPICAL CORNER LOT SIZE: 7,000 SQ. FT.



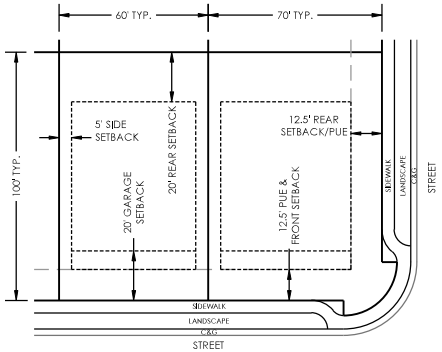
PLAN 5028
COVERAGE AREA: 2,146 SQ. FT.
LOT COVERAGE (TYPICAL): 35.8%
LOT COVERAGE (CORNER): 30.7%

PRIVATE DRIVE



VILLAGES 4 & 6 ~ SNLD-E
60'X100' TYP. LOT

TYPICAL LOT SIZE: 6,000 SQ. FT.
TYPICAL CORNER LOT SIZE: 7,000 SQ. FT.



VILLAGES 4 & 6 ~ SNLD-E
60' x 100' TYP. LOT ~ 50' WIDE HOUSE PLAN
TYPICAL LOT DIAGRAM

PANHANDLE 105

Sacramento County, CA

MacKay & Somps
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SHEET 4 of 6

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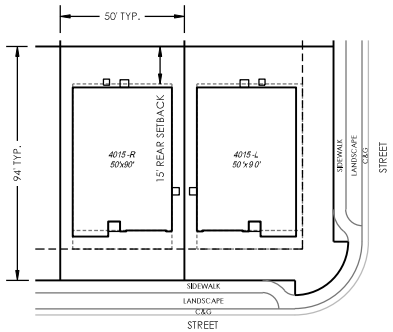
PLAN 4015
OVERSIZED LOT REQUIRED*

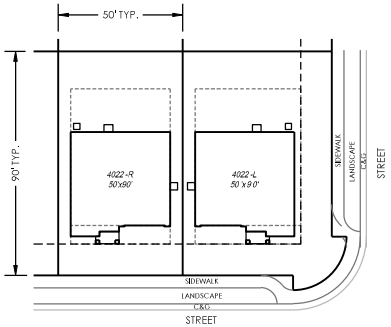
MINIMUM LOT SIZE: 4,700 SQ. FT.
TYPICAL CORNER LOT SIZE: 5,640 SQ. FT.



PLAN 4015
COVERAGE AREA: 2,349 SQ. FT.
LOT COVERAGE (TYPICAL): 50.0%
LOT COVERAGE (CORNER): 41.7%
* PLAN 4015 REQUIRES 50' X 94' OR 52.5' X 90' TO MEET COVERAGE STANDARDS AS OUTLINED IN THE APPROVED PUD.
** FITS ON APPROX. 29/44 LOTS (65%)

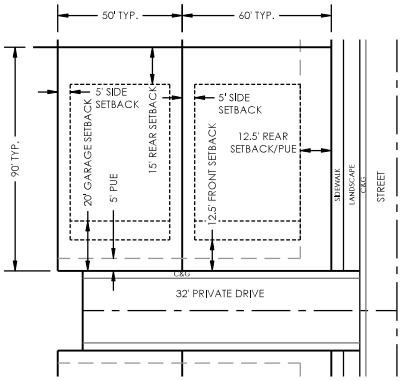
PLAN 4022
50' x 90' TYP. LOT

TYPICAL LOT SIZE: 4,500 SQ. FT.
TYPICAL CORNER LOT SIZE: 5,400 SQ. FT.



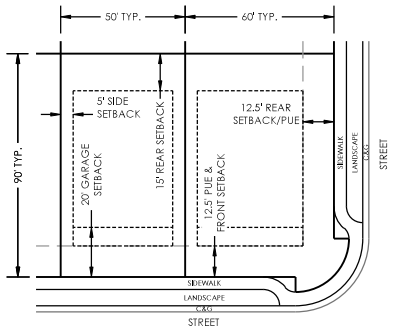
PLAN 4022
COVERAGE AREA: 1,625 SQ. FT.
LOT COVERAGE (TYPICAL): 36.1%
LOT COVERAGE (CORNER): 30.1%

PRIVATE DRIVE
(VILLAGE 2)



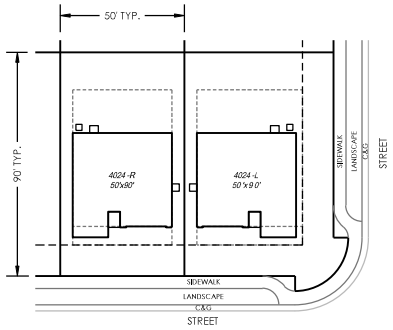
VILLAGES 2 & 5 ~ SNLD-T
50' x 90' TYP. LOT

TYPICAL LOT SIZE: 4,500 SQ. FT.
TYPICAL CORNER LOT SIZE: 5,400 SQ. FT.



PLAN 4024
50' x 90' TYP. LOT

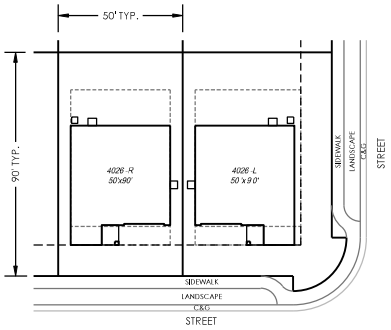
TYPICAL LOT SIZE: 4,500 SQ. FT.
TYPICAL CORNER LOT SIZE: 5,400 SQ. FT.



PLAN 4024
COVERAGE AREA: 1,578 SQ. FT.
LOT COVERAGE (TYPICAL): 35.1%
LOT COVERAGE (CORNER): 29.2%

PLAN 4026
50' x 90' TYP. LOT

TYPICAL LOT SIZE: 4,500 SQ. FT.
TYPICAL CORNER LOT SIZE: 5,400 SQ. FT.



PLAN 4026
COVERAGE AREA: 1,754 SQ. FT.
LOT COVERAGE (TYPICAL): 39.0%
LOT COVERAGE (CORNER): 32.5%

VILLAGES 5 ~ SNLD-T
50' x 90' TYP. LOT ~ 40' WIDE HOUSE PLAN
TYPICAL LOT DIAGRAM

PANHANDLE 105

Sacramento County, CA

MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

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SHEET 5 of 6

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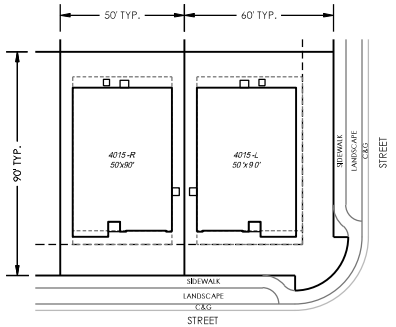
PLAN 4015
50' x 90' TYP. LOT

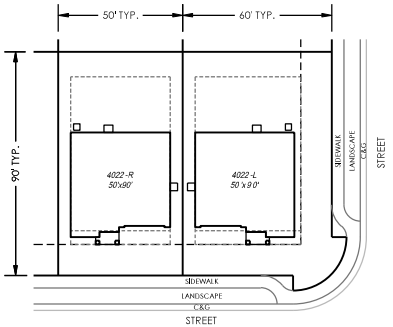
TYPICAL LOT SIZE: 4,500 SQ. FT.
TYPICAL CORNER LOT SIZE: 5,400 SQ. FT.



PLAN 4015
COVERAGE AREA: 2,349 SQ. FT.
LOT COVERAGE (TYPICAL): 52.2%
LOT COVERAGE (CORNER): 43.5%

PLAN 4022
50' x 90' TYP. LOT

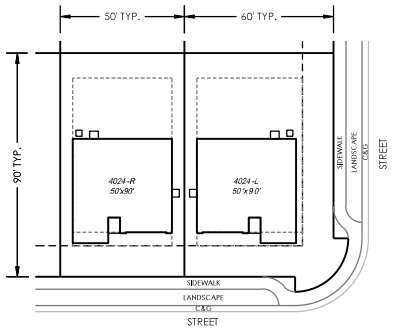
TYPICAL LOT SIZE: 4,500 SQ. FT.
TYPICAL CORNER LOT SIZE: 5,400 SQ. FT.



PLAN 4022
COVERAGE AREA: 1,625 SQ. FT.
LOT COVERAGE (TYPICAL): 36.1%
LOT COVERAGE (CORNER): 30.1%

PLAN 4024
50' x 90' TYP. LOT

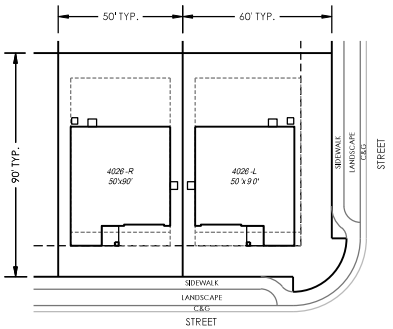
TYPICAL LOT SIZE: 4,500 SQ. FT.
TYPICAL CORNER LOT SIZE: 5,400 SQ. FT.



PLAN 4024
COVERAGE AREA: 1,578 SQ. FT.
LOT COVERAGE (TYPICAL): 35.1%
LOT COVERAGE (CORNER): 29.2%

PLAN 4026
50' x 90' TYP. LOT

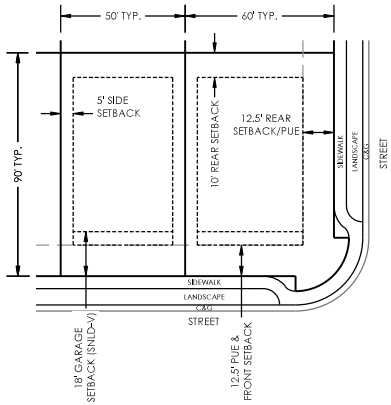
TYPICAL LOT SIZE: 4,500 SQ. FT.
TYPICAL CORNER LOT SIZE: 5,400 SQ. FT.



PLAN 4026
COVERAGE AREA: 1,754 SQ. FT.
LOT COVERAGE (TYPICAL): 39.0%
LOT COVERAGE (CORNER): 32.5%

VILLAGE 5 ~ SNLD-V
50' x 90' TYP. LOT

TYPICAL LOT SIZE: 4,500 SQ. FT.
TYPICAL CORNER LOT SIZE: 5,400 SQ. FT.



VILLAGE 5 ~ SNLD-V
50' x 90' TYP. LOT ~ 40' WIDE HOUSE PLAN
TYPICAL LOT DIAGRAM

PANHANDLE 105

Sacramento County, CA

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PANHANDLE·105

SACRAMENTO, CA

Meritage Homes

MLC Holdings, Inc.

10.15.2021

Kevin L. Crook Architect Inc #21066

PLANNING + ARCHITECTURE

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 1
35' FT

#21066

A-1	Cover Page
A-2	Street Scene
A-3	Plan (3514) - Floor Plan
A-4	Plan (3514) - "B" Spanish Colonial Elevations
A-5	Plan (3514) - "B" Spanish Colonial Enhanced Elevations
A-6	Plan (3514) - "D" Modern Prairie Elevations
A-7	Plan (3514) - "D" Modern Prairie Enhanced Elevations
A-8	Plan (3514) - "E" American Farmhouse Elevations
A-9	Plan (3514) - "E" American Farmhouse Enhanced Elevations
A-10	Plan (3514) - Roof Plans
A-11	Plan (3524) - Floor Plan
A-12	Plan (3524) - "B" Spanish Colonial Elevations
A-13	Plan (3524) - "B" Spanish Colonial Enhanced Elevations
A-14	Plan (3524) - "D" Modern Prairie Elevations
A-15	Plan (3524) - "D" Modern Prairie Enhanced Elevations
A-16	Plan (3524) - "E" American Farmhouse Elevations
A-17	Plan (3524) - "E" American Farmhouse Enhanced Elevations
A-18	Plan (3524) - Roof Plans
A-19	Plan (3526) - Floor Plan
A-20	Plan (3526) - "B" Spanish Colonial Elevations
A-21	Plan (3526) - "B" Spanish Colonial Enhanced Elevations
A-22	Plan (3526) - "D" Modern Prairie Elevations
A-23	Plan (3526) - "D" Modern Prairie Enhanced Elevations
A-24	Plan (3526) - "E" American Farmhouse Elevations
A-25	Plan (3526) - "E" American Farmhouse Enhanced Elevations
A-26	Plan (3526) - Roof Plans
A-27	Plan (3528) - Floor Plan
A-28	Plan (3528) - "B" Spanish Colonial Elevations
A-29	Plan (3528) - "B" Spanish Colonial Enhanced Elevations
A-30	Plan (3528) - "D" Modern Prairie Elevations
A-31	Plan (3528) - "D" Modern Prairie Enhanced Elevations
A-32	Plan (3528) - "E" American Farmhouse Elevations
A-33	Plan (3528) - "E" American Farmhouse Enhanced Elevations
A-34	Plan (3528) - Roof Plans

Meritage Homes

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paul.manyisha@mlcholdings.net
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Architect: Kevin L. Crook Architect, Inc.
1360 Reynolds Ave, Suite 110
Irvine, Ca 92614

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

A-35 Cover Page
A-36 Street Scene
A-37 Plan (4015) - Floor Plan
A-38 Plan (4015) - "B" Spanish Colonial Elevations
A-39 Plan (4015) - "B" Spanish Colonial Enhanced Elevations
A-40 Plan (4015) - "D" Modern Prairie Elevations
A-41 Plan (4015) - "D" Modern Prairie Enhanced Elevations
A-42 Plan (4015) - "E" American Farmhouse Elevations
A-43 Plan (4015) - "E" American Farmhouse Enhanced Elevations
A-44 Plan (4015) - Roof Plans

A-45 Plan (4022) - Floor Plan
A-46 Plan (4022) - "B" Spanish Colonial Elevations
A-47 Plan (4022) - "B" Spanish Colonial Enhanced Elevations
A-48 Plan (4022) - "D" Modern Prairie Elevations
A-49 Plan (4022) - "D" Modern Prairie Enhanced Elevations
A-50 Plan (4022) - "E" American Farmhouse Elevations
A-51 Plan (4022) - "E" American Farmhouse Enhanced Elevations
A-52 Plan (4022) - Roof Plans

A-53 Plan (4024) - Floor Plan
A-54 Plan (4024) - "B" Spanish Colonial Elevations
A-55 Plan (4024) - "B" Spanish Colonial Enhanced Elevations
A-56 Plan (4024) - "D" Modern Prairie Elevations
A-57 Plan (4024) - "D" Modern Prairie Enhanced Elevations
A-58 Plan (4024) - "E" American Farmhouse Elevations
A-59 Plan (4024) - "E" American Farmhouse Enhanced Elevations
A-60 Plan (4024) - Roof Plans

A-61 Plan (4026) - Floor Plan
A-62 Plan (4026) - "B" Spanish Colonial Elevations
A-63 Plan (4026) - "B" Spanish Colonial Enhanced Elevations
A-64 Plan (4026) - "D" Modern Prairie Elevations
A-65 Plan (4026) - "D" Modern Prairie Enhanced Elevations
A-66 Plan (4026) - "E" American Farmhouse Elevations
A-67 Plan (4026) - "E" American Farmhouse Enhanced Elevations
A-68 Plan (4026) - Roof Plans

Meritage Homes
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Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

A-69 Cover Page
A-70 Street Scene
A-71 Plan (4514) - Floor Plan
A-72 Plan (4514) - "B" Spanish Colonial Elevations
A-73 Plan (4514) - "B" Spanish Colonial Enhanced Elevations
A-74 Plan (4514) - "D" Modern Prairie Elevations
A-75 Plan (4514) - "D" Modern Prairie Enhanced Elevations
A-76 Plan (4514) - "E" American Farmhouse Elevations
A-77 Plan (4514) - "E" American Farmhouse Enhanced Elevations
A-78 Plan (4514) - Roof Plans

A-79 Plan (4524) - Floor Plan
A-80 Plan (4524) - "B" Spanish Colonial Elevations
A-81 Plan (4524) - "B" Spanish Colonial Enhanced Elevations
A-82 Plan (4524) - "D" Modern Prairie Elevations
A-83 Plan (4524) - "D" Modern Prairie Enhanced Elevations
A-84 Plan (4524) - "E" American Farmhouse Elevations
A-85 Plan (4524) - "E" American Farmhouse Enhanced Elevations
A-86 Plan (4524) - Roof Plans

A-87 Plan (4528) - Floor Plan
A-88 Plan (4528) - "B" Spanish Colonial Elevations
A-89 Plan (4528) - "B" Spanish Colonial Enhanced Elevations
A-90 Plan (4528) - "D" Modern Prairie Elevations
A-91 Plan (4528) - "D" Modern Prairie Enhanced Elevations
A-92 Plan (4528) - "E" American Farmhouse Elevations
A-93 Plan (4528) - "E" American Farmhouse Enhanced Elevations
A-94 Plan (4528) - Roof Plans

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PLANNING + ARCHITECTURE

A-95 Cover Page
A-96 Street Scene
A-97 Plan (5012) - Floor Plan
A-98 Plan (5012) - "B" Spanish Colonial Elevations
A-99 Plan (5012) - "B" Spanish Colonial Enhanced Elevations
A-100 Plan (5012) - "D" Modern Prairie Elevations
A-101 Plan (5012) - "D" Modern Prairie Enhanced Elevations
A-102 Plan (5012) - "E" American Farmhouse Elevations
A-103 Plan (5012) - "E" American Farmhouse Enhanced Elevations
A-104 Plan (5012) - Roof Plans

A-105 Plan (5023) - Floor Plan
A-106 Plan (5023) - "B" Spanish Colonial Elevations
A-107 Plan (5023) - "B" Spanish Colonial Enhanced Elevations
A-108 Plan (5023) - "D" Modern Prairie Elevations
A-109 Plan (5023) - "D" Modern Prairie Enhanced Elevations
A-110 Plan (5023) - "E" American Farmhouse Elevations
A-111 Plan (5023) - "E" American Farmhouse Enhanced Elevations
A-112 Plan (5023) - Roof Plans

A-113 Plan (5028) - Floor Plan
A-114 Plan (5028) - "B" Spanish Colonial Elevations
A-115 Plan (5028) - "B" Spanish Colonial Enhanced Elevations
A-116 Plan (5028) - "D" Modern Prairie Elevations
A-117 Plan (5028) - "D" Modern Prairie Enhanced Elevations
A-118 Plan (5028) - "E" American Farmhouse Elevations
A-119 Plan (5028) - "E" American Farmhouse Enhanced Elevations
A-120 Plan (5028) - Roof Plans

A-121 Written Color Schemes
A-122 Color Boards - "B" Spanish Colonial
A-123 Color Boards - "D" Modern Prairie
A-124 Color Boards - "E" American Farmhouse

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Kevin L. Crook Architect Inc
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SACRAMENTO, CA

PRODUCT 1 / 35' FT

Meritage Homes

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10.15.2021
A-1

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PLANNING & ARCHITECTURE
#21066

PLAN 3526 "D" PLAN 3514 "B" PLAN 3528 "E" PLAN 3526 "B" PLAN 3524 "E" PLAN 3514 "D"

35' STREET SCENE

Meritage Homes

MLC Holdings, Inc.

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SACRAMENTO, CA

PRODUCT 1
35' FT

10.15.2021
A-2

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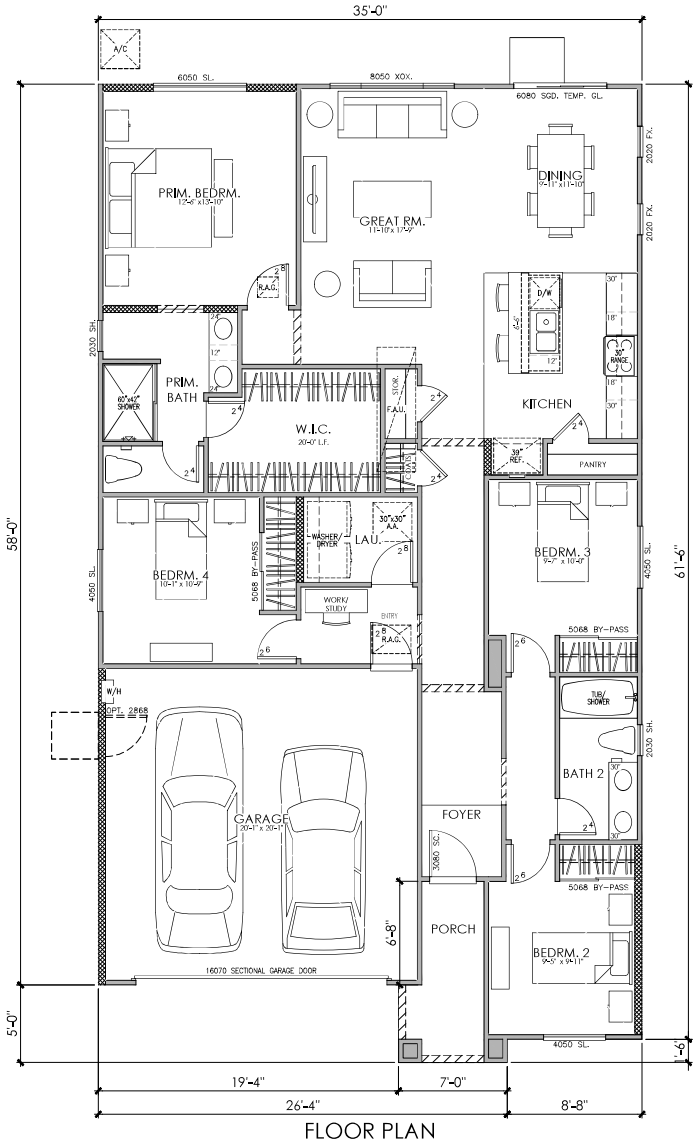
#21066



FLOOR PLAN

PLAN 3514

4 BEDROOM, 2 BATH

PLAN 3514
AREA TABULATION

CONDITIONED SPACE	
FLOOR AREA	1,618 SQ. FT.
TOTAL DWELLING	1,618 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	421 SQ. FT.
PORCH	54 SQ. FT.

0 2 4 8 12

Meritage Homes

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PANHANDLE·105

SACRAMENTO, CA

PRODUCT 1
35' FT

10.15.2021
A-3

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PLANNING & ARCHITECTURE
#21066

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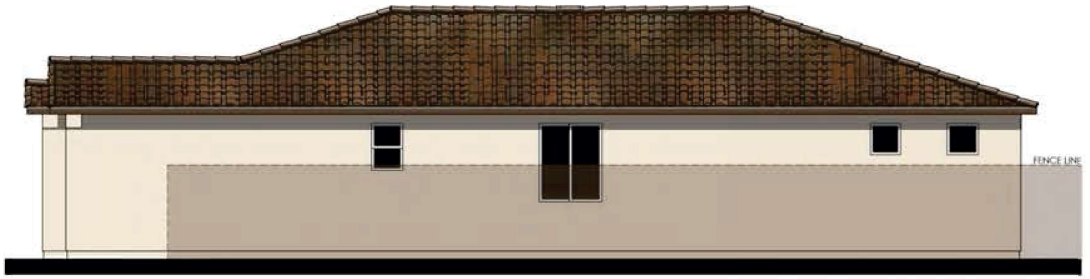
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

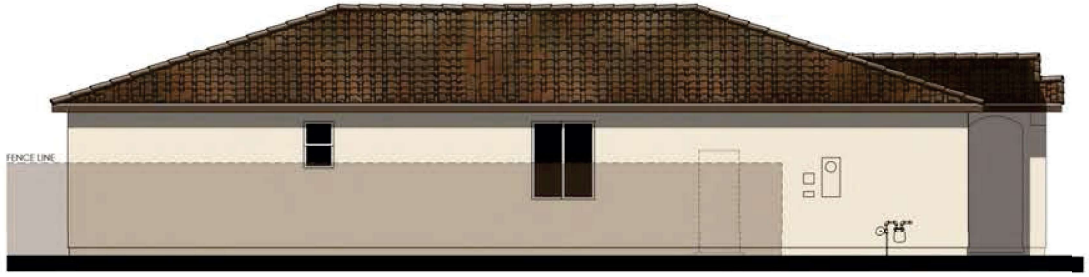


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM

REAR



LEFT

COLOR SCHEME 19

PLAN 3514 "B"

SPANISH COLONIAL ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 1
35' FT

10.15.2021
A-4

Kevin L. Crook Architect Inc
#21066

RIGHT

REAR

LEFT

COLOR SCHEME 19

PLAN 3514 "B"

SPANISH COLONIAL ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

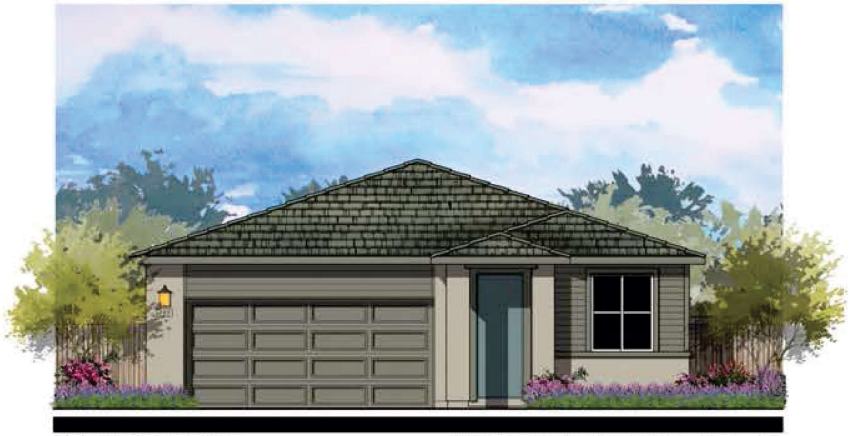
PANHANDLE·105

SACRAMENTO, CA

PRODUCT 1
35' FT

10.15.2021
A-5

Kevin L. Crook Architect Inc
#21066



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Refer to landscape drawings for wall, tree, and shrub locations

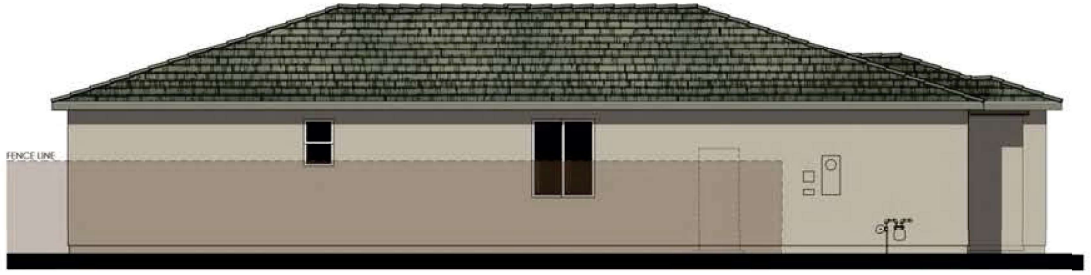
FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 5" LAP SIDING
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM

REAR



LEFT

COLOR SCHEME 25

PLAN 3514 "D"

MODERN PRAIRIE ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 1
35' FT

10.15.2021
A-6

Kevin L. Crook Architect Inc
#21066

RIGHT

REAR

LEFT

COLOR SCHEME 25

PLAN 3514 "D"

MODERN PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

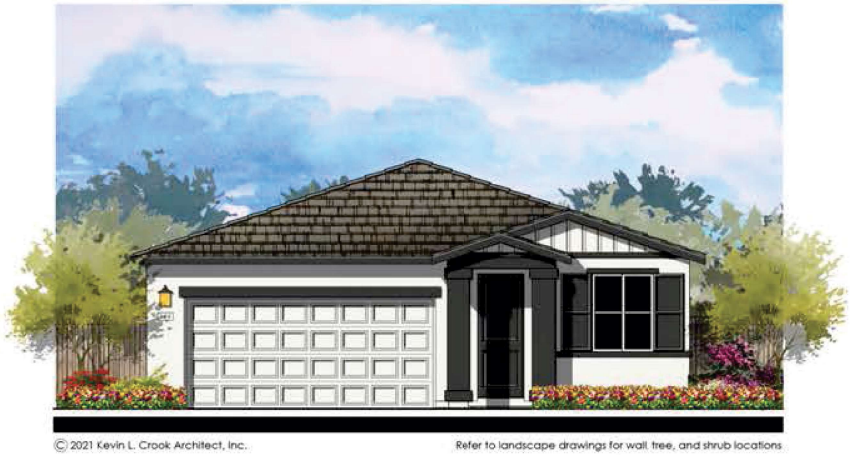
PANHANDLE·105

SACRAMENTO, CA

PRODUCT 1
35' FT

10.15.2021
A-7

Kevin L. Crook Architect Inc
#21066



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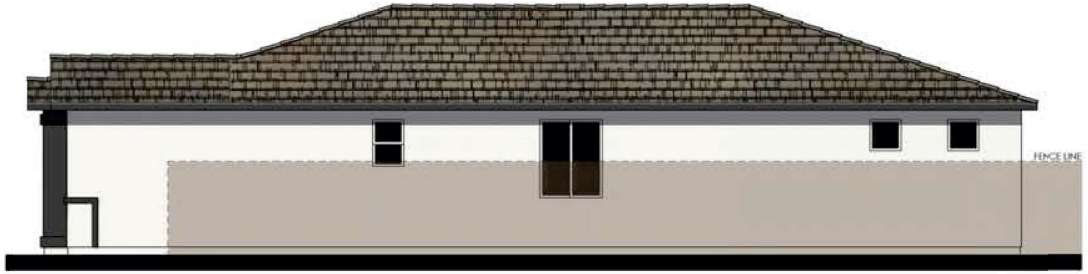
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

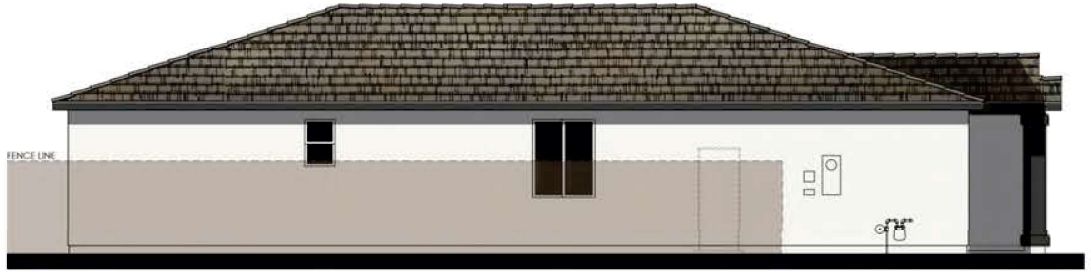


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

REAR



LEFT

COLOR SCHEME 28

PLAN 3514 "E"

AMERICAN FARMHOUSE ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

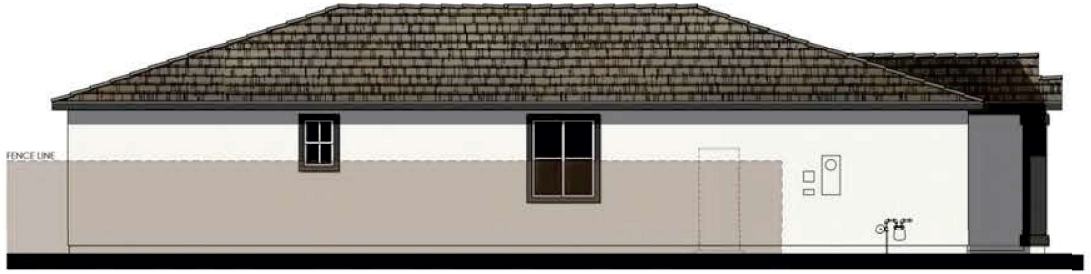
PRODUCT 1
35' FT

10.15.2021
A-8

Kevin L. Crook Architect Inc
#21066

RIGHT

REAR



LEFT

COLOR SCHEME 28

PLAN 3514 "E"

AMERICAN FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

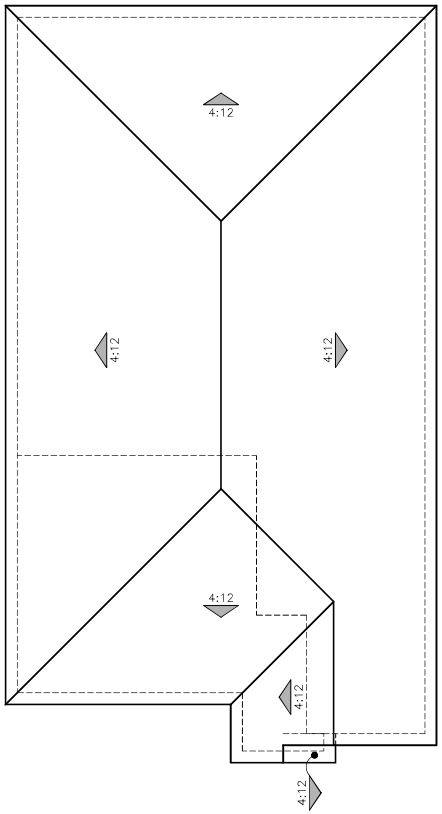
PANHANDLE·105

SACRAMENTO, CA

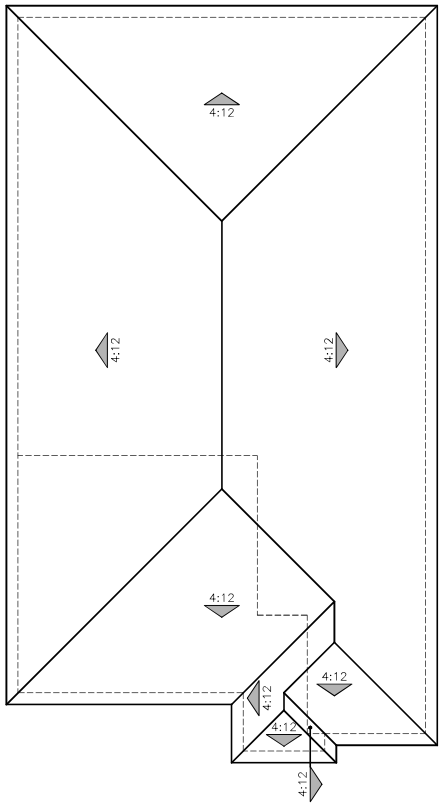
PRODUCT 1
35' FT

10.15.2021
A-9

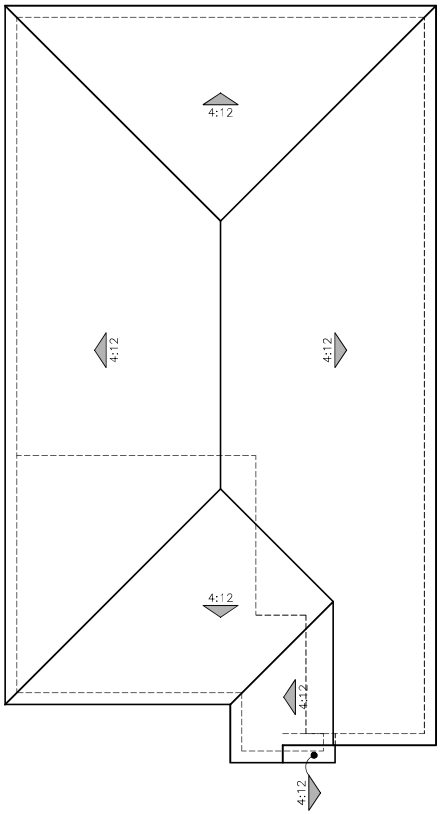
Kevin L. Crook Architect Inc
#21066



"B" - SPANISH COLONIAL



"D" - MODERN PRAIRIE



"E" AMERICAN FARMHOUSE

ROOF PLANS

PLAN 3514

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

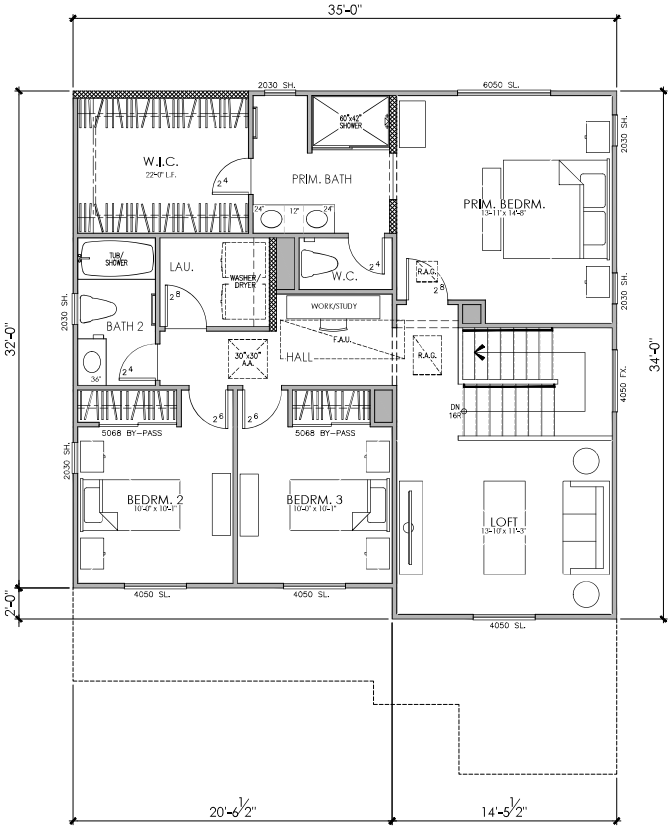
PANHANDLE·105

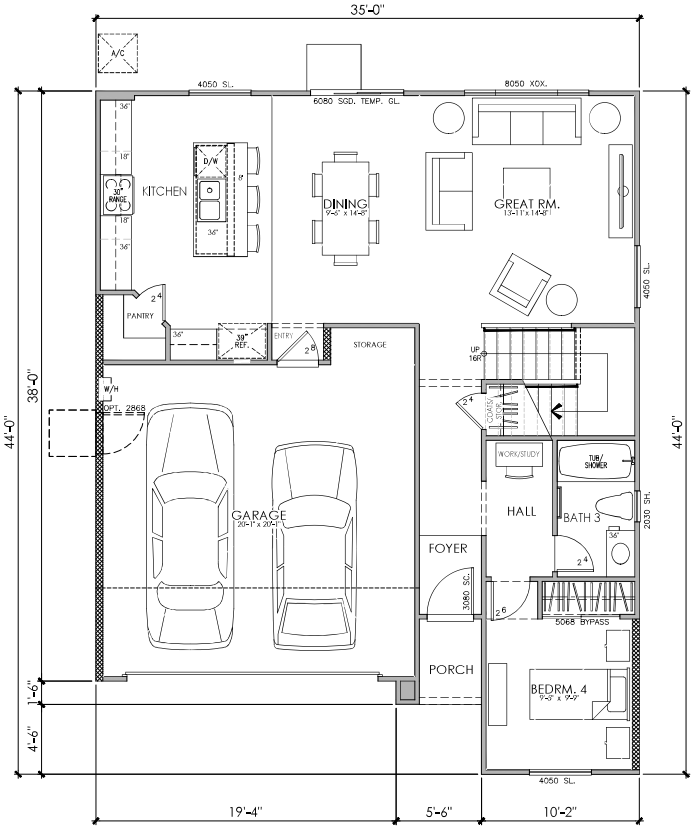
SACRAMENTO, CA

PRODUCT 1
35' FT

10.15.2021
A-10

Kevin L. Crook Architect Inc #21066





SECOND FLOOR PLAN

FIRST FLOOR PLAN

PLAN 3524
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	942 SQ. FT.
SECOND FLOOR AREA	1,078 SQ. FT.
TOTAL DWELLING	2,020 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	433 SQ. FT.
PORCH	22 SQ. FT.

PLAN 3524

4 BEDROOM, 3 BATH, LOFT

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 1
35' FT

10.15.2021
A-11

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PLANNING & ARCHITECTURE
#21066

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM

REAR

LEFT

COLOR SCHEME 20

PLAN 3524 "B"

SPANISH COLONIAL ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 1
35' FT

10.15.2021
A-12

Kevin L. Crook Architect Inc
#21066

RIGHT

REAR

LEFT

COLOR SCHEME 20

PLAN 3524 "B"

SPANISH COLONIAL ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 1
35' FT

10.15.2021
A-13

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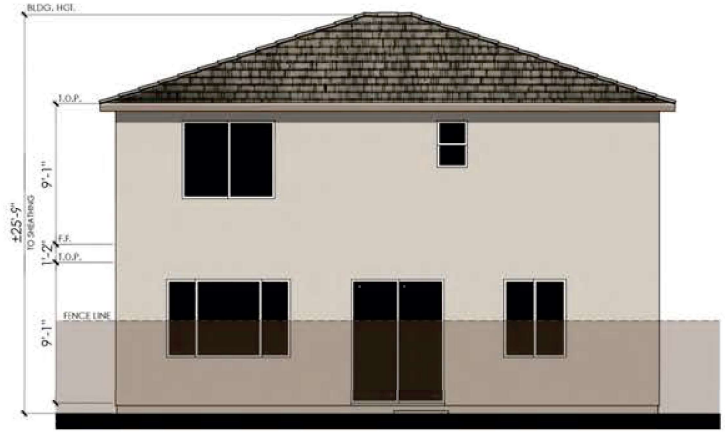
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 5" LAP SIDING
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



REAR

LEFT

COLOR SCHEME 26

PLAN 3524 "D"

MODERN PRAIRIE ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 1
35' FT

10.15.2021
A-14

Kevin L. Crook Architect Inc
#21066

RIGHT

REAR

LEFT

COLOR SCHEME 26

PLAN 3524 "D"

MODERN PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 1
35' FT

10.15.2021
A-15

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#21066

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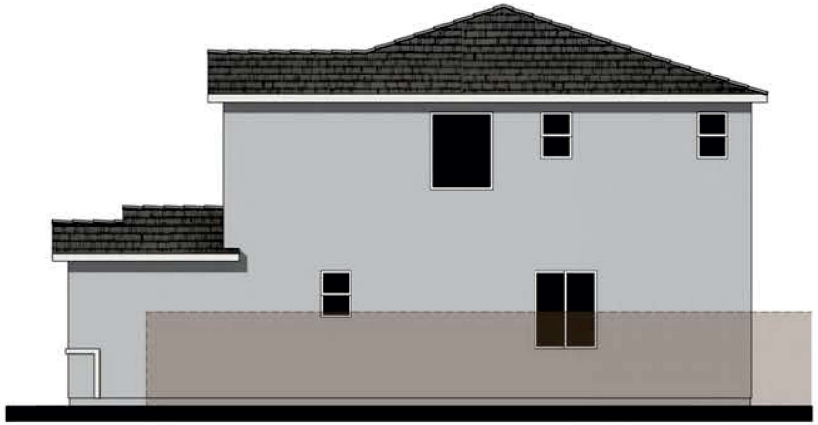
Refer to landscape drawings for wall, tree, and shrub locations

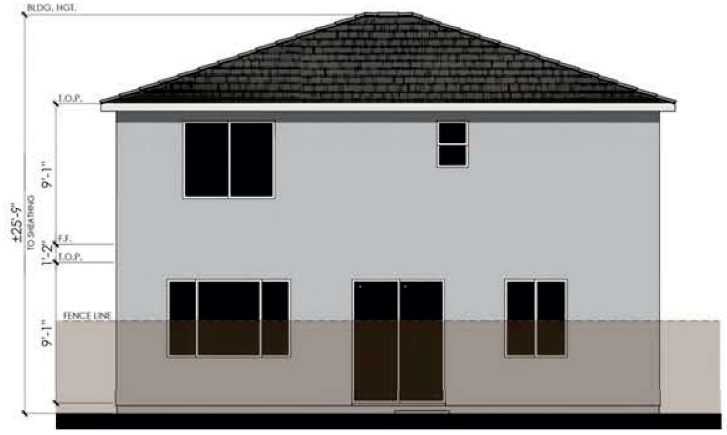
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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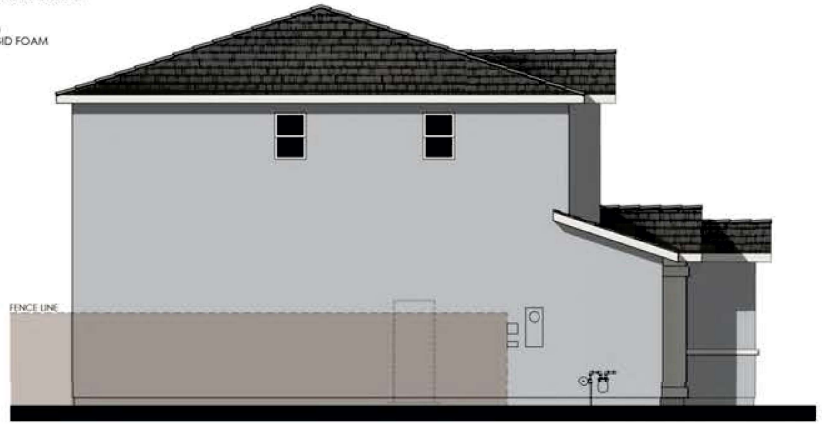


LEFT

COLOR SCHEME 29

PLAN 3524 "E"

AMERICAN FARMHOUSE ELEVATIONS

0 2 4 8 12

Meritage Homes

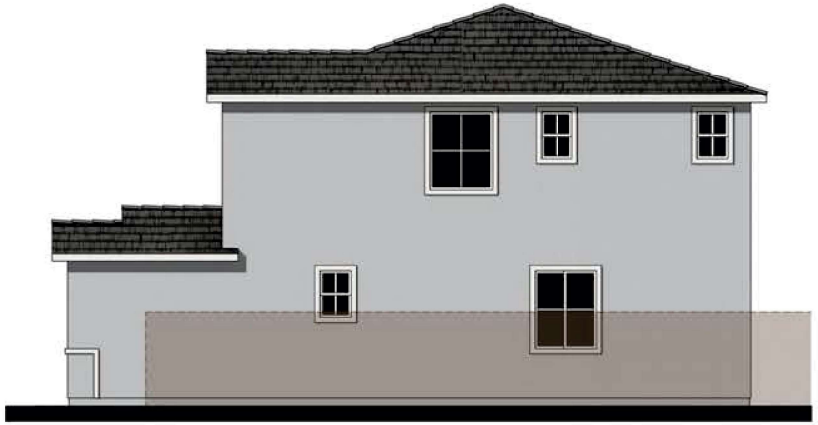
MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 1
35' FT

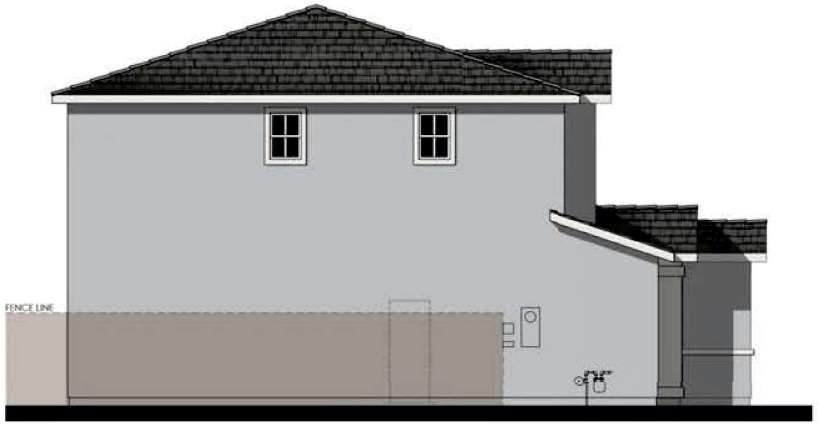
10.15.2021
A-16

Kevin L. Crook Architect Inc
#21066



RIGHT

REAR



LEFT

COLOR SCHEME 29

PLAN 3524 "E"

AMERICAN FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

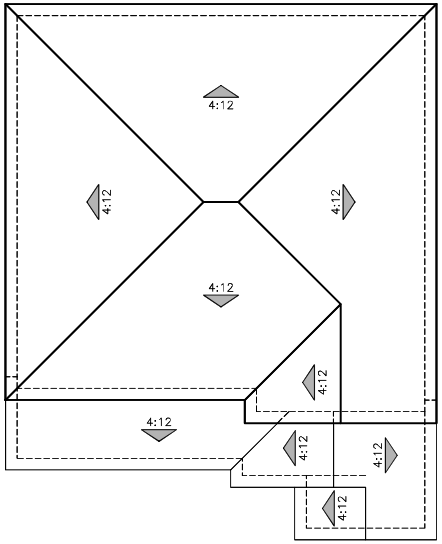
PANHANDLE·105

SACRAMENTO, CA

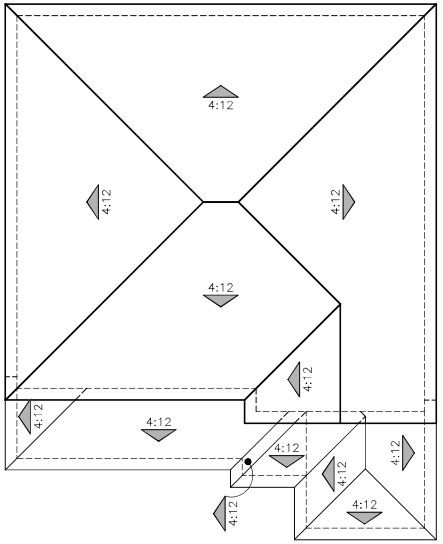
PRODUCT 1
35' FT

10.15.2021
A-17

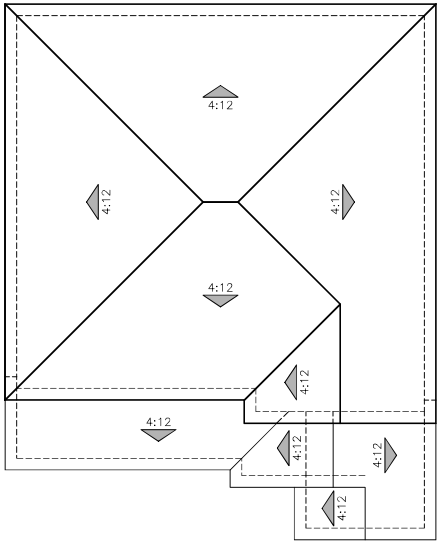
Kevin L. Crook Architect Inc
#21066



"B" - SPANISH COLONIAL



"D" - MODERN PRAIRIE



"E" AMERICAN FARMHOUSE

ROOF PLANS

PLAN 3524

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 1
35' FT

10.15.2021
A-18

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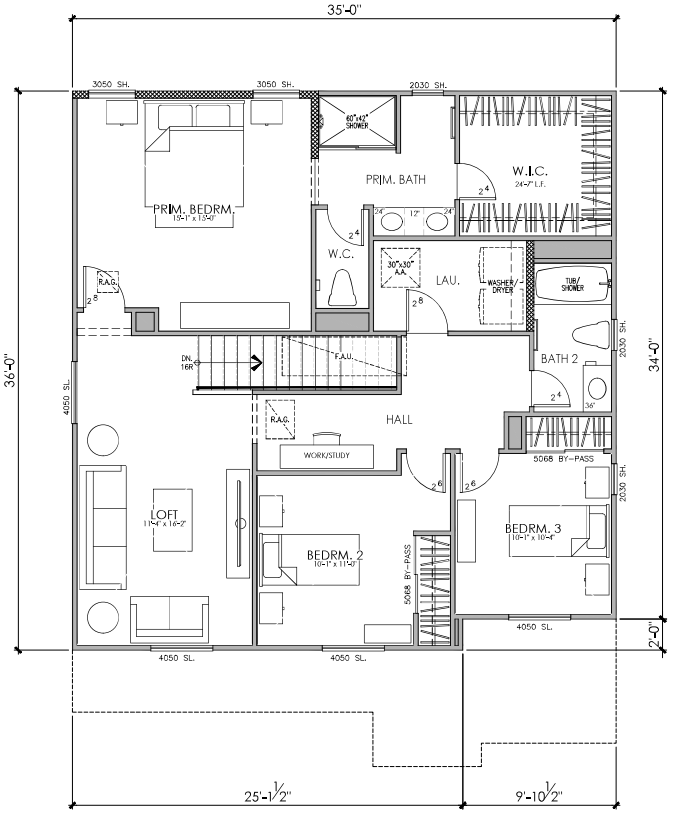
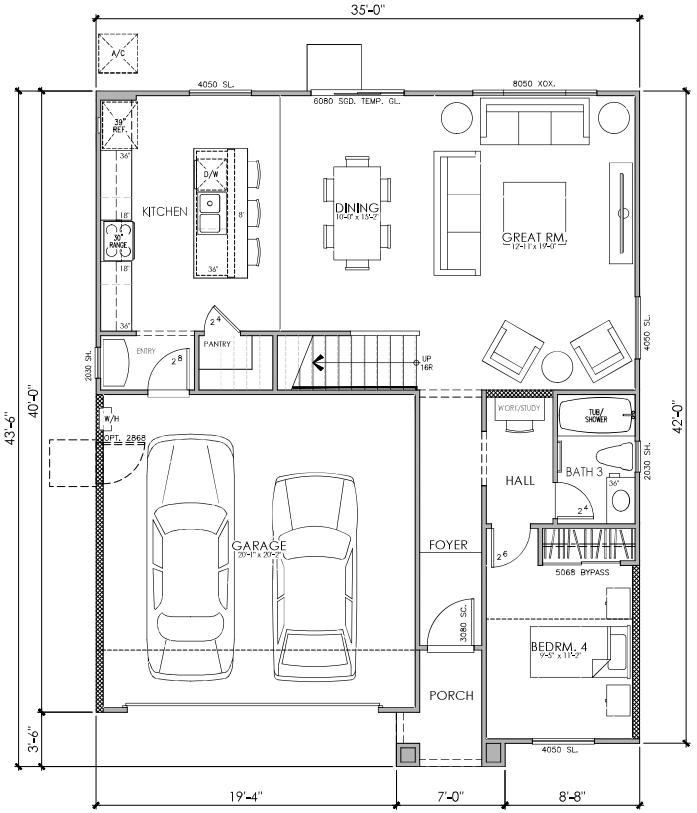
#21066



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3526
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	983 SQ. FT.
SECOND FLOOR AREA	1,194 SQ. FT.
TOTAL DWELLING	2,177 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	421 SQ. FT.
PORCH	35 SQ. FT.

0 2 4 8 12

PLAN 3526

4 BEDROOM, 3 BATH, LOFT

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 1
35' FT

10.15.2021
A-19

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PLANNING & ARCHITECTURE
#21066

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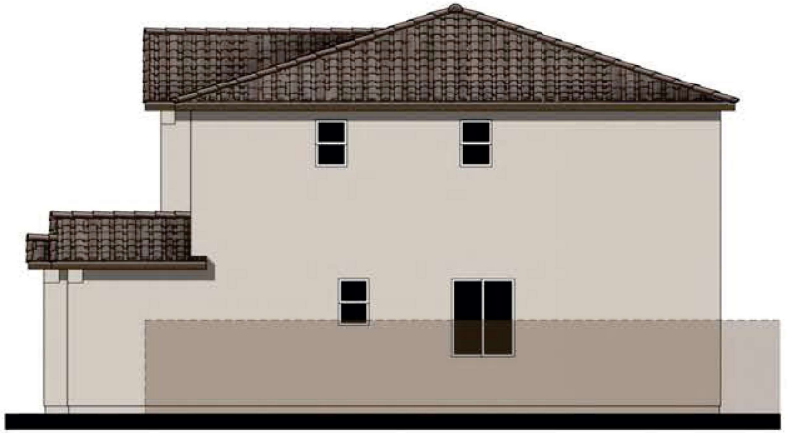
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM

REAR

LEFT

COLOR SCHEME 21

PLAN 3526 "B"

SPANISH COLONIAL ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 1
35' FT

10.15.2021
A-20

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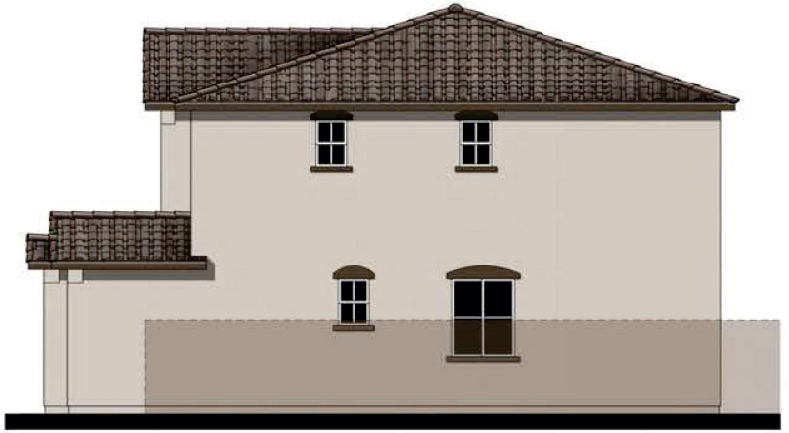
#21066



RIGHT

REAR

LEFT

COLOR SCHEME 21

PLAN 3526 "B"

SPANISH COLONIAL ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 1
35' FT

10.15.2021
A-21

Kevin L. Crook Architect Inc
#21066

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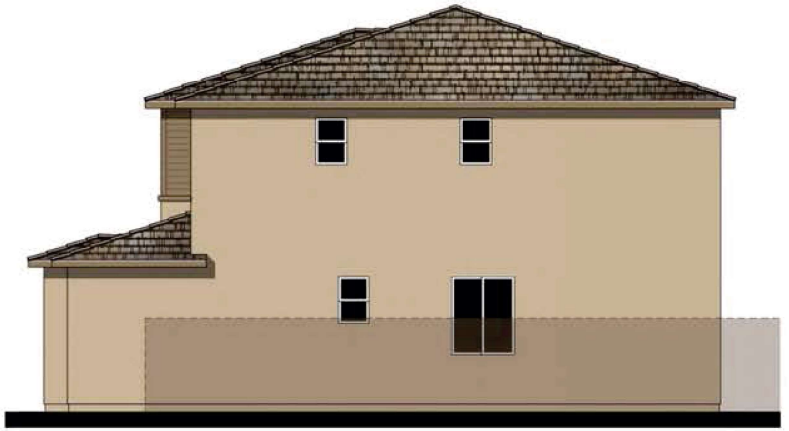
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 5" LAP SIDING
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM

REAR

LEFT

COLOR SCHEME 27

PLAN 3526 "D"

MODERN PRAIRIE ELEVATIONS

0 2 4 8 12

Meritage Homes

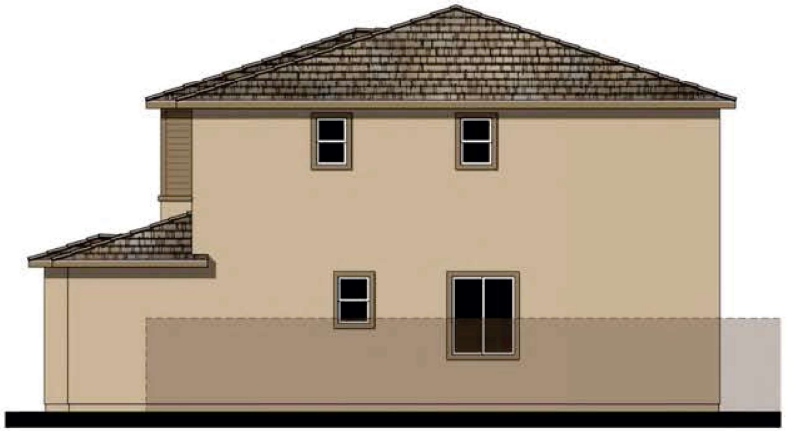
MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 1
35' FT

10.15.2021
A-22

Kevin L. Crook Architect Inc
#21066



RIGHT

REAR

LEFT

COLOR SCHEME 27

PLAN 3526 "D"

MODERN PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 1

35' FT

10.15.2021

A-23

Kevin L. Crook Architect Inc

#21066

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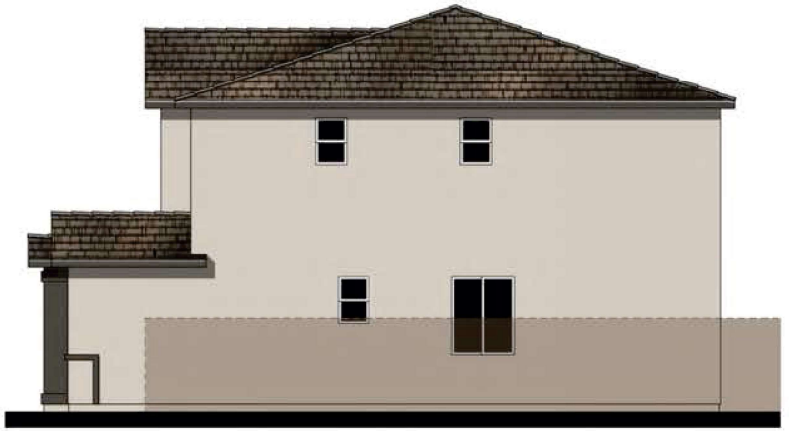
Refer to landscape drawings for wall, tree, and shrub locations

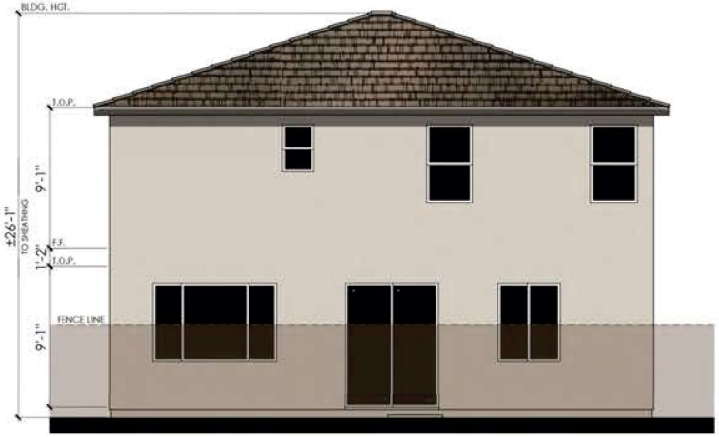
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

LEFT

COLOR SCHEME 30

PLAN 3526 "E"

AMERICAN FARMHOUSE ELEVATIONS

0 2 4 8 12

Meritage Homes

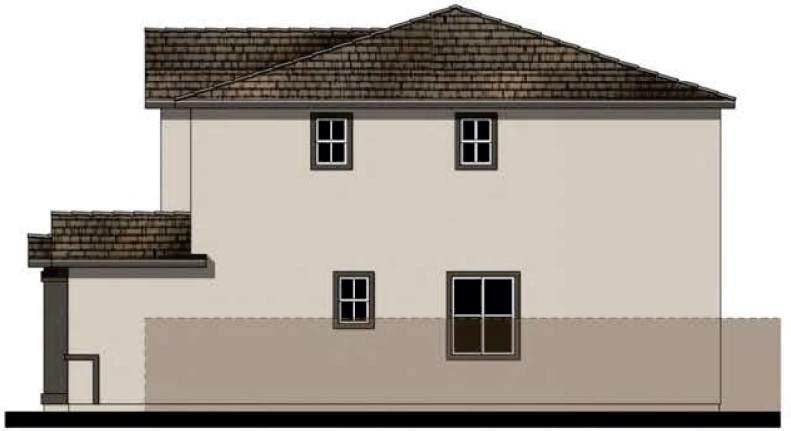
MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 1
35' FT

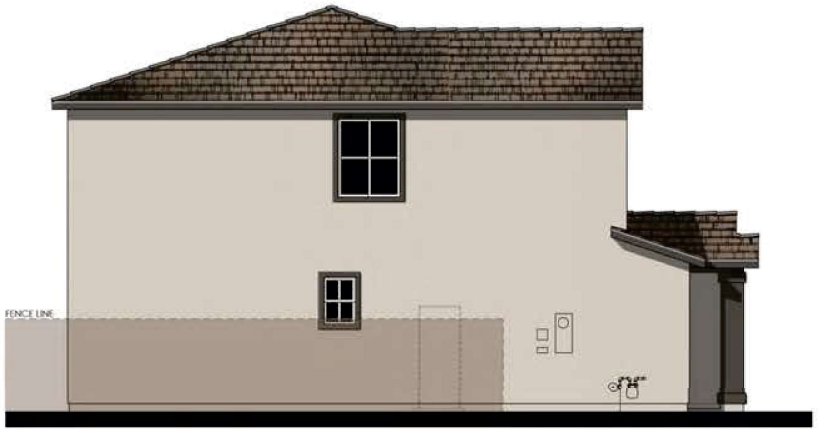
10.15.2021
A-24

Kevin L. Crook Architect Inc
#21066



RIGHT

REAR



LEFT

COLOR SCHEME 30

PLAN 3526 "E"

AMERICAN FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 1

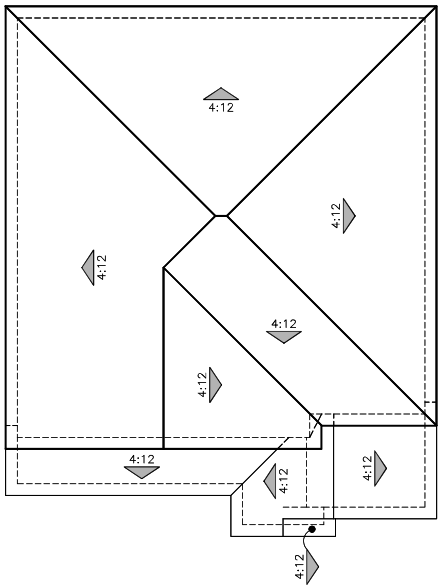
35' FT

10.15.2021

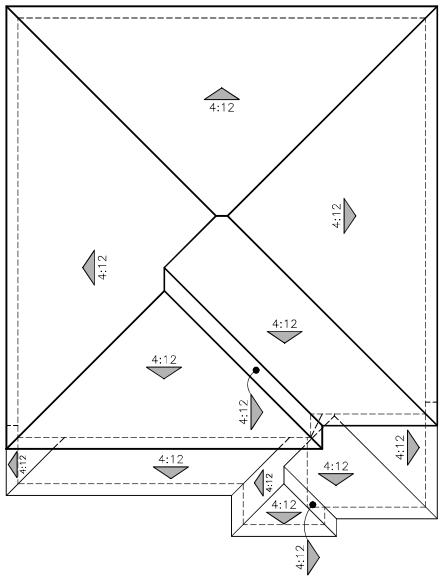
A-25

Kevin L. Crook Architect Inc

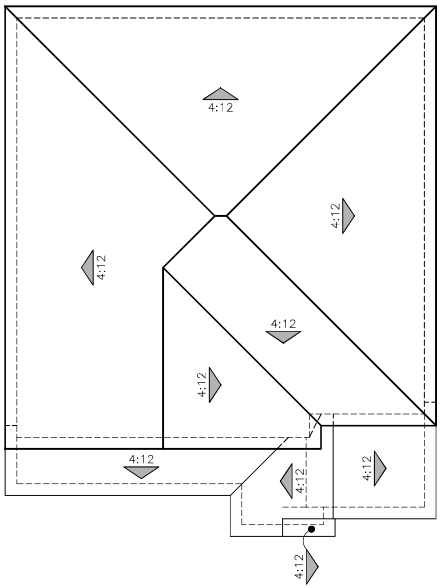
#21066



"B" - SPANISH COLONIAL



"D" - MODERN PRAIRIE



"E" AMERICAN FARMHOUSE

ROOF PLANS

PLAN 3526

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 1
35' FT

10.15.2021
A-26

Kevin L. Crook Architect Inc
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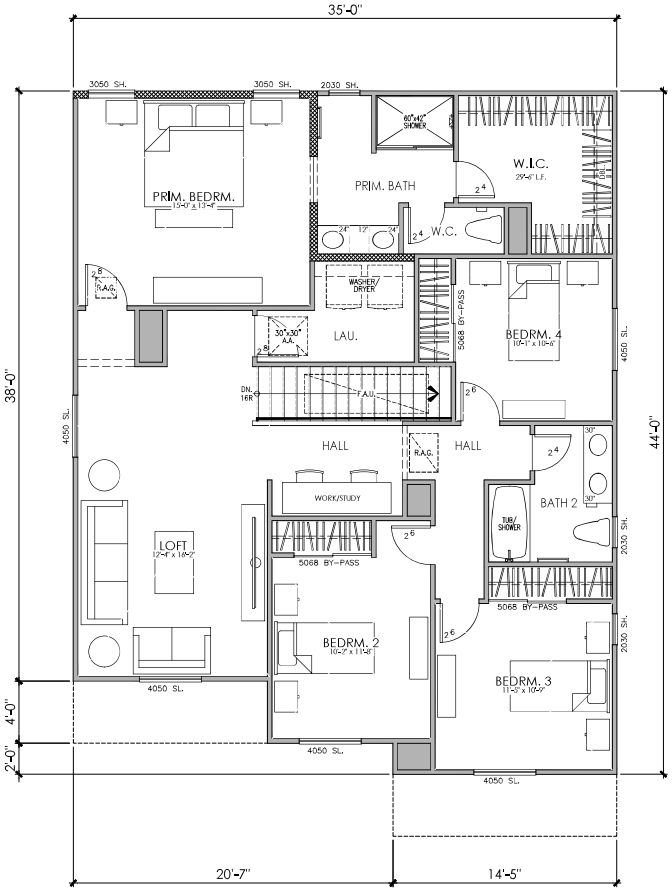
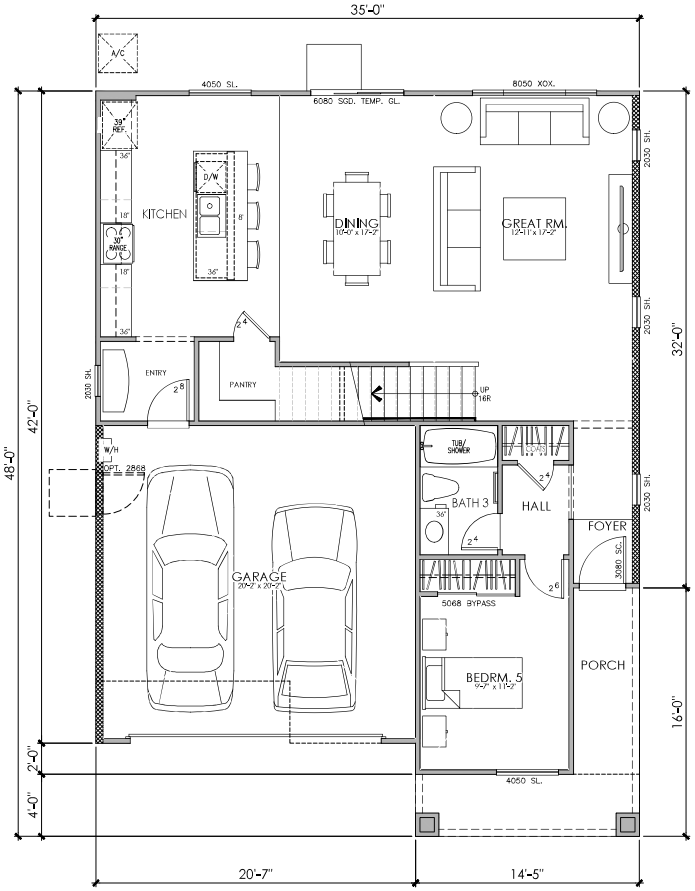


SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3528
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,027 SQ. FT.
SECOND FLOOR AREA	1,400 SQ. FT.
TOTAL DWELLING	2,427 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	421 SQ. FT.
PORCH	107 SQ. FT.

0 2 4 8 12

PLAN 3528
5 BEDROOM, 3 BATH, LOFT

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 1
35' FT

10.15.2021
A-27

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#21066

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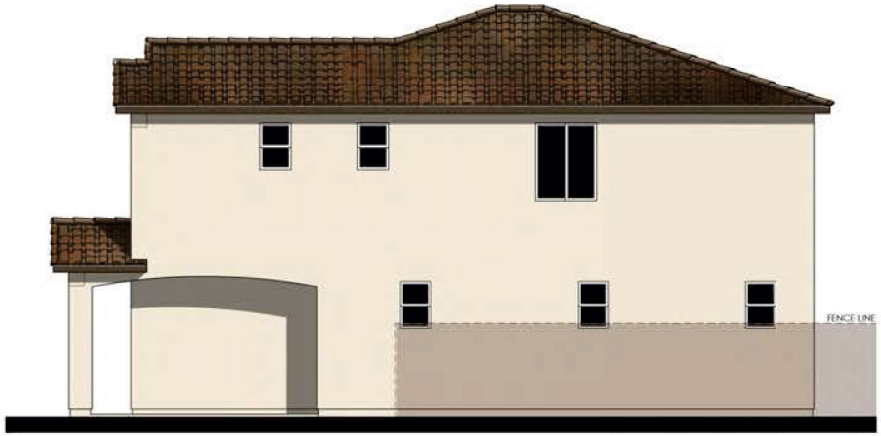
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM

REAR

LEFT

COLOR SCHEME 19

PLAN 3528 "B"

SPANISH COLONIAL ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 1
35' FT

10.15.2021
A-28

Kevin L. Crook Architect Inc
#21066

RIGHT

REAR

LEFT

COLOR SCHEME 19

PLAN 3528 "B"

SPANISH COLONIAL ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 1
35' FT

10.15.2021
A-29

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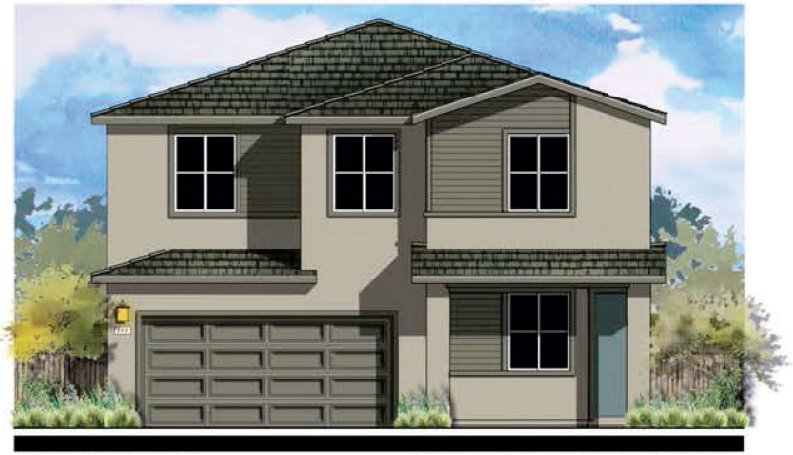
#21066



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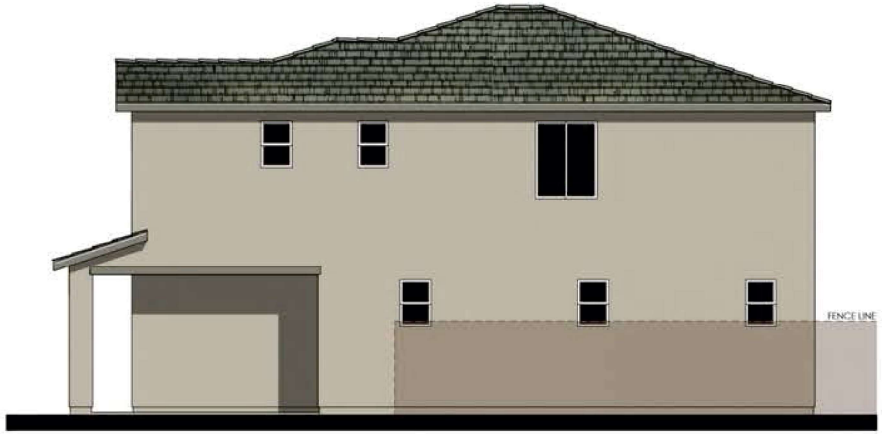
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 5" LAP SIDING
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM

REAR

LEFT

COLOR SCHEME 25

PLAN 3528 "D"

MODERN PRAIRIE ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 1
35' FT

10.15.2021
A-30

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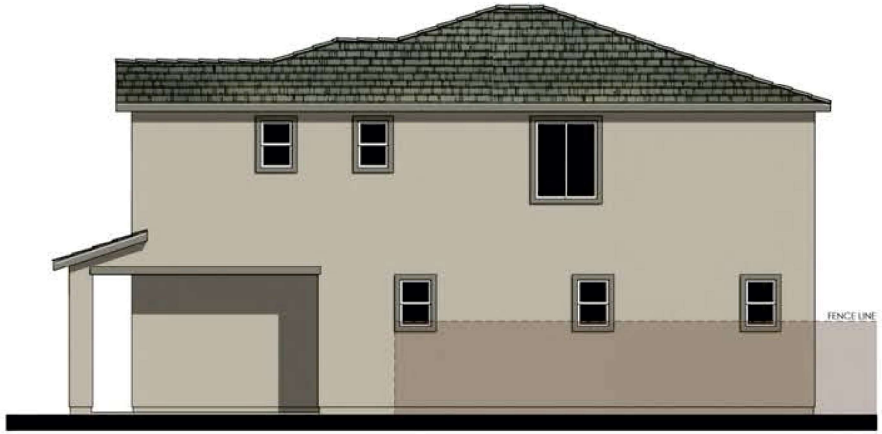

RIGHT

REAR

LEFT

COLOR SCHEME 25

PLAN 3528 "D"

MODERN PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 1

35' FT

10.15.2021

A-31

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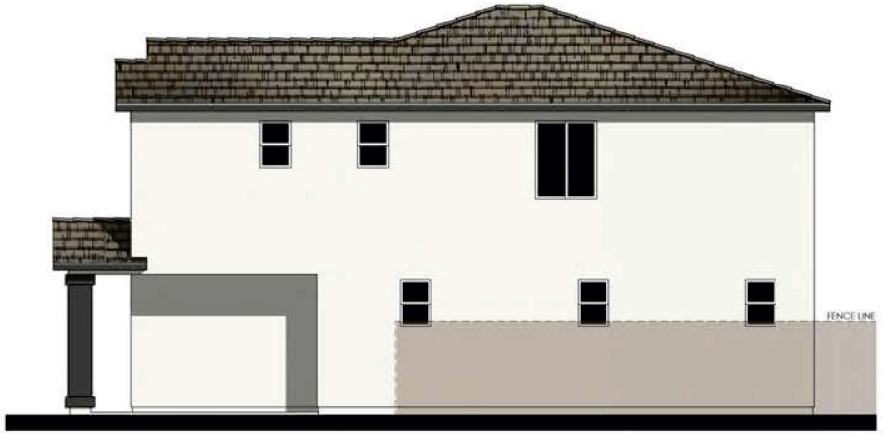
Refer to landscape drawings for wall, tree, and shrub locations

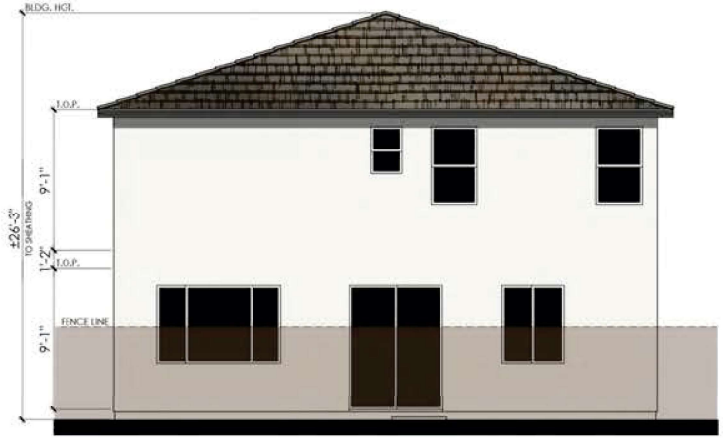
FRONT



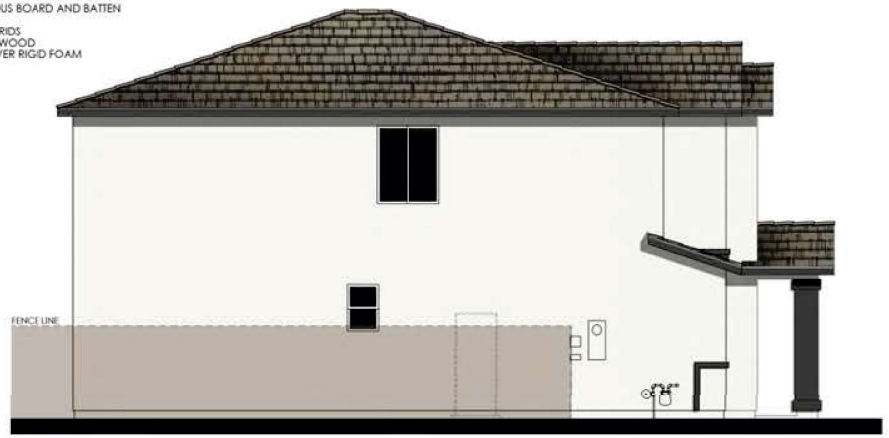
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 28

PLAN 3528 "E"

AMERICAN FARMHOUSE ELEVATIONS

0 2 4 8 12

Meritage Homes

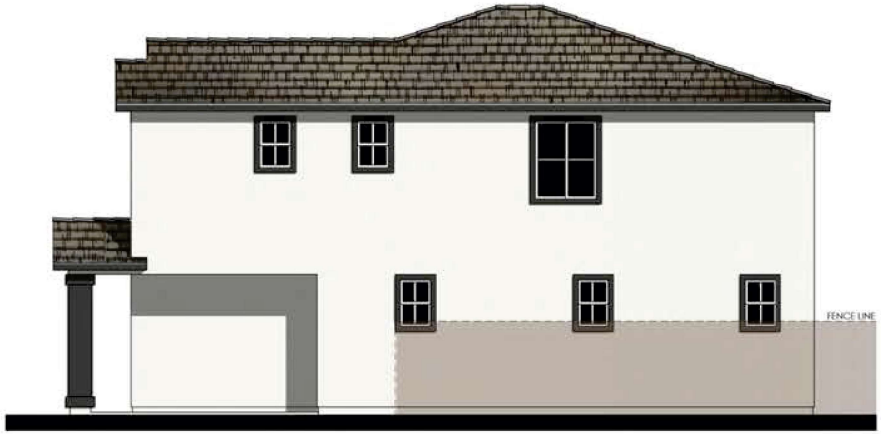
MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 1
35' FT

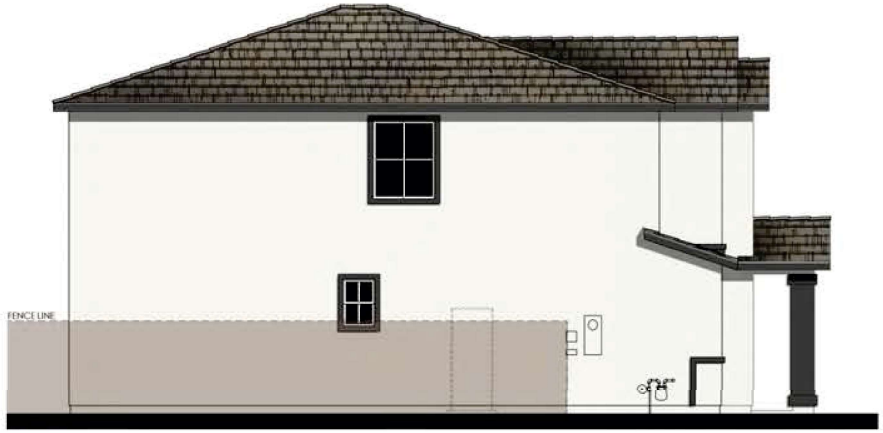
10.15.2021
A-32

Kevin L. Crook Architect Inc
#21066



RIGHT

REAR



LEFT

COLOR SCHEME 28

PLAN 3528 "E"

AMERICAN FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 1

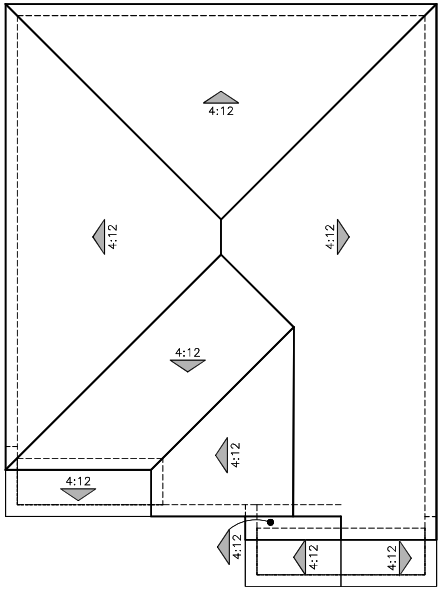
35' FT

10.15.2021

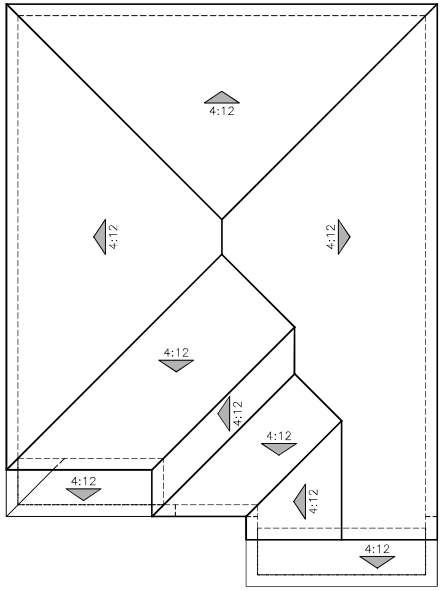
A-33

Kevin L. Crook Architect Inc

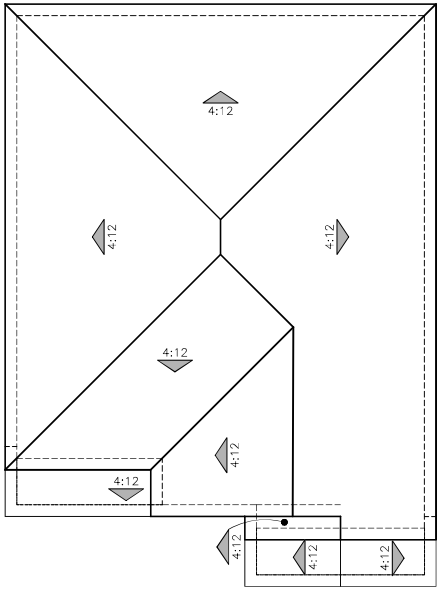
#21066



"B" - SPANISH COLONIAL



"D" - MODERN PRAIRIE



"E" AMERICAN FARMHOUSE

ROOF PLANS

PLAN 3528

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 1
35' FT

10.15.2021
A-34

Kevin L. Crook Architect Inc
#21066

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 2 / 40'FT

Meritage Homes

MLC Holdings, Inc.

10.15.2021
A-35

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PLANNING + ARCHITECTURE
#21066

PLAN 4024 "D" PLAN 4015 "B" PLAN 4022 "E" PLAN 4026 "B" PLAN 4024 "E"

40' STREET SCENE

Meritage Homes

MLC Holdings, Inc.

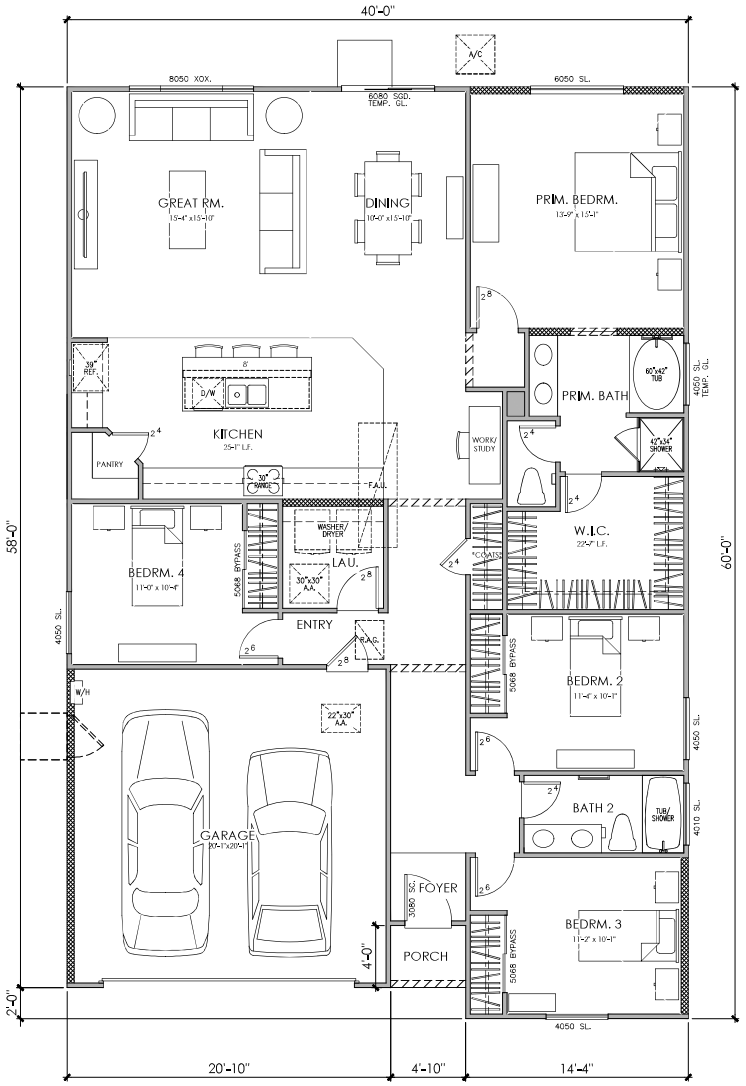
PANHANDLE·105

SACRAMENTO, CA

PRODUCT 2
40' FT

10.15.2021
A-36

Kevin L. Crook Architect Inc.
PLANNING + ARCHITECTURE
#21066



FLOOR PLAN

PLAN 4015

4 BEDROOM, 2 BATH

PLAN 4015
AREA TABULATION

CONDITIONED SPACE	
FLOOR AREA	1,910 SQ. FT.
TOTAL DWELLING	1,910 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	419 SQ. FT.
PORCH	20 SQ. FT.

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 2
40' FT

10.15.2021
A-37

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PLANNING + ARCHITECTURE

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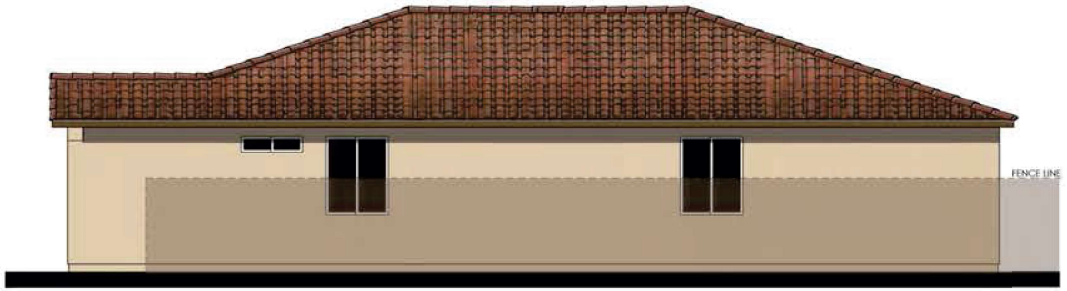
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM

REAR

LEFT

COLOR SCHEME 20

PLAN 4015 "B"

SPANISH COLONIAL ELEVATIONS

0 2 4 8 12

Meritage Homes

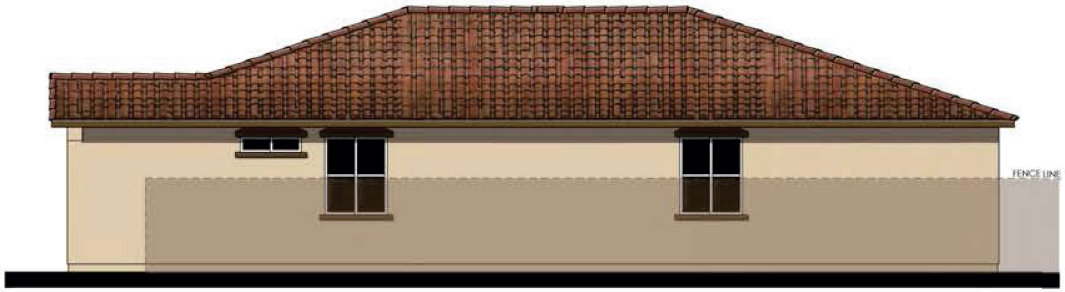
MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 2
40' FT

10.15.2021
A-38

Kevin L. Crook Architect Inc. #21066
PLANNING + ARCHITECTURE



RIGHT

REAR

LEFT

COLOR SCHEME 20

PLAN 4015 "B"

SPANISH COLONIAL ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

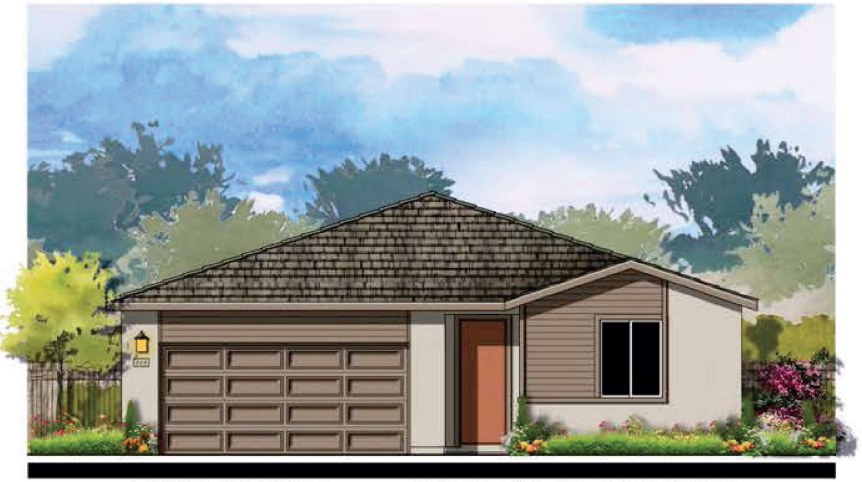
PANHANDLE·105

SACRAMENTO, CA

PRODUCT 2
40' FT

10.15.2021
A-39

Kevin L. Crook Architect Inc. #21066
PLANNING + ARCHITECTURE



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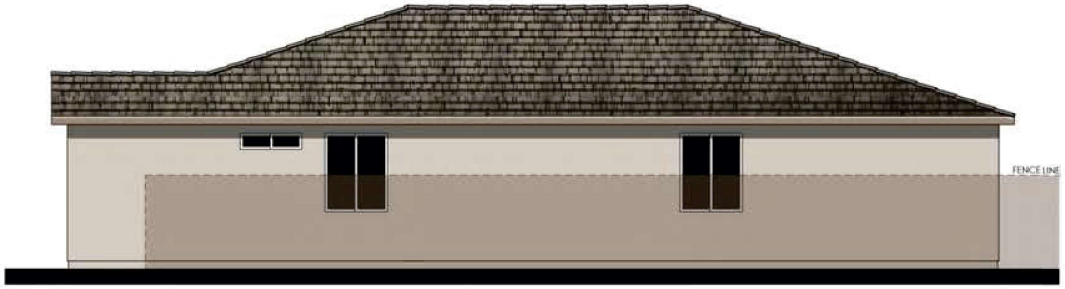
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

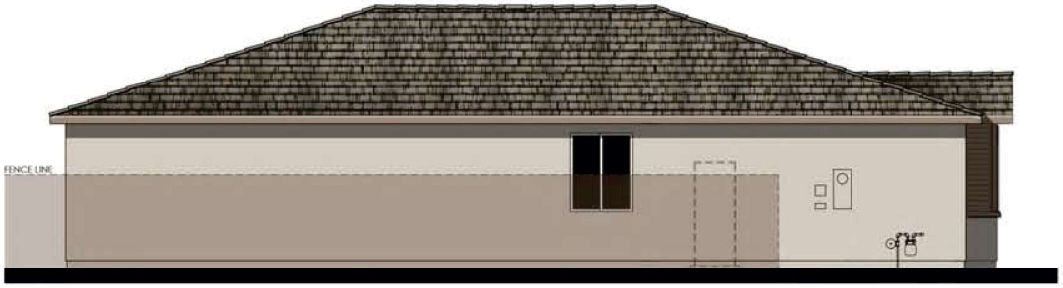


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 5" LAP SIDING
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM

REAR



LEFT

COLOR SCHEME 26

PLAN 4015 "D"

MODERN PRAIRIE ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 2
40' FT

10.15.2021
A-40

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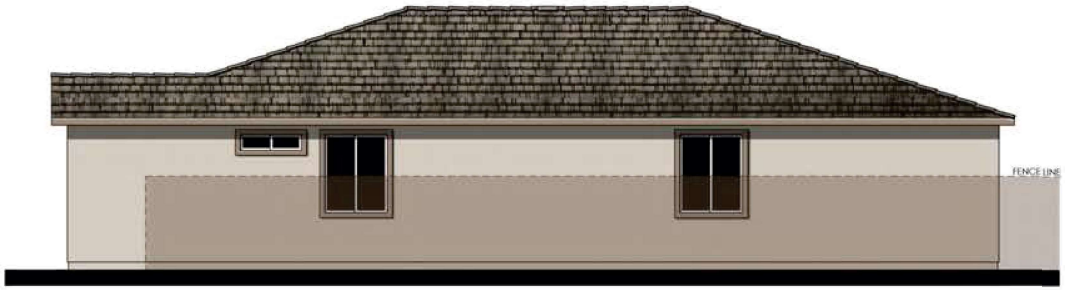
PLANNING + ARCHITECTURE



RIGHT

REAR

LEFT

COLOR SCHEME 26

PLAN 4015 "D"

MODERN PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 2
40' FT

10.15.2021
A-41

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PLANNING + ARCHITECTURE

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Refer to landscape drawings for wall, tree, and shrub locations

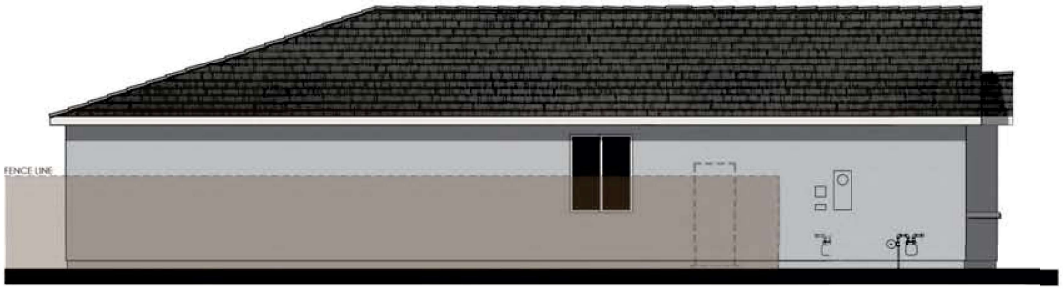
FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

REAR



LEFT

COLOR SCHEME 29

PLAN 4015 "E"

AMERICAN FARMHOUSE ELEVATIONS

0 2 4 8 12

Meritage Homes

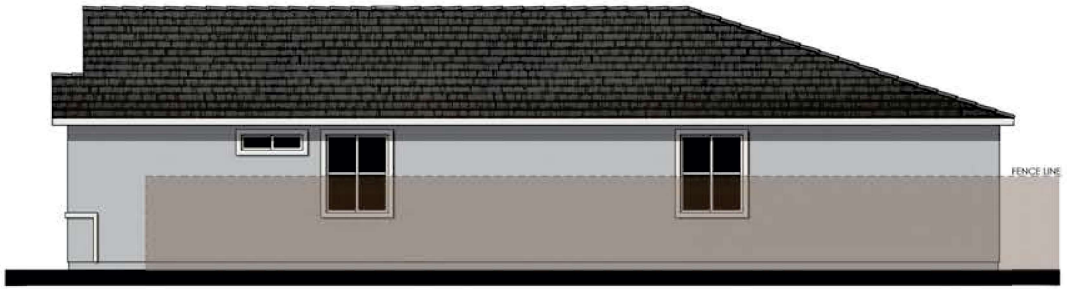
MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 2
40' FT

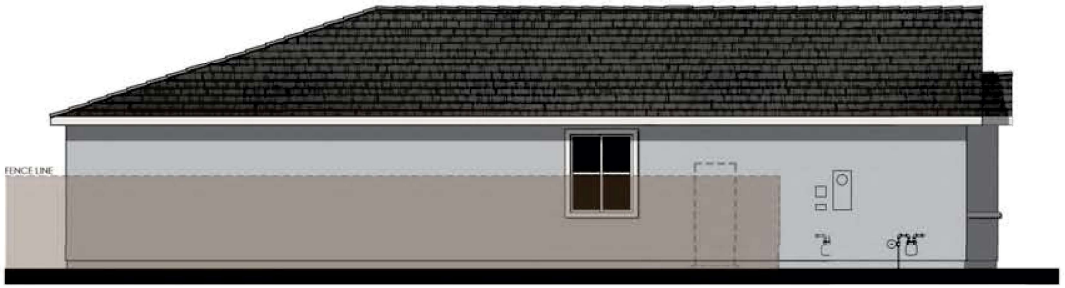
10.15.2021
A-42

Kevin L. Crook Architect Inc. #21066
PLANNING + ARCHITECTURE



RIGHT

REAR



LEFT

COLOR SCHEME 29

PLAN 4015 "E"

AMERICAN FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 2

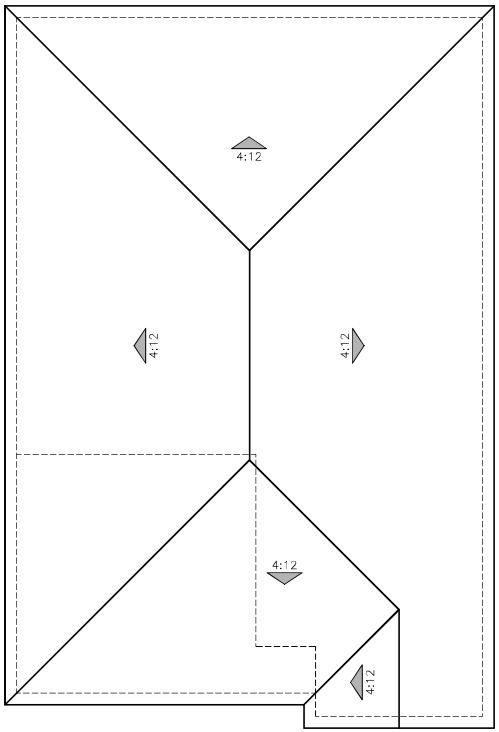
40' FT

10.15.2021

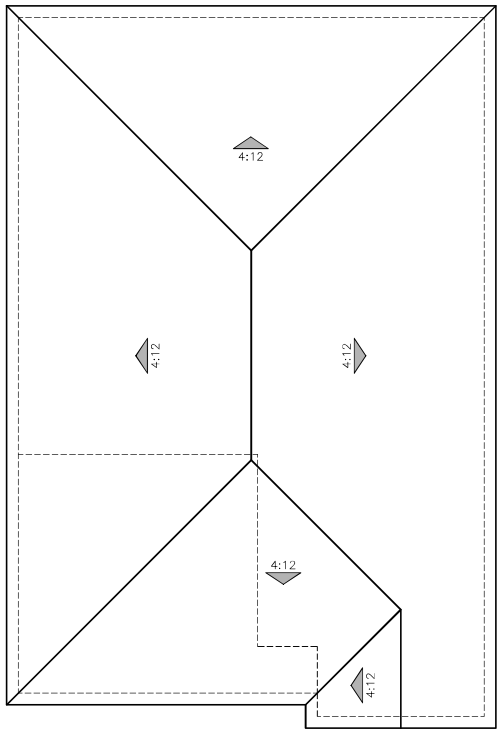
A-43

Kevin L. Crook Architect Inc. #21066

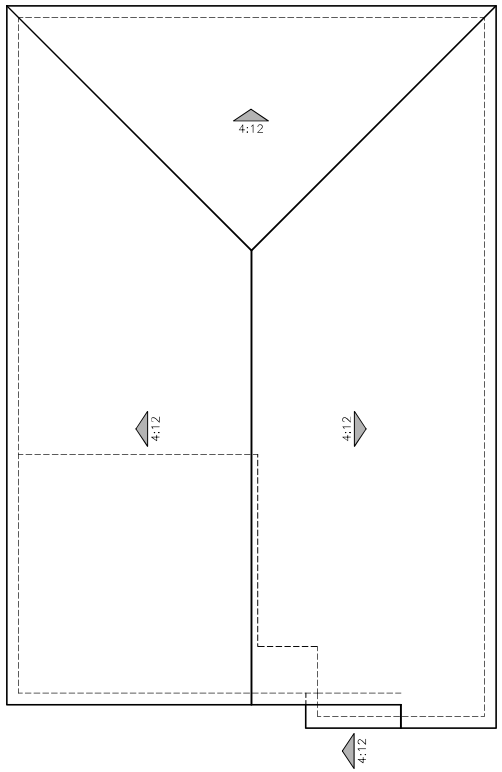
PLANNING + ARCHITECTURE



"B" - SPANISH COLONIAL



"D" - MODERN PRAIRIE



"E" - AMERICAN FARMHOUSE

ROOF PLANS

PLAN 4015

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

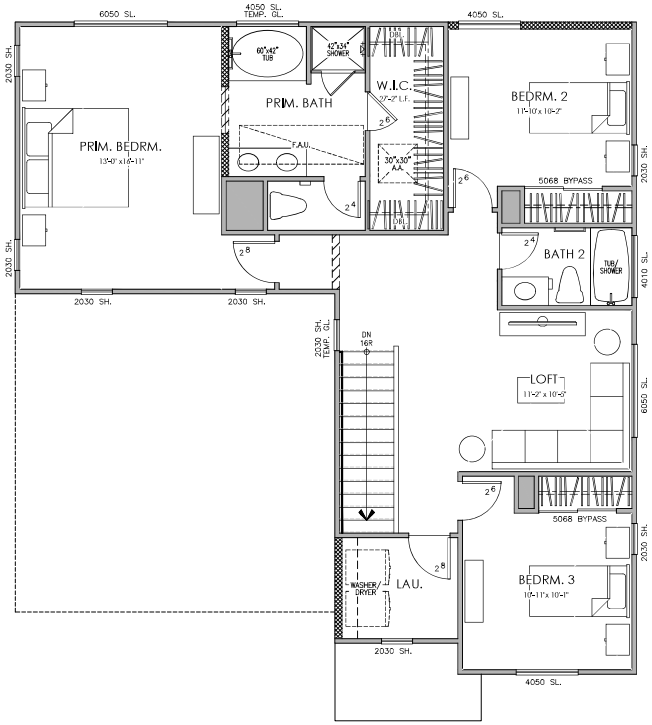
PANHANDLE·105

SACRAMENTO, CA

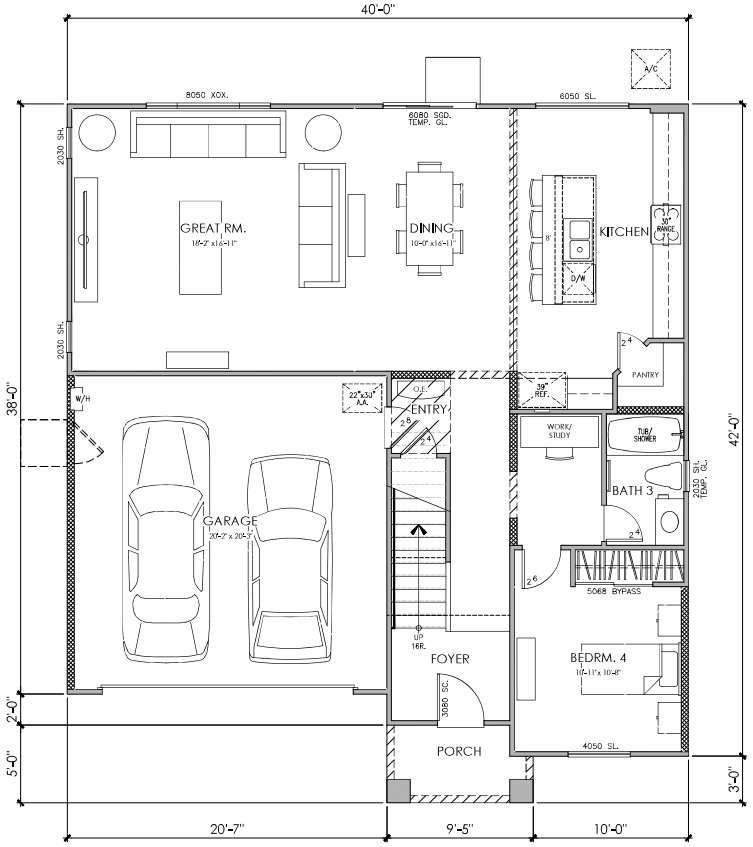
PRODUCT 2
40' FT

10.15.2021
A-44

Kevin L. Crook Architect Inc.
PLANNING + ARCHITECTURE
#21066



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 4022
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,160 SQ. FT.
SECOND FLOOR AREA	1,160 SQ. FT.
TOTAL DWELLING	2,320 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	421 SQ. FT.
PORCH	44 SQ. FT.

PLAN 4022
4 BEDROOM, 3 BATH, LOFT

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 2
40' FT

10.15.2021
A-45

Kevin L. Crook Architect Inc. #21066
PLANNING + ARCHITECTURE

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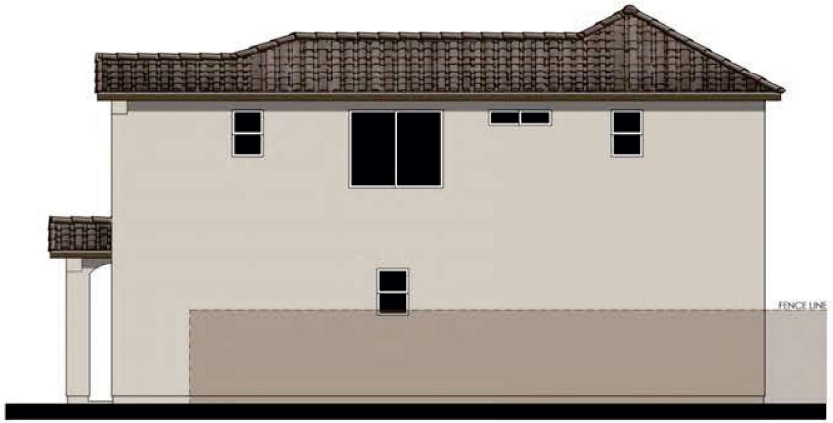
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM

REAR

LEFT

COLOR SCHEME 21

PLAN 4022 "B"

SPANISH COLONIAL ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 2
40' FT

10.15.2021
A-46

Kevin L. Crook Architect Inc. #21066
PLANNING + ARCHITECTURE

RIGHT

REAR

LEFT

COLOR SCHEME 21

PLAN 4022 "B"

SPANISH COLONIAL ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 2
40' FT

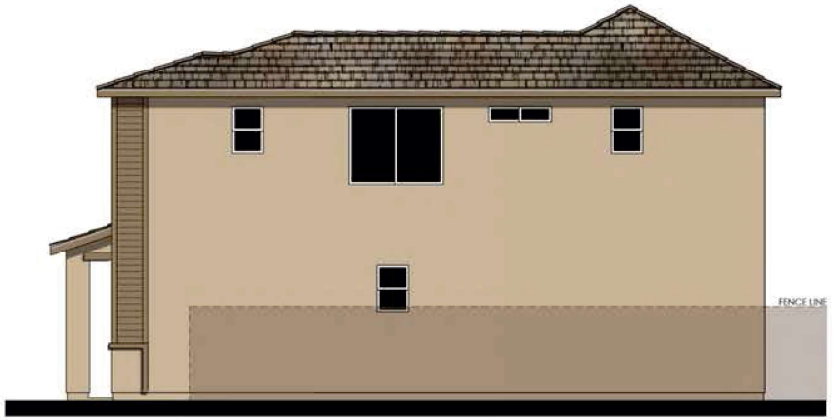
10.15.2021
A-47

Kevin L. Crook Architect Inc. #21066
PLANNING + ARCHITECTURE

© 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 5" LAP SIDING
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM

REAR

LEFT

COLOR SCHEME 27

PLAN 4022 "D"

MODERN PRAIRIE ELEVATIONS

0 2 4 8 12

Meritage Homes

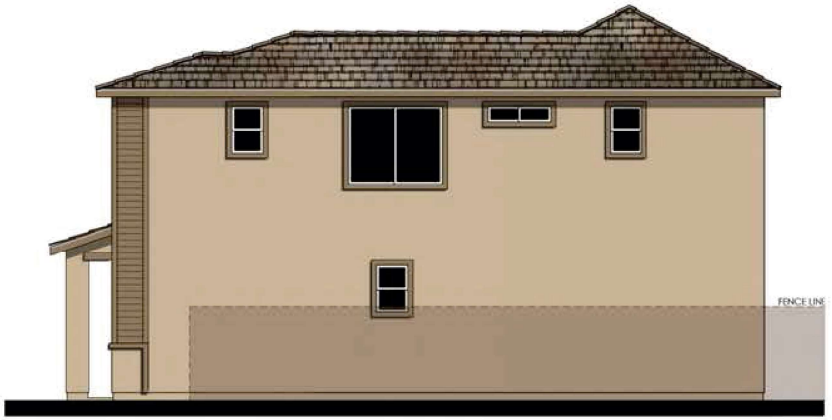
MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 2
40' FT

10.15.2021
A-48

Kevin L. Crook Architect Inc. #21066
PLANNING + ARCHITECTURE



RIGHT

REAR

LEFT

COLOR SCHEME 27

PLAN 4022 "D"

MODERN PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 2
40' FT

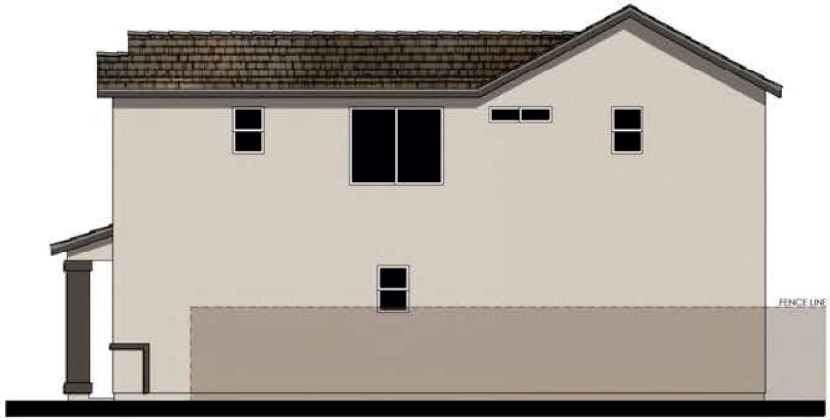
10.15.2021
A-49

Kevin L. Crook Architect Inc.
PLANNING + ARCHITECTURE
#21066

© 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

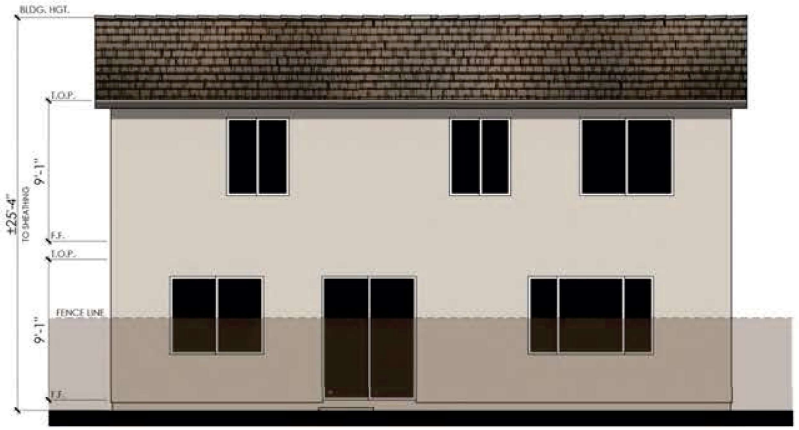
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

LEFT

COLOR SCHEME 30

PLAN 4022 "E"

AMERICAN FARMHOUSE ELEVATIONS

0 2 4 8 12

Meritage Homes

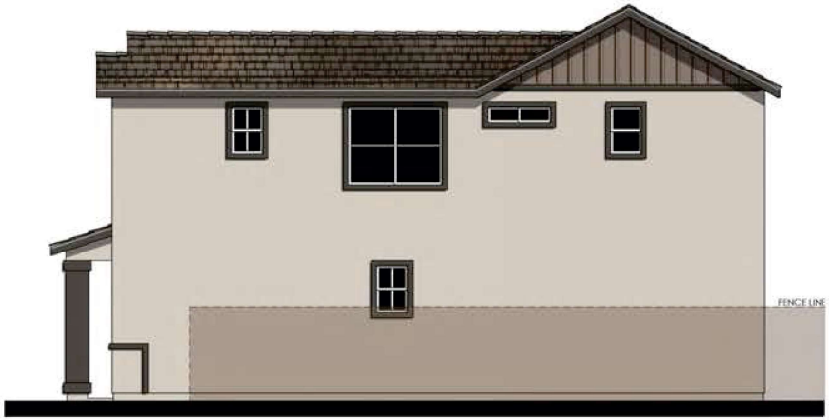
MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 2
40' FT

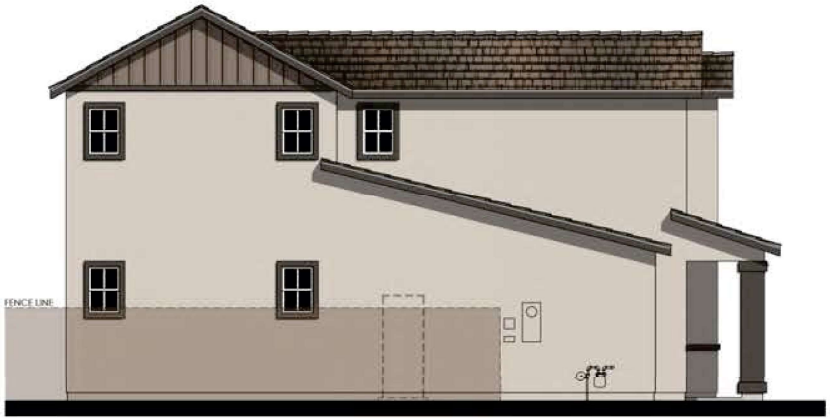
10.15.2021
A-50

Kevin L. Crook Architect Inc. #21066
PLANNING + ARCHITECTURE



RIGHT

REAR



LEFT

COLOR SCHEME 30

PLAN 4022 "E"

AMERICAN FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

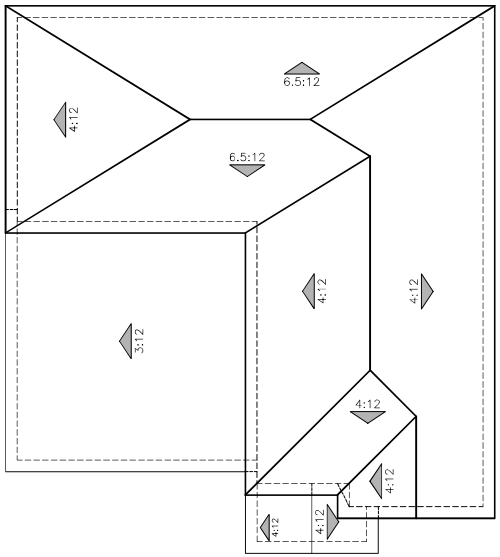
PANHANDLE·105

SACRAMENTO, CA

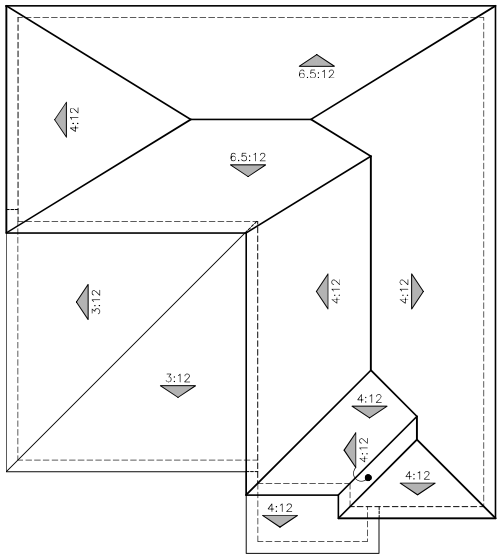
PRODUCT 2
40' FT

10.15.2021
A-51

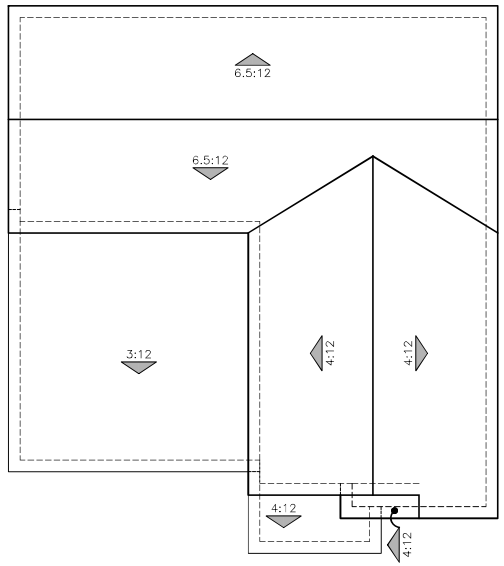
Kevin L. Crook Architect Inc. #21066
PLANNING + ARCHITECTURE



"B" - SPANISH COLONIAL



"D" - MODERN PRAIRIE



"E" - AMERICAN FARMHOUSE

ROOF PLANS

PLAN 4022

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 2

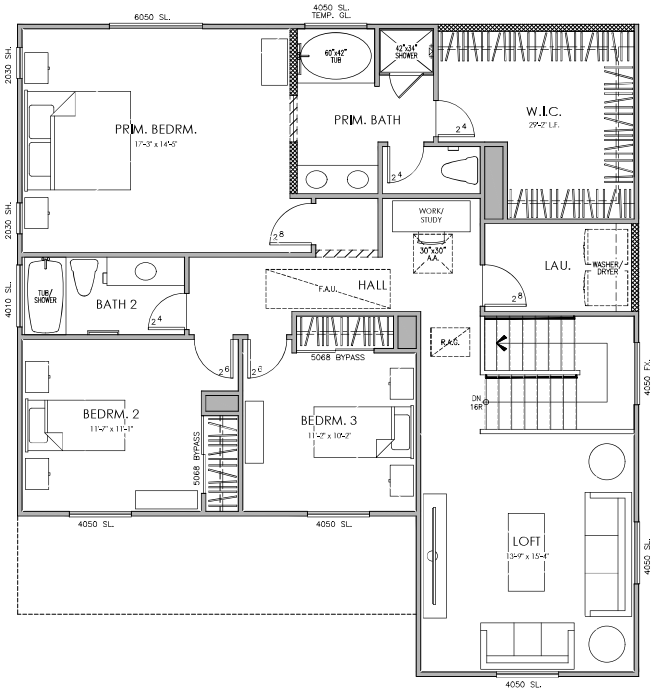
40' FT

10.15.2021

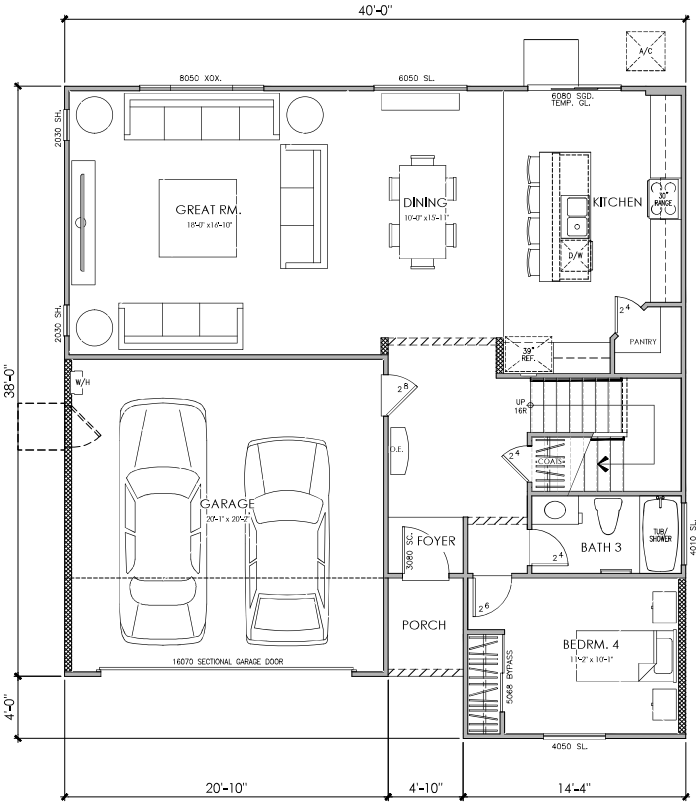
A-52

Kevin L. Crook Architect Inc. #21066

PLANNING + ARCHITECTURE



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 4024
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,126 SQ. FT.
SECOND FLOOR AREA	1,415 SQ. FT.
TOTAL DWELLING	2,541 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	421 SQ. FT.
PORCH	31 SQ. FT.

PLAN 4024

4 BEDROOM, 3 BATH, LOFT, OPT. BEDROOM 5

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 2
40' FT

10.15.2021
A-53

Kevin L. Crook Architect Inc. #21066
PLANNING + ARCHITECTURE

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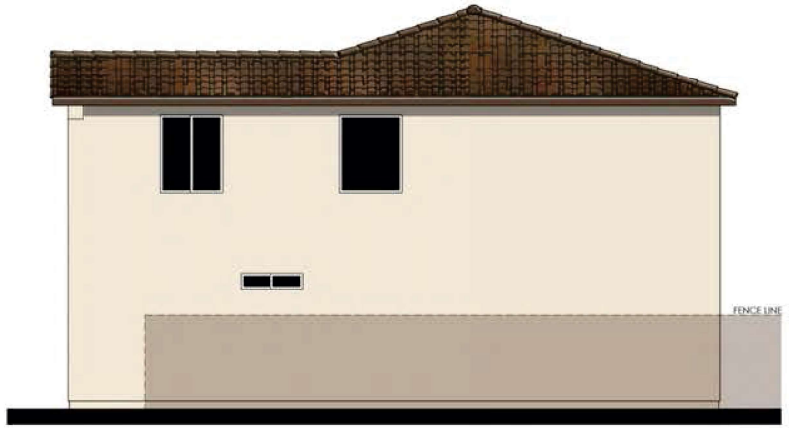
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM

REAR

LEFT

COLOR SCHEME 19

PLAN 4024 "B"

SPANISH COLONIAL ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

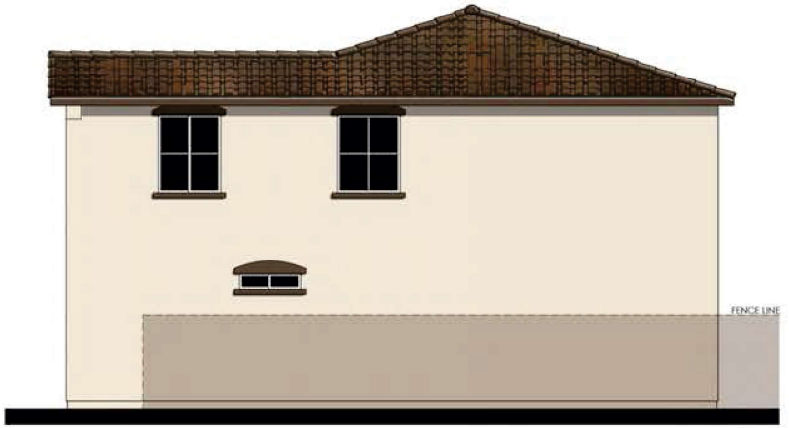
PANHANDLE·105

SACRAMENTO, CA

PRODUCT 2
40' FT

10.15.2021
A-54

Kevin L. Crook Architect Inc. #21066
PLANNING + ARCHITECTURE



RIGHT

REAR

LEFT

COLOR SCHEME 19

PLAN 4024 "B"

SPANISH COLONIAL ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 2
40' FT

10.15.2021
A-55

Kevin L. Crook Architect Inc. #21066
PLANNING + ARCHITECTURE

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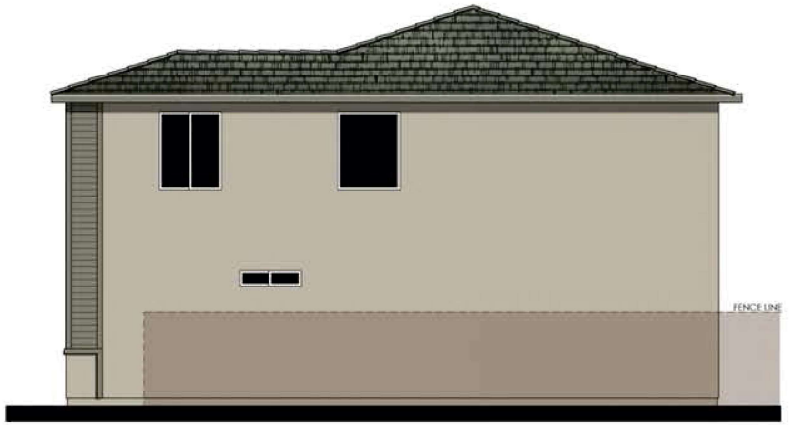
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 5" LAP SIDING
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM

REAR

LEFT

COLOR SCHEME 25

PLAN 4024 "D"

MODERN PRAIRIE ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 2
40' FT

10.15.2021
A-56

Kevin L. Crook Architect Inc. #21066
PLANNING + ARCHITECTURE

RIGHT

REAR

LEFT

COLOR SCHEME 25

PLAN 4024 "D"

MODERN PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 2
40' FT

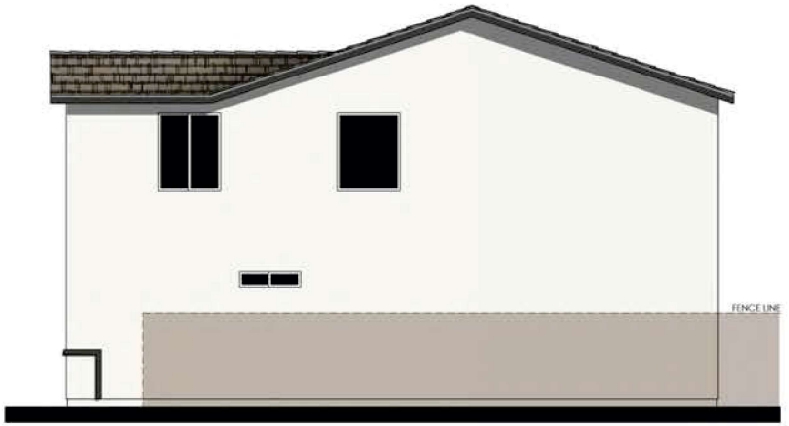
10.15.2021
A-57

Kevin L. Crook Architect Inc.
PLANNING + ARCHITECTURE
#21066

© 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

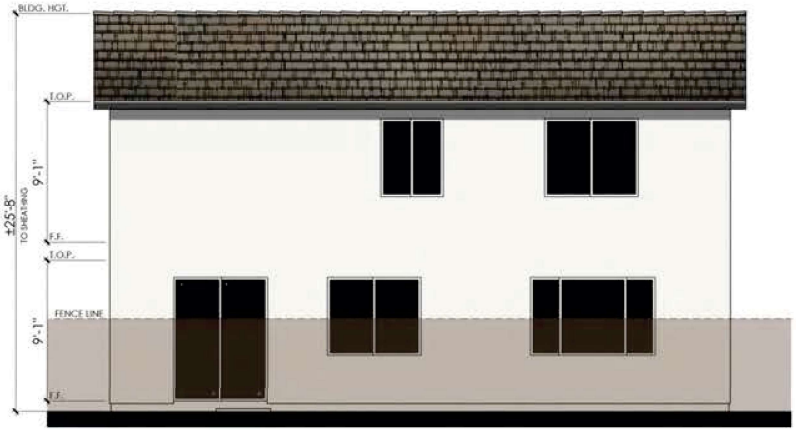
FRONT



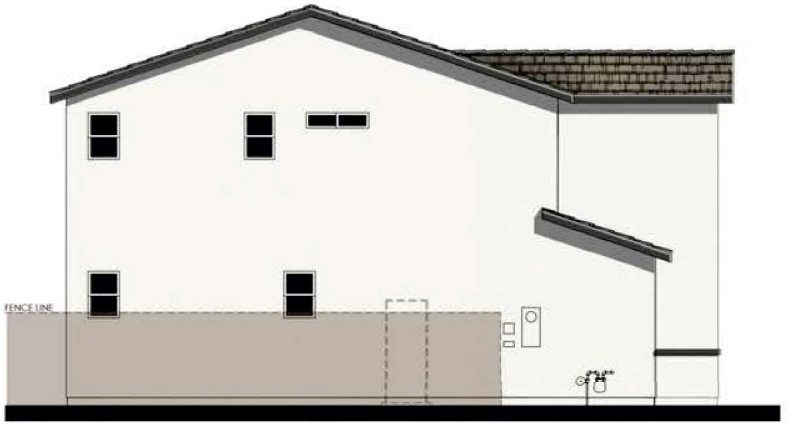
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 28

PLAN 4024 "E"

AMERICAN FARMHOUSE ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

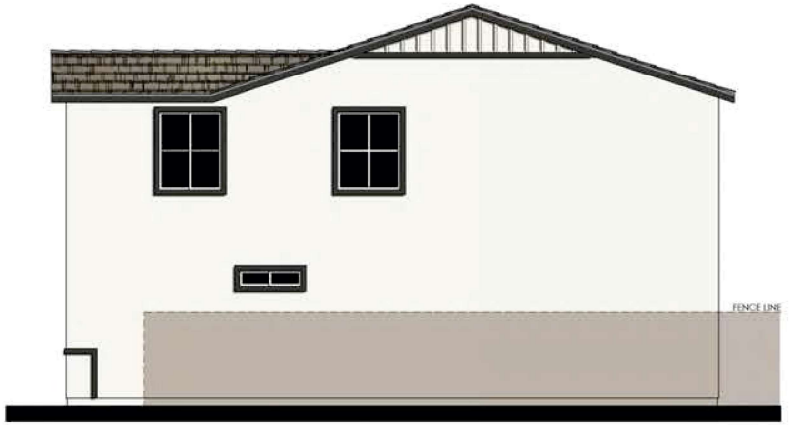
PANHANDLE·105

SACRAMENTO, CA

PRODUCT 2
40' FT

10.15.2021
A-58

Kevin L. Crook Architect Inc. #21066
PLANNING + ARCHITECTURE



RIGHT

REAR

LEFT

COLOR SCHEME 2B

PLAN 4024 "E"

AMERICAN FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 2

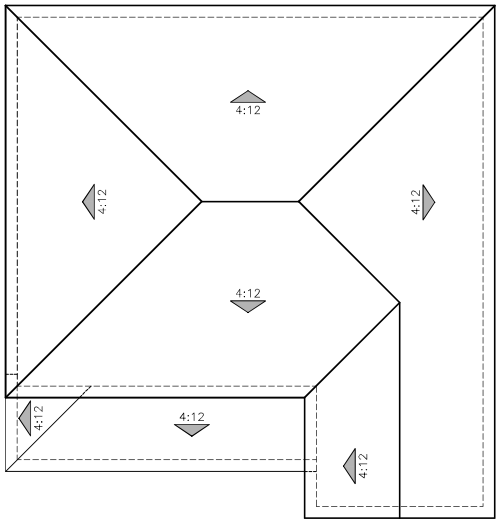
40' FT

10.15.2021

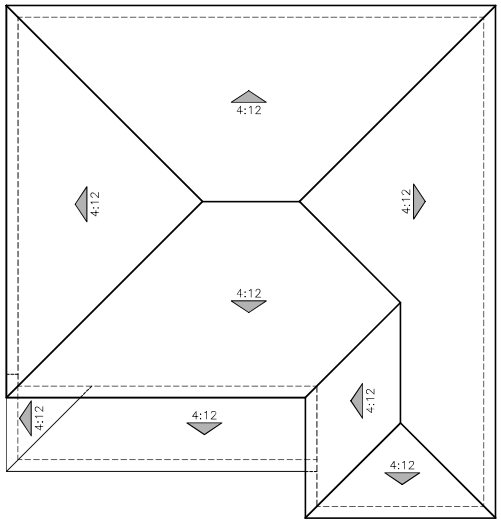
A-59

Kevin L. Crook Architect Inc. #21066

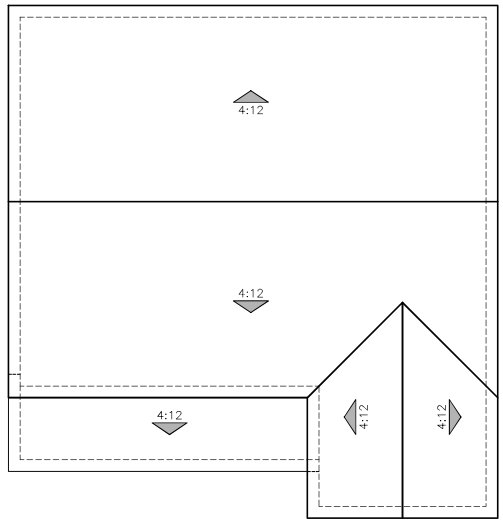
PLANNING + ARCHITECTURE



"B" - SPANISH COLONIAL



"D" - MODERN PRAIRIE



"E" - AMERICAN FARMHOUSE

ROOF PLANS

PLAN 4024

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 2

40' FT

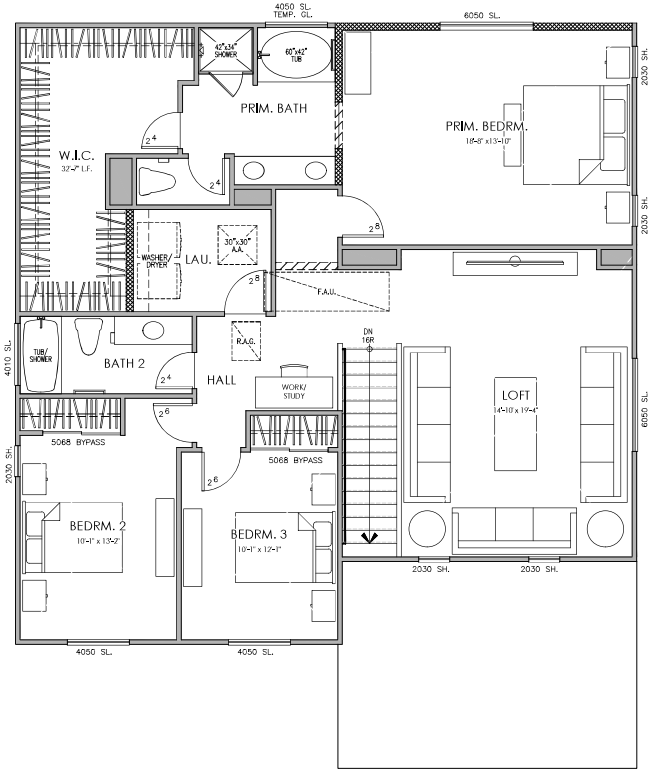
10.15.2021

A-60

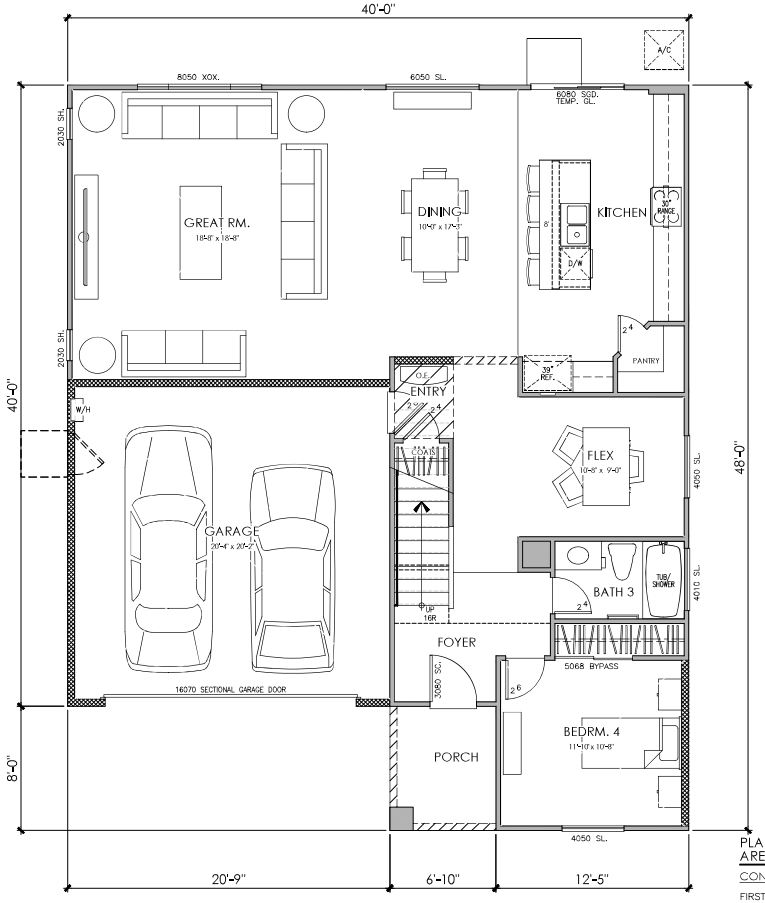
Kevin L. Crook Architect Inc.

PLANNING + ARCHITECTURE

#21066



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 4026
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,272 SQ. FT.
SECOND FLOOR AREA	1,499 SQ. FT.
TOTAL DWELLING	2,771 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	427 SQ. FT.
PORCH	55 SQ. FT.

PLAN 4026

4 BEDROOM, 3 BATH, OFFICE, OPTIONAL BEDROOM 5

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 2
40' FT

10.15.2021
A-61

Kevin L. Crook Architect Inc. #21066
PLANNING + ARCHITECTURE

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Refer to landscape drawings for wall, tree, and shrub locations

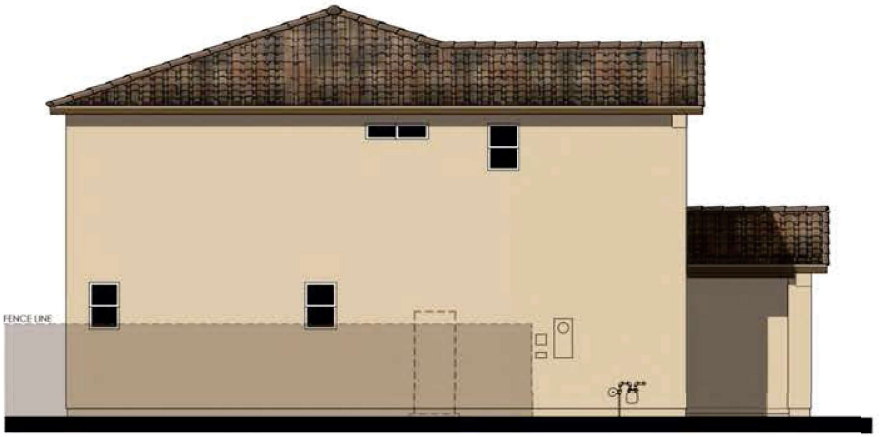
FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM

REAR



LEFT

COLOR SCHEME 20

PLAN 4026 "B"

SPANISH COLONIAL ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 2
40' FT

10.15.2021
A-62

Kevin L. Crook Architect Inc. #21066
PLANNING + ARCHITECTURE

RIGHT

REAR

LEFT

COLOR SCHEME 20

PLAN 4026 "B"

SPANISH COLONIAL ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 2
40' FT

10.15.2021
A-63

Kevin L. Crook Architect Inc.
PLANNING + ARCHITECTURE
#21066

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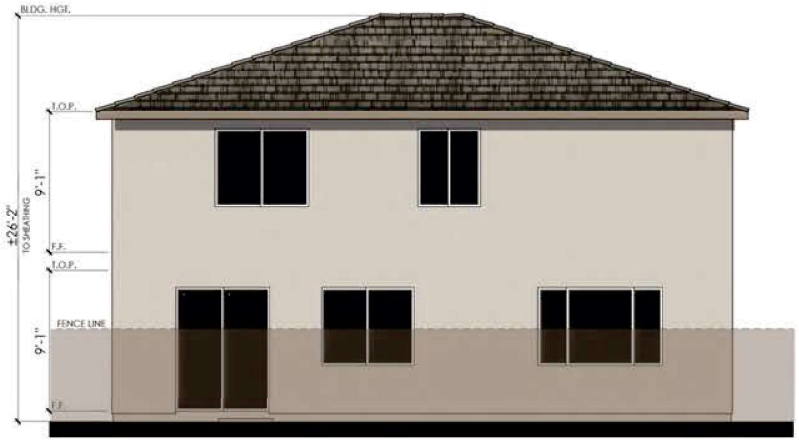
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

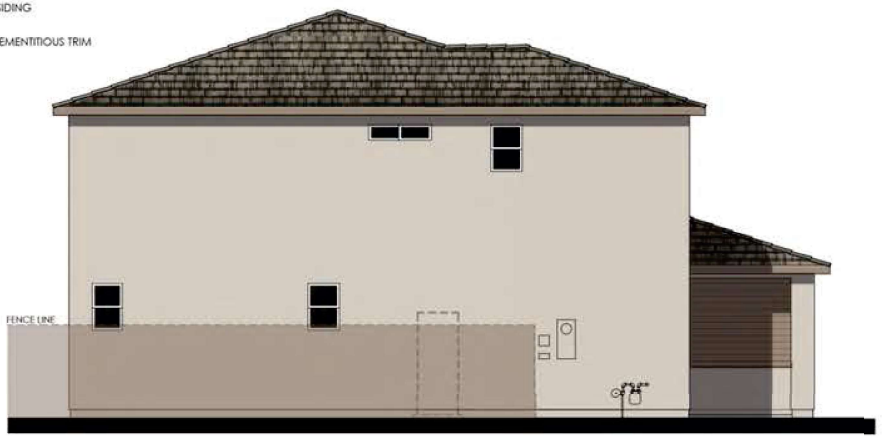
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 5" LAP SIDING
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



REAR



LEFT

COLOR SCHEME 26

PLAN 4026 "D"

MODERN PRAIRIE ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

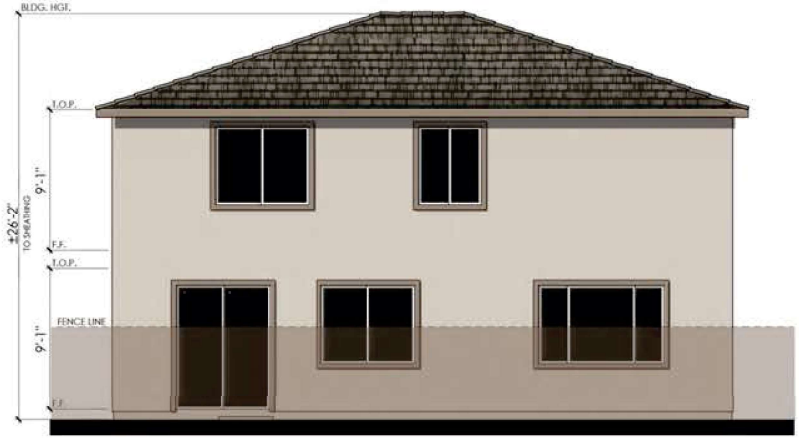
PANHANDLE·105
SACRAMENTO, CA

PRODUCT 2
40' FT

10.15.2021
A-64

Kevin L. Crook Architect Inc. #21066
PLANNING + ARCHITECTURE

RIGHT



REAR

LEFT

COLOR SCHEME 26

PLAN 4026 "D"

MODERN PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 2
40' FT

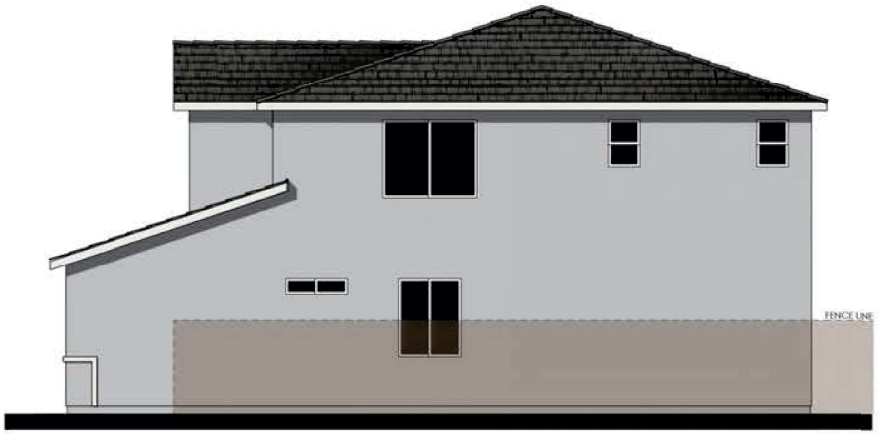
10.15.2021
A-65

Kevin L. Crook Architect Inc.
PLANNING + ARCHITECTURE
#21066

© 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT

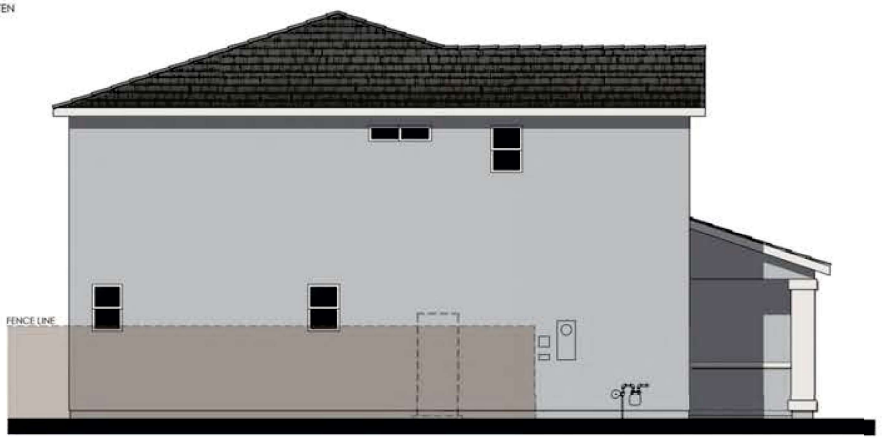


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

REAR



LEFT

COLOR SCHEME 29

PLAN 4026 "E"

AMERICAN FARMHOUSE ELEVATIONS

0 2 4 8 12

Meritage Homes

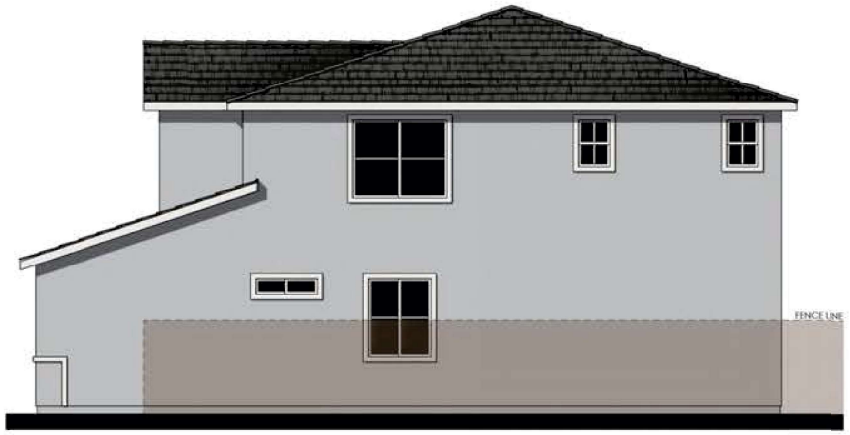
MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 2
40' FT

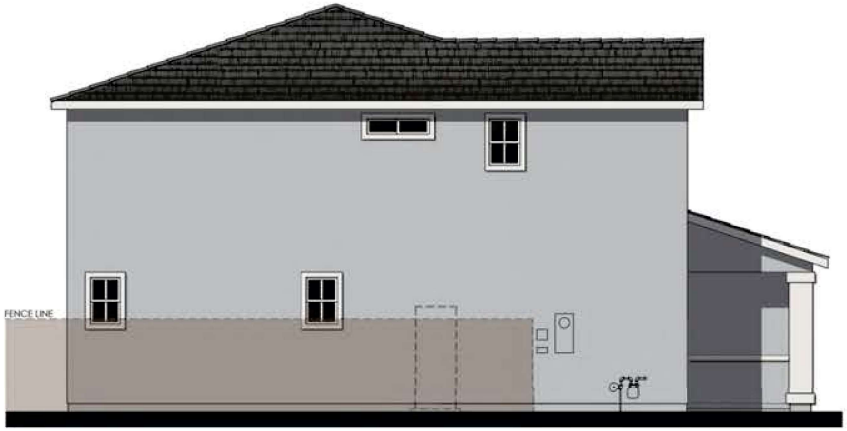
10.15.2021
A-66

Kevin L. Crook Architect Inc. #21066
PLANNING + ARCHITECTURE



RIGHT

REAR



LEFT

COLOR SCHEME 29

PLAN 4026 "E"

AMERICAN FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

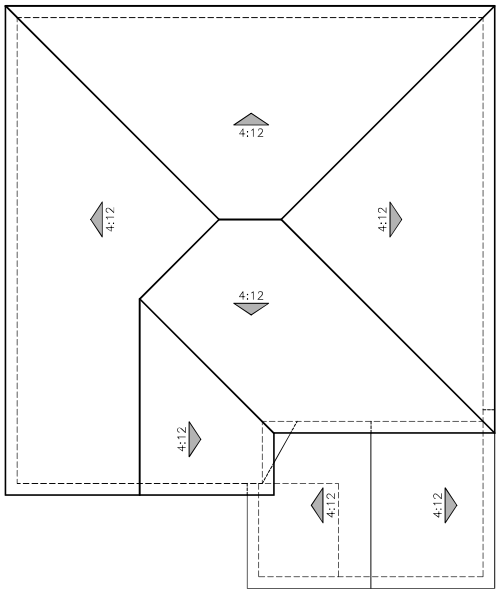
PANHANDLE·105

SACRAMENTO, CA

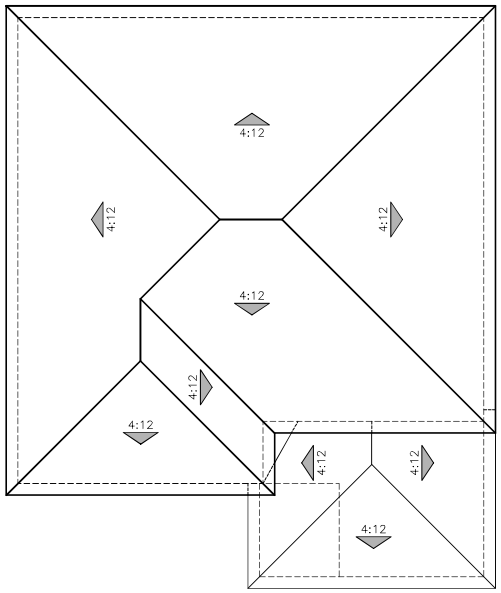
PRODUCT 2
40' FT

10.15.2021
A-67

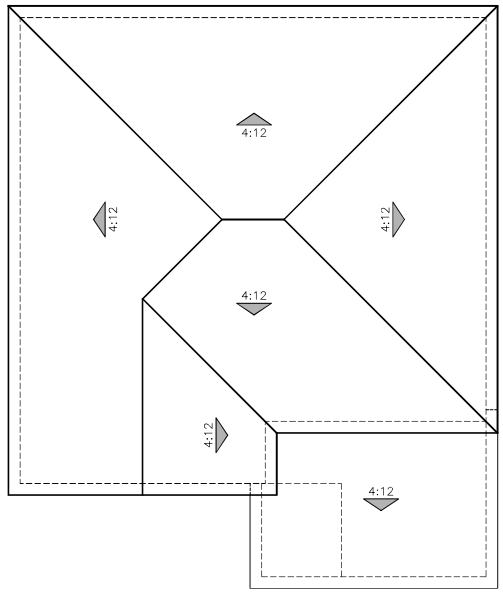
Kevin L. Crook Architect Inc.
PLANNING + ARCHITECTURE
#21066



"B" - SPANISH COLONIAL



"D" - MODERN PRAIRIE



"E" - AMERICAN FARMHOUSE

ROOF PLANS

PLAN 4026

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 2

40' FT

10.15.2021

A-68

Kevin L. Crook Architect Inc.

PLANNING + ARCHITECTURE

#21066

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 3 / 45' FT

Meritage Homes

MLC Holdings, Inc.

10.15.2021
A-69

Kevin L. Crook Architect Inc #21066

PLAN 4528 "E" PLAN 4524 "D" PLAN 4514 "B" PLAN 4524 "E" PLAN 4528 "D"

45' STREET SCENE

Meritage Homes

MLC Holdings, Inc.

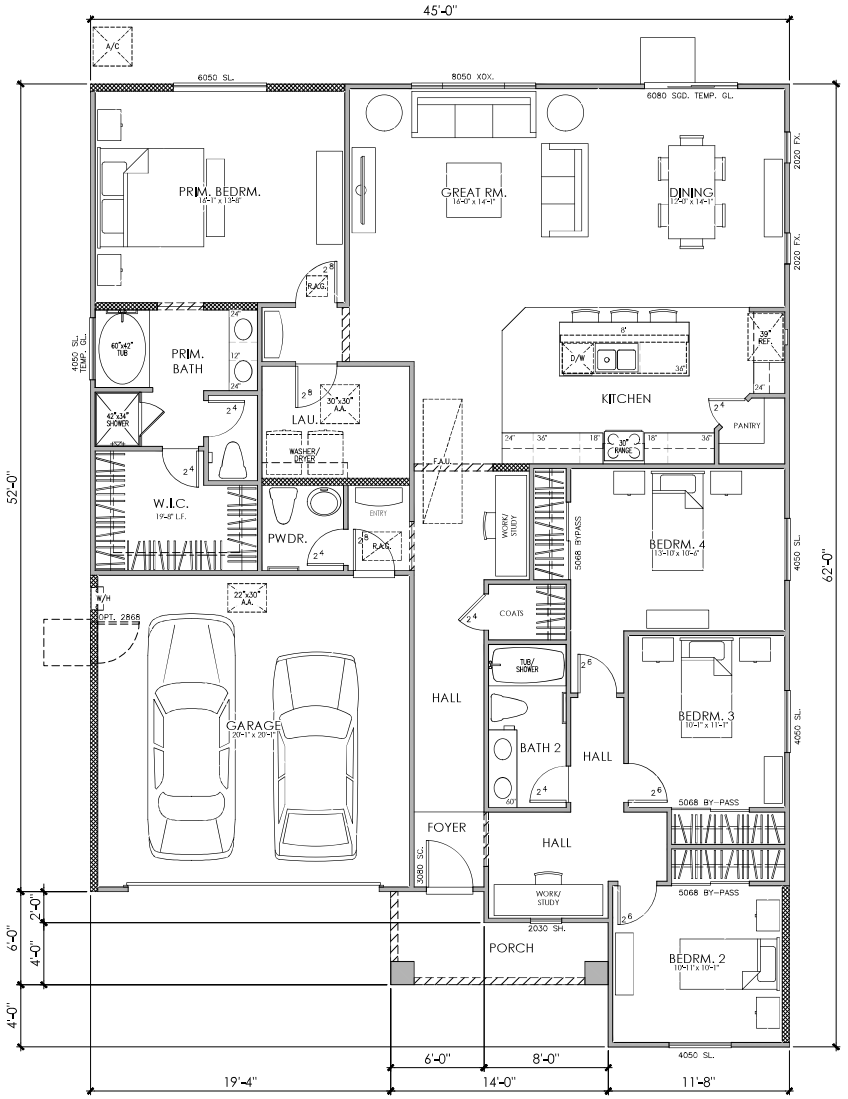
PANHANDLE·105

SACRAMENTO, CA

PRODUCT 3
45' FT

10.15.2021
A-70

Kevin L. Crook **Architect** Inc #21066



FLOOR PLAN

PLAN 4514

4 BEDROOM, 2.5 BATH

PLAN 4514
AREA TABULATION

CONDITIONED SPACE	
FLOOR AREA	2,054 SQ. FT.
TOTAL DWELLING	2,054 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	419 SQ. FT.
PATIO	68 SQ. FT.

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

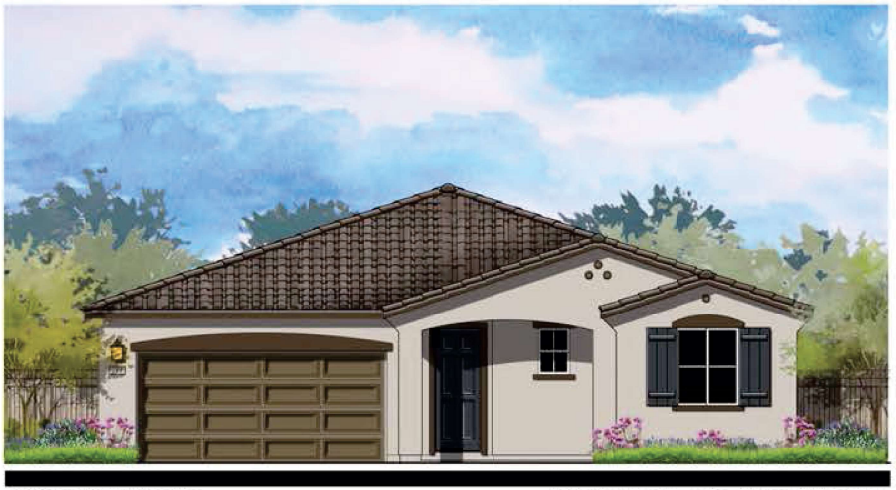
PANHANDLE·105

SACRAMENTO, CA

PRODUCT 3
45' FT

10.15.2021
A-71

Kevin L. Crook Architect Inc #21066



© 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM

REAR

LEFT

COLOR SCHEME 21

PLAN 4514 "B"

SPANISH COLONIAL ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 3
45' FT

10.15.2021
A-72

Kevin L. Crook Architect Inc #21066

RIGHT

REAR

LEFT

COLOR SCHEME 21

PLAN 4514 "B"

SPANISH COLONIAL ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 3
45' FT

10.15.2021
A-73

Kevin L. Crook Architect Inc #21066

© 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

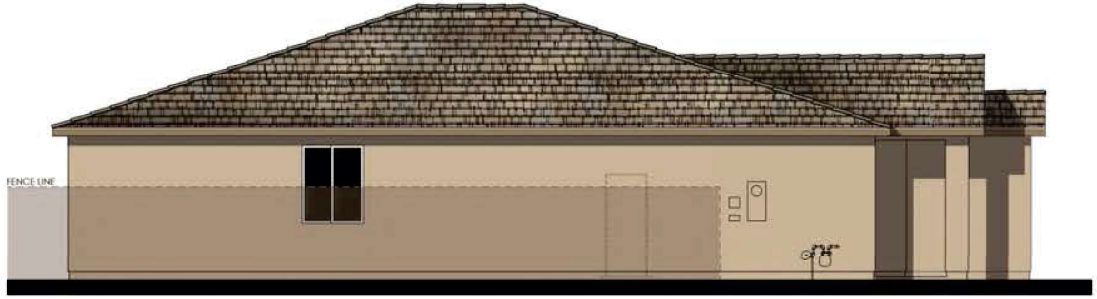
FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 5" LAP SIDING
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM

REAR



LEFT

COLOR SCHEME 27

PLAN 4514 "D"

MODERN PRAIRIE ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

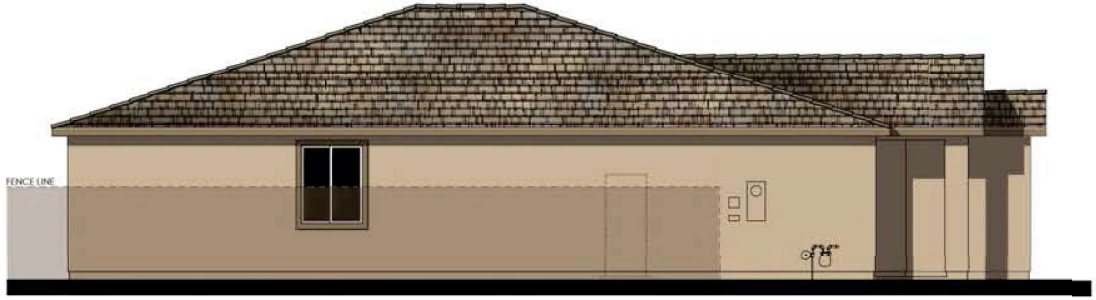
PRODUCT 3
45' FT

10.15.2021
A-74

Kevin L. Crook Architect Inc #21066

RIGHT

REAR



LEFT

COLOR SCHEME 27

PLAN 4514 "D"

MODERN PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 3
45' FT

10.15.2021
A-75

Kevin L. Crook **Architect** Inc #21066

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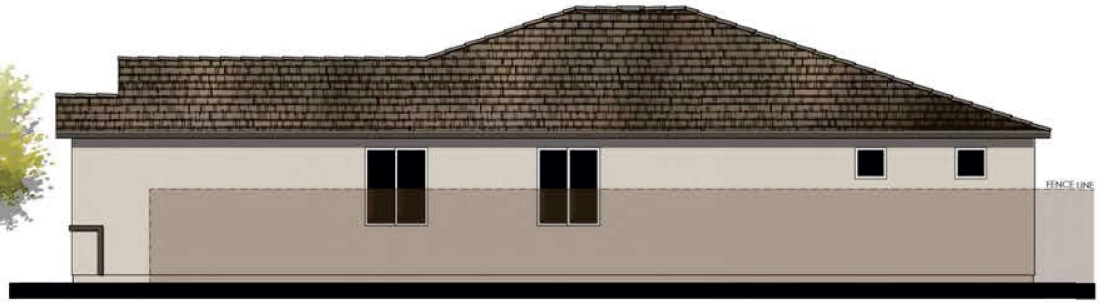
Refer to landscape drawings for wall, tree, and shrub locations

FRONT

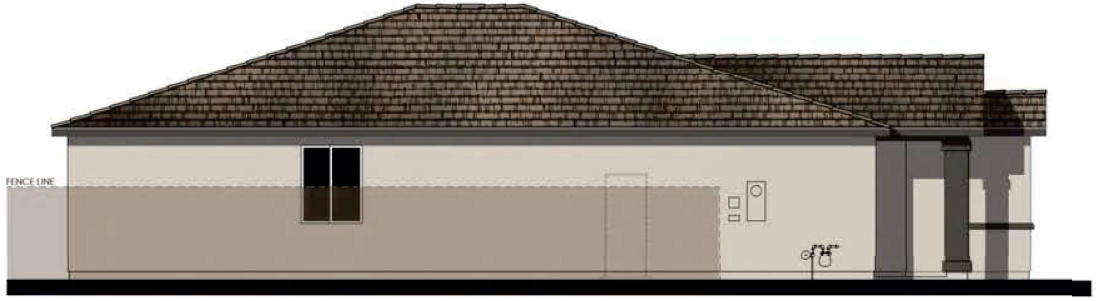


RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

REAR



LEFT

COLOR SCHEME 30

PLAN 4514 "E"

AMERICAN FARMHOUSE ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

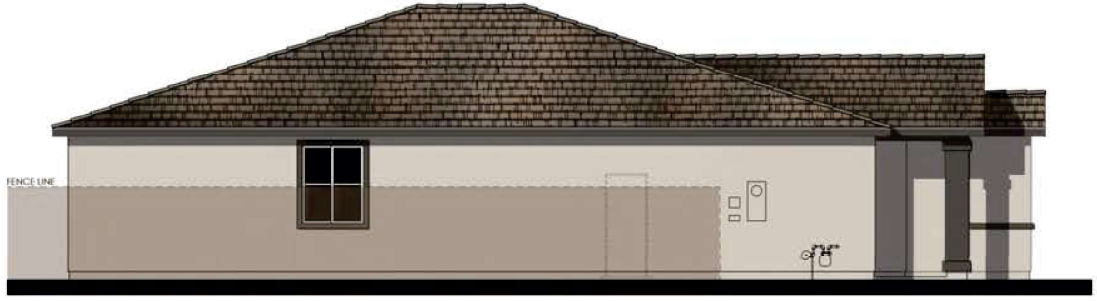
PRODUCT 3
45' FT

10.15.2021
A-76

Kevin L. Crook Architect Inc #21066

RIGHT

REAR



LEFT

COLOR SCHEME 30

PLAN 4514 "E"

AMERICAN FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

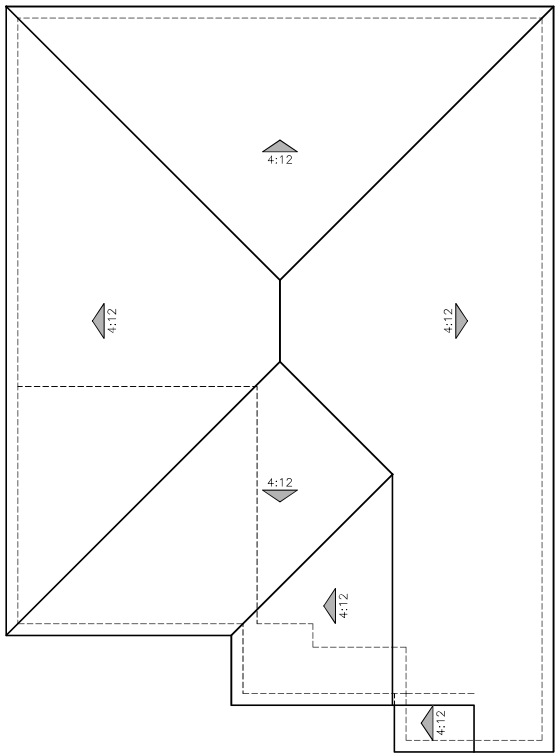
MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

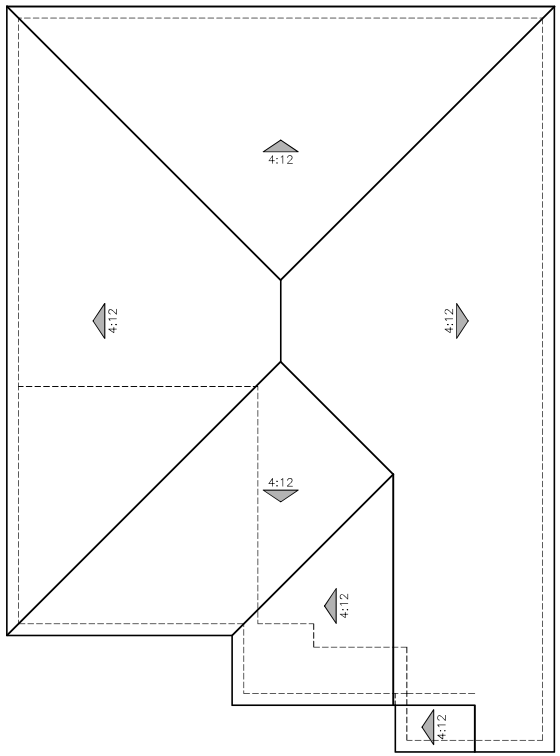
PRODUCT 3
45' FT

10.15.2021
A-77

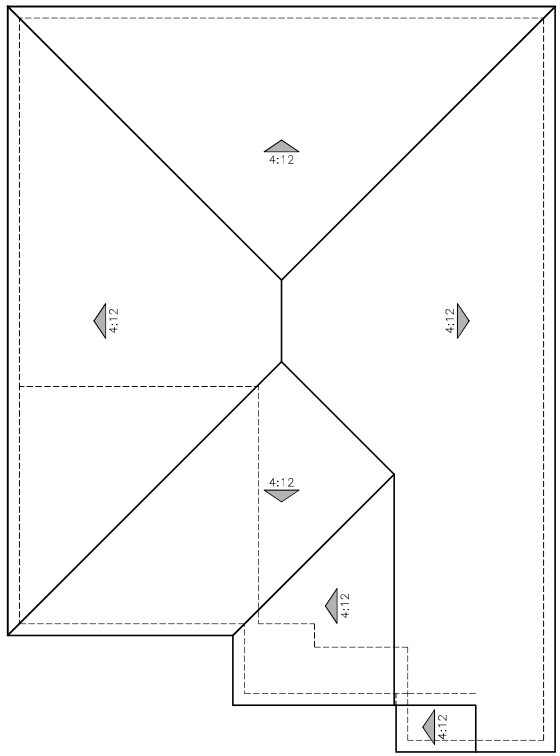
Kevin L. Crook **Architect** Inc #21066



"B" - SPANISH COLONIAL



"D" - MODERN PRAIRIE



"E" - AMERICAN FARMHOUSE

ROOF PLANS

PLAN 4514

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

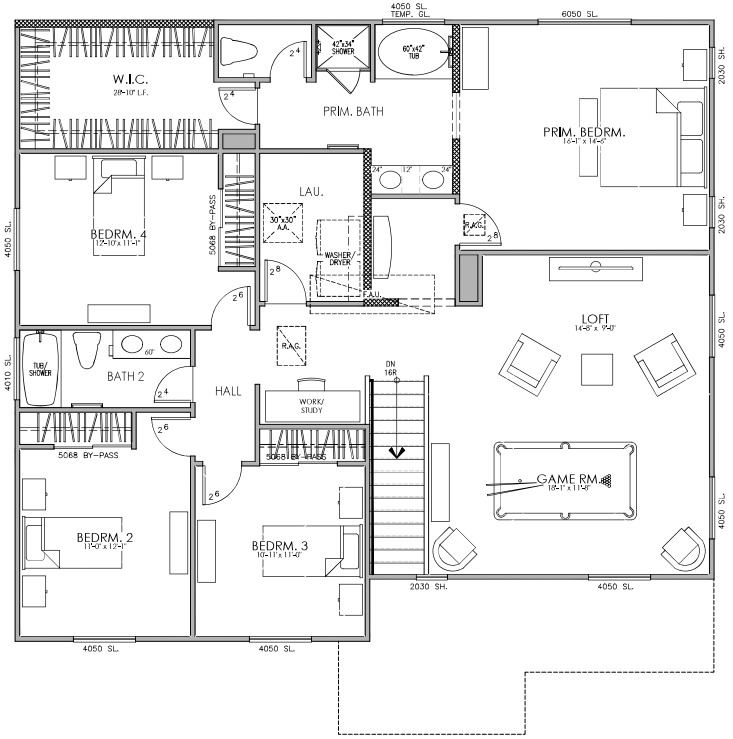
PANHANDLE · 105

SACRAMENTO, CA

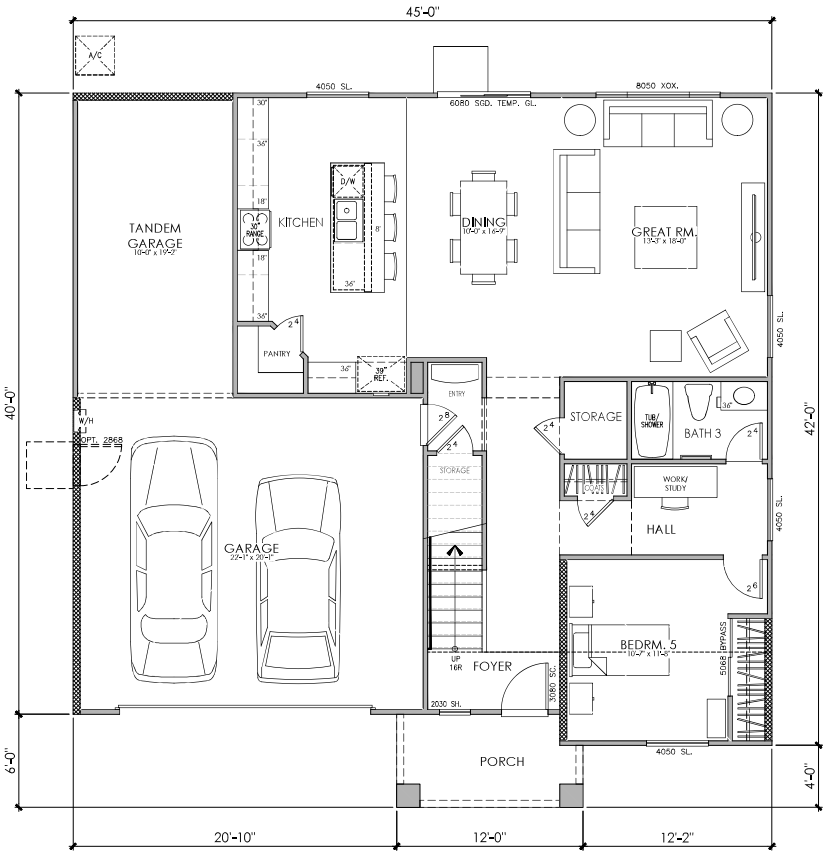
PRODUCT 3
45' FT

10.15.2021
A-78

Kevin L. Crook Architect Inc #21066



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 4524
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,166 SQ. FT.
SECOND FLOOR AREA	1,667 SQ. FT.
TOTAL DWELLING	2,833 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	661 SQ. FT.
PATIO	37 SQ. FT.

0 2 4 8 12

PLAN 4524

5 BEDROOM, 3 BATH, LOFT, GAME ROOM

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 3
45' FT

10.15.2021
A-79

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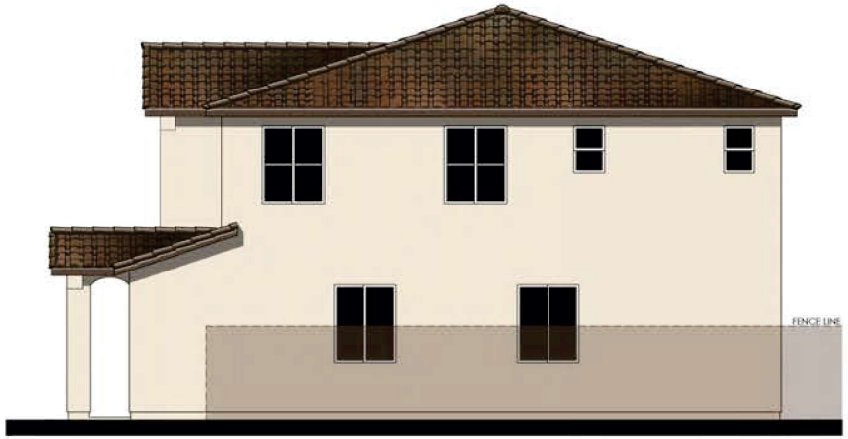
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM

REAR

LEFT

COLOR SCHEME 19

PLAN 4524 "B"

SPANISH COLONIAL ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 3
45' FT

10.15.2021
A-80

Kevin L. Crook **Architect** Inc #21066

RIGHT

REAR

LEFT

COLOR SCHEME 19

PLAN 4524 "B"

SPANISH COLONIAL ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 3
45' FT

10.15.2021
A-81

Kevin L. Crook **Architect** Inc #21066

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 5" LAP SIDING
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM

REAR

LEFT

COLOR SCHEME 25

PLAN 4524 "D"

MODERN PRAIRIE ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 3
45' FT

10.15.2021
A-82

Kevin L. Crook Architect Inc #21066

RIGHT

REAR

LEFT

COLOR SCHEME 25

PLAN 4524 "D"

MODERN PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 3
45' FT

10.15.2021
A-83

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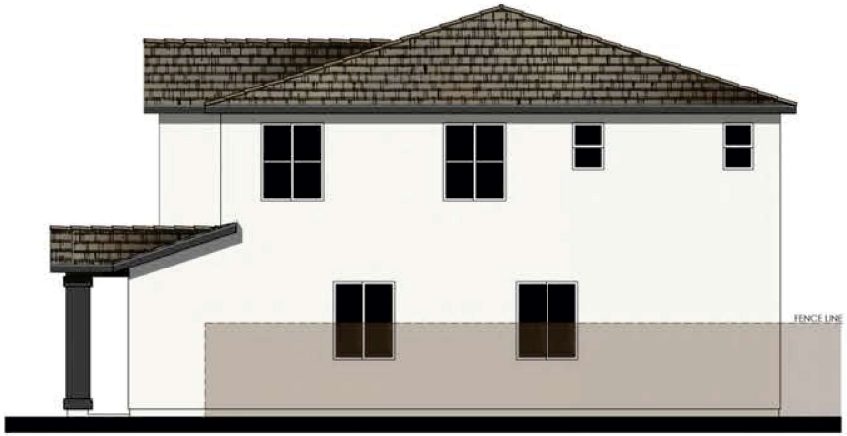
Refer to landscape drawings for wall, tree, and shrub locations

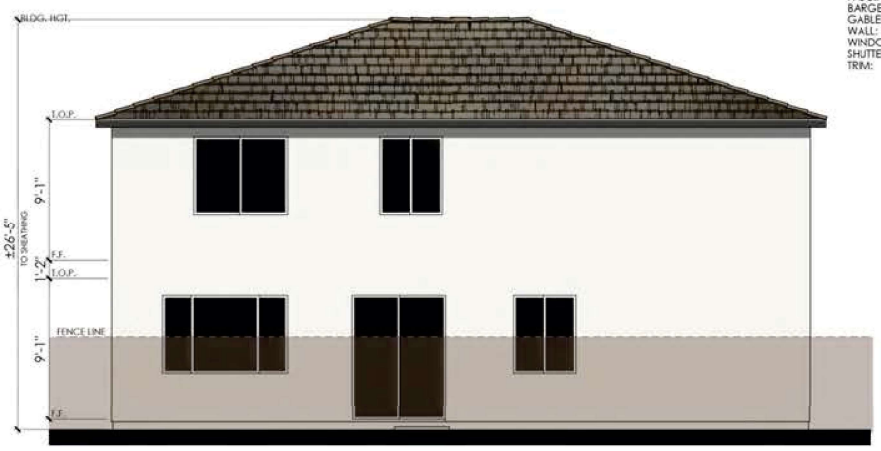
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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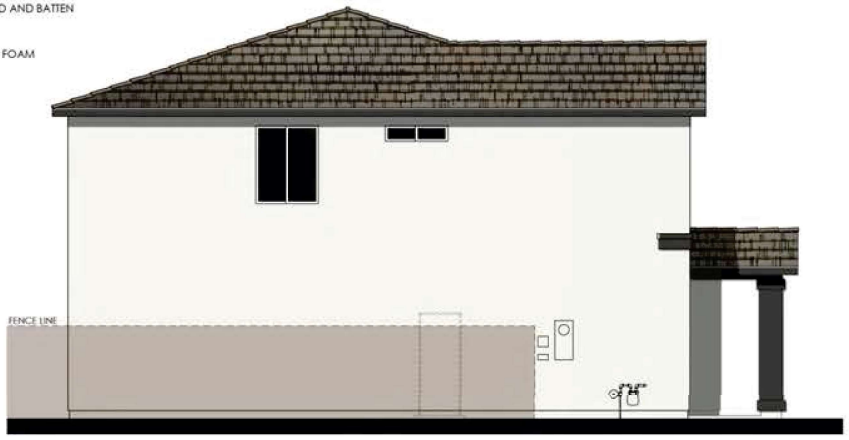


LEFT

COLOR SCHEME 28

PLAN 4524 "E"

AMERICAN FARMHOUSE ELEVATIONS

0 2 4 8 12

Meritage Homes

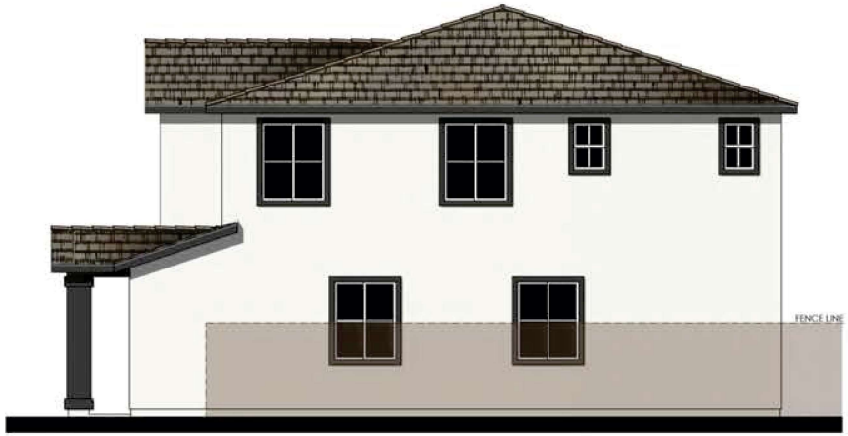
MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 3
45' FT

10.15.2021
A-84

Kevin L. Crook **Architect** Inc #21066



RIGHT

REAR

LEFT

COLOR SCHEME 28

PLAN 4524 "E"

AMERICAN FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

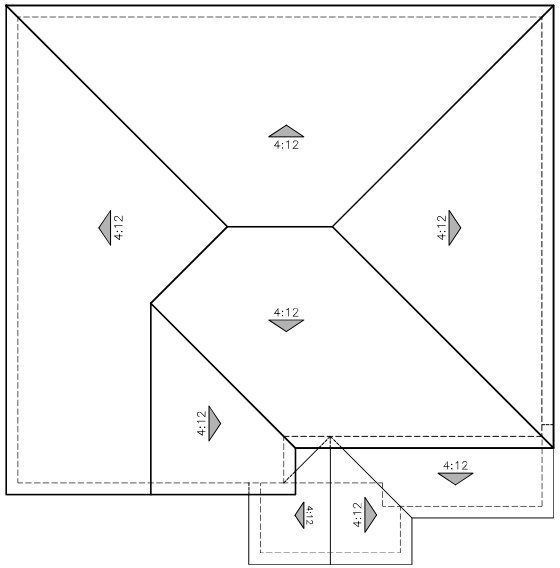
PANHANDLE·105

SACRAMENTO, CA

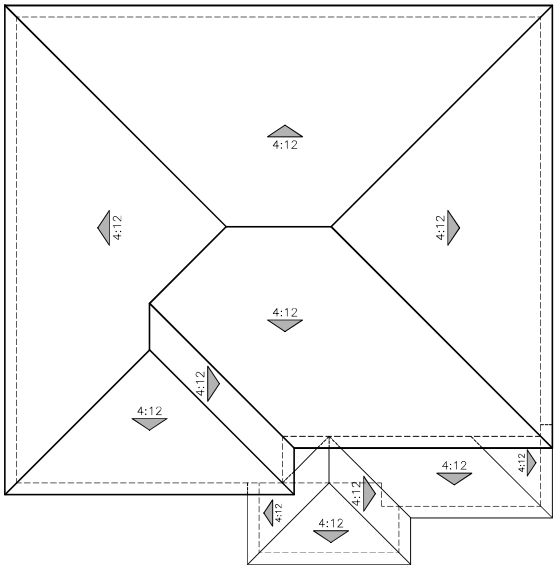
PRODUCT 3
45' FT

10.15.2021
A-85

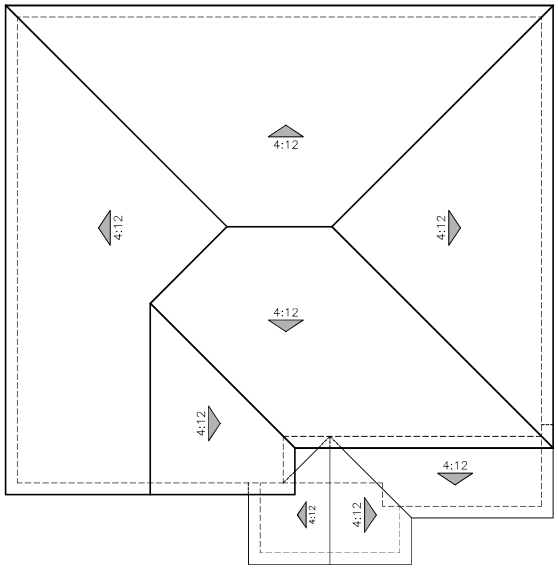
Kevin L. Crook Architect Inc #21066



"B" - SPANISH COLONIAL



"D" - MODERN PRAIRIE



"E" - AMERICAN FARMHOUSE

ROOF PLANS

PLAN 4524

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

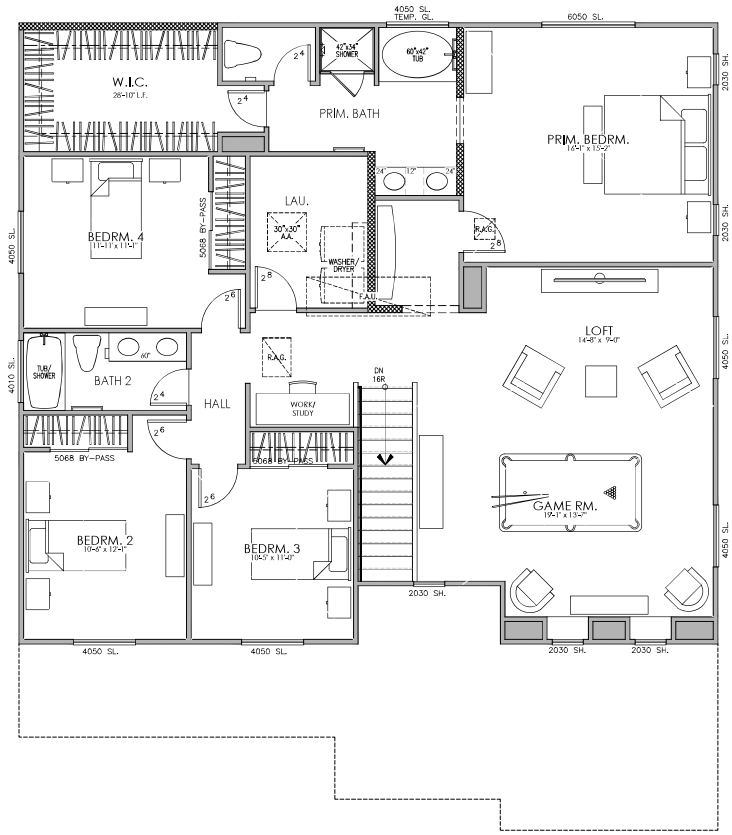
PANHANDLE·105

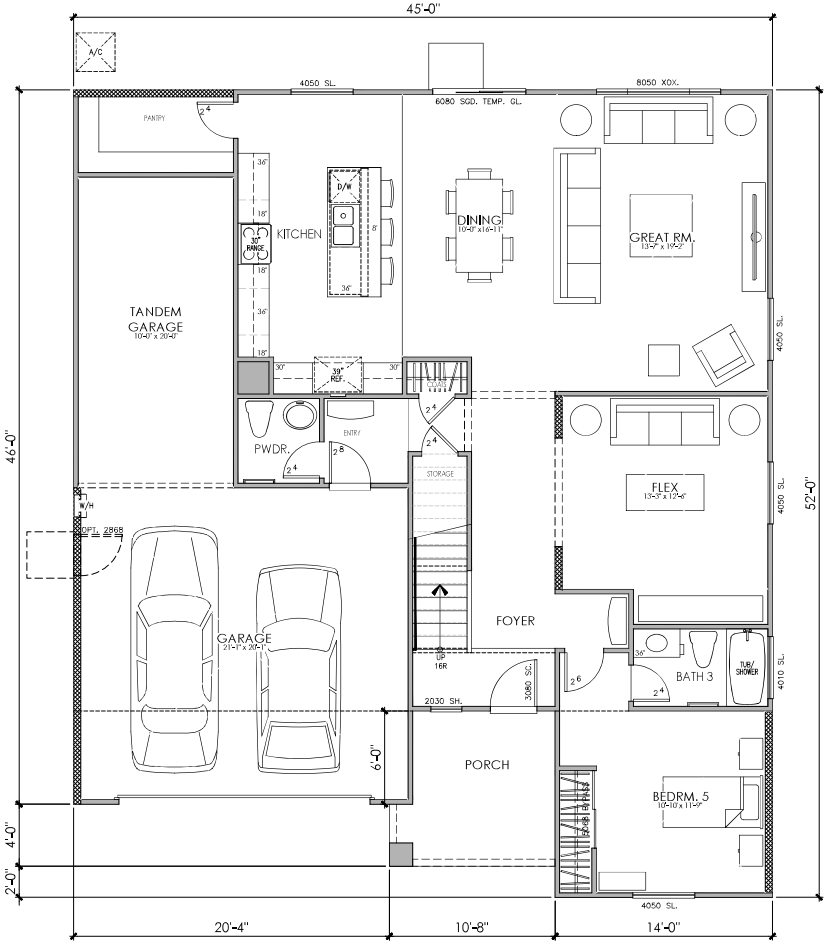
SACRAMENTO, CA

PRODUCT 3
45' FT

10.15.2021
A-86

Kevin L. Crook Architect Inc #21066





SECOND FLOOR PLAN

FIRST FLOOR PLAN

PLAN 4528
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,453 SQ. FT.
SECOND FLOOR AREA	1,700 SQ. FT.
TOTAL DWELLING	3,153 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	646 SQ. FT.
PATIO	98 SQ. FT.

PLAN 4528

5 BEDROOM, 3.5 BATH, FLEX, LOFT, GAME ROOM

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 3
45' FT

10.15.2021
A-87

Kevin L. Crook Architect Inc #21066

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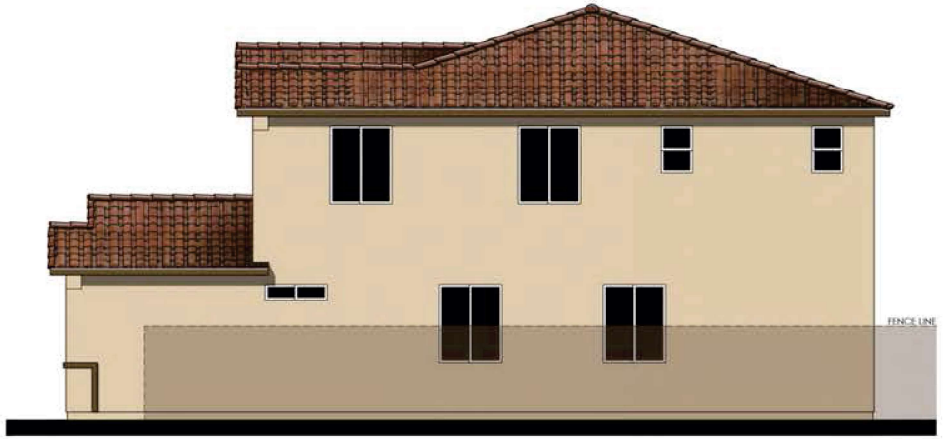
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM

REAR

LEFT

COLOR SCHEME 20

PLAN 4528 "B"

SPANISH COLONIAL ELEVATIONS

0 2 4 8 12

Meritage Homes

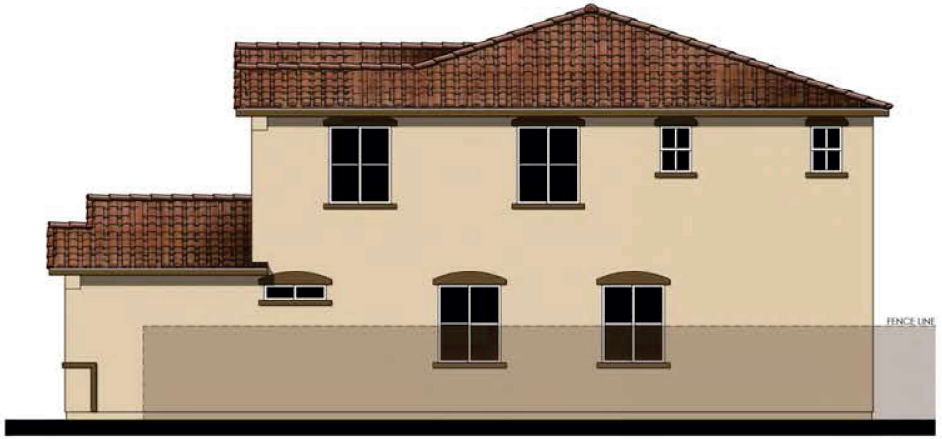
MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 3
45' FT

10.15.2021
A-88

Kevin L. Crook **Architect** Inc
#21066



RIGHT

REAR

LEFT

COLOR SCHEME 20

PLAN 4528 "B"

SPANISH COLONIAL ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 3
45' FT

10.15.2021
A-89

Kevin L. Crook **Architect** Inc
#21066

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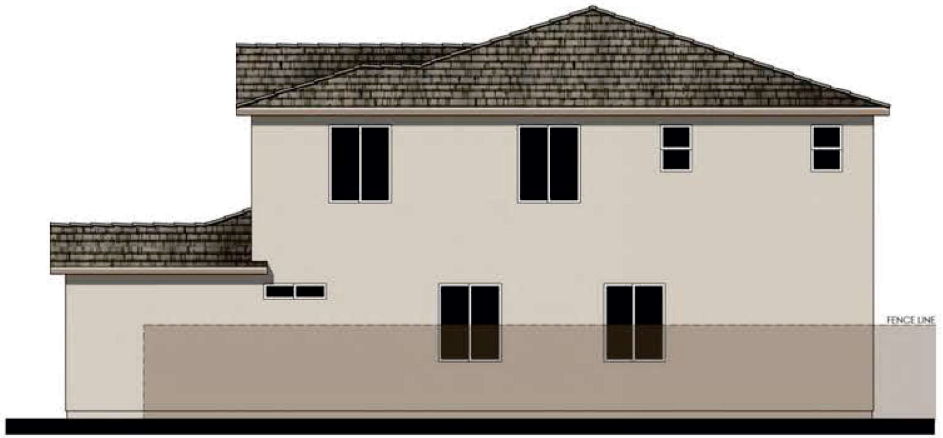
Refer to landscape drawings for wall, free, and shrub ocations

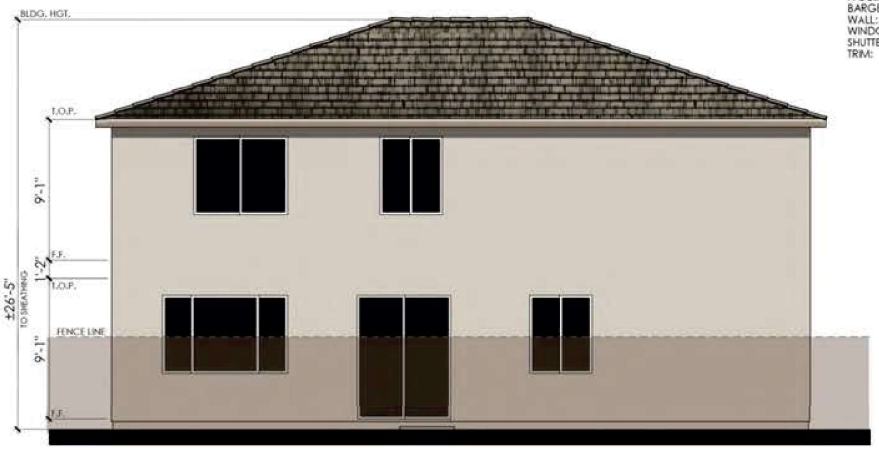
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 5" LAP SIDING
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



REAR

LEFT

COLOR SCHEME 26

PLAN 4528 "D"

MODERN PRAIRIE ELEVATIONS

0 2 4 8 12

Meritage Homes

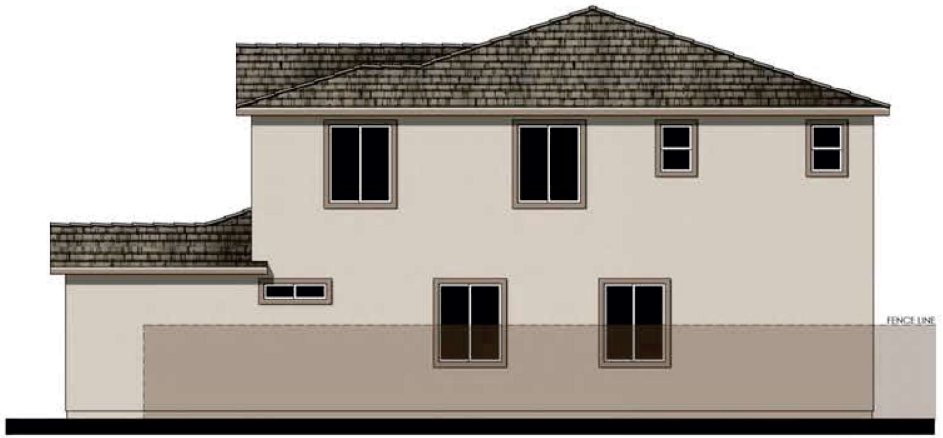
MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

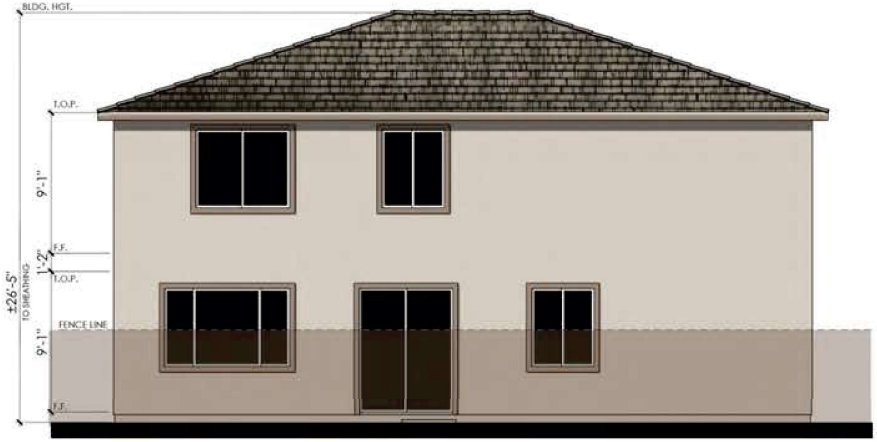
PRODUCT 3
45' FT

10.15.2021
A-90

Kevin L. Crook Architect Inc #21066



RIGHT



REAR

LEFT

COLOR SCHEME 26

PLAN 4528 "D"

MODERN PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 3

45' FT

10.15.2021

A-91

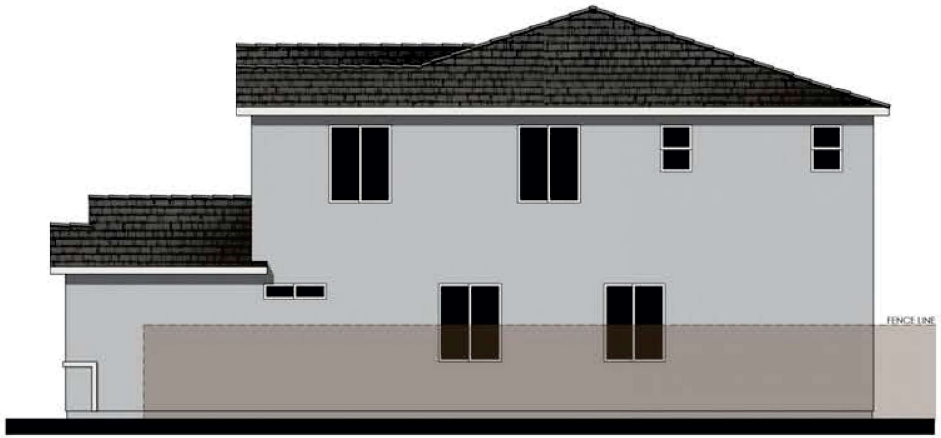
Kevin L. Crook Architect Inc

#21066

©2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

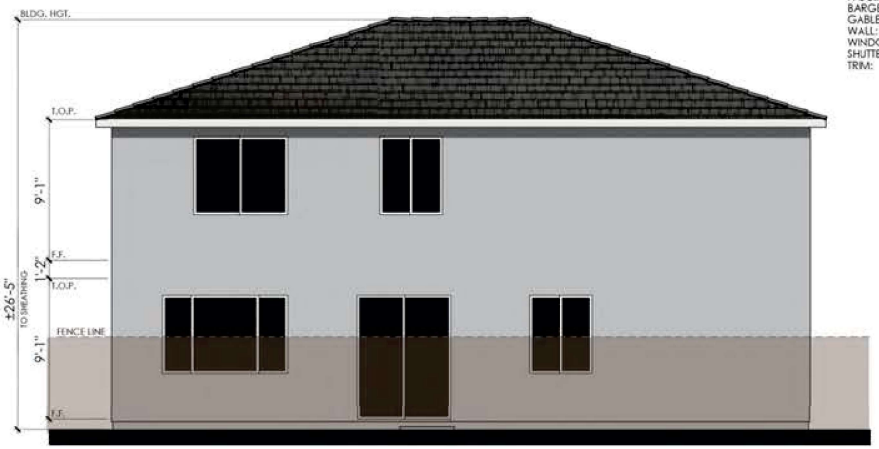
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR

LEFT

COLOR SCHEME 29

PLAN 4528 "E"

AMERICAN FARMHOUSE ELEVATIONS

0 2 4 8 12

Meritage Homes

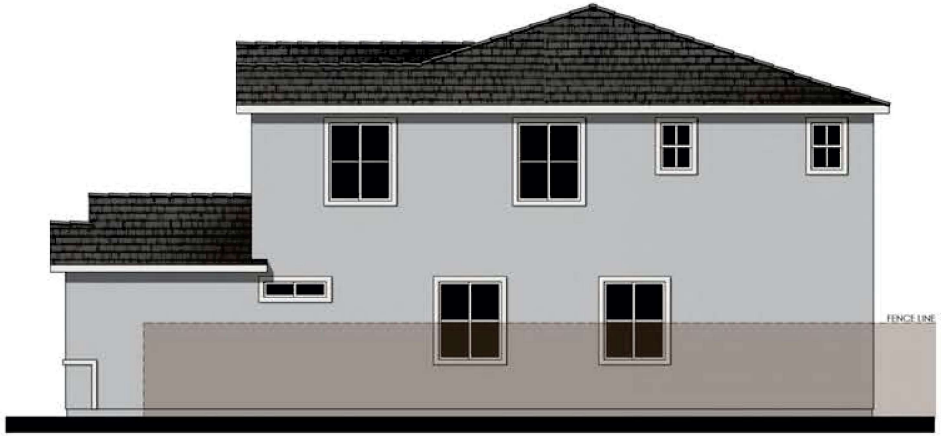
MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 3
45' FT

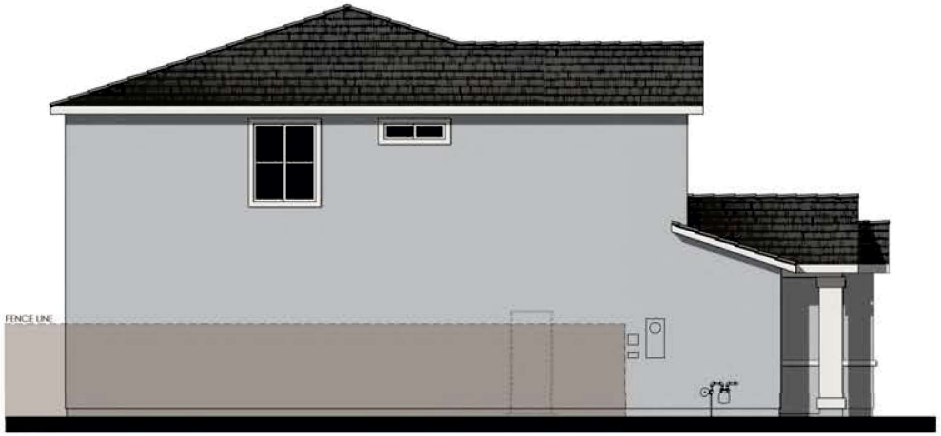
10.15.2021
A-92

Kevin L. Crook **Architect** Inc
#21066



RIGHT

REAR



LEFT

COLOR SCHEME 29

PLAN 4528 "E"

AMERICAN FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

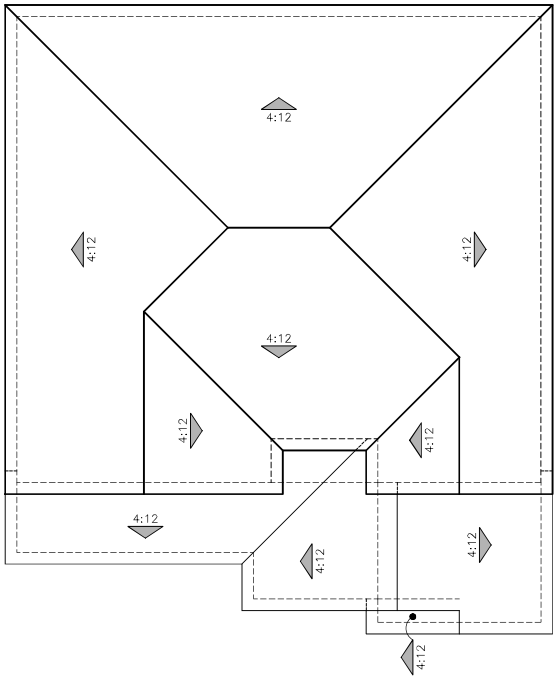
PRODUCT 3

45' FT

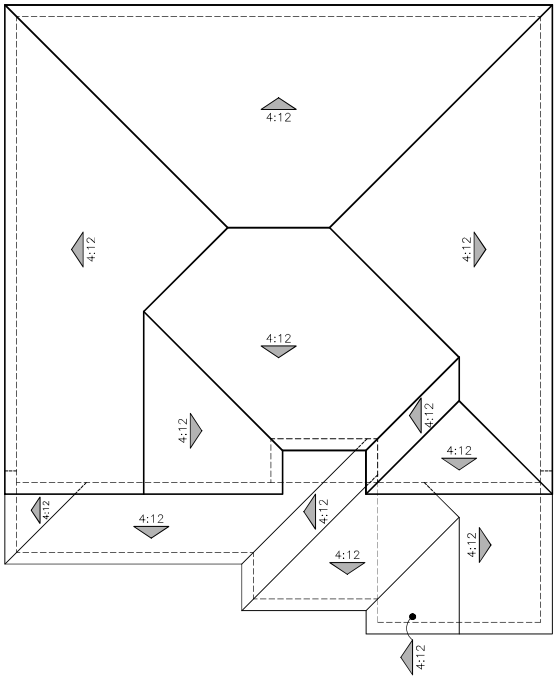
10.15.2021

A-93

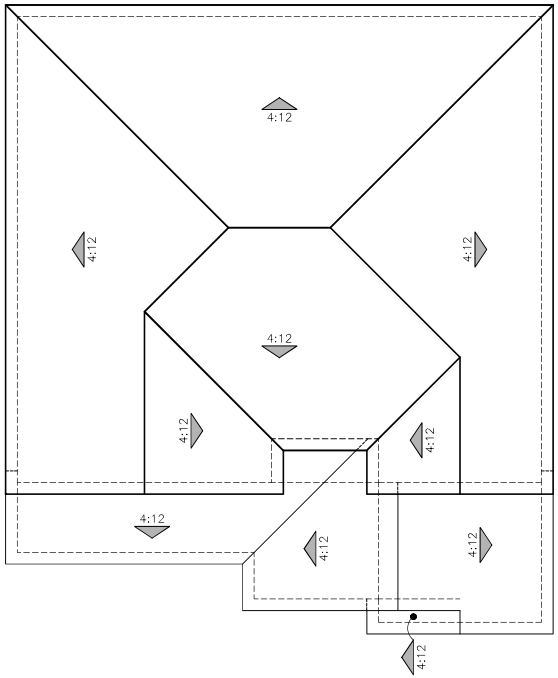
Kevin L. Crook Architect Inc #21066



"B" - SPANISH COLONIAL



"D" - MODERN PRAIRIE



"E" - AMERICAN FARMHOUSE

ROOF PLANS

PLAN 4528

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 3
45' FT

10.15.2021
A-94

Kevin L. Crook Architect Inc #21066

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 4 / 50' FT

Meritage Homes

MLC Holdings, Inc.

10.15.2021
A-95

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21066

50' STREET SCENE

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 4
50' FT

10.15.2021
A-96

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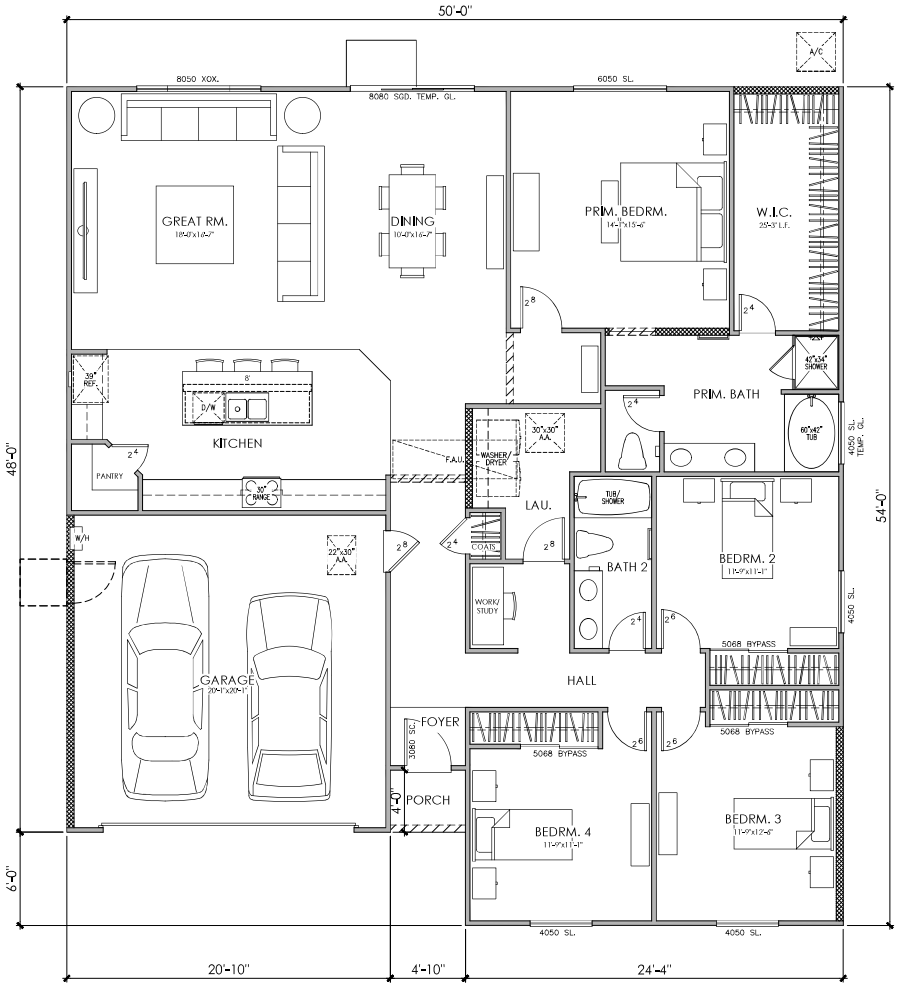
PLANNING + ARCHITECTURE
#21066



FLOOR PLAN

PLAN 5012

4 BEDROOM, 2 BATH

PLAN 5012
AREA TABULATION

CONDITIONED SPACE	
FLOOR AREA	2,106 SQ. FT.
TOTAL DWELLING	2,106 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	420 SQ. FT.
PORCH	19 SQ. FT.

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

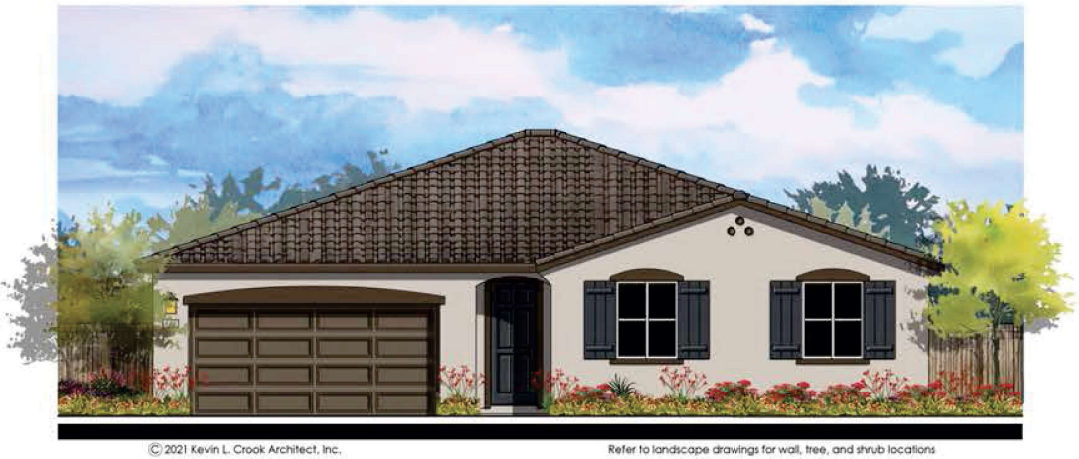
PANHANDLE·105

SACRAMENTO, CA

PRODUCT 4
50' FT

10.15.2021
A-97

Kevin L. Crook Architect Inc #21066
PLANNING + ARCHITECTURE



© 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

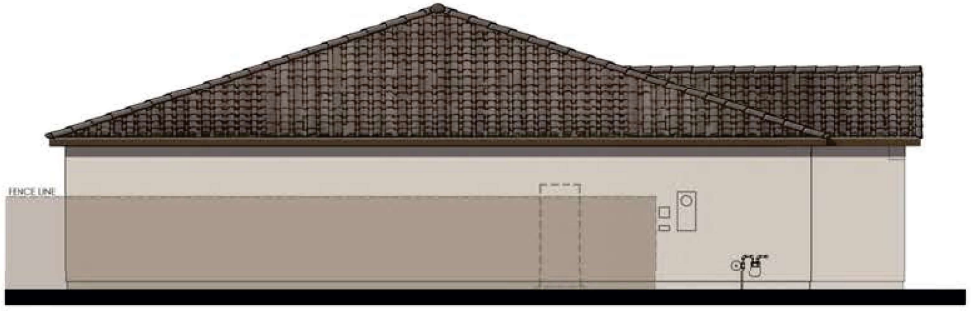
FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM

REAR



LEFT

COLOR SCHEME 21

PLAN 5012 "B"

SPANISH COLONIAL ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 4
50' FT

10.15.2021
A-98

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21066

RIGHT

REAR

COLOR SCHEME 21

PLAN 5012 "B"

SPANISH COLONIAL ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

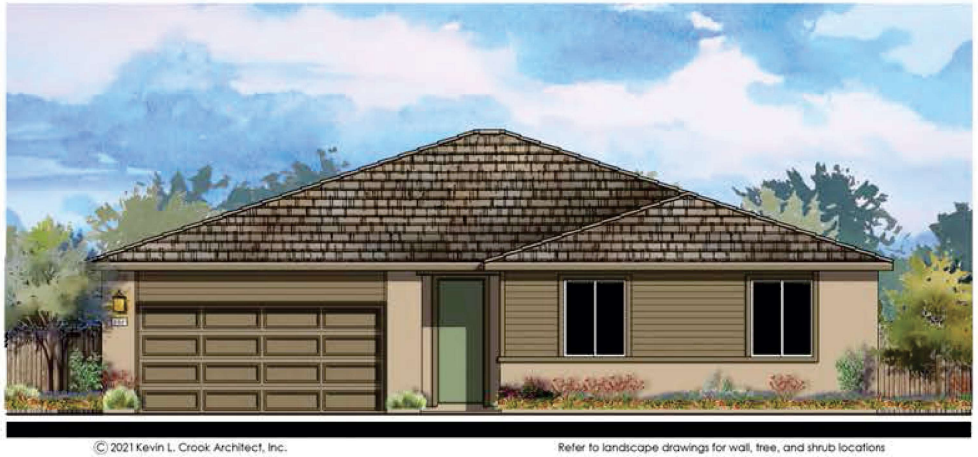
PANHANDLE·105

SACRAMENTO, CA

PRODUCT 4
50' FT

10.15.2021
A-99

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21066



© 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

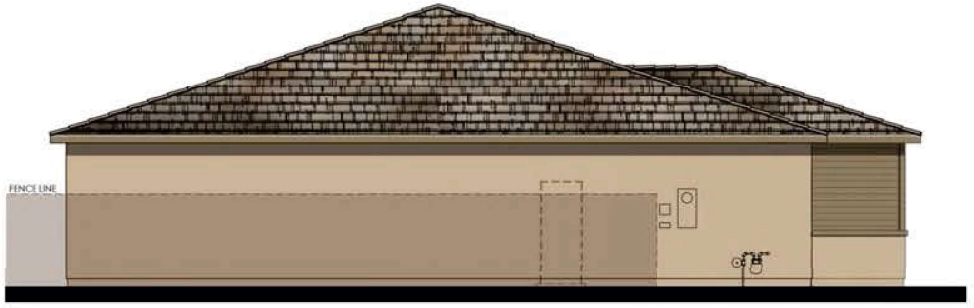
FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 5" LAP SIDING
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM

REAR



LEFT

COLOR SCHEME 27

PLAN 5012 "D"

MODERN PRAIRIE ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 4
50' FT

10.15.2021
A-100

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21066

RIGHT

REAR

COLOR SCHEME 27

PLAN 5012 "D"

MODERN PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 4
50' FT

10.15.2021
A-101

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21066

© 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

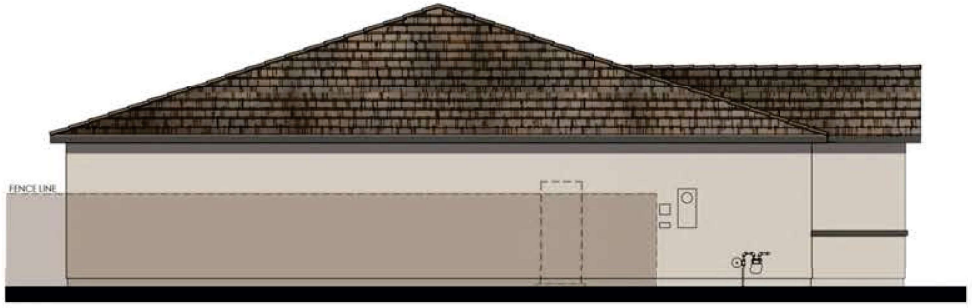
FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM

REAR



LEFT

COLOR SCHEME 30

PLAN 5012 "E"

AMERICAN FARMHOUSE ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 4
50' FT

10.15.2021
A-102

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21066

RIGHT

REAR

COLOR SCHEME 30

PLAN 5012 "E"

AMERICAN FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

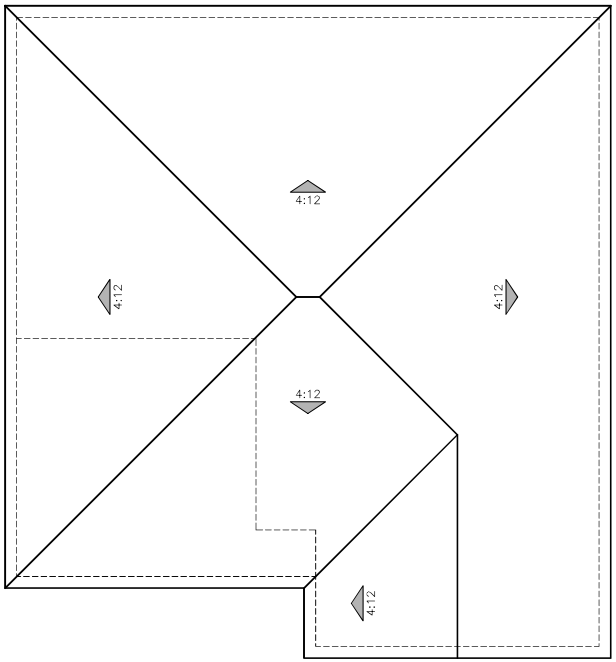
PANHANDLE·105

SACRAMENTO, CA

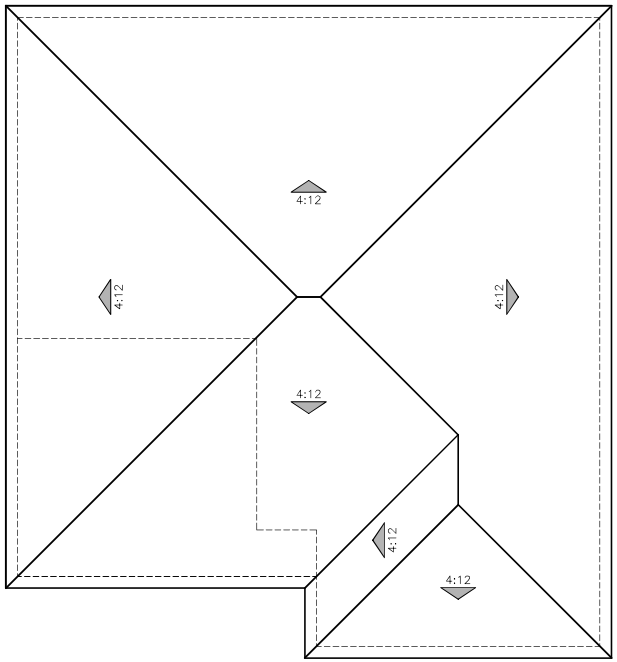
PRODUCT 4
50' FT

10.15.2021
A-103

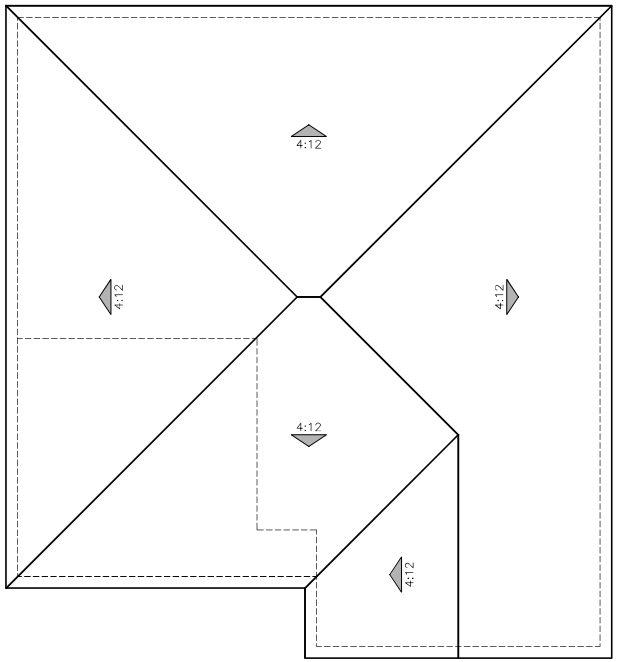
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21066



"B" - SPANISH COLONIAL



"D" - MODERN PRAIRIE



"E" - AMERICAN FARMHOUSE

ROOF PLANS

PLAN 5012

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

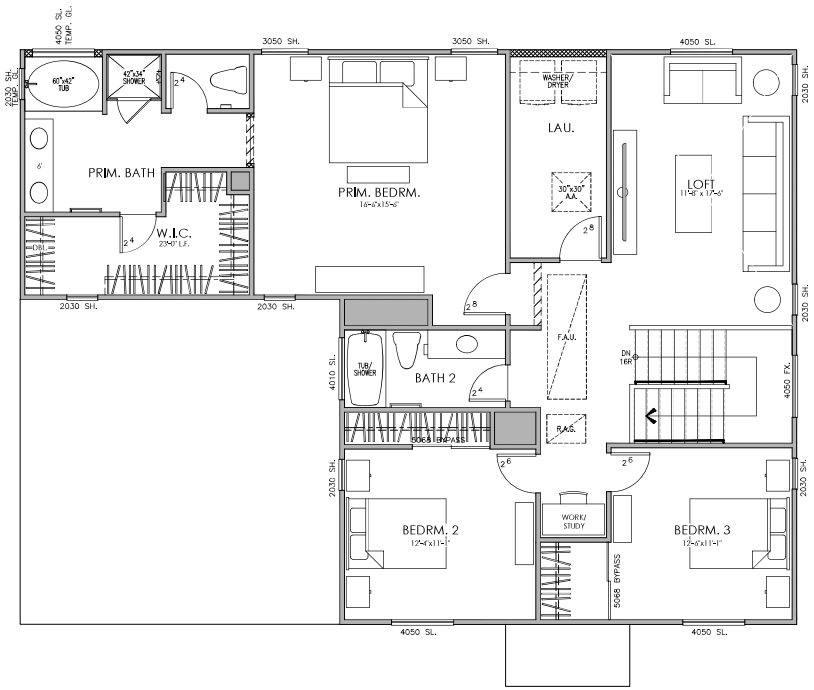
PANHANDLE·105

SACRAMENTO, CA

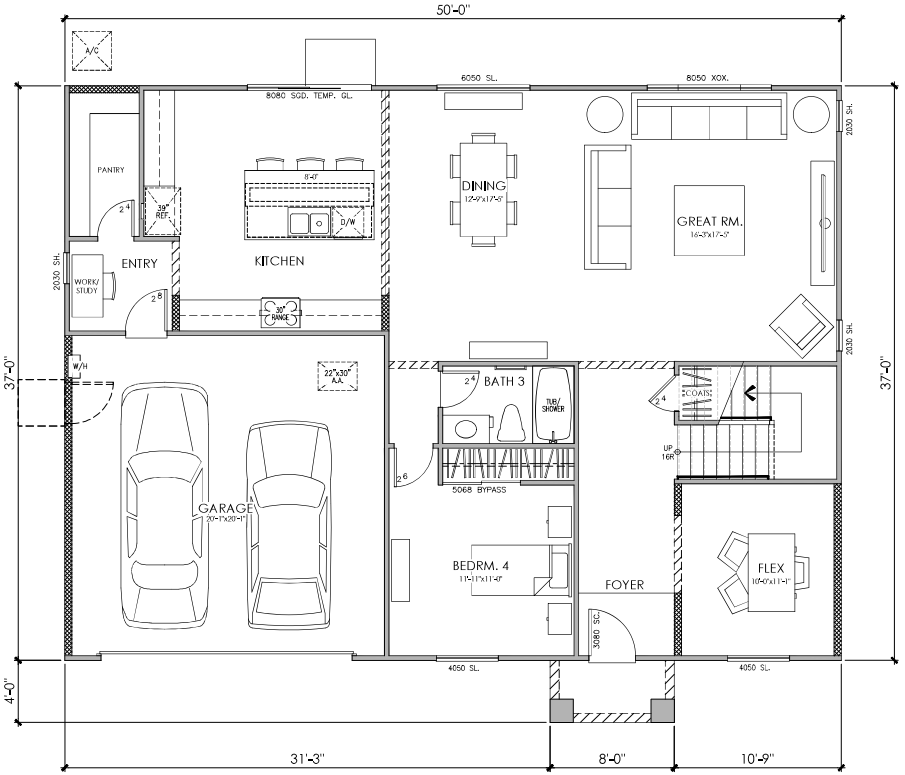
PRODUCT 4
50' FT

10.15.2021
A-104

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21066



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 5023
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,419 SQ. FT.
SECOND FLOOR AREA	1,419 SQ. FT.
TOTAL DWELLING	2,838 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	430 SQ. FT.
PORCH	32 SQ. FT.

PLAN 5023

4 BEDROOM, 3 BATH, FLEX, LOFT, OPTIONAL BEDROOM 5

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 4
50' FT

10.15.2021
A-105

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21066

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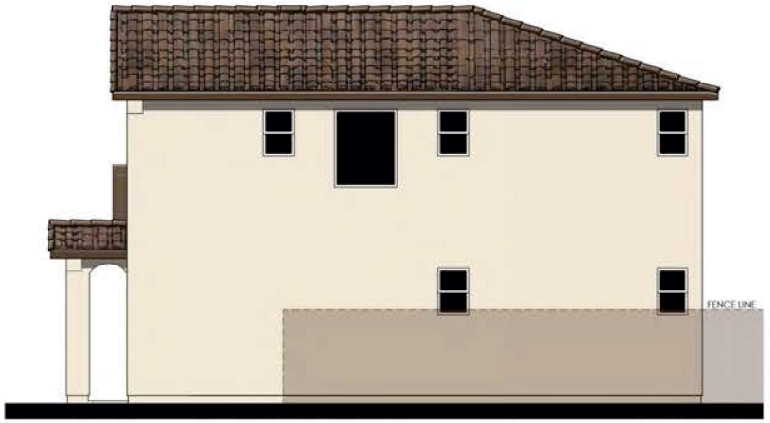
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM

REAR

LEFT

COLOR SCHEME 19

PLAN 5023 "B"

SPANISH COLONIAL ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 4
50' FT

10.15.2021
A-106

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21066

RIGHT

REAR

LEFT

COLOR SCHEME 19

PLAN 5023 "B"

SPANISH COLONIAL ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 4
50' FT

10.15.2021
A-107

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21066

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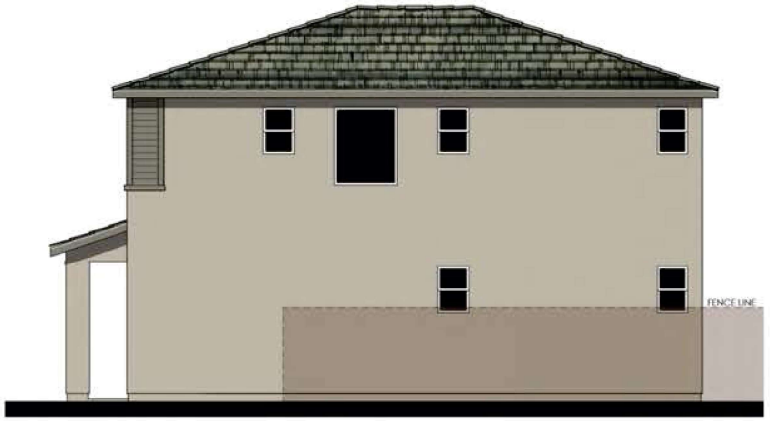
Refer to landscape drawings for wall, tree, and shrub locations

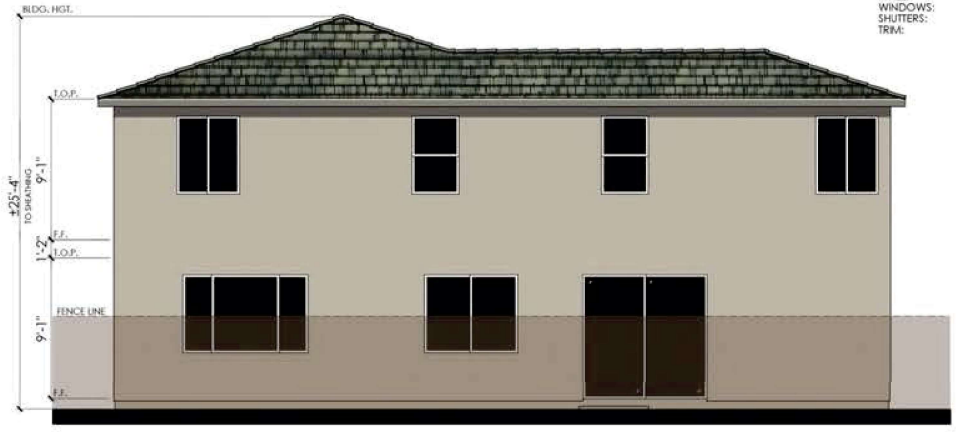
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 5" LAP SIDING
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



REAR

LEFT

COLOR SCHEME 25

PLAN 5023 "D"

MODERN PRAIRIE ELEVATIONS

0 2 4 8 12

Meritage Homes

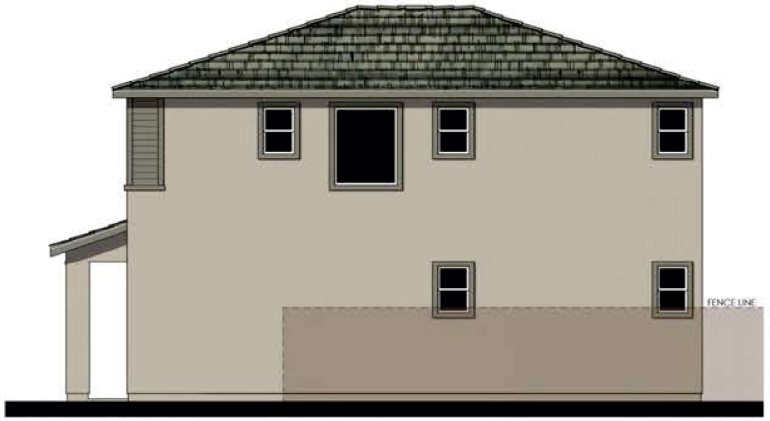
MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 4
50' FT

10.15.2021
A-108

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21066



RIGHT

REAR

LEFT

COLOR SCHEME 25

PLAN 5023 "D"

MODERN PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 4
50' FT

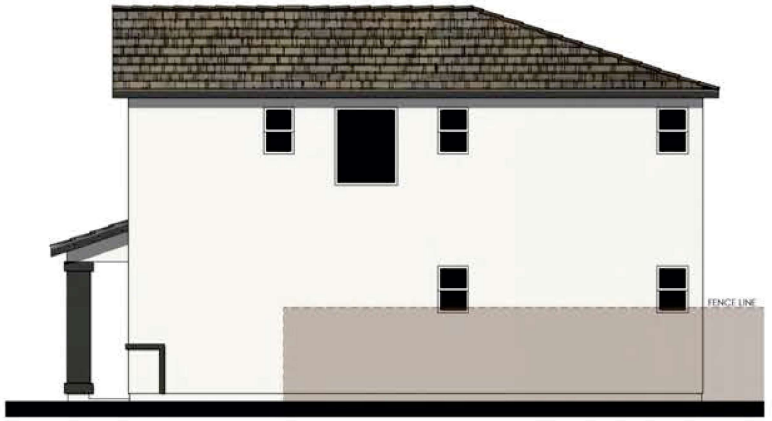
10.15.2021
A-109

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21066

© 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

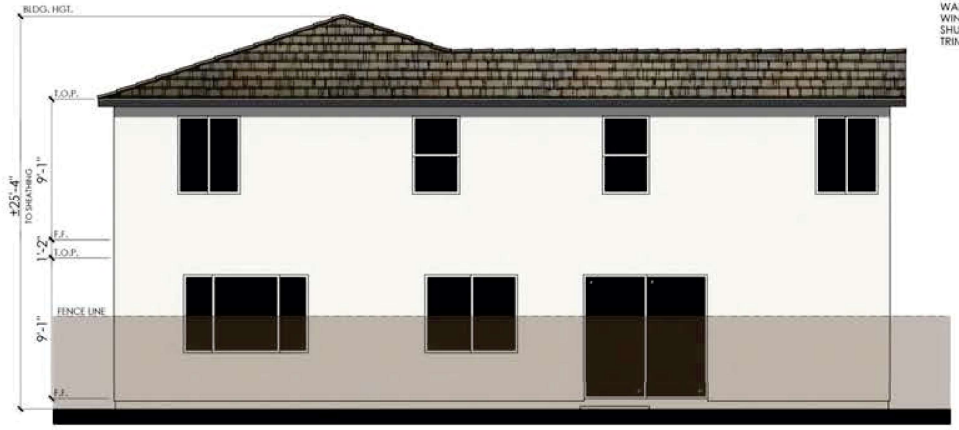
FRONT



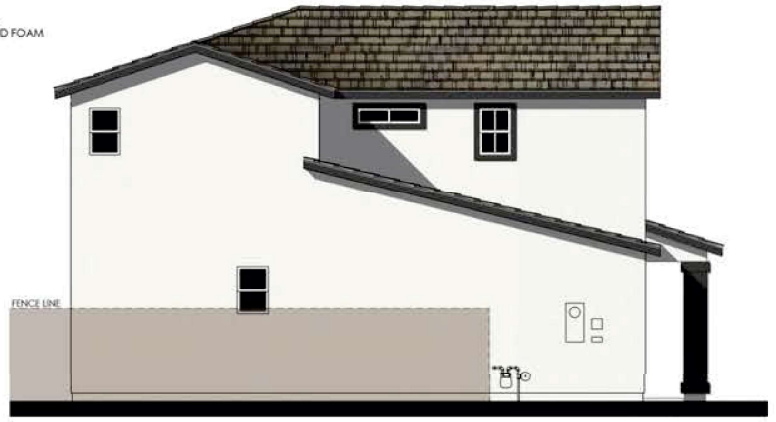
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



REAR



LEFT

COLOR SCHEME 28

PLAN 5023 "E"

AMERICAN FARMHOUSE ELEVATIONS

0 2 4 8 12

Meritage Homes

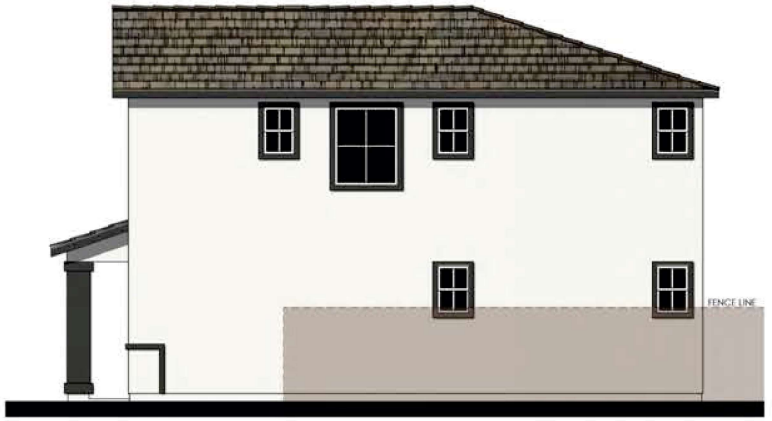
MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 4
50' FT

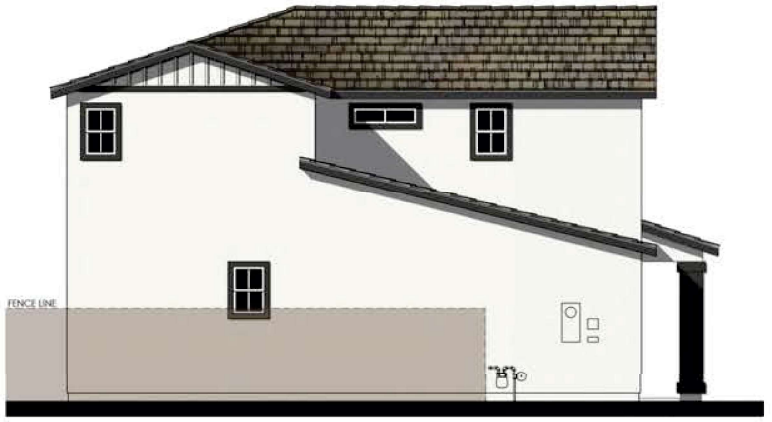
10.15.2021
A-110

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21066



RIGHT

REAR



LEFT

COLOR SCHEME 28

PLAN 5023 "E"

AMERICAN FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

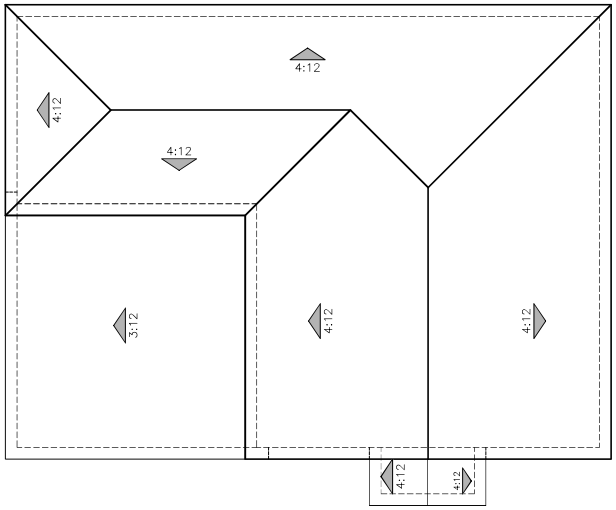
PANHANDLE·105

SACRAMENTO, CA

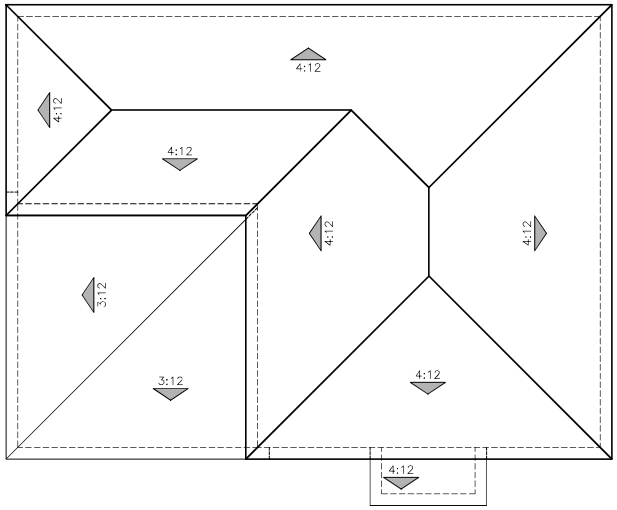
PRODUCT 4
50' FT

10.15.2021
A-111

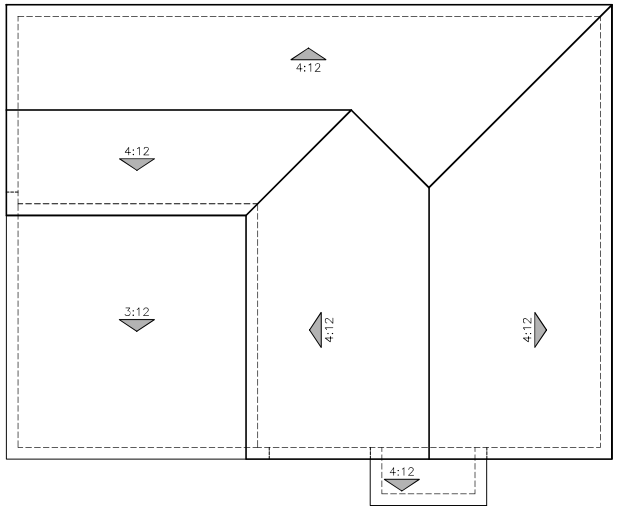
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21066



"B" - SPANISH COLONIAL



"D" - MODERN PRAIRIE



"E" - AMERICAN FARMHOUSE

ROOF PLANS

PLAN 5023

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

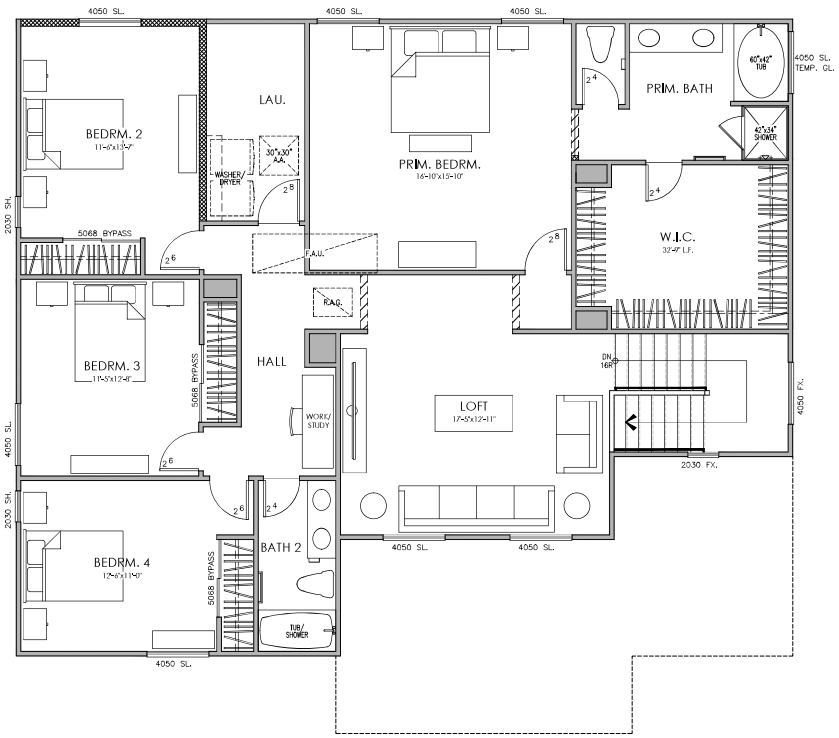
PANHANDLE·105

SACRAMENTO, CA

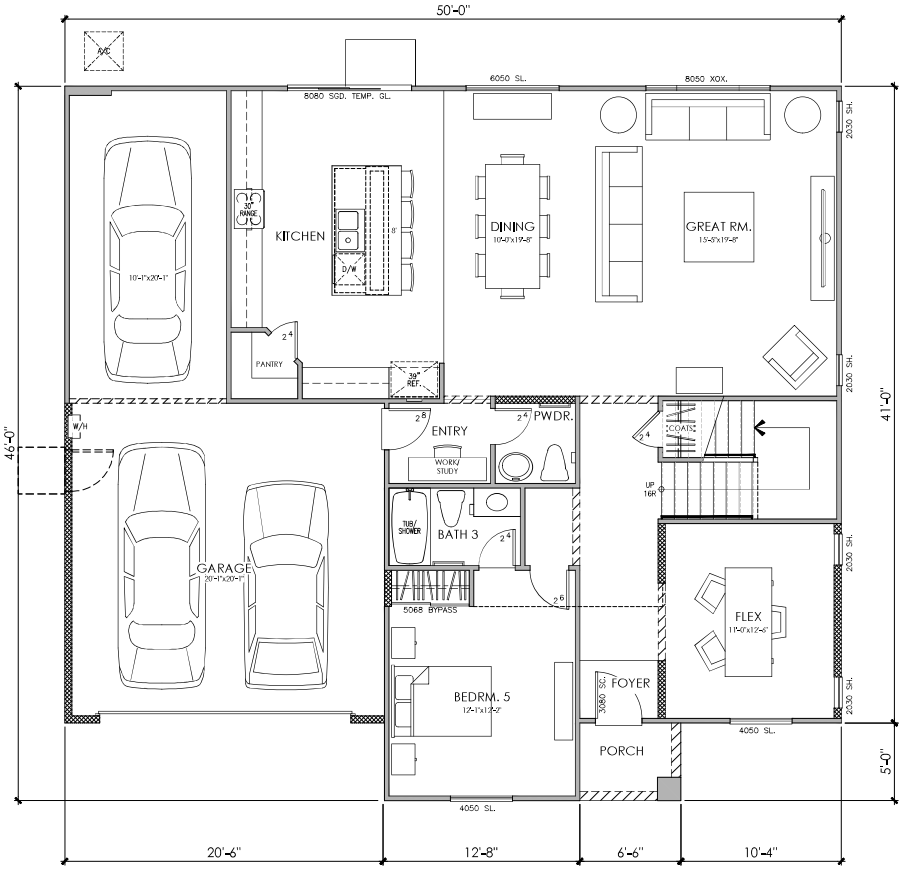
PRODUCT 4
50' FT

10.15.2021
A-112

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21066



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 5028
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,477 SQ. FT.
SECOND FLOOR AREA	1,770 SQ. FT.
TOTAL DWELLING	3,247 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	636 SQ. FT.
PORCH	33 SQ. FT.

0 2 4 8 12

PLAN 5028

5 BEDROOM, 3.5 BATH, OFFICE, LOFT

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PANHANDLE·105

SACRAMENTO, CA

PRODUCT 4
50' FT

10.15.2021
A-113

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#21066

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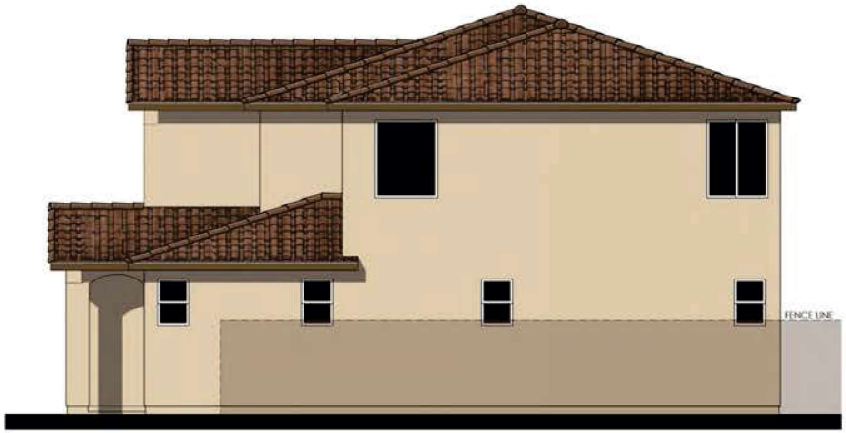
Refer to landscape drawings for wall, free, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM

REAR

LEFT

COLOR SCHEME 20

PLAN 5028 "B"

SPANISH COLONIAL ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 4
50' FT

10.15.2021
A-114

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21066

RIGHT

REAR

LEFT

COLOR SCHEME 20

PLAN 5028 "B"

SPANISH COLONIAL ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 4
50' FT

10.15.2021
A-115

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#21066

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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO/ CEMENTITIOUS 5" LAP SIDING
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM

REAR

LEFT

COLOR SCHEME 26

PLAN 5028 "D"

MODERN PRAIRIE ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 4
50' FT

10.15.2021
A-116

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21066

RIGHT

REAR

LEFT

COLOR SCHEME 26

PLAN 5028 "D"

MODERN PRAIRIE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 4
5Ø' FT

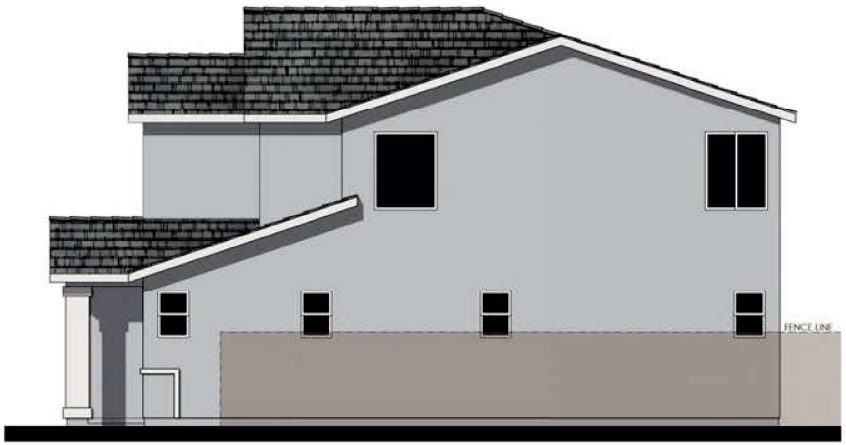
10.15.2021
A-117

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21066

© 2021 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

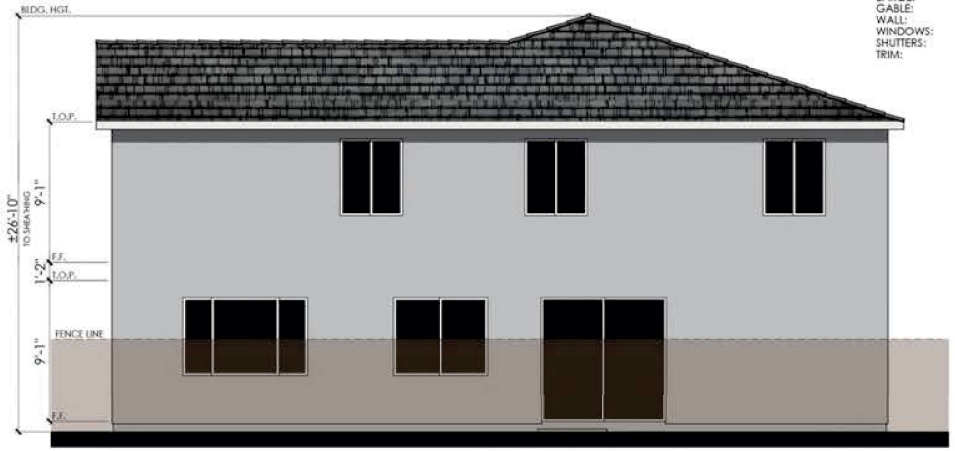
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL W/ WINDOWS
ROOF:	CONCRETE FLAT TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE:	CEMENTITIOUS BOARD AND BATTEN
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM



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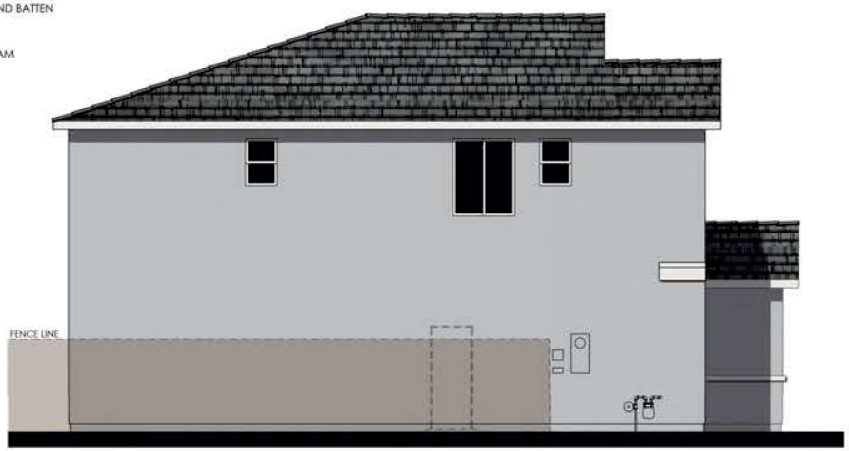


LEFT

COLOR SCHEME 29

PLAN 5028 "E"

AMERICAN FARMHOUSE ELEVATIONS

0 2 4 8 12

Meritage Homes

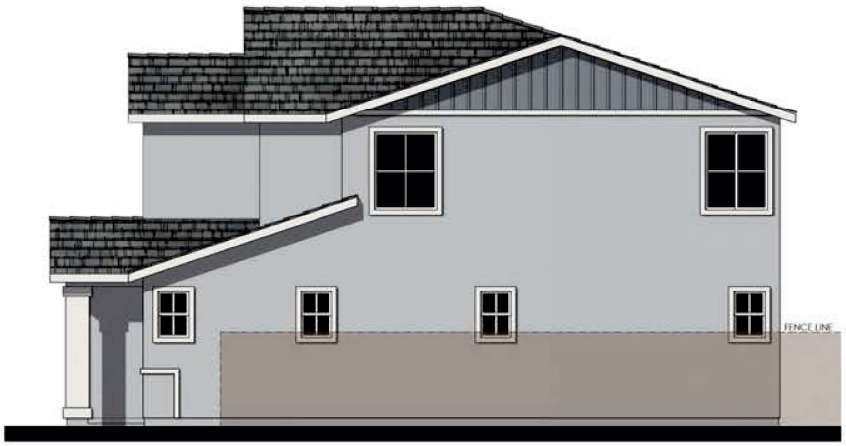
MLC Holdings, Inc.

PANHANDLE·105
SACRAMENTO, CA

PRODUCT 4
50' FT

10.15.2021
A-118

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21066



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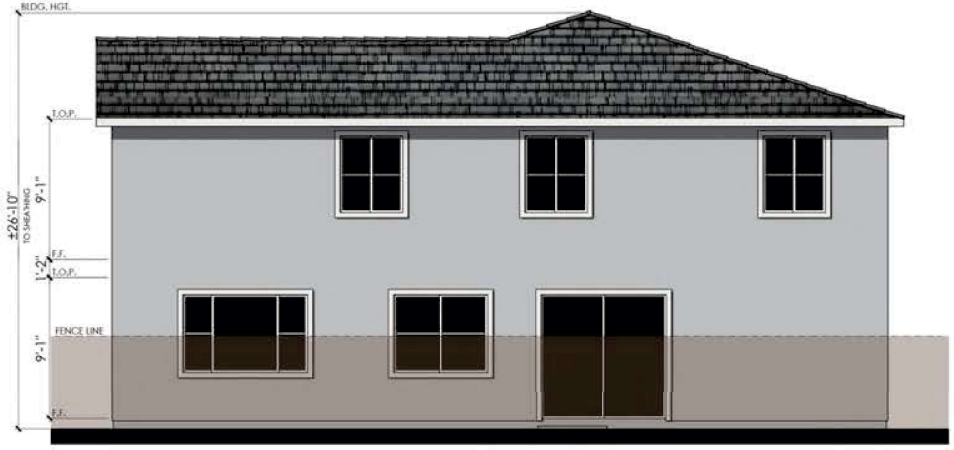

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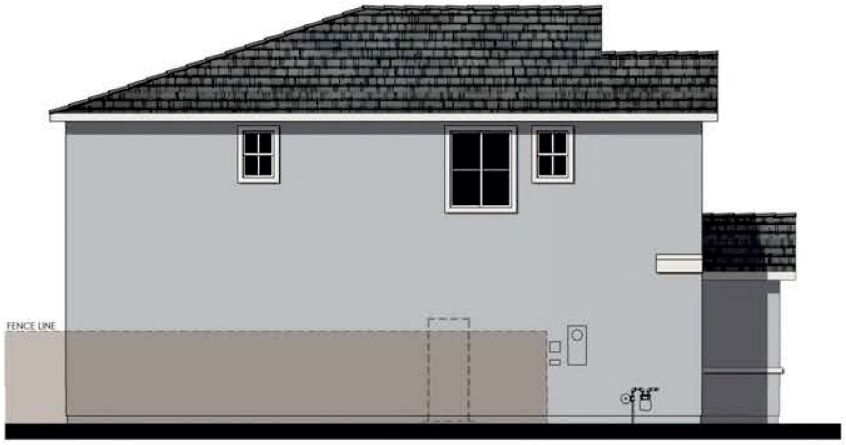


LEFT

COLOR SCHEME 29

PLAN 5028 "E"

AMERICAN FARMHOUSE ENHANCED ELEVATIONS

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

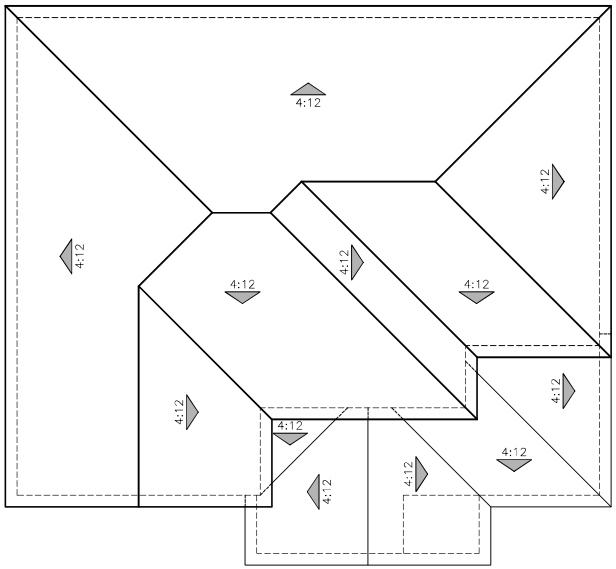
PANHANDLE·105

SACRAMENTO, CA

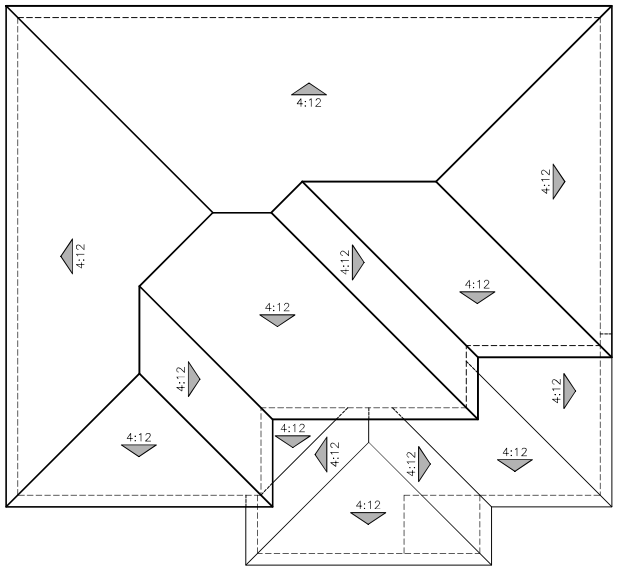
PRODUCT 4
5Ø' FT

10.15.2021
A-119

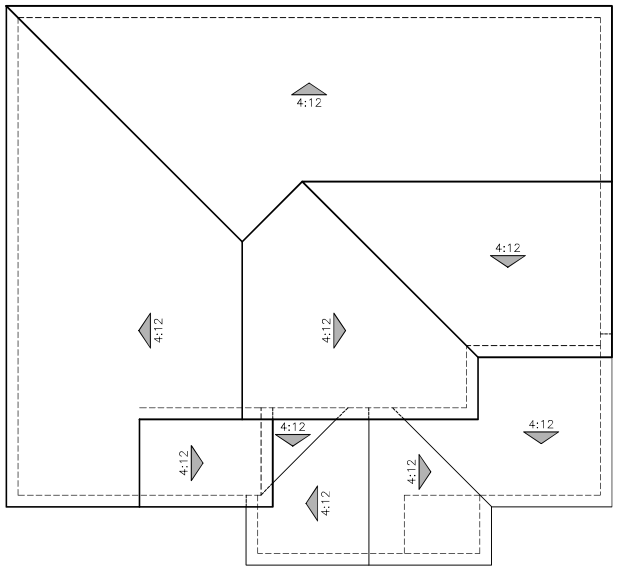
Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21066



"B" - SPANISH COLONIAL



"D" - MODERN PRAIRIE



"E" - AMERICAN FARMHOUSE

ROOF PLANS

PLAN 5028

0 2 4 8 12

Meritage Homes

MLC Holdings, Inc.

PANHANDLE·105

SACRAMENTO, CA

PRODUCT 4
50' FT

10.15.2021
A-120

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#21066

PANHANDLE 105

SACRAMENTO, CA

JOB # 21066

CREATED: 10/4/2021

"B" ELEVATIONS SPANISH COLONIAL	SCHEME 19	SCHEME 20	SCHEME 21
STUCCO	1512	1513	1533
STUCCO PAINT MATCH***	SW7558 MEDICI IVORY	SW7688 SUNDEW	SW6071 POPULAR GRAY
FASCIA / TRIM	SW9091 HALF-CAFF	SW9115 COWBOY BOOTS	SW7041 VAN DYKE BROWN
GARAGE DOOR	SW6068 BREVITY BROWN	SW2843 ROYCROFT BRASS	SW7040 SMOKEHOUSE
FRONT DOOR / SHUTTERS	SW2837 AURORA BROWN	SW0065 VOGUE GREEN	SW7076 CYBERSPACE
GABLE END DETAIL	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
EAGLE ROOF: LOW PROF "S" MALIBU	2636 PIEDMONT BLEND	2520 WTHRD TRRCTTA FLASHED	2689 BROWN RANGE
BORAL ROOF: LOW PROF. "S" VILLA	1VICS7330 VERONA CLAY	1VICS6169 CASA GRANDE BLD	1VICS3233 BROWN BLEND

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
ROOF:	BORAL
ROOF:	EAGLE
VENEER:	BORAL / ELDORADO

"D" ELEVATIONS MODERN PRAIRIE	SCHEME 25	SCHEME 26	SCHEME 27
STUCCO	1515	1507	1558
STUCCO PAINT MATCH***	SW7638 JOGGING PATH	SW7632 MODERN GRAY	SW6142 MACADAMIA
FASCIA / TRIM	SW7743 MOUNTAIN ROAD	SW7502 DRY DOCK	SW6144 DAPPER TAN
GARAGE DOOR / LAP SIDING / CORNER BOARDS	SW7743 MOUNTAIN ROAD	SW7502 DRY DOCK	SW6144 DAPPER TAN
FRONT DOOR / SHUTTERS	SW6221 MOODY BLUE	SW2854 CARIBBEAN CORAL	SW2812 ROOKWOOD JADE
EAGLE ROOF: SLATE BEL AIR	4805 EVERGREEN	4690 PEWTER BRONZE BLD	4804 ROCKLIN BLEND
ROOF: FLAT SLATE	1FACS4598 FOREST GREEN	1FECY0300 BRONZE PEARL BLD	1FACS0141 BUCKSKIN

"E" ELEVATIONS AMERICAN FARMHOUSE	SCHEME 28	SCHEME 29	SCHEME 30
STUCCO	1572	414	1528
STUCCO PAINT MATCH***	SW7757 HIGH REFLECTIVE WT	SW6254 LAZY GRAY	SW7632 MODERN GRAY
FASCIA / TRIM	SW7069 IRON ORE	SW7004 SNOWBOUND	SW7048 URBANE BRONZE
BOARD & BATTEN SIDING / GARAGE DR	SW7757 HIGH REFLECTIVE WT	SW6256 SERIOUS GRAY	SW6074 SPALDING GRAY
FRONT DOOR / SHUTTERS	SW7069 IRON ORE	SW6608 RAVE RED	SW7625 MOUNT ETNA
EAGLE ROOF: SHAKE PONDEROSA	SCP8805 SEATTLE BLEND	5699 CHARCOAL RANGE	5702 CALABAR BLEND
BORAL ROOF: FLAT SHAKE	1FBCJ4072 SAHARA QTZ BLD	1FBCF1430 CHARCOAL BLEND	1FBCJ3181 SMOKEY TOPAZ BLD

Meritage Homes

Kevin L. Crook Architect Inc

PLANNING + ARCHITECTURE

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.

** FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD

TODAS LAS TAPAJUNTAS, CANALERAS, CANALONES, ETC.SERAN PINTADOS PARA **IGUALAR** A LA SUPERFICIE DE JUNTO

TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES

**SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES. NO USAR EN EL CAMPO

WRITTEN COLOR SCHEMES

SPANISH COLONIAL
SCHEME #19

PANHANDLE 105
SACRAMENTO, CA

Kevin L. Crook Architect Inc
#21066
OCT. 7, 2021

SPANISH COLONIAL
SCHEME #20

PANHANDLE 105
SACRAMENTO, CA

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OCT. 7, 2021

SPANISH COLONIAL
SCHEME #21

PANHANDLE 105
SACRAMENTO, CA

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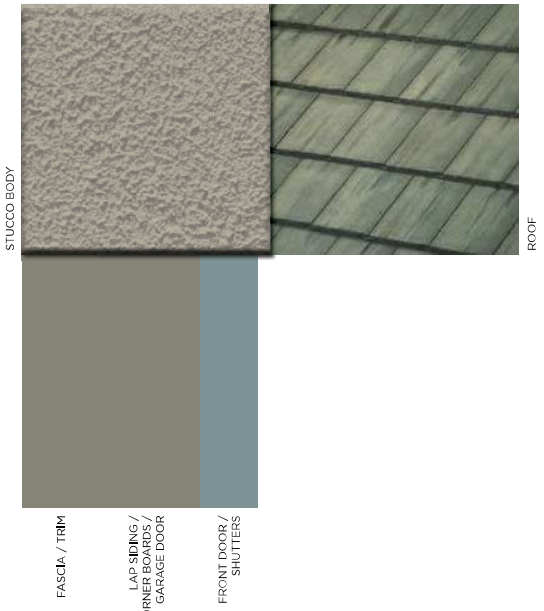
#21066
OCT. 7, 2021

COLOR BOARDS - "B" SPANISH COLONIAL

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

MODERN PRAIRIE
SCHEME #25



PANHANDLE 105
SACRAMENTO, CA

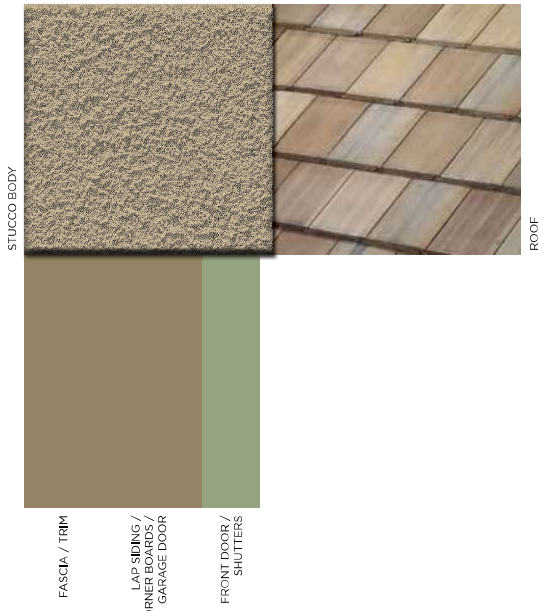
#21066
OCT. 7, 2021

MODERN PRAIRIE
SCHEME #26

PANHANDLE 105
SACRAMENTO, CA

#21066
OCT. 7, 2021

MODERN PRAIRIE
SCHEME #27



PANHANDLE 105
SACRAMENTO, CA

#21066
OCT. 7, 2021

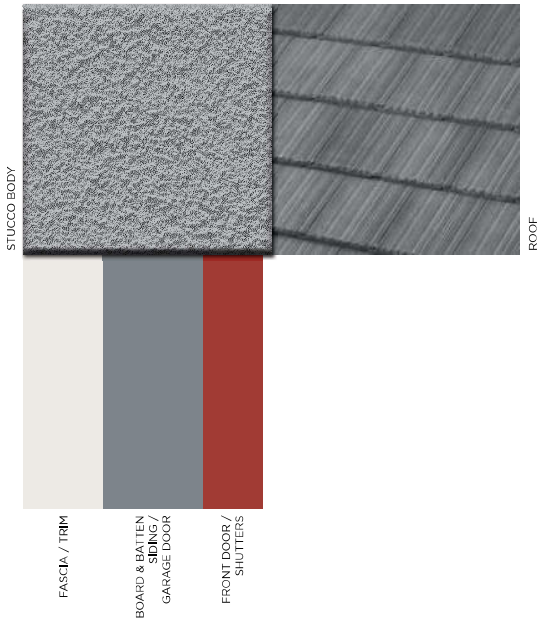
COLOR BOARDS - "D" MODERN PRAIRIE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

AMERICAN FARMHOUSE
SCHEME #28

PANHANDLE 105
SACRAMENTO, CA

AMERICAN FARMHOUSE
SCHEME #29



PANHANDLE 105
SACRAMENTO, CA

AMERICAN FARMHOUSE
SCHEME #30

PANHANDLE 105
SACRAMENTO, CA

COLOR BOARDS - "E" AMERICAN FARMHOUSE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

VILLAGE 1 (PUD VILLAGE 11) - SNLD-V (3000 - 6000 SF)					
LOT	SF (GROSS)	Deviation	LOT	SF (GROSS)	Deviation
85	3,644		1	4,245	
80	3,689		56	4,264	
81	3,689		7	4,316	
82	3,689		10	4,337	
83	3,689		96	4,347	
84	3,689		9	4,362	
73	3,691		18	4,401	
74	3,691		15	4,432	
75	3,691		17	4,468	
76	3,691		105	4,468	
77	3,691		33	4,485	
27	3,735		16	4,500	
26	3,736		79	4,631	
72	3,736		78	4,634	
55	3,745		34	4,636	
41	3,825		8	4,661	
42	3,825		111	4,679	
43	3,825		38	4,743	
67	3,825		97	4,764	
68	3,825		98	4,764	
110	3,828		112	4,801	
113	3,828		47	4,816	
69	3,836		28	4,853	
48	3,870		4	4,860	
49	3,870		29	4,868	
50	3,870		44	4,897	
51	3,870		32	4,902	
52	3,870		30	4,940	
86	3,882		3	4,977	
66	3,915		60	4,984	
90	3,915		99	5,136	
91	3,915		95	5,220	
92	3,915		59	5,251	
93	3,915		31	5,257	
12	3,951		107	5,318	
11	3,954		106	5,357	
53	3,960		35	5,419	D
2	3,971		36	5,422	
5	3,971		94	5,423	
13	3,973		19	5,594	
14	3,996		25	5,628	W
87	4,000		23	5,675	
58	4,005		100	5,705	
61	4,005		108	5,968	
62	4,005		40	6,523	
63	4,005		20	6,532	
64	4,005		70	6,589	
65	4,005		46	6,616	
71	4,045		101	6,628	
54	4,049		39	6,960	
37	4,051		24	7,049	DW
109	4,083		103	7,448	
114	4,092		21	7,578	
89	4,110		102	7,834	
88	4,119		104	7,970	
57	4,171		45	8,659	
6	4,236		22	8,844	

VILLAGE 2 (PUD VILLAGE 12) - SNLD-T (4500 - 7500 SF)		
LOT	SF (GROSS)	Deviation
19	4,500	
20	4,500	
21	4,500	
22	4,500	
23	4,500	
41	4,500	
26	4,501	
27	4,501	
47	4,700	
48	4,700	
51	4,750	
52	4,759	
30	4,839	
24	4,881	
2	5,000	
25	5,458	
18	5,523	
34	5,620	
28	5,641	
39	5,670	
40	5,681	
1	5,722	
49	5,745	
50	5,782	
29	5,817	
12	5,823	
35	5,837	
10	5,940	w
16	6,059	
3	6,123	
33	6,134	
13	6,141	
9	6,243	
46	6,272	
31	6,279	w
36	6,309	
43	6,338	
17	6,423	
45	6,465	D
37	6,614	
5	6,896	w
7	7,054	
15	7,179	
4	7,468	
38	8,009	
14	8,089	W
11	8,151	Dw
42	8,483	
6	8,717	w
8	8,907	
32	9,221	
44	9,488	

DEVIATION LEGEND	
	Exceeds Max. Lot Size
D	Exceeds Max. Lot Depth
W	Exceeds Max. Lot Width
d	Reduce Min. Lot Depth
w	Reduce Min. Lot Width

VILLAGE 3 (PUD VILLAGE 14) - SNLD-T (4500 - 7500 SF)					
LOT	SF (GROSS)	Deviation	LOT	SF (GROSS)	Deviation
4	5,218		39	5,605	
16	5,225		40	5,605	
17	5,225		43	5,605	
18	5,225		44	5,605	
28	5,225		45	5,605	
29	5,225		46	5,605	
30	5,225		47	5,605	
1	5,227		100	5,634	
19	5,279		50	5,640	
27	5,279		51	5,640	
68	5,281		52	5,640	
71	5,320		53	5,640	
72	5,320		54	5,640	
73	5,320		55	5,640	
74	5,320		60	5,640	
75	5,320		61	5,640	
78	5,320		62	5,640	
79	5,320		63	5,640	
80	5,320		64	5,640	
81	5,320		65	5,640	
82	5,320		35	5,691	
9	5,347		48	5,691	
10	5,374		5	5,838	
11	5,402		108	5,887	
94	5,413		107	5,900	
70	5,415		32	6,005	
83	5,415		93	6,038	
8	5,417		34	6,127	
12	5,429		3	6,134	
95	5,450		2	6,257	
13	5,456		41	6,298	
21	5,460		42	6,298	
25	5,462		104	6,434	
26	5,462		110	6,451	
20	5,463		92	6,518	
85	5,481		103	6,536	
86	5,481		67	6,542	
87	5,481		112	6,574	
88	5,481		14	6,641	
89	5,481		69	6,666	
90	5,481		84	6,733	
91	5,481		101	6,742	
33	5,486		77	6,772	
96	5,486		76	6,773	
113	5,513		57	6,797	
97	5,523		58	6,797	
111	5,524		106	6,857	
105	5,550		109	6,857	
98	5,560		7	6,876	
102	5,577		24	7,125	
56	5,593		15	7,231	
59	5,593		66	7,324	
99	5,597		49	7,411	
36	5,605		31	7,623	
37	5,605		23	7,717	
38	5,605		6	8,248	
			22	9,222	W

DEVIATION LEGEND	
	Exceeds Max. Lot Size
D	Exceeds Max. Lot Depth
W	Exceeds Max. Lot Width
d	Reduce Min. Lot Depth
w	Reduce Min. Lot Width

VILLAGE 4 (PUD VILLAGE 7) - SNLD-E (6000 - 14500 SF)		
LOT	SF (GROSS)	Deviation
19	6,250	
10	6,258	
11	6,258	
12	6,258	
13	6,258	
14	6,258	
35	6,271	
36	6,306	
39	6,311	
40	6,318	
41	6,326	
42	6,333	
2	6,340	
3	6,340	
4	6,340	
5	6,340	
6	6,340	
43	6,340	
45	6,354	
46	6,361	
44	6,437	
47	6,541	
8	6,797	
25	6,873	
26	6,873	
31	6,875	
32	6,875	
34	6,897	
27	6,903	
30	6,905	
37	7,016	
38	7,034	
7	7,222	
9	7,223	
1	7,228	
28	7,465	
29	7,466	
24	7,472	
33	7,580	
23	7,633	
20	7,635	
17	7,891	
21	7,951	
22	9,150	
18	9,281	
16	9,790	
15	9,957	

VILLAGE 6 (PUD VILLAGE 8) - SNLD-E (6000 - 14500 SF)		
LOT	SF (GROSS)	Deviation
15	6,150	
28	6,200	
14	6,297	
13	6,300	
12	6,335	
3	6,338	
17	6,386	
18	6,386	
19	6,386	
24	6,435	
2	6,538	
25	6,738	
10	6,820	
27	6,828	
11	6,831	
20	7,037	
29	7,093	
4	7,131	
9	7,149	
1	7,180	
26	7,229	
21	7,253	
22	7,650	
23	7,668	
16	7,772	
7	8,293	
5	8,376	
8	8,638	
6	8,792	

DEVIATION LEGEND	
	Exceeds Max. Lot Size
D	Exceeds Max. Lot Depth
W	Exceeds Max. Lot Width
d	Reduce Min. Lot Depth
w	Reduce Min. Lot Width

VILLAGE 5 (PUD VILLAGE 10) - SNLD-V (3000 - 6000 SF)		
LOT	SF (GROSS)	Deviation
37	4,500	
38	4,500	
39	4,500	
48	4,500	
49	4,500	
50	4,500	
51	4,500	
52	4,500	
58	4,500	
59	4,500	
60	4,500	
61	4,500	
40	4,519	
28	4,536	
27	4,537	
29	4,590	
64	4,600	
65	4,600	
66	4,600	
67	4,600	
47	4,637	
30	4,680	
32	4,680	
33	4,680	
34	4,680	
41	4,682	
31	4,770	
42	4,909	
46	4,910	
43	5,206	
36	5,220	
53	5,310	
57	5,523	
55	5,603	
62	5,635	
68	5,643	
63	5,681	
56	5,788	
45	5,973	
35	6,252	
44	7,087	D
54	7,500	

VILLAGE 5 (PUD VILLAGE 9) - SNLD-T (4500 - 7500 SF)		
LOT	SF (GROSS)	Deviation
2	4,500	
79	4,500	
80	4,500	
81	4,500	
82	4,500	
83	4,500	
84	4,500	
85	4,500	
70	4,600	
71	4,600	
72	4,600	
73	4,600	
74	4,600	
75	4,600	
76	4,600	
1	4,635	
3	4,688	
21	4,795	
11	4,839	
24	4,860	
25	4,860	
4	4,875	
5	4,875	
6	4,875	
7	4,875	
8	4,875	
13	4,875	
14	4,875	
15	4,875	
16	4,875	
17	4,875	
26	4,877	
20	4,939	
12	5,062	
86	5,181	
69	5,301	
10	5,350	
78	5,560	
77	5,756	
19	5,910	
22	6,293	
18	6,298	
23	6,550	
9	6,624	

DEVIATION LEGEND	
	Exceeds Max. Lot Size
D	Exceeds Max. Lot Depth
W	Exceeds Max. Lot Width
d	Reduce Min. Lot Depth
w	Reduce Min. Lot Width