

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
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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 horizontal 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 horizontal 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 horizontal 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)
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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 underdeveloped 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 can be 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. Horizontal 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. Horizontal 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. Horizontal 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. Horizontal 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.



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.

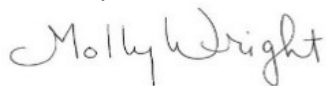
Construction

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, AICP
Air Quality Planner / Analyst

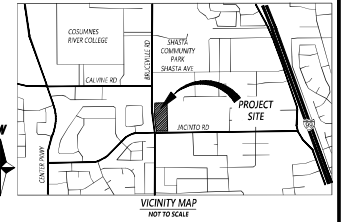
c: Paul Phillely, AICP, Program Supervisor, Sac Metro Air District

TENTATIVE MAP FOR BRUCEVILLE JACINTO RESIDENTIAL

APN: 117-0202-029
SACRAMENTO, CALIFORNIA

PARCEL 1
184 PM 18

PARCEL 2
184 PM 16



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:

SUBJECT TO THE CITY OF SACRAMENTO TENTATIVE MAP NO. 2029-029-029-029
ASSessor'S PARCEL NUMBER (APN): 117-0202-029
CITY OF SACRAMENTO 02/09/2016
FIRM MAP NUMBER REC'D: 02/09/2016 - AUGUST 16, 2012

ARCHITECT:
CARTWRIGHT NOR CAL
3010 LAVA RIDGE COURT, SUITE 160
ROSEVILLE, CA 95661
PHONE: 916-978-4001

PROPERTY OWNER / SUBDIVIDER:
12121 GOLD COUNTRY BLVD, SUITE 103
GOLD BRIDGE CA 95626
PHONE: 916-400-1022
WWW.DANARANRASCHEIDORFENGINEERS.COM

DATE OF SURVEY: MAY 2017

FLOOD PLAIN:
ZONE X AREA OF MINIMAL FLOOD HAZARD
CITY OF SACRAMENTO 02/09/2016

REUSE DISTRICT:
SACRAMENTO AREA SOLID WASTE SERVICES
SACRAMENTO COUNTY
CITY OF SACRAMENTO DEPT. OF UTILITIES

WATER DISTRICT:
CITY OF SACRAMENTO WATER
SACRAMENTO AREA SOLID WASTE SERVICES
SACRAMENTO COUNTY
CITY OF SACRAMENTO DEPT. OF UTILITIES

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 GENERAL

EXISTING PARCEL AREAS:
(APN): 117-0202-029 = 105,568 SF / 2.40 AC
TOTAL EXISTING NET AREA = 172,667 SF / 3.99 AC
TOTAL EXISTING GROSS AREA = 226,264 SF / 5.17 AC

PROPOSED PARCEL AREAS:
TOTAL PROPOSED PARCEL AREA:
LOTS # 1-48 = 1.5 ACRES SF: 151 AC
PROPOSED HOA / DECK AREAS = 38,704 SF / 0.89 AC
TOTAL PROPOSED NET AREA = 184,872 SF / 4.24 AC
TOTAL PROPOSED GROSS AREA = 234,872 SF / 5.39 AC

SEE TABLE BELOW FOR INDIVIDUAL LOT AREAS

PROPOSED DENSITY:
15.5 DENSITY

PROPOSED PARCEL INFORMATION

PARCEL #	A	B	C	D	E	F	G	H	I	J	K	L
LOT AREA (SQ. FT.)	2,179	2,680	2,878	2,875	2,425	2,813	2,552	779	7,093	1,157	3,426	3,867
LOT AREA (AC)	0.050	0.062	0.065	0.065	0.056	0.066	0.067	0.017	0.161	0.026	0.079	0.088

PARCEL #	1, 2, 5, 8, 30, 31	3	4	6, 7	9	10	11, 12	13	14	15-23	24	25
LOT AREA (SQ. FT.)	2,091	2,214	2,209	2,057	2,205	1,146	2,140	2,133	2,242	2,110	2,362	2,199
LOT AREA (AC)	0.048	0.051	0.051	0.047	0.051	0.049	0.057	0.049	0.051	0.051	0.054	0.050

PARCEL #	26	27	28	29	32, 33	34, 35	36	37-39	40	41-43, 45-47	44	48
LOT AREA (SQ. FT.)	1,043	2,348	2,313	2,124	2,317	2,006	2,108	1,941	2,098	1,977	2,384	2,654
LOT AREA (AC)	0.047	0.054	0.054	0.049	0.052	0.046	0.050	0.045	0.048	0.045	0.054	0.061

DATUM NOTE:

BASED ON BEARING NORTH 10°42'22" WEST 74.00' IN THE CENTERLINE OF BRUCEVILLE ROAD AS SHOWN ON THE ORIGINAL FINAL MAP OF BRUCEVILLE TOWNSHIP RECORD ON OCTOBER 01, 2019 IN BOOK #18 OF MAPS AT PAGE 8 SACRAMENTO COUNTY RECORDS.

GENERAL MAP NOTES:

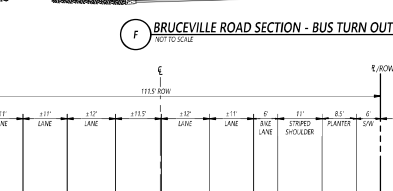
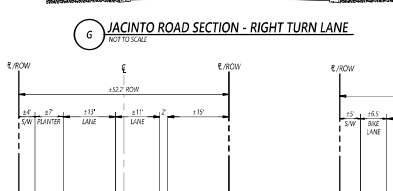
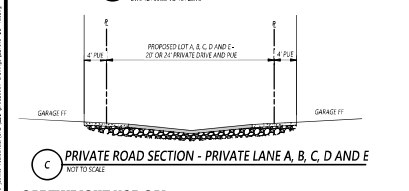
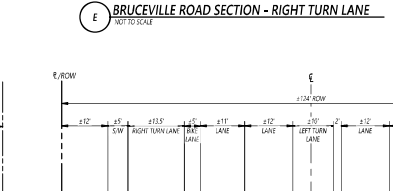
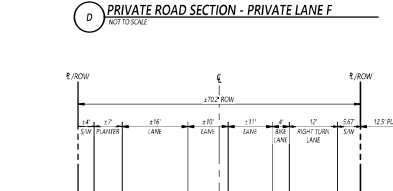
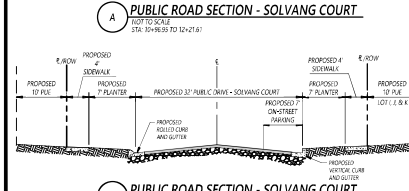
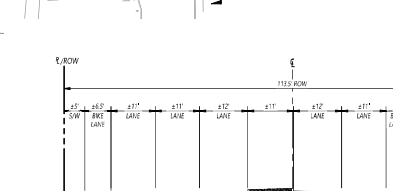
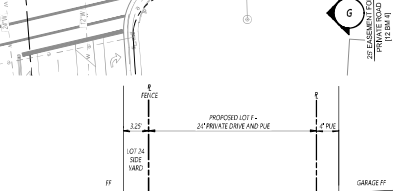
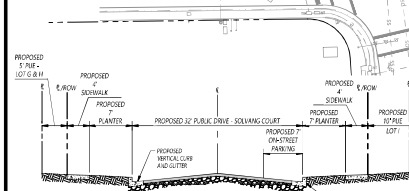
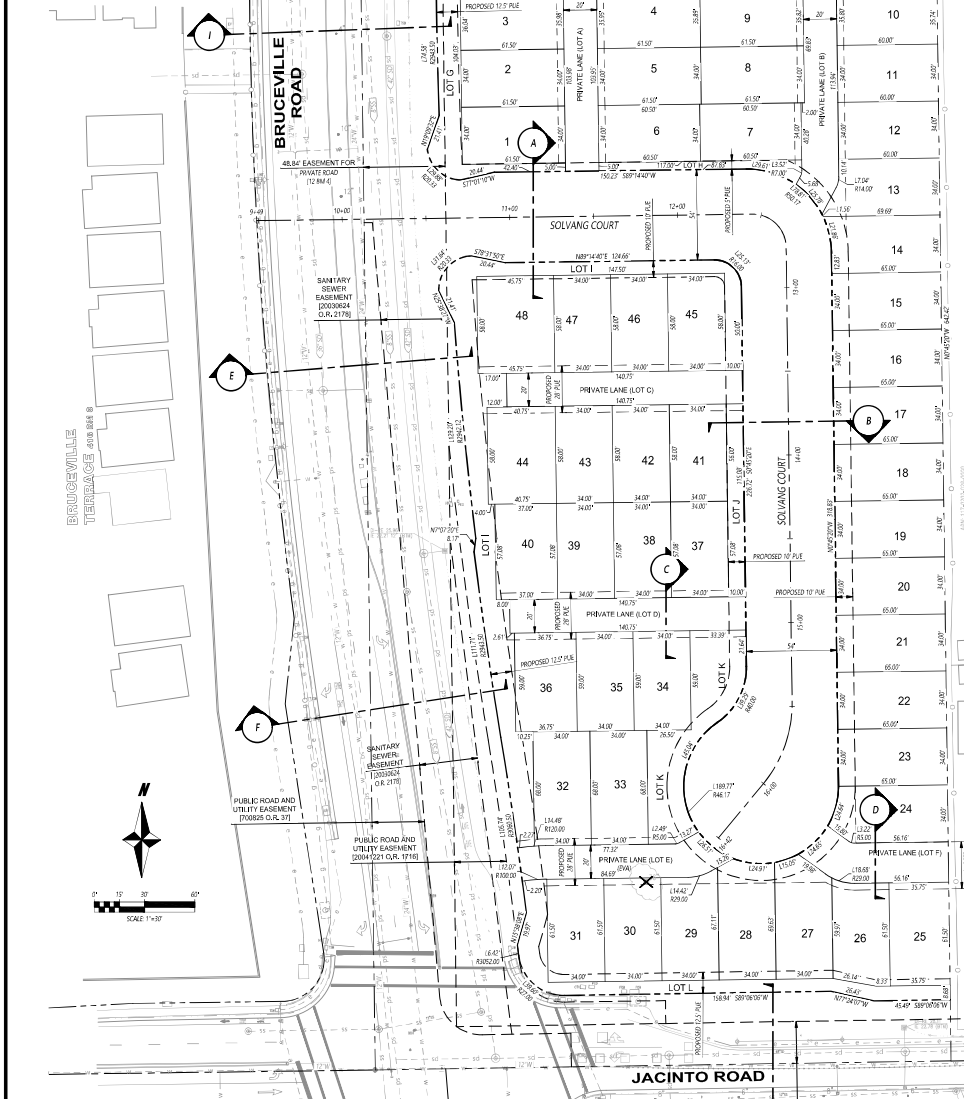
- CURRENT ON-SITE CONDITIONS, UNDEVELOPED EXISTING STRUCTURES, UTILITIES, ETC. THAT ARE CONSISTENT WITH THE PROPOSED DEVELOPMENT IMPROVEMENTS SHALL BE REMOVED/RELOCATED.
- EXISTING SITE IS RELATIVELY FLAT WITH DRAINAGE SHEET FLOW SOUTHWEST FROM EAST TO WEST.
- SANITARY SEWER AND WATER SERVICE WILL BE PROVIDED BY EXISTING PUBLIC MAIN LINES IN BRUCEVILLE RD AND JACINTO RD.
- THERE IS ONE (1) 20" FREE ON SITE EXISTING CONDITIONS PLAN FOR 100% CIP ON (DESIGN) THE ONE TO THE PROPOSED DEVELOPMENT. THE FREE ON-SITE WILL BE FINISHED.
- THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY EIGHTH TITLE COMPANY ON 04/04/10. 2011 EDITION AND CHANGES MADE. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE BOUNDARY LINES, ENCUMBRANCES OR EASEMENTS AFFECTING THE PROPERTY.
- THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED UNDER THE DIRECTION OF SHANE BARBER, L.S. 19007.

PUBLIC UTILITY EASEMENT NOTE:

PRIVATE STREETS LOTS A, E, C, D, E AND F WILL BE PROPOSED AS A PUBLIC UTILITY EASEMENT.

PARKING NOTE:

APPROXIMATELY 9 ON STREET PARKING SPACES ARE PROPOSED. ON-STREET PARKING IS PROPOSED ON THE SOUTH AND WEST SIDE OF SOLVANG COURT.



REV	DATE	DESCRIPTION
1	05/15/17	ISSUED FOR PERMITTING

BRUCEVILLE JACINTO RESIDENTIAL

NEXT GENERATION CAPITAL

SPDR SUBMITTAL - REV 02 | 2.16.24



TOM SMITH ASSOCIATES
 Landscape Architects
 Landscape Guidelines
 Site Planning
 Construction Administration
 (916) 366-7278

CARTWRIGHT NOR CAL
 CIVIL ENGINEERING & PROJECT MANAGEMENT

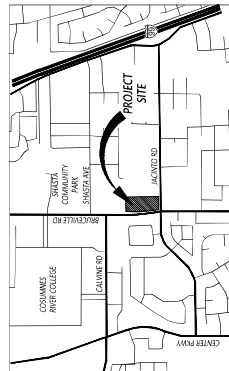


CITY OF SACRAMENTO

NGC
 Next Generation Capital



VICINITY MAP



PROJECT INFORMATION

PROJECT: BRUCEVILLE JACINTO RESIDENTIAL
 LOCATION: NE CORNER OF JACINTO ROAD AND BRUCEVILLE ROAD
 APN: 17-0202-029
 EXISTING PROPOSED ZONING: C-HR - LIMITED COMMERCIAL/REVIEW
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL
 GENERAL PLAN DESIGNATION: SUBURBAN CENTER
 EXISTING PARCEL AREA: 4.28 ACRES
 PROPOSED NET PARCEL AREA: 3.10 ACRES
 PARKING REQUIREMENT DISTRICTS: SUBURBAN

PROJECT INFORMATION

ARCHITECT:
 DAHLIN GROUP
 DARHAN RAUSCHENDORFER
 5985 OWENS DRIVE, SUITE 600
 SACRAMENTO, CA 95824-7278
 PHONE: 916-878-4001
 ANDREW.M@CARTWRIGHTENGINEERS.COM

PROPERTY OWNER / SUBDIVIDER:
 JACINTO COS. LLC
 11211 GOLD COUNTRY BLVD, SUITE 103
 GOLD RIVER, CA 95670
 PHONE: 916-838-7318
 NFOSTER@NEXTGENERATIONCAPITAL.US

LANDSCAPE:
 TOM SMITH ASSOCIATES
 TOM SMITH
 8921 ROSEVILLE RD.
 SACRAMENTO, CA 95824
 PHONE: 916-838-7318
 TSASSOCKIA@YAHOO.COM

SHEET INDEX

- COVER SHEET
- CIVIL**
- A1.6 PLAN 2A & 2B FLOOR PLANS
 - A1.7 PLAN 2A ELEVATIONS & ROOF PLAN
 - A1.8 PLAN 2B ELEVATIONS & ROOF PLAN
 - A1.9 PLAN 2B ENHANCED ELEVATIONS & ROOF PLAN
 - A1.10 PLAN 2B ENHANCED ELEVATIONS & ROOF PLAN
 - A1.11 PLAN 3A & 3B FLOOR PLANS
 - A1.12 PLAN 3A ELEVATIONS & ROOF PLAN
 - A1.13 PLAN 3B ELEVATIONS & ROOF PLAN
 - A1.14 PLAN 3B ENHANCED ELEVATIONS & ROOF PLAN
 - A1.15 PLAN 3B ENHANCED ELEVATIONS & ROOF PLAN
- LANDSCAPE**
- L1 PRELIMINARY LANDSCAPE PLANTING PLAN
 - L2 PRELIMINARY LANDSCAPE DETAILS & LEGENDS
- ARCHITECTURAL**
- A4.1 ARCHITECTURAL SITE PLAN
 - A4.2 EXISTING SITE PHOTOS
 - A4.3 EXISTING SITE PHOTOS
 - A4.4 EXISTING SITE PHOTOS
 - A4.5 EXISTING SITE PHOTOS
 - A4.6 EXISTING SITE PHOTOS
 - A4.7 EXISTING SITE PHOTOS
 - A4.8 EXISTING SITE PHOTOS
 - A4.9 EXISTING SITE PHOTOS
 - A4.10 EXISTING SITE PHOTOS
 - A4.11 EXISTING SITE PHOTOS
 - A4.12 EXISTING SITE PHOTOS
 - A4.13 EXISTING SITE PHOTOS
 - A4.14 EXISTING SITE PHOTOS
 - A4.15 EXISTING SITE PHOTOS
- AZ.1 COLOR SCHEMES 1 & 2 ELEVATION A**
- AZ.2 COLOR SCHEMES 3 & 4 ELEVATION A**
- AZ.3 COLOR SCHEMES 5 & 6 ELEVATION B**
- AZ.4 COLOR SCHEMES 7 & 8 ELEVATION B**

PROJECT SUMMARY:
 PROJECT: JACINTO RESIDENTIAL
 ASSessor'S PARCEL NUMBER: APRN 117-0202-0200
 PROPOSED USE: SINGLE-FAMILY RESIDENTIAL - 40 UNITS
 SUBDIVISION: JACINTO RESIDENTIAL
 ASSessor'S PARCEL NUMBER: APRN 117-0202-0200

LOT SUMMARY:
 TOTAL EXISTING NET AREA = 178,857 SF / 18.8 AC
 TOTAL EXISTING GROSS AREA = 2,824,741 SF / 64.5 AC
 APPROXIMATE PARCEL AREAS:
 LOT 1: 484 AC = 14,823 SF / 1.8 AC
 LOT 2: 484 AC = 14,823 SF / 1.8 AC
 TOTAL PROPOSED NET AREA = 58,794 SF / 1.8 AC
 TOTAL PROPOSED GROSS AREA = 1,848,757 SF / 42.0 AC
 SEE TABLE BELOW FOR INDIVIDUAL LOT AREAS

PROPOSED PARCEL INFORMATION:
 APPROXIMATE PARCEL AREAS:
 APRN 117-0202-0200 = 18,596 SF / 4.2 AC
 SEE ENCLAVE

PARCEL #	A	B	C	D	E	F	G	H	I	J	K	L
LOT AREA (SQ. FT.)	2,379	2,680	2,871	2,815	2,425	2,073	2,033	719	703	1,151	3,445	2,867
LOT AREA (AC)	0.055	0.062	0.065	0.065	0.056	0.046	0.047	0.017	0.016	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 (SQ. FT.)	2,097	2,274	2,239	2,057	2,203	2,146	2,046	2,133	2,242	2,170	2,267	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

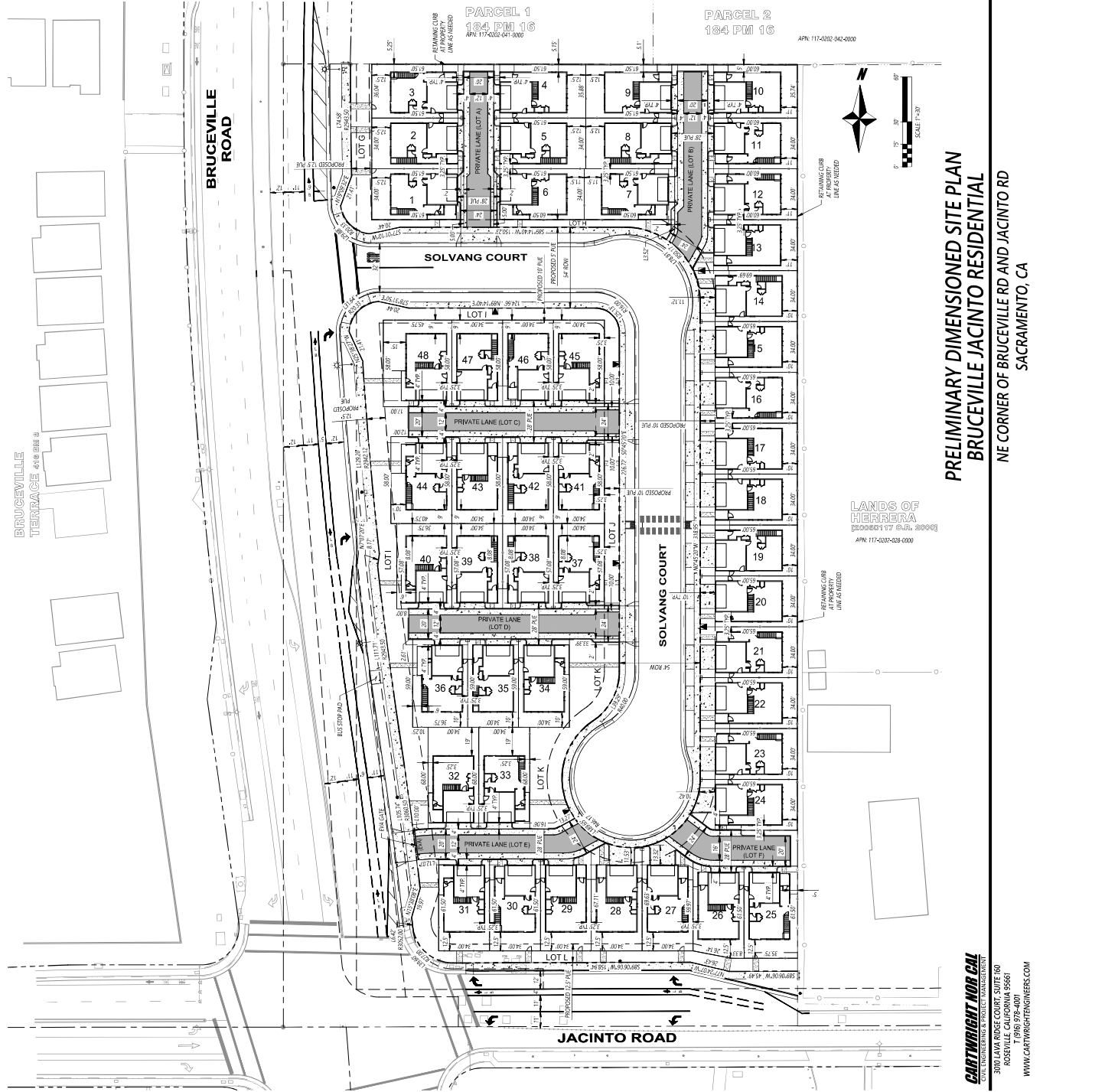
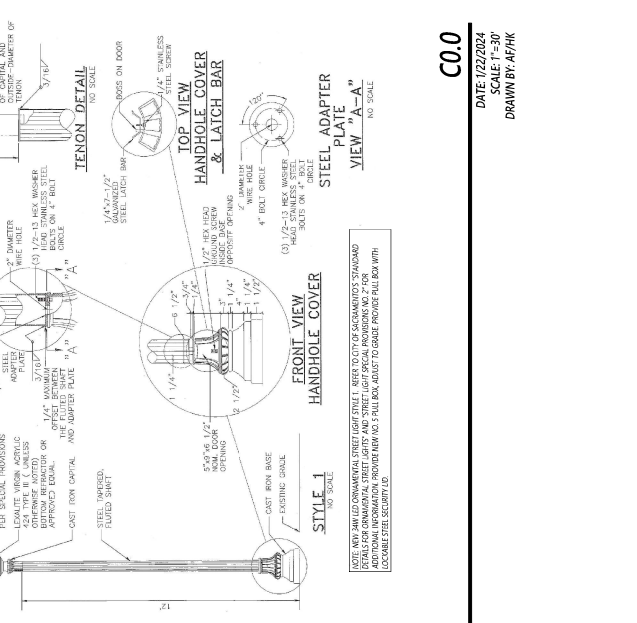
PARCEL #	26	27	28	29	32, 33	34, 35	36	37-39	40	41-43	44	48
LOT AREA (SQ. FT.)	2,043	2,343	2,371	2,124	2,312	2,095	2,138	1,941	2,088	1,921	2,334	2,654
LOT AREA (AC)	0.047	0.054	0.054	0.048	0.053	0.046	0.050	0.045	0.048	0.045	0.054	0.061

C-1-R ZONE DEVIATIONS

PARCEL #	37-40	41-48	14-24	10-13	6-7	15, 8, 9	24-31	1-48
REAR SETBACKLESS DRIVE	8.08	9	10	11	11.5	12.5		2.25
MINIMUM ROAD LESS THAN 5'								

DRIVEWAY DEVIATIONS

PARCEL #	14	15-23	24	27	28
FROM RIGHT OF WAY LINE	11.2'	10'	10.24'	13.32'	11.52'



BRUCEVILLE TERRACE 41.8' (MIN.)

BRUCEVILLE ROAD

SOLVANG COURT

JACINTO ROAD

LANDS OF HERRERA
 202002117 05.05. 80000
 APRN 117-0202-025-0000

PARCEL 1
 184 PM 16
 APRN 117-0202-047-0000

PARCEL 2
 184 PM 16

PRELIMINARY DIMENSIONED SITE PLAN
BRUCEVILLE JACINTO RESIDENTIAL
 NE CORNER OF BRUCEVILLE RD AND JACINTO RD
 SACRAMENTO, CA

CARTWRIGHT MOB. CAL.
 3000 W. BUCKLE COURT, SUITE 200
 ROSSVILLE, CALIFORNIA 95851
 T (916) 978-4001
 WWW.CARTWRIGHTENGINEERS.COM

DATE: 1/22/2024
 SCALE: 1"=30'
 DRAWN BY: A/PHK

LEGEND:

- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED BURST OFF
- EXISTING FIRE HYDRANT
- ◇ EXISTING UTILITY POLE

WATER KEYNOTES:

- 1 PROPOSED 1" WATER SERVICE AND METER
- 2 PROPOSED 1" PUBLIC WATER LINE
- 3 CONNECT TO EXISTING WATER MAIN
- 4 PROPOSED FIRE HYDRANT
- 5 EXISTING FIRE HYDRANT
- 6 PROPOSED GATE VALVE
- 7 PROPOSED 6" PUBLIC WATER LINE
- 8 PROPOSED BLOW OFF VALVE

SEWER KEYNOTES:

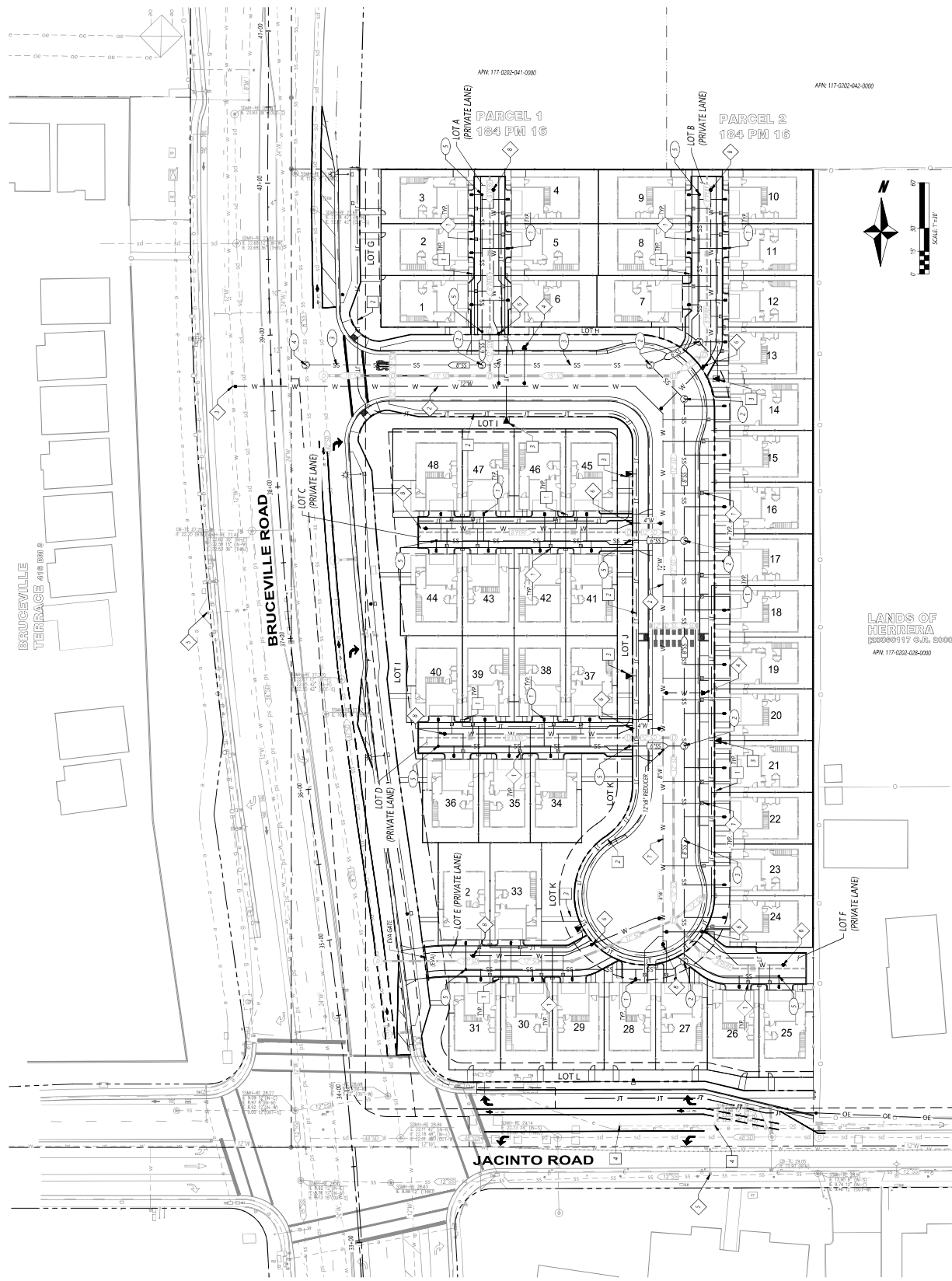
- 1 PROPOSED SEWER TWO-WAY CLEANOUT AND LATERAL TUB
- 2 PROPOSED SANITARY SEWER MANHOLE
- 3 PROPOSED PUBLIC SANITARY SEWER LINE
- 4 CONNECT TO EXISTING SANITARY SEWER MAIN WITH NEW SANITARY SEWER MANHOLE
- 5 PROPOSED SANITARY SEWER CLEANOUT

PRELIMINARY DRY UTILITY NOTES:

- 1 APPROXIMATE LOCATION OF PROPOSED ELECTRICAL, CABLE AND PHONE JOINT FRANK AND CABLE RELAY POINT OF CONNECTION. LOCATION SHALL BE APPROVED BY SALES.
- 2 APPROXIMATE LOCATION OF PROPOSED ELECTRICAL, CABLE AND PHONE JOINT FRANK. LOCATION SHALL BE APPROVED BY SALES AND OTHER UTILITY AGENCIES.
- 3 SHOW APPROXIMATE AND SHALL BE APPROVED BY SALES.
- 4 EXISTING UTILITY POLE TO BE RELOCATED BY OTHERS.

PUBLIC UTILITY EASEMENT NOTE:

PUBLIC UTILITY EASEMENTS ARE PROPOSED ON PRIVATE LOTS A, C, D, E, AND PORTIONS OF LOTS G, H, I, L, AND M (SEE DIMENSIONS AND NOTES).



PRELIMINARY WATER AND SEWER PLAN
BRUCEVILLE JACINTO RESIDENTIAL
 NE CORNER OF BRUCEVILLE RD AND JACINTO RD
 SACRAMENTO, CA

LANDS OF HERRERA
 (S00000197 O.R. 50000)
 APN: 117-0202-028-0000

CARTWRIGHT NOR CAL
 3000 W. BUCKLE COURT, SUITE 100
 SACRAMENTO, CALIFORNIA 95811
 T (916) 978-4001
 WWW.CARTWRIGHTENGINEERS.COM

C2.0
 DATE: 1/22/2024
 SCALE: T-50
 DRAWN BY: A/THK

LEGEND

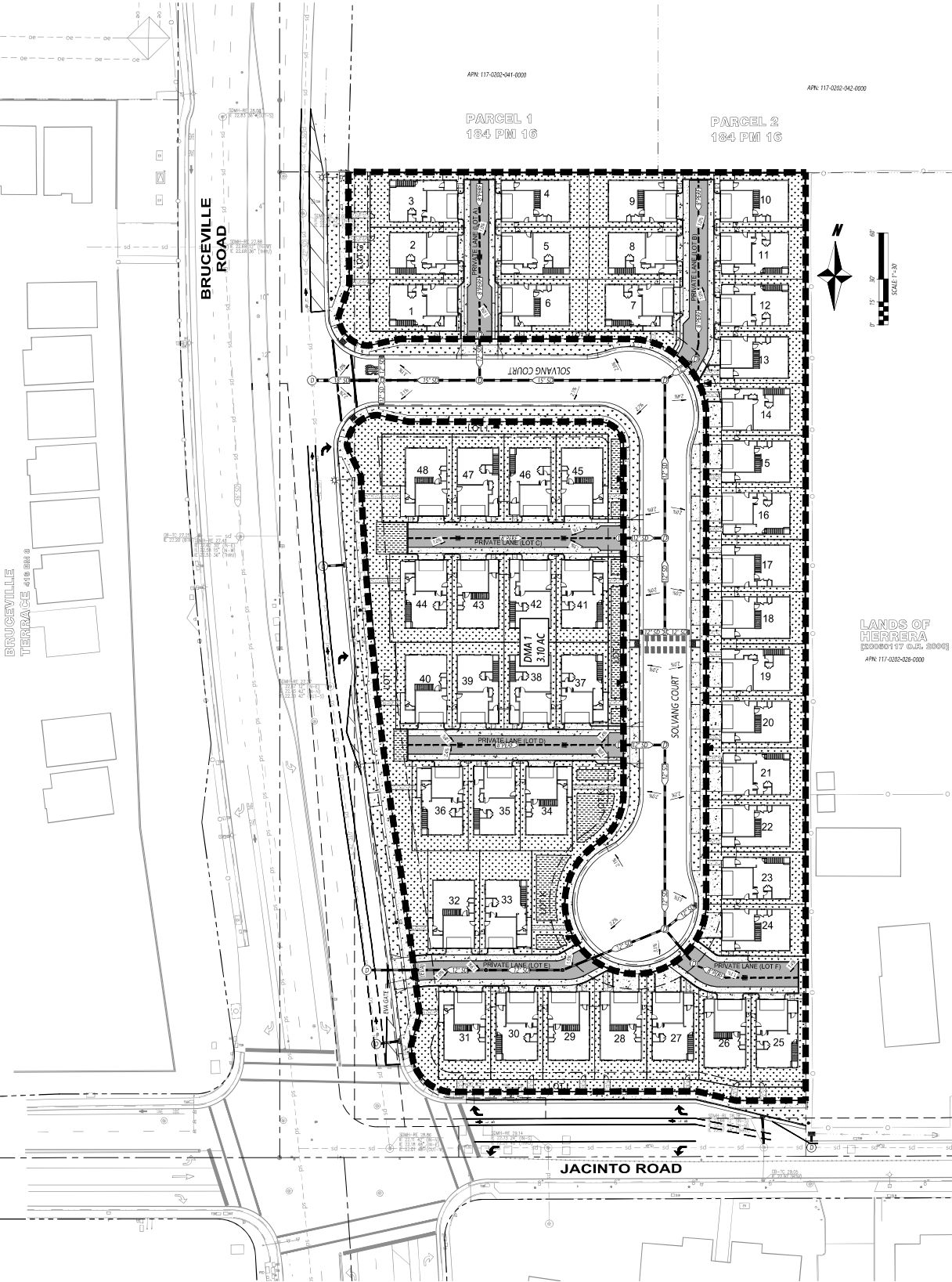
- PROPERTY LINE
- EXISTING CASHEMENT
- RIGHT OF WAY
- PROPOSED FINISHED GRADE
- PROPOSED COMPOST HANDLED SOIL
- PROPOSED LANDSCAPE
- DMA BOUNDARY
- DMA NO. AND AREA

DMA XX
XXX AC

PRELIMINARY LID CALCULATIONS:

- DMA 38 (PROPOSED) 46 PFS
- DMA 39 (PROPOSED) 46 PFS
- DMA 40 (PROPOSED) 46 PFS
- DMA 41 (PROPOSED) 46 PFS
- DMA 42 (PROPOSED) 46 PFS
- DMA 43 (PROPOSED) 46 PFS
- DMA 44 (PROPOSED) 46 PFS
- DMA 45 (PROPOSED) 46 PFS
- DMA 46 (PROPOSED) 46 PFS
- DMA 47 (PROPOSED) 46 PFS
- DMA 48 (PROPOSED) 46 PFS
- DMA 49 (PROPOSED) 46 PFS
- DMA 50 (PROPOSED) 46 PFS
- DMA 51 (PROPOSED) 46 PFS
- DMA 52 (PROPOSED) 46 PFS
- DMA 53 (PROPOSED) 46 PFS
- DMA 54 (PROPOSED) 46 PFS
- DMA 55 (PROPOSED) 46 PFS
- DMA 56 (PROPOSED) 46 PFS
- DMA 57 (PROPOSED) 46 PFS
- DMA 58 (PROPOSED) 46 PFS
- DMA 59 (PROPOSED) 46 PFS
- DMA 60 (PROPOSED) 46 PFS
- DMA 61 (PROPOSED) 46 PFS
- DMA 62 (PROPOSED) 46 PFS
- DMA 63 (PROPOSED) 46 PFS
- DMA 64 (PROPOSED) 46 PFS
- DMA 65 (PROPOSED) 46 PFS
- DMA 66 (PROPOSED) 46 PFS
- DMA 67 (PROPOSED) 46 PFS
- DMA 68 (PROPOSED) 46 PFS
- DMA 69 (PROPOSED) 46 PFS
- DMA 70 (PROPOSED) 46 PFS
- DMA 71 (PROPOSED) 46 PFS
- DMA 72 (PROPOSED) 46 PFS
- DMA 73 (PROPOSED) 46 PFS
- DMA 74 (PROPOSED) 46 PFS
- DMA 75 (PROPOSED) 46 PFS
- DMA 76 (PROPOSED) 46 PFS
- DMA 77 (PROPOSED) 46 PFS
- DMA 78 (PROPOSED) 46 PFS
- DMA 79 (PROPOSED) 46 PFS
- DMA 80 (PROPOSED) 46 PFS
- DMA 81 (PROPOSED) 46 PFS
- DMA 82 (PROPOSED) 46 PFS
- DMA 83 (PROPOSED) 46 PFS
- DMA 84 (PROPOSED) 46 PFS
- DMA 85 (PROPOSED) 46 PFS
- DMA 86 (PROPOSED) 46 PFS
- DMA 87 (PROPOSED) 46 PFS
- DMA 88 (PROPOSED) 46 PFS
- DMA 89 (PROPOSED) 46 PFS
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- DMA 94 (PROPOSED) 46 PFS
- DMA 95 (PROPOSED) 46 PFS
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- DMA 99 (PROPOSED) 46 PFS
- DMA 100 (PROPOSED) 46 PFS

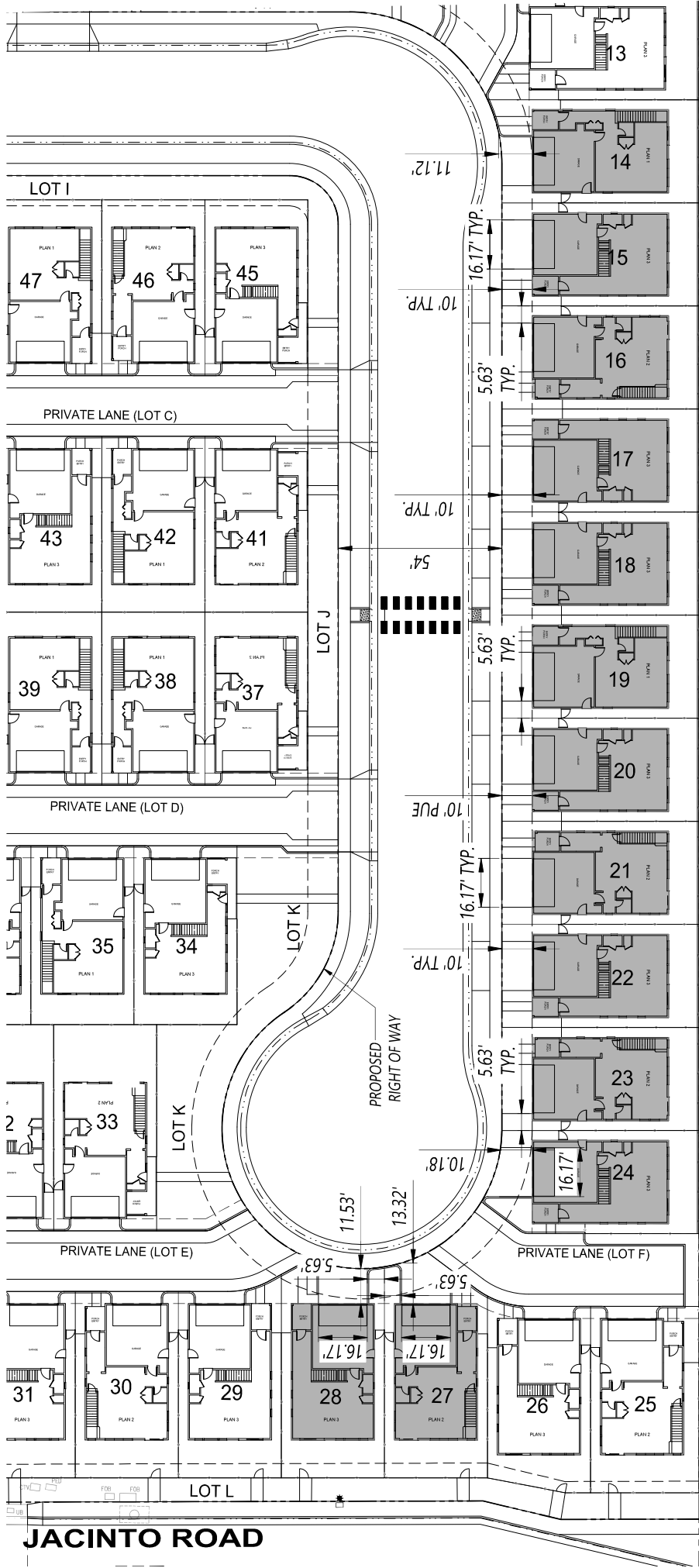
TOTAL LID CREDITS: 100 PFS



**PRELIMINARY LOW IMPACT DEVELOPMENT PLAN
BRUCEVILLE JACINTO RESIDENTIAL**

NE CORNER OF BRUCEVILLE RD AND JACINTO RD
SACRAMENTO, CA

LANDS OF HERRERA
3800 HERRERA DRIVE, SUITE 117
SACRAMENTO, CA 95833
APN: 117-0202-028-0000



DRIVEWAY DEVIATIONS					
PARCEL #	14	15-23	24	27	28
DRIVEWAY LENGTH	11.12'	10'	10.42'	13.32'	11.53'

DRIVEWAY VARIANCE EXHIBIT
BRUCEVILLE JACINTO RESIDENTIAL
 NE CORNER OF BRUCEVILLE RD AND JACINTO RD
 SACRAMENTO, CA

PROJECT #: 220013
 DATE: 07/19/2024
 SCALE: 1/8" = 1'-0"
 DRAWN BY: A/PHK

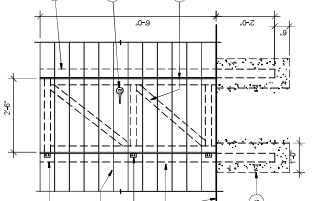
CARTWRIGHT NOR CAL
 3000 W. BRUCEVILLE COURT, SUITE 100
 BRUCEVILLE, CALIFORNIA 95601
 T 916 978-4001
 WWW.CARTWRIGHTENGINEERS.COM

REMARKS

1. FINISH GRADE TO BE SELECTED BY ARCHITECT.
2. 4" X 4" DOUGLAS FIR POST.
3. 4" X 4" DOUGLAS FIR BOARD.
4. 1" X 4" DOUGLAS FIR RAIL.
5. 1" X 4" DOUGLAS FIR BOARD.
6. 1" X 4" DOUGLAS FIR BOARD.
7. 2" X 4" DOUGLAS FIR BOARD WITH FINISH GRADE AT 3'-0" ABOVE FINISH GRADE.
8. 2" X 4" DOUGLAS FIR BOARD WITH FINISH GRADE AT 3'-0" ABOVE FINISH GRADE.
9. 1" X 4" X 2'-0" CONCRETE FOOTING.

GENERAL NOTES

1. LINE POST TO BE 4X4 D.F.P. @ 8'-0" O.C.
2. FINISH GRADE TO BE SELECTED BY ARCHITECT.
3. TREAT POST FOOTINGS WITH WOOD PRESERVATIVE.



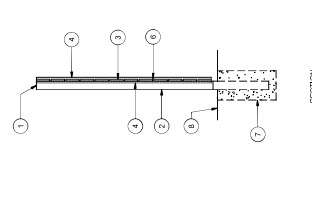
4 HORIZONTAL 72" HIGH GATE DETAIL
SCALE: 1/4"=1'-0"

REMARKS

1. FINISH GRADE TO BE SELECTED BY ARCHITECT.
2. 4" X 4" DOUGLAS FIR POST.
3. 4" X 4" DOUGLAS FIR BOARD.
4. 1" X 4" DOUGLAS FIR RAIL.
5. 1" X 4" DOUGLAS FIR BOARD.
6. 1" X 4" DOUGLAS FIR BOARD.
7. 2" X 4" DOUGLAS FIR BOARD WITH FINISH GRADE AT 3'-0" ABOVE FINISH GRADE.
8. 2" X 4" DOUGLAS FIR BOARD WITH FINISH GRADE AT 3'-0" ABOVE FINISH GRADE.
9. 1" X 4" X 2'-0" CONCRETE FOOTING.

GENERAL NOTES

1. LINE POST TO BE 4X4 D.F.P. @ 8'-0" O.C.
2. FINISH GRADE TO BE SELECTED BY ARCHITECT.
3. TREAT POST FOOTINGS WITH WOOD PRESERVATIVE.



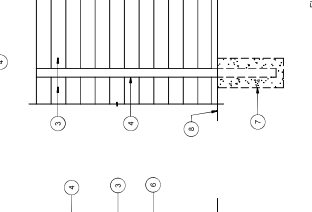
3 HORIZONTAL 72" HIGH FENCE DETAILS
SCALE: 1/4"=1'-0"

REMARKS

1. FINISH GRADE TO BE SELECTED BY ARCHITECT.
2. 4" X 4" DOUGLAS FIR POST.
3. 4" X 4" DOUGLAS FIR BOARD.
4. 1" X 4" DOUGLAS FIR RAIL.
5. 1" X 4" DOUGLAS FIR BOARD.
6. 1" X 4" DOUGLAS FIR BOARD.
7. 2" X 4" DOUGLAS FIR BOARD WITH FINISH GRADE AT 3'-0" ABOVE FINISH GRADE.
8. 2" X 4" DOUGLAS FIR BOARD WITH FINISH GRADE AT 3'-0" ABOVE FINISH GRADE.
9. 1" X 4" X 2'-0" CONCRETE FOOTING.

GENERAL NOTES

1. LINE POST TO BE 4X4 D.F.P. @ 8'-0" O.C.
2. FINISH GRADE TO BE SELECTED BY ARCHITECT.
3. TREAT POST FOOTINGS WITH WOOD PRESERVATIVE.



2 72" HIGH BACK YARD GATE DETAIL
SCALE: 1/4"=1'-0"

TREE LEGEND

PLANT SYMBOL	PLANT COMMON NAME	MINIMUM CONTAINER QTY	HT./SIZE	REMARKS
(Symbol)	BUILDING FOUNDATION TREE A. RED PALM B. JAPANESE MAPLE	15 GAL	16/14	RED PALM COLOR
(Symbol)	STREET TREE A. ASER BURLUM B. RED MAPLE	15 GAL	40/35	GOOD FALL COLOR
(Symbol)	BUILDING SHADE FOUNDATION TREE A. ASER BURLUM B. RED MAPLE	15 GAL	40/35	GOOD FALL COLOR
(Symbol)	SITE SCREENING TREE A. CEDRUS DEODARA B. BEGGARIA CLEAR	15 GAL	70/65	CONIFEROUS EVERGREEN
(Symbol)	UNDERSTORY TREE A. GORDONIA B. WESTERN REDBUD	15 GAL	30/18	MASCOTA FLOWERS
(Symbol)	SITE ENTRY ACENT TREE A. LAGERSTROMIA B. CHAPEL WATTLE	15 GAL	25/20	SUMMER FLOWERING
(Symbol)	STREET TREE A. SPANISH BAY B. SWISS EARL LAUREL	15 GAL	45/30	RESISTANT TO DROUGHT TOLERANT
(Symbol)	BUILDING SHADE FOUNDATION TREE A. JAPANESE MAPLE B. FLOWERING PEAR	15 GAL	35/15	PASTORATE
(Symbol)	STREET BUILDING SHADE TREE A. JAPANESE MAPLE B. FLOWERING PEAR	15 GAL	40/30	PYRAMIDAL CANOPY
(Symbol)	STREET TREE A. JAPANESE MAPLE B. SWISS EARL LAUREL	15 GAL	30/25	UPRIGHT, SHARP

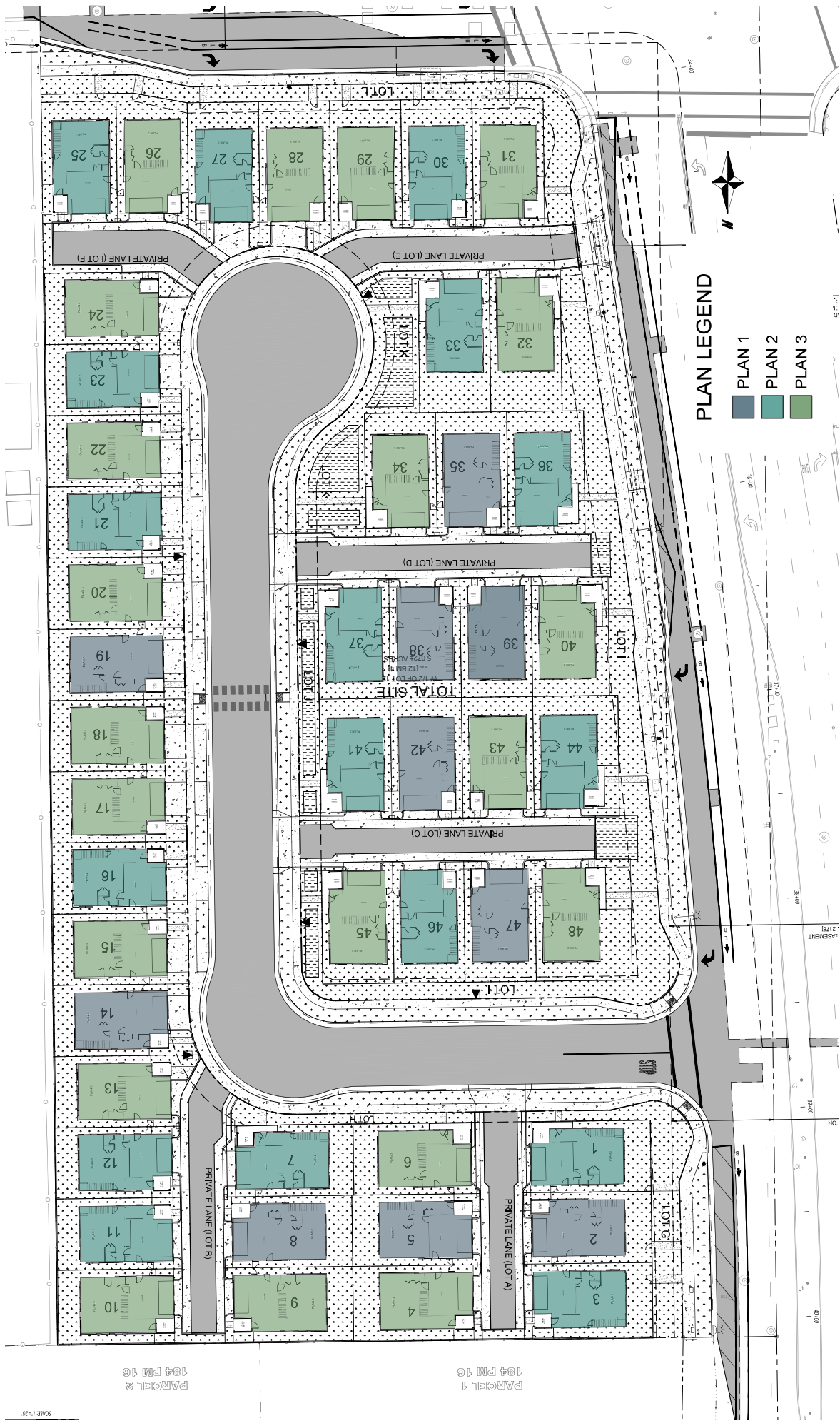
GROUND COVER LEGEND

GROUND COVER SYMBOL	GROUND COVER COMMON NAME	CONTAINER SIZE	HEIGHT	WATER USE
(Symbol)	STREET ENTRY ACCENT GROUND COVER SUCH AS	1 1/2"	LOW	LOW
(Symbol)	FLATS	8"-9"	MEDIUM	MEDIUM

SHRUB LEGEND

PLANT SYMBOL	PLANT COMMON NAME	MINIMUM CONTAINER QTY	HT./SIZE	REMARKS
(Symbol)	BUILDING FOUNDATION SHRUBS SUCH AS: A. LOROPETALUM CHIMENSIS E. S. FRINGE FLOWER MANTUA COMESTICA HEAVENLY BAMBOO PRINUS MELIOLA HOLLY LEAF CHERRY SALMA CLEVELAND CALIF. BELLE SAGE	1 GAL 5 GAL 1 GAL 1 GAL	4/6" 4'4" 6'5" 5'8"	LOW MEDIUM LOW NATIVE LOW NATIVE
(Symbol)	SITE ACCENT SHRUBS SUCH AS: ERBERON KARVINSKIANS SANTA BARBARA DABSY DANIELA REVOLTA LITTLE REV. L.A. FLA. LILY	1 GAL 1 GAL 1 GAL 1 GAL	2'3" 2'3" 2'3" 1.5'2"	LOW NATIVE MEDIUM LOW NATIVE LOW
(Symbol)	SCREENING SHRUBS SUCH AS: BUXUS MICROPHYLLA JAPANESE BOXWOOD DIETES BECOLOR AFRICAN IRIS MULLEBERGIA REINS DEER GRASS RHAPHOLEPIS INDICA C. INDIAN HAMTHORNE	1 GAL 1 GAL 1 GAL 5 GAL	4'6" 2'3" 4'-4" 4'6"	MEDIUM LOW LOW NATIVE LOW
(Symbol)	LOW TO MEDIUM SHRUB COVER SUCH AS: CAREX DIVULSA GRASSLAND SEDGE COTONEASTER DAMMEN LOWFAST COTONEASTER MYOPORUM PARVIFOLIUM CREEPING MYOPORUM SALMA LEUCOPHYLLA D. S. S. SAGE	1 GAL 1 GAL 1 GAL 1 GAL	2'2" 1'8" 1'8" 2.5'1'0"	MEDIUM LOW LOW LOW NATIVE





SHEET A0.1



DAHLIN GROUP
 5865 Owens Drive
 Pleasanton, California 94588
 925-251-7200
 PROJECT NO.: 1252.010
 DATE: 02/14/2024

ARCHITECTURAL SITE PLAN
 SCALE: NTS

JACINTO | SACRAMENTO, CA
 JACINTO & BRUCEVILLE
 DAHLIN ARCHITECTURE | PLANNING | INTERIORS
 WWW.DAHLINGROUP.COM

PLAN LEGEND

- PLAN 1
- PLAN 2
- PLAN 3

SCALE: 1"=20'
 PARCEL 2
 1:04 PM 16

PARCEL 1
 1:04 PM 16



SHEET A0.2

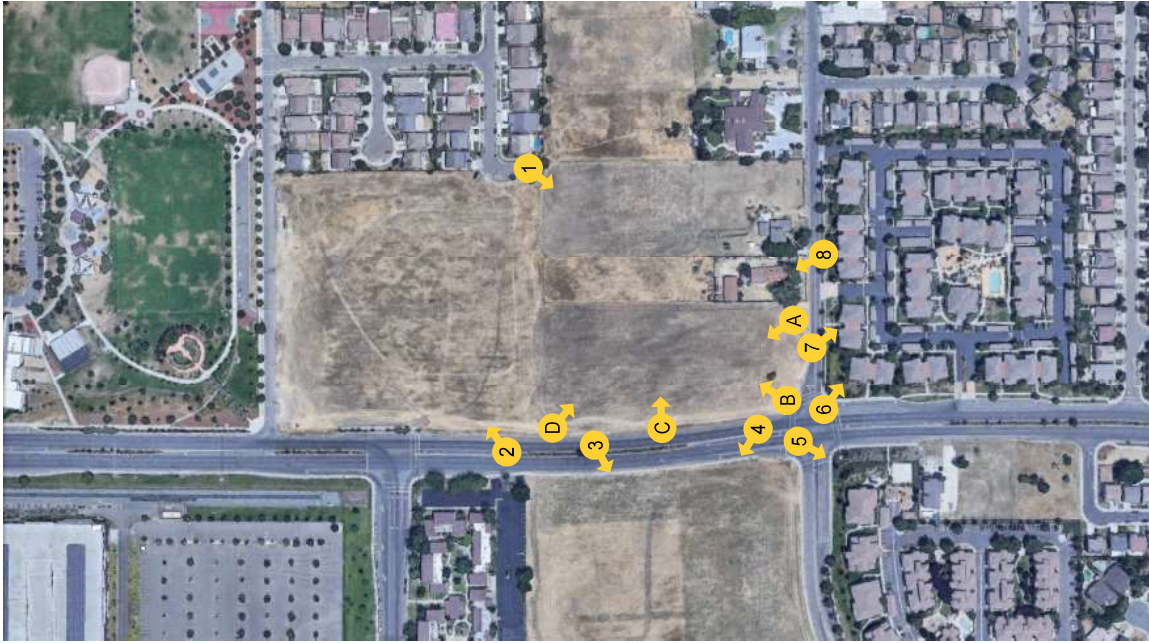


DAHLIN GROUP
 5865 Owens Drive
 Pleasanton, California 94588
 925-251-7200
 PROJECT NO.: 1252.010
 DATE: 02/14/2024

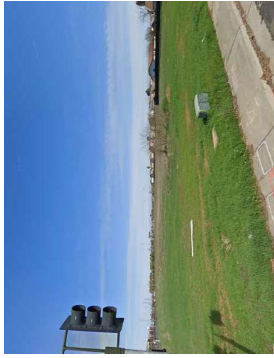
SITE ILLUSTRATIVE

SCALE: NTS

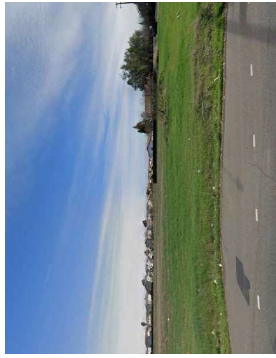
JACINTO | SACRAMENTO, CA
 JACINTO & BRUCEVILLE
 DAHLIN ARCHITECTURE | PLANNING | INTERIORS
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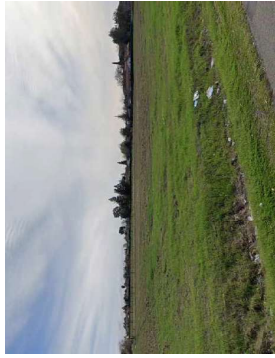
A



B



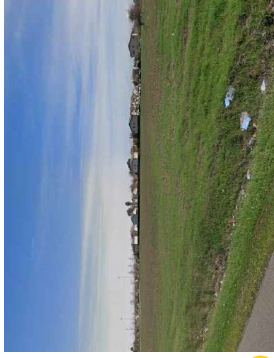
C



D



1



2



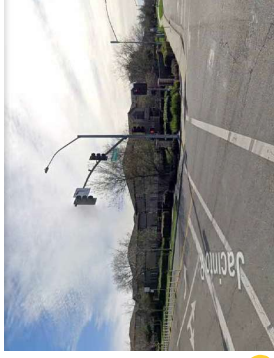
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4



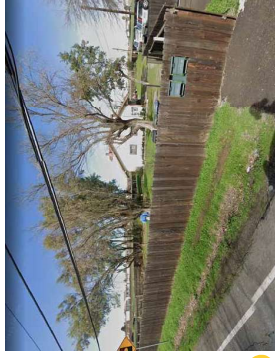
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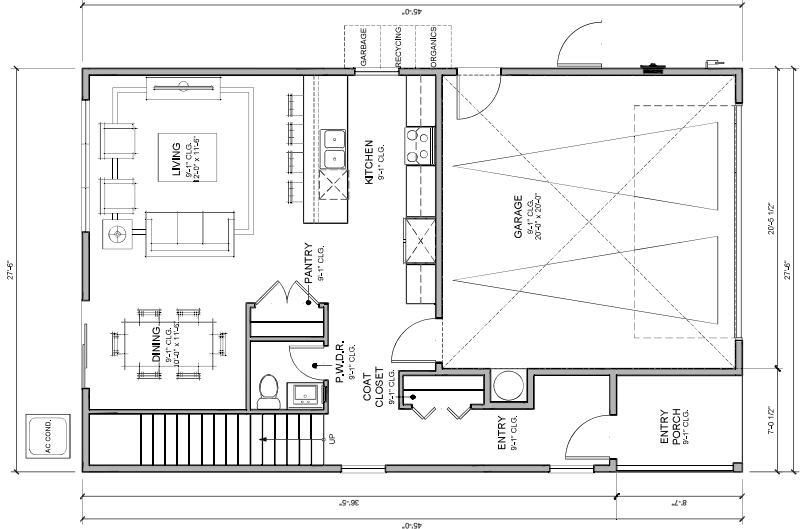
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7



8



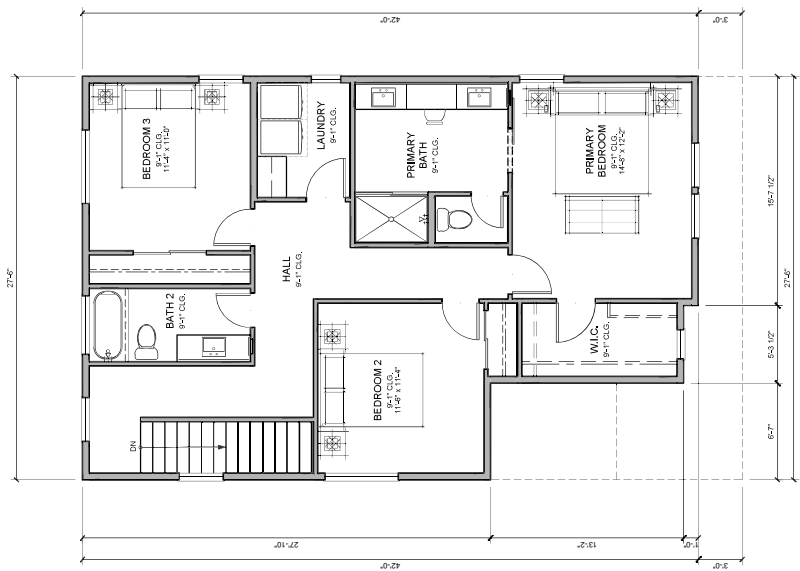
PLAN 1 - FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FLOOR AREA TABLE - PLAN 1A (2-STORY)

ROOM	AREA (SQ. FT.)	PERCENTAGE
TOTAL	1783	50.0%
3 BEDROOM / 2.5 BATHROOM	57	3.2%
2-CAR GARAGE	400	22.4%
FRONT PORCH	90	5.0%
ENTRY	90	5.0%
ENTRY PORCH	90	5.0%
LAUNDRY	90	5.0%
POWDER ROOM	90	5.0%
COAT CLOSET	90	5.0%
STAIRS	90	5.0%
KITCHEN	90	5.0%
DINING	110	6.2%
LIVING	120	6.7%
GARAGE	400	22.4%
STAIRS	90	5.0%
AC CONTROL	90	5.0%

FLOOR AREA TABLE - PLAN 1B (2-STORY)

ROOM	AREA (SQ. FT.)	PERCENTAGE
TOTAL	1074	60.2%
3 BEDROOM / 2.5 BATHROOM	57	5.3%
2-CAR GARAGE	400	37.3%
FRONT PORCH	90	8.4%
ENTRY	90	8.4%
ENTRY PORCH	90	8.4%
LAUNDRY	90	8.4%
POWDER ROOM	90	8.4%
COAT CLOSET	90	8.4%
STAIRS	90	8.4%
KITCHEN	90	8.4%
DINING	110	10.2%
LIVING	120	11.2%
GARAGE	400	37.3%
STAIRS	90	8.4%
AC CONTROL	90	8.4%



PLAN 1 - SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

DAHLLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200
PROJECT NO.: 1252.005
DATE: 02/14/2024

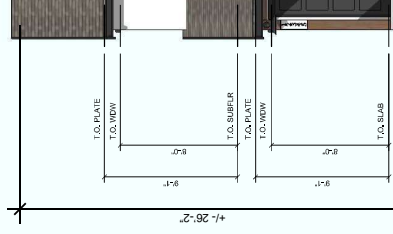
PLAN 1A & 1B - FLOOR PLANS
SCALE: 1/4" = 1'-0"



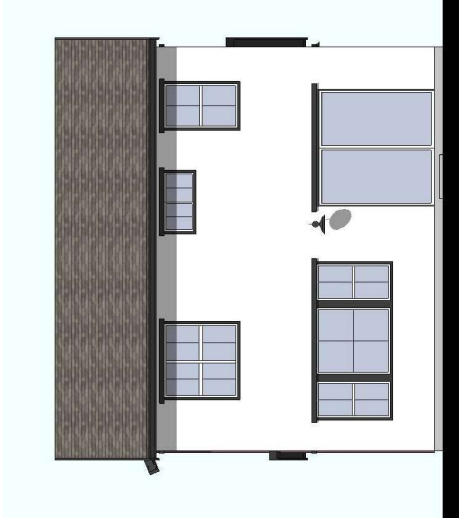
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



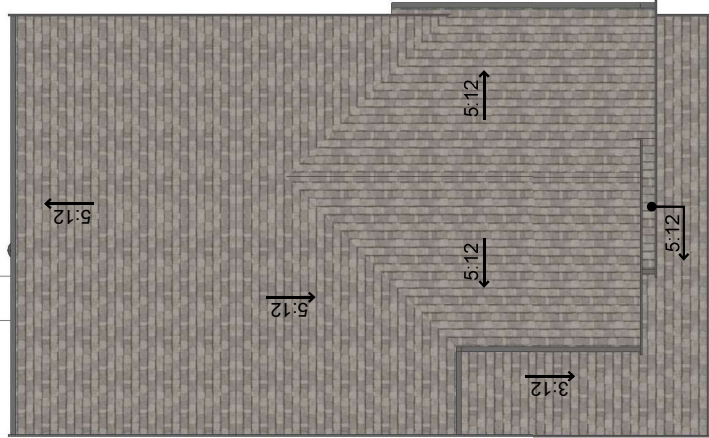
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

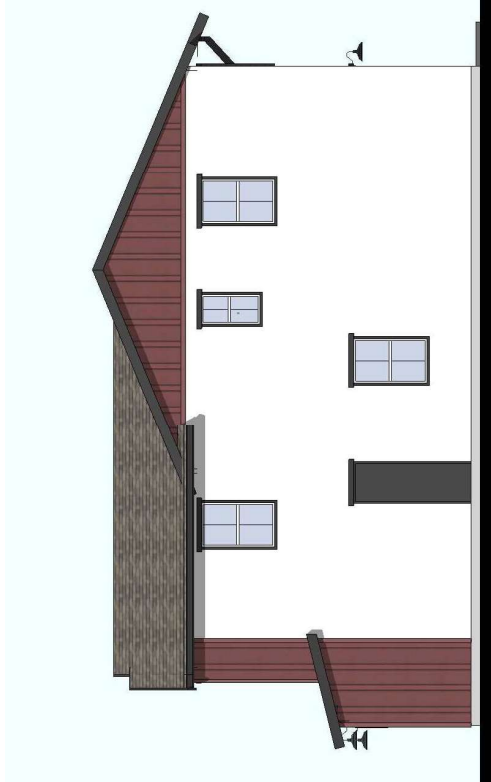


REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

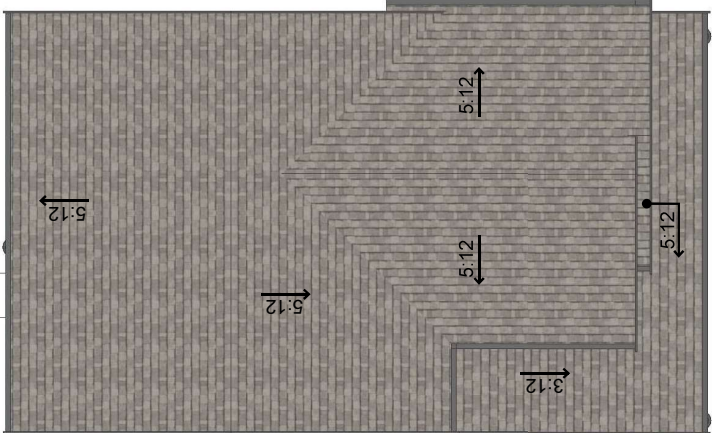




RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

DAHLLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200
PROJECT NO.: 1252.005
DATE: 02/14/2024

PLAN 1A - ENHANCED ELEVATIONS & ROOF PLAN
SCALE: 1/4" = 1'-0"



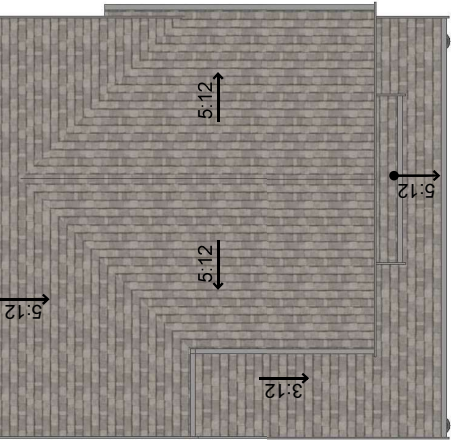


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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

L.O.S. PLATE
 L.O.S. WINDOW
 8'-0"
 9'-1"
 T.O.S. BALCONY
 T.O.S. PLATE
 T.O.S. WINDOW
 9'-1"
 T.O.S. SILL
 8'-0"
 +/- .26'-2"



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



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



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

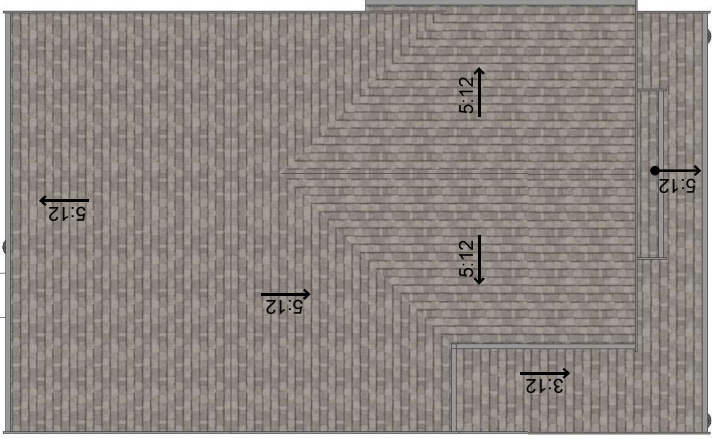




RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



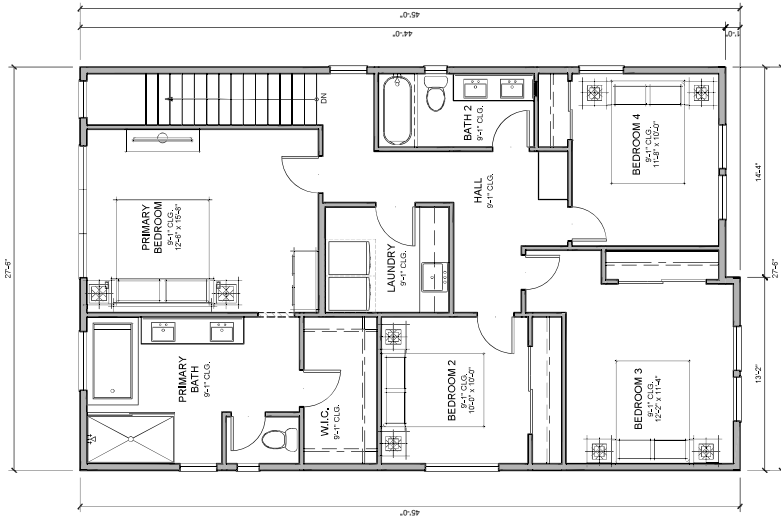
REAR ELEVATION
SCALE: 1/4" = 1'-0"



DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200
PROJECT NO.: 1252.005
DATE: 02/14/2024

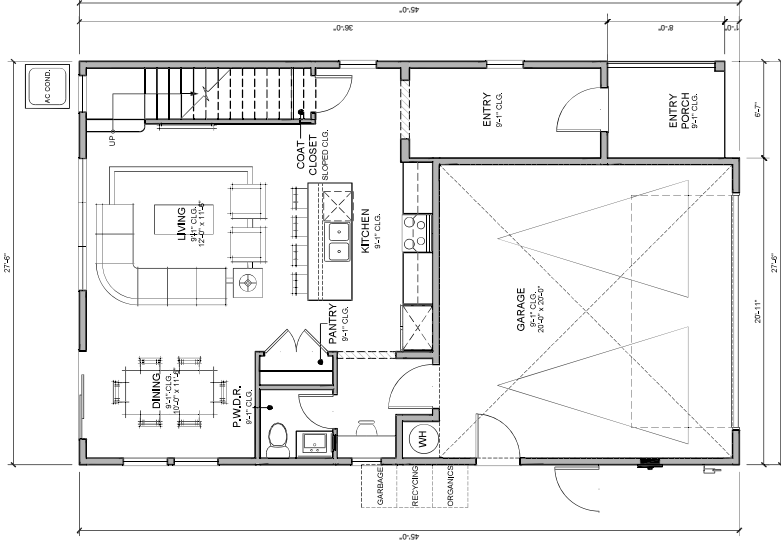
PLAN 1B - ENHANCED ELEVATIONS & ROOF PLAN
SCALE: 1/4" = 1'-0"





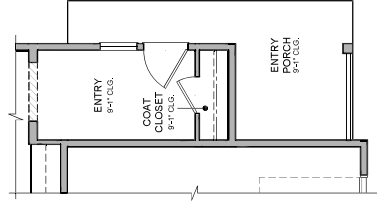
PLAN 2 - SECOND FLOOR PLAN

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



PLAN 2 - FIRST 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"

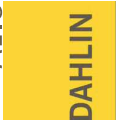
FLOOR AREA TABLE - PLAN 2A (2-STORY)

AREA	AREA (SQ. FT.)	REPAIRS SPRINKLERS
1ST FLOOR	1159	1997
2ND FLOOR	1159	1997
TOTAL	2318	3994
2-CAR GARAGE	400	552
4 BEDROOM / 2.5 BATHROOM	2318	3994

FLOOR AREA TABLE - PLAN 2B (2-STORY)

AREA	AREA (SQ. FT.)	REPAIRS SPRINKLERS
1ST FLOOR	1159	1997
2ND FLOOR	1159	1997
TOTAL	2318	3994
2-CAR GARAGE	400	552
4 BEDROOM / 2.5 BATHROOM	2318	3994

SHEET **A1.6**



DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200

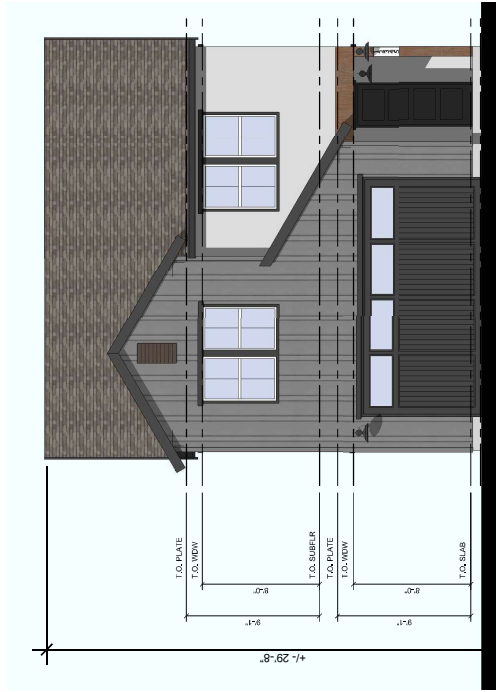
PROJECT NO.: 1252.005
DATE: 02/14/2024

PLAN 2A & 2B - FLOOR PLANS
SCALE: 1/4" = 1'-0"





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

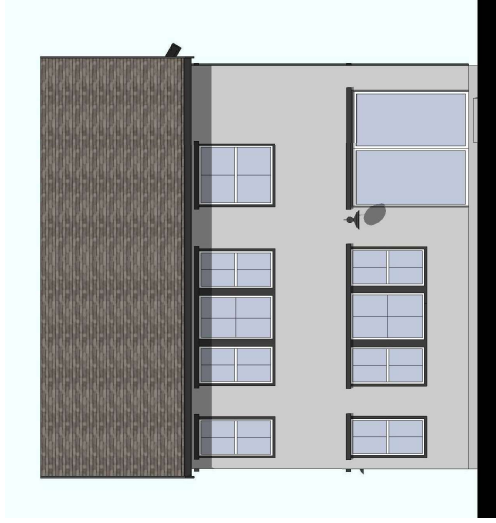


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

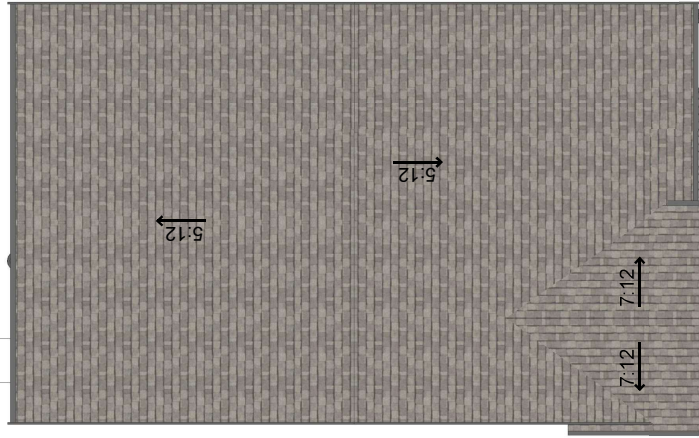
+/- 29'-8"
 9'-1"
 8'-0"
 9'-1"
 7'-8"
 1'-0"
 T.O. PLATE
 T.O. WINDOW
 T.O. BALCONY
 T.O. PLATE
 T.O. WINDOW
 T.O. S.F.48



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



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



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

5:12

5:12

7:12

7:12

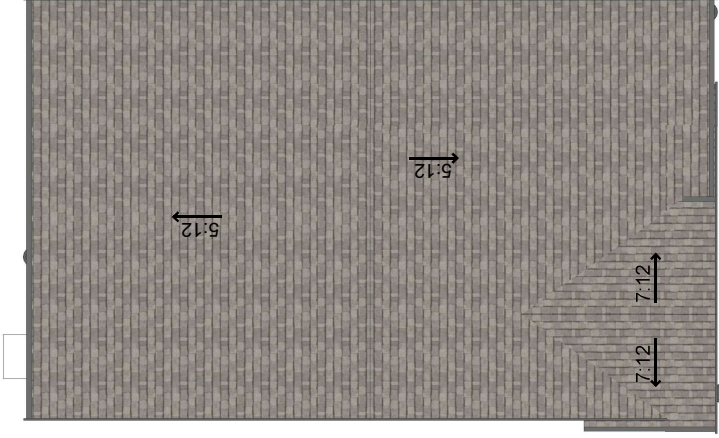




RIGHT ELEVATION @ LOTS 1, 7, 33, 36, 37, 41 & 44
SCALE: 1/4" = 1'-0"



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



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



REAR ELEVATION @ LOTS 1, 3, 25, 27 & 30
SCALE: 1/4" = 1'-0"



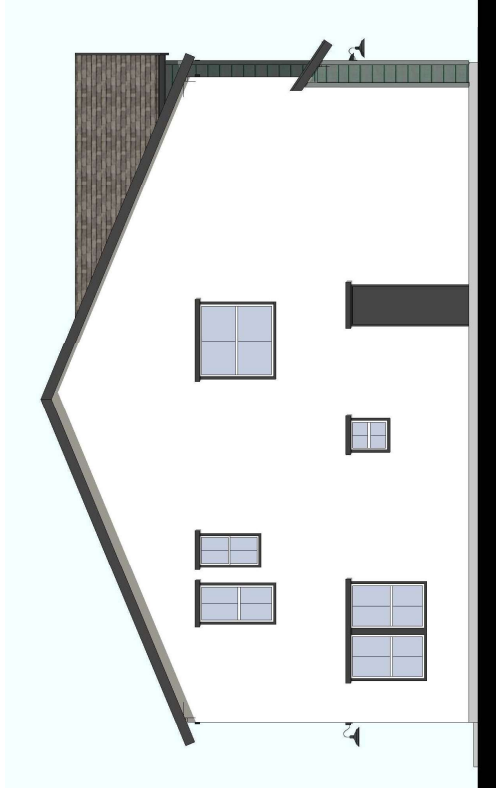


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

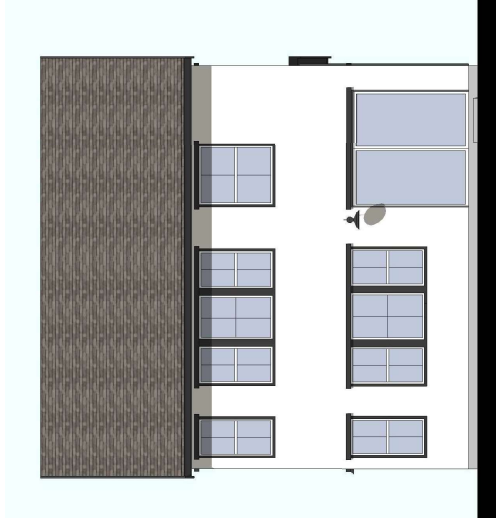


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

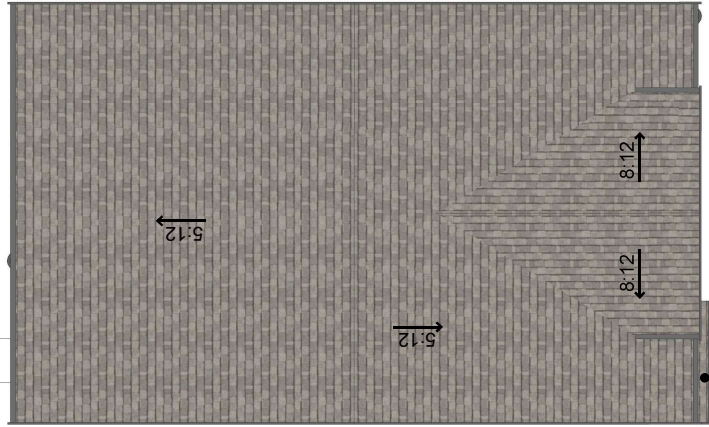
+/- 29'-8"
 9'-1"
 8'-0"
 9'-1"
 7'-0"
 8'-0"
 T.O. PLATE
 T.O. WDW
 T.O. SILL
 T.O. WDW
 T.O. PLATE
 T.O. WDW
 T.O. SILL



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



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



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

5:12

5:12

8:12

8:12

8:12

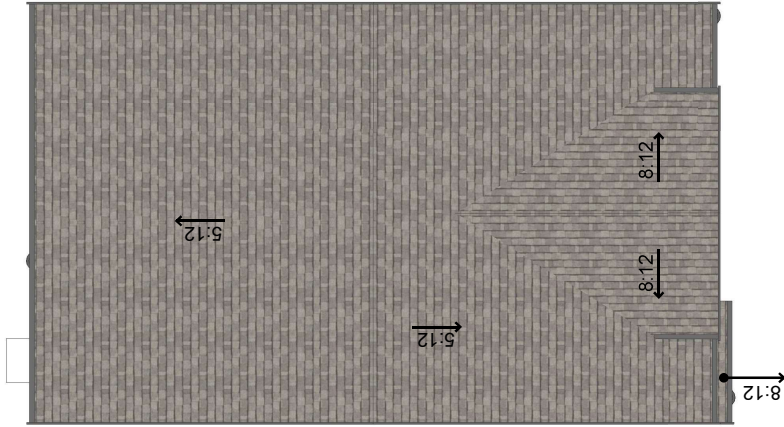




RIGHT ELEVATION @ LOTS 1, 7, 33, 36, 37, 41 & 44
SCALE: 1/4" = 1'-0"



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

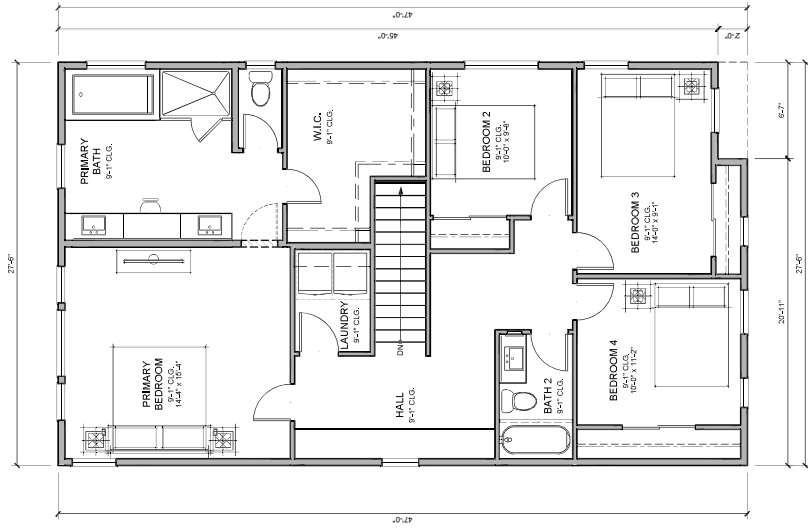


ROOF PLAN
SCALE: 1/4" = 1'-0"

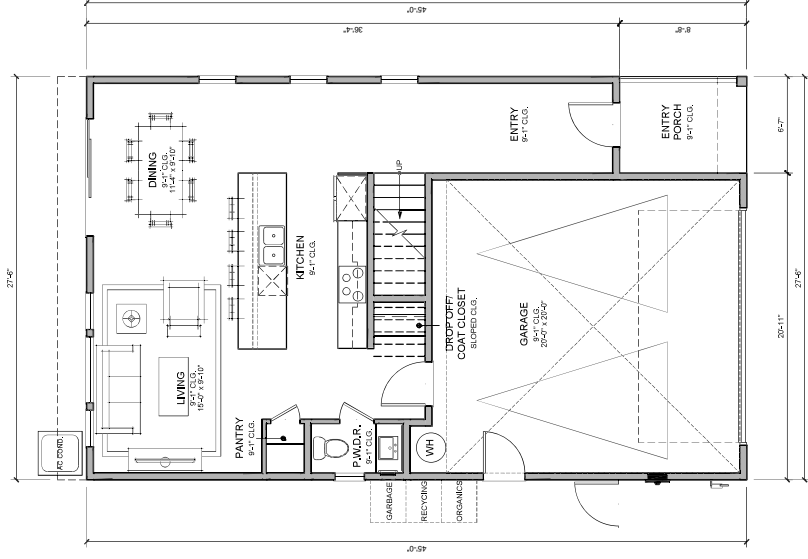


REAR ELEVATION @ LOTS 1, 3, 25, 27 & 30
SCALE: 1/4" = 1'-0"

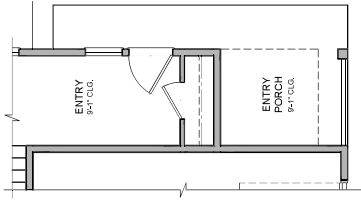




PLAN 3 - SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



PLAN 3 - FIRST 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"

FLOOR AREA TABLE - PLAN 3A (2-STORY)

AREA	AREA (SQ. FT.)	REMARKS
1. REPAIR SPRINKLERS	12.34	REPAIR SPRINKLERS
2. REPAIR SPRINKLERS	12.34	REPAIR SPRINKLERS
3. REPAIR SPRINKLERS	12.34	REPAIR SPRINKLERS
4. REPAIR SPRINKLERS	12.34	REPAIR SPRINKLERS
TOTAL	49.36	

FLOOR AREA TABLE - PLAN 3B (2-STORY)

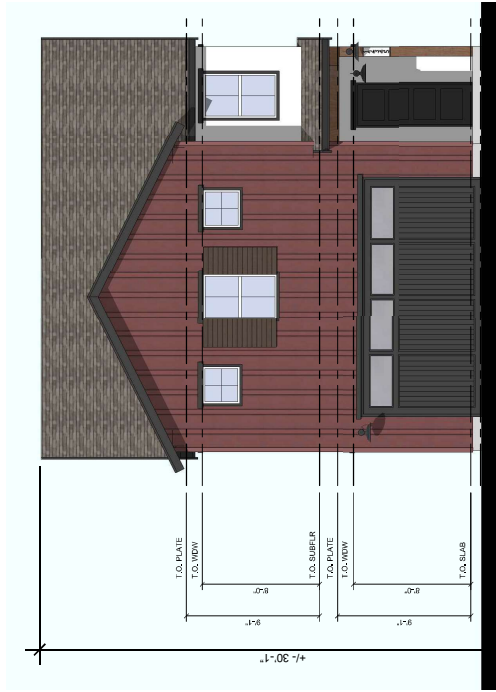
AREA	AREA (SQ. FT.)	REMARKS
1. REPAIR SPRINKLERS	12.34	REPAIR SPRINKLERS
2. REPAIR SPRINKLERS	12.34	REPAIR SPRINKLERS
3. REPAIR SPRINKLERS	12.34	REPAIR SPRINKLERS
4. REPAIR SPRINKLERS	12.34	REPAIR SPRINKLERS
TOTAL	49.36	

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PLAN 3A & 3B - FLOOR PLANS
SCALE: 1/4" = 1'-0"

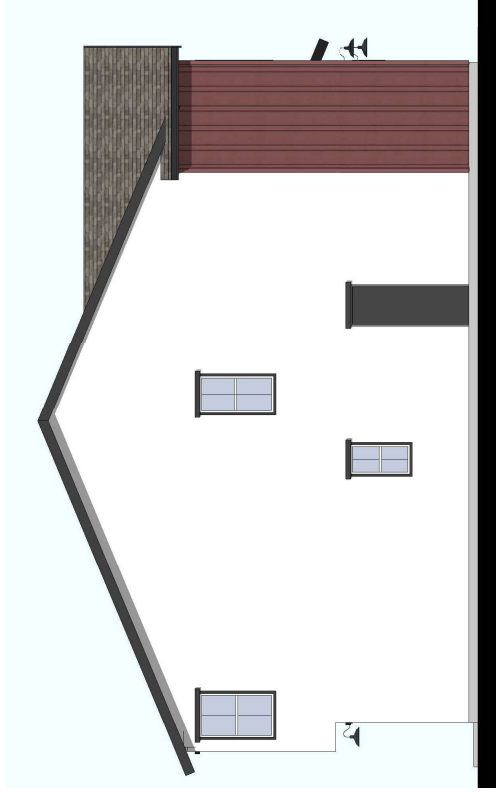


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

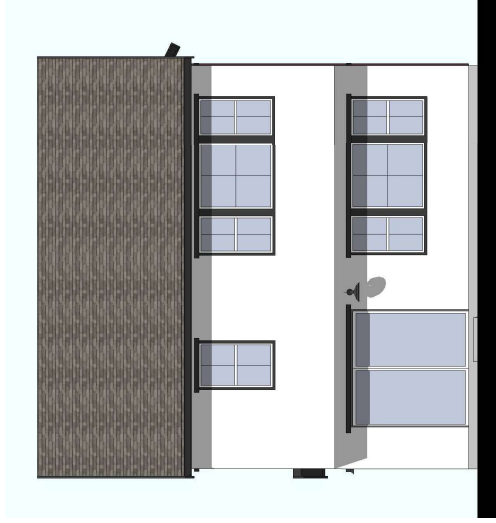


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

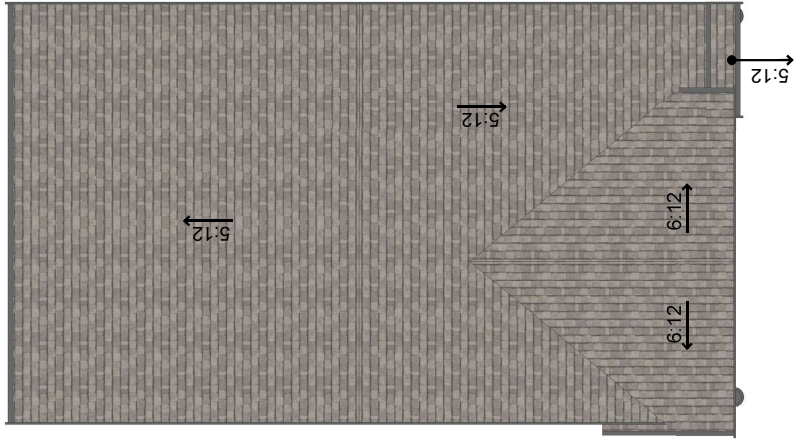
L.O. PLATE
 L.O. WDW
 T.O. SHDLR
 T.O. PLATE
 T.O. WDW
 T.O. S.F. 48
 9'-1"
 8'-0"
 9'-1"
 8'-0"
 1'-00-1"



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



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



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

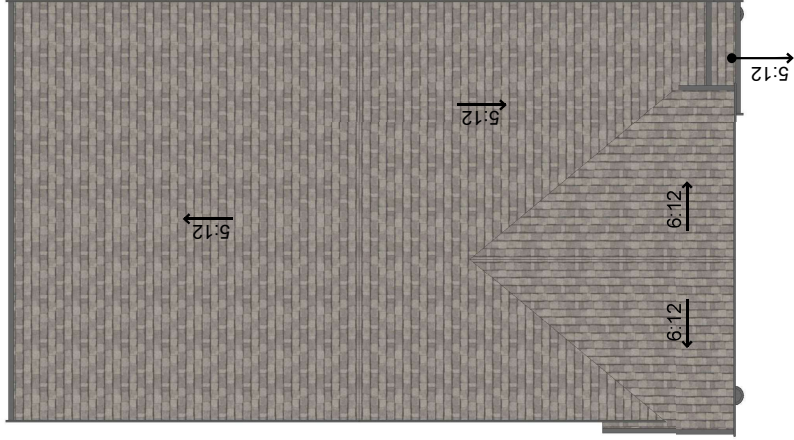




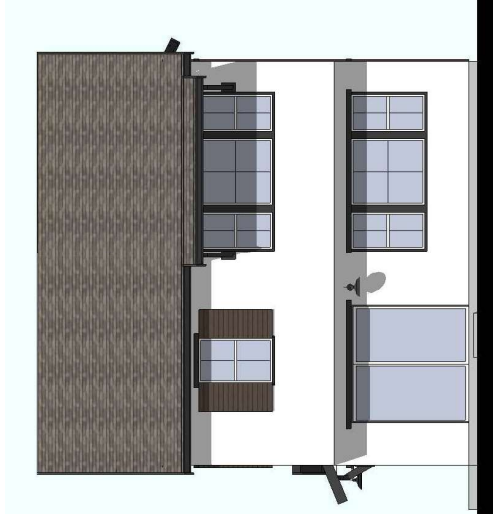
RIGHT ELEVATION @ LOTS 6, 31, 32, 34, 40, 45 & 48
SCALE: 1/4" = 1'-0"



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



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

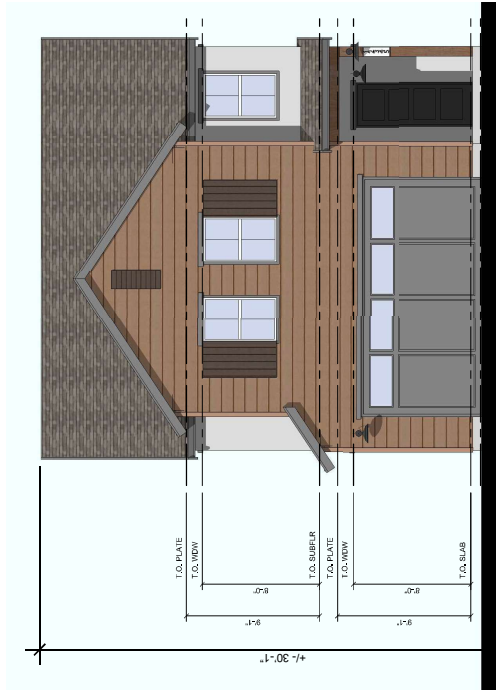


REAR ELEVATION @ LOTS 26, 28, 29 & 31
SCALE: 1/4" = 1'-0"

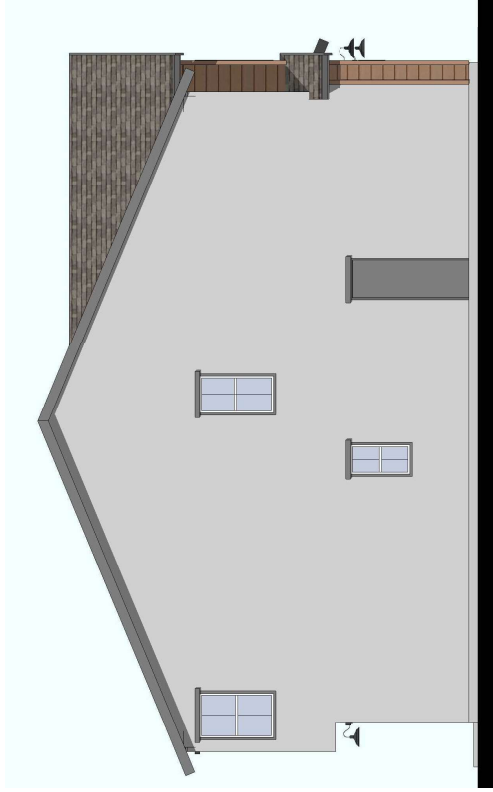




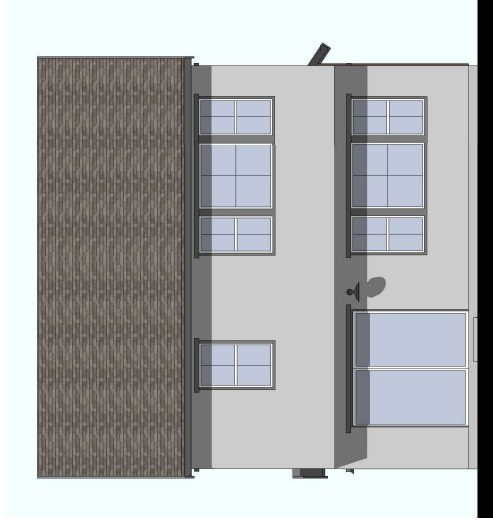
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



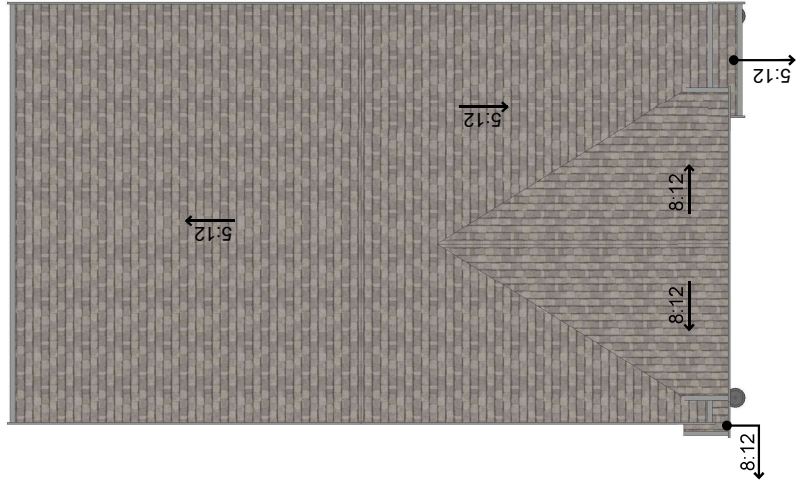
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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

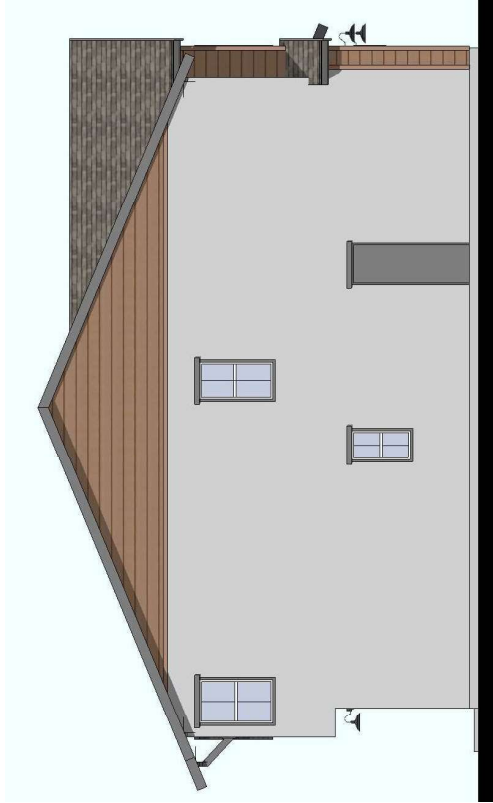


ROOF PLAN
SCALE: 1/4" = 1'-0"

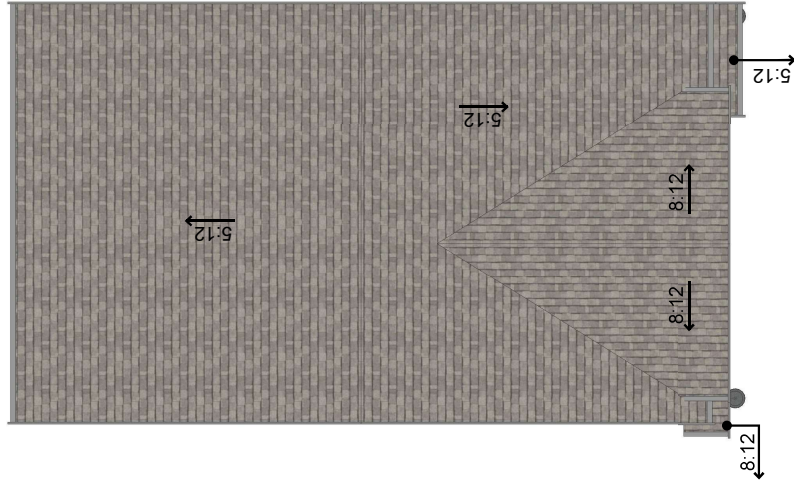




RIGHT ELEVATION @ LOTS 6, 31, 32, 34, 40, 45 & 48
SCALE: 1/4" = 1'-0"



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












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







REAR ELEVATION @ LOTS 26, 28, 29 & 31
SCALE: 1/4" = 1'-0"







MATERIALS

- A** **GARAGE DOOR**
CLOPLAY OR EQUAL 
- B** **ENTRY DOOR**
THERMA-FR U FIBER GLASS OR EQUAL 
- C** **VINYL WINDOW**
WHITE BY PLYGEM OR EQUAL 
- D** **STUCCO**
LIGHT SAND FINISH 
- E** **BOARD & BATTEN**
1/2" 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 77797 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 BRACKING 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 IN LIZIE - 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.

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COLOR SCHEMES 1 & 2 - ELEVATION A

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Pleasanton, California 94588
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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** **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 AL 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

COLOR SCHEMES 3 & 4 - ELEVATION A

SHEET A2.2

DAHLLIN GROUP
5865 Owens Drive
Pleasanton, California 94588
925-251-7200
PROJECT NO.: 1252.005
DATE: 02/14/2024

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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
ROCK 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

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

COLOR SCHEMES 7 & 8 - ELEVATION B

NOTE: COLORS SHOWN ARE REPRESENTATIONAL AND COULD BE APPLIED TO ANY PLAN WITH A 'B' ELEVATION STYLE.