

**CITY OF SACRAMENTO
COMMUNITY DEVELOPMENT DEPARTMENT
ZONING ADMINISTRATOR**
300 Richards Boulevard, 3rd Floor, Sacramento, CA 95811

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator and Design Director approve with conditions, a Tentative Subdivision Map to subdivide three parcels into 209 parcels and Site Plan and Design Review of the tentative map layout for the project known as **Z24-087 (Delta Shores MDR 10, 11, and 12)**. Draft Findings of Fact and Recommended Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

- A. **Tentative Subdivision Map** to subdivide ±24.07-acres into 209 parcels within the Single-Unit or Duplex Dwelling Zone (R-1A-PUD) and Delta Shores Planned Unit Development.
- B. **Site Plan and Design Review** to review the tentative map layout.

PROJECT INFORMATION

Location: North of Consumnes River Boulevard and east of Capital Delta Street.

Parcel Number: 053-0290-008-0000
053-0290-009-0000
053-0290-010-0000

Council District: 8

Applicant: Samantha Higbee
New Home Co.
1508 Eureka Road, Suite 290
Roseville, CA 95661

Property Owner: Clifton Taylor
JEN California 27, LLC
1478 Stone Point Drive, Suite 100
Roseville, CA 95661

Project Planner: Michael Crampton, Assistant Planner, (916) 808-8951

Hearing Date: July 24, 2025

Land Use Information

General Plan Designation:	Traditional Neighborhood Medium Density (TNMD)
Community Plan Area:	South Area
Specific Plan:	N/A
Zoning:	R-1A-PUD
Special Planning District:	N/A
Planned Unit Development:	Delta Shores
Design Review Area:	Citywide
Parking District:	Traditional

Historic District: N/A
Existing Land Use of Site: Vacant

Surrounding Zoning and Land Uses

MDR-10

North:	R-1-PUD	Vacant
South:	R-1A-PUD	Delta Shores MDR-8
East:	R-1A-PUD	Vacant/Delta Shores MDR-11
West:	R-1-PUD	Vacant
	R-3-PUD	Vacant

MDR-11

North:	R-1-PUD	Vacant
South:	R-1A-PUD	Delta Shores MDR-8
East:	R-1A-PUD	Vacant/Delta Shores MDR-12
West:	R-1A-PUD	Vacant/Delta Shores MDR-10

MDR-12

North:	R-1-PUD	Vacant
South:	RMX-PUD	Vacant/ Delta Shores MU-1
East:	A-OS-PUD	Wetland
West:	R-1A-PUD	Vacant/Delta Shores MDR-11

Site Characteristics

MDR-10

Property Area:	±431,679 S.F., ±9.91-acres
Property Dimensions:	±524.55' W x ±748.83' L

MDR-11

Property Area:	±456,944 S.F., ±10.49-acres
Property Dimensions:	±531.37' W x ±748.83' L

MDR-12

Property Area:	±289,238 S.F., ±6.64-acres
Property Dimensions:	±301.51' W x ±817.92' L

Topography:	Flat
Street Improvements:	Proposed
Utilities:	Proposed

Other Information

Previous Files:	P06-197
-----------------	---------

BACKGROUND

Existing Site and Zoning

The project sites are three vacant parcels totaling ±24.07 net acres located north of Cosumnes River Boulevard and east of Capitol Delta Street. The sites are surrounded by vacant land to the north and west. To the east of the project will be restored wetlands. To the south of the project site, a 163 single-

unit dwelling subdivision, Delta Shores MDR-8—approved under P20-024, DR21-267, DR24-021—is currently under construction.

The project sites are located within the Single-Unit Dwelling or Duplex Dwelling zone (R-1A-PUD) and Delta Shores Planned Unit Development (PUD). The purpose of the Single-Unit Dwelling or Duplex Dwelling zone is to permit single-unit or duplex dwellings, whether attached or detached, at a higher density than is permitted in the R-1 zone. Dwellings that have no interior side yards, such as townhouses and rowhouses, are allowed. Within the R-1A zone single-unit dwellings are permitted by right, upon discretionary staff level review, pursuant to Sacramento City Code (SCC) 17.204.300.

Within the Delta Shores PUD, mandatory standards and design recommendations are included to provide a systematic development framework. The framework includes various sustainable design values such as reduction of land consumption through higher net residential densities, less dependency on automobile trips through location efficiency and adjoining land use compatibility, and quality design and innovation. Moreover, compact development patterns and connected neighborhoods are encouraged to create a sense of community. Delta Shores provides a range of housing types and densities, creating environments that are more compact and efficient (Delta Shores PUD Guidelines 1-7).

In order to achieve a diversity of housing types and creativity in architectural design, densities and lot sizes may vary as long as each neighborhood is in substantial conformance with the development standards. Minor deviation determinations will be made at the discretion of the Planning Director. Additional designs or creative solutions (for example: flag-lots, zero lot lines, cluster homes, duplexes, half-plexes) that are substantially consistent with the design intent of the original Development Guidelines may be approved as part of a special permit process.

General Plan Land Use

The General Plan designation of the subject property is “Traditional Neighborhood Medium Density,” and allows for 8-36 dwellings units per net acre. With a proposed density of 8.7 dwelling units per net acre across MDR-10-12, the project is within the allowable density range of the General Plan.

PROPOSED PROJECT AND ANALYSIS

The project requires entitlements for a Tentative Map and Site Plan and Design Review to review the tentative map layout. The request is for Zoning Administrator approval for the Tentative Map and Design Director approval for Site Plan and Design Review of the tentative map layout.

Tentative Subdivision Map MDR-10-12

The applicant is requesting to subdivide a ±24.07 net acres across three parcel into 209 parcels and three common lots. Vehicular access into the subdivision is provided from Cosumnes River Boulevard and Delta Cove Drive. Additionally, pedestrian access into the subdivision is provided with the use of public access easement for paseos—three public access easements will be provided to connect Capital Delta Street to Street C, one will be provided to connect Lot T to Street G, and two will be provided to connect the proposed Class-1 multi-use trail along the wetland east of the subdivision to Street H.

The remaining lots include Lot S, T, and U. Lot S will become a landscaped area and Lots T and U propose access to the Class-1 multi-use trail. Lot T proposes extending the Class 1 trail to the intersection of Consumnes River Boulevard and Street B whereas Lot U proposes access to the trail via paseo. The applicant proposes the formation of a Homeowners Association (HOA) with Covenants, Conditions & Restrictions (CC&R's), approved by the City and recorded with the County, assuring maintenance of private drives, common open spaces and landscaping.

Site Plan and Design Review MDR 10-12

The request to subdivide the property is reviewed against the development standards within the Delta Shores Planned Unit Development (Table 2.2; Page 2-12). On occasions in which the PUD is silent on a specific standard, the standards of the base zone shall be applied. The purpose of the review is to create developable lots and support future development. Private Drives are utilized to provide vehicular access to most parcels. 41 parcels (Lots 5-20, 63-70, 76-78, 89-91, 128-130, 166, 169-180, 207-209) will have vehicular access from the proposed streets whereas the remaining parcels will provide vehicular access with the use of private drives. Out of the 209 parcels, 91 are intended for conventional single-unit housing types and the remaining 118 parcels are intended for alley-loaded single-unit housing types.

To implement this subdivision design, several of the units deviate from lot standard requirements. Attachment 1 provides a list of the lots deviating from development standards. Table 1 below provides a summary of the lot ranges.

Table 1: Development Standards Summary: MDR-10-12			
<u>Standard</u>	<u>Required (minimum)</u>	<u>Proposed (minimum)</u>	<u>Deviation</u>
Lot Size	1,500 square feet	2,077 square-feet	No
Lot Width	20'	30'	No
Lot Depth	50'	38'	Yes

Deviations

The request to subdivide the property is reviewed against the development standards within the Delta Shores Planned Unit Development. On occasions in which the PUD is silent on a specific standard, the standards of the base zone shall be applied. The purpose of the review is to create developable lots and support future development. Out of the 209 parcels, 91 are intended for conventional single-unit housing types and the remaining 118 parcels are intended for alley-loaded single-unit housing types. The applicant is requesting a deviation to minimum lot depth for one lot (Lot 166). Lot 166 requires a dept of 38 feet where a minimum lot depth of 50 feet is required.

As mentioned above, deviations to such standards were envisioned in the Delta Shores PUD and a strict application of these standards would result in the production of less parcels and less variety of housing types than currently proposed. Lot 166 provides enough width (116ft) to accommodate for a future alley-loaded house plan. Staff supports the requested deviation and believe they meet the purpose and intent of the development standards in order to accommodate future development of medium-density housing types. Moreover, the subdivision design allows for additional housing units which would not be attainable if designed under the existing R-1A standards, further addressing the City's housing needs.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This project was routed to Pocket Greenhaven Community Association and Preservation Sacramento. 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, and Fire Departments, the Building Division, the Department of Utilities, the Department of Engineering Division of the City's Public Works department, as well as Sacramento Municipal Utility District (SMUD) and Sacramento Metropolitan Air Quality Management District (SMAQMD). Conditions

of approval from the Public Works, Utilities Department with Conditions] are included within the project's draft conditions of approval within this report.

Subdivision Review Committee: The proposed map was heard by the Subdivision Review Committee on MONTH DAY, 2025. The applicant agreed with the conditions. The drafted conditions are listed under Conditions of Approval.

Environmental Determination: On January 13, 2009, the City certified the Environmental Impact Report, adopted the Findings of Fact and a Mitigation Monitoring Plan for the Delta Shores Project EIR (City project number P06-197; City Council Resolution No. 2009-030), which evaluated the environmental impacts associated with the development and operation of the Delta Shores project (P06-197).

The Delta Shores project (P06-197) consisted of entitlements to develop an approximately 782 acre master planned community within the Delta Shores Planned Unit Development (PUD). The approved entitlements established the Delta Shores PUD as a community that included up to 1.3 million square feet of regional retail uses, 5,222 residential units, approximately 144 acres of open space, and approximately 20 acres of mixed-use town center. The Planning and Design Commission later approved an addendum that facilitated the commercial development portion of the Delta Shores project (P14-025) on April 16, 2015.

The current project, the Delta Shores MDR-10, MDR-11, and MDR-12 Project (Z24-087) consists of a request to subdivide three parcels into 209 parcels on 24.07 net-acres in the Single-unit dwelling (R-1A-PUD) zone and Delta Shores Planned Unit Development. The requested entitlements include a Tentative Subdivision Map and Site Plan and Design Review of the Map. The current project is consistent with the uses reviewed and evaluated in the certified EIR, and the analysis of impacts and mitigation in the EIR is adequate for the current project.

The CEQA Guidelines provide that a lead agency shall not prepare a subsequent or supplemental EIR in such a case unless one or more of the conditions set forth in CEQA Guidelines Section 15162 is present. The current project consists of residential uses that were evaluated in the EIR and no additional environmental effects would result. Staff has reviewed the proposed development and has determined that none of the conditions of CEQA Guidelines Section 15162 are present. No further environmental review is required.

Flood Hazard Zone: State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2024 Adequate Progress Annual Report accepted by City Council Resolution No. 2024-0311 on October 22, 2024.

Recommended Findings of Fact – Environmental Determination

Findings of Fact related to the Delta Shores Environmental Impact Report and Mitigation Monitoring Program for the Project (CEQA Guidelines sections 15162, 15163, and 15164) and conditions of approval:

1. The Zoning Administrator finds as follows:
 - a. On January 13, 2009, pursuant to the California Environmental Quality Act (Public Resources Code §21000 *et seq.* ("CEQA"), the CEQA Guidelines (14 California Code of Regulations §15000 *et seq.*), and the City of Sacramento environmental guidelines, the City Council approved an Environmental Impact Report (EIR) and adopted Findings of Fact and Statement of Overriding Considerations and approved the Delta Shores Project (P06-197) (Original Project). The Delta Shores MDR-10, MDR-11, and MDR-12 (Z22-010) (Current Project) proposes to subdivide three lots into 209 lots on 24.07-acres in the Single-unit dwelling (R-1A-PUD) zone and Delta Shores Planned Unit Development. The requested entitlements include a Tentative Subdivision Map and Site Plan and Design Review of the Map and single-unit dwellings.
 - b. Staff determined that there are no proposed changes to the Original Project that require the preparation of a subsequent EIR.
2. The Zoning Administrator has reviewed and considered the information contained in the previously certified EIR for the Original Project, and all oral and documentary evidence received during the hearing on the Current Project. The Zoning Administrator has determined that the previously certified EIR, CEQA findings of fact and statement of overriding considerations constitute an adequate, accurate, objective, and complete review of the proposed Delta Shores MDR-10-12 Project (Z24-087) (Current Project) and finds that no additional environmental review is required based on the reasons set forth below.
 - a. No substantial changes are proposed by the Current Project that will require major revisions of the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - b. No substantial changes have occurred with respect to the circumstances under which the Current Project will be undertaken which will require major revisions to the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - c. No new information of substantial importance has been found that shows any of the following:
 - i. The Current Project will have one or more significant effects not discussed in the previously certified EIR;
 - ii. Significant effects previously examined will be substantially more severe than shown in the previously certified EIR;
 - iii. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the Current Project; or

- iv. Mitigation measures which are considerably different from those analyzed in the previously certified EIR would substantially reduce one or more significant effects on the environment.
- 3. The mitigation monitoring program for the Project remains in effect and applies to the River Oaks Tentative Map Time Extension Project. The mitigation monitoring program meets the requirements of CEQA section 21081.6 and CEQA Guidelines section 15091.
- 4. Upon approval of the Delta Shores MDR-10, MDR-11, and MDR12 Project, the applicant shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.
- 5. Pursuant to Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City Council has based its decision, including the previously certified EIR, are located in and may be obtained from, the Office of the City Clerk at 915 I Street, Sacramento, California. The City Clerk is the custodian of records for all matters before the City Council.

Findings of Fact – 200-Year Flood Protection

- 1. 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 2024 Adequate Progress Annual Report accepted by the City Council on October 22, 2024 (Resolution No. 2024-0311).

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 Traditional Neighborhood Medium Density (TNMD) 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 TNMD 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.

Tentative Map Design Deviations

7. The property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations;
8. The cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the deviation.
9. The deviation will not be detrimental to the public health, safety, or welfare or be injurious to other properties in the vicinity; and
10. That granting the deviation is in accord with the intent and purposes of these regulations and is consistent with the general plan and with all other applicable specific plans of the city.

Findings of Fact – Site Plan and Design Review

1. The design, layout, and physical characteristics of the proposed development are consistent with the proposed general plan designations of Traditional Neighborhood Medium Density, in that the proposed design of the subdivision will promote walking, biking, and alternative modes of transportation through a network of public and private trails and public street networks. The proposed lot layout efficiently utilizes vacant urban infill site with an array of housing types available to various income levels.

2. The design, layout, and physical characteristics of proposed development are consistent with the purpose and intent of the applicable design guidelines and development standards, in that the Delta Shores Planned Unit Development design guidelines list criteria intended to create a cohesive neighborhood design. The layout of the subdivision has been evaluated related to circulation patterns, lot orientation, and the relationship with the surrounding community. The project will construct infrastructure that will connect and expand public and private open spaces, road networks, and a lotting pattern intended to create homes that engage public spaces. Additionally, each lot has adequate access to the public right-of-way via a series of public and private driveways and paseos.
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 street network has been reviewed by the Traffic Engineering Division of Public Works and determined adequate to provide safe public access.
4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood, in that the proposed layout accounts for safe and efficient vehicle, bicycle, and pedestrian circulation while providing natural surveillance on public and private open spaces. The project facilitates the expansion of roadway connection from the existing Consumnes River Boulevard to the proposed subdivision, new open-space areas, and the nearby bicycle network.
5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged, in that all new construction must meet Title 24 requirements for sustainability and green building; and
6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance, in that the proposed layout provides for safe and efficient vehicle, bicycle, and pedestrian circulation while providing natural surveillance on public and private open spaces.

Recommended Conditions of Approval – Tentative Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (Z24-087). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

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

GENERAL: All Projects

1. 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;

2. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easement shall be conveyed to and reserved from all appropriate lots, at no cost, at the time of sale or other conveyance of either parcel.
3. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P06-197).
4. Meet all conditions of the existing PUD (P06-197) unless the condition is superseded by a Tentative Map condition.
5. Show all continuing and proposed/required easements on the Final Map.

Public Works: Matthew Ilagan

6. 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;
7. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the map shall be designed and constructed to City standards.
8. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the city code and City standards. Improvements required shall be determined by the City, but at a minimum, streets shall include half-streets and at least one travel lane in each direction with acceptable shoulders and drainage to the satisfaction of the Department of Public Works.
9. Improvements shall be designed and constructed to City standards in place at the time that each subsequent final map is recorded. Improvements required for subsequent maps will be determined by the City for each of those maps.
10. The applicant shall dedicate and construct Capital Delta Street between Cosumnes River Boulevard and Delta Cove Drive to the satisfaction of the Department of Public Works.
11. The applicant shall dedicate and construct Delta Cove Drive between Capital Delta Street to the eastern boundary of the proposed project to the satisfaction of the Department of Public Works.
12. The applicant shall dedicate and construct all streets per the cross sections shown on the approved Tentative Map and consistent with the previously approved P06-197 master parcel map to City Standards to the satisfaction of the Department of Public Works.
13. Design the private drives to meet City standards. Private drives shall install private street

signs and shall be inspected to the satisfaction of the Department of Public Works.

14. Provide standard driveways at the entrance to the private drives to the satisfaction of the Department of Public Works.
15. The applicant shall provide a temporary turnaround (if necessary) at locations where streets dead-end for phases.
16. The applicant shall provide temporary barricades (if necessary) at any proposed street stubs and shall provide all the appropriate signage and markings to the satisfaction of the Department of Public Works.
17. Developer is required to install permanent street signs to the satisfaction of the Department of Public Works;
18. The applicant shall construct traffic calming devices to the satisfaction of the Department of Public Works. The City may, at its discretion, require the inclusion of traffic calming devices along public streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, speed lumps, stop signs, warning signs, pedestrian signals, etc. Speed lumps will be required on certain streets adjacent to school/park combinations, as determined by the Department of Public Works.
19. 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.
20. 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.
21. The applicant shall provide sufficient striping, signage, and/or pavement markers to indicate no parking along all proposed private drives, Street I, and areas for trash container collection to the satisfaction of the Department of Public Works.
22. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.
23. The applicant shall construct signal modifications to create the fourth leg of the intersection at Capital Delta Street & Cosumnes River Blvd to the satisfaction of the Department of Public Works.
24. Construct traffic signals at the following intersections when warranted, or when required by the Department of Public Works (if not already in place):
 - a. Capital Delta Street & Cosumnes River Blvd (signal modification)
 - b. Cosumnes River Blvd & Street B

NOTE: The Department of Public Works shall determine the need for signals, based on CalTrans signal warrants and known pending development projects prior to the Issuance of any building permit. If required, signals shall be constructed as part of the public

improvements for the Final Map. Signal design and construction shall be to the satisfaction of the Department of Public Works and may be subject to reimbursement. The applicant shall provide all on-site easements and right-of-way needed for turn lanes, signal facilities and related appurtenances. The applicant shall install CCTV cameras and all necessary appurtenances if deemed necessary by and to the satisfaction of Transportation Division (Signal Operations Section).

25. The applicant shall submit a Traffic Signal Design Concept Report (TSCDR) per section 15.10 of the City's Design and Procedures Manual to the Department of Public Works for review and approval prior to the submittal of any improvement plans involving traffic signal work. The TSCDR provides crucial geometric information for signal design which may lead to additional right-of-way dedication and should be started as early as possible to avoid delays during the plan check process.
26. Provide additional right-of-way for expanded intersections at intersections to be signalized and other locations specified by the Department of Public Works;
27. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit.
28. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Department of Public Works.
29. Provide an Irrevocable Offer to Dedicate (IOD) to the City for those areas identified on the Tentative Subdivision Map as Landscape areas (Lot S, T, & U). The IOD shall include all necessary easements as required for such areas to be publicly maintained. *The intent of the IOD is to transfer ownership of these areas should the Homeowners Association become insolvent.* Create, or 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 right of way, consistent with the PUD Design Guidelines and to the satisfaction of the Department of Public Works. Acceptance of the required landscaping, irrigation and walls by the City into the Landscape Maintenance District shall be coordinated with the Department of Finance and Public Works. The Developer shall maintain the landscaping, irrigation and walls through the HOA or another financing mechanism acceptable to the City.
30. Form a Homeowner's Association with CC&R's. CC&R's shall be recorded assuring maintenance of all private facilities, private drives, common landscaping, masonry walls, fencing, and all common areas.
31. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Department of Transportation, Engineering Services Division, Plan Check section to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible;

Electrical: John Matoba

32. 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 City Lighting Standard for illumination follows the IES RP-8 guidelines: Lighting Zone 1) the illumination levels are 0.10 footcandles minimum for residential applications and Lighting Zone 2) the illumination levels are 0.20 footcandles for non-residential applications. The illumination levels for crosswalks and signalized intersections shall meet the American National Standard Institute (ANSI)/Illuminating Engineering Society (IES) RP-8 guidelines. A photometric analysis is required for the first Cycle submission. Residential lighting shall be the City Standard ornamental streetlights. SMUD Rate Schedule: A new metered service pedestal with SMUD service point is required for the installation of all streetlights. New streetlights cannot be connected to an unmetered service pedestal.

SMUD: Ellen Springer

33. SMUD has existing overhead 69kV facilities SOUTH OF THE PROJECT SITE ALONG COSUMNES RIVER BLDV 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. 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.
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. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune & remove trees that encroach into the easement area. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity.
37. 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. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15 feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to remove vegetation or trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
38. 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, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of fifteen feet tall at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.

39. 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.).
40. In the event the County 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 County's IOD. Landscaping improvements placed within the IOD or 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines and SMUD's regular vegetation management practices including but not limited to restriction of 15 feet high at maturity and spacing as well as tree pruning, removal, or other standard vegetation management activities. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
41. 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>.
42. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
43. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways. The 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's vegetation management practices including but not limited to tree pruning, removal, and weed abatement and a height limit of fifteen feet at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval
44. The Applicant shall dedicate any private drive, ingress and egress easement, and 10-feet adjacent to each side thereof as a public utility easement for overhead and/or underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads. The private drive and 10-foot adjacent PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's landscaping and tree placement guidelines including but not limited to tree pruning, removal, and weed abatement and a maximum allowable height of fifteen feet at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. **SMUD may be agreeable to reducing the PUE only after review of Improvement Plans, Landscape Plans, Architectural drawings, etc.**
45. 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.

SacSewer: Robb Armstrong

46. A maximum peak wet weather flow (PWWF) of 1.283 million gallons per day (MGD) shall be conveyed to the SacSewer City Interceptor on an interim basis only. The interim service area associated with this flow is compromised of Phase 1 and Phase 2 of the Delta Shores project,

the Town of Freeport, and the Bartley Cavanaugh Golf Course Club House. The PWWF of 1.283 mgd was calculated based on equivalent single-family dwelling units (ESD) and acreage. The interim PWWF of 1.283 mgd shall be allocated within the service area by ESDs and acreage as follows.

Interim Service Area Sub-Shed	ESD's	Area (Acres)	PWWF (MGD)
Phases 1 and 2 for the Delta Shores Project	1603	231.51	1.153
Town of Freeport	168	28	0.135
Bartley Cavanaugh Golf Course Club House ¹	12	2	0.010
Total ²	1783	261.51	1.283

1. ESDs and equivalent acreage for the Bartley Cavanaugh Golf Course Club House course are based on existing uses.
2. The total PWWF is less than the sum of the calculated PWWF from each sub-shed because the peaking factor decreases with increasing flow.

47. The applicant shall construct a permanent collection system and associated pump station that will re-direct all interim flow to an alternative SacSewer connection point before any one of the following events:
- a. The calculated PWWF exceeded the allocated 1.28 limit
 - b. The development of any area outside the interim service areas of Phase 1 and Phase 2 of the Delta Shores project.
 - c. Development activity within one of the three interim service area sub-sheds defined in the table above beyond the specific allocated ESDs and acreage.

DOU: Sarai Ochoa

48. Applicant shall participate in the Delta Shores Fee District Finance Plan and pay all required fees.
49. 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.
50. Dedicate all necessary easements, IOD easements right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies. Easements shall be dedicated for the off-site water, sewer, and storm drain main extensions. Street right-of-way shall be dedicated for common drainage pipes identified in the master water and drainage plan. All dedications shall be at no cost to the City, shall be free and clear of all encumbrances and liens, and shall be to the satisfaction of the DOU.
51. The applicant shall grant and reserve easements, as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: "Reciprocal easements for utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map."
52. The applicant shall construct all water, sewer and drainage facilities per the approved

drainage, water and sewer studies. The placement of the facilities shall comply to the Design and Procedures Manual and to the satisfaction of DOU.

53. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water study shall be consistent with the current Delta Shores Water Master Plan. 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. Two points of service for the public water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual.
55. Easements for city water meters off private water mains shall be dedicated to the City and shall include language assuring unrestricted access at all times for DOU personnel and maintenance vehicles. (Note: A water service agreement may be required for private water mains.)
56. Provide separate sanitary sewer services to each parcel to the satisfaction of the DOU.
57. The proposed water, sewer and drainage mains within private drives and common private lots will be required to be private systems. The onsite water, sewer and storm drain systems shall be private systems maintained by the association, or other approved entity.
58. Prior to the initiation of water, sewer and storm drainage service to the development, a privately funded maintenance district or a homeowner's association (HOA) shall be formed and C.C.&R's shall be approved by the City and recorded assuring maintenance of water, sewer and surface and subsurface storm drainage facilities within the private streets, drives aisles, alleys and common areas. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water, sewer and surface and subsurface storm drainage facilities may not be revised without City consent. 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. Prior to or concurrent with the submittal of improvement plans, prepare a project specific sewer study for review and approval by the DOU. Sewer study shall be consistent with the Delta Shores Sewer Master Plan. The applicant is advised to contact the City of Sacramento Utilities Department Sewer Planning Section (916-808-7890) at the early planning stages to address any sewer related requirements.
60. No vertical construction nor issuance of the final map shall be issued until the Notice of Completion has been provided for the construction of the Sump 53 Lift Station, force main and associated improvements.

61. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study. Drainage study shall be consistent with the current Delta Shores Drainage Master Plan. 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.
62. 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.
63. A grading plan showing existing and proposed elevations is required. All lots and/or parcels shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one-foot off-site contours within 100 feet of the project boundary are required. No grading shall occur until the grading plan has been reviewed and approved by DOU
64. 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.
65. 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.
66. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is an area served by an existing regional water quality control facility, therefore only source control and Low Impact Development (LID) measures are required. Improvement plans must include the measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" Chapter 4 for appropriate source control measures and chapter 5 for appropriate LID measures.

FIRE: King Tunson

67. The furthest projection of the exterior wall of a building shall be accessible from within 200 ft of an approved Fire Department access road (minimum 20' wide) and 250' of an approved water supply as measured by an unobstructed route around the exterior of the building. (California Fire Code Sections 503.1.1, 507.5.1) ***Fire Department Access for Lots 73, 74, 80, 81, 99, 100, 106, 107, 108, 113, 114 and 115 exceeds the allotted 200' distance from Streets D and E at Private Drives 7 and 8 and will require a fire engine to turn onto Private Drives 6, 7 and 8 to access these lots. With parking allowed on Streets E and D, fire access is compromised, making it impractical to make the turn from Streets D and E onto Private Drives 6, 7 and 8. In order to provide an acceptable level of fire access for emergency response purposes for the above-mentioned lots, parking spaces 5, 6, 8, 9, 18, 19, 22, 23, 26, 27, 28, 29, 36, 74, 75, 86, 91, 92, 93, 94, 103 and 111 will require elimination.***

68. All turning radii for fire access shall be designed as 35' inside and 55' outside. California Fire Code Section 503.2.4 ***The transition from Streets D and E onto Private Drives 6 and 8 does not provide for the inside turning radius of 35' as required. With vehicles parked on the streets, the width of the drive lane creates an even greater problem for emergency vehicles to access interior lots served from the private drives.***
69. *Provide the required fire hydrants in accordance with California Fire Code Section 507 and Appendix C, Section C105.1. Hydrant spacing shall be decreased where T courts are used. Hydrants shall be provided halfway between each T court, on one side of the street, and to the satisfaction of the Fire Department. **Private Drives 3, 4, 5, 9 and 10 are subject to T Court hydrant requirements.***
70. *A reciprocal ingress egress agreement shall be provided for review by City Attorney for all shared driveways being used for Fire Department access. **Private drives.***
71. *Maintenance agreements shall be provided for the interior roadways of the proposed complex and for the fire protection systems. The agreement shall be record with the Public Records Office having jurisdiction and shall provide for the following:*
- a. Provisions for the necessary repair and maintenance of the roadway surface*
 - b. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20')*
 - c. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping*
 - d. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems*
 - e. Unrestricted use of and access to the roadways covered by the agreements.*
 - f. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.*
 - g. Maintenance and timely repair of all fire protection systems, including but not limited to hydrants, fire alarm systems and fire sprinklers.*

Parks: Dana Repan

NONE

Planning: Michael Crampton

72. project approval is for the subdivision of three parcels into 209 parcels and 3 common lots as shown on the approved Tentative Map.
73. *Deviations to the following development standards are approved as follows:*
- a. Lot 166 has a lot depth of 38 feet, where a minimum depth of 50 feet is required.*
74. This approval is valid for three years from approval date, subject to SCC 17.828.160.
75. Maintenance of common lots and facilities shall be the collective responsibility of the homeowners through an HOA or other adequate maintenance agreement.

Advisory Notes:

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

76. 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.
77. House plans shall comply with City Code Chapter 17.508 Driveways which includes:
 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 and a depth of at least 20-ft measured from the right-of-way line.
 17.508.070.D.3 Garages off alleys shall be set back at least 4-feet away from the alley right-of-way.
78. The applicant shall construct all water, sewer and drainage facilities per the approved drainage, water and sewer studies. The placement of the facilities shall comply to the Design and Procedures Manual and to the satisfaction of DOU.
79. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water study shall be consistent with the current Delta Shores Water Master Plan. 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.
80. Two points of service for the public water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual.
81. Easements for city water meters off private water mains shall be dedicated to the City and shall include language assuring unrestricted access at all times for DOU personnel and maintenance vehicles. (Note: A water service agreement may be required for private water mains.)
82. Provide separate sanitary sewer services to each parcel to the satisfaction of the DOU.
83. The proposed water, sewer and drainage mains within private drives and common private lots will be required to be private systems. The onsite water, sewer and storm drain systems shall be private systems maintained by the association, or other approved entity.

84. Prior to the initiation of water, sewer and storm drainage service to the development, a privately funded maintenance district or a homeowner's association (HOA) shall be formed and C.C.&R's shall be approved by the City and recorded assuring maintenance of water, sewer and surface and subsurface storm drainage facilities within the private streets, drives aisles, alleys and common areas. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water, sewer and surface and subsurface storm drainage facilities may not be revised without City consent. 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.
85. Prior to or concurrent with the submittal of improvement plans, prepare a project specific sewer study for review and approval by the DOU. Sewer study shall be consistent with the Delta Shores Sewer Master Plan. The applicant is advised to contact the City of Sacramento Utilities Department Sewer Planning Section (916-808-7890) at the early planning stages to address any sewer related requirements.
86. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study. Drainage study shall be consistent with the current Delta Shores Drainage Master Plan. 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.
87. No vertical construction nor issuance of the final map shall be issued until the Notice of Completion has been provided for the construction of the Sump 53 Lift Station, force main and associated improvements.
88. 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.
89. A grading plan showing existing and proposed elevations is required. All lots and/or parcels shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one-foot off-site contours within 100 feet of the project boundary are required. No grading shall occur until the grading plan has been reviewed and approved by DOU
90. 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.
91. 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.
92. 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.

93. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is an area served by an existing regional water quality control facility, therefore only source control and Low Impact Development (LID) measures are required. Improvement plans must include the measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" Chapter 4 for appropriate source control measures and chapter 5 for appropriate LID measures.
94. Water meters shall be located at the point of service, which is back of curb for separated sidewalks, back of walk for connected sidewalks or at the inside edge of the right-of-way for public alleys.
95. Water meter boxes located in driveways shall be traffic rated per the requirements of the City Standard Specifications.
96. Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps from the water main in the street to the meter may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).
97. 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.
98. Recommended Low Impact Development (LID) measures shall include but not limited to non-contiguous sidewalks with landscape areas between sidewalk and curb, common area open spaces, open space areas for each parcel, disconnected roof downspouts, porous paving, and bioretention areas.
99. 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
100. Upon submitting improvement plans for review, identify that private roads used for Fire Department access less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides.
101. Upon submitting improvement plans for review, 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
102. 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.
103. 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.

104. The plans are required to comply with the California Building Standards Code (California Code of Regulations Title 24 Volumes 1-12)
105. Project must meet the requirements outlined in City Code Chapter 13.10.
106. There must be sufficient space to store a minimum of one garbage container and one mixed recycling container per unit and one organics recycling container per parcel. The space needed is approximately 35 inches by 87 inches per unit. The containers shall be placed out of view from any street, sidewalk, or other public right-of-way by fence, landscaping, building, or other barrier or immediately adjacent to the residential building per City Code Chapter 13.10.100
107. There must be sufficient space to set out three containers (garbage, mixed recycling, and organics recycling) and remain in compliance with City Code Chapter 13.10.100. Depending on service levels, this may mean up to 8 feet of curb space required. Collection will be provided according to the Trash Pickup Plan provided by applicant.
108. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the bins and containers safely. Containers must be placed along the curb closest to the property for collection.
109. Applicant shall install no parking signs in parking areas that will be used for container collection consistent with the Trash Pickup Plan. Parking shall be restricted on collection day.
110. Before the ISSUANCE OF A BUILDING PERMIT: The owner must contact SacSewer Development Services at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees are to be paid before the issuance of building permits.
111. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via its local sanitary sewer collection system. SacSewer is responsible for conveying sewage from the City collection system to the EchoWater Resource Recovery Facility for treatment, resource recovery, and disposal.
112. SacSewer has the dual 66-inch Sacramento Force Main (SacSewer operating system N50) and associated easements within the proposed project's boundaries.
113. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
 - a) Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is based on the Remaining Zone Rate of \$6,947 per residential unit over 2,000 square feet. The fee is calculated using factors at the time that the project is submitted for building permit.
 - b) A multi-use trail and adjacent landscaping shall be dedicated and constructed as specified below and in compliance with the PPDS "Park Design Guidelines" available by contacting PPDS.
 - c) The Applicant shall disclose the location of the planned multi-use trail to all future/potential owners of parcels within the subdivision.

Attachments:

1. Attachment 1: Tentative Map for MDR-10, MDR-11, and MDR-12

Respectfully Submitted: 
 Michael Crampton
 Assistant Planner

Reviewed By: 
[Marcus Adams \(Jul 14, 2025 16:51 PDT\)](#)
 Marcus Adams
 Senior Planner

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

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



TENTATIVE MAP
SITE PLAN

DELTA SHORES - MDR 10, 11 & 12

CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA
SCALE: 1" = 60'

DATE: JUNE 9, 2025



SHEET NO. 10
TM-2
OF 10 SHEETS
SAN RAMON (925) 866-0322
ROSELLE (916) 788-4456
WWW.CBG-CA.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

JOB NO.: MDC-2120

PRIVATE DRIVE PARCEL SUMMARY	
PRIVATE DRIVE NAME	PARCEL NAME
PRIVATE DRIVE 1	LOT A
PRIVATE DRIVE 2	LOT B
PRIVATE DRIVE 3	LOT C
PRIVATE DRIVE 4	LOT D
PRIVATE DRIVE 5	LOT E
PRIVATE DRIVE 6	LOT F
PRIVATE DRIVE 7	LOT G
PRIVATE DRIVE 8	LOT H
PRIVATE DRIVE 9	LOT I
PRIVATE DRIVE 10	LOT J
PRIVATE DRIVE 11	LOT K
PRIVATE DRIVE 12	LOT L
PRIVATE DRIVE 13	LOT M
PRIVATE DRIVE 14	LOT N
PRIVATE DRIVE 15	LOT O
PRIVATE DRIVE 16	LOT P
PRIVATE DRIVE 17	LOT Q
PRIVATE DRIVE 18	LOT R

NOTE: ALL PRIVATE DRIVES TO BE OWNED AND MAINTAINED BY HOA

LANDSCAPE PARCEL SUMMARY	
PARCEL	OWNED BY
LOT S	HOA
LOT T	HOA
LOT U	HOA

LEGEND	
EXISTING	PROPOSED

LOT	
1	111
2	112
3	113
4	114
5	115
6	116
7	117
8	118
9	119
10	120
11	121
12	122
13	123
14	124
15	125
16	126
17	127
18	128
19	129
20	130

LOT MDR-5

LOT MDR-8 110
PHASE 2

LOT MDR-8 109
PHASE 2

LOT MDR-8 108
PHASE 2

LOT MDR-8 107
PHASE 2

LOT MDR-8 106
PHASE 2

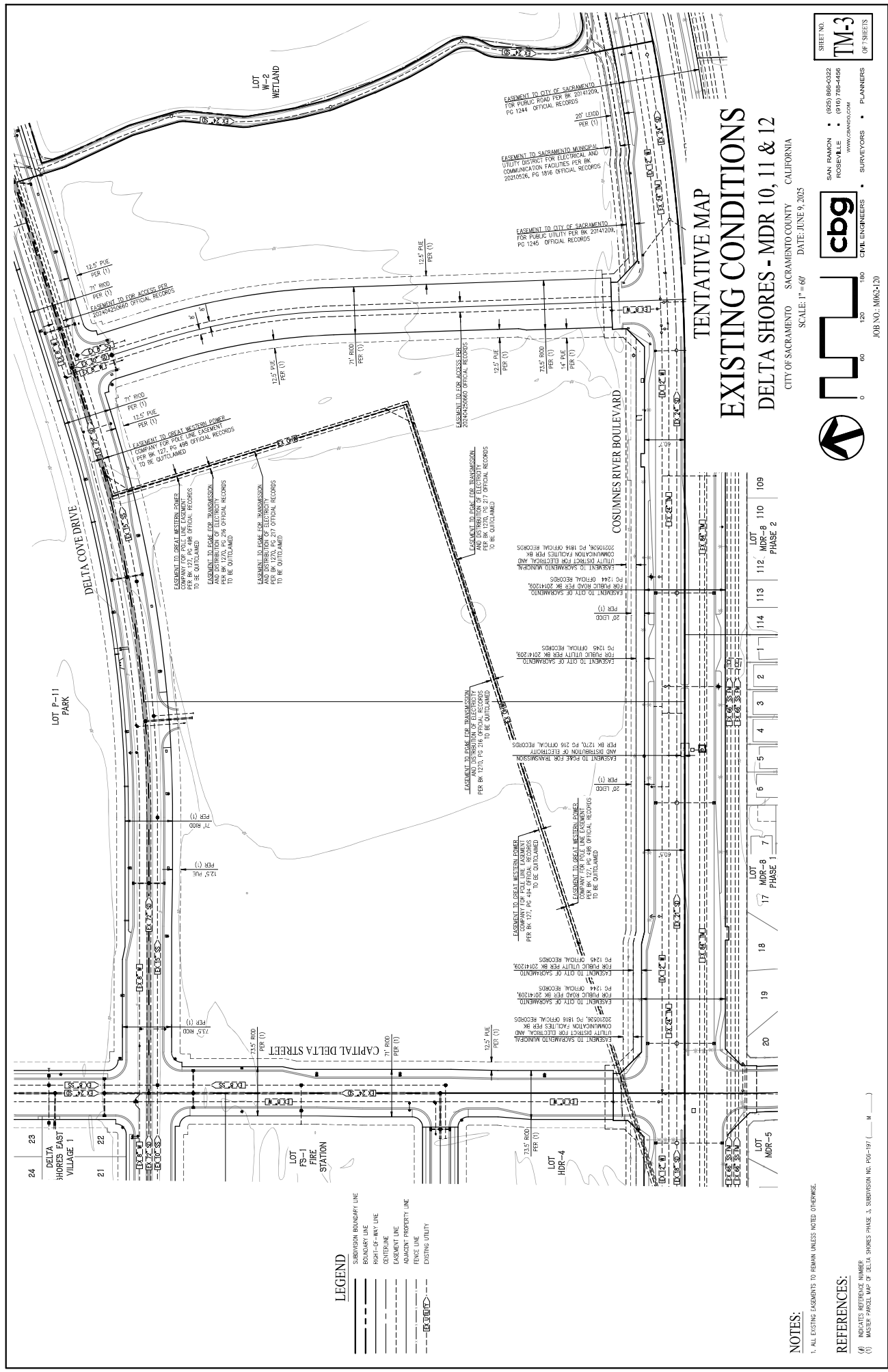
LOT MDR-8 105
PHASE 2

LOT MDR-8 104
PHASE 2

LOT MDR-8 103
PHASE 2

LOT MDR-8 102
PHASE 2

LOT MDR-8 101
PHASE 2



NOTES:


1. ALL EXISTING EASEMENTS TO REMAIN UNLESS NOTED OTHERWISE.

REFERENCES:


- (#) INDICATES REFERENCE NUMBER
- (1) MASTER PARCEL MAP OF DELTA SHORES PHASE 3, SUBDIVISION NO. PDG-197 (1 M)

TENTATIVE MAP EXISTING CONDITIONS DELTA SHORES - MDR 10, 11 & 12

CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA
SCALE: 1" = 60'
DATE: JUNE 9, 2025



CIVIL ENGINEERS • SURVEYORS • PLANNERS



JOB NO.: MDC-120

SHEET NO. TM-3 OF 3 SHEETS
SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBGDESIGN.COM

LEGEND:

- BOUNDARY
- EXISTING CENTERLINE
- CONTINGENT
- RIGHT OF WAY
- EXISTING LOT LINE
- LOT LINE
- EASEMENT
- EXISTING STORM DRAIN PIPE
- STORM DRAIN PIPE
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE



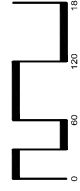
TENTATIVE MAP

PRELIMINARY GRADING & DRAINAGE PLAN

DELTA SHORES - MDR 10, 11 & 12

CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA

SCALE: 1" = 60'



SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBGENGINEERS.COM

SHEET NO. TM-4
OF 5 SHEETS

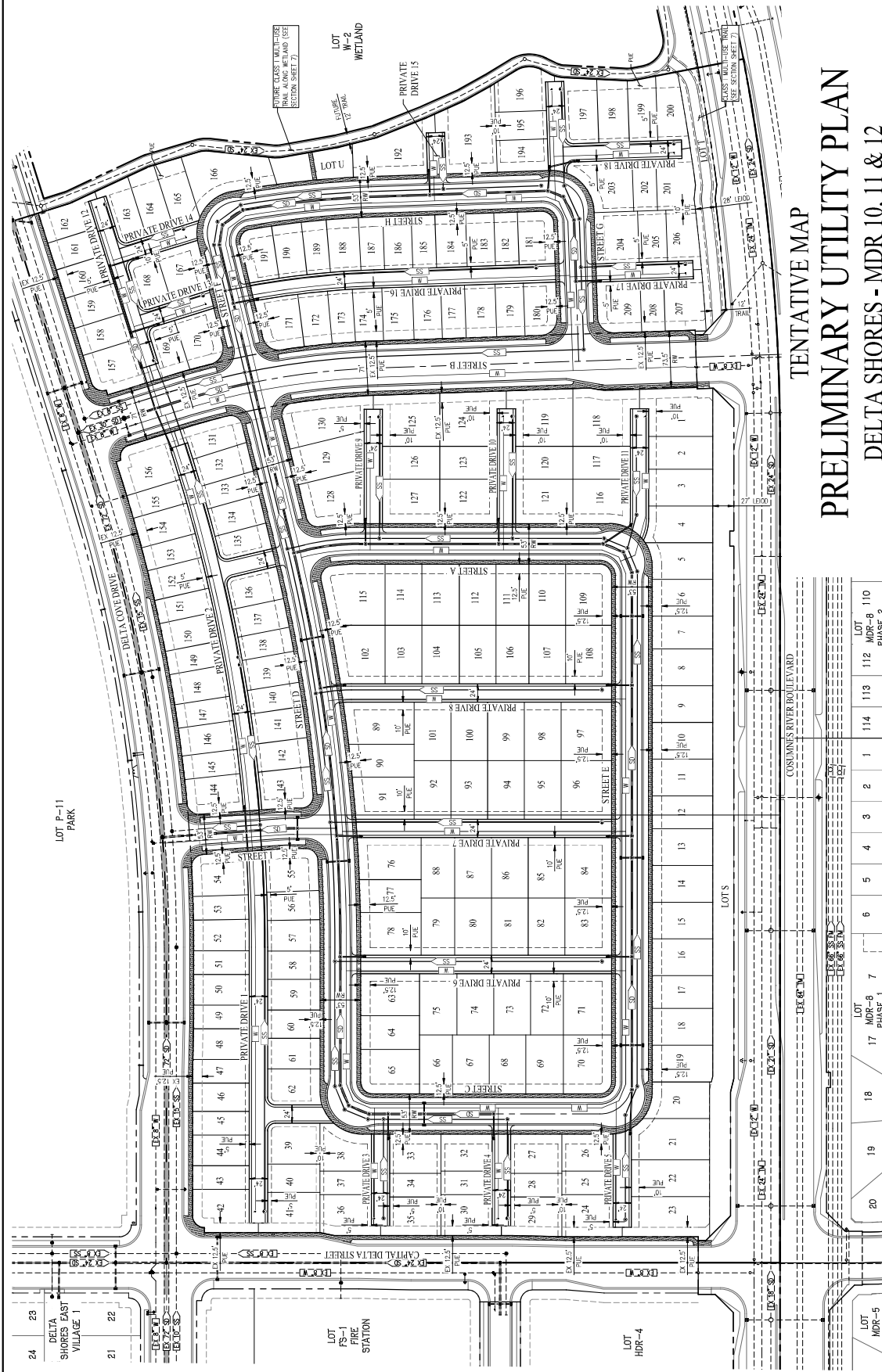
CIVIL ENGINEERS • SURVEYORS • PLANNERS

JOB NO.: M062-120

DATE: JUNE 9, 2025

LEGEND:

- SUBDIVISION BOUNDARY
- EXISTING CENTERLINE
- CONTINGENT
- RIGHT OF WAY
- EXISTING LOT LINE
- LOT LINE
- EASEMENT
- EXISTING STORM DRAIN PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER PIPE
- STORM DRAIN PIPE
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- WATER PIPE
- WATER VALVE
- FIRE HYDRANT
- WATER BLOW OFF



TENTATIVE MAP

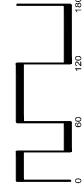
PRELIMINARY UTILITY PLAN

DELTA SHORES - MDR 10, 11 & 12

CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA

SCALE: 1" = 60'

DATE: JUNE 9, 2025



SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBG-ENGINEERS.COM

SHEET NO. TM-5 OF 5 SHEETS

CIVIL ENGINEERS • SURVEYORS • PLANNERS

JOB NO.: M062-120

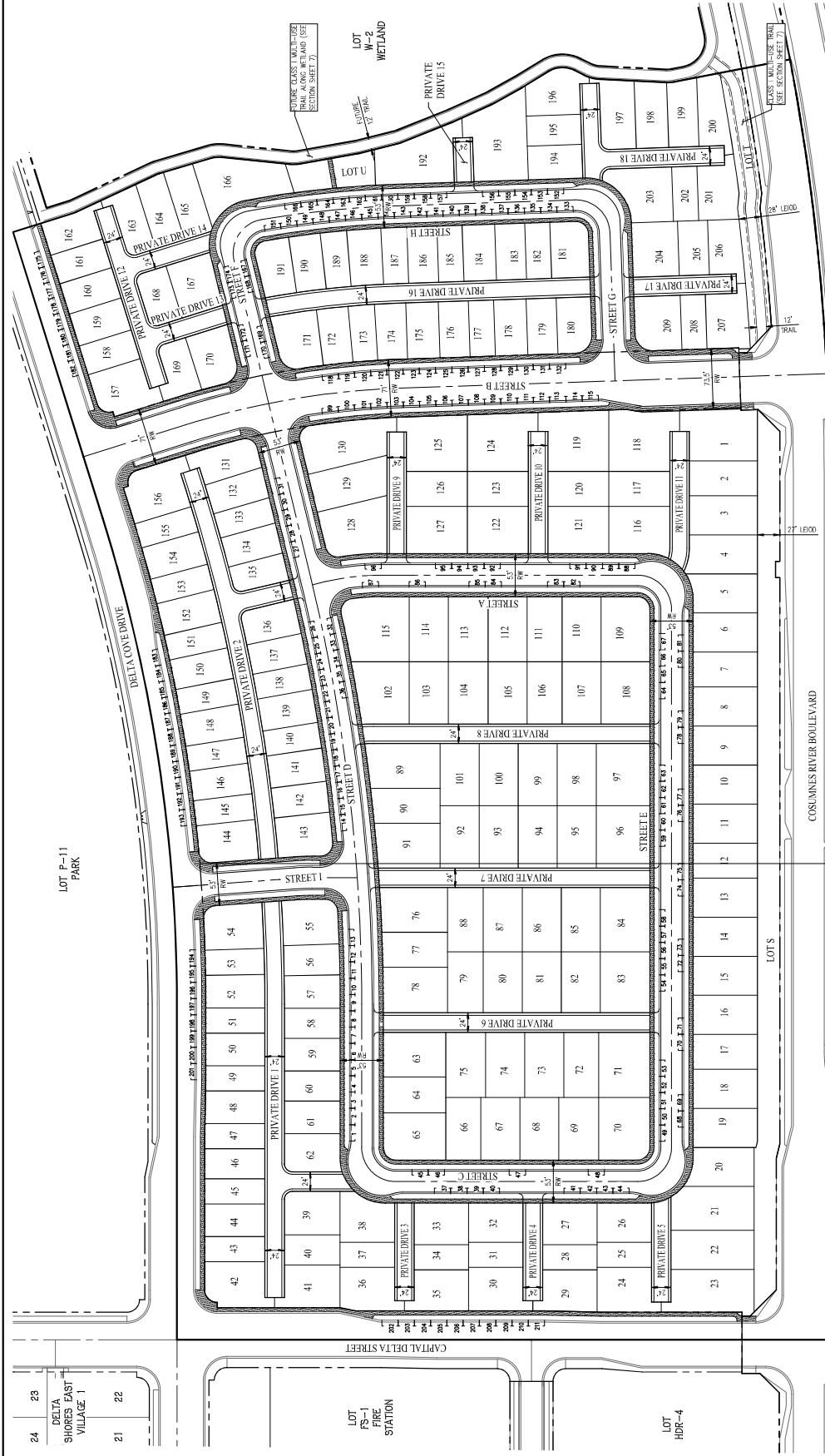
LOT	1	2	3	4	5	6	7	18	19	20
MDR-8										
PHASE 1										
LOT	112	113	114	115	116	117	118	119	120	121
MDR-8										
PHASE 2										

211 (ON-STREET)

24 23

DELTA
SHORES EAST
VILLAGE 1

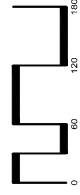
21 22



PRELIMINARY PARKING PLAN

CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA

SCALE: 1" = 60' DATE: JUNE 9, 2025



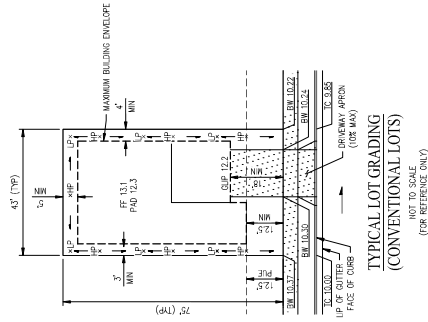
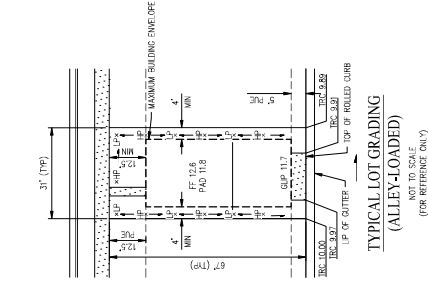
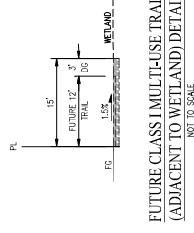
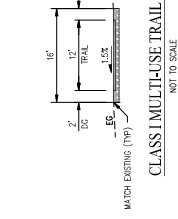
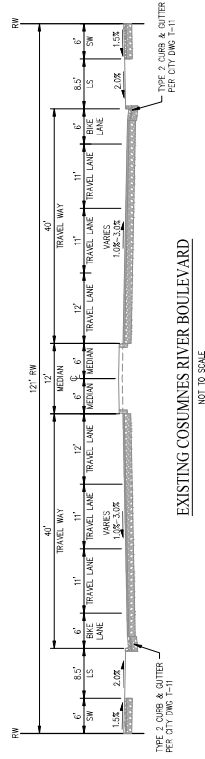
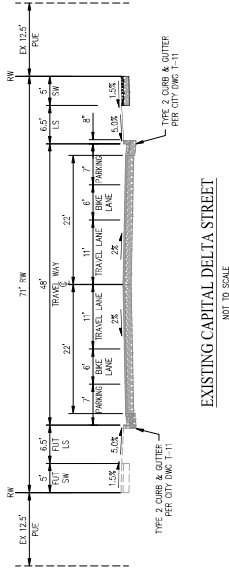
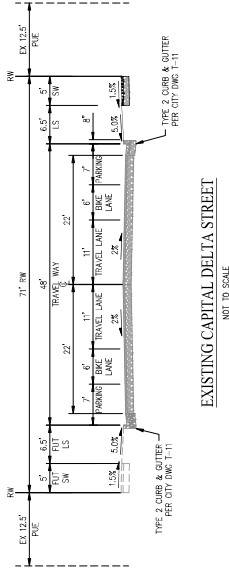
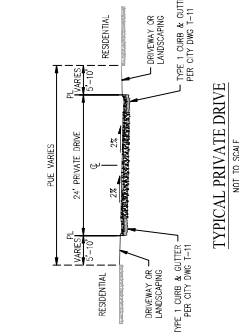
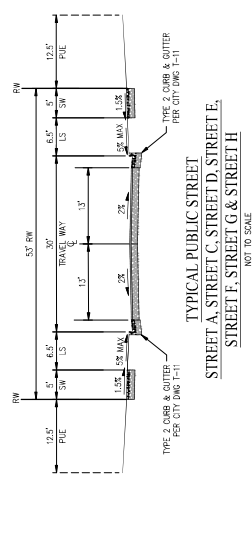
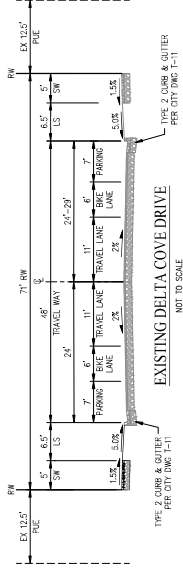
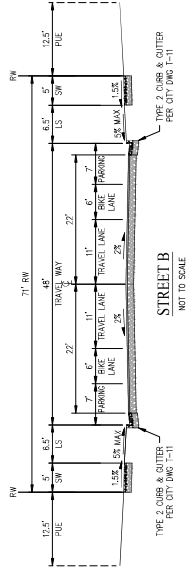
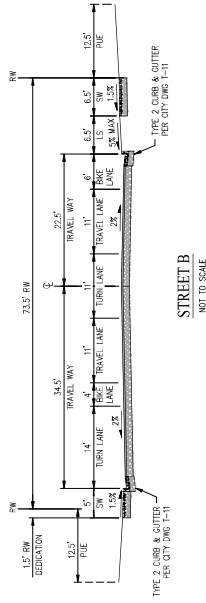
JOB NO.: M062-120



Civil Engineers • SURVEYOR

SHEET NO.
TM-6
OF 7 SHEETS

SAN RAMON • (925) 399-0000
ROSEVILLE • (916) 486-0000
WWW.CBANDG.COM



TENTATIVE MAP STREET SECTIONS DELTA SHORES - MDR 10, 11 & 12

CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA
SCALE: NOT TO SCALE DATE: JUNE 9, 2025

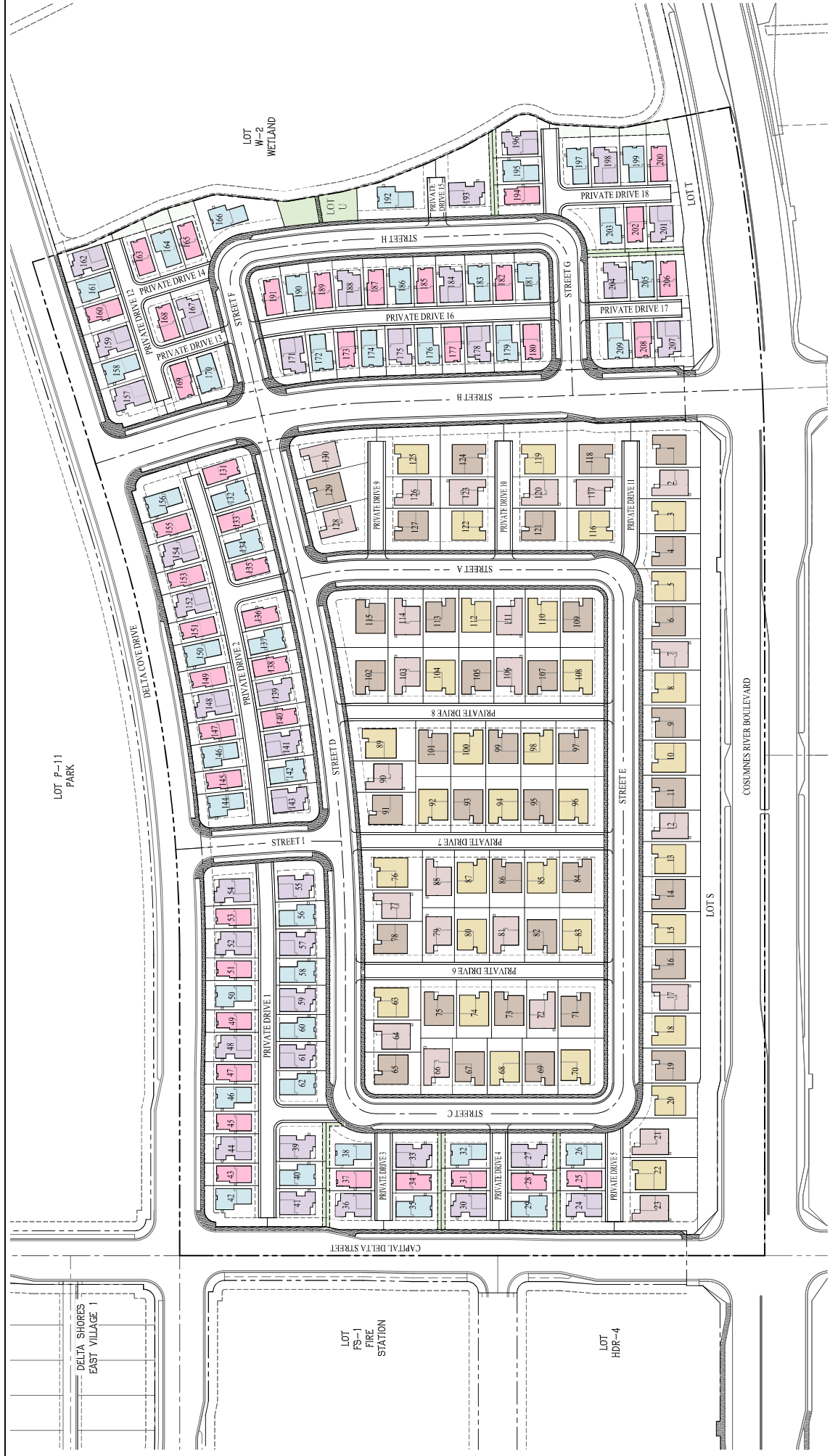
cbg
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBGDESIGN.COM

SHEET NO. **TM-7**
OF 7 SHEETS

JOB NO.: MM62-120

13/06/2025 10:42 AM - 2 SHEET OF 7



209 LOTS

MDR 10/11/12 SITE PLAN

DELTA SHORES
CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA
SCALE: 1" = 50' DATE: JUNE 6, 2015

SAN RAMON • (925) 866-0022
 SACRAMENTO • (916) 444-4400
 WWW.CBGM.COM • PLANNERS

ALLEY-LOADED LOT SUMMARY		CONVENTIONAL LOT SUMMARY		LEGEND	
	PLAN 2301		24 LOTS		PRIVATE ACCESS EASEMENT
	PLAN 2801		41 LOTS		PUBLIC ACCESS EASEMENT
	PLAN 3101		32 LOTS		
			35 LOTS		
			91 LOTS		

CONVENTIONAL LOT SUMMARY		LEGEND	
	PLAN 3503		24 LOTS
	PLAN 40-01		32 LOTS
	PLAN 40-05		35 LOTS
			91 LOTS

ALLEY-LOADED LOT SUMMARY		CONVENTIONAL LOT SUMMARY	
	PLAN 2301		24 LOTS
	PLAN 2801		41 LOTS
	PLAN 3101		32 LOTS
			97 LOTS

CONVENTIONAL LOT SUMMARY		LEGEND	
	PLAN 3503		24 LOTS
	PLAN 40-01		32 LOTS
	PLAN 40-05		35 LOTS
			91 LOTS



LOT AREA SUMMARY (209 LOTS)
DELTA SHORES - MDR 10,11, & 12 TENTATIVE MAP
CITY OF SACRAMENTO
SACRAMENTO COUNTY, CALIFORNIA

June 9, 2025
Job No.: M062-120

LOT NUMBER	AREA (SF)	MINIMUM LOT WIDTH (FT)	MINIMUM LOT DEPTH (FT)	LOT NUMBER	AREA (SF)	MINIMUM LOT WIDTH (FT)	MINIMUM LOT DEPTH (FT)
1	5,566	61	84	40	2,535	37	69
2	3,598	43	84	41	3,746	52	69
3	4,016	48	84	42	4,185	56	74
4	4,097	48	84	43	2,299	31	74
5	3,890	48	79	44	2,967	40	74
6	3,800	48	79	45	2,299	31	74
7	3,404	43	79	46	2,744	37	74
8	3,800	48	79	47	2,296	31	74
9	3,800	48	79	48	2,935	40	73
10	3,800	48	79	49	2,255	31	73
11	3,800	48	79	50	2,907	40	73
12	3,404	43	79	51	2,253	31	73
13	3,800	48	79	52	2,951	40	73
14	3,800	48	79	53	2,292	32	73
15	3,800	48	79	54	3,950	56	73
16	3,800	48	79	55	3,755	55	69
17	3,404	43	79	56	2,575	36	68
18	3,800	48	79	57	2,778	40	68
19	3,793	48	79	58	2,534	37	68
20	3,738	48	75	59	2,740	40	68
21	5,405	54	102	60	2,534	37	68
22	4,896	48	102	61	2,740	40	68
23	5,565	52	102	62	3,213	47	69
24	3,835	55	67	63	4,235	55	77
25	2,077	31	67	64	3,388	44	77
26	3,216	48	67	65	4,414	58	77
27	3,417	51	67	66	3,311	43	77
28	2,077	31	67	67	3,696	48	77
29	3,578	50	67	68	3,696	48	77
30	3,735	53	67	69	3,773	49	77
31	2,077	31	67	70	4,799	63	77
32	3,216	48	67	71	5,040	63	80
33	3,417	51	67	72	3,440	43	80
34	2,077	31	67	73	3,840	48	80
35	3,534	50	67	74	3,840	48	80
36	3,698	50	67	75	3,920	49	80
37	2,077	31	67	76	4,501	55	80
38	3,649	48	67	77	3,441	43	79
39	3,643	54	69	78	4,432	56	79

LOT NUMBER	AREA (SF)	MINIMUM LOT WIDTH (FT)	MINIMUM LOT DEPTH (FT)	LOT NUMBER	AREA (SF)	MINIMUM LOT WIDTH (FT)	MINIMUM LOT DEPTH (FT)
79	3,300	44	75	125	5,346	70	75
80	3,600	48	75	126	3,225	43	75
81	3,600	48	75	127	4,350	58	75
82	3,600	48	75	128	5,031	71	88
83	4,575	61	75	129	4,515	48	88
84	4,819	61	79	130	5,788	42	100
85	3,792	48	79	131	3,291	42	72
86	3,792	48	79	132	2,711	36	71
87	3,792	48	79	133	2,215	30	70
88	3,476	44	79	134	2,599	36	69
89	4,904	55	86	135	2,293	34	69
90	3,581	43	81	136	2,868	43	68
91	4,319	55	76	137	2,569	36	68
92	3,672	48	76	138	2,153	30	69
93	3,672	48	76	139	2,778	39	69
94	3,672	48	76	140	2,153	30	68
95	3,672	48	76	141	2,779	39	68
96	5,049	66	77	142	2,569	36	68
97	5,049	66	77	143	3,453	49	68
98	3,672	48	77	144	3,437	49	73
99	3,672	48	77	145	2,279	30	73
100	3,672	48	77	146	2,720	36	73
101	3,672	48	76	147	2,291	30	73
102	4,964	58	77	148	2,957	39	73
103	3,672	48	77	149	2,291	30	73
104	3,748	49	77	150	2,735	36	73
105	3,672	48	77	151	2,291	30	73
106	3,290	43	77	152	2,957	39	73
107	3,672	48	77	153	2,291	30	73
108	4,590	60	76	154	2,957	39	73
109	4,748	60	80	155	2,291	30	73
110	3,840	48	80	156	4,612	62	73
111	3,440	43	80	157	4,039	59	67
112	3,840	48	80	158	2,479	37	67
113	3,920	49	80	159	2,747	41	67
114	3,840	48	80	160	2,613	39	67
115	6,228	72	80	161	2,479	37	67
116	4,402	58	73	162	2,894	41	67
117	3,225	43	75	163	2,919	47	83
118	5,886	74	75	164	3,161	37	83
119	5,852	73	75	165	3,201	37	87
120	3,225	43	75	166	5,991	115	38
121	4,350	58	75	167	3,636	52	66
122	4,350	58	75	168	2,671	41	67
123	3,225	43	75	169	2,702	41	67
124	5,596	70	75	170	3,449	54	67

LOT NUMBER	AREA (SF)	MINIMUM LOT WIDTH (FT)	MINIMUM LOT DEPTH (FT)	LOT NUMBER	AREA (SF)	MINIMUM LOT WIDTH (FT)	MINIMUM LOT DEPTH (FT)
171	3,650	57	69	191	2,857	39	69
172	2,607	36	69	192	5,835	44	97
173	2,184	30	69	193	6,959	116	67
174	2,593	36	69	194	2,781	41	67
175	2,760	40	69	195	2,479	37	67
176	2,553	37	69	196	3,594	37	67
177	2,139	31	69	197	3,711	42	80
178	2,760	40	69	198	3,265	40	80
179	2,553	37	69	199	3,036	37	80
180	2,833	42	69	200	3,190	41	85
181	3,192	47	69	201	3,442	49	67
182	2,139	31	69	202	2,077	31	67
183	2,553	37	69	203	4,428	52	67
184	2,760	40	69	204	3,819	57	67
185	2,139	31	69	205	2,479	37	67
186	2,553	37	69	206	2,878	38	67
187	2,170	31	69	207	3,646	50	67
188	2,832	39	69	208	2,077	31	67
189	2,195	30	69	209	3,720	57	67
190	2,620	36	69				