DIRECTOR(S)
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Sean de Courcy, Preservation Director
Kevin Colin, Zoning Administrator

CITY STAFF
Jordyn Tanaka, Administrative Analyst

City of SACRAMENTO

Agenda
Director Hearing

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

Thursday December 03, 2026
1:00 p.m.

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1. **Oto's Marketplace Type 21 Conditional Use Permit (Z26-049) (Noticed 11/05/2026) [Continued from 11/19/2026]**
   Location: 4990 Freeport Boulevard; APN(s): 117-0211-012-0000 (District 7)
   Entitlements: Item A. Environmental Exemption (Per CEQA Guidelines Section 15301-Existing Facilities);and **Item B.** Conditional Use Permit Major Modification to change an existing Conditional Use Permit (CUP) for the sale of off-site alcoholic beverage consumption from a Type 20 License (Beer/Wine) to a Type 21 License (General – Beer, Wine, Spirits) for an existing grocery store in the General Commercial (C-2-EA-4) zone and Executive Airport Overlay (EA-4).
   Contact: Michael Crampton, Assistant Planner, (916) 808-8951, Mcrampton@cityofsacramento.org

2. **Wong Residence (DR26-077) (Noticed 11/20/2026)**
   Location: 6585 Park Riviera Way; APN(s): 030-0020-035-0000 (District 7)
   Entitlements: **Item A.** Environmental Exemption (Per CEQA Guidelines Sections 15303-New Construction or Conversion); **Item B.** Demolish an existing 1,202-square-foot single unit dwelling and construct a 4,419 square foot single unit dwelling with a 780 square foot attached garage; and **Item C.** Design Standards Deviation to allow the proposed single-unit dwelling to deviate from the architectural design standards for a garage-forward design.
   Contact: Kevin Valente, Contract Planner, (916) 372-6100, Kvalente@raneymanagement.com

3. **Northern Trail Apartments Time Extension (Z26-042) (Noticed 11/20/2026)**
   Location: 3137 & 3139 Rio Linda Boulevard; APN(s): 263-0181-017-0000, -030-0000, and -031-0000 (District 2)
   Entitlements: **Item A.** Environmental Exemption (Per CEQA Guidelines Sections 15301-Existing Facilities and15332-Infill Development); **Item B** Tentative Subdivision Map Time Extension for two years (until October 19, 2028) of a previously approved Tentative Subdivision Map (Z22-085) to subdivide two vacant parcels measuring ±0.94-acres into six residential parcels lot with a Tentative Map Design Waiver for lots with no street frontage in the Multi-Unit Dwelling (R-2B) zone ; **Item C.** Site Plan and Design Review for two years (until October 19, 2028) for review of the Tentative Subdivision Map layout and the construction of a 44,905 square foot multi-unit development consisting of 35 units and 12 Accessory Dwelling Units (ADUS); and **Item D**. Site Plan and Design Review Minor Modification to revise a Sacramento Police Department condition of approval related to employment of unfirmed security.
   Contact: Deja Harris, Associate Planner, (916) 808-5553, Dnharris@cityofsacramento.org

4. **McClellan Heights Townhomes Time Extension (Z26-074) (Noticed 11/20/2026)**
   Location: 2310-2336 Bell Avenue; APN(s): 238-0140-012-0000, 238-0140-037-0000, & 238-0140-038-0000 (District 2)
   Entitlements: **Item A.** Environmental Exemption (Per CEQA Guidelines Sections 15332-Infill Development); **Item B.** Tentative Subdivision Map Time Extension for two years (until November 18, 2028) of a previously approved Tentative Subdivision Map (Z20-056) to subdivide three parcels of approximately 1.29 acres into 21 residential parcels and one common lot, with a Tentative Map Design Deviation for 18 parcels with no public street frontage in the Residential Mixed-Use zone (RMX-SPD) within the McClellan Heights and Parker Homes Special Planning District; and **Item C.** Site Plan and Design Review for two years (until November 18, 2028) for review of the tentative subdivision map layout in the Residential Mixed-Use zone (RMX-SPD) within the McClellan Heights and Parker Homes Special Planning District.
   Contact: Deja Harris, Associate Planner, (916) 808-5553, Dnharris@cityofsacramento.org

City of SACRAMENTO
Community Development

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   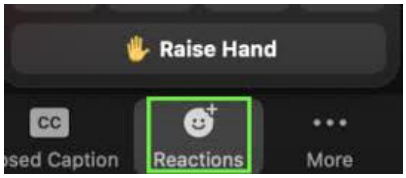

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   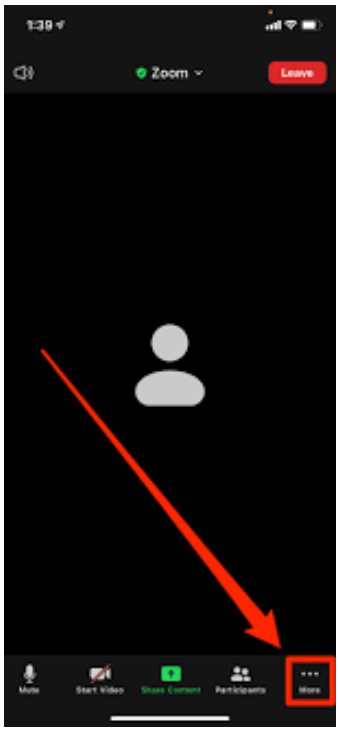

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City of SACRAMENTO
Community Development

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DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator **approve** a Major Modification to a Conditional Use Permit for Off-Site Consumption of Alcohol, for the project known as **Z26-049**. Draft Findings of Fact for the project are included below.

REQUESTED ENTITLEMENTS

1. **Conditional Use Permit – Major Modification** to change an existing Conditional Use Permit (CUP) for the sale of off-site alcoholic beverage consumption from a Type 20 License (Beer/Wine) to a Type 21 License (General – Beer, Wine, Spirits) for an existing grocery store in the General Commercial (C-2-EA-4) zone and Executive Airport Overlay (EA-4) zone.

PROJECT INFORMATION

Location:	4990 Freeport Boulevard
Parcel Number:	017-0211-009-0000 017-0211-012-0000
Council District:	7 – Rick Jennings II
Applicant:	Pete Tobin, Tobin Consulting 7309 Marblethorpe Drive Roseville, CA 95747
Property Owner:	Cheryl Inouye, Oto's Japan Food Inc. 4990 Freeport Bouelvard Sacramento, CA 95823
Project Planner:	Michael Crampton, Assistant Planner, (916) 808-8951
Hearing Date:	December 3, 2026

Land Use Information

General Plan Designation:	Residential Mixed-Use (RMU)
Community Plan Area:	Land Park
Specific Plan:	N/A
Zoning:	C-2-EA-4 (General Commercial)
Overlay Zone:	Executive Airport (EA-4)
Special Planning District:	N/A
Planned Unit Development:	N/A
Design Review Area:	Citywide
Parking District:	Urban
Historic District:	N/A
Existing Land Use of Site:	Grocery Store

Surrounding Zoning and Land Uses

North:	C-2-EA-4	Shopping Center
South:	C-2-EA-4	Shopping Center
East:	C-2-EA-4, R-1-EA-4	Auto Service; Single-unit dwelling
West:	R-1-EA-4	Single-unit dwellings

Site Characteristics

Existing Property Area:	28,015 square feet / 0.65 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Other Information

Previous Files:	P03-033

ATTACHMENTS

Attachment 1: Project Plans
Attachment 2: Vicinity Map
Attachment 3: ABC License Details – License #20-453873

BACKGROUND

The subject site is developed with a 9,847-square-foot grocery store in the South Land Park neighborhood in South Sacramento.. The site is located at the northwest corner of Freeport Boulevard and Harian Way. The project site is surrounded by a wide variety of uses including shopping centers to the north and south, single-unit dwellings to the west, and single-unit dwellings and a commercial auto service center to the east.

On November 13, 2003, the Planning Commission approved entitlements to rezone the project site from R-1-EA-4 zone to C-2-EA-4, a Special Permit to allow the sale of alcoholic beverages for off-site consumption, a Special Permit to reduce the required number of parking spaces by one (1) parking space, and a review for the abandonment of a 20' public utility easement.

This location has an active CA Department of Alcoholic Beverage Control (ABC) Type 20 license for off-premises consumption of beer and wine products. The applicant is now requesting a major modification to the existing Conditional Use Permit (CUP) (formerly known as Special Permit) to sell distilled spirits (liquor) in addition to beer and wine, which requires an ABC Type 21 license and constitutes a change in nature of the use, consistent with City Code Section 17.808.440(2)(b).

PROPOSED PROJECT AND ANALYSIS

The subject site is located in the General Commercial (C-2-EA-4) zone and Executive Airport Overlay (EA-4) zone. The applicant is requesting a major modification to the existing Conditional Use Permit (CUP) to allow for the sale of spirits, in addition to beer and wine. This request requires a public hearing before the Zoning Administrator.

Modification Request

Currently, Oto's Marketplace sells groceries, specializing in a large selection of Japanese and Asian food, produce, beer, wine, and household supplies. The store operates from 9am to 7pm Monday through Saturday, and 10am through 6pm on Sunday. The special permit approved under P03-033 imposes an aggregate limit of 10% of the store's retail floor, shelf, and cooler space to be dedicated to

the display of beer and wine products for sale.

Alcoholic beverage sales for off-site consumption land use is conditionally permitted in the C-2 zone and permitted in the Executive Airport Overlay (EA-4) zone. Pursuant to Sacramento City Code Section 17.228.108(C)(1), a Conditional Use Permit is required for alcohol sales for off-site consumption for stores less than 15,000 gross square feet or stores that dedicate more than 10% of the shelf area to alcoholic beverages. This provision typically exempts most grocery stores from needing a CUP to sell alcohol, however a CUP is required for this neighborhood grocery store as the use does not exceed the area requirement to be exempt (9,847 square feet).

Approximately 70 square feet of the retail floor area is currently allocated to wine and beer sales. The operator is proposing to sell soju (distilled alcohol, typically served chilled), Japanese whiskey, and hard liquor. No increase in the store's retail space for alcoholic beverages is proposed for the sale of soju, as the operator is proposing to utilize existing alcoholic beverages retail space in the refrigerated section with soju product.

Per the provided plans, the operator intends to add locked alcohol cabinets on the sales floor next to the cashiers for Japanese whiskey and hard liquor. The operator proposes approximately 4.5 square feet of floor area (27 square feet of shelf space) for whiskey and hard liquor. Less than 1% of the store's floor area will be dedicated for the sale of alcoholic beverages for off-site consumption. The request is consistent with the condition in the original CUP limiting 10% of the retail sales floor to the sales of alcoholic beverages.

Staff Analysis

The CUP process is designed to evaluate a project's potential impact on a site and the surrounding area.

City Code section 17.228.108(A)(2)(a) requires the decision-maker to consider whether alcoholic beverage sales for off-site consumption will detrimentally affect nearby residentially zoned areas by considering the distance of the proposed use from residential buildings, faith congregations, schools, hospitals, parks and playgrounds, childcare center, social services, and other similar uses. General Plan Policy EJ-2.20 encourages the City to use best available data tools, including but not limited to Healthy Places Index, the Centers for Disease Control (CDC) Social Vulnerability Index, and CalEnviroScreen, when evaluating health impacts from proposed projects. Table 3 identifies the number of sensitive uses and census tract vulnerability indicators using best available data.

Table 3: Vulnerability Indicators & Nearby Sensitive Uses (Census Tract 70.21)	
Healthy Places Index	87.5[1]
CalEnvrioScreen	47[2]
Proximity to other ABC Type 20/21 Licenses (1/2-mile buffer)	3 Licenses (3 Type 21)
Proximity to Sensitive Uses (1/2-mile buffer)	
• Residential	Single-unit and multi-unit dwellings
• Schools	4 schools (2 elementary, 2 K-8)
• Childcare Centers	0
• Parks	1 (William Land Regional Park, Centennial United Methodist Church, St. Robert's Church)
• Faith Congregations (church)	1 (True Jesus Church in Sacramento)

• Social Services/Hospital	0

[1] *A Healthy Place Index (HPI) score of 87.5 indicates that the census tract this property is located in has healthier community conditions than 87.5% of all census tracts in the State of California. Considerations within the Index include economics, education, social, transportation, neighborhood, housing, clean environment, and healthcare access. https://www.healthyplacesindex.org/*

[2] *This census tract received a CalEnviroScreen score of 47. The overall CalEnviroScreen score is calculated by multiplying the Pollution Burden and Population Characteristics scores with a minimum possible score of 0 and maximum possible score of 100, with a score of 100 being best. Key indicators in CalEnvrioScreen's data include exposure to different types of pollution, environmental effects from nearby toxic chemicals, percentage of populations health and age sensitivity, and socioeconomic factors. The 2040 General Plan does not recognize this census tract as a Disadvantaged Community (DAC). A DAC is defined as an area scoring in the top 25 percent of all California census tracts for pollution burden and socioeconomic factors as measured (SB 535). https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-50*

In summary, staff found that the proposed project is complimentary with the surrounding area and would not have a detrimental impact on nearby sensitive uses. In addition, the proposed project is consistent with the goals and policies of the 2040 General Plan as follows.

2040 General Plan

Goal LUP-6. A city of healthy, livable, "complete neighborhoods" that provide for residents' daily needs within easy walking or biking distance from home.

> **Policy LUP-6.1 Neighborhoods as a Basic Unit.** Recognizing Sacramento's neighborhoods as foundational elements of the city's urban structure, the City shall work to enhance their livability through the development of plans and programs.

The grocery store contributes positively to the fabric of the neighborhood by fostering economic development and providing specialty Japanese and Asian items for over 65 years, and offering a full range of amenities necessary to support a neighborhood.

Goal EJ-2. Equitable access to fresh, healthy, and affordable food and wider access to healthy food resources in disadvantaged communities.

> **Policy EJ-2.20 Evaluating Health Impacts.** The City may use best available data tools, including but not limited to Healthy Places Index, the Centers for Disease Control (CDC) Social Vulnerability Index, and CalEnviroScreen, when evaluating health impacts from proposed projects in disadvantaged and historically underserved communities.

The 2040 General Plan and the California Environmental Protection Agency's (CalEPA) CalEnviroScreen does not identify this Census Tract as a Disadvantaged Community (DAC). A DAC is defined as an area scoring in the top 25 percent of all California census tracts for pollution burden and socioeconomic factors as measured (SB 535). The business already offers a variety of produce and healthy foods are already offered, encouraging healthy uses. While there is an increase in the floor area dedicated to alcohol sales, the restrictions imposed on the original CUP will remain, limiting the amount of shelf space devoted to alcohol.

Conditional Use Permit Findings

With consideration to the variables outlined in City Code section 17.228.108(A)(2)(a) and described above, to approve a major modification (City Code 17.808.440(C)) for an alcohol license for off-premises consumption, the decision-maker must make the four required findings of all Conditional Use Permits as prescribed in City Code Section 17.808.200(C)(1):

1. The proposed use and its operating characteristics are consistent with the general plan and any applicable specific plan or transit village plan;

2. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the zoning district in which it is located, and of all other provisions of this title and this code;

3. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public services and utilities;

4. The proposed use and its operating characteristics 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 addition to the four standard CUP findings above, the decision-maker must also make four additional findings for off-site consumption as prescribed in City Code Section 17.228.108(A)(1):

5. The proposed alcoholic beverage sales will not adversely affect the peace or general welfare of the surrounding neighborhood;

6. The proposed alcoholic beverage sales will not result in undue concentration of establishments dispensing alcoholic beverages;

7. The proposed alcoholic beverage sales will not enlarge or encourage the development of a skid row or blighted area; and

8. The proposed alcoholic beverage sales will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation.

The modification to alcohol sales for off-site consumption would not be detrimental to nearby residences, churches, schools, hospitals, public parks and playgrounds, childcare centers social services and other similar uses because the existing grocery store and is conditioned to retain a limit on the retail floor area for alcoholic beverages.

Staff Recommendation

Upon evaluating the proposed project, findings of fact, 2040 General Plan, and best available information, staff is recommending the Zoning Administrator approve the major modification for the following reasons:

- The site is located along a commercial corridor that contains a variety of similar retail and commercial services, including a bakery, bank, restaurant, and retail stores.
- The census tract the convenience store is located within is not part of a disadvantaged community per SB535 and scored moderately in both the Healthy Places Index and CalEnviroScreen.
- Nearby sensitive receptors are not directly adjacent to the convenience store.
- The CUP retains the maximum alcohol shelf space requirement for alcohol approved in 2003 of 10%, inclusive of the additional distilled spirits.
- The census track is not overconcentrated and the modification of the Type 20 to Type 21, i.e,, change of license type, will not result in an intensification of ABC's off-site licenses.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This project was routed to Preservation Sacramento, Civic Thread, Sacramento Area Bicycle

Advocates, Region Builders, South Land Park Neighborhood Association, Sacramento Riverfront Association, and Land Park Community Association. All property owners and residents within 500 feet of the subject site, as well as the neighborhood association, were mailed a notice of public hearing prior to the hearing. The site was posted with project information after submittal and prior to the Public Hearing. At the time of writing this report, staff has not received any public comment letters.

ENVIRONMENTAL DETERMINATION

Environmental Planning Services of the Community Development Department has reviewed this project, and the Zoning Administrator determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Existing Facilities (Categorical Exemption, Class 1). Class 1 applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

FLOOD HAZARD ZONE

State Law (SB 5 as amended by SB 639) and the 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 in the Natomas and Beach Lake Subareas will have protection from a 200-year flood event or will achieve that protection by 2030. 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 2030. 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 2026 Adequate Progress Annual Report accepted by City Council Resolution No. 2026-0296 on November 10, 2026.

DRAFT FINDINGS OF FACT

Environmental Determination

1. The Zoning Administrator has determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Existing Facilities (Categorical Exemption – Class 1).
   Class 1, Existing Facilities, applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use in that the subject site currently sells alcohol. The nature of the use is not changing and only includes the expansion of the type of alcohol that can be sold at the existing convenience store.

Conditional Use Permit

Conditional Use Permit – Major Modification to change an existing Conditional Use Permit (CUP) for the sale of off-site alcoholic beverage consumption from a Type 20 License (Beer/Wine) to a Type 21 License (General – Beer, Wine, Spirits) for an existing grocery store in the General Commercial

(C-2-EA-4) and Executive Airport Overlay (EA-4) zone **is approved** based on the following Findings of Fact:

1. The proposed use and its operating characteristics are consistent with the General Plan and any applicable specific plan or transit village plan, in that the existing grocery store use is consistent with the General Plan designation of Residential Mixed Use, which provides for vibrant, walkable areas along corridors with a high intensity mix of residential, commercial, office, and public uses, where daily errands can be accomplished on foot, by bicycle, or by transit. The subject site is located along a commercial corridor (Freeport Boulevard). The site is not within a disadvantaged community as defined by the 2040 General Plan.

2. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the C-2-EA-4, and of all other provisions of the code, in that the use is allowed with a major modification to the existing Conditional Use Permit (CUP). No new development is proposed.

3. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public services and utilities, in that the project will have no change in vehicular access which is currently provided from Freeport Boulevard. The site is developed and is served by existing utilities, and roadways, and no modifications are proposed. The approval of expanded alcohol sales will not change the nature site access and services.

4. The proposed use and its operating characteristics 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 alcohol sales will be within an existing grocery store with continued limits on overall display area and shelf space that were established with the original condition use permit, granted in 2003

5. The proposed alcoholic beverage sales will not adversely affect the peace or general welfare of the surrounding neighborhoods, in that the sale of alcohol at this location is existing, having been approved for beer and wine sales in 2003. Additional conditions are added to the use permit to address the expansion of alcohol sales to include spirits and limiting the expansion to 4.5 square feet of floor area (27 square feet of shelf space).

6. The proposed alcoholic beverage sales will not result in undue concentration of establishments dispensing alcoholic beverages, in that staff confirmed with the Department of Alcoholic Beverage Control (ABC) that the subject census tract is under concentrated with off-site licenses.

7. The proposed alcoholic beverage sales will not enlarge or encourage the development of a skid row or blighted area, in that the sale of alcohol will be supervised by ABC and is required to comply with conditions on the ABC license as well as the CUP. The establishment is already conditioned to limit loitering and littering so as to be compatible with adjacent uses. Acceptance and compliance with CUP operating conditions will assist in discouraging and preventing associated negative impacts which can contribute to the development of blighted areas.

8. The proposed alcoholic beverage sales will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation, in that there are no redevelopment programs in the area and the granting of this permit will not disrupt development efforts around Freeport Boulevard because this is an existing business that has had alcohol sales in place since 2003.

200-Year Flood Protection

9. 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 2026 *Adequate Progress Annual Report* accepted by the City Council on November 10, 2026 (Resolution No. 2026-0296).

CONDITIONS OF APPROVAL

Planning

B1. With the exception of Condition of Approval C1(a) [alcohol display area] and C1(h) [beer and wine sales only] of Record No. P03-033, all conditions of approval established in the record of decision No. P03-033 are valid and applicable to the business for which the Conditional Use Permit is granted.

B2. Condition C1(h) of Record No. P03-033 is hereby struck from the record and is no longer valid or applicable to the business for which the Conditional Use Permit is granted. The Conditional No.25 as follow is struck from the conditions of approval as follows:

~~The sale of alcohol shall be limited to beer and wine only, no hard liquor sales allowed;~~

B3. Condition C1(a) of Record No. P03-033 shall be revised as follows:

No more than the aggregate total of ten (10) percent of the store's retail floor, shelf and cooler space shall be dedicated to the display of beer, wine, and distilled spirit products for sale. *Distilled Spirits shall not exceed 27 square feet of new shelf space.*

B4. Alcohol cabinets shall be located behind the point of sale and locked.

B5. The applicant shall obtain any necessary permits from the California Department of Alcoholic Beverage Control, prior to commencing revised operations.

B6. Any modifications to the permit, including expansion of alcohol shelf space, shall require additional planning review and may result in the need for additional planning entitlements.

B7. Alterations to the interior of the building are permitted to accommodate the approved use (subject to approval of any requisite building permits).

B8. This approval is valid for three years from approval date, subject to SCC 17.828.160.

Police Department

B9. Business shall be equipped with and maintain a security system with:

a. An alarm system with a valid UL Certificate in accordance with UL 681(ED.15-2014) (Standard for Installation and Classification of Burglar and Holdup Alarm)
b. Video Assessment and Surveillance System (VASS)

B10. Holdup alarm system shall be employed near the:

a. all points of sale
b. safe(s)
c. Install a Video Assessment and Surveillance System (VASS)

B11. System Installation and Management

a. A VASS shall be installed at the site and maintained by a property management company, security company, or designee.
b. A manager with access to VASS storage shall be able to respond to any system activation within two hours.

B12. Camera Quality and Capabilities

a. All cameras must be high-quality HD or 4K.
b. Cameras must be day/night capable and equipped with low-light, auto-iris, and auto-focus capabilities.
c. Minimum resolution: 8 megapixels.
d. Minimum frame rate: 20–30 frames per second.
e. Driveway entrances and building entrances must be covered by cameras providing 100 pixels per foot or higher.

B13. Video Storage and Retention

a. Video recordings must use efficient compression standards (e.g., H.264, H.265) to maintain quality while conserving storage.
b. Video must be stored off-site or accessible only by management.
c. Each recording must be retained for at least 30 days.
d. Video must be accessible within 30 minutes, 365 days a year.

B14. Footage Accessibility and Export

a. VASS must be capable of exporting footage to common media (e.g., USB drive, DVD) in a standard viewing format, without requiring proprietary software for third-party viewing.

B15. VASS shall provide comprehensive coverage of:

a. all points of sale

b. safe(s)
c. manager's office
d. areas of ingress and egress (doors, driveways)
e. alcohol placement areas
f. parking lot
g. adjacent public rights of way
h. trash enclosure(s)
i. areas not clearly visible from public streets
j. coverage of all four (4) exterior sides of the building(s)
k. at least one camera shall be positioned to get a front face shot (e.g. height strip camera)

B16. Height markers are required on the interior doorway.

B17. An electronic "point of sale" age verification system is required, including:

a. scans and authenticates ID
b. identifies fake IDs
c. records dates and times of entry

B18. No more than 10 percent of the square footage of windows and clear doors for retail purposes shall be blocked by advertising, signs, shelves or anything else. All advertising, signs, and shelving shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises from the exterior public sidewalk or entrance to the premises. All signs shall comply with the City Code.

B19. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures should be slatted to allow visual surveillance of the interior.

B20. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.

B21. 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.

B22. Property management shall be responsible for the daily removal of all litter from the site.

Advisory Notes:

The following advisory notes are information in nature and not a requirement of this Conditional Use Permit Major Modification:

Building

ADV A1. The plans are required to comply with the applicable sections of the California Building Standards Code (California Code of Regulations Title 24 Volumes 1-12).

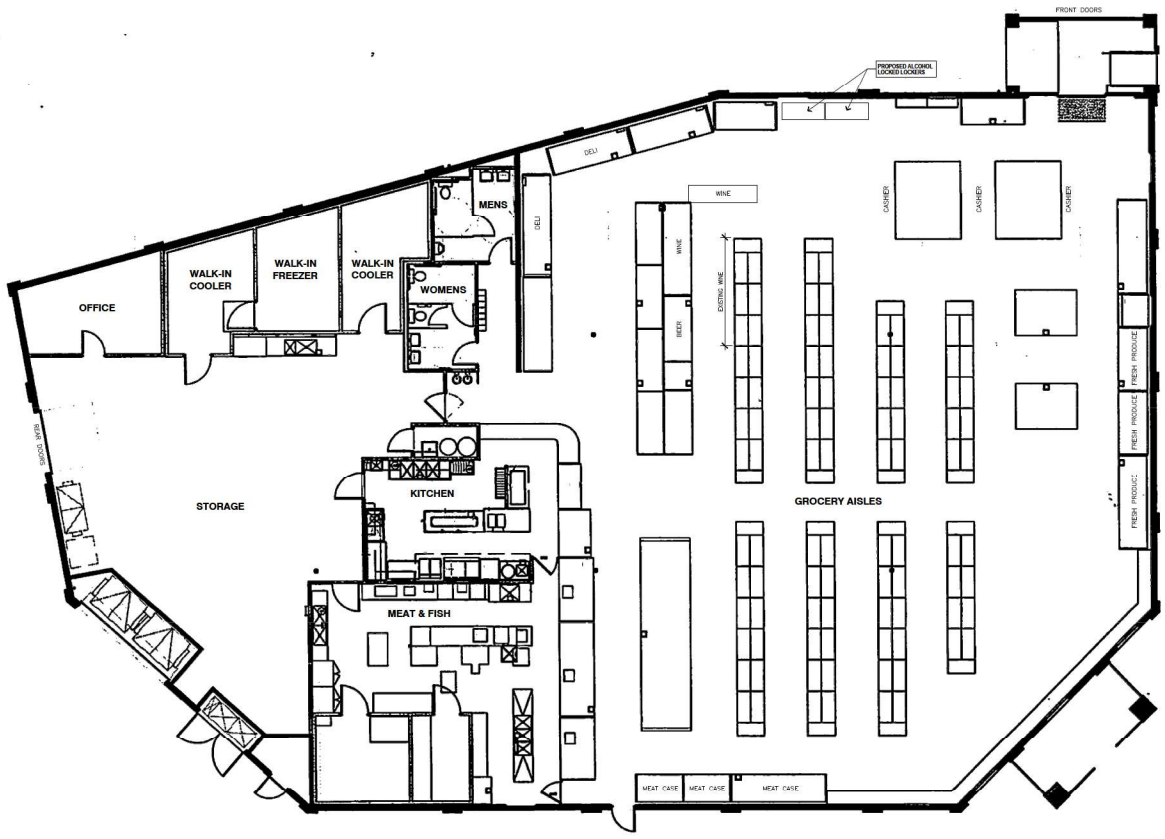
Sacramento Area Sewer District

ADV A2. *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.*

Respectfully Submitted: _____
Michael Crampton
Assistant Planner

Reviewed By: Marcus Adams (Nov 25, 2026 13:05:30 PST)
Marcus Adams
Senior Planner

The decision of the Zoning Administrator 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 is final.



01 FLOOR PLAN
SCALE: 3/16"=1'-0" 11,400 S.F. GROSS FLOOR AREA

TOBIN CONSULTING

PETE TOBIN
ROSEVILLE, CALIFORNIA
925-768-0306
ptobin2000@outlook.com

CONSULTANT SEAL:

PROJECT:

OTO'S MARKETPLACE
4990 FREEPORT BLVD.
SACRAMENTO, CA

CLIENT:

REVISIONS

PROFESSIONAL SEAL:

PROJECT NUMBER: 26-002

PROJECT DATE: 06/21/2026

SHEET CONTENTS:

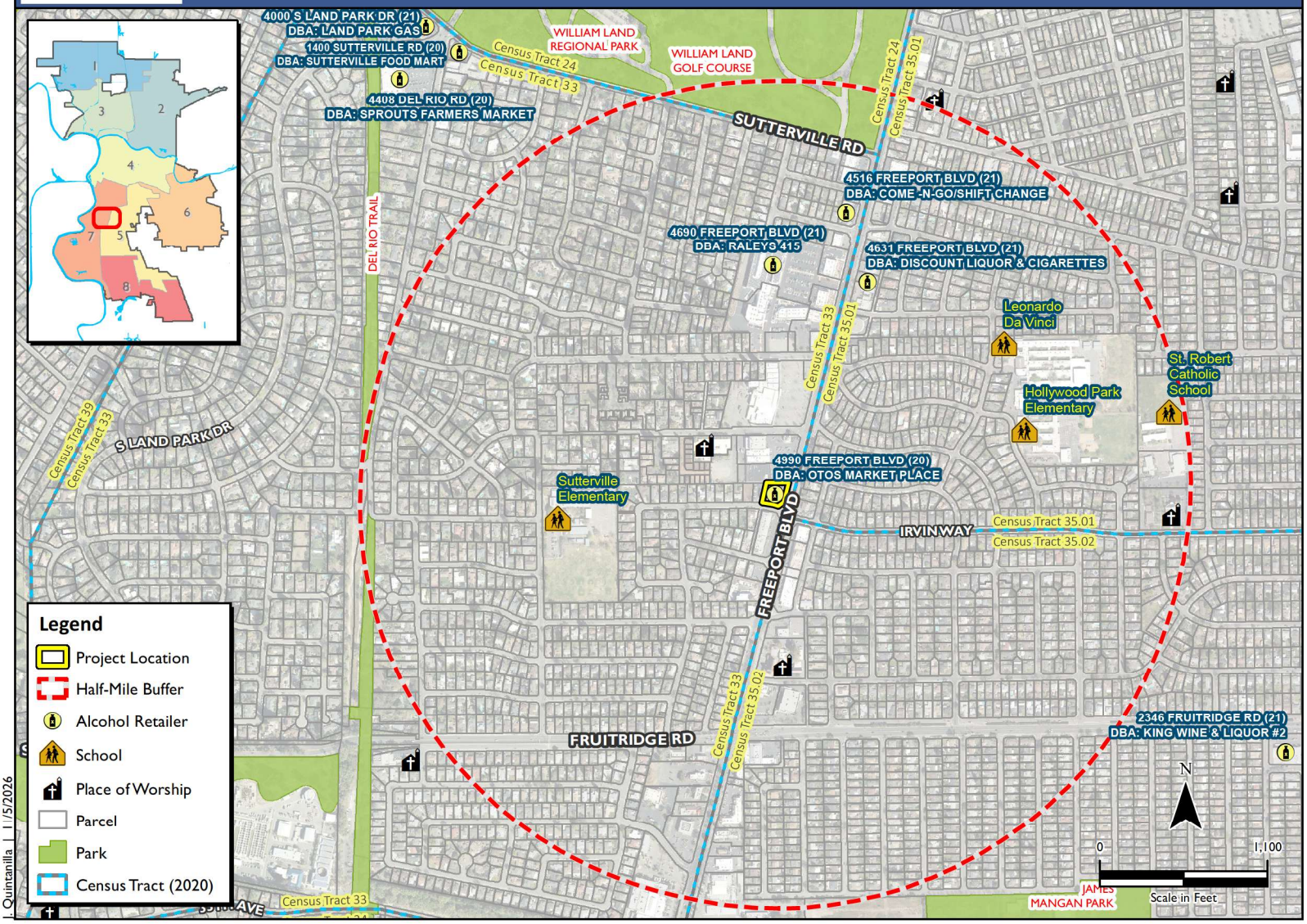
EXISTING FLOOR PLAN

SHEET NUMBER:

A-1

City of SACRAMENTO
Community Development

Z26-049: 4990 Freeport Blvd. Type 21 CUP



J. Quintanilla | 1/5/2026

CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control

Report Date: Wednesday, November 25, 2026

LICENSE INFORMATION

License Number: 453873 **Primary Owner:** OTOS JAPAN FOOD INC **Office of Application:**

23 - SACRAMENTO

BUSINESS NAME

OTOS MARKET PLACE

BUSINESS ADDRESS

4990 FREEPORT BLVD , SACRAMENTO, CA, 95822

County: SACRAMENTO **Census Tract:** 0033.00

LICENSEE INFORMATION

Licensee: OTOS JAPAN FOOD INC

Company Information

OFFICER: INOUYE, CHERYL ANN (SECRETARY/ASST SEC)

OFFICER: INOUYE, CHERYL ANN (CHIEF FINANCIAL OFFICER)

OFFICER: OTO, MICHAEL WAYNE (DIRECTOR/GENERAL MANAGER)

OFFICER: OTO-WONG, FLORENCE SHIZUKO (DIRECTOR/GENERAL MANAGER)

OFFICER: OTO, RUSSELL (PRESIDENT)

OFFICER: OTO, MOLLIE (SECRETARY/ASST SEC)

STOCKHOLDER: OTO, MASASHI T

STOCKHOLDER: INOUYE, CHERYL ANN

STOCKHOLDER: OTO, MICHAEL WAYNE

STOCKHOLDER: OTO, RUSSELL

STOCKHOLDER: OTO-WONG, FLORENCE SHIZUKO

LICENSE TYPES

*Allow up to six weeks for expiration date updates after renewal fee submittal.

20 - OFF-SALE BEER AND WINE

License Type Status: ACTIVE **Status Date:** 20-JUL-2007 **Term:** 12 Month(s)

Original Issue Date: 20-JUL-2007 **Expiration Date*:** 30-JUN-2027 **Master:** Y **Duplicate:** 0

From License Number: 20-163546

Fee Code: P40 **Transfers:** Transferred On: 20-JUL-2007

OPERATING RESTRICTIONS:

No Operating Restrictions found

DISCIPLINARY ACTION:

No Active Disciplinary Action found

DISCIPLINARY HISTORY:

No Disciplinary History found.

HOLDS:

No Active Holds found

ESCROWS:

No Escrow found

NOTIFICATIONS:

No notifications found

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

STAFF RECOMMENDATION

Staff recommend the Design Director approve with conditions the Site Plan and Design Review for the construction of a 4,419-square-foot single unit dwelling for the project known as file **DR26-077**. Draft Findings of Fact and Conditions of Approval for the project are included below.

Requested Entitlements:

1. **Environmental Determination:** Categorically Exempt per CEQA Guidelines Section 15303A – New Construction or Conversion of Small Structures.

2. **Site Plan and Design Review** to demolish an existing 1,202-square-foot single unit dwelling and construct a 4,419-square-foot single-unit dwelling with an approximately 780-square-foot attached garage.

3. **Design Standards Deviation** to allow the proposed single-unit dwelling to deviate from the architectural design standards for a garage-forward design.

Location:	6585 Park Riviera Way, Sacramento, CA, 95822
Assessor's Parcel Number:	030-0020-035-0000
Project Applicant:	Steve Sutton, Sutton & Associates, Inc. 5963 Freeport Blvd., Suite 104, Sacramento, CA 95828
Project Planner:	Kevin Valente, Contract Planner
General Plan Designation:	Neighborhood
Community Plan Area:	Pocket
Zoning:	Single-Unit Dwelling Zone (R-1)
Design Review Area:	Citywide
Existing Land Use of Site:	Single-Unit Dwelling

Surrounding Zoning and Land Use:

North:	Agricultural (A)	Didion School Park
South:	(R-1)	Single-Unit Dwelling
East:	(R-1)	Single-Unit Dwelling
West:	(R-1)	Single-Unit Dwelling

Site Information:

Property Size:	0.33 acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Setback Information:

All Parcels:	Required:	Proposed:
Front	28 ft 5 in – 28 ft 9 in	28 ft 6 in
Interior (East)	5 ft	9 ft 5 in
Interior (West)	5 ft	12 ft 4 in
Rear	15 ft	66 ft 11 in

Development Standards:

Parcel:	Required:	Proposed:
Density (3 du/acre)	1 du	1 du
Height	35 ft	28 ft 2 3/4 in
Lot Coverage	40% or 2,500 sf	10%

Background/Analysis:

The project site consists of a 0.33-acre residential parcel located at 6585 Park Riviera Way in the Pocket Community Plan Area. The parcel is developed with an existing 1,202-square foot (sf) single-unit dwelling to be demolished. The project is surrounded by Didion School Park to the north and single-unit dwellings to the east, west, and south.

The project proposes the construction of a 4,419-sf single-unit dwelling with an approximately 780-sf attached garage. The proposed materials would consist of dimensional composition roofing, smooth stucco siding, and fiber cement horizontal lap siding.

The project was routed to all applicable city agencies, county departments, and utility agencies on August 27, 2026. Comments received have been incorporated into conditions of approval or advisory notes below.

Property owners, tenants, and neighborhood groups within 500 feet of the subject site received notification of the public hearing occurring on November 5, 2026. The Pocket Greenhaven Community Association and Preservation Sacramento neighborhood advisory groups were notified of the project. As of the drafting of this report, staff have not received any comments.

The proposed single-unit dwelling incorporates a variety of materials, planar changes, and roof heights to satisfy the Citywide Design Guidelines and the Pocket Community Plan. The proposed single-unit dwelling will have dimensional composition roofing, smooth stucco siding, and a horizontal lap siding exterior.

Garage Forward Design Deviation

Pursuant to Section 17.600.105 of the City's Municipal Code, garages shall be set back from the front property line farther than, or equal to, the front façade of the dwelling. The proposed front

façade of the dwelling would be set back from the garage by approximately 8 feet and 6 inches. Therefore, the proposed 4,419-sf single-unit dwelling would have a garage-forward design and would not comply with the City's Architectural design standards for single-unit dwellings.

Many existing residences along Park Riviera Way include garage-forward designs. As such, the proposed design would be consistent with the existing neighborhood character and context. In addition, the large lot size provides adequate space for the proposed three-car garage. Because the proposed single-unit dwelling includes a garage-forward design, the applicant is requesting a deviation through a public hearing process to deviate from the required setback for garages for single-unit dwellings, per the architectural design requirements for single-unit dwellings.

Staff supports the deviation and finds that the project is consistent with the purpose and intent of applicable design guidelines and development standards in that:

1. Several existing residences near the project site have existing garage-forward designs.
2. The proposed garage would meet the front setback requirements for a single-unit unit dwelling in the R-1 zone.
3. The proposed garage-forward design does not significantly impact the established assemblage of homes on the block.
4. The proposed project provides for better site utilization.

Recommended Determination

As designed, the project meets all applicable development standards for the R-1 zone and the architectural design standards for single-unit dwelling design guidelines, with the exception of the garage-forward design. The planning staff supports the project and recommends approval of the single-unit dwelling with a deviation to allow for a garage-forward design.

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 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 facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection. This is based on the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283)."

Draft Findings of Fact:

California Environmental Quality Act

The project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 3, Section number 15303A (New Construction or Conversion of Small Structures) in which one single-family residence, or a second dwelling unit in a residential zone are exempt. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

Planning/Design Review – Kevin Valente

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

2. The design, layout, and physical characteristics of the proposed project are consistent with all applicable design guidelines and with all applicable development standards in that the proposal meets all applicable development standards for the R-1 zone and the design standards for single-unit dwelling accessory structures. Furthermore, the project meets the Citywide design principles in relation to single-unit dwelling accessory structures.

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

4. The design, layout, and physical characteristics of the proposed project are visually and functionally compatible with the surrounding neighborhood in that the exterior design and massing of the project are compatible with the design of the adjacent residential accessory structures.

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

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

7. The project site is within an area for which the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection, as demonstrated by the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

DRAFT CONDITIONS OF APPROVALS:

Planning/Design Review

1. The single-unit dwelling shall be constructed per approved plans.

2. Provide the following building materials for the single-unit dwelling as indicated by the approved plan:

    a. Minimum 30-year dimensional composition roofing

    b. Smooth finished stucco exterior (at all elevations)

c. Fiber cement horizontal lap wainscot exterior with side returns (at north elevation)

d. Decorative raised panel front entry double doors (at north elevation)

e. Vinyl single/double hung, horizontal sliding, and fixed windows with trim and sill (at all elevations – upper grids on north elevation only)

f. Two metal carriage garage doors with raised panels (at north elevation)

g. Sliding vinyl double doors with glass (at south elevation)

h. Covered front porch with stucco porch columns and decorative trim (at north elevation)

i. Covered rear patio and second-story balcony with stucco columns and metal railing (at south elevation)

j. Metal gutters and downspouts

General Conditions

3. Any new or relocated electrical service panels shall not be placed on any street facing elevation and must be screened from street view when located on the interior side yard of the structure.

4. All residential mechanical equipment must be ground-mounted and cannot be placed within the front or street-side yards. The equipment shall be screened from street view using fencing, landscaping, or an architecturally integrated screen wall.

5. There shall be a minimum of one large canopy tree planted in the front and street side yard of each single-family or duplex unit. A minimum of two trees shall be planted on corner lots. Tree may be existing or a new 15 gallon minimum. See Free Shade Tree Program (Free Shade Tree Program).

6. The applicant shall obtain all necessary building permits prior to commencing construction. No permits shall be issued within the 10-day appeal period. The 10-day appeal period will commence on December 3, 2026.

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

8. Any modification to the project shall be subject to the review and approval of planning staff (and may require additional entitlements).

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

Urban Forestry

10. **General Tree Protection** – The applicant shall include the following Tree Preservation Measures in the General Notes, Grading Plans, Utility Plans, Demolition Plan, Landscape Plan and the offsite plans if the trees will be impacted by work proposed on each sheet.

Required Tree Preservation Measures for City and Private Protected Trees

1. This project shall contract with a Project Arborist experienced with tree protection and construction that is required to:

    a. Attend preconstruction meetings to approve of and inform contractors of all tree protection measures.

    b. Visit the site before and after demolition, grading, and landscaping as well as at least twice each month during construction to ensure that tree protection measures are implemented and maintained.

    c. Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure that corrective action was properly implemented.

    d. The Project Arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.

2. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities.

    a. Existing driveways shall be used as the sole access to the site. Where there are no existing driveways, access shall be limited to a one or two locations outside the dripline of protected trees that have protection from soil compaction with the use of one or more of the following: A 6-inch layer of hardwood chips covered by ¾-inch plywood or trench plates, geotextile fabric covered by a 6-inch layer of hardwood chips or an alternative that is approved by the City Arborist.

3. Construction trailers and port-a-potties shall be placed on existing hardscape or bridged over the tree protection zone or planter so as not to compact soil.

4. Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Certified Arborist. Submit a tree permit application and a tree protection plan created by a Certified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.

5. All excavation, grading, or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-

excavation, pneumatic excavation or hand digging and shall be directly supervised by a Certified Arborist.

6. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.

7. There shall be no soil compaction within the dripline of protected trees.

8. The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, including excavation, grade changes, trenching, root or canopy pruning, or boring.

9. The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging liquids, and any other activities that may have negative impacts on the trees and soil.

10. All trees shall be watered regularly according to the recommendation of the Project Arborist.

Advisory Note:

1. DOU: All stormwater and surface runoff drainage impacts resulting from new impervious areas (such as but not limited to roof areas, driveway, paving, etc.) shall be subject to drainage mitigation as specified in the current Onsite Design Manual and/or the Design and Procedures Manual. Drainage mitigation shall be accomplished by: (1) conforming to a City approved Drainage Study or Master Plan, (2) providing onsite drainage detention, or (3) payment of in-lieu fees (applies only in the CSS). Applicant is advised to contact the City of Sacramento Department of Utilities Development Review Section (916-808-7890) or DOUDevelopmentReview@cityofsacramento.org at the early planning stages to address any onsite drainage related requirements.

ATTACHMENTS:

Exhibit A: Site Plan, Floor Plan, Elevations

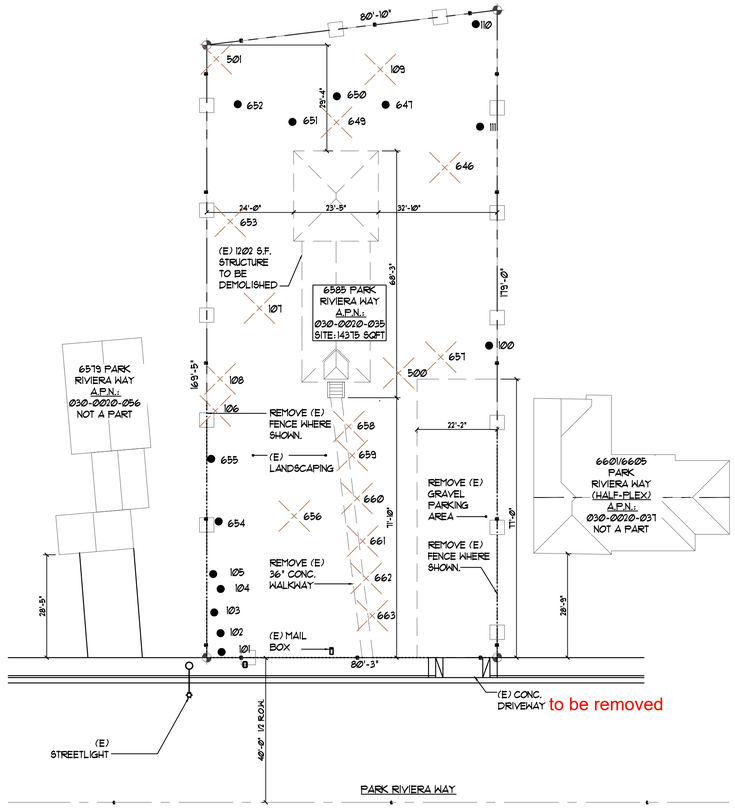
Exhibit B: Existing Photos

Exhibit C: Arborist Report

Kevin Valente

Kevin Valente, AICP
Contract Planner

Matthew Sites, AIA, LEED AP
Senior Architect



TREE SCHEDULE						
TREE #	TREE NAME, SPECIES	COMMENTS		TREE #	TREE NAME, SPECIES	COMMENTS
100	PRIVET	RETAIN & PROTECT		649	ITALIAN CYPRESS	REMOVE
101	LOQUAT	RETAIN & PROTECT		650	PRIVET	RETAIN & PROTECT
102	ALEPPO PINE	RETAIN & PROTECT		651	LOQUAT	RETAIN & PROTECT
103	ALEPPO PINE	RETAIN & PROTECT		652	ALEPPO PINE	RETAIN & PROTECT
104	CAMPHOR TREE	RETAIN & PROTECT		653	ALEPPO PINE	REMOVE
105	BIRCH	RETAIN & PROTECT		654	CAMPHOR TREE	RETAIN & PROTECT
106	OLEANDER	REMOVE		655	BIRCH	RETAIN & PROTECT
107	ITALIAN CYPRESS	REMOVE		656	OLEANDER	REMOVE
108	OLIVE TREE	REMOVE		657	ITALIAN CYPRESS	REMOVE
109	ITALIAN CYPRESS	REMOVE		658	OLIVE TREE	REMOVE
110	REDWOOD	RETAIN & PROTECT		659	ITALIAN CYPRESS	REMOVE
111	REDWOOD	RETAIN & PROTECT		660	REDWOOD	REMOVE
500	BIRCH	REMOVE		661	REDWOOD	REMOVE
501	UNKNOWN	REMOVE		662	BIRCH	REMOVE
646	LEMON TREE	REMOVE		663	UNKNOWN	REMOVE
647	SOUTHERN MAGOLIA	RETAIN & PROTECT				

NOTE: SEE ARBORIST REPORT FOR MORE DETAILS

TREE LEGEND

● = REMAIN & PROTECT

✕ = REMOVE

0 10' 20' 40'

SCALE: 1" = 20'

NORTH

C1 EXISTING / DEMO SITE PLAN

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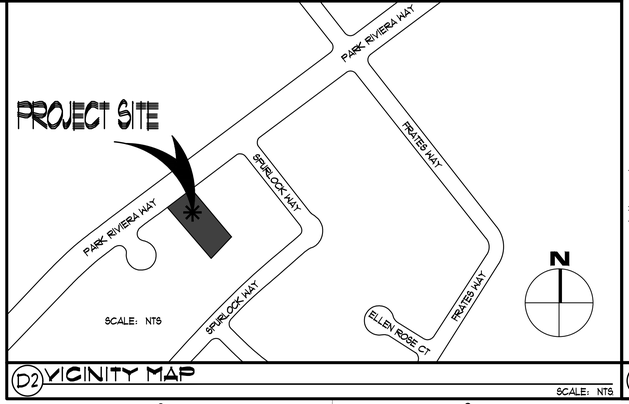
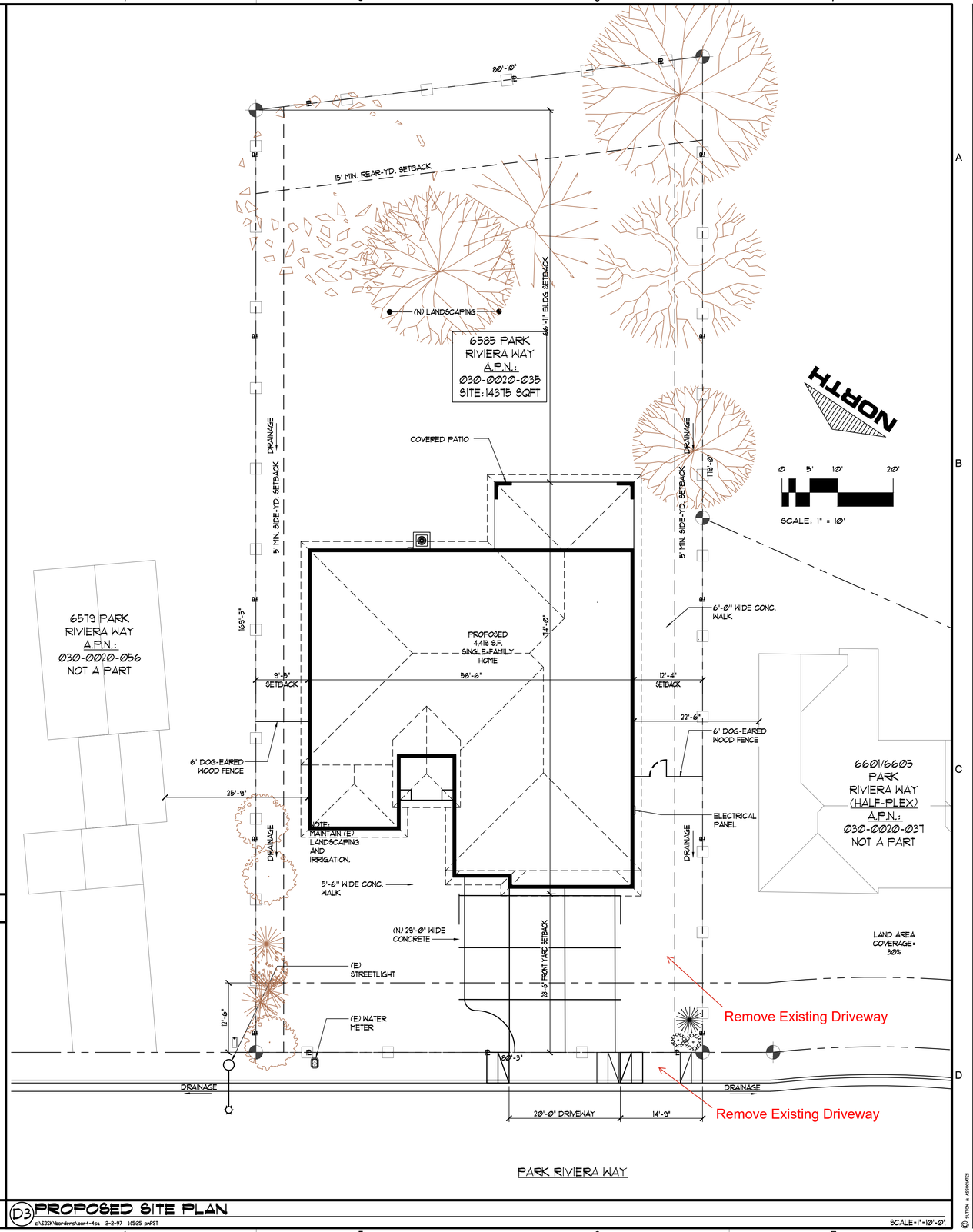
SCALE: 1"=20'-0"



D2 VICINITY MAP

SCALE: NTS



D3 PROPOSED SITE PLAN

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SCALE: 1"=10'-0"

SUTTON & ASSOCIATES, INC.
ENVIRONMENTAL DESIGN PLANNING
5963 FREEPORT BLVD SUITE 104
SACRAMENTO, CA 95822
PHONE (916) 476-3911
suttonarch@yahoo.com

REGISTERED PROFESSIONAL ENGINEER
PATRICK A. STAFFORD
No. 61256
Exp. 06-30-2027
CIVIL
STATE OF CALIFORNIA

Steve Sutton, ————, along with SUTTON & ASSOC., INC., jointly hereby expressly preserve their common law copyright and other property rights in these plans. These plans are not to be reproduced, copied or changed in any form whatsoever, nor are they to be assigned to a third party, without first obtaining the express written consent of Steve Sutton and/or SUTTON & ASSOC., INC.

————————,
C ————

A.P.N.: 030-0020-035

WONG RESIDENCE
6585 PARK RIVIERA WAY
SACRAMENTO, CA. 95831

5963 FREEPORT BLVD. SUITE 104
SACRAMENTO, CA 95822
PHONE: (916) 476-3911 FAX: (916) 476-3825
CONTACT: STEVE SUTTON

REVISION	BY

DATE: AUGUST 21, 2025
DRAWN BY: A.R.J.
JOB NO: 2520

SHEET A1 OF 16 SHEETS

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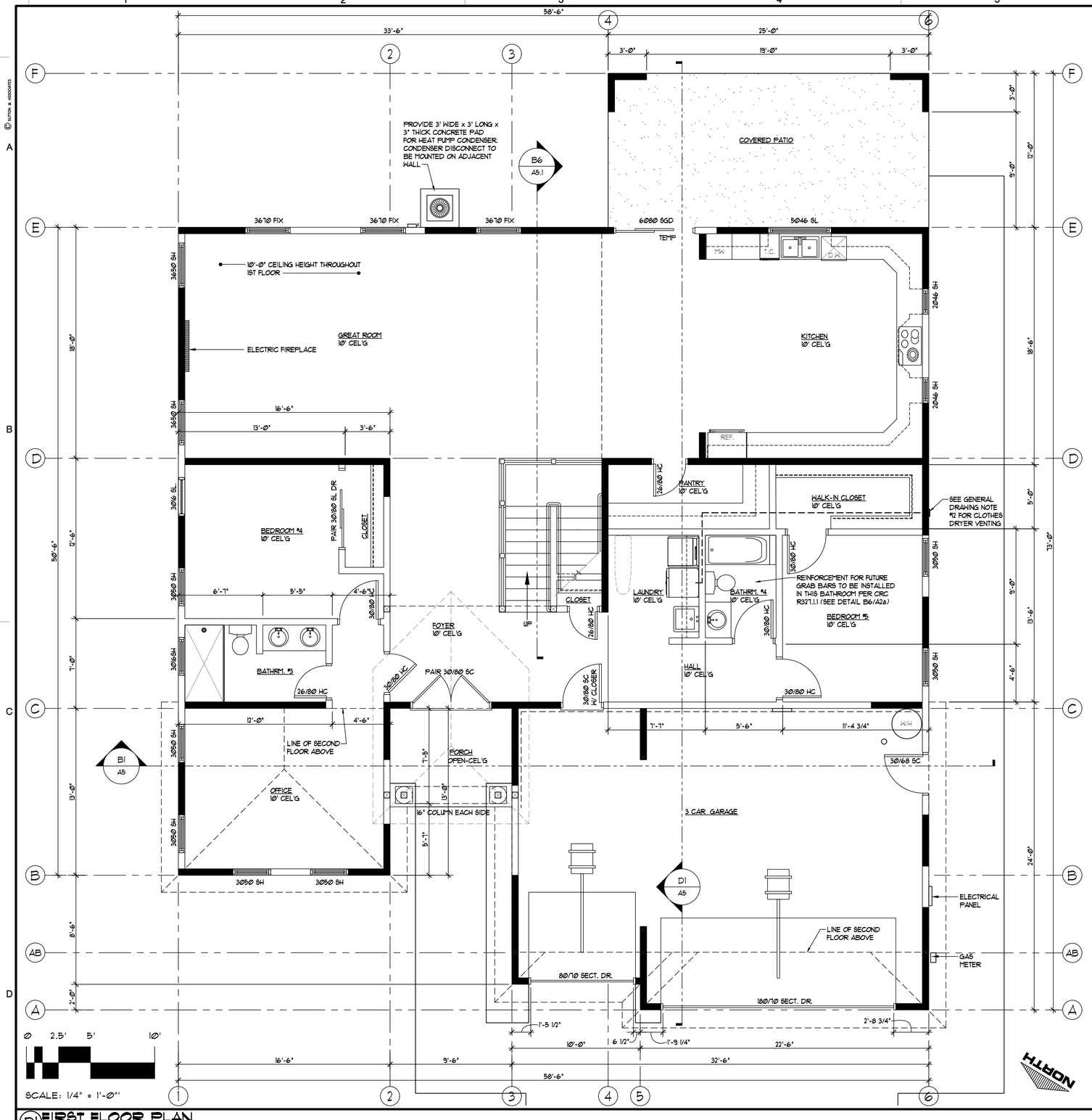

D1 FIRST FLOOR PLAN

LIVING AREA- 2342 S.F. / BACK PATIO-300 S.F. / FRONT PORCH 73 S.F. / GARAGE 752 S.F.

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

1. GLAZING PER CBC:
   A) EXTERIOR WINDOWS SHALL BE DUAL GLAZING
   B) SAFETY GLAZING FOR ALL:
      I) WINDOWS WITHIN 18" ABOVE FLOOR
      II) WINDOWS WITHIN 24" OF A DOOR
      III) WINDOWS AT TUBS AND SHOWERS
      IV) GLASS TUB & SHOWER ENCLOSURES
      V) GLAZING IN DOORS
      VI) WITHIN STAIR WELLS AND WITHIN 5' TOP OR BOTTOM OF STAIRS
2. EGRESS WINDOW PER CBC SECTION 1029.2.1
3. VERIFY REQUIRED ROUGH OPENINGS FOR ALL GLAZING
4. WEATHER STRIP EXTERIOR DOORS, GARAGE TO DWELLING DOOR, AND WINDOWS
5. STAIR ASSEMBLY NOTES PER CBC SECTION 1006
   A) HEADROOM MIN 6'-8" WIDTH MIN 3'-0"
   B) TREADS 10" MIN DEPTH, RISERS 8" MAX HEIGHT
   C) HAND RAIL MIN 34" TO MAX 38" ABOVE TREAD
   D) HANDRAIL CROSS SECTION 1½" MIN TO 2" MAX
   E) 1½" MIN CLEAR FROM WALL, RETURN RAIL ENDS
   F) INSTALL FIRE BLKG AT STRINGERS TOP AND BOTTOM AND ADJACENT WALLS
   G) COVER USABLE SPACE UNDER STAIRS W/ ⅝" TYPE 'X' G.W.B.
   H) INTERMEDIATE BALUSTERS SHALL BE SPACED WITH LESS THAN 4" BETWEEN BALUSTERS
6. DECK ASSEMBLY PER CBC
   A) 36" HIGH RAILING REQUIRED WHEN DECK IS MORE THAN 30" ABOVE GRADE
   B) 4" MAX SPACING BETWEEN INTERMEDIATE RAILS
   C) PIERS- 8" MIN ABOVE GRADE AND 12" MIN INTO UNDISTURBED EARTH
   D) METAL FRAMING ANCHORS TOP AND BOTTOM WHEN POST HEIGHT EXCEEDS 4'
7. OCCUPANCY SEPARATION:
   A) APPLY ⅝" TYPE 'C' G.W.B. W/ FURRING CHANNELS OR APPLY TWO (2) LAYERS OF ⅝" TYPE 'X' G.W.B. W/O RESILIENT CHANNELS ON GARAGE CEILING
   B) APPLY ⅝" TYPE 'X' G.W.B. TO ALL WALLS ON GARAGE WALLS
   C) PROVIDE 1 3/8" SOLID CORE DOOR WITH SELF CLOSER BETWEEN GARAGE AND DWELLING
8. COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NON-ABSORBENT MATERIAL TO 10" ABOVE DRAIN INLETS
9. PROVIDE 22"x30" MIN ATTIC ACCESS FOR ALL ATTIC SPACES
10. INSULATION UNLESS NOTED BY TITLE 24:
    A) R-38 @ CEILINGS
    B) R-15 @ WALLS
    C) R-19 @ FLOORS
11. INSTALLATION OF HVAC UNIT:
    A) PROVIDE A POSITIVE ELECTRICAL DISCONNECT FOR APPLIANCE
    B) PROVIDE A CONVENIENCE OUTLET WITHIN 25' OF THE APPLIANCE, AND A LIGHT AT THE APPLIANCE
12. CLOTHES DRYER VENTING:
    A) DOMESTIC CLOTHES DRYER MOISTURE EXHAUST DUTS SHALL BE OF METAL AND HAVE SMOOTH INTERIOR SURFACES
    B) APPROVED FLEXIBLE DUCT CONNECTORS NOT MORE THAN 6' IN LENGTH MAY BE USED IN CONNECTION WITH DOMESTIC DRYER EXHAUSTS. FLEXIBLE DUCT CONNECTORS SHALL NOT BE CONCEALED WITHIN CONSTRUCTION
    C) DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL HORIZONTAL AND VERTICAL LENGTH OF 14', INCLUDING TWO 90° ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90° ELBOW IN EXCESS OF TWO
    D) PROVIDE BACKDRAFT DAMPER PER CEC SECTIONS 504.3 & 504.3.1.2
13. PERMANENENTLY WIRE SMOKE DETECTORS TO 110 VOLT SUPPLY W/ BATTERY BACKUP
14. PROVIDE GFI WITHIN 6' OF SINKS, IN GARAGE, AND OUTSIDE WP RECEPTACLES
15. LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES SHALL BE LABEL "SUITABLE FOR DAMP LOCATIONS"
16. PROVIDE A MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN BATHROOMS WITHOUT WINDOWS
17. FLUORESCENT LIGHTING IN THE KITCHEN AND IN BATHROOMS SHALL COMPLY W/ TITLE 24 ENERGY REQUIREMENTS, MANDATORY MEASURES. LIGHTS SHALL BE FLUORESCENT OR COMPACT FLUORESCENT.

    NOTE- BATHROOM LIGHTING REQUIREMENTS REQUIRE A HIGH EFFICIENCY LIGHT SOURCE IN EACH ROOM WITH A SHOWER OR BATHTUB

    ALTERNATIVE TO BATHROOM LIGHTING IS TO INSTALL BOTH OF THE FOLLOWING:

    1. A HIGH EFFICIENCY LAMP IN A UTILITY ROOM, LAUNDRY ROOM OR GARAGE

    2. ALL LIGHTS PERMANENTLY MOUNTED TO THE EXTERIOR OF THE RESIDENCE FOR OUTDOOR LIGHTING MUST HAVE EITHER HIGH EFFICIENCY LAMPS OR EQUIPPED WITH A MOTION SENSOR
18. PROVIDE NON-REMOVABLE BLACKFLOW PREVENTION DEVICES ON ALL EXTERIOR HOSE BIBS
19. SHOWER & TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALUE TYPE
20. INSTALLATION OF WATER HEATER:
    A) PROVIDE HOT WATER TEMPERATURE AND PRESSURE RELIEF VALVE PIPED TO OUTSIDE WITH END POINTING DOWN WITHIN 6" TO 24" OF GRADE
    B) WATER HEATER SHALL BE ON A STABLE PLATFORM W/ THE IGNITION SYSTEM 18" ABOVE GARAGE FLOOR
    C) PROVIDE SEISMIC ANCHORAGE. STRAPS TO BE WITHIN THE UPPER & LOWER 1/3 OF ITS VERTICAL DIMENSION. THE LOWER STRAP MUST MAINTAIN A MIN DISTANCE OF 4" ABOVE CONTROLS
21. ADDRESS TO BE 3" HIGH BY 3/8" THICK LETTERS OR NUMBERS, REFLECTORIZED WITH CONTRASTING BACKGROUND. ADDRESS MUST BE VISIBLE FROM ROAD
22. FINISH GRADE 2% 5 FEET AWAY FROM BUILDING AND PROVIDE RUN OFF TO APPROVED DRAINAGE
23. CHIMNEY TERMINATES A MINIMUM OF TWO FEET ABOVE ANY PART OF THE BUILDING OR ROOF WITHIN 10 FEET
24. EXTERIOR STUCCO SHALL:
    A) BE A MINIMUM ⅞" THICK
    B) HAVE TWO LAYERS OF GRADE D PAPER OVER PLYWOOD SHEATHING
    C) HAVE 26 GA GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING
25. FOR ALL METAL FIREPLACES ON PLANS THE FOLLOWING INFORMATION APPLIES:

    MAJESTIC FIREPLACES
    MODEL No. 8C, 8K, 8HR 36/42/48
    UL No: MH6018 VOL 36, SEC 1
    ICBO No: ER-5671
26. INSTALL DISH WASHER PER MANUFACTURE'S SPECIFICATION AND PROVIDED REQUIRE AIR GAP

D6 GENERAL DRAWING NOTES

116A736.dwg 32802 125223 — NO SCALE

DUAL BASIN SINK - SPECIFIED BY BUILDER

UTILITY SINK - SPECIFIED BY BUILDER

REFRIGERATOR - PROVIDE WATER VALVE INFRCESED VALVE BOX

DW — UNDER COUNTER DISHWASHER

WASHING MACHINE (N.I.C.) - PROVIDE WATER AND WASTE IN RECESSED BOX

DRYER (N.I.C.) - PROVIDE 4" VENT DRYER EXHAUST DUCTS SHALL NOT EXCEED A TOTAL HORIZONTAL AND VERTICAL LENGTH OF 14', INCLUDING TWO 90° ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90° ELBOW IN EXCESS OF TWO OR (INSTALLING CONTRACTOR TO PROVIDE APPROVED ENGINEERS DESIGN)

AIR CONDITIONING OR HEAT PUMP CONDENSER ON CONCRETE PAD

HOSE BIB

W — WATER SERVICE ENTRY INTO HOUSE W/ SHUT OFF AT HOSE BIB

PROVIDE 22X30 MINIMUM OPENING FOR ALL ATTIC SPACES

ATTIC MOUNTED GAS FIRED FORCED AIR UNIT ON PLYWOOD PLATFORM (FAU) - VERIFY ELECTRONIC IGNITION - INSTALL PER MANUFACTURE'S RECOMMENDATIONS - TRUSS MANUFACTURER TO PROVIDE CLEARANCE AS REQUIRED - SEE STRUCTURAL DRAWINGS FOR PLATFORM

DROP-IN OVAL TUB W/APRON TO 72" -PROVIDE WATER RESTRAINT "DENSSHIELD" BACKING AND INSTALLATIONS- SPECIFIED BY BUILDER

TUB/SHOWER W/ TEMPERED GLASS INCLOSURE AND WAINSCOT TO 72" -PROVIDE WATER RESTRAINT "DENSSHIELD" BACKING AND INSTALLATIONS- SPECIFIED BY BUILDER

VANITY SINK - SPECFID BY BUILDER

TOILET WITH 1.5 GAL. FLUSH MAXIMUM (LABEL TO REMAIN FOR INSPECTION)

D7 LEGEND

116A736.dwg 32802 125223 — NO SCALE

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REVISION	BY

DATE: JULY 1, 2025
DRAWN BY: A.R.J.
JOB NO: 2520

SHEET A2
4 OF 11 SHEETS

FIRST FLOOR PLAN

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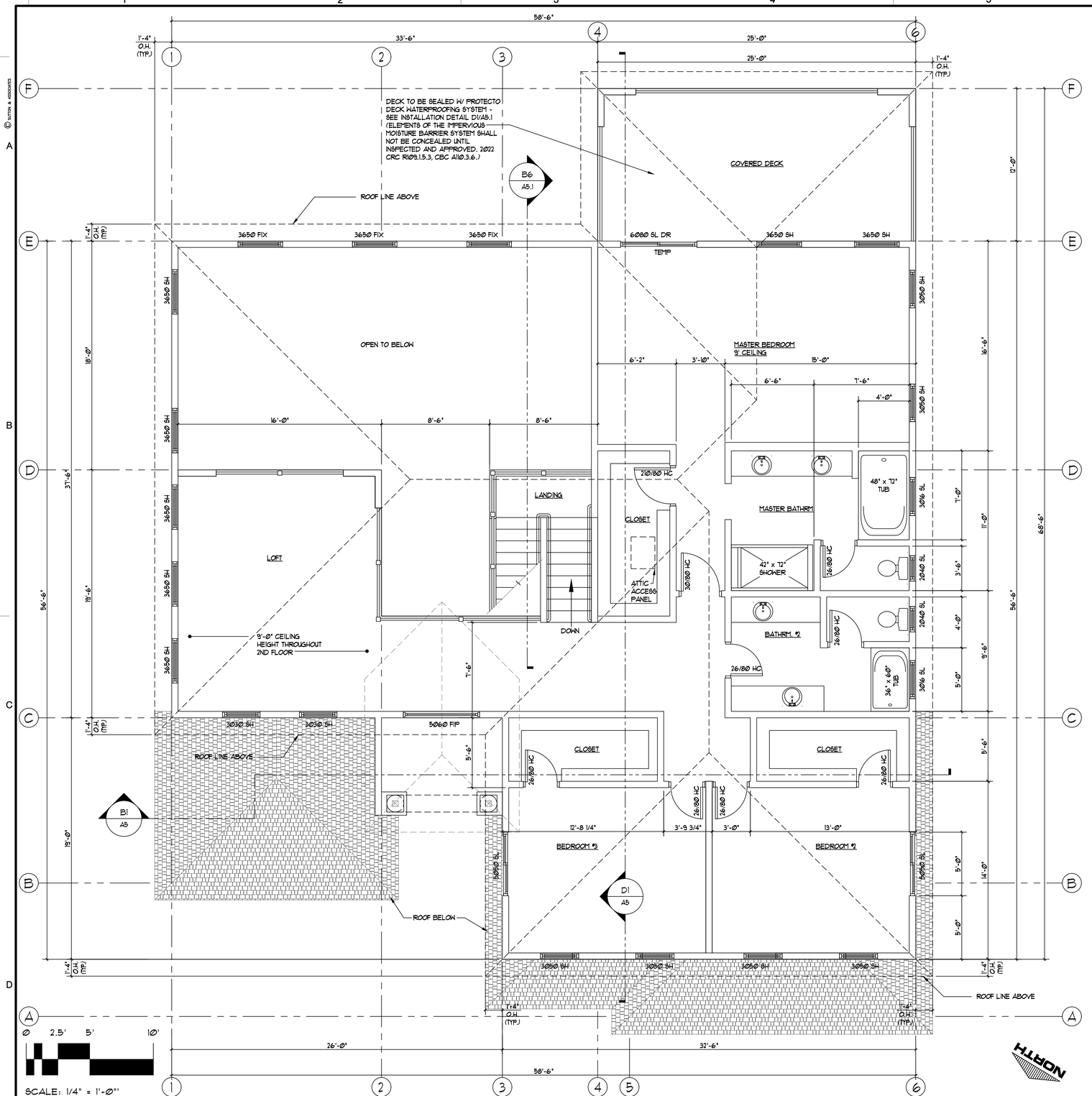
sut24x36.dwg 92500 21556
SHEET A2.dwg 43005 21556

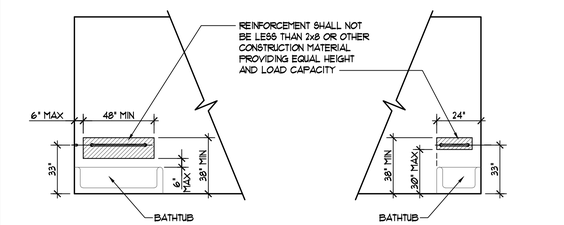


D1 SECOND FLOOR PLAN

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

LIVING AREA- 2@182 S.F. / BACK PATIO-3@0 S.F.

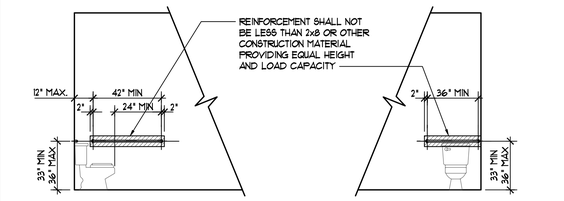
D:\5359X\borders\bord-5ss 2-2-97 11629 pmPST



SIDE WALL REINFORCEMENT

BACK WALL REINFORCEMENT

AGING IN PLACE AND FALL PROTECTION (CRC R327)
AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH CRC R327.1.1.

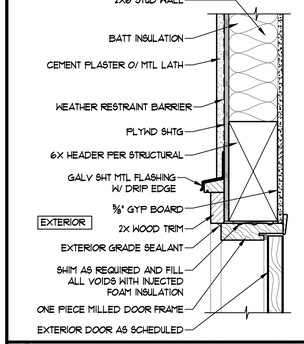


SIDE WALL REINFORCEMENT

BACK WALL REINFORCEMENT

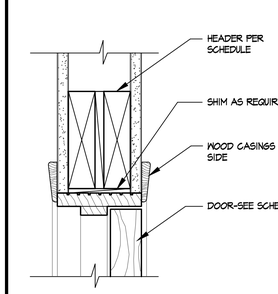
B6 REINFORCEMENT LOCATIONS FOR GRAB BARS

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



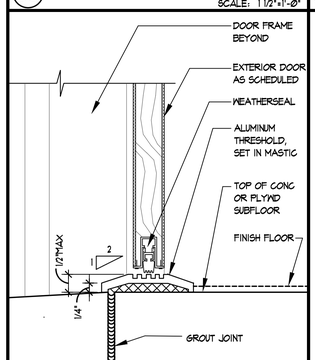
C6 EXTERIOR DOOR HEAD

SCALE: 1 1/2"=1'-0"



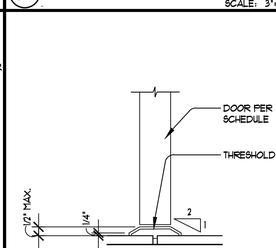
C7 INT DOOR HD (JAMB SIM)

SCALE: 3"=1'-0"



D6 EXT. DOOR THRESHOLD

SCALE: 3"=1'-0"



NOTE: THRESHOLDS
VERTICAL CHANGES IN LEVEL BETWEEN $\frac{1}{4}$" MIN. AND $\frac{1}{2}$" MAX SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

D7 TYPICAL INTERIOR THRESHOLD

SCALE: 3"=1'-0"

THRESH3_INT.DWG

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DATE: JULY 1, 2025
DRAWN BY: A.R.J.
JOB NO: 2520

SHEET
A2a
5 OF 11 SHEETS

SECOND FLOOR PLAN

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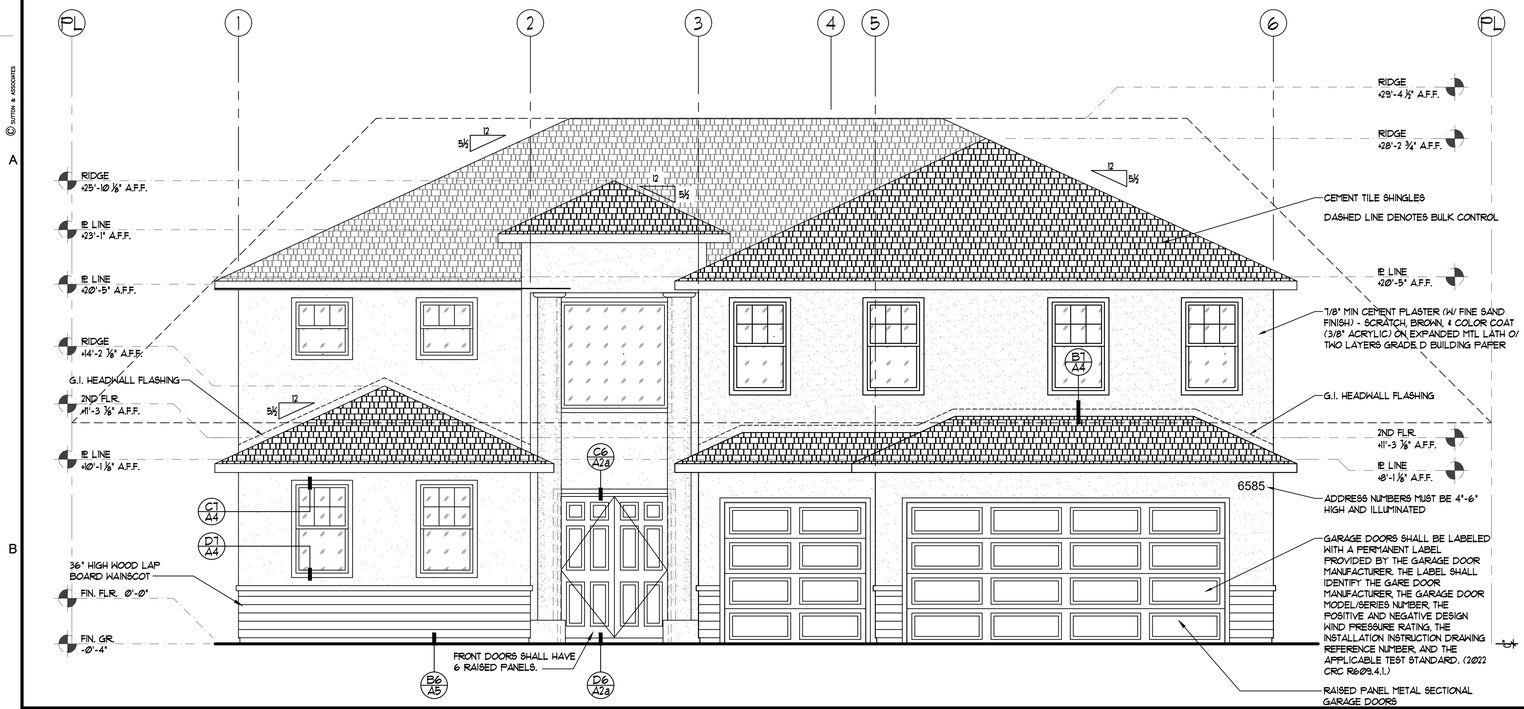
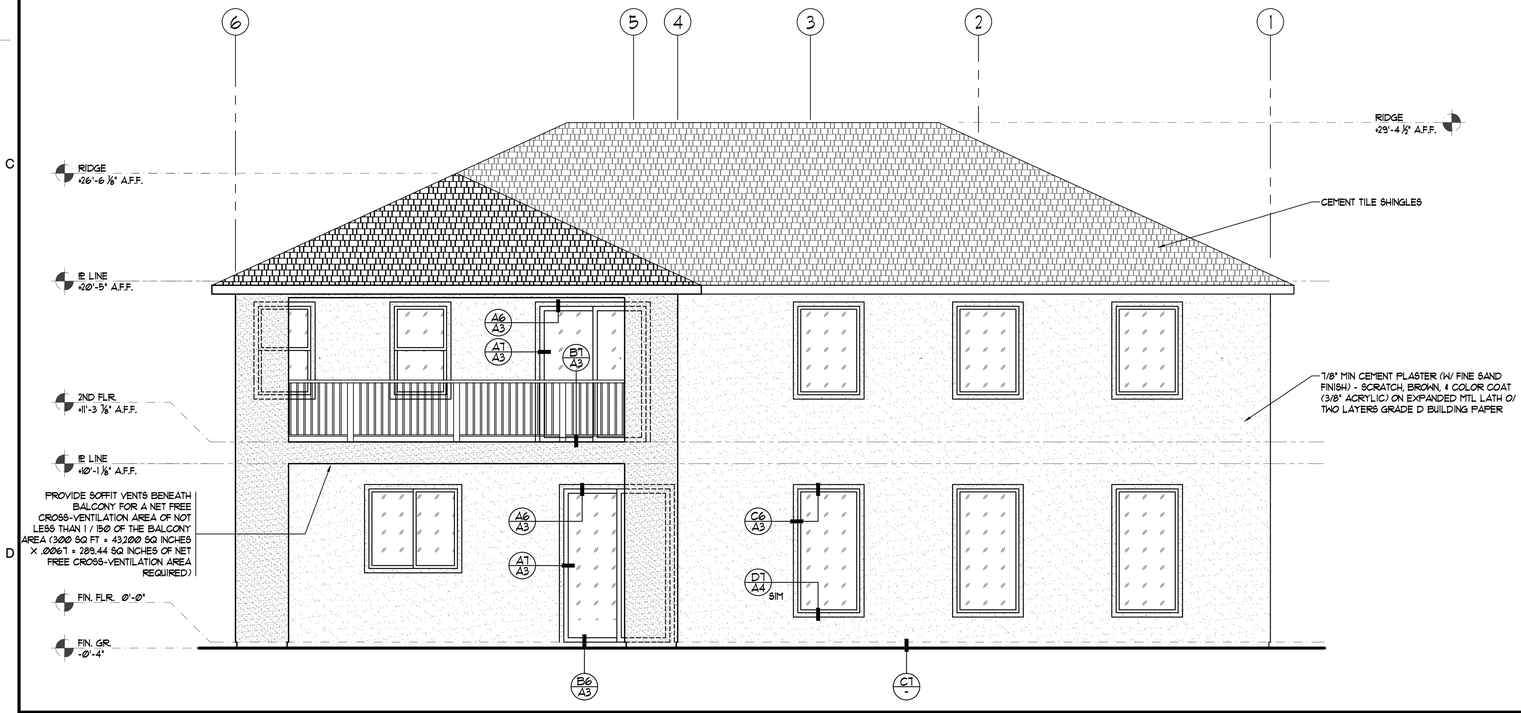
SHEET A2.dwg 43005 21556



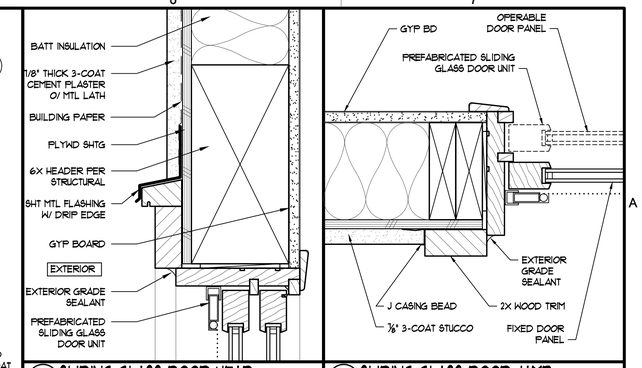
B1 NORTH ELEVATION

c:\1339X\borders\bor2-5sa 2-2-97 90316 on EST

SCALE: 1/4"=1'-Ø"



D1 SOUTH ELEVATION



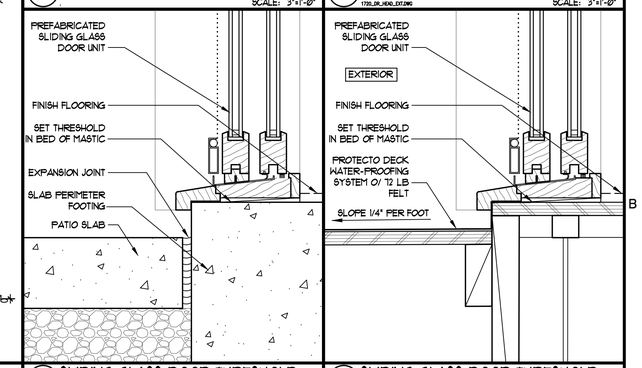
A6 SLIDING GLASS DOOR HEAD

SCALE: 3"=1'-Ø"

A7 SLIDING GLASS DOOR JAMB

1720_DR_HEAD_EXT.DWG

SCALE: 3"=1'-Ø"



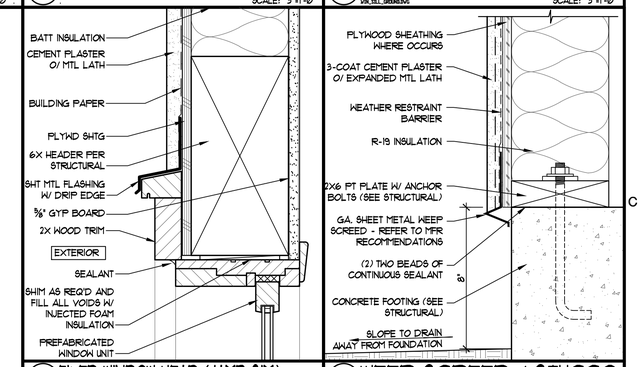
B6 SLIDING GLASS DOOR THRESHOLD

SCALE: 3"=1'-Ø"

B7 SLIDING GLASS DOOR THRESHOLD

VIN_SILL_GRADING.DWG

SCALE: 3"=1'-Ø"



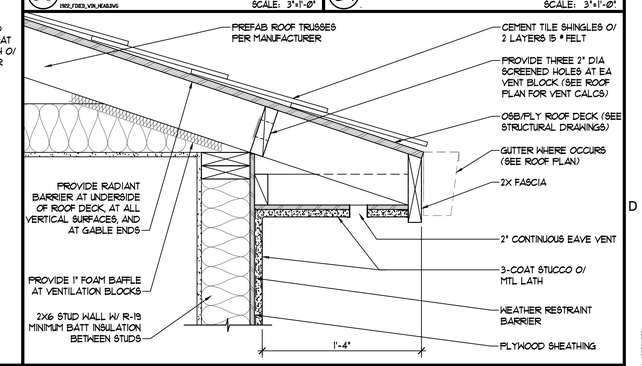
C6 FIXED WINDOW HEAD (JAMB SIM)

1920_FIXED_VIN_HEAD.DWG

SCALE: 3"=1'-Ø"

C7 WEEP SCREED / STUCCO

SCALE: 3"=1'-Ø"



D6 TYPICAL WALL AT EAVE DETAIL

SCALE: 1 1/2"=1'-Ø"

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DATE: JUNE 1, 2025
DRAWN BY: A.R.J.
JOB NO: 2520

SHEET
A3
6 OF 11 SHEETS

FRONT & REAR ELEVATIONS

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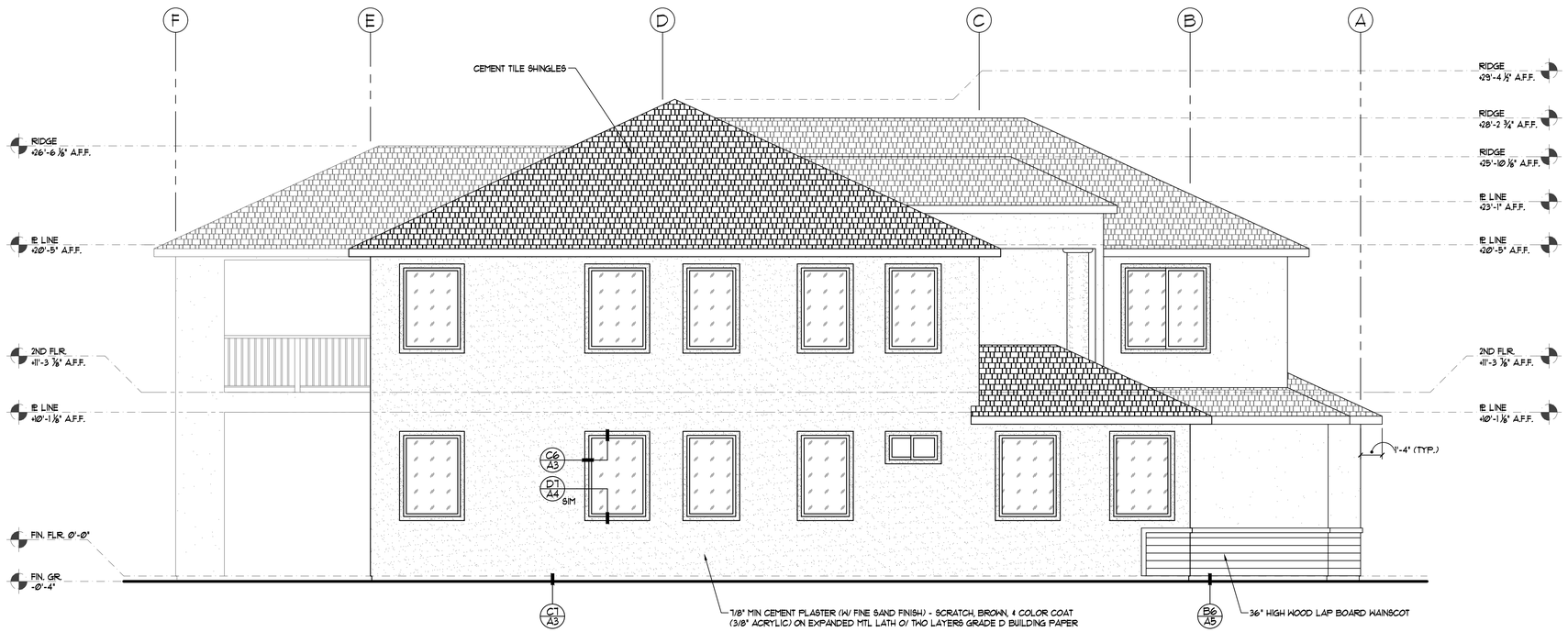
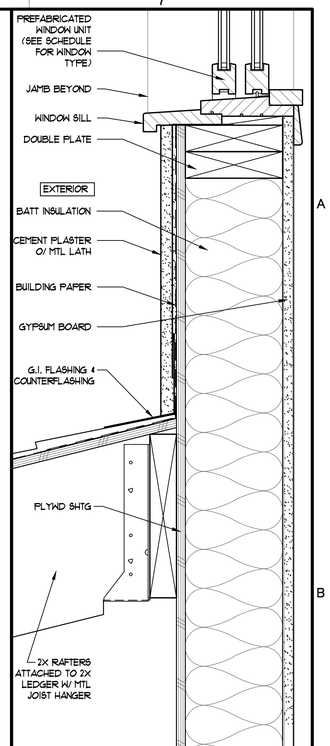
sut24x36.dwg 92500 21556



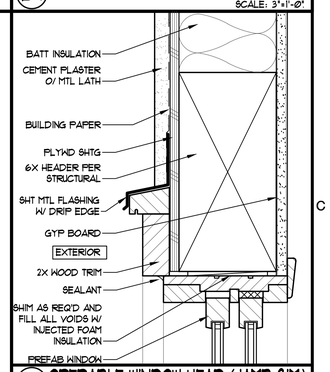
B1 EAST ELEVATION

c:\339k\borders\bord2-5sa 2-2-97 96316 on EST



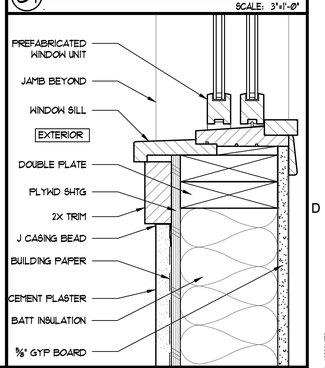
B7 HEADWALL DETAIL

SCALE: 3"=1'-0"



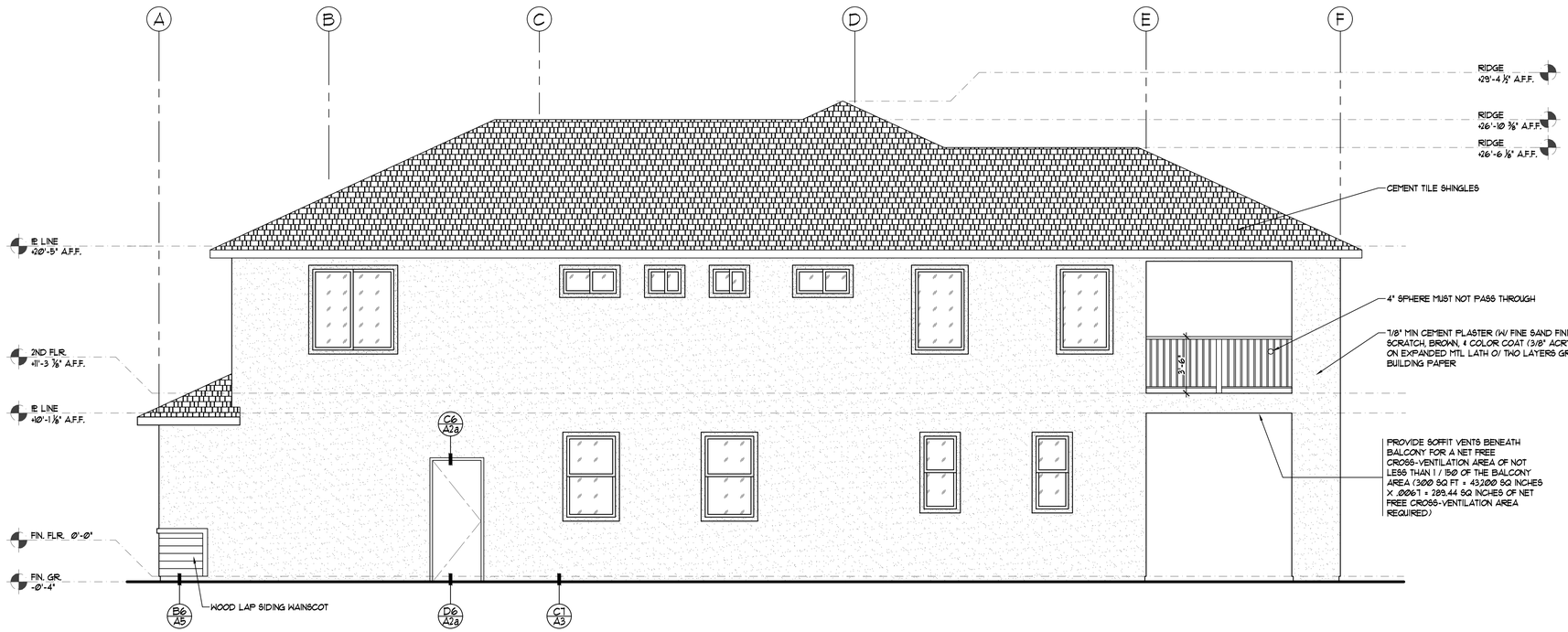
C7 OPERABLE WINDOW HEAD (JAMB SIM)

SCALE: 3"=1'-0"



D7 OPERABLE WINDOW SILL

SCALE: 3"=1'-0"



D1 WEST ELEVATION

c:\339k\borders\bord2-5sa 2-2-97 96316 on EST

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SHEET
A4
7 OF 11 SHEETS

RIGHT & LEFT SIDE ELEVATIONS

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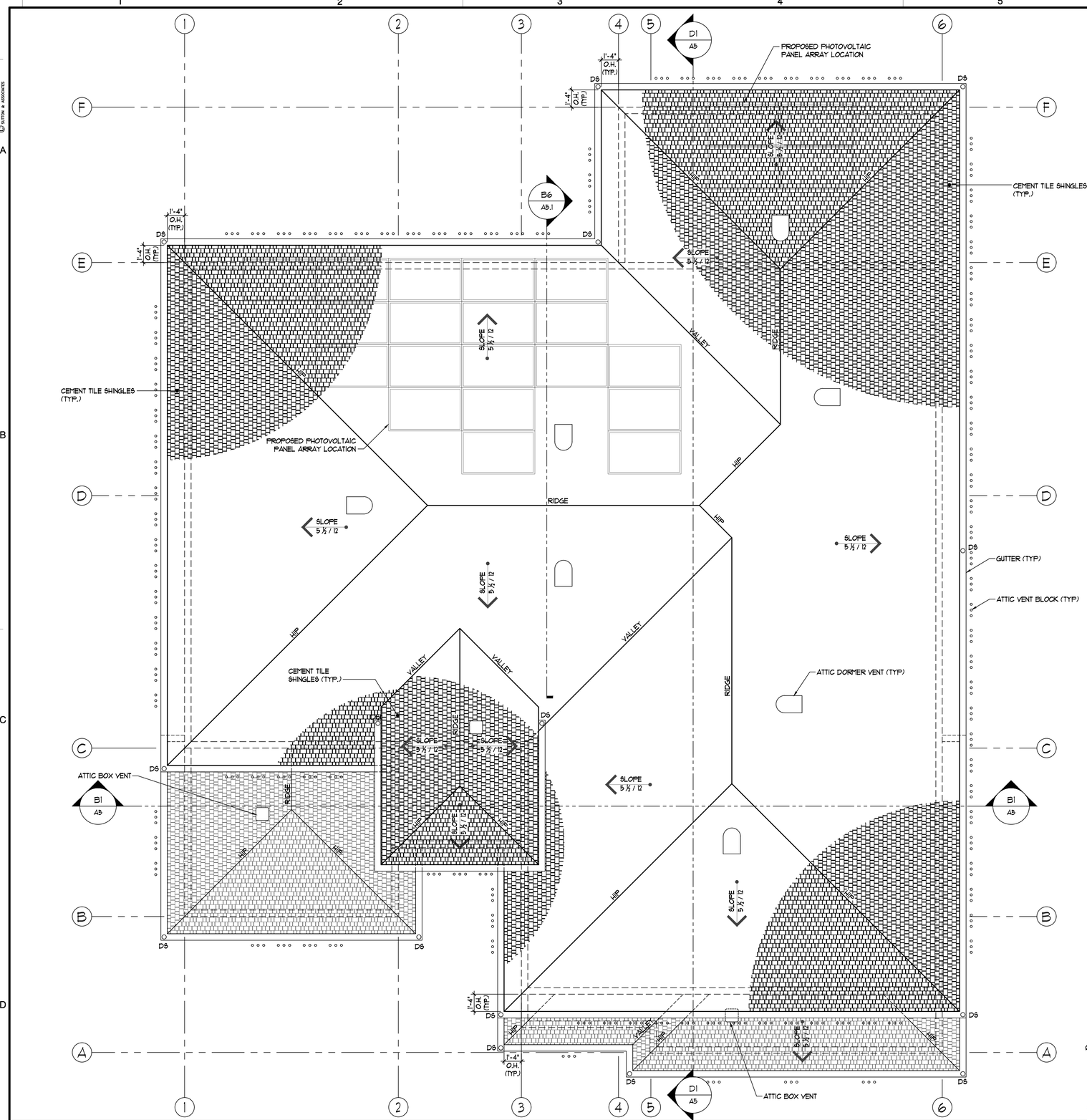

D1 ROOF PLAN

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

ROOF COVERING MATERIALS

CLASS-A ROOFING WILL BE INSTALLED. ROOFING MATERIAL SHALL BE TESTED IN ACCORDANCE WITH UL 790 OR ASTM E108.

FLASHINGS

FLASHINGS SHALL BE USED TO SEAL ROOFING SYSTEMS, WHERE THE SYSTEM IS INTERRUPTED OR TERMINATED AND SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.

CRICKETS AND SADDLES

A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION MORE THAN 30 INCHES (762 MM) WIDE AS MEASURED PERPENDICULAR TO THE SLOPE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING.

FASTENERS

NAILS - NAILS SHALL BE CORROSION-RESISTANT NAILS CONFORMING TO ASTM F1667 OR AN EQUAL CORROSION RESISTANCE BY COATING, ELECTRO GALVANIZATION, MECHANICAL GALVANIZATION, HOT DIPPED GALVANIZATION, STAINLESS STEEL, NONFERROUS METAL AND ALLOYS OR OTHER SUITABLE CORROSIONRESISTANT MATERIAL, OR CORROSION RESISTANCE SHALL BE DEMONSTRATED IN ACCORDANCE WITH TABLE, APPENDIX E.

SCREWS - WOOD SCREWS SHALL CONFORM TO ANSI/ASME B 18.6.1. SCREWS SHALL BE CORROSION RESISTANT BY COATING, GALVANIZATION, STAINLESS STEEL, NONFERROUS METAL OR OTHER SUITABLE CORROSION-RESISTANT MATERIAL. THE CORROSION RESISTANCE SHALL BE DEMONSTRATED

UNDERLAYMENT - ASTM D226 TYPE 2

VALLEYS - VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BEFORE APPLYING ROOFING TILES.

DRIP EDGE - PROVIDE DRIP EDGE AT EAVES AND GABLES OF ROOFS. OVERLAP TO BE A MINIMUM OF 3 INCHES (76 MM).

FORMULAS: VENT AREA REQUIRED = ATTIC AREA / 300
ROOF VENT REQUIRED = VENT AREA / 2
ROOF VENT AREA = EAVE VENT AREA

ATTIC VENT SCHEDULE

VENT BLOCK W/ THREE 2" DIAMETER SCREENED HOLES IN EACH BLOCK
NFVA = 9.42 SQ INCHES EACH BLOCK

HALF-ROUND DORMER VENT
NFVA = 90 SQ INCHES EACH VENT

MASTERFLOW ROOF LOUVER RT65 BOX VENT (OR EQUAL)
NFVA = 60 SQ INCHES EACH VENT

TOTAL MAIN ROOF AREA = 3,112 SQ FT (448,128 SQ IN)

UPPER VENTS: ONE 12 X 24 HALF ROUND DORMER VENT = NET FREE VENT AREA OF 90 SQ INCHES.
EAVE VENTS: ONE VENT BLOCK = 2" DIA HOLES X 3 = NET FREE VENT AREA OF 9.42 SQ INCHES.
REQUIRED: 3112 / 300 = 10.37 SQ FT OR 1493 SQ INCHES.
1493 SQ IN X .6 (60%) = 895.8 MIN REQUIRED AT EAVES.
1493 SQ IN X .4 (40%) = 597.2 MIN REQUIRED AT UPPER ROOF.

VENT BLOCKS AT 9.42 SQ INCHES EACH:
895.8 / 9.42 = 95 REQUIRED, 95 PROVIDED.

DORMER VENTS AT 90 SQ IN EACH:
597.2 / 90 = 7 REQUIRED, 7 PROVIDED.

TOTAL ROOF AREA ABOVE OFFICE = 211 SQ FT (30,384 SQ IN)

UPPER VENTS: ONE MASTERFLOW BOX VENT = NET FREE VENT AREA OF 60 SQ INCHES.
EAVE VENTS: ONE VENT BLOCK = 2" DIA HOLES X 3 = NET FREE VENT AREA OF 9.42 SQ INCHES.
REQUIRED: 211 / 300 = 0.70 SQ FT OR 101 SQ INCHES.
101 SQ IN X .6 (60%) = 60.6 MIN REQUIRED AT EAVES.
101 SQ IN X .4 (40%) = 40.4 MIN REQUIRED AT UPPER ROOF.

VENT BLOCKS AT 9.42 SQ INCHES EACH:
60.6 / 9.42 = 7 REQUIRED, 7 PROVIDED.

BOX VENTS AT 60 SQ IN EACH:
40.4 / 60 = 1 REQUIRED, 1 PROVIDED.

TOTAL ROOF AREA ABOVE PORCH = 86 SQ FT (12,384 SQ IN)

UPPER VENTS: ONE MASTERFLOW BOX VENT = NET FREE VENT AREA OF 60 SQ INCHES.
EAVE VENTS: ONE VENT BLOCK = 2" DIA HOLES X 3 = NET FREE VENT AREA OF 9.42 SQ INCHES.
REQUIRED: 86 / 300 = 0.29 SQ FT OR 42 SQ INCHES.
42 SQ IN X .6 (60%) = 25.2 MIN REQUIRED AT EAVES.
42 SQ IN X .4 (40%) = 16.8 MIN REQUIRED AT UPPER ROOF.

VENT BLOCKS AT 9.42 SQ INCHES EACH:
25.2 / 9.42 = 3 REQUIRED, 3 PROVIDED.

BOX VENTS AT 60 SQ IN EACH:
16.8 / 90 = 1 REQUIRED, 1 PROVIDED.

TOTAL ROOF AREA ABOVE GARAGE = 127 SQ FT (18,288 SQ IN)

UPPER VENTS: ONE MASTERFLOW BOX VENT = NET FREE VENT AREA OF 60 SQ INCHES.
EAVE VENTS: ONE VENT BLOCK = 2" DIA HOLES X 3 = NET FREE VENT AREA OF 9.42 SQ INCHES.
REQUIRED: 127 / 300 = 0.42 SQ FT OR 61 SQ INCHES.
61 SQ IN X .6 (60%) = 36.6 MIN REQUIRED AT EAVES.
61 SQ IN X .4 (40%) = 24.4 MIN REQUIRED AT UPPER ROOF.

VENT BLOCKS AT 9.42 SQ INCHES EACH:
36.6 / 9.42 = 4 REQUIRED, 4 PROVIDED.

BOX VENTS AT 60 SQ IN EACH:
24.4 / 90 = 1 REQUIRED, 1 PROVIDED.

D7 ATTIC VENTILATION CALCS

SCALE: N/A

SUTTON & ASSOCIATES, INC.
ENVIRONMENTAL DESIGN PLANNING
5963 FREEPORT BLVD SUITE 104
SACRAMENTO, CA 95822
PHONE (916) 476-3911
suttonarch@yahoo.com

REGISTERED PROFESSIONAL ENGINEER
PATRICK A. STAFFORD
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STATE OF CALIFORNIA

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————————,
C ————

A.P.N.: 030-0020-035

WONG RESIDENCE
6585 PARK RIVIERA WAY
SACRAMENTO, CA. 95831

5963 FREEPORT BLVD., SUITE #4
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REVISION	BY

DATE: JUNE 1, 2025
DRAWN BY: A.R.J.
JOB NO: 2520

SHEET A6
10 OF 11 SHEETS

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PHOTO 12
(SOUTHEAST CORNER)



PHOTO 11
(REAR FACE)



PHOTO 14
(SOUTHERN ADJ. RESIDENCE)



PHOTO 13
(SOUTHWEST CORNER)



PHOTO 13 (2)
(SOUTHWEST CORNER)



PHOTO 8
(NORTHERN VIEW TOWARDS ADJ. PARK)



PHOTO 10
(SOUTH WEST CORNER)



PHOTO 6
(NORTHERN VIEW TOWARDS ADJ. PARK)

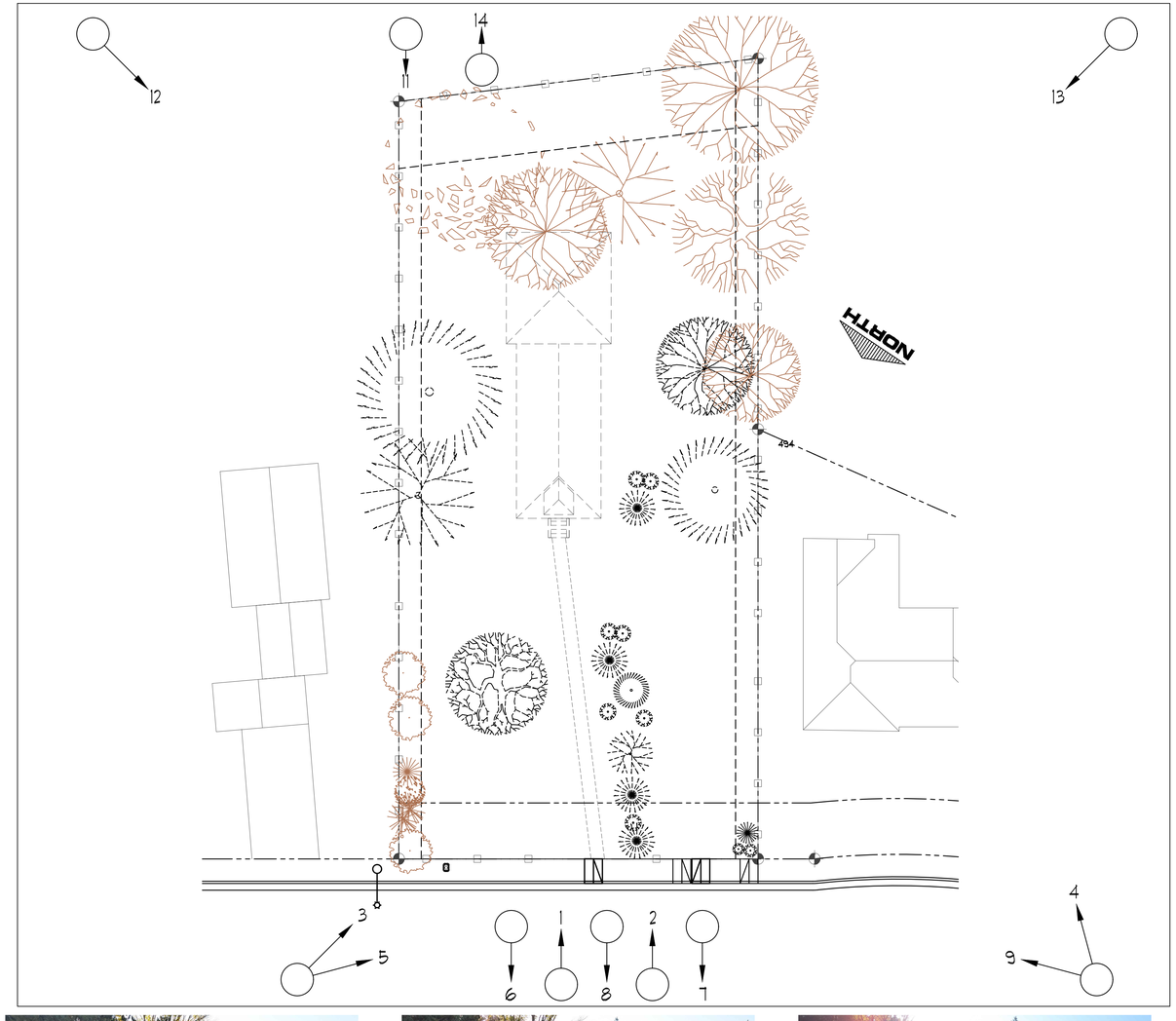



PHOTO 5
(EASTERN ADJ. RESIDENCE)



PHOTO 3
(NORTH EAST CORNER)



PHOTO 1
(FRONT FACE)



PHOTO 2
(FRONT FACE)



PHOTO 4
(WESTERN ADJ. RESIDENCE)



PHOTO 9
(NORTH WEST CORNER)

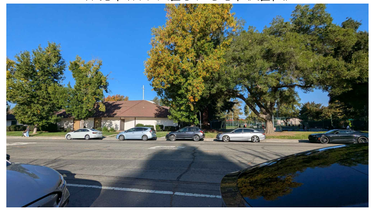

PHOTO 7
(NORTHERN VIEW TOWARDS ADJ. PARK)

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REVISION	BY

DATE: OCTOBER 23, 2025
DRAWN BY: AMN
JOB NO: 2520

SHEET
A7
11 OF 11 SHEETS

PHOTOS

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California Tree and Landscape Consulting, Inc.
411 Grass Valley Hwy, #1050, Auburn, CA 95603 (530) 745-4086

July 17, 2026

Ms. Patrice Stafford, PE
PAS Design Services
9046 Feather River Way
Sacramento, CA 95826
Phone: (916) 396-9120
Via Email: Pasdesign1@gmail.com

ARBORIST REPORT

Subject: New Home at 6585 Park Riviera Way, APN 030-0020-035; Sacramento, CA

Executive Summary:
Ms. Patrice Stafford of PAS Design Services, on behalf of the property owner, contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the trees on the property at 6585 Park Riviera Way for the purpose of a new home construction. The property falls under the jurisdiction of the City of Sacramento. See Supporting Information Appendix 1 – Tree Location Map.

Gordon Mann, ISA Certified Arborist #WE-0151AM, was on site July 16, 2026. A total of 31 trees were assessed on the property and an additional 6 offsite trees were evaluated. 4 trees are considered protected by the City of Sacramento Tree Preservation code chapter 12.56. The tree information is shown in the table below:

Table 1 – Tree Inventory

Tree Species	Trees Inventoried	Trees located on the Project site[1]	Protected by City of Sacramento Tree Preservation Code	Proposed for Removal
Aleppo pine, *Pinus halepensis*	2	0	0	0
Almond, *Prunus dulcis*	6	6	0	6
Apple, *Malus sp.*	1	1	0	0
Birch, *Betula sp.*	2	1	0	1
Camphor tree, *Camphora officinarum*	1	0	0	0
Coast live oak, *Quercus agrifolia*	1	1	1	0
Italian cypress, *Cupressus sempervirens*	9	9	0	9
Lemon, *Citrus limon*	1	1	0	1
Loquat, *Eriobotrya sp.*	4	3	0	1

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

Tree Species	Trees Inventoried	Trees located on the Project site[1]	Protected by City of Sacramento Tree Preservation Code	Proposed for Removal
Mexican fan palm, *Washingtonia robusta*	1	1	0	1
Monterey pine, *Pinus radiata*	1	1	1	0
Oleander, *Nerium oleander* hedge	1	1	0	1
Olive tree, *Olea europaea*	1	1	0	1
Privet, *Ligustrum sp.*	1	0	0	0
Redwood, *Sequoia sempervirens*	2	0	2	0
Silver maple, *Acer saccharinum*	1	1	0	1
Southern magnolia, *Magnolia grandiflora*	1	1	0	0
Dead	1	1	0	1
Total	**37**	**29**	**4**	**23**

See Appendix 2, 6585 Park Riviera Way, Sacramento Tree list for specific information on each tree.

There are 37 trees included in the inspection. 29 trees are growing on the property. There are 2 protected trees, a Monterey Pine and Coast Live Oak growing on the property, and 2 protected Redwood trees growing on the adjacent property to the west. No protected trees are proposed for removal. The tree protection plan is set to keep the development impacts to negligible to minor to the protected trees. There are 22 trees and 1 Oleander hedge proposed for removal. There is no mitigation proposed for the removal of undersized trees.

Assignment

Ms. Patrice Stafford contacted California Tree and Landscape Consulting, Inc. to perform the tree inspection, assessment and report including tree protection plan and mitigation proposal. The work is following the City's ordinance and policies for development and permits.

The definition of Private Protected trees in 12.56.020 Definitions is:

A. A tree that is designated by city council resolution to have special historical value, special environmental value, or significant community benefit, and is located on private property;

B. Any native Valley Oak (*Quercus lobata*), Blue Oak (*Quercus douglasii*), Interior Live Oak (*Quercus wislizenii*), Coast Live Oak (*Quercus agrifolia*), California Buckeye (*Aesculus californica*), or California Sycamore (*Platanus racemosa*), that has a DSH of twelve (12) inches or more, and is located on private property;

C. A tree that has a DSH of twenty-four (24) inches or more located on private property that:

1. Is an undeveloped lot; or
2. Does not include any single unit or duplex dwellings; or

D. A tree that has a DSH of thirty-two (32) inches or more located on private property that includes any single unit or duplex dwellings.

Mitigation Requirements – There are no protected trees proposed for removal. There is no mitigation proposed for this project.

Observations: The site was inspected on July 16, 2026 by Gordon Mann, ISA Certified Arborist #WE-0151AM. There were 31 trees on the property and 4 offsite trees. The trees were measured for diameter with a diameter tape at 54 inches above grade (DSH) or the appropriate height to measure the diameter for the tree characteristics present. The crown radius was measured, or paced. The condition was assessed based on the condition rating process below:

The condition is based on both the health and structure of the tree using the rating system in the Council of Tree and Landscape Appraisers Guide to Plant Appraisal published by the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest excellent) to 0 (the worst condition, dead) explained in the chart below:

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

Appendix 2 in this report contains the tree list with the detailed tree information. The discussion section explains the mitigation and construction options and specifications for preserving the protected oak trees.

Discussion: The trees were assessed based on sound arboricultural practices, and the site design to determine if the trees were in the footprint of proposed development structures, roads, or driveways. The impacts to the trees outside of the construction were assessed following the development impacts below, and the impacts were found to be negligible or minor for the protected trees to be retained.

There is one protected fair condition Coast Live Oak, #651, and one protected Monterey Pine #652, on the site that are outside of the proposed home construction and with proper tree protection will experience negligible impact. The Coast Live Oak may require some clearance pruning for the new structure. There are other unprotected trees that will be retained and protected around the new structure. There are 2 protected Redwoods growing on the property to the west that are far enough behind the fence and will be retained and protected by the property line fence. If any roots are encountered in the property during excavation, those roots shall be pruned prior to excavation to limit the root removal to the smallest possible amount. The impact should be negligible to minor.

There are 22 unprotected trees and 1 Oleander hedge proposed for removal. These trees are in the footprint of the proposed structure or driveway. The

The remaining trees are farther from the construction and are going to have negligible to minor impact with the proposed tree protection. Development impact is explained below:

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

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

The tree protection will be soil protection to prevent compaction and damage caused by excavation, and protection from equipment encountering the trunks or branches. The tree protection fencing shall be installed prior to any construction work on the site. The proposed removals will need to take place to construct the project. The remaining trees to be retained are outside the proposed project construction. The tree protection fence location is shown in Appendix 4.

If during the project excavation any roots are encountered 2 inches diameter or greater, the roots will need to be root pruned prior to excavating the roots from the excavation area. Root pruning shall be performed by pruning the roots at the edge of the excavation closest to the tree with sharp tools appropriately sized for the roots to be pruned. The cuts shall be clean cuts and then the roots can be excavated from the area.

After the excavation and the roots are exposed or pruned, the roots need to be covered with moist burlap and the burlap kept moist until the roots are backfilled and covered with soil.

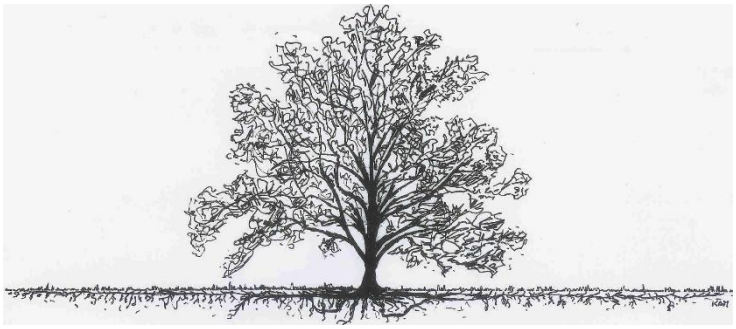
General Tree Protection

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience and the City ordinance requirements to enhance tree longevity. This requires their root zones remain intact and viable despite the use of heavy equipment to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil can have serious consequences for tree health. The Tree Protection measures for this site will be to protect trees to the side setback along the angled side of the parcel where all the private trees are growing far enough away from the property line common fence to be protected from impact. The tree protection needs to be incorporated into the site plans in order to protect the trees.

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy. The correct root structure of a tree is in the drawing below. All plants' roots need

both water and air for survival. Poor canopy development or canopy decline in mature trees after development is often the result of inadequate root space and/or soil compaction.



The reality of where roots are generally located

Our native oak trees are easily damaged or killed by having the soil within the Protected Root Zone (PRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

Summary of Tree Protection Measures

The Owner and/or Developer should ensure the project arborist's protection measures are incorporated into the site plans and followed. Tree specific protection measures will be developed when the final grading plans are produced.

The tree protection will be soil protection to prevent compaction and damage caused by excavation, and protection from equipment encountering the trunks or branches. The tree protection fencing shall be installed prior to any construction work on the site. If the approved tree removal occurs after some of the site grading, the fencing will need to be moved until after the tree removal is completed, and then replaced prior to any further construction work. The tree protection fence location is shown in the appendix.

The access route alongside trees that are not protected will be to cover the soil with 4 inches of wood chip mulch and use 1" plywood or plates over the mulch for any construction equipment traffic. If the access is necessary, the fence can be moved for the access with adequate mulch cover and then replaced after the access has been utilized.

The excavation encountering roots greater than 2 inches diameter will need to be root pruned prior to excavating the roots from the excavation area. Root pruning shall be performed by pruning the roots at the edge of the excavation closest to the tree with sharp tools appropriately sized for the roots to be pruned. The cuts shall be clean cuts and then the roots can be excavated from the area.

After the excavation and the roots are exposed or pruned, the roots need to be covered with moist burlap and the burlap kept moist until the roots are backfilled and covered with soil.

General Tree Protection guidelines:

1. The project arborist is required to inspect the tree protection fencing prior to grading and/or excavation for compliance with the required protection zones.

2. The soil under and around the trees should be protected from compaction. Four inches of wood chip mulch should be spread over the soil outside the tree protection fence. If heavy equipment is needed to excavate, a steel plate will be placed over the wood chip mulch.
3. Any and all work to be performed inside the protected root zone fencing shall be supervised by the project arborist.
4. All stumps within the root zone of trees to be preserved shall be ground out using a stump router or left in place. No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment.
5. Trenching inside the protected root zone shall be by a hydraulic or air spade, placing pipes underneath the roots, or boring deeper trenches underneath the roots.
6. If pruning is needed for equipment clearance, the pruning shall be performed by a qualified tree care professional to the following specifications written in accordance with ANSI A300 standards Pruning, and the ISA Pruning BMPs 3rd Edition. The trees to be pruned are any trees that have branches in the way of construction equipment. The objective is to create clearance for pruning prior to the contact or damage by any construction equipment and retain as large a crown as possible. The cuts to be made are branch removal cuts and reduction cuts on the branches to achieve the proper clearance. The smallest diameter cuts and least amount of live foliage necessary to achieve the objective shall be removed.
7. The project arborist will monitor the site during (and after) construction to ensure protection measures are followed and make recommendations for care of the trees on site, as needed.

Follow all of the General Development Guidelines, Appendix 4, for all trees not identified as requiring special preservation measures in the summary and in Appendix 2.

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

Report Prepared by:



Gordon Mann
Consulting Arborist and Urban Forester
Registered Consulting Arborist #480
ISA Certified Arborist and Municipal Specialist #WE-0151AM
CaUFC Certified Urban Forester #127
ISA Qualified Tree Risk Assessor

Appendix 1 – Aerial Images and Site Plan
Appendix 2 – Tree Data – All Trees
Appendix 3 – Site Images
Appendix 4 – General Development Guidelines
Appendix 5 - Terms
Bibliography

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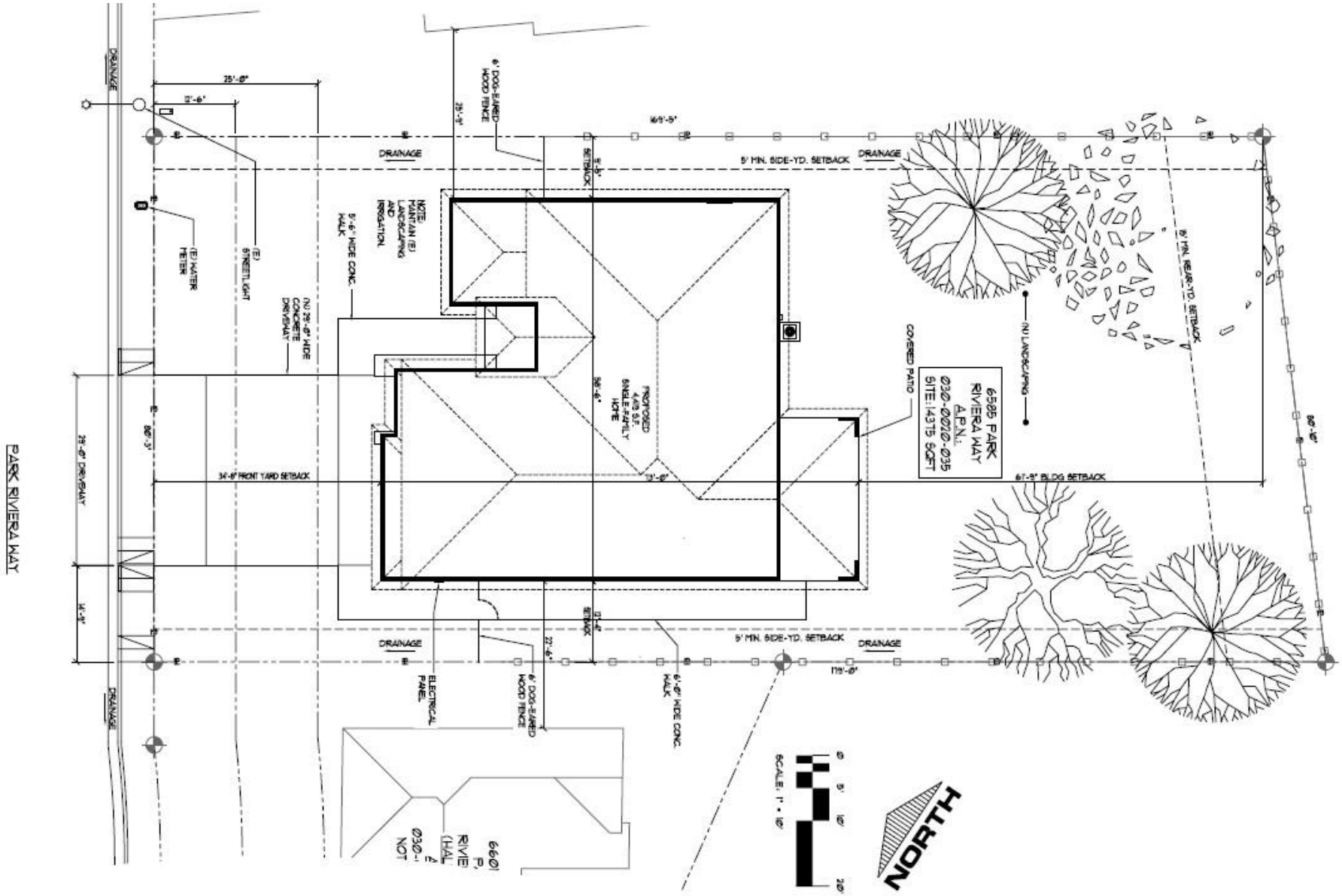
APPENDIX 1 – AERIAL IMAGES AND SITE PLAN



Aerial image with trees in approximate locations



Aerial image showing the trees proposed for removal (red Xs)



Site plan provided for inspection

APPENDIX 2 – TREE DATA

6585 Park Riveriera Way Sacramento (City)

Tree List

Tree #	Common Name, *Species*	DSH (in.)	Ht Dia Meas At (in.)	Canopy Radius (ft.)	Condition Rating	Comments	Project Status
100	Privet, *Ligustrum sp.*	16	54	16	2 Poor - Major Structure or health problems	DSH estimated. Off site, multi stem 3 leader privet 5' from fence.	retain and protect
101	Loquat, *Eriobotrya sp.*	9	54	16	3 Fair - Minor Problems	DSH estimated. Off site, extends into yard by 12'.	retain and protect
102	Aleppo pine, *Pinus halepensis*	16	54	19	3 Fair - Minor Problems	DSH estimated. Off site by 2', extends into yard by 10'.	retain and protect
103	Aleppo pine, *Pinus halepensis*	30	24	23	3 Fair - Minor Problems	DSH estimated. Off site by 2', extends into yard by 20'.	retain and protect
104	Camphor tree, *Camphora officinarum*	6	24	10	3 Fair - Minor Problems	DSH estimated. Off site by 1', extends into yard by 5'.	retain and protect
105	Birch, *Betula sp.*	5	24	10	3 Fair - Minor Problems	DSH estimated. Off site by 1', extends into yard by 11'.	retain and protect
106	Oleander, *Nerium oleander*				3 Fair - Minor Problems	Oleander hedge.	remove
107	Italian cypress, *Cupressus sempervirens*	5,6,5, 7,4,8	54		3 Fair - Minor Problems	6 close trees, vertical growing.	remove
108	Olive tree, *Olea europaea*	30	54	18	3 Fair - Minor Problems	DSH estimated. Growing in dense undergrowth and behind chain link with barbed wire, multi-stem at base, previously topped regrowth large sprouts, ivy around base and up tree.	remove
109	Italian cypress, *Cupressus sempervirens*	8, 11	54	4	2 Poor - Major Structure or health problems	2 Italian cypress trees. Normal flare, foliage cleared to 8', multi leaders.	remove
110	Redwood, *Sequoia sempervirens*	40	54	16	3 Fair - Minor Problems	DSH estimated. Growing behind fence by 2', extends into property 12'.	retain and protect
111	Redwood, *Sequoia sempervirens*	38	54	16	3 Fair - Minor Problems	DSH estimated. Growing behind fence by 2', extends into property 12'.	retain and protect
500	Birch, *Betula sp.*	15.5	54		0-Dead	Dead, co dom at base (10.2,10.4).	remove
501	Unknown	20	54	0	0-Dead	DSH estimated. Dead broken top, covered in ivy.	remove

6585 Park Riveriera Way Sacramento (City)
Tree List

Tree #	Common Name, *Species*	DSH (in.)	Ht Dia Meas At (in.)	Canopy Radius (ft.)	Condition Rating	Comments	Project Status
646	Lemon, *Citrus limon*	12.1	6	16	3 Fair - Minor Problems	Normal flare, co dom at 5', prop on low N lateral.	remove
647	Southern magnolia, *Magnolia grandiflora*	21.7	54	16	3 Fair - Minor Problems	Normal flare, 15' from structure, ivy on trunk, co dom at 12' & 15', good crown density.	retain and protect
649	Italian cypress, *Cupressus sempervirens*	11.2	54	5	3 Fair - Minor Problems	Growing 3' from structure, trunk clear to 15', normal flare.	remove
650	Apple, *Malus sp.*	9	54	14	2 Poor - Major Structure or health problems	Normal flare, dead SE leader, cut off leader at 3'.	retain and protect
651	Coast live oak, *Quercus agrifolia*	29.2	54	25	3 Fair - Minor Problems	Normal flare, SGR NE, S, leans W 30 deg, trunk self correcting with bend, growing over house, end weights.	retain and protect
652	Monterey pine, *Pinus radiata*	32.4	54	32	2 Poor - Major Structure or health problems	Growing at fence line, normal flare, ivy on trunk, dead branches to 5", 2 bark beetle pitch W side 6' & 9', co dom at 20', end weights.	retain and protect
653	Loquat, *Eriobotrya sp.*	21.2	54	13	3 Fair - Minor Problems	Normal flare, co dom at 10', vertical growth.	remove
654	Loquat, *Eriobotrya sp.*	19.6	54	11	3 Fair - Minor Problems	Growing at property line in ivy, base & trunk obscured. Long SW upright lateral at 15'.	retain and protect
655	Loquat, *Eriobotrya sp.*	16.1	54	9	2 Poor - Major Structure or health problems	Growing at property line in ivy, base & trunk obscured. dieback in top and laterals.	retain and protect
656	Silver maple, *Acer saccharinum*	26.4	54	18	1 Very Poor - Extreme Structure or Health Problems	Normal flare, co dom at 6, 10, & 20', severe dieback, 50% in top.	remove
657	Mexican fan palm, *Washingtonia robusta*	17.6	54	7	3 Fair - Minor Problems	Normal flare, 15' dead skirt.	remove
658	Almond, *Prunus dulcis*	13.9	16	14	3 Fair - Minor Problems	Normal flare, co dom at 2.5'.	remove
659	Almond, *Prunus dulcis*	12.3	18	14	3 Fair - Minor Problems	Normal flare, co dom at 2.5'.	remove
660	Almond, *Prunus dulcis*	13.1	12	15	3 Fair - Minor Problems	Normal flare, co dom at 2'.	remove

6585 Park Riveriera Way Sacramento (City)

Tree List

Tree #	Common Name, *Species*	DSH (in.)	Ht Dia Meas At (in.)	Canopy Radius (ft.)	Condition Rating	Comments	Project Status
661	Almond, *Prunus dulcis*	10.8	12	14	3 Fair - Minor Problems	Normal flare, co dom at 2'.	remove
662	Almond, *Prunus dulcis*	9.8	12	14	3 Fair - Minor Problems	Normal flare, co dom at 2'.	remove
663	Almond, *Prunus dulcis*	14	12	16	3 Fair - Minor Problems	Normal flare, co dom at 2'.	remove
A total of 31 entries, 36 trees, 1 hedge; 29 trees on site; 2 protected trees on site to be protected, 2 protected trees off site to be protected; 23 unprotected trees proposed for removal							

Color Key

2	Protected trees on site to be retained
17 (23)	Unprotected trees on site to be removed
2	protected trees off site to be retained
6	unprotected off iste trees to be retained

APPENDIX 3 – SITE IMAGES by Gordon Mann, July 16, 2026





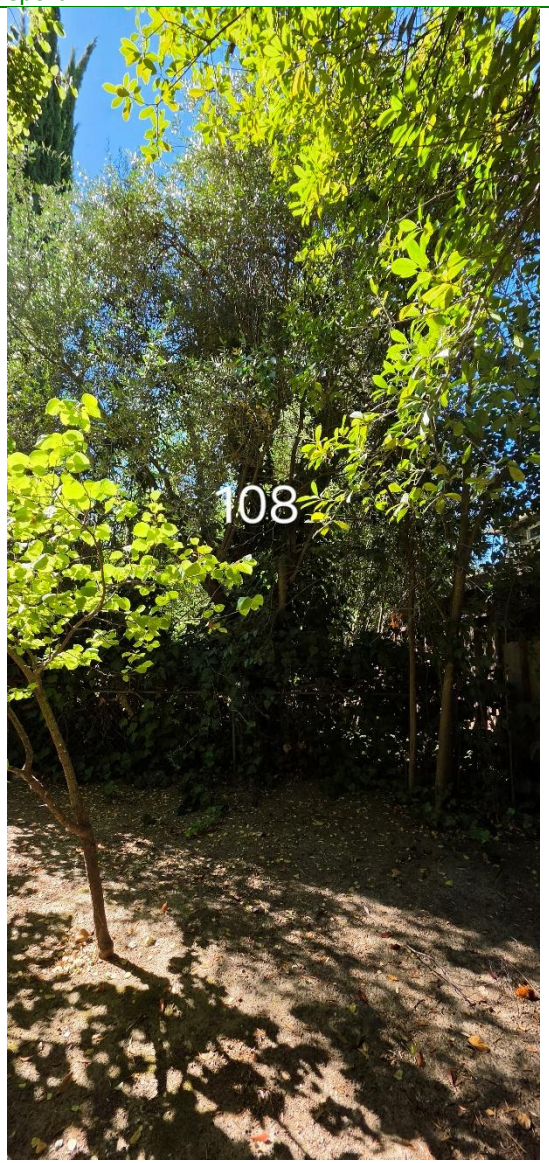

655


102
103
654
101
104


655


106


107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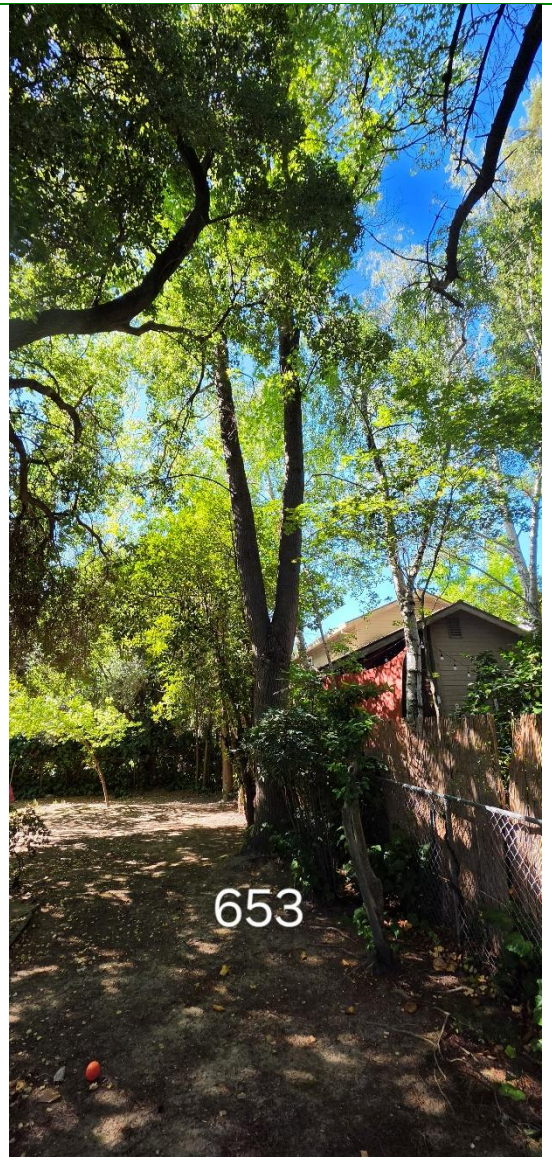
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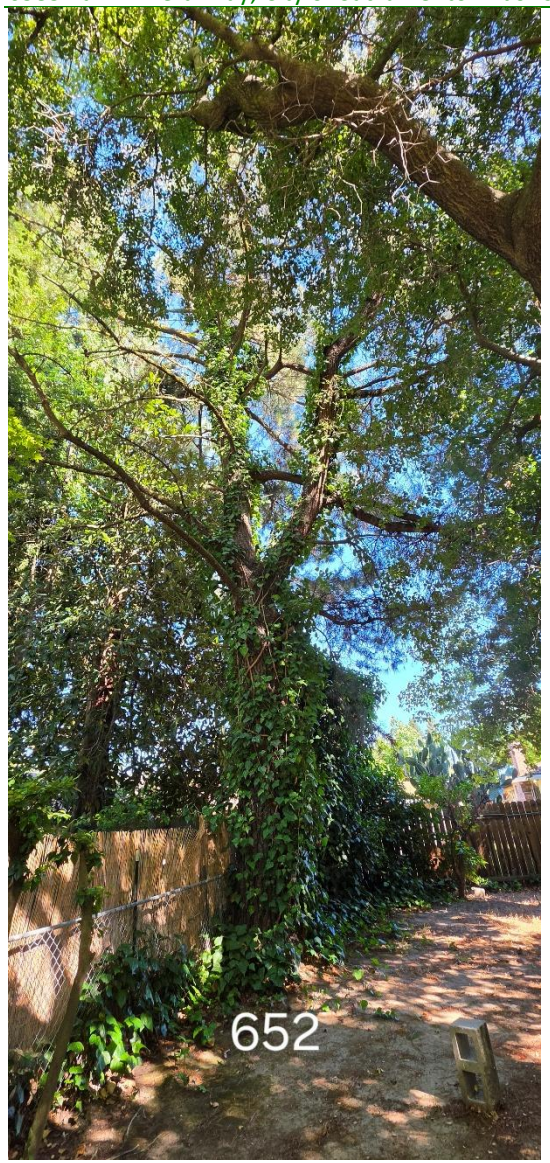
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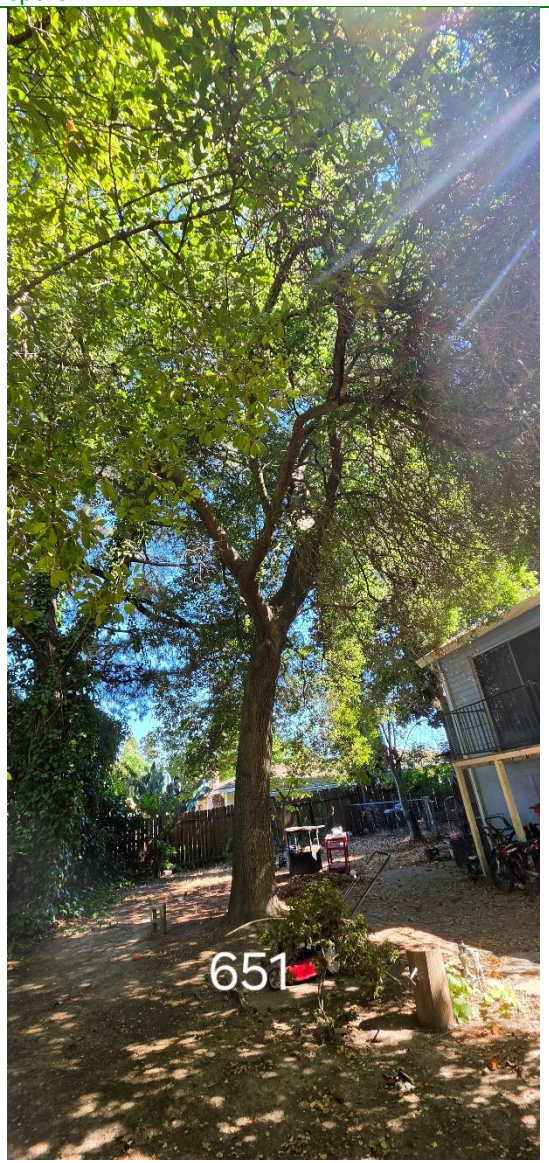
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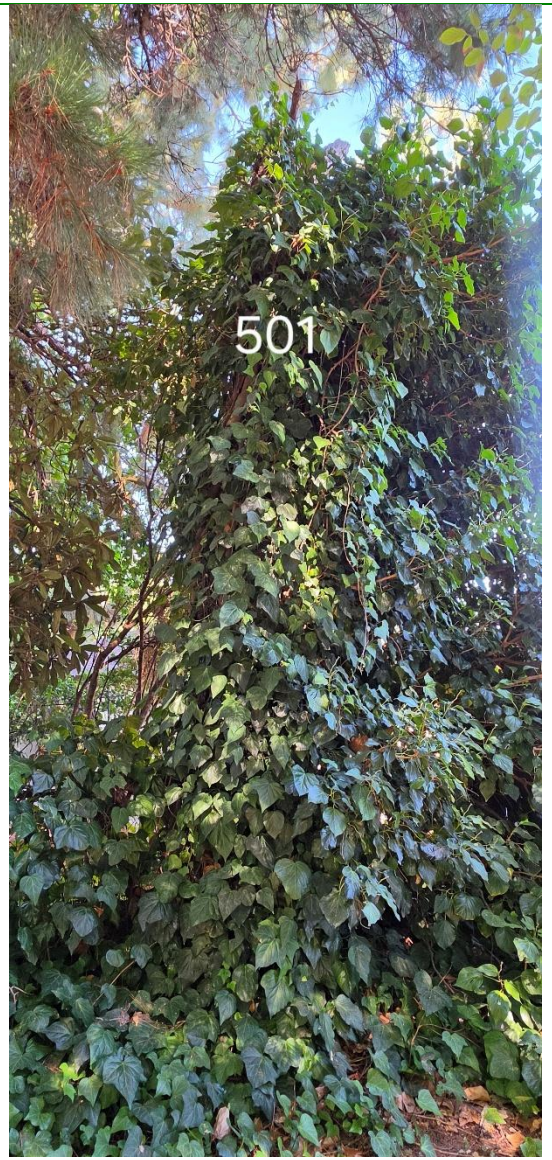
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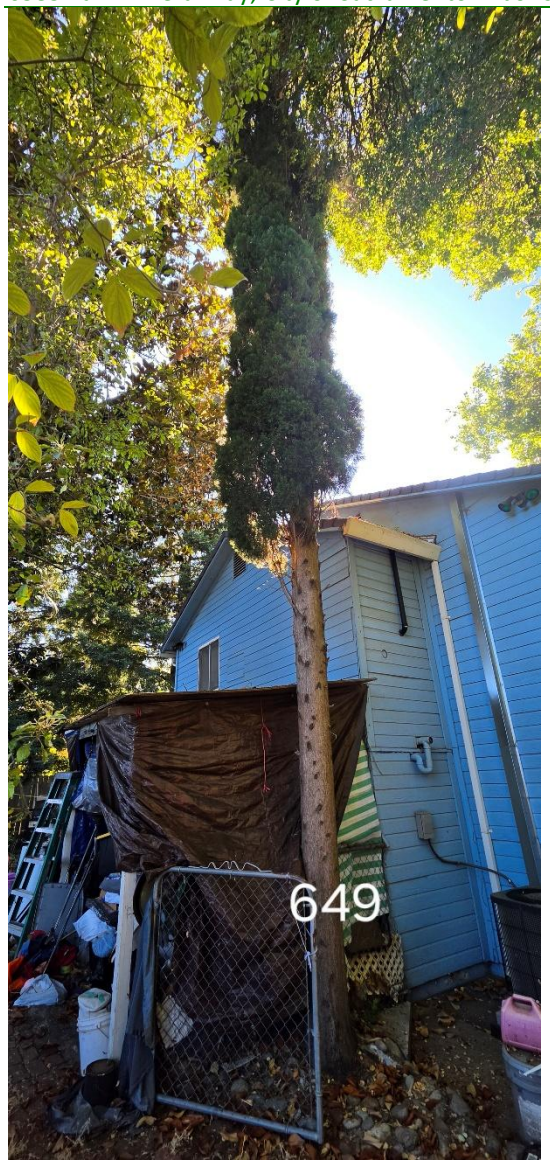
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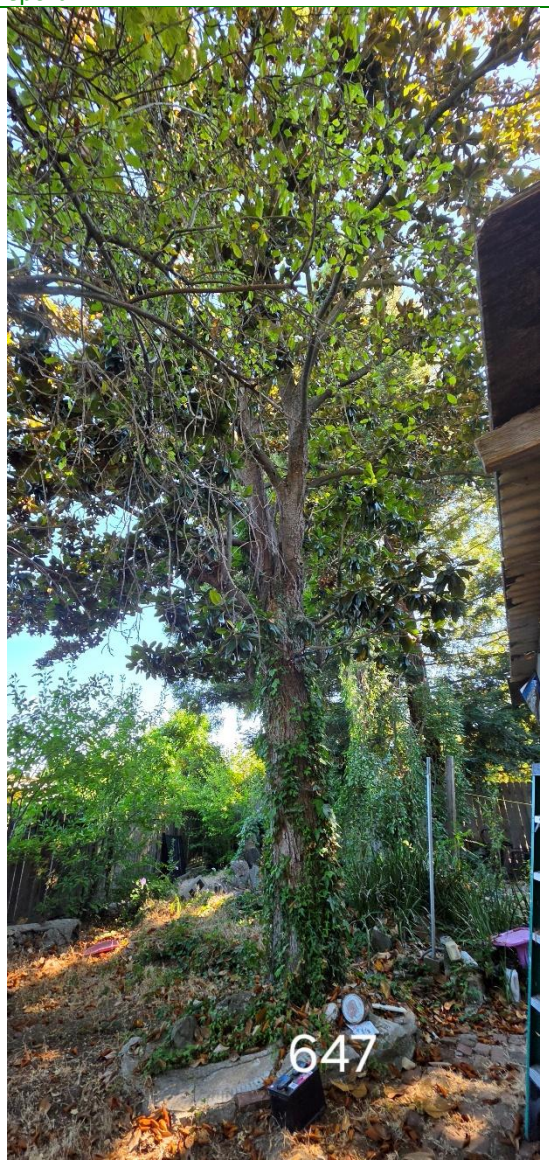
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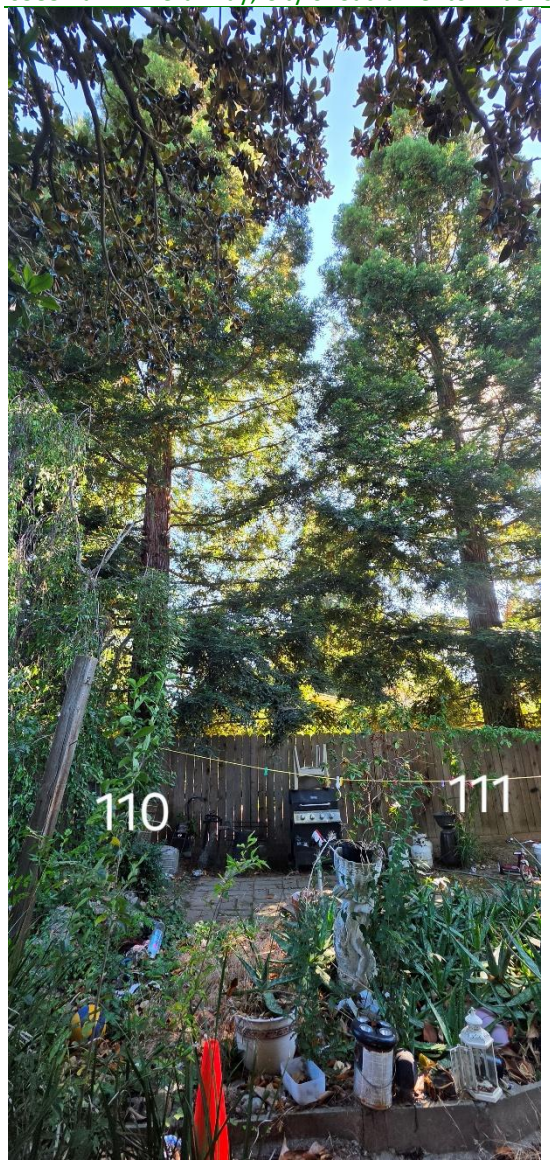
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APPENDIX 4 - GENERAL PRACTICES FOR TREE PROTECTION



Tree protection – gray property line fence or project fence, gold tree protection fence

Definitions

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

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

Methods Used in Tree Protection:

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

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 1'. The Project Arborist must approve work within the RPZ.

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

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

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

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

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

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

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

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

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

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

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

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

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed. If longer term monitoring is required, the arborist should report this to the developer and the planning agency overseeing the project.

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

APPENDIX 5 - TERMS

The protected trees evaluated as part of this report have a numbered tag that was placed on each one that is 1-1/8" x 1-3/8", green anodized aluminum, "acorn" shaped, and labeled: CalTLC, Auburn, CA with 1/4" pre-stamped tree number and Tree Tag. They are attached with a natural-colored aluminum 10d nail, installed at approximately 6' above ground level on the approximate north side of the tree. The tag should last ~10 – 20+ years depending on the species, before it is enveloped by the trees' normal growth cycle.

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

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

Tree Measurements: DSH (diameter at standard height) is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted. A diameter tape was used to measure the DSH for all trees. The crown was paced to measure the canopy radius distances. Canopy radius measurements were estimated on trees inside the locked fenced yard.

Terms

Field Tag #	The pre-stamped tree number on the tag which is installed at approximately 6' above ground level on the north side of the tree.
Species	The species of a tree is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.
DSH	Diameter at standard height is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted in the next column "measured at"
Canopy radius and Protection Zone Area	The farthest extent of the crown composed of leaves and small twigs. Most trees are not evenly balanced. This measurement represents the longest extension from the trunk to the outer canopy. The dripline measurement is from the center point of the tree and is shown on the Tree Location Map as a circle. This measurement further defines the radius of the protection zone to be specified on any development plans unless otherwise indicated in the arborist recommendations, Appendix 2.
Critical Root Zone	The radius of the critical root zone is a circle equal to the trunk diameter" converted to' and factored by tree age, condition and health pursuant to the industry standard. Best Management Practices: Managing Trees During Construction, the companion publication to the Approved American National Standard, provides guidance regarding minimum tree root protection zones for long term survival. In instances where a tree is multi-stemmed the protected root zone is equal to the extrapolated diameter (sum of the area of each stem converted to a single stem) factored by tree age, condition and health.
Arborist Rating	Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection.

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

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

Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies: These companies may be licensed by the State of California to do business, but they may lack the proper tree expertise.

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

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

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

Assignment Assumptions and Limiting Conditions

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

Report Assumptions and Limitations:

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

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

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

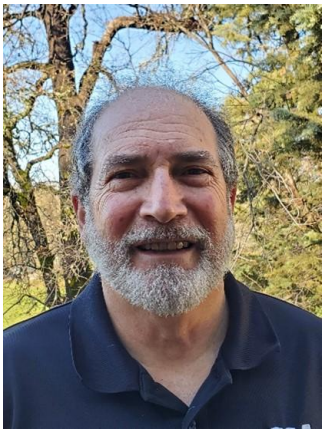
Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that can fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe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

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

Trees involved with sidewalk repairs, due to the limited space and work site constraints require root pruning at distances closer than required for maximum tree preservation. These exception decisions on which roots to prune are made with a first confidence that the tree will not fail due to the roots that are cut, and second a second confidence that the tree will not die from the root pruning. There may be some branch dieback, and this must be accepted to avoid the tree removal decision.

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

California Tree and Landscape Consulting, Inc.



GORDON MANN

EDUCATION AND QUALIFICATIONS

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

PROFESSIONAL EXPERIENCE

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

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

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

1984 - 2007 CITY OF REDWOOD CITY, CA. City Arborist, Arborist, and Public Works Superintendent. Mr. Mann developed the Tree Preservation and Sidewalk Repair Program, supervised and managed the tree maintenance program, performed inspections and administered the Tree Preservation Ordinance. Additionally, he oversaw the following Public Works programs: Streets, Sidewalk, Traffic Signals and Streetlights, Parking Meters, Signs and Markings, and Trees.

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

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

1979 INTERNATIONAL SOCIETY OF ARBORICULTURE. Member.

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

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

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

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

. Board Member (2005 - 2007)

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

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

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

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

2007 - Present SACRAMENTO TREE FOUNDATION. Member and Employee.

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

- Facilitator of the Regional Ordinance Committee (2007 - 2009)

1988 - 1994 TREE CLIMBING COMPETITION. Chairman.

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

PUBLICATIONS AND LECTURES

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

Certificate of Performance

I, Gordon Mann, certify that:

The site was inspected by an ISA Certified Arborist. I have reviewed the tree and site referred to in this report, and have stated my findings accurately. The extent of the inspection is stated in the attached report under Assignment;

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

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

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

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

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

I further certify that I am a member in good standing of the International Society of Arboriculture (ISA) and an ISA Certified Arborist and Municipal Specialist. I am also a Registered Consulting Arborist member in good standing of the American Society of Consulting Arborists. I have been involved in the practice of arboriculture and the care and study of trees for over 47 years.

Signed:



Gordon Mann
Date: July 17, 2026

City of SACRAMENTO
Community Development

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

Help Line: 916-264-5011
planning@cityofsacramento.org

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve with conditions a Tentative Map Time Extension and the Design Director approve, with conditions, Site Plan and Design Review Time Extension and Site Plan and Design Review Minor Modification, for the project known as **Z26-042 (Northern Trail Apartments Time Extension)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Subdivision Map Time Extension** for two years (until October 19, 2028) of a previously approved Tentative Subdivision Map (Z22-085) to subdivide two vacant parcels measuring ±0.94-acres into six residential parcels lot with a Tentative Map Design Waiver for lots with no street frontage in the Multi-Unit Dwelling (R-2B) zone.

2. **Site Plan and Design Review Time Extension** for two years (until October 19, 2028) for review of the Tentative Subdivision Map layout and the construction of a 44,905 square foot multi-unit development consisting of 35 units and 12 Accessory Dwelling Units (ADUS).

3. **Site Plan and Design Review Minor Modification** to revise a Sacramento Police Department condition of approval related to employment of uniformed security.

PROJECT INFORMATION

Location:	3137 & 3139 Rio Linda Boulevard
Parcel Number:	263-0181-017-0000, -030-0000, and -031-0000
Council District:	2
Applicant:	Alicia Reyes, RAD Development 2741 Northglen Street Sacramento, CA 95833
Property Owner:	William Reyes-Perez 2923 Whitby Road, Unit 101 San Antonio, TX 78240
Project Planner:	Deja Harris, Associate Planner, (916) 808-5853
Hearing Date:	December 3, 2026

Land Use Information

General Plan Designation:	Neighborhood (N)
Community Plan Area:	North Sacramento

Housing Element Site:	Yes
Specific Plan:	N/A
Zone:	R-2B (Multi-Unit Dwelling)
Special Planning District:	N/A
Planned Unit Development:	N/A
Design Review Area:	Citywide
Parking District:	Suburban
Historic District:	N/A
Historic Landmark:	N/A

Surrounding Zoning and Land Uses

North:	R-2B, R-3, C-2	SMUD Facility; Residential
South:	R-2B	Residential
East:	R-2B	Residential
West:	R-1	Residential

Site Characteristics

Existing Property Area:	40,812 square feet / 0.94 gross acres
Topography:	Flat
Street Improvements:	Existing, Required
Utilities:	Existing; Required
Existing Land Use of Site:	Vacant

Other Information

Previous Files:	Z22-085

ATTACHMENTS

Attachment A:	Record of Decision, Z22-085
Attachment B:	Project Plans

PROPOSED PROJECT AND ANALYSIS

Background

The project is located on two parcels of approximately 0.94 acres within the Multi-Unit Dwelling (R-2B) zone. The parcels are currently vacant and are accessed through Arcade Boulevard. The site is surrounded by residential uses and the Sacramento Northern Bikeway Trail immediately adjacent to the west. The site is served by existing public infrastructure.

On October 19, 2023, the Zoning Administrator approved the Tentative Subdivision Map to subdivide two vacant parcels of approximately 0.94 acres, into six parcels with a Tentative Map Design Deviation for lots with no street frontage; and the Design Director approved Site Plan and Design Review for review of the Tentative Subdivision Map and the construction of a 44,905 square foot multi-unit development with a density bonus consisting of 35 units and 12 Accessory Dwelling Units (ADUS). These entitlements were set to expire on October 19, 2026.

Project Details

The applicant is requesting a two-year time extension of the Tentative Subdivision Map and Site Plan and Design Review entitlements approved under the previous project (Z22-085). The applicant also requests a Site Plan and Design Review Minor Modification to revise one of the conditions of approval placed on the previous approval (Z22-085). Approval of this request requires action by the Zoning Administrator for the Tentative Subdivision Map Time Extension and by the Design Director for the Site Plan and Design Review Extension and Site Plan and Design Review Minor Modification. If approved, the entitlements would remain valid through October 19, 2028.

Time Extension Entitlements

Sacramento City Code (SCC) sections 17.828.160 and 17.800.400 require that a Tentative Map, and Site Plan and Design Review entitlements be finalized within three years of approval unless a time extension is approved. SCC section 17.828.170 and the Subdivision Map Act (Cal. Gov. Code, § 66452.6(e)) allows for an extension of a tentative map up to six years, while SCC section 17.808.400 allows for a five-year extension of site plan and design review. To date, the applicant has not applied for any time extensions pursuant to SCC sections 17.828.170 and 17.808.400. Staff have confirmed that a two-year extension of the Tentative Map would be within the timeframes established in SCC section 17.828.170 and the Subdivision Map Act (Cal. Gov. Code, § 66452.6(e)); and the two-year extension of the Site Plan and Design Review entitlements would be within the timeframes set forth in SCC section 17.808.400. For this reason, staff is supportive of the request to extend the Tentative Subdivision Map and the Site Plan and Design Review entitlements for two years, while the applicant continues to work towards submitting the final map.

The approval of the Tentative Map and Site Plan and Design Review entitlements associated with Record No. Z22-085 are included as attachments to this report.

Site Plan and Design Review Minor Modification

Pursuant to SCC section 17.808.430, a request to modify the terms and conditions of a previously approved Site Plan and Design Review entitlement may be made by filing an application for modification at any time during the term of the permit, which is subsequently classified as either a major or minor modification. Per SCC section 17.808.430.A.2, a major modification is one that will result in the deletion of a condition of approval, a change to a condition of approval that prevents or substantially alters the intended outcome, or a substantial change to project, including any new or expanded deviations. A minor modification is any modification not determined to be major.

The applicant is requesting a modification to the Site Plan and Design Review entitlement approved under Z22-085 to revise condition number 84 related to employment of uniformed security. The existing condition and the proposed revision are listed below:

- Existing Condition #84: “Applicant shall employ uniformed security to respond to on-site disturbances 24/7. The contracted security company shall be registered and in good standing with the Bureau of Security and Investigative Services (BSIS). Applicant may request a modification of this condition at any time. Any request for modification shall be in writing and submitted to the Sergeant of the Sacramento Police Department’s CPTED unit, or designee,

and specify the desired modification(s). The Sacramento Police Department will evaluate the modification request and will respond within 30 days of receipt of the request."

- Revised Condition #84: "Applicant shall install and maintain an automated Video Assessment Security System (VASS) as shown on Sheet 1.03. Infrastructure must include an Axon FususCORE Pro network appliance integrated with the Sacramento Police Department Real-Time Information Center (RTIC) via the Sacramento PD Connect program to allow law enforcement access during active emergency events."

Staff routed the revised condition to the Sacramento Police Department who did not identify any objections or concerns and found the revised condition would not alter the intended outcome of the original condition. Per SCC section 17.808.430.A, this modification is considered minor modification, and planning staff supports the Site Plan and Design Review Minor Modification given the response from the Sacramento Police Department.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This hearing was noticed to property owners and residents within 500 feet of the subject site, and the site was posted for the hearing. Neighborhood associations which were notified of the hearing include: Neighbors In Action (NIA), Hagginwood Community Association, Rancho Del Paso Neighborhood Association, North Sacramento Chamber of Commerce, Benito Juarez Neighborhood Association, Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, House Sacramento, and Sacramento Housing Alliance. Staff has received no comments as of the writing of this report.

ENVIRONMENTAL DETERMINATION

The original approval (project Z22-085) received CEQA review at the time of approval and the Zoning Administrator determined that the project was exempt from environmental review pursuant to CEQA Guidelines, Section 15332, In-Fill Development. The request to extend the entitlements for the Tentative Subdivision Map is consistent with the original project and qualifies for the in-fill CEQA exemption.

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 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 facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection. This is based on the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

NO NET LOSS FINDINGS (GOV. CODE, § 65863)

This project is located on a site listed in the 2021-2029 RHNA Housing Element Sites Inventory. This project proposes 45 units of moderate income housing and 2 units of lower income housing. The site

assumes 16 total units of moderate-income housing. Thus, the project exceeds the assumed capacity in the Housing Element sites inventory.

FINDINGS OF FACT

A. **Environmental Determination**

1. The Zoning Administrator has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, Infill Development. This project qualifies for this exemption as it applies to parcels within city limits on no more than five acres, where the site has no value as habitat for rare, threatened, or endangered species, and approval of the project would not result in any significant effects related to traffic, noise, air or water quality. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

B. **Tentative Subdivision Map Time Extension** for two years (until October 19, 2028) of a previously approved Tentative Subdivision Map (Z22-085) to subdivide two vacant parcels measuring ±0.94-acres into six residential parcels lot with a Tentative Map Design Waiver for lots with no street frontage in the Multi-Unit Dwelling (R-2B) zone **is approved** based on the following Findings of Fact:

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

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

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

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

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

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

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

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

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

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

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

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

C. **Site Plan and Design Review Time Extension** for two years (until October 19, 2028) for review of the Tentative Subdivision Map layout and the construction of a 44,905 square foot multi-unit development consisting of 35 units and 12 Accessory Dwelling Units (ADUS) **is approved** based on the following Findings of Fact:

1. The design, layout, and physical characteristics of the proposed development are consistent with the 2040 General Plan Neighborhood designation; and

2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards; and

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

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood; and

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

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

D. **Site Plan and Design Review Minor Modification** to revise a Sacramento Police Department condition of approval related to employment of unfirmed security **is approved** based on the following Findings of Fact:

1. The design, layout, and physical characteristics of the proposed development are consistent with the 2040 General Plan Neighborhood designation; and

2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards; and

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

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood; and

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

6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the Sacramento Police Department has reviewed and approved the request.

E. **200-Year Urban Level of Flood Protection Finding**

1. The project site is within an area for which the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection, as demonstrated by the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

F. **No Net Loss Findings (Gov. Code, § 65863)**

1. This project is located on a site listed in the 2021-2029 RHNA Housing Element Sites Inventory. This project proposes 45 units of moderate-income housing and 2 units of lower income housing. The site assumes 16 total units of moderate-income housing. Thus, the project exceeds the assumed capacity in the Housing Element sites inventory.

CONDITIONS OF APPROVAL

1. The entitlements associated with Record No. Z22-085 (Tentative Map, Site Plan and Design Review, Density Bonus) are extended until October 19, 2028.

2. Condition 84 of the Record of Decision for Z22-085 is replaced with the following: ""Applicant shall install and maintain an automated Video Assessment Security System (VASS) as shown on Sheet 1.03. Infrastructure must include an Axon FususCORE Pro network appliance integrated with the Sacramento Police Department Real-Time Information Center (RTIC) via the Sacramento PD Connect program to allow law enforcement access during active emergency events."

3. Except as provided above, all other previously approved conditions of Z22-085 remain unchanged. The project shall comply with the conditions of approval for Record No. Z22-085 as established in the Record of Decision (see Attachment 1).

Advisory Note:

1. Site Plan and Design Review approval relies on the use of density bonus regulations pursuant to Sacramento City Code (SCC) section 17.860.040 and Government Code (Gov Code) sections 65915 through 65918; and therefore, is expressly condition upon the applicant's implementation of the following:

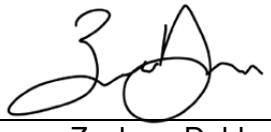
    a. The applicant shall enter into the appropriate regulatory agreement(s) with the Sacramento Housing and Redevelopment Agency (SHRA), or other authorized government entity, for monitoring of all income-restricted dwelling units required to qualify for the use of density bonus regulations. The regulatory agreement(s) shall be consistent with SHRA requirements and applicable provisions of SCC section 17.860.040.070 and Goc Code sections 65915 through 65918.

    b. Prior to issuance of a Building Permit, the applicant shall provide a copy of the executed regulatory agreement(s) and provide evidence that any applicable monitoring fees have been paid to Planning Division staff.

    c. Consistent with density bonus regulations, the income-restricted dwelling units shall be regulated for a period of 55 years.

Respectfully Submitted: 

Deja Harris
Associate Planner

Recommendation Approved: 

Zachary Dahla
Senior Planner

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

ATTACHMENT A

City of
SACRAMENTO
Community Development

City of SACRAMENTO
Community Development

300 Richards Boulevard, Sacramento, CA 95811

ZONING ADMINISTRATOR & DESIGN DIRECTOR
300 Richards Boulevard, Sacramento, CA 95811

Project Name:	Northern Trail Apartments
Project Number:	Z22-085
Project Location:	3137 & 3139 Rio Linda Boulevard
Assessor's Parcel No.:	265-0011-003-0000 & 265-0011-002-0000 (District 2)
Applicant:	Alicia Reyes, RAD Development 2741 Northglen Street, Sacramento, CA 95833
Action Status:	Approved with Conditions — Action Date: 10/19/2023

REQUESTED ENTITLEMENT(S):

A. **Environmental Determination:** Categorically Exempt per CEQA Guidelines Section 15332 (Infill Development)

B. **Density Bonus Agreement** with a concession to lot depth requirements of the Multi-Unit Dwelling (R-2B) Zone and waivers to reduce the minimum rear-yard and interior side-yard setbacks, exceed the maximum front-yard setback, and reduce minimum vehicle and bicycle parking requirement with the provisions of two (2) very low income-restricted dwelling units.

C. **Tentative Parcel Map** to subdivide two vacant parcels of approximately 0.94 acres, into six parcels in the Multi-Unit Dwelling (R-2B) Zone, with a Tentative Map Design Waiver to create three parcels with no public street frontage.

D. **Site Plan and Design Review** for the review of the tentative subdivision map layout and the construction of a 44,905 square foot multi-unit development consisting of 35 units and 12 Accessory Dwelling Units (ADUS).

ACTIONS TAKEN:

On 10/19/2023 the Zoning Administrator and Design Director took the following actions based on the attached findings of fact and subject of:

Approved entitlements (A), through (D) with conditions.

Action certified by:

Kevin Colin, Zoning Administrator

Bruce Monighan (Oct 20, 2023 08:12 PDT)

Bruce Monighan, Design Director

Sent to Applicant:
October 20, 2023

By: Deja Harris (Oct 19, 2023 15:18 PDT)
Deja Harris
Assistant Planner

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

CONDITIONAL USE PERMIT: A use for which a Conditional Use Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Conditional Use Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

SITE PLAN AND DESIGN REVIEW: Any site plan and design review shall expire at the end of three years unless a building permit is obtained within the site plan and design review term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

Appeals of the Zoning Administrator decision of this item to the Planning and Design Commission must be filed at 300 Richards Boulevard, 3rd Floor, within 10 calendar days of this meeting, on or before Monday, October 30, 2023. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

CONDITIONS OF APPROVAL

Tentative Parcel Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z22-085). The design of any improvement not covered by these conditions shall be to City standard.

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

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

GENERAL:

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 (Parcel) Map.

PUBLIC WORKS:

5. 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.

6. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements

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

7. At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, speed lumps, stop signs at intersections, etc. Undulations will be required on certain streets adjacent to school/park combinations, as determined by the Department of Public Works.

8. The applicant shall dedicate sufficient additional right-of-way (if needed) and construct Arcade Blvd to a 59-ft right-of-way local commercial street section per City standards to the satisfaction of the Department of Public Works. Improvements along Arcade shall include a 12-ft travel lane along the north side and a 3-ft acceptable shoulder and ditch along the north side.

   Note: At the area where Arcade Boulevard dead ends at the SMUD facility, west of the proposed driveway, the applicant shall construct a wider planter in lieu of a sidewalk per City standards to the satisfaction of the Department of Public Works.

9. The applicant shall install a stop sign along Arcade Blvd at the intersection with Rio Linda Blvd adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

10. The applicant shall install street names as well as a “Not A Through Street” signage per City standards to the satisfaction of the Department of Public Works.

11. The applicant shall dedicate sufficient additional right-of-way (if needed) and construct a bulb-out with ADA ramps along the southwest corner of Arcade Boulevard and Rio Linda Blvd intersection adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

12. The applicant shall dedicate 7.75-ft of additional right-of-way easement in the form of an Irrevocable Offer of Dedication (I.O.D.) along Rio Linda Blvd adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

13. The applicant shall install “No Parking” pole signs along the entire length of the north side of Arcade Blvd adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

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

15. 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.

    a. The centerline of Rio Linda Boulevard shall be aligned.
    b. The centerline of Arcade Blvd adjacent to the subject property may be moved 2-ft to the north to allow sufficient clearance between the new round corner's face of curb and the existing utility pole at the southwest corner of the Rio Linda/Arcade intersection to the satisfaction of the Department of Public Works.

16. 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.

17. 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.

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

ELECTRICAL:

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

URBAN FORESTRY:

20. 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.

21. General Tree Protection – The following Tree Protection Measures shall be included in all future project plans including the Geneal Notes, Grading Plans, Utility Plans, Landscape Plan, and offsite plans if tress will be impacted by work proposed on each sheet.

    a. **Required Tree Preservation Measures for Private Protected Trees**
        i. This project shall contract with a project arborist experienced with tree protection and construction that is required to:
            (1) Attend the preconstruction meetings to approve of and inform contractors of all tree protection measures.

(2) Visit the site before grading and landscaping as well as at least twice each month during construction to ensure that tree protection measures are implemented and maintained.

(3) Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure that corrective action was properly implemented.

(4) The project arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.

ii. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities.

(1) Existing driveways shall be used as the sole access to the site. Where there are no existing driveways, access shall be limited to a one or two locations outside the dripline of protected trees that have protection from soil compaction with the use of one or more of the following: A 6-inch layer of hardwood chips covered by ¾-inch plywood or trench plates, geotextile fabric covered by a 6-inch layer of hardwood chips or an alternative that is approved by the City Arborist.

iii. Construction trailers and port-a-potties shall be placed on existing hardscape or bridged over the tree protection zone or planter so as not to compact soil.

iv. Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Certified Arborist. Submit a tree permit application and a tree protection plan created by a Certified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.

v. All excavation, grading or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a qualified arborist.

vi. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.

vii. There shall be no soil compaction within the dripline of protected trees.

viii. The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, excavation, grade changes, trenches, root or canopy pruning, or boring.

ix. The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging liquids and any other activities that may have negative impacts on the trees and soil.

SOLID WASTE:

22. Project shall meet the requirements outlined in City Code Chapter 13.10. Sacramento City Code can be found online at:
Chapter 13.10: http://www.qcode.us/codes/sacramento/view.php?topic=13-13_10

23. Solid waste trucks shall be able to safely move about the project, with minimum backing, and able to empty the bins and cans safely per City standards to the satisfaction of the Solid Waste Division.

SMUD:

24. SMUD has existing overhead 69kV and 12kV facilities on North and East of the PROJECT SITE that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

25. SMUD has existing underground 12kV facilities on southeast, north, east, and on the PROJECT SITE that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 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.

26. 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.

27. 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.

28. 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.

29. 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.

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

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

32. 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 along the east side of proposed Parcel 1. The Applicant shall dedicate a 10 foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to public street rights-of-ways along the southeast, east, northeast, and north side of proposed Parcel 2.

33. The Applicant shall dedicate any private drive and/or ingress and egress easement as a public utility easement for overhead and underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.

34. 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.

SRCSD:

35. Regional San has the 66-inch Dry Creek Interceptor (N17) located within APN: 263-0260-020 (Sacramento Northern Parkway). Direct connections to this facility will not be allowed.

DOU:

36. 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.

37. 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.”

38. 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 30- inch City water transmission Main in the Sacramento Northern Bike Trail is not allowed.

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

advised to contact the City of Sacramento Utilities Department 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.

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

41. 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.).

42. Applicant shall construct a public water distribution main in Arcade Blvd to the satisfaction of the DOU. The new distribution main shall connect to the existing 8-inch water main in Rio Linda Blvd.

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

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

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

46. Applicant shall construct a public sanitary sewer main in Arcade Blvd to the satisfaction of the DOU. The new sanitary sewer main shall connect to the existing 24-inch sanitary sewer main in Rio Linda Blvd.

47. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 12,800 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.05 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

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

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

50. Applicant shall construct a public drainage main in Arcade Blvd to the satisfaction of the DOU. The new drainage main shall connect to the existing 18-inch drainage main in Rio Linda Blvd.

51. Applicant shall construct public drain inlets at flow line low points of the proposed gutters in Arcade Boulevard to satisfaction of the DOU.

52. Records show an existing private drainage pipe in 3139 Rio Linda property crossing 3135 Rio Linda property. Applicant shall abandon the drainage pipe to the satisfaction of the DOU.

53. Finished floor elevations shall be a minimum of 6-inches above the 100-year HGL or 1-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.

54. No more than 6,000 square feet is allowed to sheet drain over a public sidewalk. If the area is larger than 6,000 square feet, then an on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard specified in the DOU onsite manual.

55. 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.

56. 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.

57. 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.

58. This project is required to incorporate certified full capture trash control devices, please refer to Appendix H in the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for more details.

    A maintenance agreement is required for all on-site full capture trash control systems.

Contact DOU for a list of accepted proprietary devices if considered for full capture trash control. Construction drawings must include all on-site full capture trash control features and devices selected for the site. Please refer to Appendix H in the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for more details.

59. The onsite water, sewer, and storm drain systems shall be private systems operated and maintained by an ownership association or other approved entity. Prior to the initiation of any water, sanitary sewer, or storm drainage services to the project, C.C. & R.s approved by the City shall be recorded that authorize and require the association to: (1) operate, maintain, and repair the onsite sanitary sewer, water, and storm drainage facilities within the project; and (2) obtain and pay for water, sewer or drainage service on behalf of all owners within the project in accordance with all applicable provisions of Title 13 of the Sacramento City Code. 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.

FIRE:

60. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road (minimum 20' wide) and 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) The Fire Marshall may approve an increase in the fire access distance, which may result in an alternate means and method design agreement. Any approved agreement shall be obtained prior to final approval of the improvement plans.

61. Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or city hammerhead). California Fire Code Section 503.2.5 If an approved increase in the fire department access distance is obtained or if access is permitted to be provided passing through the breezeway of a structure, a Fire Department turn-around may not be required. Any approved agreement shall be obtained prior to final approval of the improvement plans.

62. 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

63. Fire service mains shall not cross property lines unless a reciprocal easement agreement is provided.

64. A reciprocal ingress egress agreement shall be provided for review by City Attorney for all shared driveways being used for Fire Department access.

65. 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 Recorders Office having jurisdiction and shall provide for the following:

    a. Provisions for the necessary repair and maintenance of the roadway surface
    b. Removal of vegetation overgrowing the roadway and infringing on the roadway

clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20')

c. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping
d. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems
e. Unrestricted use of and access to the roadways covered by the agreements.
f. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.
g. Maintenance and timely repair of all fire protection systems, including but not limited to hydrants, fire alarm systems and fire sprinklers.

PARKS:

66. **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)

67. **Maintenance District**: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (*Contact Infrastructure Finance, Jessica Steinhauer, (916) 808-8243).*

68. **Private Recreation Facility Credits**: City Code Chapter 17.512, Sections 17.512.90 through 100 address granting of private recreation facility credits. The city may grant credits for privately owned and maintained open space or local recreation facilities, or both, in planned developments as defined in Section 11003 of the Business and Professions Code, as defined in Section 783 of the Civil Code, and other common interest developments. Such credit, if granted in acres, or comparable in lieu fees, shall not exceed twenty-five (25) percent of the dedication or fees, or both, otherwise required under this chapter and no more than five percent per category of open space or Public Access Easement (located on the northwest side of the residential parcel) described in this Chapter under 17.512.90.

Should the applicant request City consideration of private recreational facilities, a Private Recreation Facilities Credit Agreement must be approved by the City Council prior to recordation of the Tentative Subdivision Map. Refer to section 17.512.90 for a list of qualifying facilities.

Miscellaneous

69. CC&R's shall be approved by the City and recorded assuring maintenance of private roadway(s), shared driveways, lights, landscaping, sewers, drains and water systems.

Advisory Notes:

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

PUBLIC WORKS:

70. If unusual amounts of bone, stone, or artifacts are uncovered, work, in the area within the distance required by federal and state regulations, will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

DOU:

71. Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems. Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.

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

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

74. 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.

SOLID WASTE:

75. The trash enclosure must have sufficient space to accommodate bins for trash, recycling, and organics. Containers may be used with an increase in collection frequency as an alternative to bins. The minimum levels of service for recycling are one (1) cubic yard of capacity for every 16 units per week. For organic waste, 64 gallons of capacity for every 25 units is required per week.

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

77. This project will be required to submit a Construction and Demolition (C&D) Debris plan,

as outlined on the City's web site at http://www.cityofsacramento.org/public-works/RSW/Collection-Services/Recycling/Construction-and-Demolition. Please contact the Solid Waste C&D team if you have any questions:
Phone: (916) 808-0965

Email: C&D@cityofsacramento.org

SRCSD:

78. The subject property is outside the boundaries of SacSewer but within the Urban Service Boundary and Sacramento Regional County Sanitation District (Regional San) boundaries. Regional San will provide ultimate conveyance and treatment of the sewer generated from this site, but the Sacramento City Utilities Department's approval will be required for local sewage service.

REGIONAL SAN:

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

80. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP).

SMUD:

81. 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.

82. 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.).

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

PARKS:

84. 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 $31,080. This is based on the creation of 35 new units at an average land value of $100,000 per acre for the North Sacramento Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment. The fee is due at the time of the final map.

b) 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 Housing Incentive Zone rate of $2.18 per square foot for residential projects, with a minimum rate of $1,624 for units under 750 square feet and a maximum of $4,333 for units over 2,000 square feet. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

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

d) The applicant should ensure clearly marked trail access, i.e., signage from the Northern Trail Apartments development to the Sacramento Northern Bike Trail, in a visible location from Rio Linda Blvd.

Site Plan and Design Review

PLANNING:

1. Development of the site shall be in compliance with the approved plans. Any modifications(s) to the project shall be subject to additional planning review and may require subsequent entitlements prior to issuance of building permits. This approval shall expire in three years from the approval date.

2. The applicant shall obtain all necessary building and encroachment permits prior to the commencement of construction.

3. This approval is for the development of six (6) three-story buildings per the attached exhibits and conditions of approval.

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

5. All mechanical equipment shall be screened to prevent visibility from all street frontages. Rooftop mechanical equipment shall be screened from view from adjacent streets and public areas and concealed behind parapets or architecturally integrated screens.

6. Project lighting shall comply with all applicable Sacramento City Code lighting regulations. Fixtures shall be unobtrusive and complementary to the architectural design of the building. Obtrusive industrial wall pack and shoe box lighting are not permitted. Lighting shall be designed to not produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public. All fixtures should be placed in a manner that avoids glare when observed from the street or other public areas.

7. All signage is subject to a separate review and approval process.

8. The project shall comply with the tree shading requirements for parking lots, prescribed in the Planning and Development Code section 17.612.040.

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

10. Provide the following building materials on the apartment buildings as indicated per the approved plans:

    a) Fiber cement board.

    b) Metal railings.

    c) Aluminum shade louvers

11. Provide a minimum of 2 short-term bicycle parking stalls and 14 long-term parking stalls. Location and number of short- and long-term bicycle parking shall be provided as indicated on the approved plans. All bicycle parking facilities shall comply with the City's Bike Rack Design & Placement Design Standards.

12. Provide a minimum of 34 parking spaces which meet the dimensional requirements of City Code Chapter 17.608.

13. Private balconies shall have a minimum depth of 3 feet.

14. All gutters and downspouts shall be painted to match building color scheme.

15. Trash enclosures shall meet all requirements of Sacramento City Code section 17.616, including, but not limited to, perimeter landscaping, masonry walls, solid metal gate, concrete apron, overhead clearance, and signs. All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.

16. The project shall comply with the operational standards for multi-unit dwellings, prescribed in the Planning and Development Code section 17.228.117(B):

    a) A manager shall reside on-site.

    b) The owner or operator shall post and maintain signage on the premises that provides the phone number to contact maintenance and management staff, which signage is subject to approval by the planning director;

    c) The owner or operator shall conduct periodic inspections, not less than monthly, of the exterior of all buildings, trash enclosures, and recreation facilities;

d) The owner or operator shall establish and conduct a regular program of routine maintenance for the property. The program shall include common areas and scheduled repainting, replanting, and other similar activities that typically require attention at periodic intervals but not necessarily continuously. The owner or operator shall repaint or retreat all painted or treated areas at least once every eight years, provided that the planning director may approve less frequent repainting or retreatment upon a determination that less frequent treatment is appropriate, given the nature of the materials used or other factors. The program is subject to review and approval by the planning director;

e) The owner or operator shall maintain landscaping and irrigation in a healthy and serviceable condition; and

f) The owner or operator shall indicate and maintain all locations of parking stalls for disabled access and strictly enforce applicable rules.

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. The applicant shall dedicate sufficient additional right-of-way (if needed) and construct Arcade Blvd to a 59-ft right-of-way local commercial street section per City standards to the satisfaction of the Department of Public Works. Improvements along Arcade shall include a 12-ft travel lane along the north side and a 3-ft acceptable shoulder and ditch along the north side.

    Note: At the area where Arcade Boulevard dead ends at the SMUD facility, west of the proposed driveway, the applicant shall construct a wider planter in lieu of a sidewalk per City standards to the satisfaction of the Department of Public Works.

20. The applicant shall install a stop sign along Arcade Blvd at the intersection with Rio Linda Blvd adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
21. The applicant shall install street names as well as a “Not A Through Street” signage per City standards to the satisfaction of the Department of Public Works.

22. The applicant shall dedicate sufficient additional right-of-way (if needed) and construct a bulb- out with ADA ramp(s) along the southwest corner of Arcade Boulevard and Rio Linda Blvd intersection adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

23. The applicant shall dedicate 7.75-ft of additional right-of-way easement in the form of an Irrevocable Offer of Dedication (I.O.D.) along Rio Linda Blvd adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

24. The applicant shall install “No Parking” signs along the entire length of the north side of Arcade Blvd adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

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

26. 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.

    a) The centerline of Rio Linda Boulevard shall be aligned.

    b) The centerline of Arcade Blvd adjacent to the subject property may be moved 2-ft to the north to allow sufficient clearance between the new round corner’s face of curb and the existing utility pole at the southwest corner of the Rio Linda/Arcade intersection to the satisfaction of the Department of Public Works.

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

28. 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.

29. The site plan shall conform to the parking requirements set forth in City Code 17.608.040 (Development standards for off-street parking facilities, Zoning Ordinance).

30. 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.

31. 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.

SOLID WASTE:

32. Per Sacramento City Code Chapter 17.616, residents must be able to access the trash enclosure without having to open the main enclosure gates. Applicant must incorporate this requirement into the trash enclosure design.

33. Per Sacramento City Code Chapter 17.616, a concrete apron shall be constructed in front of the trash enclosure to minimize damage to the surrounding asphalt paving. The current plans do not show an apron. The applicant must construct a concrete apron per the requirements in 17.616.

DOU:

34. 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 30-inch City water transmission Main in the Sacramento Northern Bike Trail is not allowed.

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48. Records show an existing private drainage pipe in 3139 Rio Linda property crossing 3135 Rio Linda property. Applicant shall abandon the drainage pipe to the satisfaction of the DOU.

49. Finished floor elevations shall be a minimum of 6-inches above the 100-year HGL or 1-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.

50. No more than 6,000 square feet is allowed to sheet drain over a public sidewalk. If the area is larger than 6,000 square feet, then an on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service

tap. All on-site systems shall be designed to the standard specified in the DOU onsite manual.

51. 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.

52. 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.

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    A maintenance agreement is required for all on-site full capture trash control systems. Contact DOU for a list of accepted proprietary devices if considered for full capture trash control.

    Construction drawings must include all on-site full capture trash control features and devices selected for the site. Please refer to Appendix H in the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for more details.

55. The onsite water, sewer, and storm drain systems shall be private systems operated and maintained by an ownership association or other approved entity. Prior to the initiation of any water, sanitary sewer, or storm drainage services to the project, C.C. & R.s approved by the City shall be recorded that authorize and require the association to: (1) operate, maintain, and repair the onsite sanitary sewer, water, and storm drainage facilities within the project; and (2) obtain and pay for water, sewer or drainage service on behalf of all owners within the project in accordance with all applicable provisions of Title 13 of the Sacramento City Code. 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.

URBAN FORESTRY:

56. General Tree Protection – The following Tree Protection Measures shall be included in all future project plans including the Geneal Notes, Grading Plans, Utility Plans, Landscape Plan, and offsite plans if tress will be impacted by work proposed on each sheet.

    a. **Required Tree Preservation Measures for Private Protected Trees**

i. This project shall contract with a project arborist experienced with tree protection and construction that is required to:
   (1) Attend the preconstruction meetings to approve of and inform contractors of all tree protection measures.
   (2) Visit the site before grading and landscaping as well as at least twice each month during construction to ensure that tree protection measures are implemented and maintained.
   (3) Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure that corrective action was properly implemented.
   (4) The project arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.

ii. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities.
   (5) Existing driveways shall be used as the sole access to the site. Where there are no existing driveways, access shall be limited to a one or two locations outside the dripline of protected trees that have protection from soil compaction with the use of one or more of the following: A 6-inch layer of hardwood chips covered by ¾-inch plywood or trench plates, geotextile fabric covered by a 6-inch layer of hardwood chips or an alternative that is approved by the City Arborist.

iii. Construction trailers and port-a-potties shall be placed on existing hardscape or bridged over the tree protection zone or planter so as not to compact soil.

iv. Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Certified Arborist. Submit a tree permit application and a tree protection plan created by a Certified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.

v. All excavation, grading or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a qualified arborist.

vi. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.

vii. There shall be no soil compaction within the dripline of protected trees.

viii. The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, excavation, grade changes, trenches, root or canopy pruning, or boring.

ix. The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging

liquids and any other activities that may have negative impacts on the trees and soil.

POLICE DEPARTMENT:

Lighting:

57. 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.

58. Light poles, if applicable, shall be no higher than 16'.

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

60. 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.

61. 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.

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

63. 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.

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

Landscaping:

65. 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.

66. 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:

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

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

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

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

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

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

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

74. VASS shall provide comprehensive coverage of:

- areas of ingress and egress
- parking lots
- coverage of all four (4) exterior sides of the property
- adjacent public rights of way
- main entrance of each building
- common areas (tot lot, pool, laundry room, etc.)
- hallways

75. No more than 10 percent of the square footage of windows and clear doors for retail purposes shall be blocked by advertising, signs, shelves or anything else. All advertising, signs, and shelving shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises from the exterior public sidewalk or entrance to the premises. All signs shall comply with the City Code.

76. A wayfinding map shall be installed at the vehicle entrance clearly depicting the addresses and locations of units within the development.

77. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures should 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. Property management shall develop and implement a resident parking program in which parking stalls are assigned and vehicles are registered with management.

80. 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.

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

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

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

84. Applicant shall employ uniformed security to respond to on-site disturbances 24/7. The contracted security company shall be registered and in good standing with the Bureau of Security and Investigative Services (BSIS). Applicant may request a modification of this condition at any time. Any request for modification shall be in writing and submitted to the Sergeant of the Sacramento Police Department's CPTED unit, or designee, and specify the desired modification(s). The Sacramento Police Department will evaluate the modification request and will respond within 30 days of receipt of the request.

<u>During Construction:</u>

85. 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.

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

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

Advisory Notes:

FIRE:

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

89. 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.

90. Provide appropriate Knox access for site. California Fire Code Section 506

91. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet or a change of use or occupancy that creates a greater fire or life safety hazard, and the floor area of that portion of the building,

which is changed exceeds 3,599 square feet in area. California Fire Code as amended by the Sacramento City Code Amendments 903.2 (2&4)

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

93. An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. The room shall contain all system control valves, fire alarm control panels and other fire equipment required by the Fire Code Official. Fire Control rooms shall be located within the building at a location approved by the Fire Code Official, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. Fire Control rooms shall not be less than 50 square feet for rooms without a fire pump and 200 square feet when a fire pump is present. California Fire Code as Amended by the Sacramento City Code Section 901.4.7

94. Provide a Site Safety Plan in compliance with Section 3303 of the California Fire Code. The Plan shall identify at minimum, the following safety precautions during demolition and construction:

    a. Name and contact information of the Owner's authorized agent (Site Safety Director) responsible for the development, implementation and maintenance of an approved written site safety plan.
    b. Procedures for reporting emergencies.
    c. Fire Department Access Routes.
    d. Location of fire protection equipment, including type and size of fire extinguishers.
    e. Smoking and cooking policies that include designated safe areas where smoking and cooking may occur with adequate signage in accordance with section 3305.8
    f. Location(s) and proper safety considerations for temporary heating and any associated equipment.
    g. Hot Work Plan when any welding and/or cutting shall occur.
    h. Means of providing safeguards to minimize the risk of unwanted releases, fires or explosions involving hazardous materials, such as ignitable liquids/vapors or other combustible materials and ignition sources (cutting and welding, etc).
    i. Designated smoking areas free of ignitable vapors and other combustible materials.

DOU:

95. Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems. Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.

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

97. As of January 1, 2018, all new multi-family residential construction will require sub-metering of each residential unit pursuant to all requirements found in California Senate

Bill 7 (SB7). These requirements at a minimum include installing sub meters, billing for water based on the sub meters, and long-term calibration and maintenance of the sub meter. The SB7 requirements are the responsibility of the property owner.

98. 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.

POLICE DEPARTMENT:

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

BUILDING:

100. Fire Resistant ratings required for exterior walls per CBC - Table 602 to include Projections per CBC - 705 and opening protectives per CBC - 716

FINDINGS OF FACT

Environmental Determination: Exempt

The Community Development Department, Environmental Planning Services Division has reviewed this project and the Zoning Administrator determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, Infill Development (Categorical Exemption – Class 32). This project qualifies for this exemption as it applies to projects that are consistent with the General Plan, are in an urbanized area on a site no larger than five acres, where the site has no value as habitat for special status species, where all services are available, and where no significant effects related to traffic, noise, air quality, or water quality would occur. This project is to subdivide two vacant parcels of approximately 0.94 acres and construct a multi-unit development in an urbanized area that is currently served with existing infrastructure (water, sewer, roadways, public transportation, etc.). This project is consistent with the standards of the Suburban Neighborhood High Density (SNHD) General Plan designation in that it provides a density that is consistent with the designation in that is allows for multi-unit residential at the proposed density with excess units permitted under the density bonus agreement. The project is also consistent with the Multi-Unit Dwelling (R-2B) zoning designation in that the new parcels comply with the minimum lot size requirements and will accommodate the multi-unit development on the newly created vacant parcels. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

Tentative Parcel Map

1. None of the conditions described in City Code section 17.828.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:

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

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

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

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

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

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

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

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

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

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

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

Site Plan and Design Review

1. The design, layout, and physical characteristics of the proposed development are consistent with the General Plan which designates the site as Suburban Neighborhood High Density (SNHD) and with the General Plan goals and policies related to infill development, housing diversity, promoting family-friendly neighborhoods, and enhancing neighborhoods. The proposal also provides a density consistent with the Suburban Neighborhood High Density designation in that it allows for multi-unit residential at the proposed density with excess units permitted under the density bonus agreement. There is no specific plan or transit village plan applicable to this project.

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 development standards are approved, the proposed development is consistent with the purpose and intent of those standards. This project is requesting a

concession to lot depth, and waivers to setbacks and vehicle and bicycle parking requirements and is consistent with the purpose and intent of the Planning and Development Code in that: 1) the lot size is sufficient to accommodate the proposed housing; 2) the reduced setbacks do not disturb neighborly privacy or hamper access to light and air; 3) the proposal complies with the development standards of the R-2B zone, where waivers are requested to the interior side-yard setbacks for the accessory dwelling units is otherwise allowed by the R-2B zone; 4) the project is directly adjacent to an Sacramento Regional Transit bus stop; and 5) the project otherwise meets applicable development standards within the R-2B zone including height, lot size, lot width and street-side yard setbacks.

3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards as the subject site offers improvements to existing roads and will provide infrastructure to meet the needs of the new residential units, while capitalizing on the existing infrastructure in the area.

4. The design, layout, and physical characteristics of the proposed development as conditioned are visually and functionally compatible with the surrounding neighborhood in that the massing and the materials of the proposed structure are architecturally compatible with the nearby buildings in the neighborhood, while also proposing a unique architectural design that will foster architectural variety to a revitalizing neighborhood.

5. The design, layout, and physical characteristics of the proposed development as conditioned minimizes energy consumption and encourages the use of renewable energy sources in that the project uses existing utility infrastructure, public access ways, and existing driveways.

6. The design, layout, and physical characteristics of the proposed development as conditioned 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 this project provides infill development on an underutilized site directly adjacent to an RT bus stop and the requested lot depth concession and setback waivers will not impede privacy on neighboring properties or hamper access to light and air.

200-Year Flood Protection

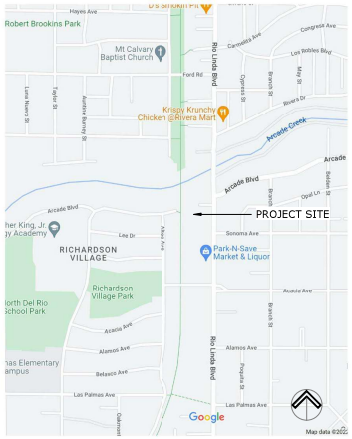
1. The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection 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 SAFCA2022 Adequate Progress Annual Report accepted by the City Council on October 11, 2022 (Resolution No. 2022-0313).

No Net Loss Findings (Gov. Code, § 65863)

1. This project is located on a site listed in the 2021-2029 RHNA Housing Element Sites Inventory. This project proposes 45 units of moderate income housing and 2 units of lower income housing. The site assumes 16 total units of moderate income housing. Thus, the project exceeds the assumed capacity in the Housing Element sites inventory.



PROJECT SITE LOCATION



PROJECT TEAM

DEVELOPER

RAD-Development
Alicia Reyes
916-761-7432

aliciareyes@rad-development.com

ARCHITECTURAL

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209-327-5041

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ARBORIST

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Brian P. Davin
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bdavin2@me.com

PHASE I ENVIRONMENTAL

RSB Environmental
Sachin Butala
832-291-3473

info@rsbenv.com

PROJECT SUMMARY

OWNER: RAD-DEVELOPMENT
ALICIA REYES

PROJECT LOCATION: 3137 / 3139 Rio Linda Blvd.
Sacramento, Ca 95815

DESCRIPTION:
47-UNIT/ 2 TO 6 PARCEL SUBDIVIDED APARTMENT COMPLEX W/ADUs
33 - MARKET RATE
2 - VERY LOW INCOME
12 - ADUs

PARKING: 34 CAR, 1 MOTORCYCLE, 16+ BICYCLE

TYPE OF CONSTRUCTION: ON-GRADE, TYPE V

OCCUPANCY: R-2B

BUILDING AREA (SITE COVERAGE W/ ADUs):
LEVEL 01 = 15,433 SF

BUILDING ENVELOPE:
EXT. BEARING WALLS = 1 HOUR
EXT. NON-BEARING WALL = 1 HOUR

PROJECT AREA: 0.96 ACRE

APN'S: 265-0011-002
265-0011-003

ALL WORK SHALL CONFORM TO THE FOLLOWING CODES:

2019	CBC	CALIFORNIA BUILDING CODE
2019	CEC	CALIFORNIA ELECTRIC CODE
2019	CMC	CALIFORNIA MECHANICAL CODE
2019	CPC	CALIFORNIA PLUMBING CODE
2019		CALIFORNIA ENERGY CODE
2019	CHBC	CALIFORNIA HISTORICAL BUILDING CODE
2019	CFC	CALIFORNIA FIRE CODE
2019		CALIFORNIA GREEN BUILDING STANDARDS CODE
2019	NFPA 13	STANDARD FOR THE INSTALLTION OF SPRINKLER SYSTEMS
2020	NFPA 25	CALIFORNIA EDITION - STANDARD OF WATER BASED FIRE PROTECTION SYSTEMS
2019	NFPA 72	NATIONAL FIRE ALARM SIGNALING CODE, AS AMENDED BY THE STATE OF CALIFORNIA

PROJECT NUMBER
Z22-085

PROJECT SHEET INDEX

	Sheet Name
01-GENERAL	
G0.00	COVER SHEET
G0.01	RENDERS
G0.02	RENDERS
G2.01	EXISTING PROJECT SITE
02-Civil	
C1	TENTATIVE SUBDIVISION MAP
C2	TOPOGRAPHIC SURVEY / EXISTING CONDITIONS
C3	FIRE ACCESS PLAN
04-ARCHITECTURAL	
A1.00	TENTATIVE SUBDIVISION INFO
A1.01	FIRE ACCESS IMAGERY
A1.02	CONCEPTUAL LANDSCAPE & IRRIGATION PLAN
A2.00	SITE PLAN
A2.10	FLOOR PLAN - LEVEL 01
A2.11	FLOOR PLAN - LEVEL 02
A2.12	FLOOR PLAN - LEVEL 03
A2.13	ROOF PLAN
A3.00	EXTERIOR ELEVATIONS - NORTH
A3.01	EXTERIOR ELEVATIONS - SOUTH
A3.02	EXTERIOR ELEVATIONS - EAST
A3.03	EXTERIOR ELEVATIONS - WEST
A4.00	SIGNAGE

REAL ESTATE DEVELOPMENT

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

Alicia Reyes
RAD-Development

7/7/23

COVER SHEET

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NORTHERN AERIAL VIEW



SOUTHERN AERIAL VIEW

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN: 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

RENDERS

NORTH

AS SHOWN

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VIEW FROM CORNER OF RIO LINDA AND ARCADE BLVD



VIEW FROM ENTRANCE ON ARCADE BLVD



VIEW TO LOTS 3 & 4



VIEW FROM RIO LINDA BLVD SIDEWALK



VIEW TO LOTS 5 & 6



VIEW FROM THE NORTHERN BIKE TRAIL

RAD

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN: 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

RENDERS

AS SHOWN

NORTH

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RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS
3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
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C2-27882
REN. 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

10/12/22

EXISTING PROJECT SITE

AS SHOWN

NORTH

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SURVEY NOTES:

1) A PRELIMINARY TITLE REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY BY PLACER TITLE CO. ORDER NO. P-432222 DATED 9/2/2020

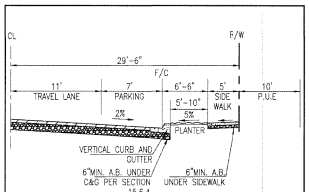
2) THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.

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

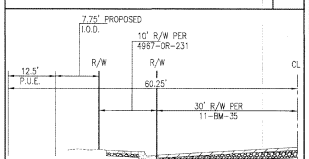
4) THE TYPES, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES.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

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

6) TREES SIZES, LOCATIONS AND DRIPLINES ARE APPROXIMATES. OTHERS TREES MAY EXISIT THAT ARE NOT SHOWN ON THIS SURVEY. PLEASE CONSULT WITH A LICENSED ARBORIST FOR COMPLETE TREE INFORMATION



ARCADE BLVD HALF SECTION — NTS



RIO LINDA BLVD HALF SECTION — NTS

LEGEND

MANHOLE
DRAIN INLET
WATER LINE — 6"W
DRAIN LINE — 12"SD
SEWER LINE — 8"SS
GAS LINE — 4"G
FIRE HYDRANT
WATER VALVE
SEWER CLEAN OUT
WATER METER — WM
FIRE DEPT. CONNECTION
EDGE OF PAVEMENT
BACK FLOW PREVENTER
CONCRETE CURB
SPOT ELEVATION — 20.90
TRAFFIC SIGNAL
TRAFFIC SIGNAL WITH LIGHT
PARKING LIGHT
PULL BOX
GAS VALVE

UTILITY POLE
GAS METER — GM
OVER HEAD WIRE — O/H
UTILITY POLE W/GUY
PUBLIC STREET LIGHT
SIGN
FENCE
WALL
GUARD POST
TREE
VAULT
TRANSFORMER
PROPERTY LINE
RIGHT OF WAY LINE
ADJACENT PROPERTY LINE
ROAD CENTERLINE
EASEMENT
DIMENSION POINT
FOUND MONUMENT AS SHOWN — R/W

EXISTING LEGAL DESCRIPTION:

PARCEL 1: ALL THAT PORTION OF LOTS 1 AND 2 IN BLOCK 6, AS SHOWN ON THE "PLAT OF SUBDIVISION NO. 3, NORTH SACRAMENTO", FILED IN BOOK 11 OF MAPS, MAP NO. 34 AND 35, RECORDS OF SAID COUNTY, AND THAT PORTION OF ARCADE BOULEVARD ABANDONED BY RESOLUTION OF ABANDONMENT RECORDED IN BOOK 1029 OF OFFICIAL RECORDS, AT PAGE 190, RECORDS OF SACRAMENTO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 60 FEET OF LOT 1, SAID POINT BEING IN THE EAST LINE OF THE RIGHT OF WAY OF THE NORTHERN ELECTRIC RAILWAY, RUNNING THENCE SOUTH ALONG SAID EAST LINE OF SAID RAILWAY AND ALONG THE WEST LINE OF SAID LOTS 1 AND 2 A DISTANCE OF 173.16 FEET TO A POINT THEREON 132 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 2; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 200 FEET TO A POINT FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 2 BEARS SOUTH 0°05' WEST 132 FEET TO THE SOUTH LINE OF SAID LOT 2 AND SOUTH 89°55' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, WHICH IS THE INTERSECTION OF THE WEST LINE OF NINTH STREET WITH THE CENTERLINE OF SONOMA AVENUE; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 2 A DISTANCE OF 28 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOTS 1 AND 2 A DISTANCE OF 88.16 FEET MORE OR LESS, TO THE SOUTH LINE ARCADE BOULEVARD AS ESTABLISHED BY THAT CERTAIN RESOLUTION OF ABANDONMENT OF A PORTION OF NINTH STREET AND ARCADE BOULEVARD DATED OCTOBER 11, 1943, RECORDED OCTOBER 13, 1943 IN BOOK 1029, OFFICIAL RECORDS, PAGE 190, SACRAMENTO COUNTY RECORDS, ADOPTED BY THE BOARD OF SUPERVISORS OF SAID SACRAMENTO COUNTY, AS RESOLUTION 5917; THENCE ALONG THE SOUTH LINE OF SAID ARCADE BOULEVARD AS ESTABLISHED BY SAID RESOLUTION NORTH 89°55' WEST 53.25 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; A DISTANCE OF 60 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1, THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 120.75 FEET TO THE POINT OF BEGINNING.

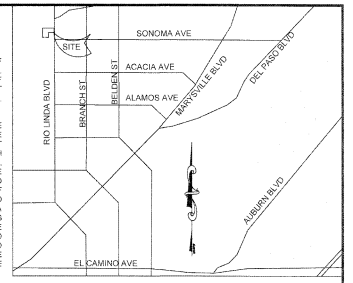
APN: 265-0011-002-0000

PARCEL 2:

ALL THAT PORTION OF LOT 2 IN BLOCK 6, AS SHOWN ON THE "PLAT OF SUBDIVISION NO.3, NORTH SACRAMENTO", FILED IN BOOK 11 OF MAPS, MAP NO. 34 AND 35, RECORDS OF SAID COUNTY AND THAT PORTION OF ARCADE BOULEVARD ABANDONED BY RESOLUTION OF ABANDONMENT RECORDED IN BOOK 1029 OF OFFICIAL RECORDS AT PAGE 190, RECORDS OF SACRAMENTO COUNTY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT LOCATED 217.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2, SAID POINT BEING ON THE WESTERLY LINE OF ARCADE BOULEVARD AS ESTABLISHED BY THAT CERTAIN RESOLUTION OF ABANDONMENT OF A PORTION OF NINTH STREET AND ARCADE BOULEVARD DATED OCTOBER 11, 1943, RECORDED OCTOBER 13, 1943 IN BOOK 1029 OFFICIAL RECORDS, PAGE 190 ADOPTED BY THE BOARD OF SUPERVISORS OF SAID SACRAMENTO COUNTY, AS RESOLUTION NO. 5917; THENCE FROM SAID POINT OF BEGINNING ALONG THE WESTERLY LINE OF SAID ARCADE BOULEVARD AS ESTABLISHED BY SAID RESOLUTION OF ABANDONMENT, ON A CURVE TO THE LEFT WITH A RADIUS OF 62.0 FEET WHOSE LONG CHORD BEARS NORTH 23°18'30" WEST 49.22 FEET, THENCE ALONG THE CURVE TO THE LEFT, WHOSE RADIUS IS 154.78 FEET AND LONG CHORD BEARS NORTH 08°18'30" WEST 114 FEET, THENCE NORTH 89°55' EAST TO A POINT DISTANT SOUTH 89°55' EAST 53.25 FEET FROM THE EAST LINE OF SAID LOT 1; THENCE SOUTH A DISTANCE OF 88.16 FEET; THENCE EAST A DISTANCE OF 126.00 FEET TO THE POINT OF BEGINNING

APN: 265-0011-008-0000



VICINITY MAP
NO SCALE

SHEET INDEX

C1	TENTATIVE SUBDIVISION MAP
C2	TOPOGRAPHIC SURVEY / EXISTING CONDITIONS
C3	FIRE ACCESS PLAN

OWNER:

WILLIAM REYES / ALICIA REYES
3912 SAINT CHRISTOPHER LN
DALLAS TX 75287
PHONE: 916-761-7432
EMAIL: aliciareyes@rad-development.com

APPLICANT/ ENGINEER:

JTS ENGINEERING CONSULTANTS INC.
1808 J STREET
SACRAMENTO, CA 95811
TEL: (916) 441-6708
FAX: (916) 441-5336
CONTACT: JAVED T. SIDDIQUI, P.E.
EMAIL: javed.siddiqui@jtsengineering.com

PROJECT ADDRESS:

3137 AND 3139 RIO LINDA BOULEVARD
SACRAMENTO, CA 95815

	EXISTING	PROPOSED
ZONING:	R-2B (MULTI-FAMILY RESIDENTIAL)	NO CHANGE
USE:	VACANT	RESIDENTIAL, MULTI-FAMILY
PARCELS:	2	6
AREA: GROSS	PARCEL 1: 32,302± SF PARCEL 2: 8,509± SF TOTAL 40,812± SF GROSS	LOT 1: 5,277± SF LOT 2: 5,671± SF LOT 3: 7,681± SF LOT 4: 7,532± SF LOT 5: 7,319± SF LOT 6: 7,331± SF TOTAL: 40,811± SF GROSS

SCHOOL DISTRICT: TWIN RIVERS UNIFIED

REQUEST:

TENTATIVE MAP TO SPLIT TWO (2) EXISTING PARCELS INTO SIX (6) PARCELS TO BUILD APARTMENT HOUSING.

DESIGN DEVIATION TO OMIT SIDEWALK WEST OF PRIVATE DRIVEWAY.

UTILITY CONTACTS

TELEPHONE	AT&T	(916) 972-2142
GAS	PG&E	(916) 386-5135
ELECTRICITY	SMUD	(916) 732-5700
WATER	CITY OF SACRAMENTO WATER	(916) 808-5454
CABLE	COMCAST	(800) 830-6722
DRAINAGE	CITY OF SACRAMENTO DEPT UTILITIES	(916) 264-5371
SEWER	CITY OF SACRAMENTO DEPT UTILITIES	(916) 264-5371
FIRE	CITY OF SACRAMENTO FIRE	(916) 808-1300
UNDERGROUND SERVICE ALERT	UNDERGROUND SERVICE ALERT	(800) 227-2600

BENCHMARK ELEVATION: 32.51' (NAVD88)

BENCHMARK 227-J5A HILTI NAIL ON HEADWALL BEHIND SIDEALK WEST OF CR AT NW COR. RIO LINDA AND ACADIA AVE.

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

DESIGNED:	N/A	SCALE:	
DRAWN:	CTR	H:	1"=20'
CHECKED:	JTS	V:	
SUBMITTED:	JAVED T. SIDDIQUI	RCE:	25924

REGISTERED PROFESSIONAL ENGINEER — JAVED T. SIDDIQUI — No.25924 — CIVIL — STATE OF CALIFORNIA

NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	APPROVAL DATE

TENTATIVE SUBDIVISION MAP

3137-3139 RIO LINDA BOULEVARD

CITY SACRAMENTO APN: 265-0011-002 AND 003 CALIFORNIA

DATE: 6/25/23

SHEET C1 OF 3

JOB NO: 2022-019

SURVEY NOTES:

1) A PRELIMINARY TITLE REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY BY PLACER TITLE CO. ORDER NO. P-432222 DATED 9/2/2020

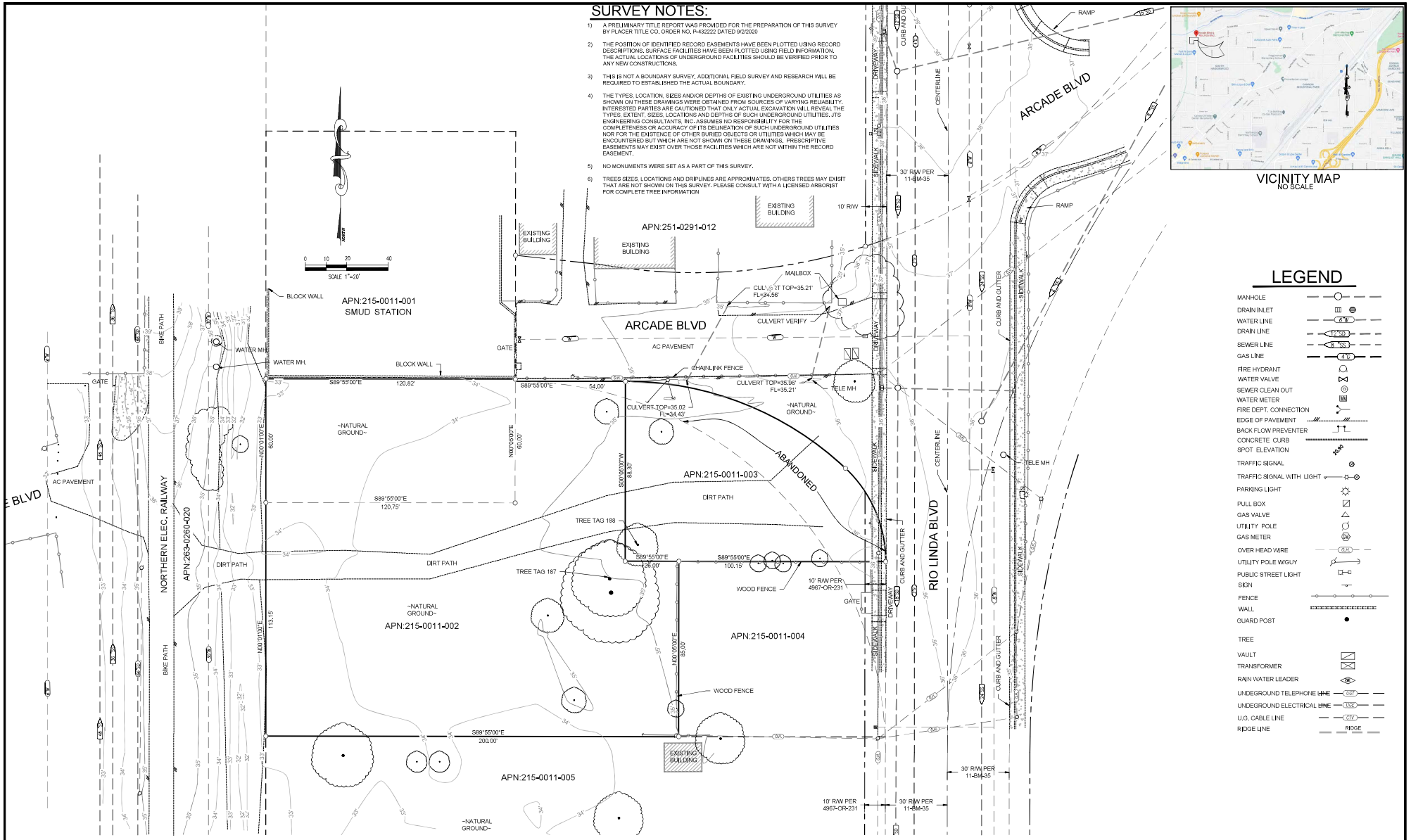
2) THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.

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

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

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

6) TREES SIZES, LOCATIONS AND DRIPLINES ARE APPROXIMATES. OTHERS TREES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PLEASE CONSULT WITH A LICENSED ARBORIST FOR COMPLETE TREE INFORMATION



VICINITY MAP
NO SCALE

LEGEND

- MANHOLE
- DRAIN INLET
- WATER LINE
- DRAIN LINE
- SEWER LINE
- GAS LINE
- FIRE HYDRANT
- WATER VALVE
- SEWER CLEAN OUT
- WATER METER
- FIRE DEPT. CONNECTION
- EDGE OF PAVEMENT
- BACK FLOW PREVENTER
- CONCRETE CURB
- SPOT ELEVATION
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL WITH LIGHT
- PARKING LIGHT
- PULL BOX
- GAS VALVE
- UTILITY POLE
- GAS METER
- OVER HEAD WIRE
- UTILITY POLE W/GUY
- PUBLIC STREET LIGHT
- SIGN
- FENCE
- WALL
- GUARD POST
- TREE
- VAULT
- TRANSFORMER
- RAIN WATER LEADER
- UNDEGROUND TELEPHONE LINE
- UNDEGROUND ELECTRICAL LINE
- U.G. CABLE LINE
- RIDGE LINE

BENCHMARK ELEVATION: 32.51' NAVD88

BENCHMARK 227-J5A HILTI NAIL ON HEADWALL BEHIND SIDEALK WEST OF CR AT NW COR. RIO LINDA AND ACADIA AVE.

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

DESIGNED:	N/A	SCALE:	
DRAWN:	CTR	H:	1"=20'
CHECKED:	JTS	V:	
SUBMITTED:	JAVED T. SIDDIQUI	RCE:	25924

REGISTERED PROFESSIONAL ENGINEER JAVED T. SIDDIQUI No.25924 CIVIL STATE OF CALIFORNIA

NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	APPROVAL DATE

TOPOGRAPHIC SURVEY

3137-3139 RIO LINDA BOULEVARD

EXISTING CONDITIONS

CITY SACRAMENTO APN: 265-0011-002 AND 003 CALIFORNIA

DATE: 10/11/2022

SHEET C2 OF 3

JOB NO: 2022-019

SURVEY NOTES:

1) A PRELIMINARY TITLE REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY BY PLACER TITLE CO. ORDER NO. P-432222 DATED 9/2/2020

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

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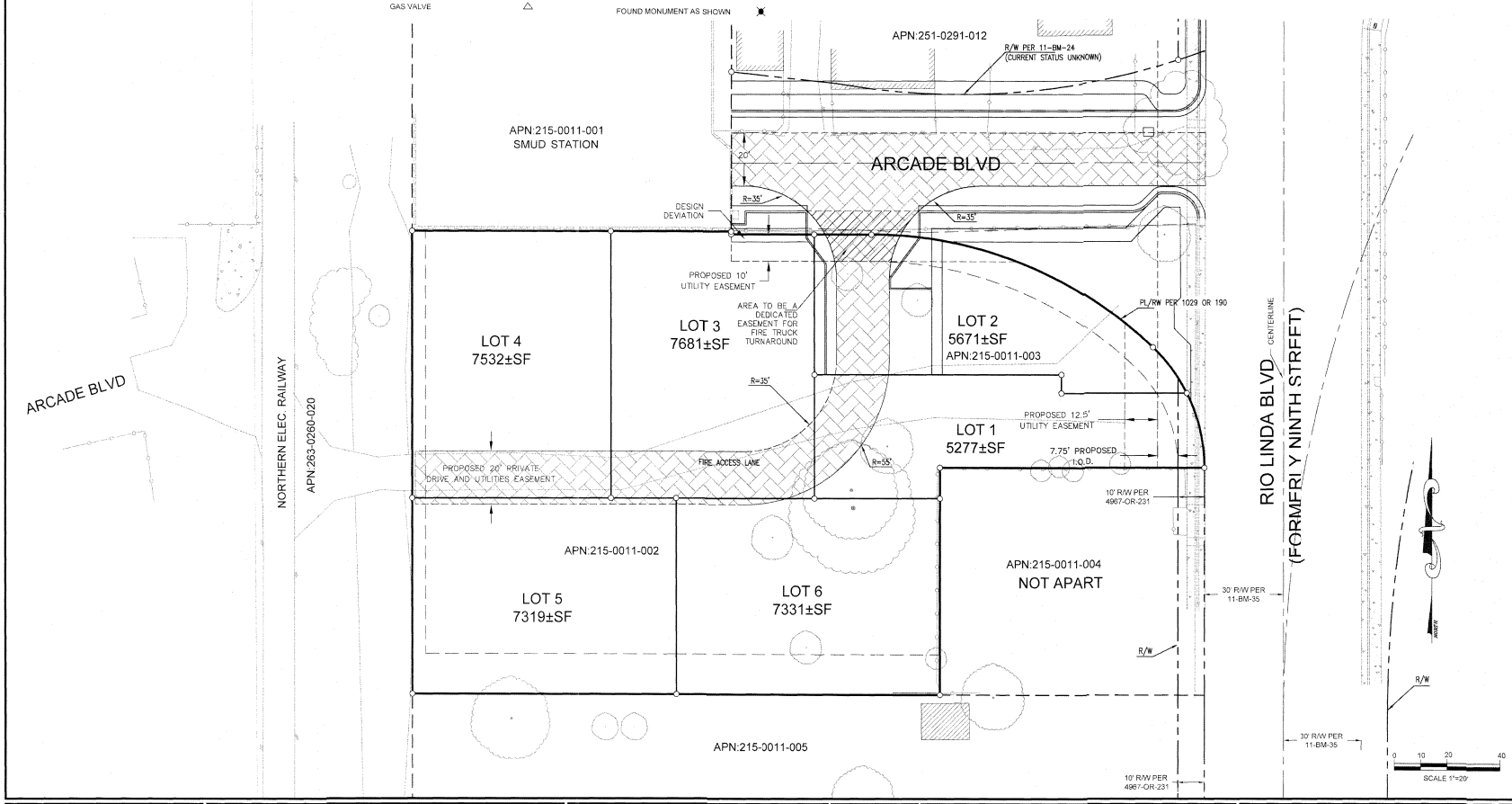
LEGEND

MANHOLE
DRAIN INLET
WATER LINE (8"W)
DRAIN LINE (12"SD)
SEWER LINE (3"SS)
GAS LINE (4"G)
FIRE HYDRANT
WATER VALVE
SEWER CLEAN OUT
WATER METER
FIRE DEPT. CONNECTION
EDGE OF PAVEMENT
BACK FLOW PREVENTER
CONCRETE CURB
SPOT ELEVATION (20.00)
TRAFFIC SIGNAL
TRAFFIC SIGNAL WITH LIGHT
PARKING LIGHT
PULL BOX
GAS VALVE

UTILITY POLE
GAS METER
OVER HEAD WIRE (OH)
UTILITY POLE W/GUY
PUBLIC STREET LIGHT
SIGN
FENCE
WALL
GUARD POST
TREE
VAULT
TRANSFORMER
PROPERTY LINE
RIGHT OF WAY LINE
ADJACENT PROPERTY LINE
ROAD CENTERLINE
EASEMENT
DIMENSION POINT
FOUND MONUMENT AS SHOWN



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SACRAMENTO, CALIFORNIA 95811 TEL: (916) 441-6708

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DRAWN:	CTR	H:	1"=20'
CHECKED:	JTS	V:	
SUBMITTED:	JAVED T. SIDDIQUI	RCE:	25924

REGISTERED PROFESSIONAL ENGINEER JAVED T. SIDDIQUI No. 25924 CIVIL STATE OF CALIFORNIA

NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	APPROVAL DATE

FIRE ACCESS EXHIBIT

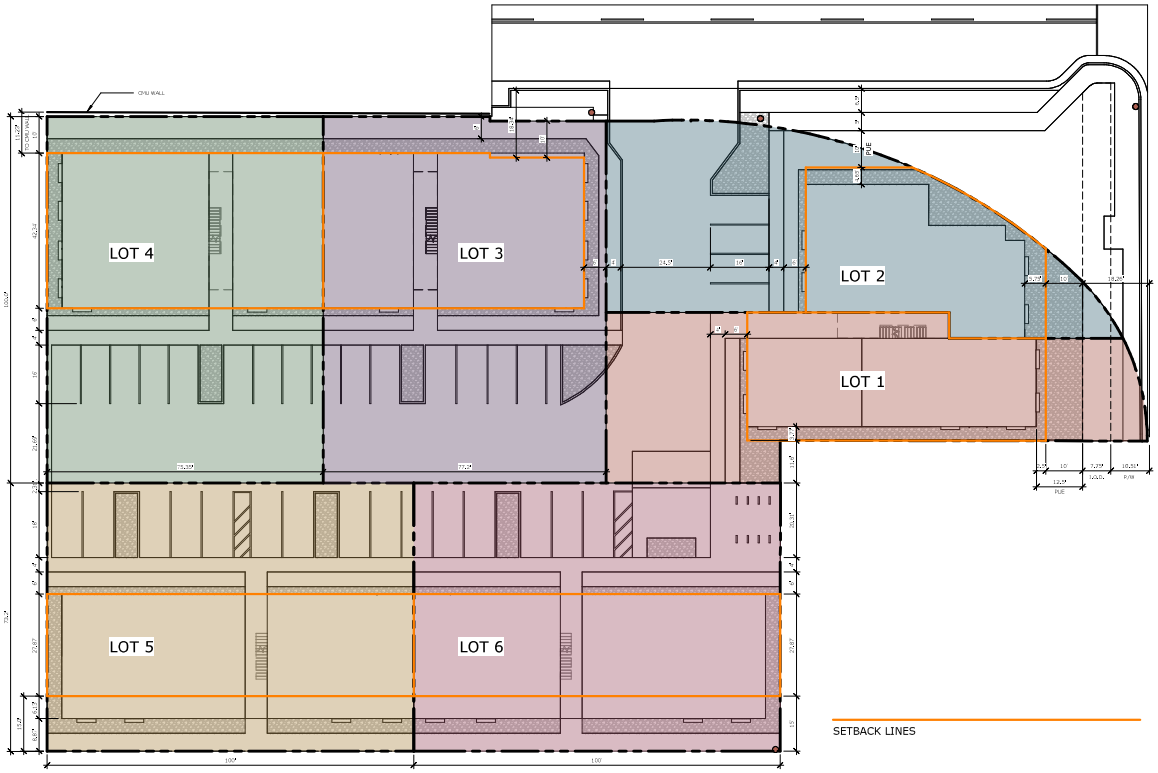
3137-3139 RIO LINDA BOULEVARD

CITY SACRAMENTO APN: 265-0011-002 AND 003 CALIFORNIA

DATE: 6/23/23

SHEET C3 OF 3

JOB NO: 2022-019



1 SUBDIVIDED PARCELS ZONING
1/16" = 1'-0"

SIMPLIFIED VERSION TO THE RIGHT

	1		2		3		4		5		6		BLDG COVERAGE
PARCEL (SF) GROSS		5277		5671		7681		7532		7319		7331	40811
TOTAL UNITS		4		3		7		7		7		7	35
TOTAL ADUs		2		2		2		2		2		2	12
TOTAL UNITS		**6**		**5**		**9**		**9**		**9**		**9**	**47**
SITE COVERAGE		1040		1173		1040		1040		1361		1361	7015
MAX FAR = 1.5		0.96		1.55		0.95		0.97		1.12		1.12	1.10
ALL UNITS SF		3569		7314		5816		5816		6701		6701	35917
ADUs		1498		1498		1498		1498		1498		1498	8988
TOTAL SF		**5067**		**8812**		**7314**		**7314**		**8199**		**8199**	**44905**

*ALL ACTUAL SITE COVERAGE DOES NOT INCLUDE ADU COVERAGE

Units SF (2)	ADU SF (2)	Units SF (2)	ADU SF (2)	Units SF (4)	ADU SF (2)	Units SF (4)	ADU SF (2)	Units SF (4)	ADU SF (2)	Units SF (4)	ADU SF (2)
940 - 2 BR	749 - 2 BR	1073 - 3 BR	749 - 2 BR	940 - 2 BR	749 - 2 BR	940 - 2 BR	749 - 2 BR	1235 - 3 BR	749 -2 BR	1235 - 3 BR	749 - 2 BR
940 - 2 BR	749 - 2 BR	1073 - 3 BR	749 - 2 BR	940 - 2 BR	749 - 2 BR	940 - 2 BR	749 - 2 BR	1235 - 3 BR	749 - 2 BR	1235 - 3 BR	749 - 2 BR
940 - 2 BR		1073 - 3 BR		940 - 2 BR		940 - 2 BR		1235 - 3 BR		1235 - 3 BR	
749 - 2 BR				749 - 2 BR		749 - 2 BR		749 - 2 BR		749 - 2 BR	
				749 - 2 BR		749 - 2 BR		749 - 2 BR		749 - 2 BR	
				749 - 2 BR		749 - 2 BR		749 - 2 BR		749 - 2 BR	
				749 - 2 BR		749 - 2 BR		749 - 2 BR		749 - 2 BR	
3569	**1498**	**7314**	**1498**	**5816**	**1498**	**5816**	**1498**	**670:**	**1498**	**6701**	**1498**

PARCEL 1 (3137) SUBDIVISIONS

ASSESSOR PARCEL #26500110030000

LOT 1
5277 SF SITE
940 LOT COVERAGE (18% w/o ADU)

1ST FLOOR:	ADU	749 SF
	UNIT	940 SF
2ND FLOOR:	ADU	749 SF
	UNIT	940 SF
3RD FLOOR:	UNIT	940 SF
	UNIT	749 SF
TOTAL:		5067 SF
FAR:		0.96

LOT 2
5671 SF SITE
1173 LOT COVERAGE (21% w/o ADU)

1ST FLOOR:	ADU	749 SF
	UNIT	1073 SF
2ND FLOOR:	ADU	749 SF
	UNIT	1073 SF
3RD FLOOR:	UNIT	1073 SF
TOTAL:		4717 SF
FAR:		0.83

PARCEL 2 (3139) SUBDIVISIONS

ASSESSOR PARCEL #26500110020000

LOT 3 - 9 UNITS
7681 SF SITE
940 LOT COVERAGE (12% w/o ADU)

1ST FLOOR:	ADU	749 SF
	ADU	749 SF
	UNIT	940 SF
2ND FLOOR:	UNIT	940 SF
	UNIT	749 SF
	UNIT	749 SF
3RD FLOOR:	UNIT	940 SF
	UNIT	749 SF
	UNIT	749 SF
TOTAL:		7314 SF
FAR:		0.95

LOT 4 - 9 UNITS
7532 SF SITE
940 LOT COVERAGE (12% w/o ADU)

1ST FLOOR:	ADU	749 SF
	ADU	749 SF
	UNIT	940 SF
2ND FLOOR:	UNIT	940 SF
	UNIT	749 SF
	UNIT	749 SF
3RD FLOOR:	UNIT	950 SF
	UNIT	749 SF
	UNIT	749 SF
TOTAL:		7314 SF
FAR:		0.97

LOT 5 - 9 UNITS
7319 SF SITE
1361 LOT COVERAGE (19% w/o ADU)

1ST FLOOR:	ADU	749 SF
	ADU	749 SF
	UNIT	1235 SF
2ND FLOOR:	UNIT	1235 SF
	UNIT	749 SF
	UNIT	749 SF
3RD FLOOR:	UNIT	1235 SF
	UNIT	749 SF
	UNIT	749 SF
TOTAL:		8199 SF
FAR:		1.12

LOT 6 - 9 UNITS
7331 SF SITE
1361 LOT COVERAGE (19% w/o ADU)

1ST FLOOR:	ADU	749 SF
	ADU	749 SF
	UNIT	1235 SF
2ND FLOOR:	UNIT	1235 SF
	UNIT	749 SF
	UNIT	749 SF
3RD FLOOR:	UNIT	1235 SF
	UNIT	749 SF
	UNIT	749 SF
TOTAL:		8199 SF
FAR (W/O ADU)		1.12

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN: 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

TENTATIVE SUBDIVISION INFO

NORTH

AS SHOWN

A1.00

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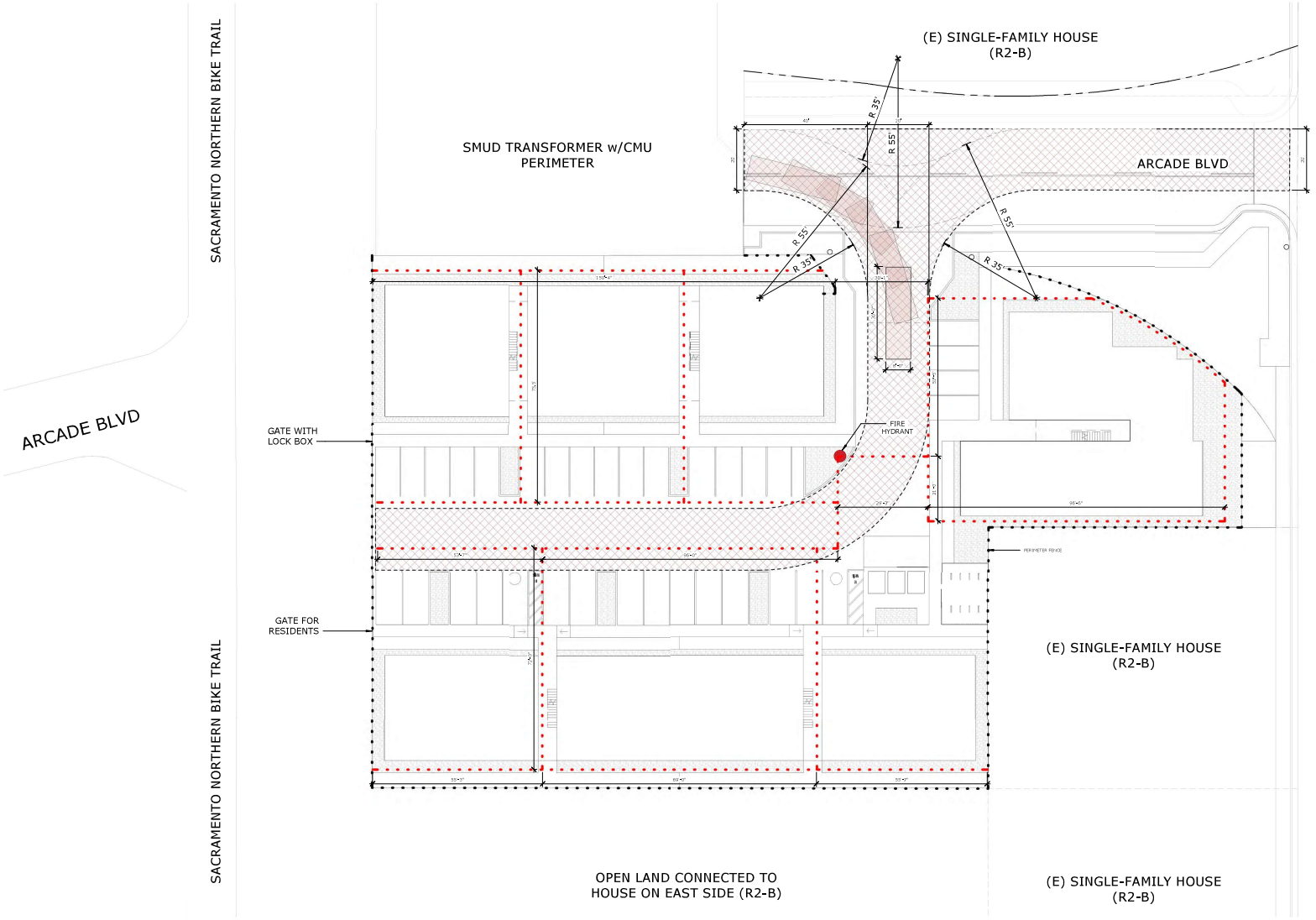

1 SITE PLAN FIRE SAFETY
1/16" = 1'-0"

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN. 12/31/24
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

FIRE ACCESS IMAGERY

AS SHOWN

NORTH

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XERISCAPE GARDEN FAUNA EXAMPLES

SYMBOL	BOTANICAL NAME / COMMON NAME	QUANTITY @ FULL SHADE / SQ FT	QUANTITY @ 3/4 SHADE / SQ FT	TOTAL (SQ FT)
ALL 7 TREES	QUERCUS COCCINEA / SCARLET OAK	5 @ 962	2 @ 722	6,254
SURFACED AREA	PARKING LOT	11,529	TOTAL SURFACED AREA	11,529
			SHADE AREA REQUIRED	5,765
			TOTAL SHADE PROVIDED	6,254
			PERCENT SHADE	**54%**

PARKING IMPERVIOUS AREA: 11,487 SF
50% + TREE COVERAGE 6,254 SF
TOTAL: 54%

DROUGHT TOLERANT BERMUDA / ZOYSIA GRASS AREA: 7,369 SF

XERISCAPE GARDEN AREA: 5,149 SF

WROUGHT IRON FENCE

DRIP IRRIGATION SYSTEM

PARKING LOT TREE SHADING CALCULATION BORDER

(N) FIRE HYDRANT

(E) ELECTRICAL POLES - TO BE RELOCATED

LIGHT POLES

PERFORATED PIPE / FRENCH DRAIN

DOWNSPOUT

LANDSCAPING LEGEND

AGAVE / SIMILAR

DEERGRASS / SIMILAR

ONSITE:

	GRASS	4,548 SF
	XERISCAPE GARDEN	5,149 SF
	AC PAVING	11,487 SF
	PERVIOUS SIDEWALK	4,348 SF
	BUILDING FOOTPRINT	15,433 SF

OFFSITE:

	GRASS	2,538 SF
	IMPERVIOUS SIDEWALK	837 SF
	AC PAVING	5,739 SF

1 LANDSCAPE PLAN
1" = 20'-0"

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS
3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815
PARCELS:
265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN. 12/31/24
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

CONCEPTUAL LANDSCAPE & IRRIGATION PLAN

AS SHOWN

NORTH

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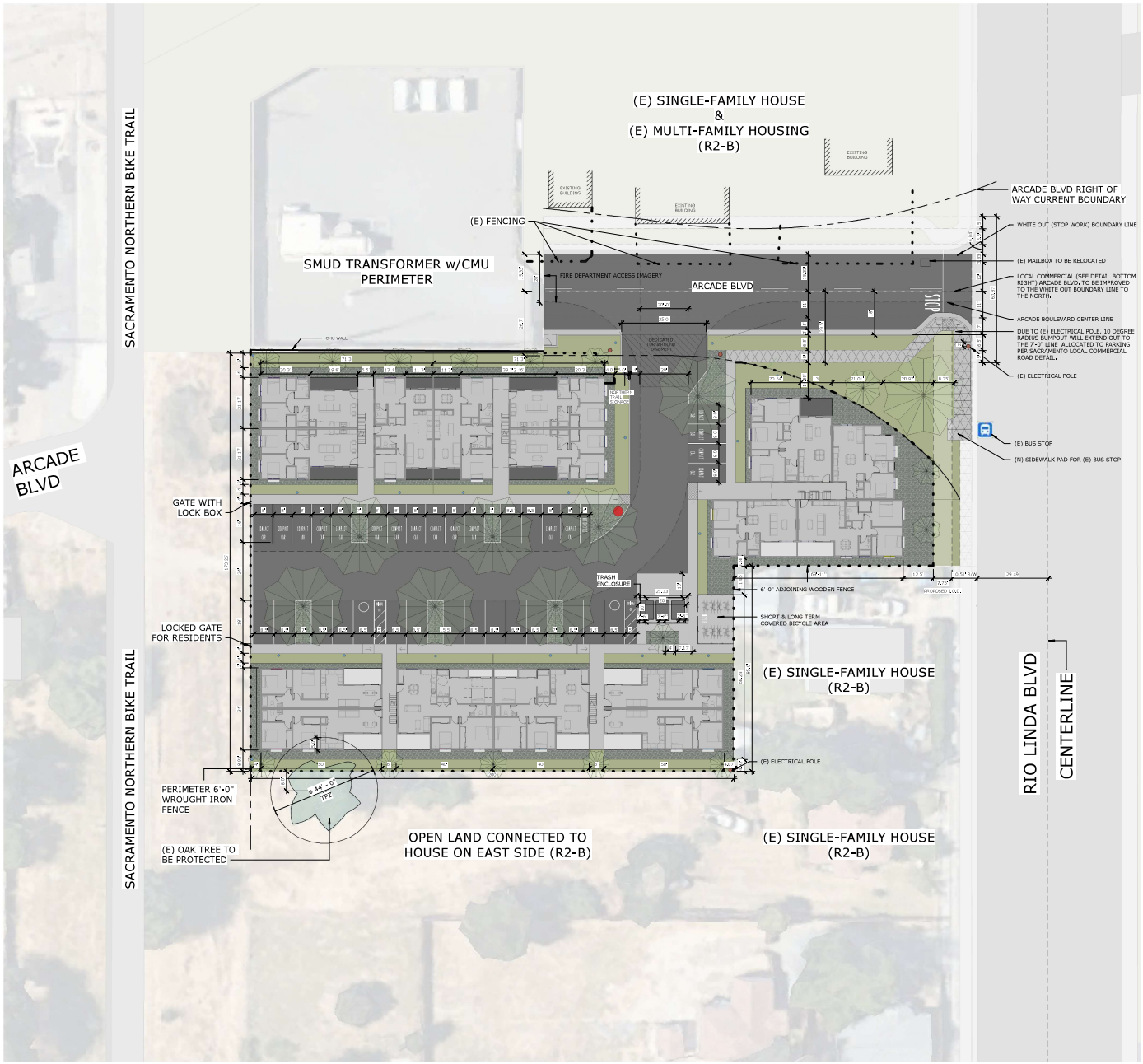


1 SITE PLAN
1" = 20'-0"

NOTES

1. ALL WHITED OUT: EXTENT OF PROJECT / IMPROVEMENTS

ADDRESS:

3137 / 3139 RIO LINDA BLVD
SACRAMENTO, CA 95815

R-2B—MULTI-UNIT DWELLING ZONE

MAX / ACTUAL HEIGHT:	35'-0" / 33'-6"
MAX / ACTUAL LOT COVERAGE:	50% / 36%
MULTI-UNIT FRONTAGE:	6 FT YARD 4 FT WALK
100 SF OPEN SPACE/UNIT:	BALCONIES (SEE A2.10 - A2.12)
COMMON SPACE:	ROOFTOPS (SEE A2.13)
TOTAL UNITS / ADU:	35 / 12

ACTUAL TOTAL PARKING:

ADA:	2
CAR:	15
COMPACT CAR:	17
MOTORCYCLE:	1
LONG TERM BICYCLE:	14
SHORT TERM BICYCLE:	2

LEGEND

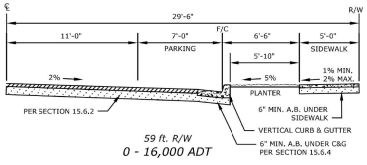
- DRYSCAPE GARDEN
- GRASS
- DEDICATED TURNAROUND EASEMENT
- PERVIOUS SIDEWALS
- IMPERVIOUS SIDEWALK
- WROUGHT IRON FENCE
- (N) FIRE HYDRANT
- (E) ELECTRICAL POLES
- (N) LIGHT POLES

SECURE BIKE PARKING / TRASH ENCLOSURE / DOOR CANOPY





LOCAL COMMERCIAL



RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN. 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

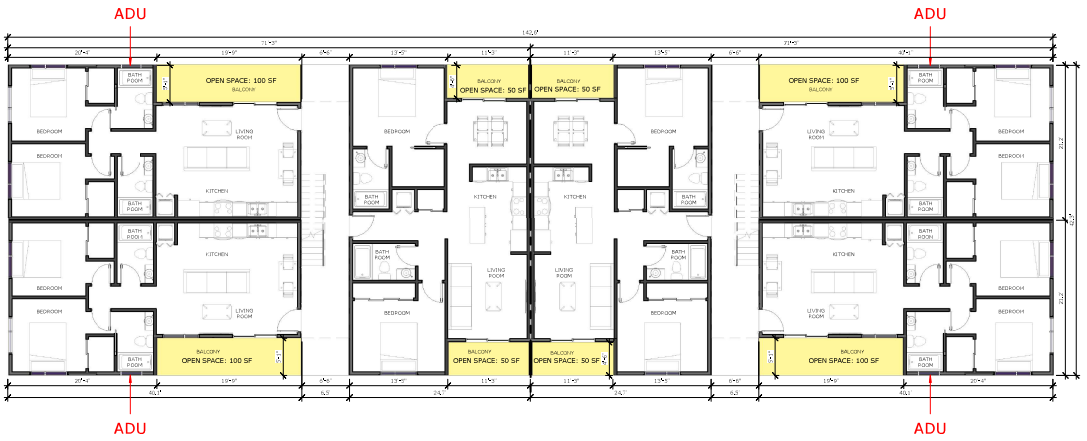
SITE PLAN

NORTH

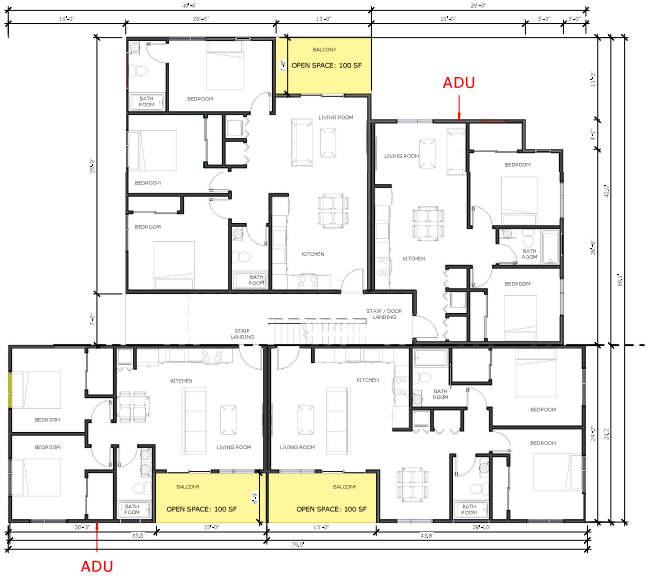
AS SHOWN

A2.00

10/3/2023 3:41:00 PM



2 LOT 3 & 4 - LEVEL 1
1/8" = 1'-0"



1 LOT 1 & 2 - LEVEL 1
1/8" = 1'-0"



3 LOT 5 & 6 - LEVEL 1
1/8" = 1'-0"

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REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS
3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

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C2-27882
REN. 12/31/23
STATE OF CALIFORNIA

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7/7/23

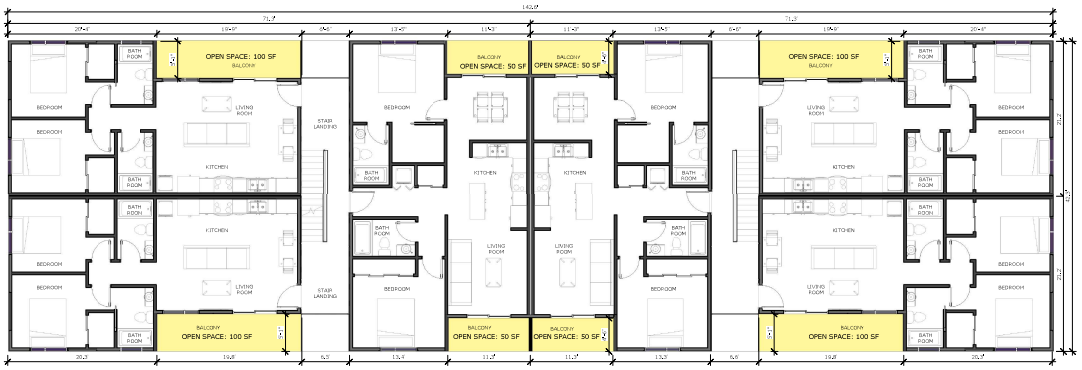
FLOOR PLAN - LEVEL 01

AS SHOWN

NORTH

A2.10

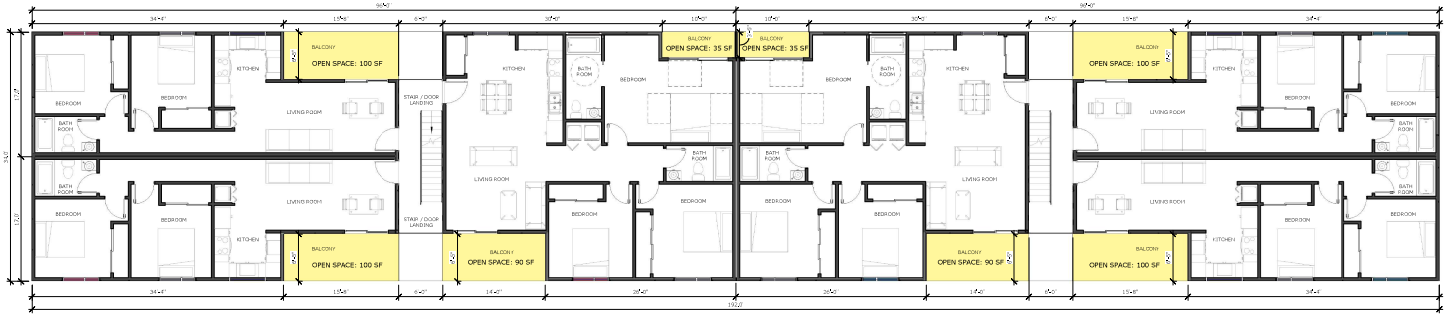
8/9/2023 4:20:19 PM



2 LOT 3 & 4 - LEVEL 2
1/8" = 1'-0"



1 LOT 1 & 2 - LEVEL 2
1/8" = 1'-0"



3 LOT 5 & 6 - LEVEL 2
1/8" = 1'-0"

8/9/2023 4:20:52 PM

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS
3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

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265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN. 12/31/24
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

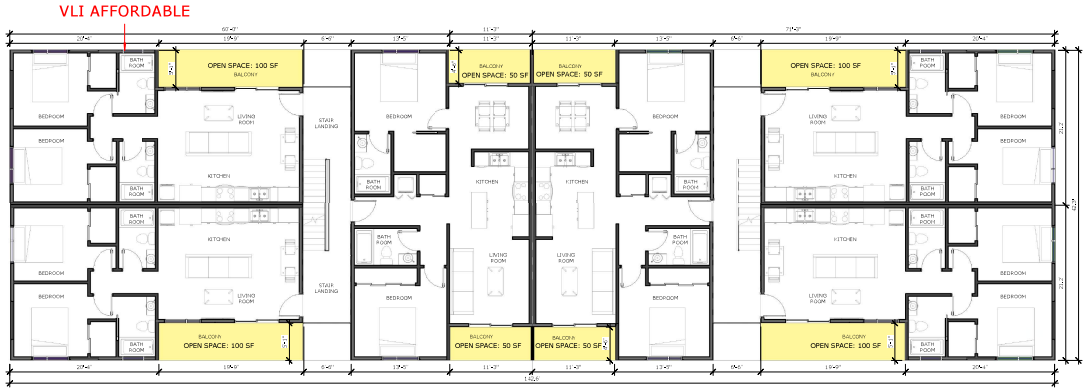
7/7/23

FLOOR PLAN - LEVEL 02

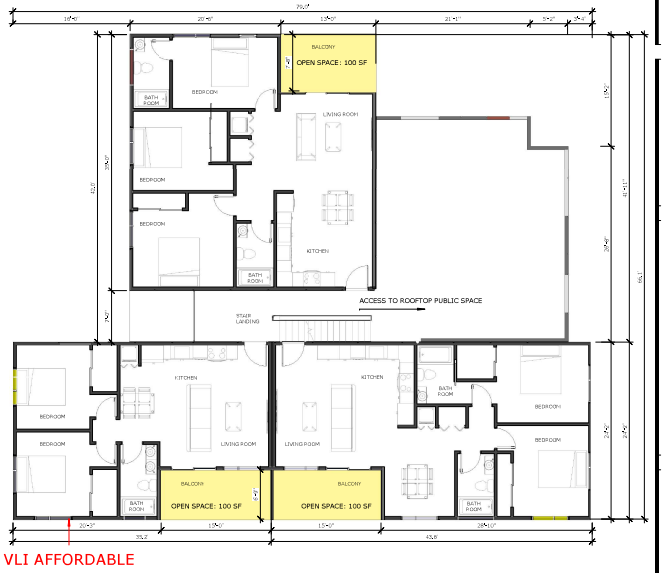
NORTH

AS SHOWN

A2.11



2 LOT 3 & 4 - LEVEL 3
1/8" = 1'-0"



1 LOT 1 & 2 - LEVEL 3
1/8" = 1'-0"



3 LOT 5 & 6 - LEVEL 3
1/8" = 1'-0"

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN. 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

FLOOR PLAN - LEVEL 03

AS SHOWN

NORTH

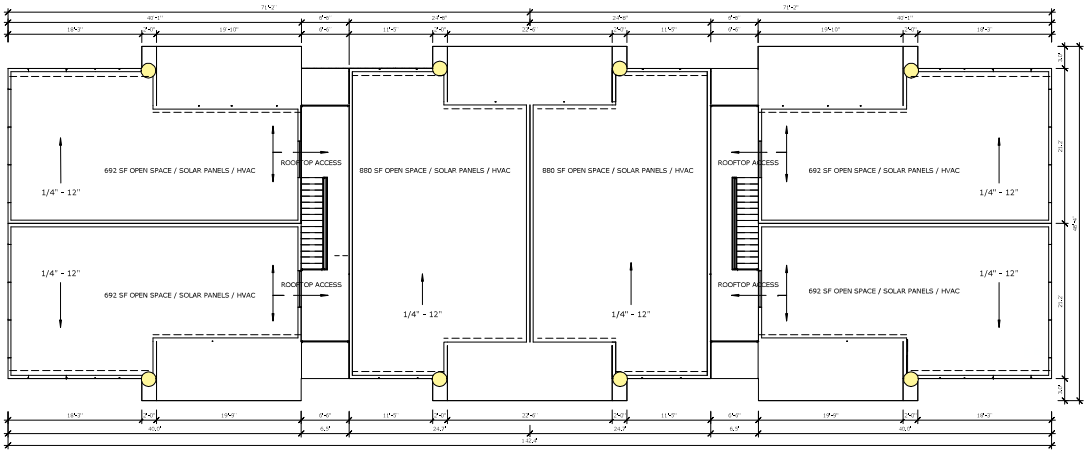
A2.12

8/9/2023 5:01:44 PM

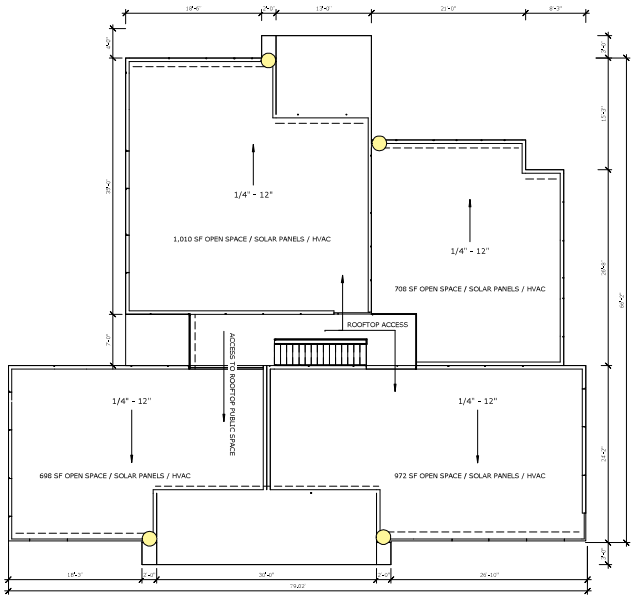
DRAINAGE

CRICKETS

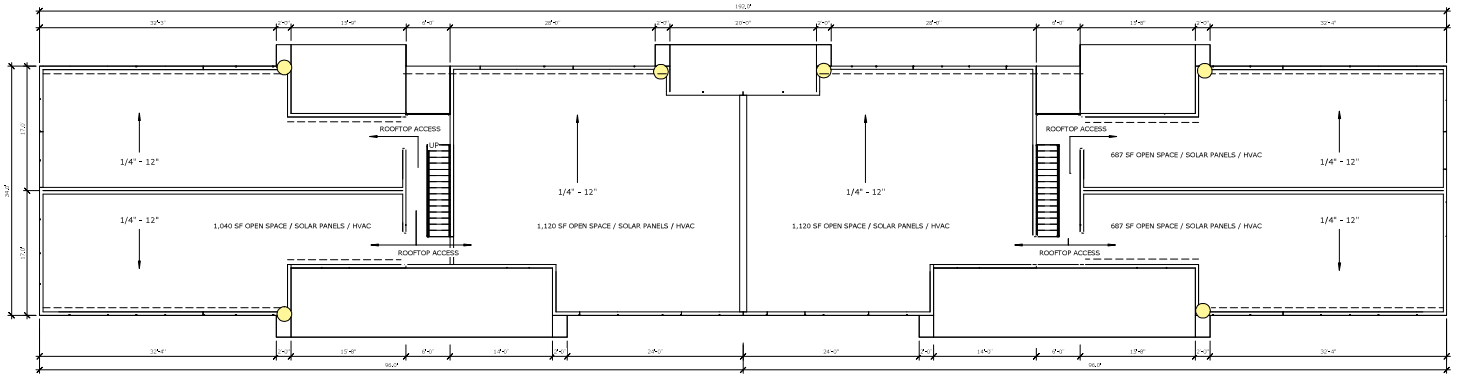
DOWNSPOUT



2 LOT 3 & 4 - ROOF
1/8" = 1'-0"



1 LOT 1 & 2 - ROOF
1/8" = 1'-0"



3 LOT 5 & 6 - ROOF
1/8" = 1'-0"

8/9/2023 4:22:03 PM

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REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

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265-0011-002-0000

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DEBORAH A STEVENS
C2-27882
R:N. 12/31/25
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

ROOF PLAN

NORTH

AS SHOWN

A2.13

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / BLUE FIBER CEMENT PANELS
BLUE DOORS
METAL RAILING



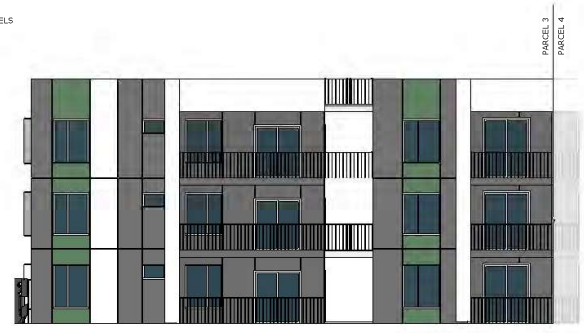
1 PARCEL 6-NORTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / PINK FIBER CEMENT PANELS
PINK DOORS
METAL RAILING



2 PARCEL 5-NORTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / GREEN FIBER CEMENT PANELS
GREEN DOORS
METAL RAILING



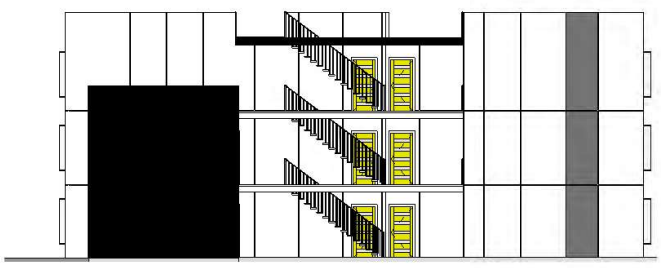
3 PARCEL 3-NORTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / PURPLE FIBER CEMENT PANELS
PURPLE DOORS
METAL RAILING



4 PARCEL 4-NORTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / YELLOW FIBER CEMENT PANELS
YELLOW DOORS
METAL RAILING



5 PARCEL 1-NORTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / ORANGE FIBER CEMENT PANELS
ORANGE DOORS
METAL RAILING



6 PARCEL 2-NORTH
1/8" = 1'-0"

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN. 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

EXTERIOR ELEVATIONS - NORTH

AS SHOWN

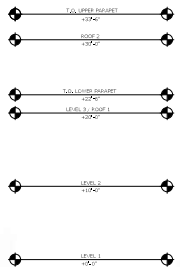
A3.00

8/9/2023 4:47:57 PM

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / PINK FIBER CEMENT PANELS
PINK DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



6 PARCEL 5-SOUTH
1/8" = 1'-0"



GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / BLUE FIBER CEMENT PANELS
BLUE DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS

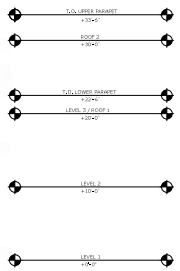


5 PARCEL 6-SOUTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE/ PURPLE FIBER CEMENT PANELS
PURPLE DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



4 PARCEL 4-SOUTH
1/8" = 1'-0"

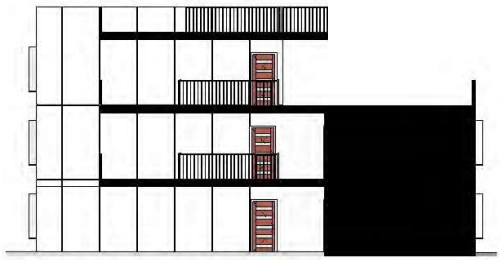


GYPSUM EXTRUDING ACCENTS
GRAY & WHITE FIBER CEMENT PANELS
GREEN DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS

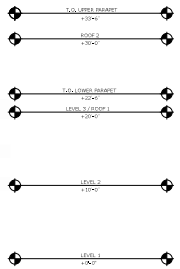


3 PARCEL 3-SOUTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY /WHITE/ ORANGE FIBER CEMENT PANELS
ORANGE DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



2 PARCEL 2-SOUTH
1/8" = 1'-0"



GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / YELLOW FIBER CEMENT PANELS
YELLOW DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



1 PARCEL 1-SOUTH
1/8" = 1'-0"

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RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS
3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN. 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

EXTERIOR ELEVATIONS
- SOUTH

AS SHOWN

A3.01

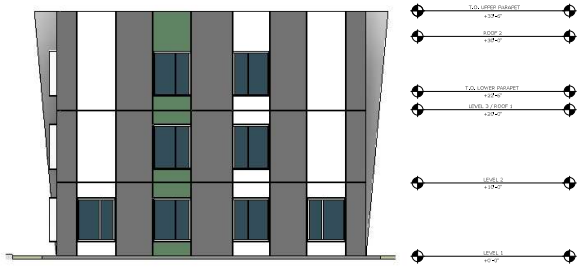
FIBER CEMENT PANELS EXAMPLES





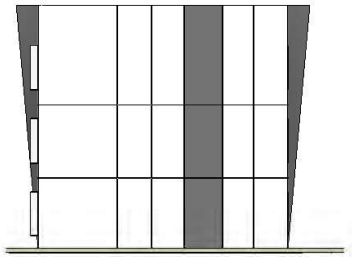


GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / GREEN FIBER CEMENT PANELS
GREEN DOORS
METAL RAILING



1 PARCEL 3-EAST
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / BLUE FIBER CEMENT PANELS
BLUE DOORS
METAL RAILING



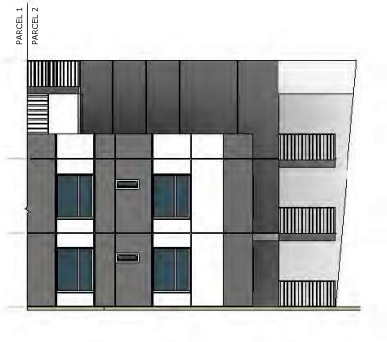
2 PARCEL 6-EAST
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / YELLOW FIBER CEMENT PANELS
YELLOW DOORS
METAL RAILING



3 PARCEL 1-EAST
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / ORANGE FIBER CEMENT PANELS
ORANGE DOORS
METAL RAILING



4 PARCEL 2-EAST
1/8" = 1'-0"

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS
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SACRAMENTO, CA 95815

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265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
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C2-27882
REN. 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

EXTERIOR ELEVATIONS
- EAST

AS SHOWN

A3.02

8/9/2023 4:49:03 PM

TYPICAL SHADING DEVICES ON SOUTH & WEST FACADES







GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / PURPLE FIBER CEMENT PANELS
PURPLE DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



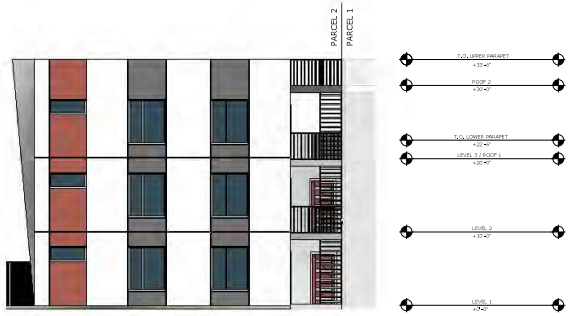
1 PARCEL 4-WEST
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / PINK FIBER CEMENT PANELS
PINK DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



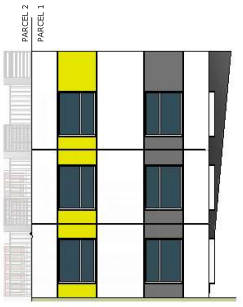
2 PARCEL 5-WEST
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / ORANGE FIBER CEMENT PANELS
ORANGE DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



3 PARCEL 2-WEST
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / YELLOW FIBER CEMENT PANELS
YELLOW DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



4 PARCEL 1-WEST
1/8" = 1'-0"

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS
3137-3139 RIO LINDA BLVD.
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C2-27882
REN: 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

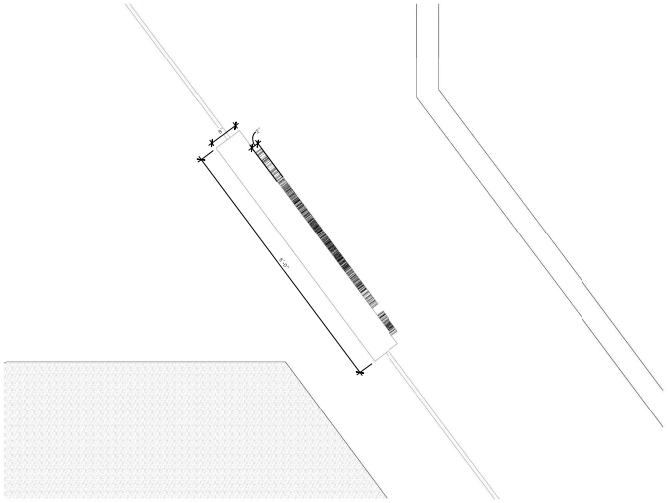
EXTERIOR ELEVATIONS - WEST

AS SHOWN

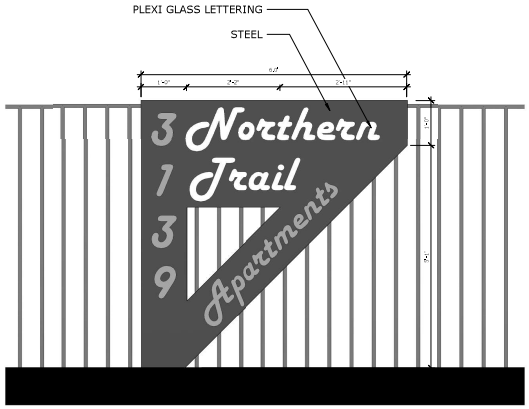
A3.03

8/9/2023 5:05:08 PM





2 Northern Trail Apartments Signage Plan
3/4" = 1'-0"



1 Northern Trail Apartments Signage Front Elevation
3/4" = 1'-0"

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

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DEBORAH A STEVENS
C2-27882
REN. 12/31/24
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

SIGNAGE

AS SHOWN

NORTH

A4.00

7/17/2023 11:15:45 AM

ATTACHMENT B

City of
SACRAMENTO
Community Development



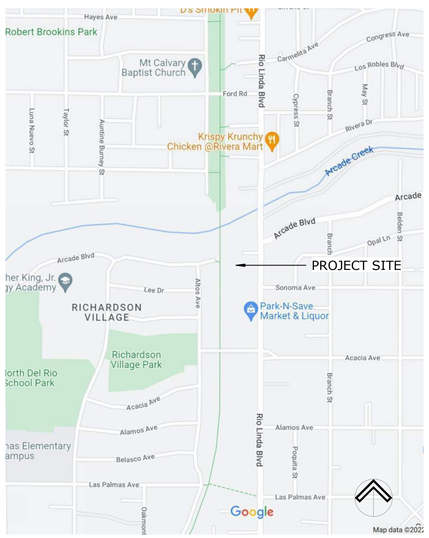
RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

PROJECT SITE LOCATION



PROJECT TEAM

DEVELOPER

RAD-Development
Alicia Reyes
916-761-7432

aliciareyes@rad-development.com

ARCHITECTURAL

Debi Stevens
209-327-5041

archds@comcast.net

CIVIL

JTS Engineering
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916-801-1808

javed.Siddiqui@jtsengineering.com

GEOTECHNICAL

Visha Consultants
Gopalan Vishnan
916-242-8286

info@vishaconsultants.com

ARBORIST

Conserve Arboriculture Kare Inc.
Brian P. Davin
916-416-4694

bdavin2@me.com

PHASE I ENVIRONMENTAL

RSB Environmental
Sachin Butala
832-291-3473

info@rsbenv.com

PROJECT SUMMARY

OWNER: RAD-DEVELOPMENT
ALICIA REYES

PROJECT LOCATION:
3137 / 3139 Rio Linda Blvd.
Sacramento, Ca 95815

DESCRIPTION:
47-UNIT/ 2 TO 6 PARCEL SUBDIVIDED APARTMENT COMPLEX W/ADUs
33 - MARKET RATE
2 - VERY LOW INCOME
12 - ADUs

PARKING: 34 CAR, 1 MOTORCYCLE, 16+ BICYCLE

TYPE OF CONSTRUCTION: ON-GRADE, TYPE V

OCCUPANCY: R-2B

BUILDING AREA (SITE COVERAGE W/ ADUs):
LEVEL 01 = 15,433 SF

BUILDING ENVELOPE:
EXT. BEARING WALLS = 1 HOUR
EXT. NON-BEARING WALL = 1 HOUR

PROJECT AREA: 0.96 ACRE

APN'S: 265-0011-002
265-0011-003

ALL WORK SHALL CONFORM TO THE FOLLOWING CODES:

2019	CBC	CALIFORNIA BUILDING CODE
2019	CEC	CALIFORNIA ELECTRIC CODE
2019	CMC	CALIFORNIA MECHANICAL CODE
2019	CPC	CALIFORNIA PLUMBING CODE
2019		CALIFORNIA ENERGY CODE
2019	CHBC	CALIFORNIA HISTORICAL BUILDING CODE
2019	CFC	CALIFORNIA FIRE CODE
2019		CALIFORNIA GREEN BUILDING STANDARDS CODE
2019	NFPA 13	STANDARD FOR THE INSTALLTION OF SPRINKLER SYSTEMS
2020	NFPA 25	CALIFORNIA EDITION - STANDARD OF WATER BASED FIRE PROTECTION SYSTEMS
2019	NFPA 72	NATIONAL FIRE ALARM SIGNALING CODE, AS AMENDED BY THE STATE OF CALIFORNIA

PROJECT NUMBER
Z22-085

PROJECT SHEET INDEX

	Sheet Name
01-GENERAL	
G0.00	COVER SHEET
G0.01	RENDERS
G0.02	RENDERS
G2.01	EXISTING PROJECT SITE
02-Civil	
C1	TENTATIVE SUBDIVISION MAP
C2	TOPOGRAPHIC SURVEY / EXISTING CONDITIONS
C3	FIRE ACCESS PLAN
04-ARCHITECTURAL	
A1.00	TENTATIVE SUBDIVISION INFO
A1.01	FIRE ACCESS IMAGERY
A1.02	CONCEPTUAL LANDSCAPE & IRRIGATION PLAN
A1.03	LOW VOLTAGE / SECURITY
A2.00	SITE PLAN
A2.10	FLOOR PLAN - LEVEL 01
A2.11	FLOOR PLAN - LEVEL 02
A2.12	FLOOR PLAN - LEVEL 03
A2.13	ROOF PLAN
A3.00	EXTERIOR ELEVATIONS - NORTH
A3.01	EXTERIOR ELEVATIONS - SOUTH
A3.02	EXTERIOR ELEVATIONS - EAST
A3.03	EXTERIOR ELEVATIONS - WEST
A4.00	SIGNAGE

Alicia Reyes
RAD-Development

7/7/23

COVER SHEET

G0.00

5/30/2026 8:16:06 AM



NORTHERN AERIAL VIEW



SOUTHERN AERIAL VIEW

RAD

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN. 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

RENDERS

NORTH

AS SHOWN

G0.01

6/5/2026 2:46:43 PM



VIEW FROM CORNER OF RIO LINDA AND ARCADE BLVD



VIEW FROM ENTRANCE ON ARCADE BLVD



VIEW TO LOTS 3 & 4



VIEW FROM RIO LINDA BLVD SIDEWALK



VIEW TO LOTS 5 & 6



VIEW FROM THE NORTHERN BIKE TRAIL

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

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DEBORAH A STEVENS
C2-27882
REN. 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

RENDERS

NORTH

AS SHOWN

G0.02

5/30/2026 8:16:10 AM































RAD

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN. 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/2322

EXISTING PROJECT SITE

NORTH

AS SHOWN

G2.01

5/30/2026 8:16:12 AM

SURVEY NOTES:

1) A PRELIMINARY TITLE REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY BY PLACER TITLE CO. ORDER NO. P-432222 DATED 9/2/2020

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

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

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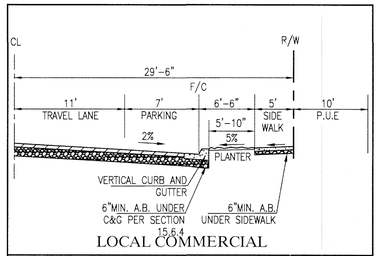
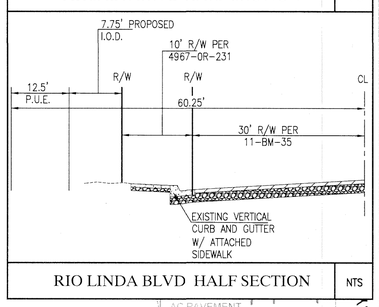


LOCAL COMMERCIAL

ARCADE BLVD HALF SECTION | NTS



RIO LINDA BLVD HALF SECTION | NTS

LEGEND

MANHOLE
DRAIN INLET
WATER LINE (6"W)
DRAIN LINE (12"SD)
SEWER LINE (8"SS)
GAS LINE (4"G)
FIRE HYDRANT
WATER VALVE
SEWER CLEAN OUT
WATER METER (WM)
FIRE DEPT. CONNECTION
EDGE OF PAVEMENT
BACK FLOW PREVENTER
CONCRETE CURB
SPOT ELEVATION 20.00
TRAFFIC SIGNAL
TRAFFIC SIGNAL WITH LIGHT
PARKING LIGHT
PULL BOX
GAS VALVE

UTILITY POLE
GAS METER (GM)
OVER HEAD WIRE (O.H)
UTILITY POLE W/GUY
PUBLIC STREET LIGHT
SIGN
FENCE
WALL
GUARD POST
TREE
VAULT
TRANSFORMER
PROPERTY LINE
RIGHT OF WAY LINE
ADJACENT PROPERTY LINE
ROAD CENTERLINE
EASEMENT
DIMENSION POINT
FOUND MONUMENT AS SHOWN
R/W

EXISTING LEGAL DESCRIPTION:

PARCEL 1: ALL THAT PORTION OF LOTS 1 AND 2 IN BLOCK 6, AS SHOWN ON THE "PLAT OF SUBDIVISION NO. 3, NORTH SACRAMENTO", FILED IN BOOK 11 OF MAPS, MAP NO. 34 AND 35, RECORDS OF SAID COUNTY, AND THAT PORTION OF ARCADE BOULEVARD ABANDONED BY RESOLUTION OF ABANDONMENT RECORDED IN BOOK 1029 OF OFFICIAL RECORDS, AT PAGE 190, RECORDS OF SACRAMENTO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 60 FEET OF LOT 1, SAID POINT BEING IN THE EAST LINE OF THE RIGHT OF WAY OF THE NORTHERN ELECTRIC RAILWAY, RUNNING THENCE SOUTH ALONG SAID EAST LINE OF SAID RAILWAY AND ALONG THE WEST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 173.16 FEET TO A POINT THEREON 132 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 2; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 200 FEET TO A POINT FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 2 BEARS SOUTH 0°05' WEST 132 FEET TO THE SOUTH LINE OF SAID LOT 2 AND SOUTH 89°55' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, WHICH IS THE INTERSECTION OF THE WEST LINE OF NINTH STREET WITH THE CENTERLINE OF SONOMA AVENUE; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 2 A DISTANCE OF 26 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOTS 1 AND 2 A DISTANCE OF 88.16 FEET MORE OR LESS, TO THE SOUTH LINE ARCADE BOULEVARD AS ESTABLISHED BY THAT CERTAIN RESOLUTION OF ABANDONMENT OF A PORTION OF NINTH STREET AND ARCADE BOULEVARD DATED OCTOBER 11, 1943, RECORDED OCTOBER 13, 1943 IN BOOK 1029, OFFICIAL RECORDS, PAGE 190, SACRAMENTO COUNTY RECORDS, ADOPTED BY THE BOARD OF SUPERVISORS OF SAID SACRAMENTO COUNTY, AS RESOLUTION 5917; THENCE ALONG THE SOUTH LINE OF SAID ARCADE BOULEVARD AS ESTABLISHED BY SAID RESOLUTION NORTH 89°55' WEST 53.25 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 60 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 120.75 FEET TO THE POINT OF BEGINNING.

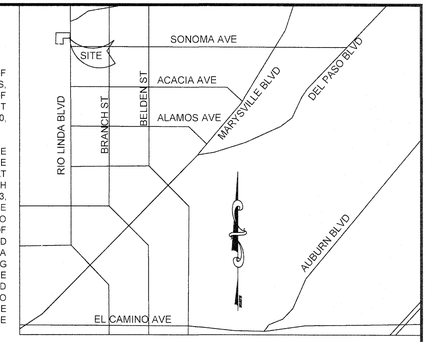
APN: 265-0011-002-0000

PARCEL 2:

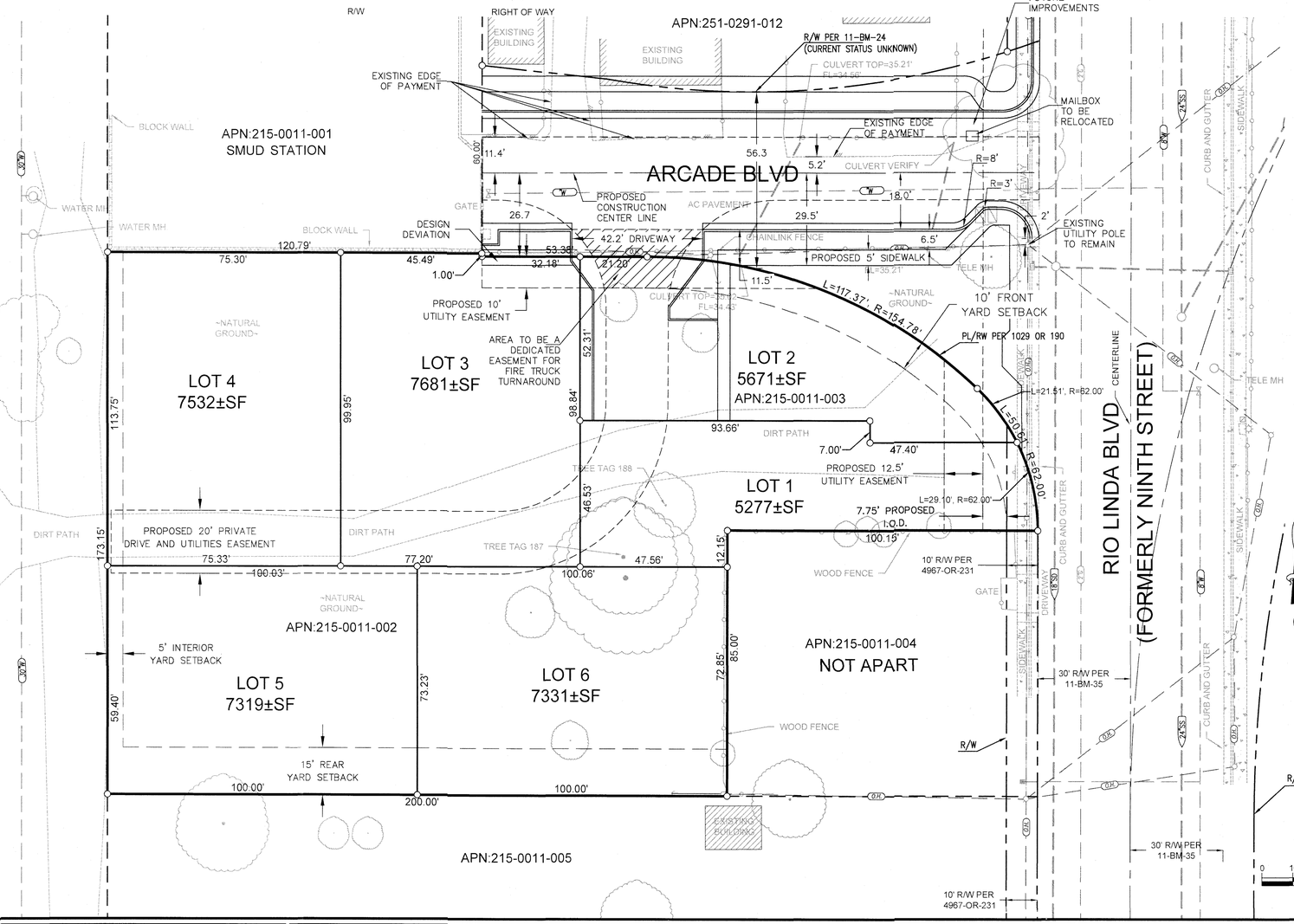
ALL THAT PORTION OF LOT 2 IN BLOCK 6, AS SHOWN ON THE "PLAT OF SUBDIVISION NO. 3 NORTH SACRAMENTO", FILED IN BOOK 11 OF MAPS, MAP NO. 34 AND 35, RECORDS OF SAID COUNTY AND THAT PORTION OF ARCADE BOULEVARD ABANDONED BY RESOLUTION OF ABANDONMENT RECORDED IN BOOK 1029 OF OFFICIAL RECORDS AT PAGE 190, RECORDS OF SACRAMENTO COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED 217.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2, SAID POINT BEING ON THE WESTERLY LINE OF ARCADE BOULEVARD AS ESTABLISHED BY THAT CERTAIN RESOLUTION OF ABANDONMENT OF A PORTION OF NINTH STREET AND ARCADE BOULEVARD DATED OCTOBER 11, 1343, RECORDED OCTOBER 13, 1943 IN BOOK 1029 OFFICIAL RECORDS, PAGE 190, ADOPTED BY THE BOARD OF SUPERVISORS OF SAID SACRAMENTO COUNTY, AS RESOLUTION NO. 6917; THENCE FROM SAID POINT OF BEGINNING ALONG THE WESTERLY LINE OF SAID ARCADE BOULEVARD AS ESTABLISHED BY SAID RESOLUTION OF ABANDONMENT, ON A CURVE TO THE LEFT WITH A RADIUS OF 62.0 FEET WHOSE LONG CHORD BEARS NORTH 23°18'30" WEST 49.22 FEET; THENCE ALONG THE CURVE TO THE LEFT, WHOSE RADIUS IS 154.78 FEET AND LONG CHORD BEARS NORTH 08°18'30" WEST 114 FEET; THENCE NORTH 89°55' EAST TO A POINT DISTANT SOUTH 89°55' EAST 53.25 FEET FROM THE EAST LINE OF SAID LOT 1; THENCE SOUTH A DISTANCE OF 88.16 FEET; THENCE EAST A DISTANCE OF 126.00 FEET TO THE POINT OF BEGINNING.

APN: 265-0011-003-0000



VICINITY MAP
NO SCALE



SHEET INDEX

C1	TENTATIVE SUBDIVISION MAP
C2	TOPOGRAPHIC SURVEY / EXISTING CONDITIONS
C3	FIRE ACCESS PLAN

OWNER:

WILLIAM REYES / ALICIA REYES
3912 SAINT CHRISTOPHER LN
DALLAS TX 75287
PHONE: 916-761-7432
EMAIL: aliciareyes@rad-development.com

APPLICANT/ ENGINEER:

JTS ENGINEERING CONSULTANTS INC.
1808 J STREET
SACRAMENTO, CA 95811
TEL: (916) 441-6708
FAX: (916) 441-5336
CONTACT: JAVED T. SIDDIQUI, P.E.
EMAIL: javed.siddiqui@jtsengineering.com

PROJECT ADDRESS:

3137 AND 3139 RIO LINDA BOULEVARD
SACRAMENTO, CA 95815

	EXISTING	PROPOSED
ZONING:	R-2B (MULTI-FAMILY RESIDENTIAL)	NO CHANGE
USE:	VACANT	RESIDENTIAL, MULTI-FAMILY
PARCELS:	2	6
AREA: GROSS	PARCEL 1: 32,302± SF PARCEL 2: 8,509± SF TOTAL 40,812± SF GROSS	LOT 1: 5,277± SF LOT 2: 5,671± SF LOT 3: 7,681± SF LOT 4: 7,532± SF LOT 5: 7,319± SF LOT 6: 7,331± SF TOTAL: 40,811± SF GROSS

SCHOOL DISTRICT: TWIN RIVERS UNIFIED

REQUEST:

TENTATIVE MAP TO SPLIT TWO (2) EXISTING PARCELS INTO SIX (6) PARCELS TO BUILD APARTMENT HOUSING.

DESIGN DEVIATION TO OMIT SIDEWALK WEST OF PRIVATE DRIVEWAY.

UTILITY CONTACTS

TELEPHONE	AT&T	(916) 972-2142
GAS	PG&E	(916) 386-5135
ELECTRICITY	SMUD	(916) 732-5700
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SEWER	CITY OF SACRAMENTO DEPT UTILITIES	(916) 264-5371
FIRE	CITY OF SACRAMENTO FIRE	(916) 808-1300
UNDERGROUND SERVICE ALERT	UNDERGROUND SERVICE ALERT	(800) 227-2600

BENCHMARK ELEVATION: 32.51' (NAVD88)

BENCHMARK 227-J5A HILTI NAIL ON HEADWALL BEHIND SIDEALK WEST OF CR AT NW COR. RIO LINDA AND ACADIA AVE.

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

DESIGNED:	N/A	SCALE:	
DRAWN:	CTR	H:	1"=20'
CHECKED:	JTS	V:	
SUBMITTED:	JAVED T. SIDDIQUI	RCE:	25924

REGISTERED PROFESSIONAL ENGINEER JAVED T. SIDDIQUI No.25924 CIVIL STATE OF CALIFORNIA

NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	APPROVAL DATE

TENTATIVE SUBDIVISION MAP

3137-3139 RIO LINDA BOULEVARD

CITY SACRAMENTO APN: 265-0011-002 AND 003 CALIFORNIA

DATE: 6/25/23

SHEET C1 OF 3

JOB NO: 2022-019

SURVEY NOTES:

1) A PRELIMINARY TITLE REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY BY PLACER TITLE CO. ORDER NO. P-432222 DATED 9/2/2020

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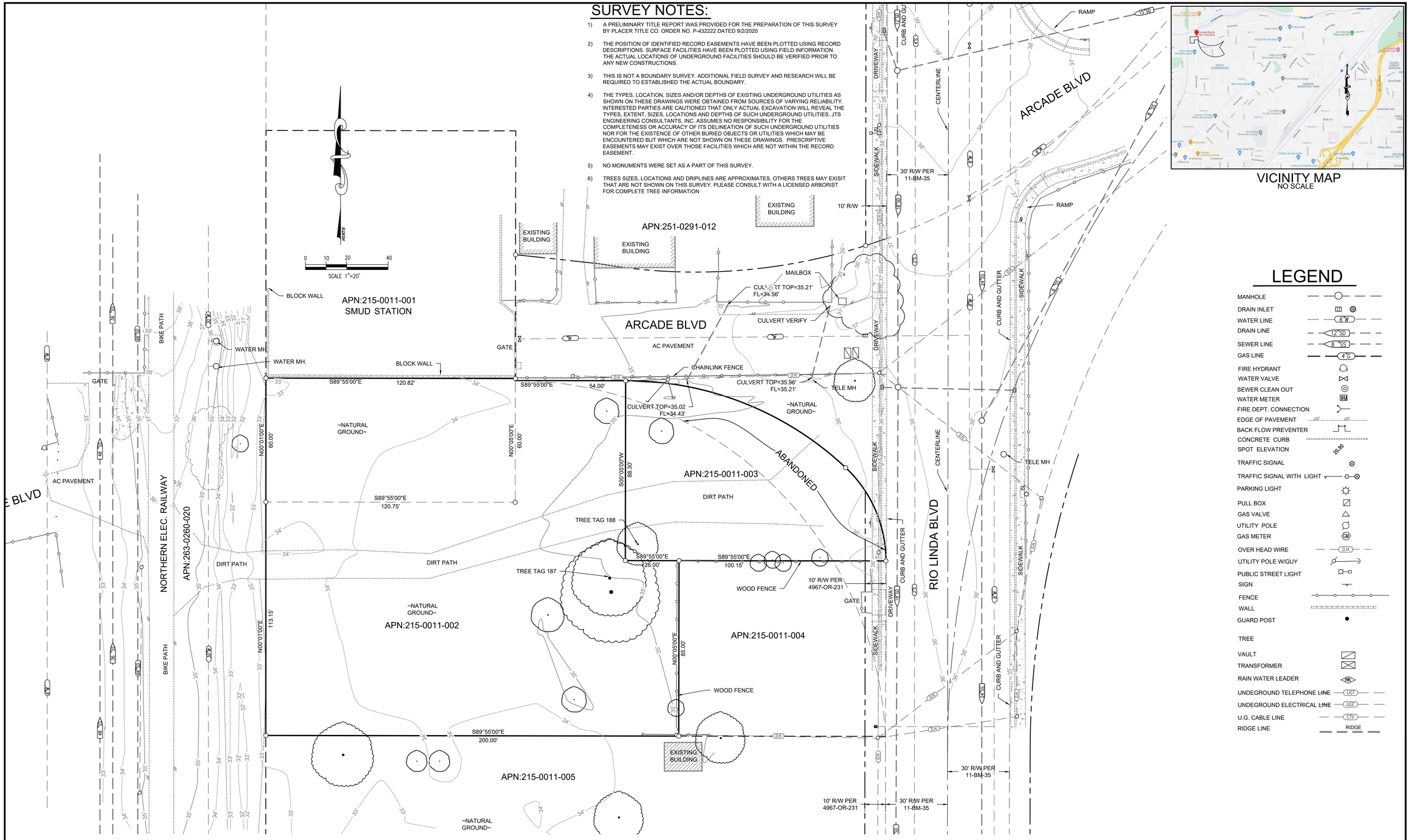

VICINITY MAP
NO SCALE

LEGEND

- MANHOLE
- DRAIN INLET
- WATER LINE (6"W)
- DRAIN LINE (12"SD)
- SEWER LINE (8"SS)
- GAS LINE (4"G)
- FIRE HYDRANT
- WATER VALVE
- SEWER CLEAN OUT
- WATER METER
- FIRE DEPT. CONNECTION
- EDGE OF PAVEMENT
- BACK FLOW PREVENTER
- CONCRETE CURB
- SPOT ELEVATION (20.80)
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL WITH LIGHT
- PARKING LIGHT
- PULL BOX
- GAS VALVE
- UTILITY POLE
- GAS METER (GM)
- OVER HEAD WIRE (O.H.)
- UTILITY POLE W/GUY
- PUBLIC STREET LIGHT
- SIGN
- FENCE
- WALL
- GUARD POST
- TREE
- VAULT
- TRANSFORMER
- RAIN WATER LEADER (RWL)
- UNDERGROUND TELEPHONE LINE (UGT)
- UNDERGROUND ELECTRICAL LINE (UGE)
- U.G. CABLE LINE (CTV)
- RIDGE LINE (RIDGE)

BENCHMARK ELEVATION: 32.51' NAVD88

BENCHMARK 227-J5A HILTI NAIL ON HEADWALL BEHIND SIDEALK WEST OF CR AT NW COR. RIO LINDA AND ACADIA AVE.

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

DESIGNED:	N/A	SCALE:	
DRAWN:	CTR	H:	1"=20'
CHECKED:	JTS	V:	
SUBMITTED:	JAVED T. SIDDIQUI	RCE:	25924

REGISTERED PROFESSIONAL ENGINEER — JAVED T. SIDDIQUI — No.25924 — CIVIL — STATE OF CALIFORNIA

NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	APPROVAL DATE

TOPOGRAPHIC SURVEY

3137-3139 RIO LINDA BOULEVARD

EXISTING CONDITIONS

CITY SACRAMENTO APN: 265-0011-002 AND 003 CALIFORNIA

DATE: 10/11/2022

SHEET C2 OF 3

JOB NO: 2022-019

SURVEY NOTES:

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LEGEND

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EDGE OF PAVEMENT
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SPOT ELEVATION — 20.80
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TRAFFIC SIGNAL WITH LIGHT
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UTILITY POLE
GAS METER — GM
OVER HEAD WIRE — OH
UTILITY POLE W/GUY
PUBLIC STREET LIGHT
SIGN
FENCE — X — X —
WALL
GUARD POST
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ROAD CENTERLINE
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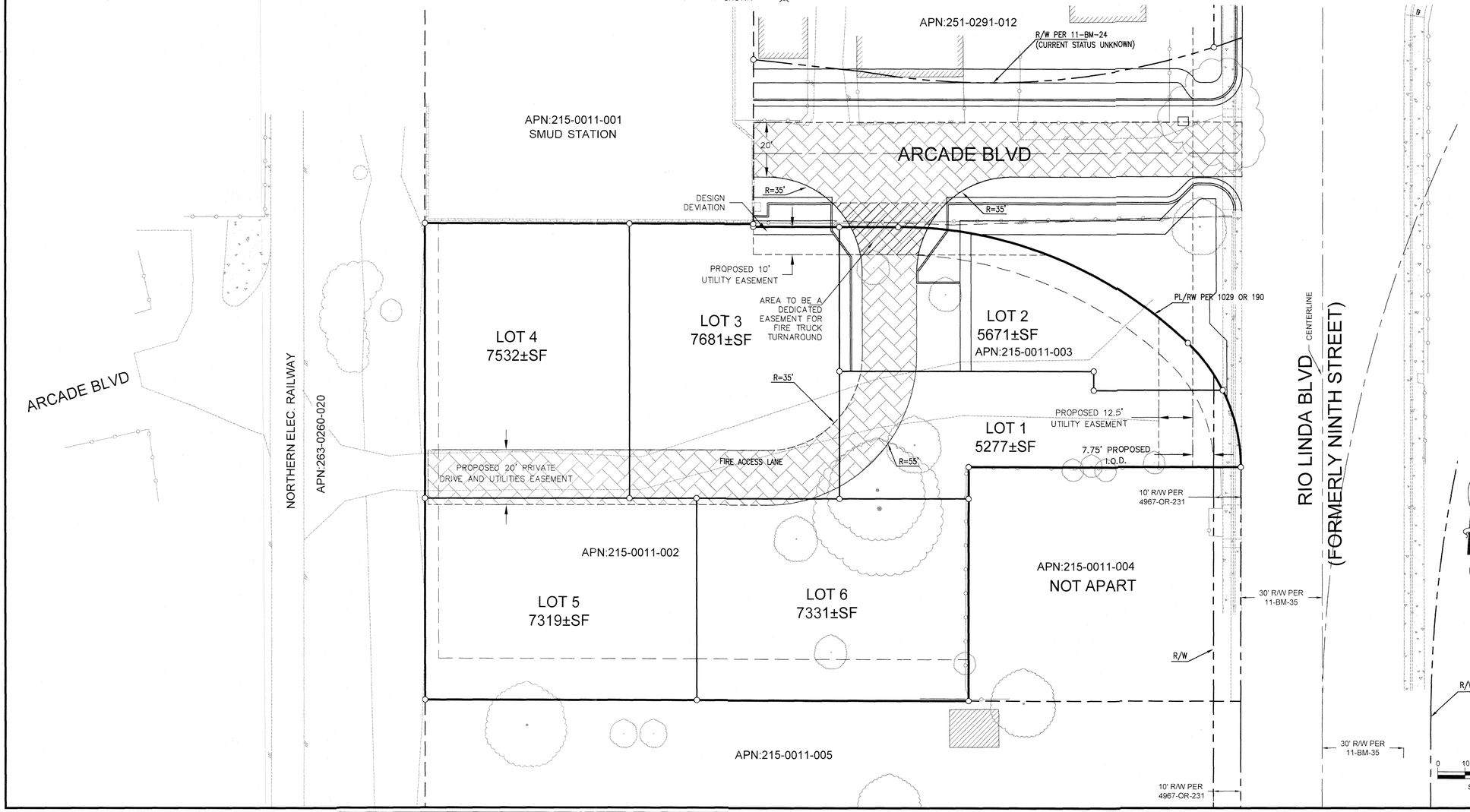
FOUND MONUMENT AS SHOWN



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

DESIGNED: N/A
DRAWN: CTR
CHECKED: JTS
SUBMITTED: JAVED T. SIDDIQUI
SCALE:
H: 1"=20'
V:
RCE: 25924

REGISTERED PROFESSIONAL ENGINEER — JAVED T. SIDDIQUI — No. 25924 — CIVIL — STATE OF CALIFORNIA

NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	APPROVAL DATE

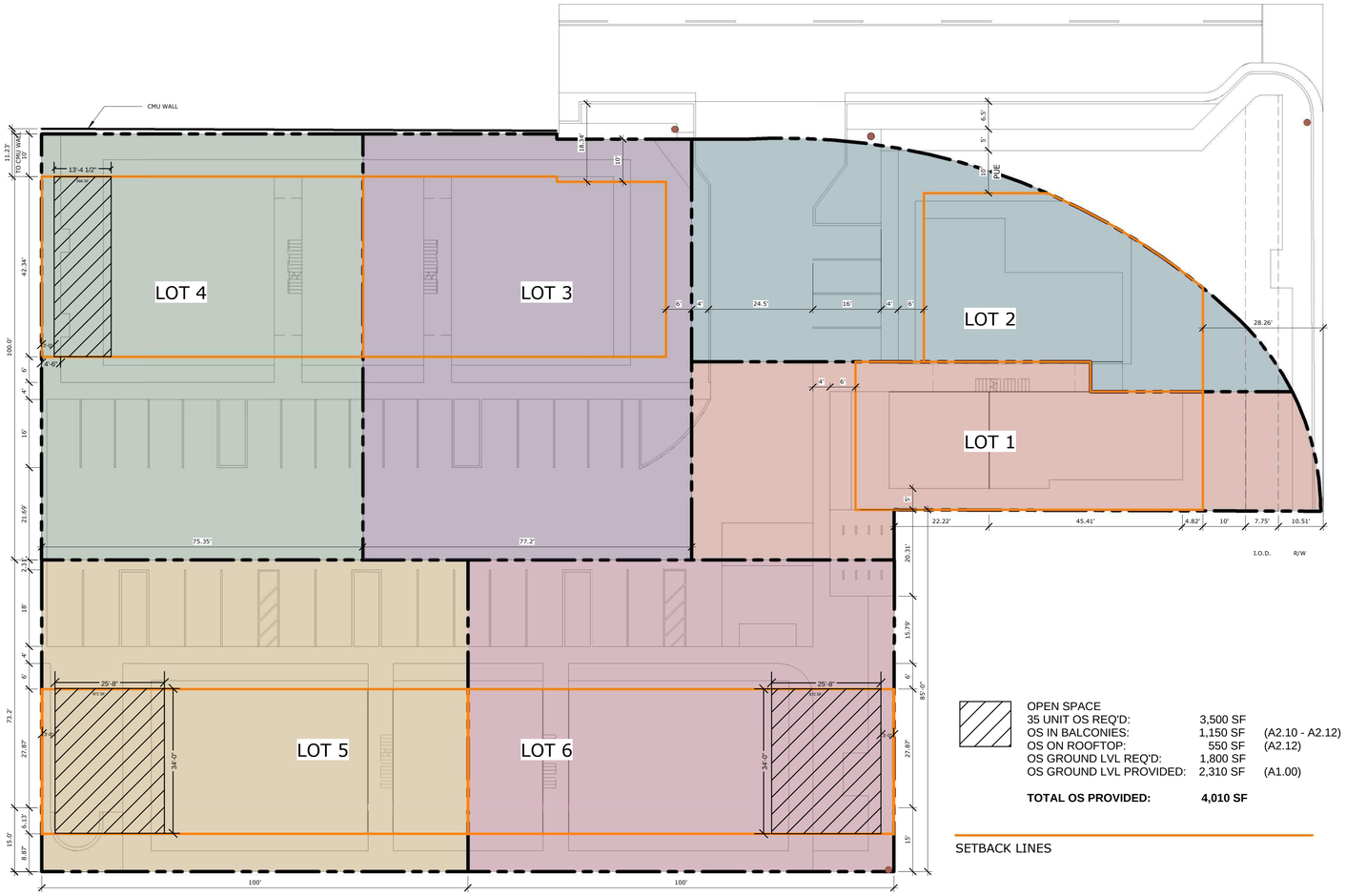
FIRE ACCESS EXHIBIT

3137-3139 RIO LINDA BOULEVARD

CITY SACRAMENTO APN: 265-0011-002 AND 003 CALIFORNIA

DATE: 6/23/23
SHEET C3 OF 3

JOB NO: 2022-019



1 SUBDIVIDED PARCELS ZONING
1/16" = 1'-0"

OPEN SPACE

35 UNIT OS REQ'D:	3,500 SF	
OS IN BALCONIES:	1,150 SF	(A2.10 - A2.12)
OS ON ROOFTOP:	550 SF	(A2.12)
OS GROUND LVL REQ'D:	1,800 SF	
OS GROUND LVL PROVIDED:	2,310 SF	(A1.00)
TOTAL OS PROVIDED:	**4,010 SF**	

SETBACK LINES

SIMPLIFIED VERSION TO THE RIGHT

	1		2		3		4		5		6		BLDG COVERAGE
PARCEL (SF) GROSS		5277		5671		7681		7532		7319		7331	40811
TOTAL UNITS		4		3		7		7		7		7	35
TOTAL ADUs		2		2		2		2		2		2	12
TOTAL UNITS		6		5		9		9		9		9	47
SITE COVERAGE		550		550		1200		1200		1299		1299	6098
MAX FAR = 1.5		0.46		0.29		0.57		0.58		0.63		0.62	0.55
UNITS SF		2399		1650		4349		4349		4847		4847	22441
ADUs		1498		1100		1498		1498		1300		1300	8194
TOTAL SF		3897		2750		5847		5847		6147		6147	30635

*ALL ACTUAL SITE COVERAGE DOES NOT INCLUDE ADU COVERAGE

UNITS SF (4)	ADU SF (2)	UNITS SF (3)	ADU SF (2)	UNITS SF (7)	ADU SF (2)	UNITS SF (7)	ADU SF (2)	UNITS SF (7)	ADU SF (2)	UNITS SF (7)	ADU SF (2)
550 - STUDIO	749 - 2 BR	550 - STUDIO	550 - ST	550 - STUDIO	749 - 2 BR	550 - STUDIO	749 - 2 BR	650 - 1 BR	650 - 1 BR	650 - 1 BR	650 - 1 BR
550 - STUDIO	749 - 2 BR	550 - STUDIO	550 - ST	550 - STUDIO	749 - 2 BR	550 - STUDIO	749 - 2 BR	650 - 1 BR	650 - 1 BR	650 - 1 BR	650 - 1 BR
550 - STUDIO		550 - STUDIO		550 - STUDIO		550 - STUDIO		650 - 1 BR		650 - 1 BR	
749 - 2 BR				650 - 1 BR		650 - 1 BR		650 - 1 BR		650 - 1 BR	
				650 - 1 BR		650 - 1 BR		749 - 2 BR		749 - 2 BR	
				650 - 1 BR		650 - 1 BR		749 - 2 BR		749 - 2 BR	
				749 - 2 BR		749 - 2 BR		749 - 2 BR		749 - 2 BR	
2399	1498	1650	1100	4349	1498	4349	1498	4847	1300	4847	1300

PARCEL 1 (3137) SUBDIVISIONS

ASSESSOR PARCEL #26500110030000

LOT 1
5277 SF SITE
550 LOT COVERAGE (10% w/o ADU)

1ST FLOOR:	ADU	749 SF
	UNIT	550 SF
2ND FLOOR:	ADU	749 SF
	UNIT	550 SF
3RD FLOOR:	UNIT	749 SF
	UNIT	550 SF
TOTAL:		3897 SF
FAR (W/O ADU)		0.46

LOT 2
5671 SF SITE
550 LOT COVERAGE (10% w/o ADU)

1ST FLOOR:	ADU	550 SF
	UNIT	550 SF
2ND FLOOR:	ADU	550 SF
	UNIT	550 SF
3RD FLOOR:	UNIT	550 SF
TOTAL:		2750 SF
FAR (W/O ADU)		0.29

PARCEL 2 (3139) SUBDIVISIONS

ASSESSOR PARCEL #26500110020000

LOT 3 - 9 UNITS
7681 SF SITE
1200 LOT COVERAGE (16% w/o ADU)

1ST FLOOR:	ADU	749 SF
	UNIT	650 SF
	UNIT	550 SF
2ND FLOOR:	ADU	749 SF
	UNIT	650 SF
	UNIT	550 SF
3RD FLOOR:	VLI	749 SF
	UNIT	650 SF
	UNIT	550 SF
TOTAL:		5847 SF
FAR (W/O ADU)		0.57

LOT 4 - 9 UNITS
7532 SF SITE
1200 LOT COVERAGE (16% w/o ADU)

1ST FLOOR:	ADU	749 SF
	UNIT	650 SF
	UNIT	550 SF
2ND FLOOR:	ADU	749 SF
	UNIT	650 SF
	UNIT	550 SF
3RD FLOOR:	VLI	749 SF
	UNIT	650 SF
	UNIT	550 SF
TOTAL:		5847 SF
FAR (W/O ADU)		0.58

LOT 5 - 9 UNITS
7319 SF SITE
1299 LOT COVERAGE (19% w/o ADU)

1ST FLOOR:	ADU	650 SF
	ADA	550 SF
	UNIT	749 SF
2ND FLOOR:	ADU	650 SF
	UNIT	550 SF
	UNIT	749 SF
3RD FLOOR:	UNIT	650 SF
	UNIT	550 SF
	UNIT	749 SF
TOTAL:		6147 SF
FAR (W/O ADU)		0.63

LOT 6 - 9 UNITS
7331 SF SITE
1299 LOT COVERAGE (19% w/o ADU)

1ST FLOOR:	ADU	650 SF
	ADA	550 SF
	UNIT	749 SF
2ND FLOOR:	ADU	650 SF
	UNIT	550 SF
	UNIT	749 SF
3RD FLOOR:	UNIT	650 SF
	UNIT	550 SF
	UNIT	749 SF
TOTAL:		6147 SF
FAR (W/O ADU)		0.62

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C2-27882
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STATE OF CALIFORNIA

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TENTATIVE SUBDIVISION INFO

NORTH

AS SHOWN

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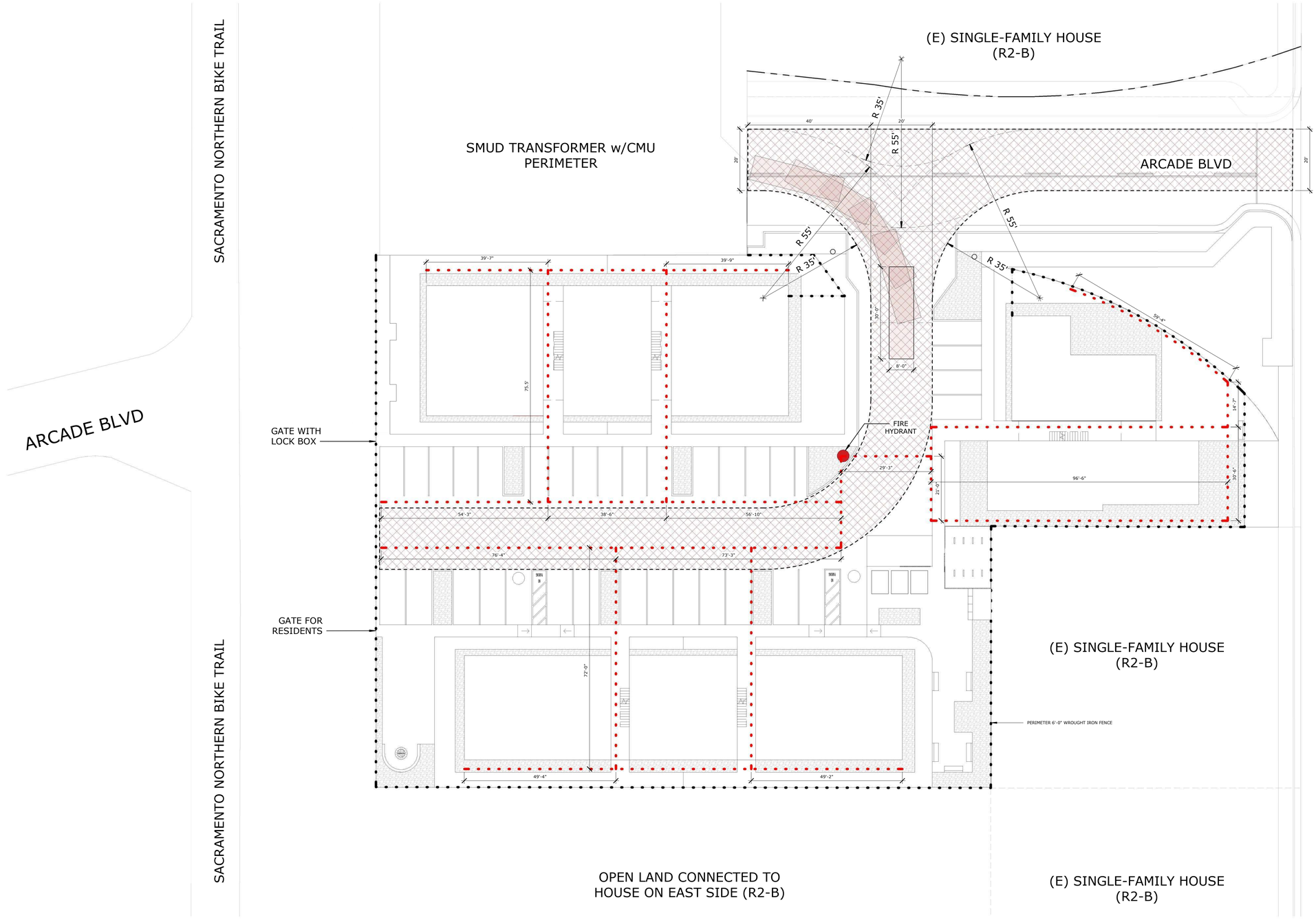

1 SITE PLAN FIRE SAFETY
1/16" = 1'-0"

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FIRE ACCESS IMAGERY

NORTH

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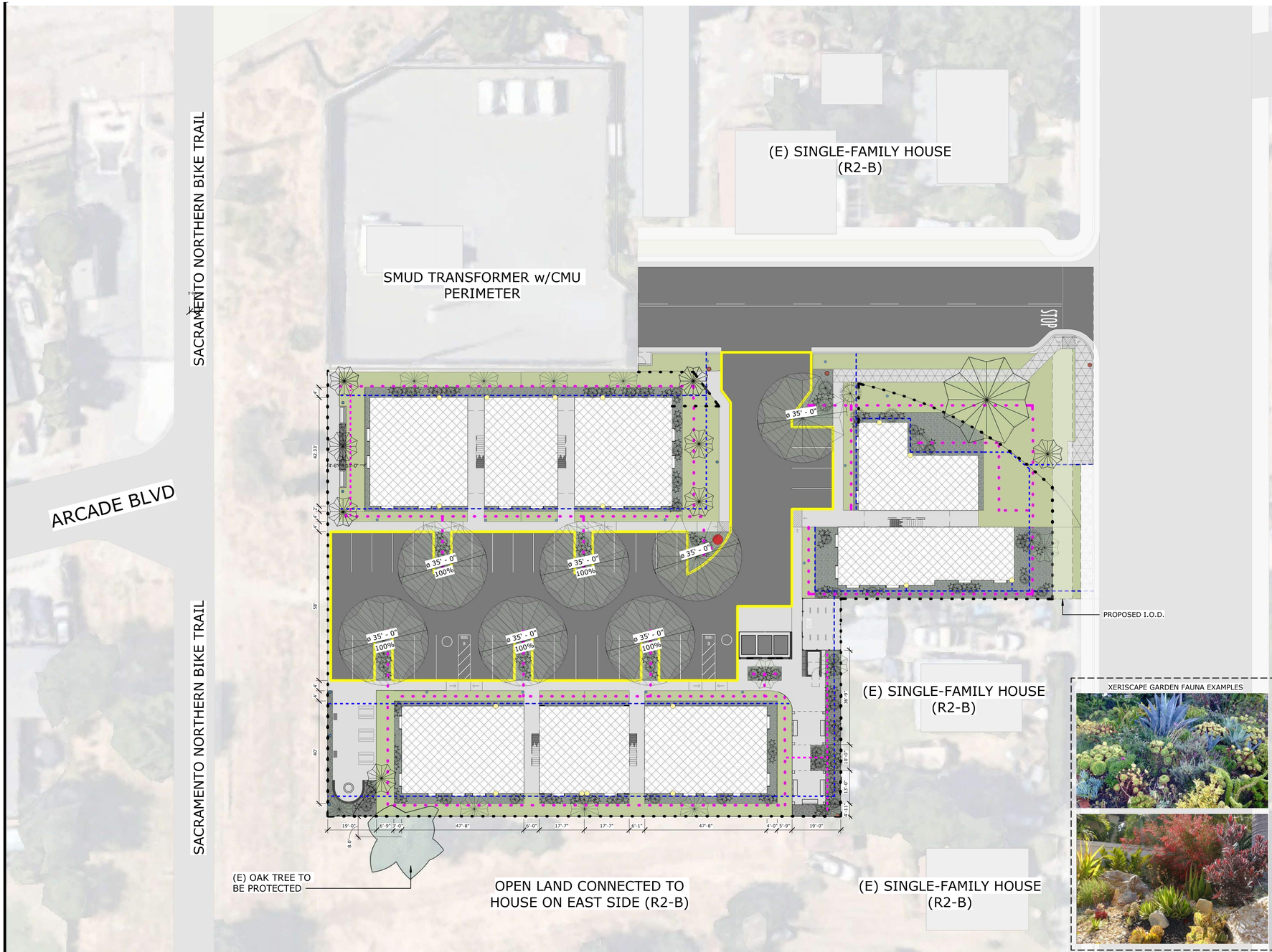

XERISCAPE GARDEN FAUNA EXAMPLES

SYMBOL	BOTANICAL NAME / COMMON NAME	QUANTITY @ FULL SHADE / SQ FT	QUANTITY @ 3/4 SHADE / SQ FT	TOTAL (SQ FT)
ALL 7 TREES	QUERCUS COCCINEA / SCARLET OAK	5 @ 962	2 @ 722	6,254
SURFACED AREA	PARKING LOT	11,529	TOTAL SURFACED AREA	11,529
			SHADE AREA REQUIRED	5,765
			TOTAL SHADE PROVIDED	6,254
			PERCENT SHADE	**54%**

1 LANDSCAPE PLAN
1" = 20'-0"

PARKING IMPERVIOUS AREA: 11,487 SF
50% + TREE COVERAGE 6,254 SF
TOTAL: 54%

DROUGHT TOLERANT BERMUDA / ZOYSIA GRASS AREA: 7,369 SF

XERISCAPE GARDEN AREA: 5,149 SF

WROUGHT IRON FENCE

DRIP IRRIGATION SYSTEM

PARKING LOT TREE SHADING CALCULATION BORDER

(N) FIRE HYDRANT

(E) ELECTRICAL POLES - TO BE RELOCATED

LIGHT POLES

PERFORATED PIPE / FRENCH DRAIN

DOWNSPOUT

LANDSCAPING LEGEND

AGAVE / SIMILAR

DEERGRASS / SIMILAR

BENCH

FIRE PIT

PICNIC TABLE

PARK GRILL

ONSITE:

GRASS	
XERISCAPE GARDEN	
AC PAVING	11,487 SF
PERVIOUS SIDEWALK	
BUILDING FOOTPRINT	11,627 SF

OFFSITE:

GRASS	2,538 SF
IMPERVIOUS SIDEWALK	837 SF
AC PAVING	5,739 SF

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CONCEPTUAL LANDSCAPE & IRRIGATION PLAN

NORTH

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A1.02

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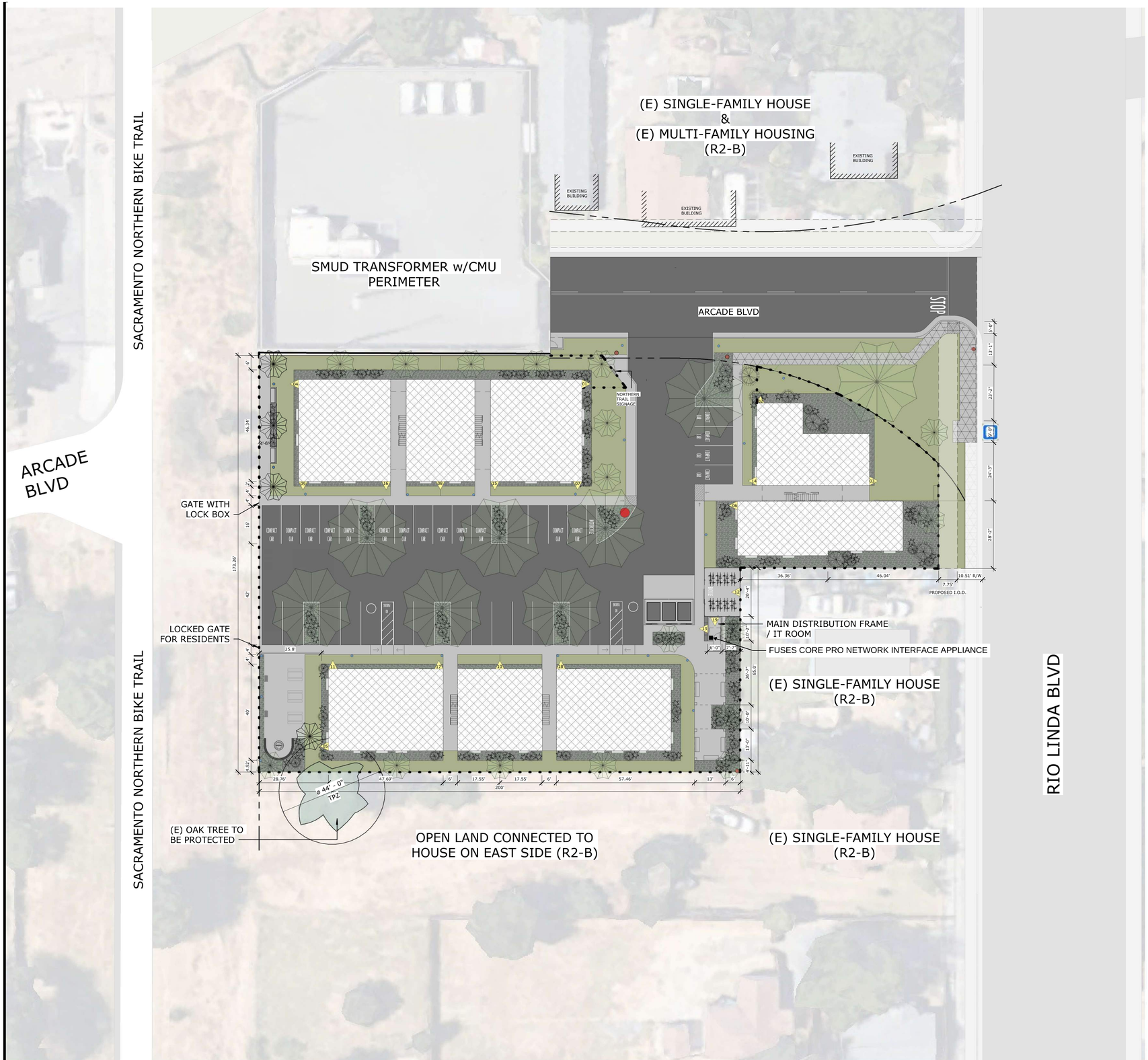

1 SITE PLAN Copy 1
1" = 20'-0"

NOTES

1. ALL WHITED OUT: EXTENT OF PROJECT / IMPROVEMENTS.
2. CONTRACTOR SHALL PROVIDE AND INSTALL (16) 4MP OR HIGHER IP POE CAMERAS. ALL CAMERA LOCATIONS SHALL INCLUDE A 1-GANG JUNCTION BOX WITH 1" DEDICATED CONDUIT HOMERUN TO MDF. CONTRACTOR TO COORDINATE WITH SACRAMENTO PD 'COMMUNITY SENTINEL' PROGRAM FOR RTIC INTEGRATION COMPATIBILITY.
3. MAIN DISTRIBUTION FRAME / IT ROOM LABELED ON PLAN.

Hanwha Vision Security Camera (SC) Device Legend

SC-01 (LPR): Entry Driveway – License Plate Recognition

SC-02 (OV): Entry Driveway – High-Angle Overview

SC-03: Front Perimeter – Rio Linda Blvd Elevation

SC-04 thru SC-05: Rear Perimeter - Northern Bike Trail

SC-06 thru SC-11: Parking Drive Aisles

SC-12: Bicycle Enclosure – Interior

SC-13: Mailbox / Common Amenity Area

SC-14 thru SC-18: Building Entry / Stairwell A, B, and C

SC-19: MDF / IT Room Interior

LEGEND

SECURITY CAMERA

FUSES CORE PRO NETWORK INTERFACE APPLIANCE (INTEGRATED TO SACRAMENTO PD RTIC CORE SYSTEM)

SPECIFICATIONS / REQUIREMENTS:
STANDALONE NDAA-COMPLIANT RTIC NETWORK BRIDGE. REQUIRES 1U RACK SPACE OR WALL MOUNT, STANDARD 120V POWER, AND DIRECT CONNECTION TO THE MAIN CAMERA SWITCH AND PRIMARY INTERNET GATEWAY.

REAL-TIME LAW ENFORCEMENT INTEGRATION SPECIFICATIONS:

1. Contractor shall supply, install, and configure one (1) Axon FusesCORE Pro network appliance inside the dedicated 1-hour fire-rated MDF/IT Room.

2. The FususCORE Pro hardware must be patched directly into the main PoE camera network switch and provided with a dedicated, secure high-speed internet connection to enable video streaming capabilities.

3. System provisioning must be fully coordinated with the Sacramento Police Department's Real-Time Information Center (RTIC) via the Sacramento PD Connect program to allow live-feed access during verified active emergency events.

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LOW VOLTAGE / SECURITY

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A1.03

6/5/2026 9:36:07 AM



1 SITE PLAN
1" = 20'-0"

NOTES

1. ALL WHITED OUT: EXTENT OF PROJECT / IMPROVEMENTS

ADDRESS:

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R-2B—MULTI-UNIT DWELLING ZONE

MAX / ACTUAL HEIGHT:	35'-0" / 33'-6"
MAX / ACTUAL LOT COVERAGE:	50% / 36%
MULTI-UNIT FRONTAGE:	6 FT YARD 4 FT WALK
100 SF OPEN SPACE/UNIT:	BALCONIES (SEE A2.10 - A2.12)
COMMON SPACE:	ROOFTOPS (SEE A2.13)
TOTAL UNITS / ADU:	35 / 12

ACTUAL TOTAL PARKING:

ADA:	2
CAR:	15
COMPACT CAR:	17
MOTORCYCLE:	1
LONG TERM BICYCLE:	14
SHORT TERM BICYCLE:	2

LEGEND

- DRYSCAPE GARDEN
- GRASS
- DEDICATED TURNAROUND EASEMENT
- PERVIOUS SIDEWALS
- IMPERVIOUS SIDEWALK
- WROUGHT IRON FENCE
- (N) FIRE HYDRANT
- (E) ELECTRICAL POLES
- (N) LIGHT POLES

SECURE BIKE PARKING / TRASH ENCLOSURE / MDF







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C2-27882
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SITE PLAN

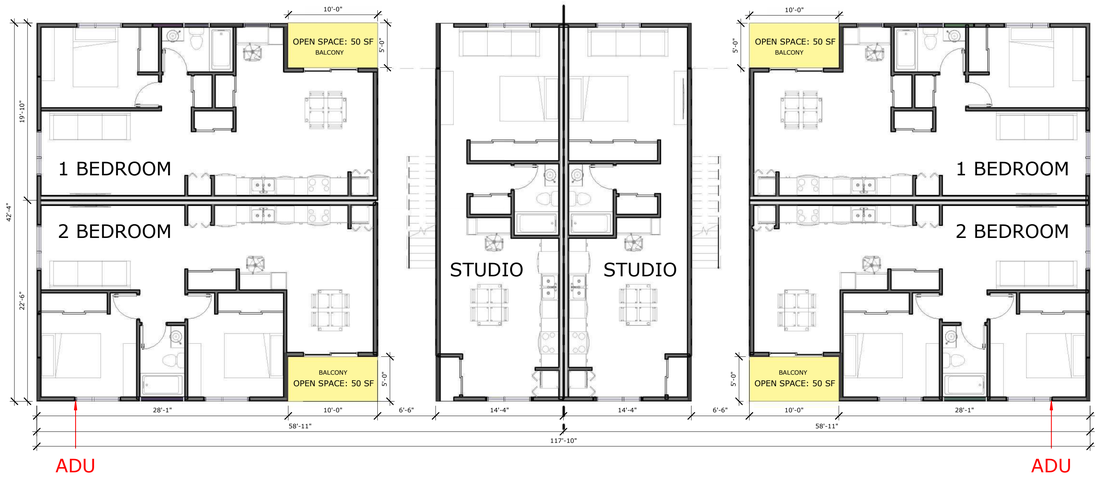
AS SHOWN

NORTH

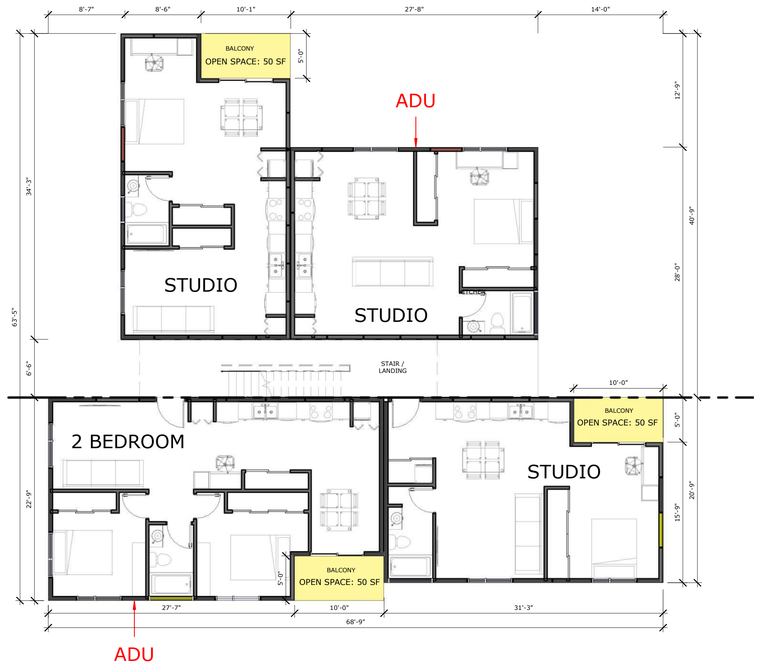
A2.00

6/5/2026 10:51:23 AM

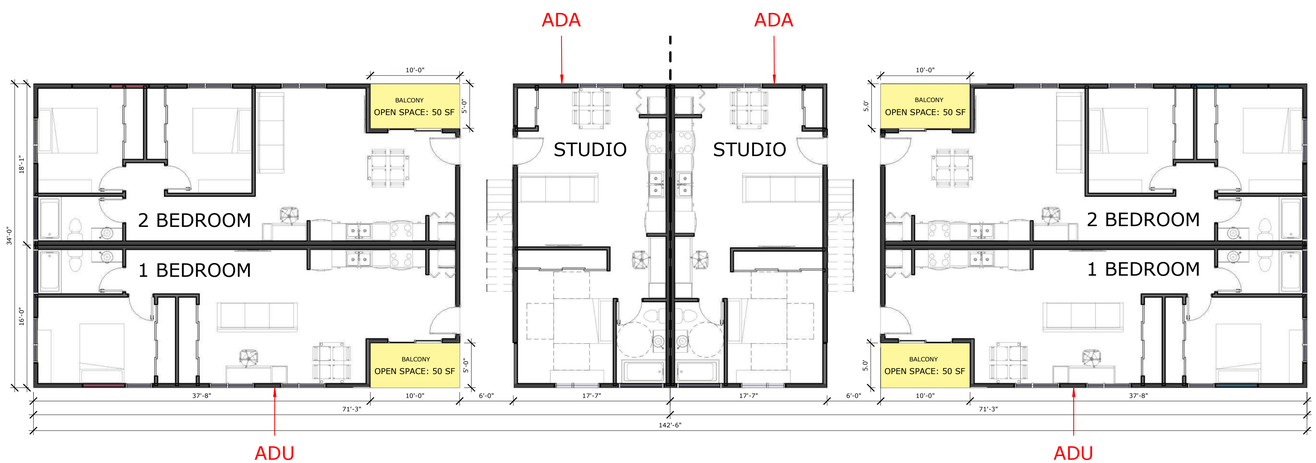
BALCONIES
OPEN SPACE NEEDED: 1,000 SF
PROVIDED: 300
SEE ALSO: A1.02



2 LOT 3 & 4 - LEVEL 1
1/8" = 1'-0"



1 LOT 1 & 2 - LEVEL 1
1/8" = 1'-0"



3 LOT 5 & 6 - LEVEL 1
1/8" = 1'-0"

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

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FLOOR PLAN - LEVEL 01

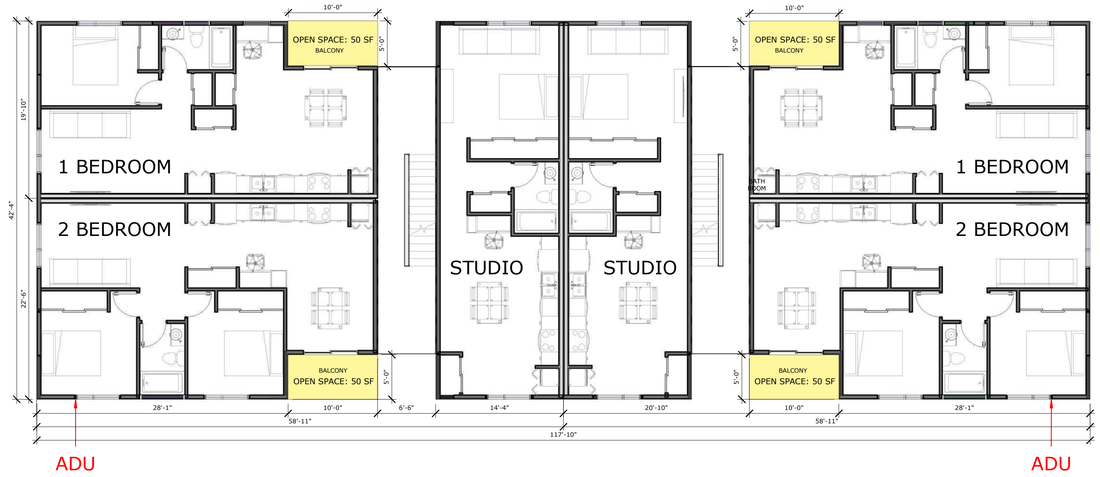
NORTH

AS SHOWN

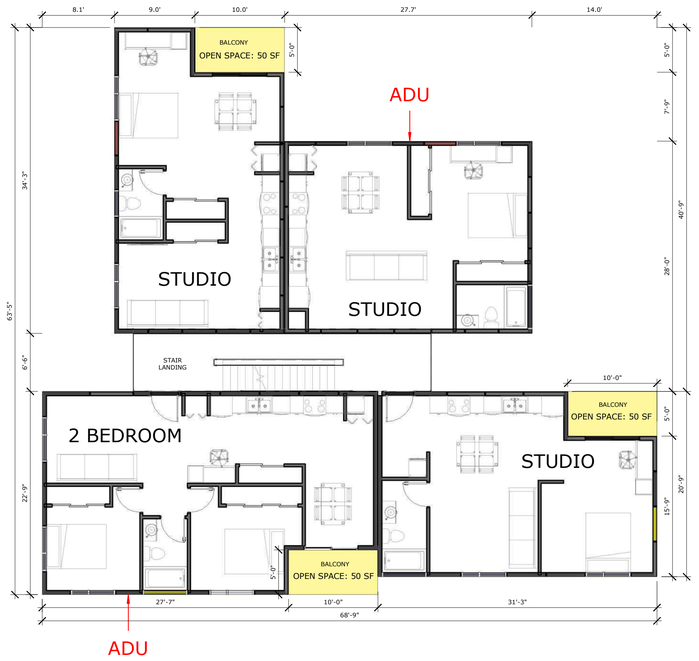
A2.10

5/30/2026 8:15:08 AM

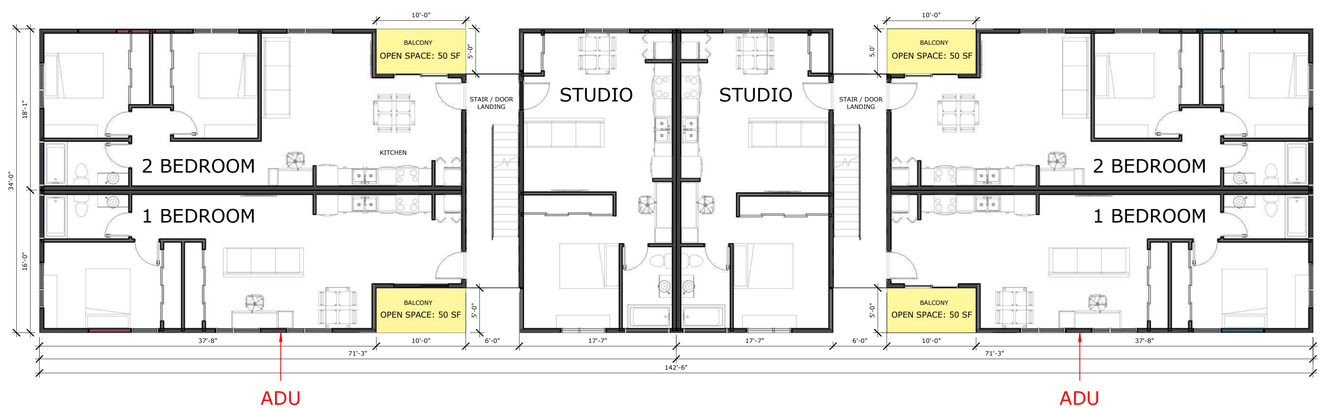
BALCONIES
OPEN SPACE NEEDED: 1,000 SF
PROVIDED: 300
SEE ALSO: A1.02



2 LOT 3 & 4 - LEVEL 2
1/8" = 1'-0"



1 LOT 1 & 2 - LEVEL 2
1/8" = 1'-0"



3 LOT 5 & 6 - LEVEL 2
1/8" = 1'-0"

REYES ARCHITECTURAL DESIGN DEVELOPMENT

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SACRAMENTO, CA 95815

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FLOOR PLAN - LEVEL 02

NORTH

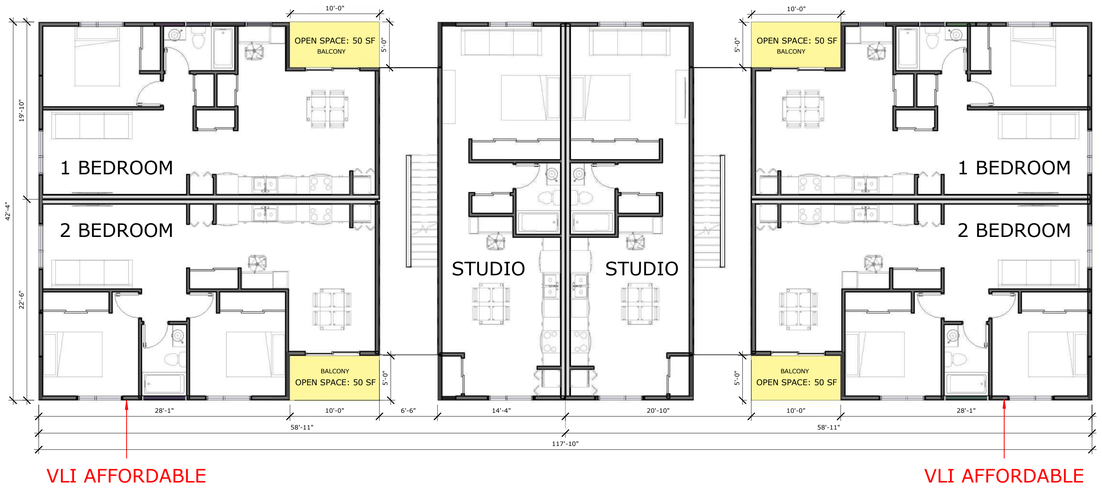
AS SHOWN

A2.11

5/30/2026 8:15:13 AM

BALCONIES
OPEN SPACE NEEDED: 1,600 SF
PROVIDED: 550
SEE ALSO: A1.02

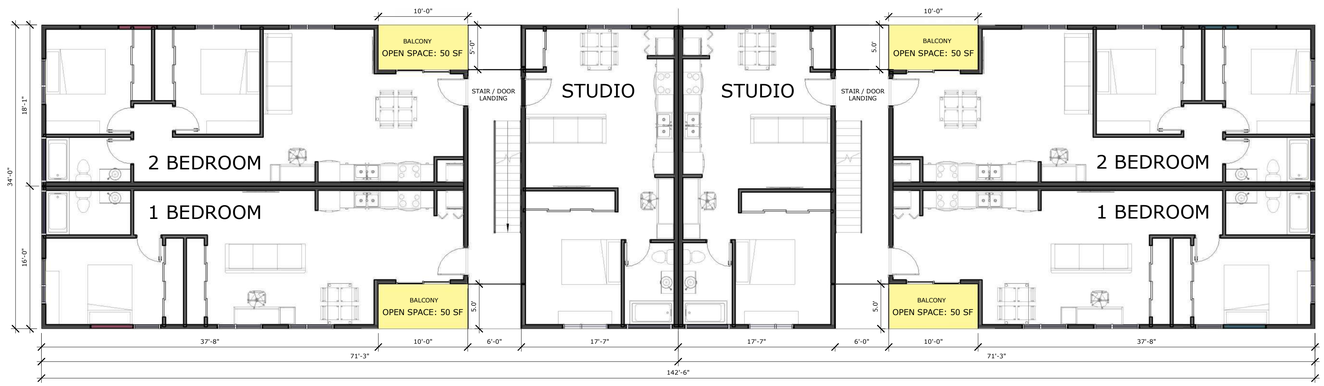
ROOFTOP
OPEN SPACE PROVIDED: 570 SF



2 LOT 3 & 4 - LEVEL 3
1/8" = 1'-0"



1 LOT 1 & 2 - LEVEL 3
1/8" = 1'-0"



3 LOT 5 & 6 - LEVEL 3
1/8" = 1'-0"

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

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SACRAMENTO, CA 95815

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FLOOR PLAN - LEVEL 03

AS SHOWN

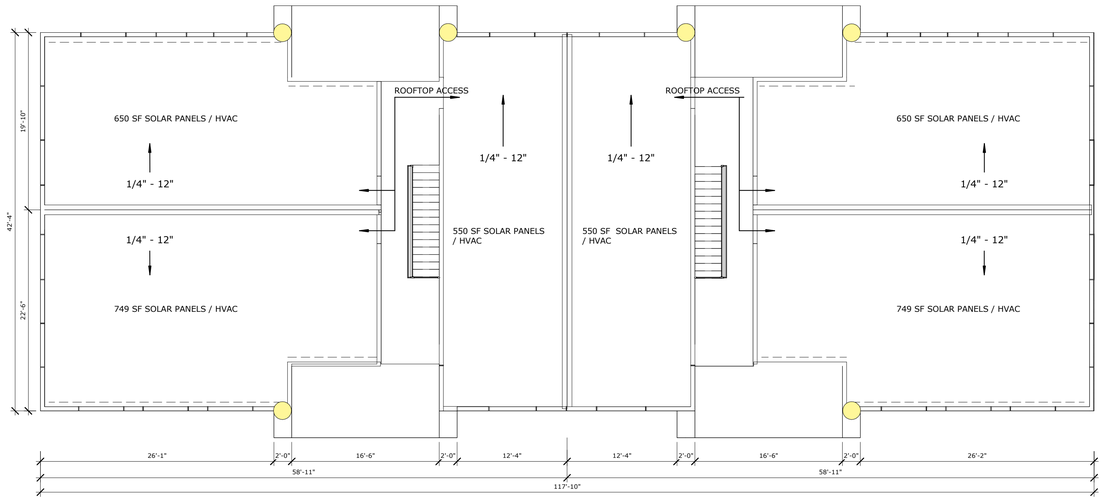
NORTH

A2.12

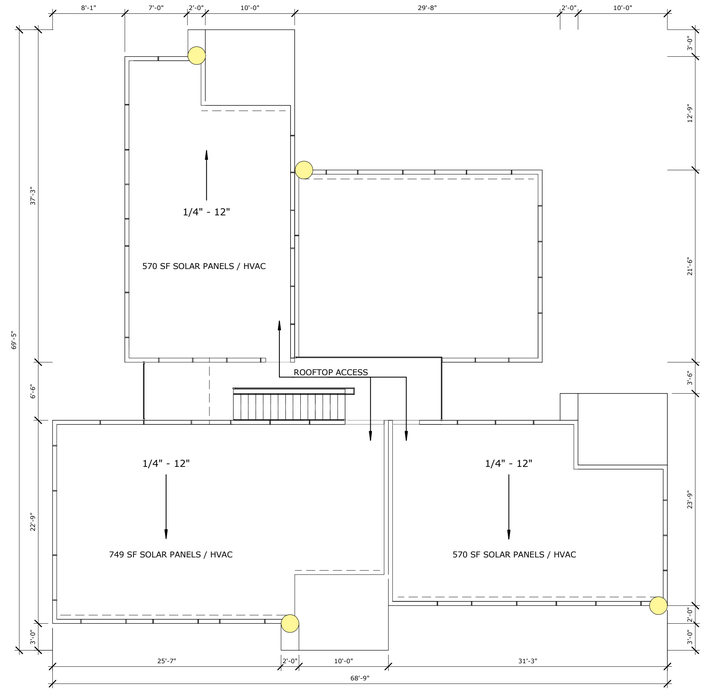
5/30/2026 8:15:18 AM

CRICKETS

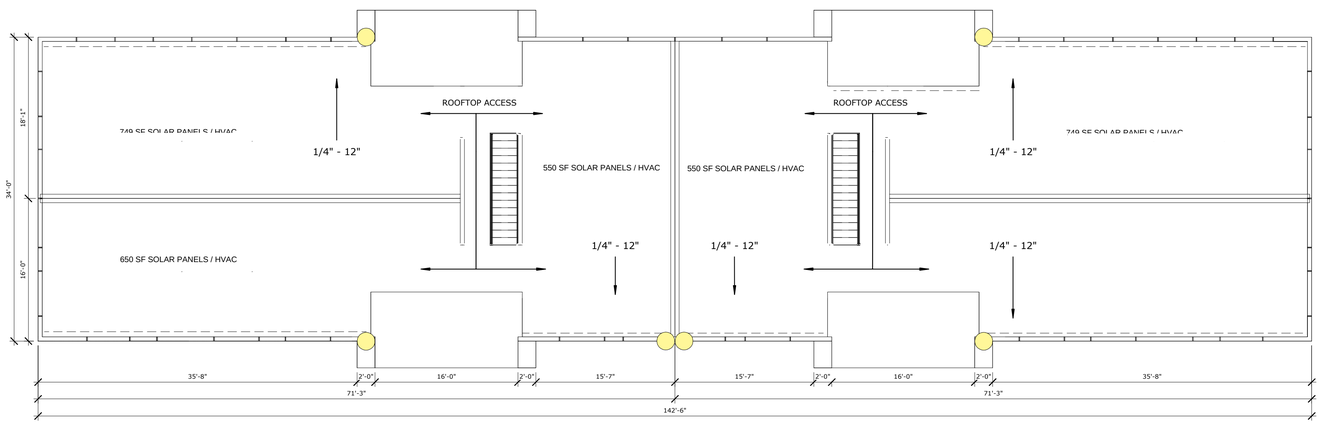
DOWNSPOUT



2 LOT 3 & 4 - ROOF
1/8" = 1'-0"



1 LOT 1 & 2 - ROOF
1/8" = 1'-0"



3 LOT 5 & 6 - ROOF
1/8" = 1'-0"

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ROOF PLAN

NORTH

AS SHOWN

A2.13

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GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / BLUE FIBER CEMENT PANELS
BLUE DOORS
METAL RAILING



1 PARCEL 6-NORTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / PINK FIBER CEMENT PANELS
PINK DOORS
METAL RAILING



2 PARCEL 5-NORTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / GREEN FIBER CEMENT PANELS
GREEN DOORS
METAL RAILING



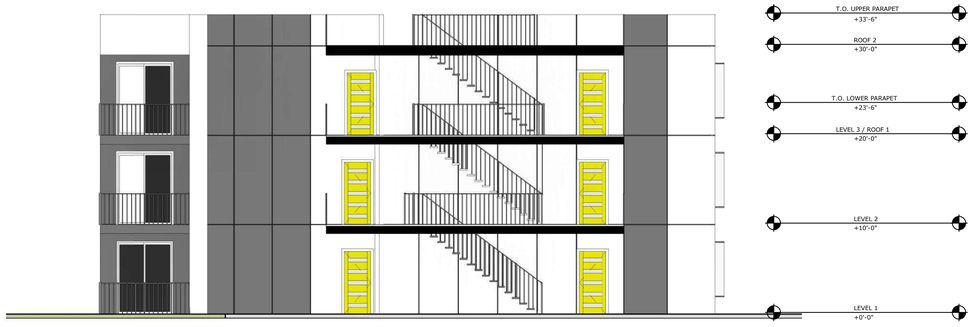
3 PARCEL 3-NORTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / PURPLE FIBER CEMENT PANELS
PURPLE DOORS
METAL RAILING



4 PARCEL 4-NORTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / YELLOW FIBER CEMENT PANELS
YELLOW DOORS
METAL RAILING



5 PARCEL 1-NORTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / ORANGE FIBER CEMENT PANELS
ORANGE DOORS
METAL RAILING



6 PARCEL 2-NORTH
1/8" = 1'-0"

5/30/2026 8:15:34 AM

REYES ARCHITECTURAL DESIGN DEVELOPMENT

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EXTERIOR ELEVATIONS - NORTH

AS SHOWN

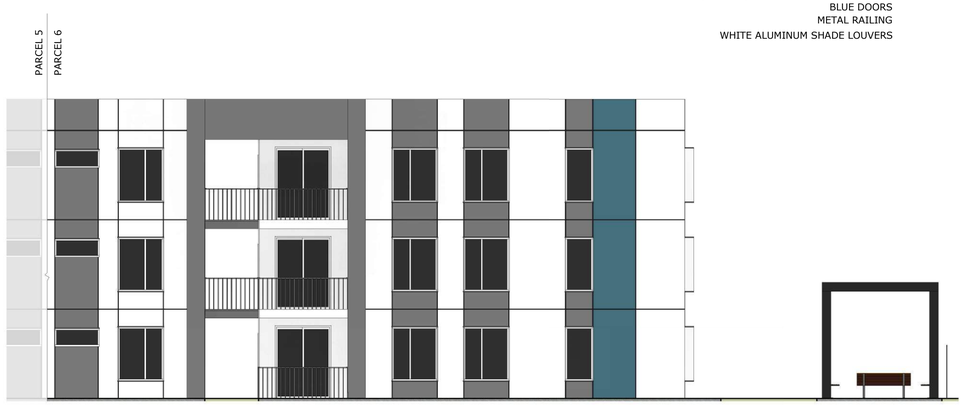
A3.00

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / PINK FIBER CEMENT PANELS
PINK DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



6 PARCEL 5-SOUTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / BLUE FIBER CEMENT PANELS
BLUE DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



5 PARCEL 6-SOUTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE/ PURPLE FIBER CEMENT PANELS
PURPLE DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



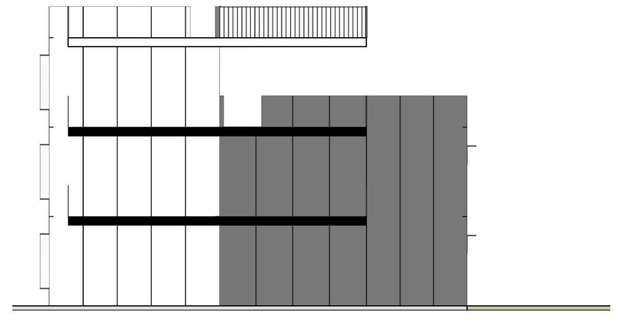
4 PARCEL 4-SOUTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY & WHITE FIBER CEMENT PANELS
GREEN DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



3 PARCEL 3-SOUTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY /WHITE/ ORANGE FIBER CEMENT PANELS
ORANGE DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



2 PARCEL 2-SOUTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / YELLOW FIBER CEMENT PANELS
YELLOW DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



1 PARCEL 1-SOUTH
1/8" = 1'-0"

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

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EXTERIOR ELEVATIONS - SOUTH

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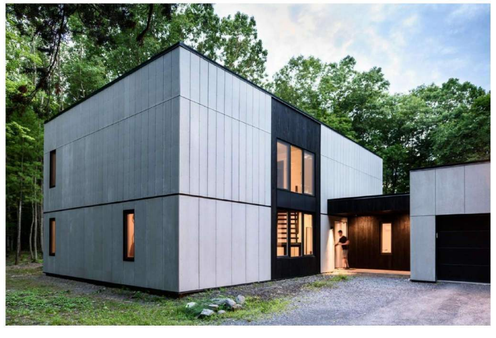
A3.01

5/30/2026 8:15:44 AM

FIBER CEMENT PANELS EXAMPLES





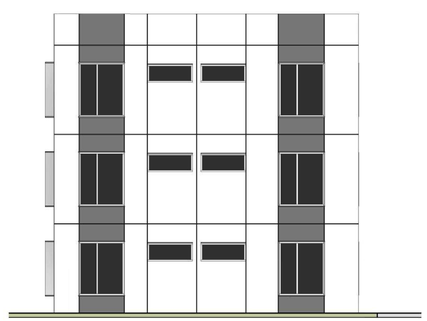


GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / GREEN FIBER CEMENT PANELS
GREEN DOORS
METAL RAILING



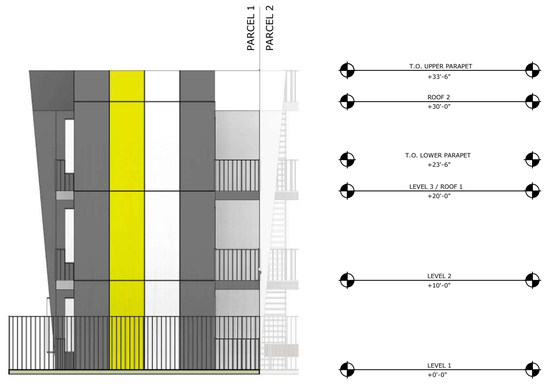
1 PARCEL 3-EAST
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / BLUE FIBER CEMENT PANELS
BLUE DOORS
METAL RAILING



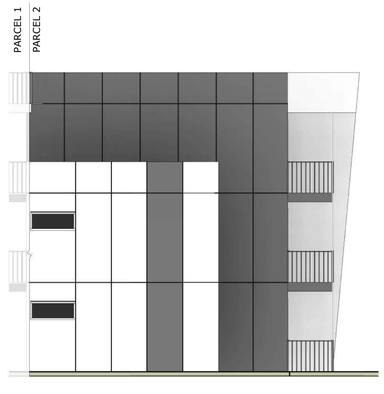
2 PARCEL 6-EAST
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / YELLOW FIBER CEMENT PANELS
YELLOW DOORS
METAL RAILING



3 PARCEL 1-EAST
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / ORANGE FIBER CEMENT PANELS
ORANGE DOORS
METAL RAILING



4 PARCEL 2-EAST
1/8" = 1'-0"

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN. 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

EXTERIOR ELEVATIONS - EAST

AS SHOWN

A3.02

5/30/2026 8:15:54 AM

TYPICAL SHADING DEVICES ON SOUTH & WEST FACADES





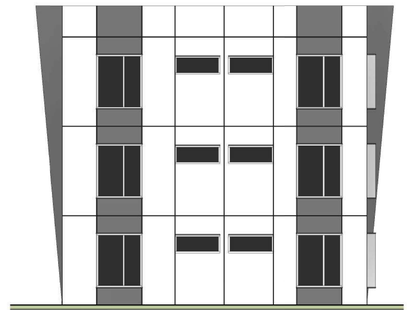


GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / PURPLE FIBER CEMENT PANELS
PURPLE DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



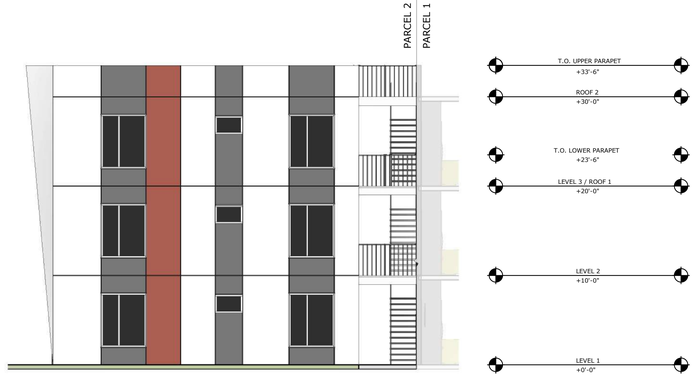
1 PARCEL 4-WEST
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / PINK FIBER CEMENT PANELS
PINK DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



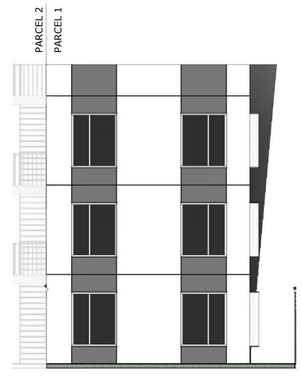
2 PARCEL 5-WEST
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / ORANGE FIBER CEMENT PANELS
ORANGE DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



3 PARCEL 2-WEST
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / YELLOW FIBER CEMENT PANELS
YELLOW DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



4 PARCEL 1-WEST
1/8" = 1'-0"

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN. 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

EXTERIOR ELEVATIONS - WEST

AS SHOWN

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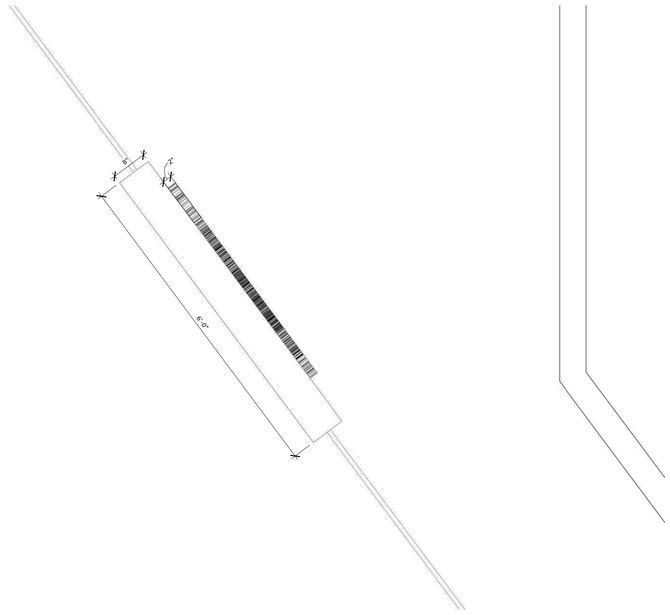
5/30/2026 8:16:00 AM





2 Northern Trail Apartments Signage Plan
3/4" = 1'-0"



1 Northern Trail Apartments Signage Front Elevation
3/4" = 1'-0"

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN. 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

SIGNAGE

NORTH

AS SHOWN

A4.00

5/30/2026 9:50:02 AM

City of SACRAMENTO
Community Development

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

Help Line: 916-264-5011
planning@cityofsacramento.org

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve with conditions a Tentative Map Time Extension, and the Design Director approve, with conditions, Site Plan and Design Review Extension, for the project known as **Z26-074 (McClellan Heights Townhomes Time Extension)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Subdivision Map Time Extension** for two years (until November 18, 2028) of a previously approved Tentative Subdivision Map (Z20-056) to subdivide three parcels of approximately 1.29 acres into 21 residential parcels and one common lot, with a Tentative Map Design Deviation for 18 parcels with no public street frontage in the Residential Mixed-Use zone (RMX-SPD) within the McClellan Heights and Parker Homes Special Planning District.

2. **Site Plan and Design Review Time Extension** for two years (until November 18, 2028) for review of the tentative subdivision map layout and construction of 21 new attached residential units (Z20-056).

PROJECT INFORMATION

Location:	2310-2336 Bell Avenue
Parcel Number:	238-0140-012-0000, 238-0140-037-0000, 238-0140-038-0000
Council District:	2
Applicant:	Alma Esparza, LE Property LLC 3520 Western Avenue Sacramento, CA 95838
Property Owner:	Alma Esparza, LE Property LLC 3520 Western Avenue Sacramento, CA 95838
Project Planner:	Deja Harris, Associate Planner, (916) 808-5853
Hearing Date:	December 3, 2026

Land Use Information

General Plan Designation:	Residential Mixed Use (RMU)
Community Plan Area:	North Sacramento
Housing Element Site:	No
Specific Plan:	N/A
Zone:	Residential Mixed Use (RMX-SPD)

Special Planning District:	McClellan Heights and Parker Homes SPD
Planned Unit Development:	N/A
Design Review Area:	Del Paso Heights
Parking District:	Traditional
Historic District:	N/A
Historic Landmark:	N/A

Surrounding Zoning and Land Uses

North:	Sacramento County Zoning	Light Industrial
South:	RMX-SPD; R-1A-SPD	Residential
East:	RMX-SPD	Light Industrial
West:	RMX-SPD; R-1A-SPD	Residential

Site Characteristics

Existing Property Area:	68,970 square feet / 1.29 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use of Site:	Residential

Other Information

Previous Files:	Z20-056, Z24-079

ATTACHMENTS

Attachment 1: Z20-056 Record of Decision

PROPOSED PROJECT AND ANALYSIS

Background

The project is located on three parcels of approximately 1.29 acres within the Residential Mixed Use (RMX-SPD) zone within the McClellan Heights and Parker Homes Special Planning District. The subject site is located near the intersection of Bell Avenue and Winters Street and is developed with a detached single-family home. The existing dwelling would be demolished as part of the proposed development. The site is surrounded by residential and light industrial uses.

On November 18, 2021, the Zoning Administrator and Design Director approved the McClellan Heights Townhomes project (Z20-056), which included a Tentative Subdivision Map and Site Plan and Design Review to subdivide three parcels into 21 parcels with Tentative Map Design Deviations for 18 parcels with no public street frontage and construct 21 new attached residential units.

On November 21, 2024, the Zoning Administrator and Design Director approved Record No. Z24-079 for a two-year Tentative Subdivision Map Time Extension and Site Plan and Design Review Time Extension of the original approval. This resulted in the original entitlements setting to expire on November 18, 2026.

Project Details

The applicant is requesting a two-year time extension of the Tentative Subdivision Map and Site Plan and Design Review. This request requires Zoning Administrator approval of the Tentative Subdivision Map Time Extension and Design Director approval of the Site Plan and Design Review Time Extension to extend the validity of the entitlements until November 18, 2028. No changes to the previous approval are proposed as part of this request.

Time Extension Entitlement Review

Sacramento City Code (SCC) section 17.828.160 and 17.808.400 require that a Tentative Map and Site Plan and Design Review entitlements be finalized within three years of approval unless a time extension is approved. SCC section 17.828.170 and the Subdivision Map Act (Cal. Gov. Code, § 66452.6(e)) allow for an extension of a tentative map up to six years, while SCC section 17.808.400 allows for a five-year extension of Site Plan and Design Review entitlements. To date, the applicant has applied for one two year time extension pursuant to SCC sections 17.828.170 and 17.808.400. Staff have confirmed that an additional two-year extension of the Tentative Map would be within the timeframes established in SCC section 17.828.170 and the Subdivision Map Act (Cal. Gov. Code, § 66452.6(e)); and the two-year extension of the Site Plan and Design Review entitlement would be within the timeframes set forth in SCC section 17.808.400. For this reason, staff is supportive of the request to extend the Tentative Subdivision Map and Site Plan and Design Review, for 2 years, while the applicant continues to work towards submitting the final map.

The approvals associated with Record No. Z20-056 are included as attachments to this report.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This hearing was noticed to property owners and residents within 500 feet of the subject site, and the site was posted for the hearing. Neighborhood associations which were notified of the hearing include: Sacramento Area Bicycle Advocates, Region Builders, House Sacramento, Sacramento Housing Alliance, Robla Neighbors United, Robla Park Community Association, the North Sacramento Chamber of Commerce and Preservation Sacramento. Staff has not received any public comments and there is no known opposition to this time extension request.

ENVIRONMENTAL DETERMINATION

The Community Development Department, Environmental Planning Services Division has reviewed this project and the Zoning Administrator determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, Infill Development (Categorical Exemption – Class 32). This project qualifies for this exemption as it applies to projects that are consistent with the General Plan, are in an urbanized area on a site no larger than five acres, where the site has no value as habitat for special status species, where all services are available, and where no significant effects related to traffic, noise, air quality, or water quality would occur. This project is to subdivide 1.29 acres into 21 residential parcels. The project proposes a density of 15 dwelling units per net acre, which is consistent with the minimum density of 3 units per net acre, as established by the 2040 General Plan. The project is also consistent with the Residential Mixed Use (RMX) zoning

designation and McClellan Heights and Parker Homes SPD. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

FLOOD HAZARD ZONE

1. 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 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 facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection. This is based on the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

FINDINGS OF FACT

A. **Environmental Determination**

1. The Community Development Department, Environmental Planning Services Division has reviewed this project and the Zoning Administrator determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, Infill Development (Categorical Exemption – Class 32). This project qualifies for this exemption as it applies to projects that are consistent with the General Plan, are in an urbanized area on a site no larger than five acres, where the site has no value as habitat for special status species, where all services are available, and where no significant effects related to traffic, noise, air quality, or water quality would occur. This project is to subdivide 1.29 acres into 21 residential parcels. The project proposes a density of 15 dwelling units per net acre, which is consistent with the minimum density of 3 units per net acre, as established by the 2040 General Plan. The project is also consistent with the Residential Mixed Use (RMX) zoning designation and McClellan Heights and Parker Homes SPD. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

B. **Tentative Subdivision Map Time Extension** for two years (until November 18, 2028) of a previously approved Tentative Subdivision Map (Z20-056) to subdivide three parcels of approximately 1.29 acres into 21 residential parcels and one common lot, with a Tentative Map Design Deviation for 18 parcels with no public street frontage in the Residential Mixed-Use zone (RMX-SPD) within the McClellan Heights and Parker Homes Special Planning District **is approved** based on the following Findings of Fact:

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

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

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

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

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

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

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

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

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

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

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

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

C. **Site Plan and Design Review Time Extension** for two years (until November 18, 2028) for review of the tentative subdivision map layout **is approved** based on the following Findings of Fact:

1. The design, layout, and physical characteristics of the proposed development are consistent with the 2040 General Plan Neighborhood designation; and

2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards; and

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

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood; and

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

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

D. **200-Year Urban Level of Flood Protection Finding**

1. The project site is within an area for which the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection, as demonstrated by the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

CONDITIONS OF APPROVAL

B1. The entitlements associated with Record No. Z20-056 (Tentative Map, Site Plan and Design Review) are extended until November 18, 2028.

B2. The project shall comply with the conditions of approval for Record No. Z20-056 as established in the Record of Decision (see Attachment 1).

B3. Development shall be consistent with the approved plans under Record No. Z20-056. No modifications or design changes have been authorized per this review. Any changes, additions, or modifications to the plans shall require Planning review and approval.

Respectfully Submitted:



Deja Harris
Associate Planner

Recommendation Approved:



Zachary Dahla
Senior Planner

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

CITY OF SACRAMENTO
ZONING ADMINISTRATOR / DESIGN DIRECTOR
RECORD OF DECISION
300 Richards Boulevard, Sacramento, CA 95811

Project Name:	McClellan Heights Townhomes		
Project Number:	Z20-056		
Project Location:	2330-2336 Bell Avenue		
Assessor's Parcel No.:	238-0140-012-0000, 238-0140-037-0000, 238-0140-038-0000		
Applicant:	Greg S. Balderree, GSB Architecture, Inc., 5110 Garlenda Drive, El Dorado Hills, CA 95762		
Owner:	LE Property I, LLC, 2336 Bell Avenue, Sacramento, CA 95838		
Action Status:	Approved with Conditions	Action Date:	11/18/2021

REQUESTED ENTITLEMENT(S):

A. **Environmental Determination:** Exempt pursuant to CEQA Guidelines section 15332, Infill Development (Categorical Exemption – Class 32);

B. **Tentative Subdivision Map** to subdivide ±1.29 acres into 21 residential parcels with a Tentative Map Design Deviation for 18 parcels with no public street frontage; and

C. **Site Plan and Design Review** for the construction of 21 new attached residential units in the Residential Mixed-Use zone (RMX-SPD) within the McClellan Heights and Parker Homes Special Planning District.

ACTIONS TAKEN: On November 18, 2021, the Zoning Administrator and Design Director took the following actions based on the attached findings of fact:

Approved with Conditions entitlements (A) thru (C).

Action certified by:

Evan Compton (Dec 13, 2021 14:01 PST)

Evan Compton, Zoning Administrator

BruceMonighan (Dec 13, 2021 15:54 PST)

Bruce Monighan, Design Director

Sent to Applicant: 12/13/2021 By:

Jose Quintanilla, Associate Planner

Copy to Applicant
Original to File

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37.

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

CONDITIONAL USE PERMIT: A use for which a Conditional Use Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Conditional Use Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

SITE PLAN AND DESIGN REVIEW: Any site plan and design review shall expire at the end of three years unless a building permit is obtained within the site plan and design review term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

APPEALS

Appeals of the Zoning Administrator decision of this item to the Planning and Design Commission must be filed within 10 calendar days of this meeting, on or before **Monday, November 29, 2021**

If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Copy to Applicant
Original to File

ENVIRONMENTAL DETERMINATION

Environmental Planning Services of the Community Development Department has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, In-Fill Development (Categorical Exemption – Class 32).

FLOOD HAZARD ZONE

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016, and the SAFCA 2021 Adequate Progress Annual Report accepted by City Council Resolution No. 2021-0328 on November 9, 2021.

Conditions of Approval – Tentative Parcel Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z20-056). The design of any improvement not covered by these conditions shall be to City standard.

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

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

General: All Projects

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 all 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.

Public Works: Zarah Lacson (916) 808-8494

5. 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.

6. Dedicate sufficient additional right-of-way (if needed) and construct Bell Avenue adjacent to the subject property to a 2-lane arterial street section as shown on the map and civil plan per City standards to the satisfaction of the Department of Public Works.

7. Dedicate sufficient additional right-of-way and construct the portion of the expanded intersection adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

8. Extend the existing median along Bell Avenue adjacent to the subject property to at least 75-ft to the west per City standards to the satisfaction of the Department of Public Works.

9. Relocate all existing poles, lights and utilities that are in conflict with any of the required public street improvements per City standards to the satisfaction of the Department of Public Works and all concerned utility agencies.

10. 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.

11. 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.

12. Design and construct a City standard driveway at the entrance of the private drive to the satisfaction of the Department of Public Works.

13. The design and construction of the private drive (Lot K) shall be per City standards (structural only) to the satisfaction of the Department of Public Works.

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

Electrical: Kaleb Haile (916) 808-7020

15. 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.

SMUD: John Yu (916) 732-6321

16. SMUD has existing overhead 12/69kV facilities along Bell Ave 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.

17. 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.

18. 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.

19. 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.

20. 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.

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

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

23. 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.

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

25. 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.

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

Utilities: Lorenzo Hernandez (916) 808-4939

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

28. 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."

29. 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.

30. 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.

31. Public water, sanitary sewer and drainage mains will not be allowed within the proposed private road.

32. Easements for water meters off private water mains shall be dedicated to the City and shall include language assuring unrestricted access at all times for DOU personnel and maintenance vehicles. (Note: Locations of the water meter shall be to the satisfaction of the DOU.)

33. Common area landscaping greater than 5,000 square feet shall have a separate street tap for a metered irrigation service.

34. Concurrent to the first submittal of off-site improvement plans, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 7,000 cubic feet of detention must be provided per each additional acre of impervious area with a limited maximum discharge rate of 0.2 cfs/acre or per the latest approved onsite criteria. The required detention volume can be partially or fully mitigated by implementing Low Impact Development (LID) features such as Stormwater planters and porous pavement, provided these features conform to the DOU's Hydromodification Management Plan (HMP) requirements. Designer shall utilize the latest edition of the Sacramento Area Hydrology Model (SAHM) when using LID features. The drainage study shall be consistent with the Basin 117 Interim Drainage Improvement Plan dated February 1998. The applicant is advised to contact

the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

35. The proposed development is fronted by a County drainage main that is connected to the City system. Prior to design, the applicant shall contact the County for any requirements or permits. The applicant shall satisfy all County's requirements and provide a copy of the permit to the Department of Utilities Plan Reviewer.

36. The onsite water, sanitary sewer and storm drain system shall be private systems maintained by the homeowner association (HOA) or other approved entity. (Note: A private water and drainage maintenance agreement is required for any common water and drainage facilities.)

37. 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, sewer 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, 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.

38. Finished floor elevations shall be a minimum of 6-inches above the 100-year HGL or 1- foot above the overland flow release elevation, whichever is higher or as approved by the DOU.

39. 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.

40. All lots shall be graded so that drainage does not cross property line or private drainage easements shall be dedicated.

41. 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.

42. 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.

43. 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.

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

45. This project is required to incorporate certified full capture trash control devices, please refer to Appendix H in the "Stormwater Quality Design Manual for the Sacramento Region (July 2018)" for more details.

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

Fire: King Tunson (916) 808-1358

47. 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. CFC 503.2.3

48. A reciprocal ingress egress agreement shall be provided for review by City Attorney for all shared driveways being used for Fire Department access. To be verified at final map.

49. 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 Recorders Office having jurisdiction and shall provide for the following: To be verified at final map.

    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 such as fire hydrants.

Parks: Brianna Moland (916) 808-6188

50. **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)

51. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), annex the project into an existing parks maintenance district, form an endowment, or other means of mitigating the impact of the project on the park system to the satisfaction of the City Attorney's Office. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Public Improvement Financing, Special Districts). In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.

Planning: Jose R Quintanilla (916) 808-5879

52. Provide notification, in the form of formal written disclosures, recorded deed notices, or in the Public Report prepared by the California Department of Real Estate, disclosing the fact to prospective buyers that the parcel is located within the 60 CNEL noise contour of McClellan Airport and is subject to periodic excessive noise from aircraft overflights. The applicant is also encouraged to inform prospective buyers that the area has an eclectic mix of residential and industrial zoning and uses.

Miscellaneous:

53. Form a Homeowner's Association with CC&R's. CC&R's shall be approved by the City and recorded assuring maintenance of private roadway(s), shared driveways, lights, landscaping, sewers, drains and water systems. The HOA shall own and maintain Lot K, as shown on the tentative map, in perpetuity.

Advisory Notes:

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

54. 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.

55. The proposed project is located within the 60 and 65 CNEL noise exposure contours of McClellan Airport and must comply with the City's General Plan, which establishes minimum noise insulation to protect persons from excessive noise within the interior of new residential dwellings that limits noise to 45 Ldn, with windows closed, in any habitable room. (Planning)

56. 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. (DOU)

57. The applicant is responsible for obtaining all necessary permits, easements, and approvals

from federal, state, and local agencies for the construction of this project. (DOU)

58. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP). (Regional San)

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

60. 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. (SMUD)

61. 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.). (SMUD)

62. 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.

63. 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 $23,940. This is based on the creation of 21 new parcels at an average land value of $100,000 per acre for the North Sacramento Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.

    b. 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 Housing Incentive Zone Rate of $1.81 per square foot for residential projects, with a minimum rate of $1,354 for units under 750 square feet and a maximum of $3,612 for units over 2,000 square feet. Note that the Park Development Impact Fee increases on July 1, 2021. 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. (YPCE)

Conditions of Approval – Site Plan and Design Review

Planning and Design Review

1. This approval is for the construction of 21 residential units per the approved plans.

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

3. Any additional changes, additions, or modifications shall require additional review and approval from Planning staff and may require additional entitlements.

4. Window design and fenestration shall be as shown on the approved plans.

5. House plans and elevations shall alternate as shown on the approved plans.

6. The applicant shall obtain all necessary building permits, prior to commencing demolition and construction.

7. Final occupancy shall be subject to approval an involve an on-site inspection by Planning staff.

8. Rooftop mechanical equipment shall be screened from view from adjacent streets and public areas and concealed behind parapets or architecturally integrated screens.

9. Any revised plans that are submitted for a building permit will also be provided to Planning staff.

10. The owner or operator shall establish and conduct a regular program of routine maintenance for the property as established through the HOA or other adequate maintenance agreement. The program shall include common areas and scheduled repainting, replanting, and other similar activities that typically require attention at periodic intervals but not necessarily continuously. The owner or operator shall repaint or retreat all painted or treated areas at least once every eight years, provided that the planning director may approve less frequent repainting or retreatment upon a determination that less frequent treatment is appropriate, given the nature of the materials used or other factors. The program is subject to review and approval by the planning director.

11. The owner or operator shall post and maintain signage at common premises that provides the phone number to contact maintenance and management staff, which signage is subject to approval by the planning director.

12. Fencing shall be provided on private property, between every lot and as shown on project plans. All fencing shall adhere to residential development standards pursuant to 17.620.110 of the City of Sacramento Planning and Development Code.

13. Garages/Carports: Each house shall provide at least one garage space with minimum inside dimensions of 10 wide by 20 feet long or one uncovered parking pad space with dimensions of 10 wide by 20 feet long, as required by Title 17 of the City Code.

14. Trash enclosures shall meet all requirements of Sacramento City Code section 17.616, including, but not limited to, perimeter landscaping, masonry walls, solid metal gate, concrete apron, overhead clearance, and signs. Trash screening designs shall be submitted to Planning staff for review and approval may require additional entitlements.

15. The applicant shall plant a minimum of one new tree (two for corner lots) in the front yard of each residential lot to provide future tree shading, consistent with the City's Single-Family Design Guidelines.

16. Provide notification, in the form of formal written disclosures, recorded deed notices, or in the Public Report prepared by the California Department of Real Estate, disclosing the fact to prospective buyers that the parcel is located within the 60 CNEL noise contour of McClellan Airport and is subject to periodic excessive noise from aircraft overflights. The applicant is also encouraged to inform prospective buyers that the area has an eclectic mix of residential and industrial zoning and uses.

17. The proposed project is located within the 60 and 65 CNEL noise exposure contours of McClellan Airport and must comply with the City's General Plan, which establishes minimum noise insulation to protect persons from excessive noise within the interior of new residential dwellings that limits noise to 45 Ldn, with windows closed, in any habitable room.

18. Provide the following design elements at all elevations as shown on the approved plans:

    a. Stucco.
    b. Stucco control joints.
    c. Stucco trim.
    d. Stone veneer.
    e. Fiber cement fascia.
    f. Fiber cement trim.
    g. Metal clad windows.
    h. Ornamental iron railing at balconies.
    i. Ornamental vents at gables.
    j. Sectional garage door.
    k. Composition shingles.
    l. Rafter tails.
    m. Board & Batten siding.
    n. Widow shutters.
    o. Cool roof.

Public Works

19. 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.

20. Dedicate sufficient additional right-of-way (if needed) and construct Bell Avenue adjacent to the subject property to a 2-lane arterial street section as shown on the map and civil plan per City standards to the satisfaction of the Department of Public Works.

21. Dedicate sufficient additional right-of-way and construct the portion of the expanded intersection adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

22. Extend the existing median along Bell Avenue adjacent to the subject property to at least 75-ft to the west per City standards to the satisfaction of the Department of Public Works.

23. Relocate all existing poles, lights and utilities that are in conflict with any of the required public street improvements per City standards to the satisfaction of the Department of Public Works and all concerned utility agencies.

24. 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.

25. 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.

26. Design and construct a City standard driveway at the entrance of the private drive to the satisfaction of the Department of Public Works.

27. The minimum throat distance for the shared driveway (Lot K) shall be 25-ft (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc). The applicant shall install “No Parking” markings and signposts on both sides within the first 25-ft of length of the shared driveway (measured from the right-of-way line) to prohibit parking per City standard to the satisfaction of the Department of Public Works

28. The design and construction of the private drive (Lot K) shall be per City standards (structural only) to the satisfaction of the Department of Public Works.

29. 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.

30. 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.

SMUD

31. SMUD has existing overhead 12/69kV facilities along Bell Ave 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.

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33. 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.

34. 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.

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

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

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

Utilities

42. 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.

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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.

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51. Finished floor elevations shall be a minimum of 6-inches above the 100-year HGL or 1-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.

52. 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.

53. All lots shall be graded so that drainage does not cross property line or private drainage easements shall be dedicated.

54. 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.

55. 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.

56. 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.

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

58. This project is required to incorporate certified full capture trash control devices, please refer to Appendix H in the "Stormwater Quality Design Manual for the Sacramento Region (July 2018)" for more details.

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

Police

60. 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.

61. Light poles, if applicable, shall be no higher than 16'.

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

63. 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.

64. 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.

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

66. 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.

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

Landscaping:

68. 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.

69. 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:

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

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

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

73. 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.

During Construction

74. 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.

75. The location shall be monitored by security after normal construction hours during all phases of construction.

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

Fire

77. 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. CFC 501.4

78. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 507.4

Regional Sanitation

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

Site Plan and Design Review Advisory Notes

80. The proposed project is located within the 60 and 65 CNEL noise exposure contours of McClellan Airport and must comply with the City's General Plan, which establishes minimum noise insulation to protect persons from excessive noise within the interior of new residential dwellings that limits noise to 45 Ldn, with windows closed, in any habitable room. (Planning)

81. City of Sacramento permits must be obtained for private patrol, alarms, and camera systems. (Police)

82. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP). (Regional San)

83. Water meters shall be located at the point of service, which is back of curb for separated sidewalks, back of walk for connected sidewalks. (DOU)

84. 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. (DOU)

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

86. 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 $23,940. This is based on the creation of 21 new parcels at an average land value of $100,000 per acre for the North Sacramento Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.

b. 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 Housing Incentive Zone Rate of $1.81 per square foot for residential projects, with a minimum rate of $1,354 for units under 750 square feet and a maximum of $3,612 for units over 2,000 square feet. Note that the Park Development Impact Fee increases on July 1, 2021. 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. (YPCE)

87. Due to the health risks posed by public exposure to asbestos, demolition and remodeling of existing buildings is subject to Rule 902, to limit asbestos exposure during these activities. To contact Sac Metro Air District staff regarding compliance with this rule email asbestos@airquality.org or call 916-874-4800. (SMAQMD)

88. 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. Further, as a reminder, this project is subject to the mitigation measures in the California Environmental Quality Act Environmental Impact Report for the McClellan Heights and Parker Homes Land Use and Infrastructure Plan, including measures to mitigate construction-related air quality impacts. (SMAQMD)

Findings of Fact – Environmental Determination: Exempt

1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the project, the Planning and Design Commission finds that:

a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

c. The project site has no value as habitat for endangered, rare, or threatened species.

d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

e. The site can be adequately served by all required utilities and public services.

Findings of Fact – Tentative Parcel Map

1. None of the conditions described in City Code section 17.828.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:

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

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

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

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

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

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

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

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

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

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

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

Findings of Fact – Site Plan and Design Review

1. The design, layout, and physical characteristics of the proposed development are consistent with the General Plan which designates the site as Traditional Center (TCNT). There is no specific plan or transit village plan applicable to this project.

2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards.

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

4. The design, layout, and physical characteristics of the proposed development as conditioned are visually and functionally compatible with the surrounding neighborhood.

5. The design, layout, and physical characteristics of the proposed development as conditioned minimizes energy consumption and encourages the use of renewable energy sources in that the project uses existing utility infrastructure, public access ways, and cool roofs.

6. The design, layout, and physical characteristics of the proposed development as conditioned are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the project is compatible with all applicable development standards and is compatible with the surrounding development.

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.

McCLELLAN HEIGHTS TOWNHOMES

2310-2336 BELL AVENUE SACRAMENTO, CA 95838

PLANNING ENTITLEMENTS

ABBREVIATIONS

A	AB	ANCHOR BOLT	F	(CONTINUED)		P	PC	PRE-CAST
	AB	AGGREGATE BASE		FEC	FIRE EXTINGUISHER CABINET		PL	PLATE
	ACOUS	ACOUSTIC(AL)		FF	FINISH FLOOR		PLAM	PLASTIC LAMINATE
	AD	AREA DRAIN		FG	FINISH GRADE		PLAS	PLASTER
	ADJ	ADJUSTABLE		FHC	FIRE HOSE CABINET		PWD	PLYWOOD
	AFF	ABOVE FINISH FLOOR		FIN	FINISH		PR	PAIR
	AGGR	AGGREGATE		FL	FLOOR		PT	POINT
	AL	ALUMINUM		FLASH	FLASHING		P	PITCH / SLOPE
	ARCH	ARCHITECTURAL		FLUOR	FLUORESCENT		PTR	PAPER TOWEL RECEPTACLE
	ASB	ASBESTOS		FOB	FACE OF BLOCK			
	ASPH	ASPHALT		FOC	FACE OF CONCRETE	Q	QT	QUARRY TILE
				FOF	FACE OF FINISH			
B	BD	BOARD		FOP	FACE OF PLYWOOD	R	R	RISER
	BITUM	BITUMINOUS		FOS	FACE OF STUD		R	RADIUS
	BLDG	BUILDING		FRPF	FIREPROOF		RD	ROOF DRAIN
	BLK	BLOCK		FS	FULL SIZE		REF	REFERENCE
	BLKG	BLOCKING		FT	FOOT OR FEET		REG	REGISTER
	BM	BEAM		FTG	FOOTING		REINF	REINFORCED
	BOT	BOTTOM		FURR	FURRING		REQ	REQUIRED
				FUT	FUTURE		RESIL	RESILIENT
C	CAB	CABINET	G	GA	GAUGE		RM	ROOM
	CB	CATCH BASIN		GALV	GALVANIZED		RO	ROUGH OPENING
	CC	CENTER TO CENTER		GB	GRAB BAR		RWD	REDWOOD
	CEM	CEMENT		GD	GARBAGE DISPOSAL		RWL	RAIN WATER LEADER
	CER	CERAMIC		GL	GLASS			
	CI	CAST IRON		GND	GROUND	S	S	SOUTH
	CJ	CONTROL JOINT		GR	GRADE		SC	SOLID CORE
	CLG	CEILING		GYP	GYPSUM		SCD	SEAT COVER DISPENSER
	CLO	CLOSET					SCHED	SCHEDULE
	CLR	CLEAR	H	HB	HOSE BIBB		SD	SOAP DISPENSER
	CONC	CONCRETE		HC	HOLLOW CORE		SECT	SECTION
	CONN	CONNECTION(OR)		HDWD	HARDWOOD		SH	SHELF
	CONT	CONTINUOUS		HDWE	HARDWARE		SHR	SHOWER
	CORR	CORRIDOR		HM	HOLLOW METAL		SHT	SHEET
	CRT	COMPUTER TERMINAL		HORIZ	HORIZONTAL		SIM	SIMILAR
	CT	CERAMIC TILE		HR	HOUR		SND	SANITARY NAPKIN DISPOSAL
	CTSK	COUNTERSUNK		HT	HEIGHT		SP	STRUCTURAL PLYWOOD
	CMU	CONCRETE MASONARY UNIT					SPEC	SPECIFICATION
	CNTR	COUNTER	I	ID	INSIDE DIAMETER (DIM)		SQ	SQUARE
	CTR	CENTER		INSUL	INSULATION		SS	STAINLESS STEEL
				INT	INTERIOR		S/S	SERVICE SINK
D	D	DRYER	J	JAN	JANITOR		STA	STATION
	DBL	DOUBLE		JT	JOINT		STD	STANDARD
	DEPT	DEPARTMENT					STL	STEEL
	DF	DRINKING FOUNTAIN	K	KIT	KITCHEN		STOR	STORAGE
	DET	DETAIL					STRUC	STRUCTURAL
	DIA	DIAMETER	L	LAB	LABORATORY		SUSP	SUSPENDED
	DIM	DIMENSION		LAM	LAMINATE		SYM	SYMMETRICAL
	DISP	DISPENSER		LAV	LAVATORY			
	DN	DOWN		LKR	LOCKER	T	TRD	TREAD
	DO	DOOR OPENING		LN	LINE		TB	TOWEL BAR
	DR	DOOR					TC	TOP OF CONCRETE
	DS	DOWNSPOUT	M	MAX	MAXIMUM		TCMP	TRASH COMPACTOR
	DSP	DRY STANDPIPE		MC	MEDICINE CABINET		TEL	TELEPHONE
	DW	DISHWASHER		MECH	MECHANICAL		TER	TERRAZZO
	DWG	DRAWING		MEMB	MEMBRANE		TF	TOP OF FRAME
	DWR	DRAWER		MTL	METAL		T&G	TONGUE IN GROOVE
				MFR	MANUFACTURER		THK	THICK
E	E	EAST		MH	MANHOLE		TP	TOP OF PAVEMENT
	E	EXPANSION		MIN	MINIMUM		TP	TOP OF PLATE
	(E)	EXISTING		MIR	MIRROR		TPD	TOILET PAPER DISPENSER
	EA	EACH		MISC	MISCELLANEOUS		TPWD	TOP OF PLYWOOD
	EJ	EXPANSION JOINT		MO	MASONRY OPENING		TW	TOP OF WALL
	EL	ELEVATION		MTD	MOUNTED		TYP	TYPICAL
	ELEC	ELECTRICAL		MULL	MULLION		T.O.P.	TOP OF PARAPET
	ELEV	ELEVATOR		MW	MICROWAVE			
	EMER	EMERGENCY				U	UNF	UNFINISHED
	ENCL	ENCLOSURE	N	N	NORTH		UON	UNLESS OTHERWISE NOTED
	EP	ELECTRICAL PANELBOARD		NIC	NOT IN CONTRACT	V	VERT	VERTICAL
	EQ	EQUAL		NO	NUMBER			
	EQPT	EQUIPMENT	O	OA	OVERALL	W	W	WASHER
	EWC	ELECTRIC WATER COOLER		OBS	OBSCURE		W	WEST
	EXP	EXPOSED		OC	ON CENTER		W/	WITH
	EXT	EXTERIOR		OD	OUTSIDE DIAMETER (DIM)		WC	WATER CLOSET
				OFF	OFFICE		WD	WOOD
F	FA	FIRE ALARM		OPNG	OPENING		WD	WARMING DRAWER
	FD	FLOOR DRAIN					W/O	WITHOUT
	FDN	FOUNDATION					WP	WATERPROOF
	FC	FIBER CEMENT					WH	WATERHEATER
	FE	FIRE EXTINGUISHER						

SYMBOLS

- SECTION IDENTIFICATION / SHEET WHERE SECTION IS DRAWN (A / A4.1)
- DETAIL IDENTIFICATION / SHEET WHERE DETAIL IS DRAWN (14 / A4.3)
- INTERIOR ELEVATION IDENTIFICATION / SHEET WHERE ELEVATION IS DRAWN (2 / A4.1)
- ROOM NAME / ROOM NUMBER / SHEET WHERE INTERIOR ELEVATION IS DRAWN (OFFICE / 102 / A5.1)
- WALL TYPE OR ROOM FINISH (A)
- PROPERTY LINE
- TOP OF WALL (TW 15.5)
- TOP OF CURB (TC 15.0)
- TOP OF PAVEMENT (TP 15.4)
- COLUMN OR GRID LINES (A, 1)
- DOOR IDENTIFICATION (102)
- WINDOW IDENTIFICATION (W1)
- UNIT OR EQUIPMENT IDENTIFICATION (##)
- REVISION IDENTIFICATION (3)
- KEYNOTE PER SCHEDULE (X)
- DATUM POINT, WORK POINT, CONTROL POINT, ETC.
- & AND
- @ AT
- ℄ CENTERLINE
- ∅ DIAMETER OR ROUND
- # POUND OR NUMBER
- (E) EXISTING

DRAWING INDEX

COVER SHEET
A0.1 COVER SHEET: ABBREVIATIONS, SYMBOLS, DRAWING INDEX, BASIC CODE SUMMARY, PROJECT DESCRIPTION, DIRECTORY, VICINITY MAP

CIVIL
C1 TITLE SHEET, TENTATIVE SUBDIVISION MAP
C2 EXISTING CONDITIONS PLAN, TOPOGRAPHIC SURVEY
C3.1 TENTATIVE SUBDIVISION MAP
C3.2 PRELIMINARY SITE PLAN
C3.3 PRELIMINARY OFF-SITE IMPROVEMENT PLAN
C4 GRADING, DRAINAGE & PAVING PLAN
C5 PRELIMINARY WATER & SANITARY SEWER PLAN
C6 PRELIMINARY SHED MAP & STORM WATER CONTROL PLAN

ARCHITECTURAL
APE ARCHITECTURAL PHOTO EXHIBIT WITH VICINITY MAP AERIAL
A1.1 SITE PLAN
A2.1 6-UNIT TOWNHOME BUILDING 1 COMPOSITE FLOOR & ROOF PLANS
A2.2 6-UNIT TOWNHOME BUILDING 2 COMPOSITE FLOOR & ROOF PLANS
A2.3 6-UNIT TOWNHOME BUILDING 3 COMPOSITE FLOOR & ROOF PLANS
A2.4 3-UNIT TOWNHOME BUILDING 4 COMPOSITE FLOOR & ROOF PLANS
A3.1A BUILDING 1 EXTERIOR ELEVATIONS; NORTH & WEST
A3.1B BUILDING 1 EXTERIOR ELEVATIONS; SOUTH & EAST
A3.2A BUILDING 2 EXTERIOR ELEVATIONS; NORTH & WEST
A3.2B BUILDING 2 EXTERIOR ELEVATIONS; SOUTH & EAST
A3.3A BUILDING 3 EXTERIOR ELEVATIONS; NORTH & WEST
A3.3B BUILDING 3 EXTERIOR ELEVATIONS; SOUTH & EAST
A3.4A BUILDING 4 EXTERIOR ELEVATIONS; NORTH & WEST
A3.4B BUILDING 4 EXTERIOR ELEVATIONS; SOUTH & EAST
A4.1 2-STORY TYPE 1 TOWNHOME DETAIL FLOOR & ROOF PLANS
A4.2 2-STORY TYPE 2 TOWNHOME DETAIL FLOOR & ROOF PLANS
A4.3 3-STORY TOWNHOME DETAIL FLOOR & ROOF PLANS
ACE1 ARCHITECTURAL COLOR EXTERIOR ELEVATIONS BUILDING 1; NORTH & WEST
ACE2 ARCHITECTURAL COLOR EXTERIOR ELEVATIONS BUILDING 1; SOUTH & EAST
ACFS ARCHITECTURAL COLOR & FINISH SAMPLES

LANDSCAPE
L1 PRELIMINARY LANDSCAPE PLAN, PLANTING LEGEND & NOTES
L2 PRELIMINARY IRRIGATION PLAN, IRRIGATION LEGEND & NOTES; WATER EFFICIENT LANDSCAPE WORKSHEET
L3 COLOR PRELIMINARY LANDSCAPE PLAN, PLANTING LEGEND & NOTES

PROJECT DESCRIPTION

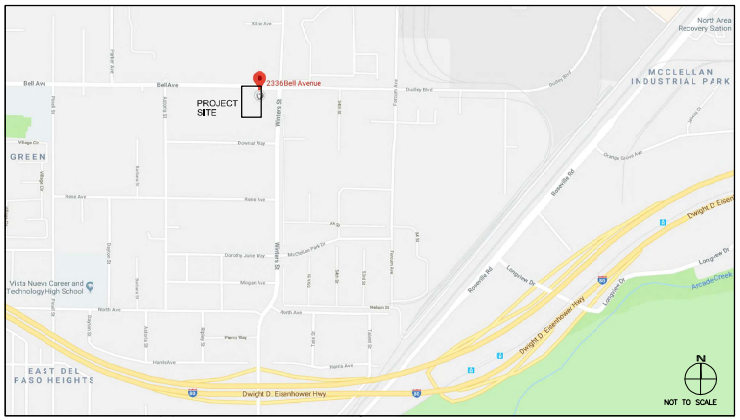
THE EXISTING 3 PARCEL SITE TOTALING 1.58 ACRES INTENDS TO BE MERGED BY THIS PROJECT THRU THE PLANNING ENTITLEMENT PHASES. THE SITE IS RELATIVELY FLAT AND HAS MINIMAL NATURAL VEGETATION. THREE SMALL TREES MAY BE REMOVED. AN EXISTING RESIDENCE WILL BE REMOVED. EXISTING FENCES ALONG THE WEST, SOUTH & EAST PROPERTY LINES HAVE SIGNIFICANT DETERIORATION AND PARTIALLY ENCROACH ON THIS PROJECT'S PROPERTY; THE SITE PLAN SHOWS NEW MASONRY WALLS RESPECTIVELY. THE ARCHITECT WILL DESIGN AND COORDINATE APPROVAL WITH PLANNING ON NEW DEVELOPMENT STANDARDS FOR WALLS AND FENCING ALONG PROPERTY LINES, STREETFRONT AND INTERIOR PRIVACY FENCING; REFER TO A1.1 SITE PLAN.

THE MASTER PLAN SCOPE OF WORK COMPRISES OF SITEWORK & CONSTRUCTION OF NEW 2– & 3–STORY RESIDENTIAL BUILDINGS PROVIDING 21 NEW SINGLE FAMILY ATTACHED TOWNHOME UNITS, AS INDICATED ON THE BASIC CODE SUMMARY AND SHOWN ON THE SITE PLAN. GRADING, UNDERGROUND UTILITY, PAVING AND ALL BUILDING PADS INTEND TO BE COMPLETED IN ONE PHASE FOR ALL STRUCTURES AND SITEWORK. PERMITS FOR SITEWORK AND THE BUILDINGS MAY BE PHASED AT THE OWNER'S DISCRETION IN ORDER TO COMMENCE CONSTRUCTION AS SOON AS PRACTICAL.

THE EXTERIOR FACADES INTEND TO PRIMARILY COMPRISE OF NON–COMBUSTIBLE FINISH SYSTEMS RESPECTFUL OF MODERN PRAIRIE, SPANISH COLONIAL AND MONTEREY ARCHITECTURAL STYLES WITH COMPOSITION SHINGLE ROOFS, PAINTED & PRE–FINISHED FIBER CEMENT SIDING, PRE–FINISHED METAL CLAD DOOR AND WINDOW SYSTEMS, STUCCO AND STONE VENEER. SOLAR ELECTRIC PANELS INTEND TO BE INTEGRATED WITH THE ROOF DESIGNS.

UTILITIES:
POTABLE DOMESTIC WATER, SANITARY SEWER, STORM DRAIN, ELECTRICAL, VOICE AND DATA SERVICES ARE AVAILABLE AT OR NEAR THIS SITE. SERVICE EXTENSIONS FOR ALL UTILITIES WILL BE DESIGNED. EXISTING WATER FLOW WILL BE VERIFIED WITH THE WATER DISTRICT FOR INCORPORATION IN NEW FIRE SPRINKLER SYSTEM DESIGNS.

VICINITY MAP



DIRECTORY

ARCHITECT	GSB ARCHITECTURE, INC. GREG S. BALDERREE, AIA 8502 LILLIPUT WAY EL DORADO HILLS, CA 95762 PHONE: (916) 934–3870 GSB–Arch@comcast.net
CIVIL	RFE ENGINEERING, INC. 2260 DOUGLAS BLVD, SUITE 160 ROSEVILLE, CA 95661 PHONE: (916) 772–7800
LANDSCAPE	WILSON DESIGN STUDIO 1631 ALHAMBRA BLVD, SUITE 100 SACRAMENTO, CA 95816 PHONE: (916) 524–5614

BASIC CODE SUMMARY

ACCESSOR'S PARCEL NUMBER:	238–0140–012; –037; –038
ZONING / DEVELOPMENT:	RMX–SPD; McCLELLAN HEIGHTS & PARKER HOMES AREA
GENERAL PLAN:	2035 GENERAL PLAN; NORTH SACRAMENTO COMMUNITY, TRADITIONAL CENTER
PROPERTY AREA – 3 PARCELS COMBINED:	1.58 ACRES / ±68,970 SF
SETBACK REQUIREMENTS: (ZONING CODE 17.212.140)	FRONT 10' MIN – 25' MAX; REAR 15'; INTERIOR WEST SIDE 5'; INTERIOR EAST SIDE 0'
BUILDING CODE:	2019 CBC, CMC, CPC, CEC, CFC, CEC ENERGY, CRC, CALIFORNIA GREEN BUILDING STANDARDS CODE; 2018 IBC (2019 CBC), 2018 UMC (2019 CMC), 2018 UPC (2019 CPC), 2018 IFC (2019 CFC), 2018 NEC (2019 CEC) AS AMENDED BY STATE OF CALIFORNIA ARE APPLICABLE TO THIS PROJECT
OCCUPANCY GROUP & USE: (PER CBC CHAPTER 3)	R–3 CBC 310.5: RESIDENTIAL SINGLE FAMILY ATTACHED TOWNHOMES
NUMBER OF TOWNHOME UNITS / DENSITY: (PER GENERAL PLAN)	15 MIN – 36 MAX DU/ACRE x 1.58 ACRES = 56 ALLOWABLE TOWNHOMES 21 UNITS PROPOSED – SEE NET ACRE CALCULATION ON SHEET A1.1
MAXIMUM HEIGHT OF BUILDING: (PER CBC TABLE 504.3)	R–3 TYPE VB +60'
MAXIMUM HEIGHT OF BUILDING: (ZONING CODE 17.212.130)	+45'
ALLOWABLE NUMBER OF STORIES: (PER CBC TABLE 504.4)	R–3 TYPE VB = 4 STORIES
PROPOSED HEIGHT OF BUILDING:	2– & 3–STORY UP TO +42' PER EXTERIOR ELEVATIONS.
BASIC ALLOWABLE FLOOR AREA PER BLDG: (TABULAR AREAS PER CBC TABLE 506.2)	R–3 OCC: UNLIMITED AREA
CONSTRUCTION TYPE: (PER CBC TABLE 601 & 602, U.O.N.)	TYPE V–B TYPICAL
EXTERIOR BEARING WALLS:	NO–HOUR > 10'; 1–HOUR < 10'
INTERIOR BEARING WALLS:	NO–HOUR
EXTERIOR NON–BEARING WALLS:	NO–HOUR > 10'; 1–HOUR < 10'
PRIMARY STRUCTURAL FRAME:	NO–HOUR
INTERIOR NON–BEARING WALLS:	NO–HOUR
ROOFS–CEILINGS & SECONDARY MEMBERS:	NO–HOUR
EXTERIOR DOORS & WINDOWS:	NO–HOUR
MAXIMUM AREA OF EXTERIOR WALL OPENING: (PER CBC 705.8)	3' > 5' = 25%; GREATER THAN 5' = UNPROTECTED. UNLIMITED AREA.
ADJACENT TOWNHOME SEPARATION REQUIREMENTS: (PER CBC 708.1 & 706.4)	2–HOUR FIRE WALL FROM GROUND FLOOR TO +30" ABOVE ROOF.
INTERIOR WALL & CEILING FINISHES: (PER CBC SECTION 803.1 & TABLE 803.9)	CLASS C: FLAME SPREAD INDEX 76–200 SMOKE DEVELOPED INDEX 0–450
AUTOMATIC FIRE PROTECTION FACTOR: (PER CBC SECTION 903.3.1.2)	R–3 OCC: 100% FIRE SPRINKLED PER NFPA 13D
FIRE ALARM SYSTEM: (PER CBC SECTION 907.1 & 907.2)	R–3 OCC: SMOKE DETECTORS (CBC 907.2.11.2)

PROPOSED TOWNHOME UNIT FLOOR AREAS:

2–STORY: TYPE 1	GROUND FLOOR:	±662 SF
	SECOND FLOOR:	±1,061 SF
	SUBTOTAL GROSS LIVING SPACE:	±1,723 SF
	GARAGE:	±240 SF
	COVERED PATIO, DECK, PORCH:	±400 SF
	EAVES BEYOND WALL PLATES:	±207 SF
	GROSS TOTAL FLOOR & EAVE AREA:	±2,570 SF
2–STORY: TYPE 2	GROUND FLOOR:	±733 SF
	SECOND FLOOR:	±1,136 SF
	SUBTOTAL GROSS LIVING SPACE:	±1,869 SF
	GARAGE:	±240 SF
	COVERED PATIO, DECK, PORCH:	±412 SF
	EAVES BEYOND WALL PLATES:	±304 SF
	GROSS TOTAL FLOOR & EAVE AREA:	±2,825 SF
3–STORY:	GROUND FLOOR:	±537 SF
	SECOND FLOOR:	±834 SF
	THIRD FLOOR:	±920 SF
	SUBTOTAL GROSS LIVING SPACE:	±2,291 SF
	GARAGE:	±238 SF
	COVERED PATIO, DECK, PORCH:	±309 SF
	EAVES BEYOND WALL PLATES:	±88 SF
	GROSS TOTAL FLOOR & EAVE AREA:	±2,926 SF

PROPOSED BUILDING GROSS FLOOR AREAS:

BLDG 1:	(1) 2–STORY TYPE 1 x 2,570 SF:	±2,570 SF
	(1) 2–STORY TYPE 2 x 2,825 SF:	±2,825 SF
	(4) 3–STORY x 2,926 SF:	±11,704 SF
	GROSS TOTAL FLOOR & EAVE AREA:	±17,099 SF
BLDG 2:	(2) 2–STORY TYPE 1 x 2,570 SF:	±5,140 SF
	(4) 3–STORY x 2,926 SF:	±11,704 SF
	GROSS TOTAL FLOOR & EAVE AREA:	±16,844 SF
BLDG 3:	(2) 2–STORY TYPE 1 x 2,570 SF:	±5,140 SF
	(4) 3–STORY x 2,926 SF:	±11,704 SF
	GROSS TOTAL FLOOR & EAVE AREA:	±16,844 SF
BLDG 4:	(1) 2–STORY TYPE 1 x 2,570 SF:	±2,570 SF
	(1) 2–STORY TYPE 2 x 2,825 SF:	±2,825 SF
	(1) 3–STORY x 2,926 SF:	±2,926 SF
	GROSS TOTAL FLOOR & EAVE AREA:	±8,321 SF
GRAND TOTAL BUILDING GROSS FLOOR & EAVE AREA:		±59,108 SF

PROPOSED BUILDING LOT COVERAGE: (GROSS GROUND FLOOR AREA INCLUDING COVERED PATIO, PORCH & EAVES)	±22,799 SF / ±68,970 SF = 33%
MAXIMUM BUILDING LOT COVERAGE: (PER ZONING 17.12.130)	NO MAXIMUM LOT COVERAGE FOR RMX. 70% MAXIMUM LOT COVERAGE OTHERWISE.
VEHICLE PARKING REQUIREMENTS: (PER ZONING 17.608.1 TRADITIONAL DISTRICT)	(1) STALL PER UNIT REQUIRED = 21.
VEHICLE PARKING PROVIDED:	(1) GARAGE SPACE + (1) DRIVEWAY SPACE EACH UNIT + 6 STREET SPACES = 48.

GSB ARCHITECTURE
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
8502 Lillipot Way
El Dorado Hills, CA 95762
(916) 934-3870
GSB-Arch@comcast.net

LICENSED ARCHITECT GREG S. BALDERREE NO. C27461 REN: 1-31-21 STATE OF CALIFORNIA
Seal

Designed By: GSB
Drawn By: GSB
Checked By: GSB

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Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

PLANNING ENTITLEMENTS SUBMITTAL

2310-2336 BELL AVENUE
SACRAMENTO
CALIFORNIA 95838
APN: 238-0140-012, 037 & 038

LE PROPERTY I, LLC
2336 BELL AVENUE
SACRAMENTO, CA
95838
(916) 437-0373

Client / Owner

ABBREVIATIONS & SYMBOLS
BASIC CODE SUMMARY
PROJECT DESCRIPTION
DRAWING INDEX
VICINITY MAP
DIRECTORY

Sheet Title

9 APRIL 2021
PLANNING ENTITLEMENT RESUBMITTAL:
REVISION REQUIREMENTS PER ALL PLANNING ENTITLEMENT AGENCY REVIEW COMMENTS RECEIVED UP TO 31 JULY 2020 WITH SUBSEQUENT REVISION, REVIEW AND APPROVAL.

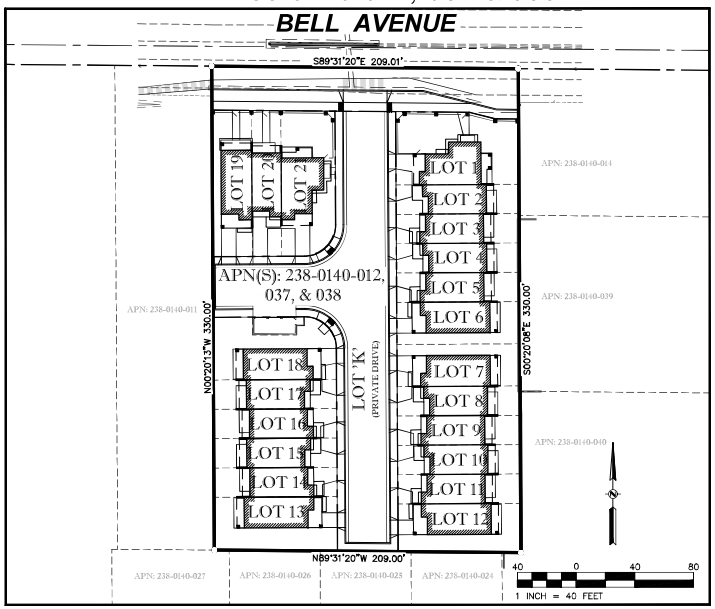
Revisions

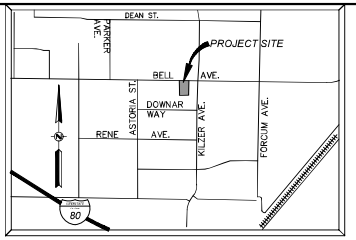
Project No. GSB18-07
Date: 14 MAY 2020
A0.1
of

McCLELLAN HEIGHTS TOWNHOMES

TENTATIVE SUBDIVISION MAP

2310-2336 BELL AVENUE
SACRAMENTO, CA 95838
APN: 238-0140-012, 037 & 038





VICINITY MAP
NOT TO SCALE

LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
ROW		
EASEMENT		
LOT LINE		
CENTERLINE		
SW, CURB & GUTTER		
DITCH / FLOWLINE		
EP		
STORM DRAIN	XX"SD	XX"SD
SANITARY SEWER	XX"SS	XX"SS
WATER LINE	XX"W	XX"W
DOMESTIC WATER	XX"DW	XX"DW
FIRE SERVICE	XX"FS	XX"FS
GAS LINE	XX"G	XX"G
SDMH		
DRAINAGE INLET		
CULVERT WITH FES		
DIRECTION OF SURFACE FLOW		
OVERLAND RELEASE PATH		
SSMH		
SSCO		
FIRE HYDRANT		
PIV		
FDC		
WATER VALVE		
WATER METER	DWM	WM
CONCENTRIC REDUCER		
BACKFLOW PREVENTION ASSEMBLY		
REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY	RP	RP
AIR RELEASE VALVE		
BLOW OFF ASSEMBLY		
PIPE CAP		
GAS VALVE		
TELEPHONE M/H		
UTILITY POLE		
UTILITY POLE WITH LIGHT		
STREET LIGHT		
SITE LIGHT		
JUNCTION/PULL BOX	FB	FB
MONUMENT WELL		
BOLLARD		
SIGN		
FENCE	X X	X X
RETAINING WALL		
BLOCK WALL		
MAJOR CONTOUR	25	25
MINOR CONTOUR		
GRADE BREAK LINE		GB
TREE & DRIP		REMOVAL
CONTROL POINT		100 100.00 PK
FINISH FLOOR ELEVATION	FF: 123.00	FF: 123.00
SPOT ELEVATION (ASPHALT CONCRETE)		13.34 AC
MATCH (E) GRADE ELEVATION		13.61 AC MATCH (E)
TRUNCATED DOMES		
BUILDING		

AREA OF PARCEL:
1.58± ACRES

JURISDICTION:
CITY OF SACRAMENTO

ZONING:
EXISTING: RMX-SPD - RESIDENTIAL MIXED USE/SPECIAL PLANNING DISTRICT
PROPOSED: NO CHANGE

FIRE DISTRICT:
CITY OF SACRAMENTO

EXISTING USE:
COMMERCIAL BUSINESS

PROPOSED USE:
RESIDENTIAL CONDOMINIUMS

PROPOSED IMPROVEMENTS:
CITY OF SACRAMENTO STANDARDS

SEWER:
SRCSD

WATER:
CITY OF SACRAMENTO

STORM:
CITY AND COUNTY STORM DRAIN SYSTEMS NEARBY

ELECTRICAL SERVICE:
S.M.U.D.

GAS SUPPLY:
P.G. & E.

TELEPHONE SERVICE:
A.T. & T.

SCHOOL DISTRICT:
TWIN RIVERS UNIFIED SCHOOL DISTRICT

PARK DISTRICT:
CITY OF SACRAMENTO PARK DISTRICT

THIS PROJECT WILL CONTAIN THE FOLLOWING:
21 TOWNHOMES

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY. INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ARV	AIR RELEASE VALVE
BC	BEGIN CURVE
BCR	BEGIN CURVE RETURN
BLDG	BUILDING
BOC	BACK OF CURB
BOW	BACK-OF-WALK
BVC	BEGIN VERTICAL CURVE
BW	BOTTOM OF WALL
CAB	CABINET
CONC	CONCRETE
C&G	CURB & GUTTER
CG&S	CURB, GUTTER & SIDEWALK
CH	CHORD
℄	CENTERLINE
CMP	CORRUGATED METAL PIPE
CR	CURB RETURN
CTV	CABLE TV
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DRAIN / DROP INLET
DIP	DUCTILE IRON PIPE
DS	DOWN SPOUT
(E)	EXISTING
EC	END CURVE
ECR	END CURB RETURN
EP	EDGE OF PAVEMENT
ETW	EDGE OF TRAVELED WAY
EVC	END OF VERTICAL CURVE
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISHED GROUND
FGBW	FINISHED GROUND @ BOT. WALL
FGTW	FINISHED GROUND @ TOP OF WALL
FH	FIRE HYDRANT
FL	FLOW LINE
FOC	FACE OF CURB
FP	FINISH PAVEMENT
FS	FIRE SPRINKLER
GB	GRADE BREAK
GR	GRATE ELEVATION
GV	GATE VALVE
GVW	GROSS VEHICLE WEIGHT
HC	HANDICAP
HCR	HANDICAP RAMP
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
IRR	IRRIGATION
INV	INVERT
I.E.	INVERT ELEVATION
JP	JOINT POLE
L	LENGTH
LF	LINEAL FEET
LIP	LIP OF GUTTER
LP	LOW POINT
LT	LEFT TURN OR LEFT
MAX	MAXIMUM
MH	MAINTENANCE HOLE
MIN	MINIMUM
NE	NORTHEAST
NW	NORTHWEST
OC	ON CENTER
OH	OVERHEAD
OHT&E	OVERHEAD TELEPHONE & ELECTRIC
OMP	OPEN METAL PIPE
(P)	PROPOSED
PCC	PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVE
PG	PROFILE GRADE
PIV	POST INDICATOR VALVE
ℙ	PROPERTY LINE
POC	POINT OF CONNECTION
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVI	POINT OF VERTICAL INTERSECTION
RC	RELATIVE COMPACTION
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
RT	RIGHT TURN OR RIGHT
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
RW	RETAINING WALL
SDMH	STORM DRAIN MANHOLE
SD	STORM DRAIN
SE	SOUTHEAST
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SWCT	SAWCUT
SW	SIDEWALK OR SOUTHWEST
STA	STATION
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TS	TOP OF SIDEWALK
TW	TOP OF WALL
UNO	UNLESS NOTED OTHERWISE
W	WATER
WV	WATER VALVE
WM	WATER METER
WWF	WELDED WIRE FABRIC
VCP	VITRIFIED CLAY PIPE
VIF	VERIFY-IN-FIELD

DEVELOPMENT STANDARDS

EXISTING GENERAL PLAN: 2035 GENERAL PLAN: NORTH SACRAMENTO COMMUNITY: TRADITIONAL CENTER
ZONE: RMX-SPD
USE: TOWNHOMES

ITEM	REQUIREMENTS	PROVIDED
MINIMUM FRONT SETBACK	10 FT.(MIN) , 25 FT. (MAX)	14.17 FT.
MINIMUM SIDE SETBACK	5 FT.(WEST), 0 FT. (EAST)	6.67 FT. (WEST) 12.72 FT. (EAST)
MINIMUM REAR SETBACK	15 FT.	15.17 FT.
MAXIMUM BUILDING HEIGHT	45 FT.	45 FT.
PROPERTY AREA	1.58 AC GROSS 1.44 AC NET	

PARKING INFORMATION

ITEM	REQUIREMENTS	PROVIDED
PARKING REQUIRED	1 SPACE PER UNIT+21	53 SPACES

*PARKING STANDARDS PER 17.608.1 TRADITIONAL DISTRICT

TOTAL DISTURBED AREA: 1.58 AC

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Know what's below.
Call before you dig.
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SHEET INDEX:

C1 TITLE SHEET
C2 EXISTING CONDITIONS PLAN
C3.1 TENTATIVE SUBDIVISION MAP
C3.2 PRELIMINARY SITE PLAN
C3.3 PRELIMINARY OFF-SITE IMPROVEMENT PLAN
C4 PRELIMINARY GRADING, DRAINAGE, & PAVING PLAN
C5 PRELIMINARY WATER & SANITARY SEWER PLAN
C6 PRELIMINARY SHED MAP AND STORMWATER CONTROL PLAN

TOPOGRAPHIC SURVEY:

RFE ENGINEERING, INC.
FIELD SURVEY DATED: AUGUST 13, 2018

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CITY OF SACRAMENTO CONTROL SURVEY RECORDED IN BOOK 63 OF SURVEYS, AT PAGE 29, AND WAS ESTABLISHED BETWEEN POINTS G3807 AND G3911, THE BEARING OF WHICH IS N 15° 12' 49" E.

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY WAS THE CITY OF SACRAMENTO BENCHMARK NO. 278-C2B, WHICH IS A HILTI NAIL SET IN THE CONCRETE BASE AND A FENCE POST AT THE NORTHEAST CORNER OF THE FENCE AROUND WELL NO. 150 LOCATED ON THE WEST SIDE OF ASTORIA STREET AT DOWNAR WAY.

ELEVATION = 60.111 (NAVD 88 DATUM)

JURISDICTION:

CITY OF SACRAMENTO

ZONING FOR ALL PARCELS:

RMX-SPD

FLOOD PLAIN:

SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X". AREAS WITHIN ZONE "X" ARE DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 06067C0068H
DATED: 08/16/2012

GEOTECHNICAL REPORT:

PENDING

PROPERTY OWNER / DEVELOPER:

LE PROPERTY I, LLC
2336 BELL AVENUE
SACRAMENTO, CA 95838
(916) 437-0373

BUILDING INFO:

1. OCCUPANCY TYPE: R-3 CBC 310.5
2. CONSTRUCTION TYPE: TYPE V-B TYPICAL
3. GROSS S.F. OF MAX BUILDING: 17,493 S.F.
4. BUILDINGS ARE SPRINKLERED
5. MAXIMUM BUILDING HEIGHT: 45'-0"
6. APPLICABLE CODES:
   2016 CALIFORNIA BUILDING CODE (CBC)
   2016 CALIFORNIA MECHANICAL CODE (CMC)
   2016 CALIFORNIA PLUMBING CODE (CPC)
   2016 CALIFORNIA ELECTRICAL CODE (CEC)
   2016 CALIFORNIA ENERGY CODE (CEC T-24)
   2016 CALIFORNIA FIRE CODE (CFC)
   2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)

LICENSED PROFESSIONAL ENGINEER TAYLOR ELZE C 83580 PRELIMINARY NOT FOR CONSTRUCTION OF CA

RFE ENGINEERING, INC.
Civil Engineers • Planners • Surveyors
2280 Douglas Blvd., Suite 150, Roseville, CA 95661
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GSB ARCHITECTURE
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EL DORADO HILLS, CA 95762
CONTACT: GREG BALDERREE
PH: (916) 933-8033

McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE
SACRAMENTO, CA 95838

TITLE SHEET

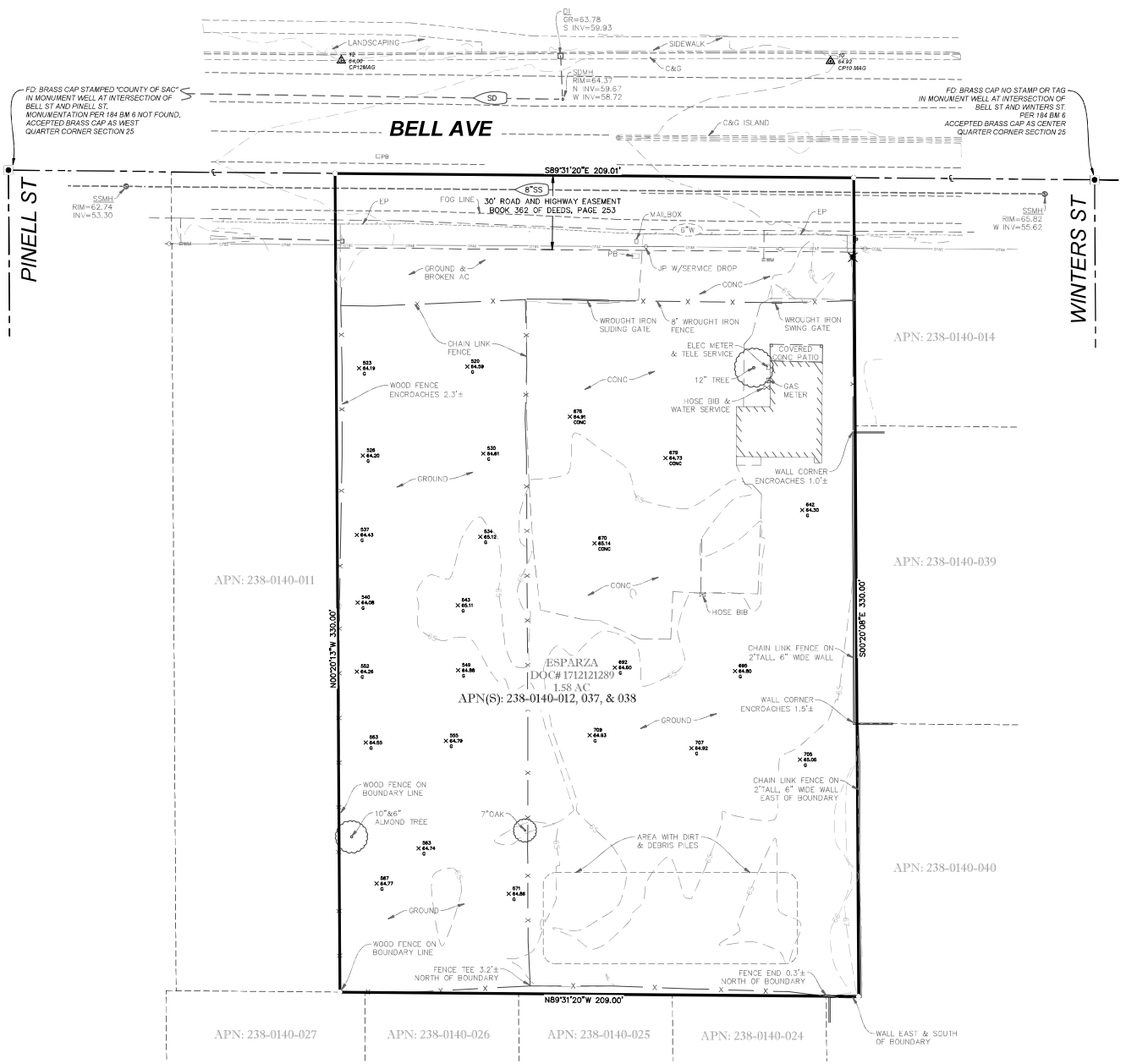
Sheet C1
1 of 8
10/12/2021

RFE PROJECT #18079 BELL AVE TOWNHOMES

NO.	REVISION	DATE	BY	APPR'D

BY: DESIGN TEE, DRAWN TEE, QUANT.
CHECK: RFE, RFE
ORIGINAL SCALE IS IN INCHES 0 1 2

Z:\2018 Projects\18079 Bell Ave Townhomes\WORKING CAD\C1--TENTATIVE MAP--18079.dwg Oct 12, 2021 - 12:57 pm



UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NOTICE TO CONTRACTOR - ORDER OF WORK:

PRIOR TO THE START OF ANY CIVIL WORK, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES BY POTHOLING AT ALL POINTS OF POTENTIAL CONFLICT WITH PROPOSED UTILITIES OR PROPOSED POINTS OF CONNECTION WITH EXISTING UTILITIES. IF THE ACTUAL LOCATIONS OF THE EXISTING UTILITIES FOUND IN THE FIELD ARE DIFFERENT FROM WHAT IS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT RFE ENGINEERING IMMEDIATELY AND PROVIDE THE ACTUAL LOCATION INFORMATION. RFE ENGINEERING WILL VERIFY IF THERE ARE ANY CONFLICTS WITH THE IMPROVEMENTS AND WILL PROVIDE MODIFICATIONS TO THE DESIGN TO MITIGATE THE CONFLICTS IF ANY CONFLICTS EXIST.

NOTE:

REFER TO TITLE SHEET C1 FOR NOTICE TO CONTRACTOR ABOUT VERIFYING UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE PROJECT FLOOD ZONE. BASIS OF BEARING, AND PROJECT DATUM.

20 0 20 40
1 INCH = 20 FEET

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Call before you dig.
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NO.	REVISION	DATE	BY	APPR'D

	BY	CHECK
DESIGN	TEE	RFE
DRAWN	TEE	RFE
QUANT.		

ORIGINAL SCALE IS 1/2 INCHES

LICENSED PROFESSIONAL ENGINEER TAYLOR E. LEE C 83580 PRELIMINARY NOT FOR CONSTRUCTION OF CA

RFE ENGINEERING, INC.
Civil Engineers • Planners • Surveyors
2280 Douglas Blvd. Suite 150, Roseville, CA 95661
Ph: 916-772-7090 Fax: 916-772-7094
www.RFEengineering.com

GSB ARCHITECTURE
5110 GARLENDA DRIVE
EL DORADO HILLS, CA 95762
CONTACT: GREG BALDERREE
PH: (916) 933-8033

McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE
SACRAMENTO, CA 95838

EXISTING CONDITIONS PLAN

Sheet
C2
2 of 8
10/12/2021

RFE PROJECT #18079 BELL AVE TOWNHOMES

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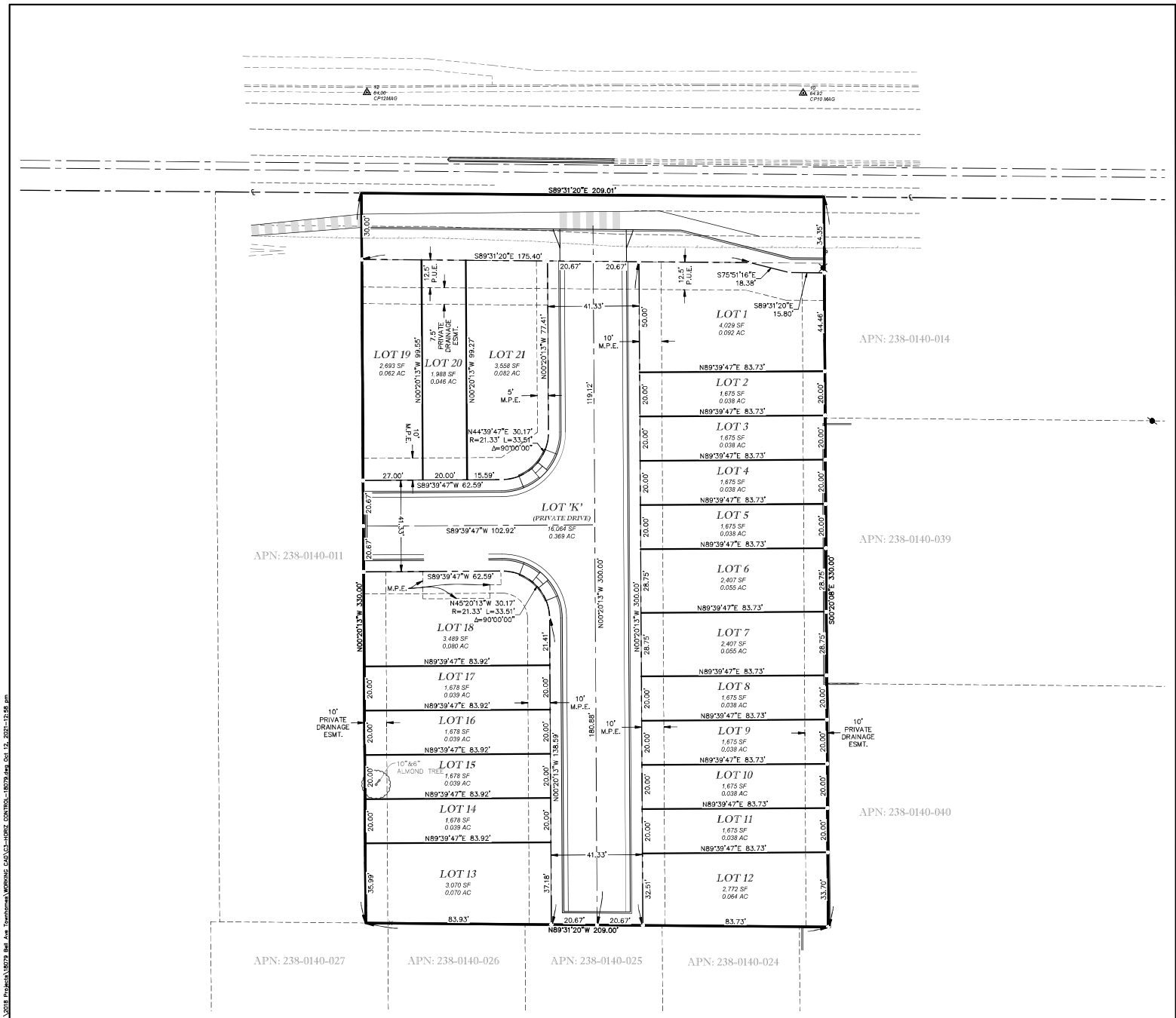

LEGEND:

- PROPERTY LINE
- ROW
- EASEMENT
- LOT LINE
- CENTERLINE
- CURB & GUTTER

GENERAL NOTES:

1. SEE SHEET C1 FOR FIELD SURVEY, FLOOD PLAIN, BENCHMARK, BASIS OF BEARINGS, DEVELOPMENT STANDARDS, AND PARKING REQUIREMENT INFORMATION
2. AREA 'K' IS A COMMON AREA LOT OWNED AND MAINTAINED BY THE SUBDIVISION HOME OWNER'S ASSOCIATION FOR PRIVATE ROADWAY

20 0 20 40
1 INCH = 20 FEET

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BY	DATE	REVISION	NO.	CHECK
DESIGN TEE				RFE
DRAWN TEE				RFE
QUANT.				

APPR'D

ORIGINAL SCALE IS ¾ INCHES (0 1 2)

LICENSED PROFESSIONAL ENGINEER TAYLOR ELZE C 83580 PRELIMINARY NOT FOR CONSTRUCTION STATE OF CALIF.

RFE ENGINEERING, INC
Civil Engineers • Planners • Surveyors
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McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE
SACRAMENTO, CA 95838

TENTATIVE SUBDIVISION MAP

Sheet
C3.1
3 of 8
10/12/2021

RFE PROJECT #18079 BELL AVE TOWNHOMES

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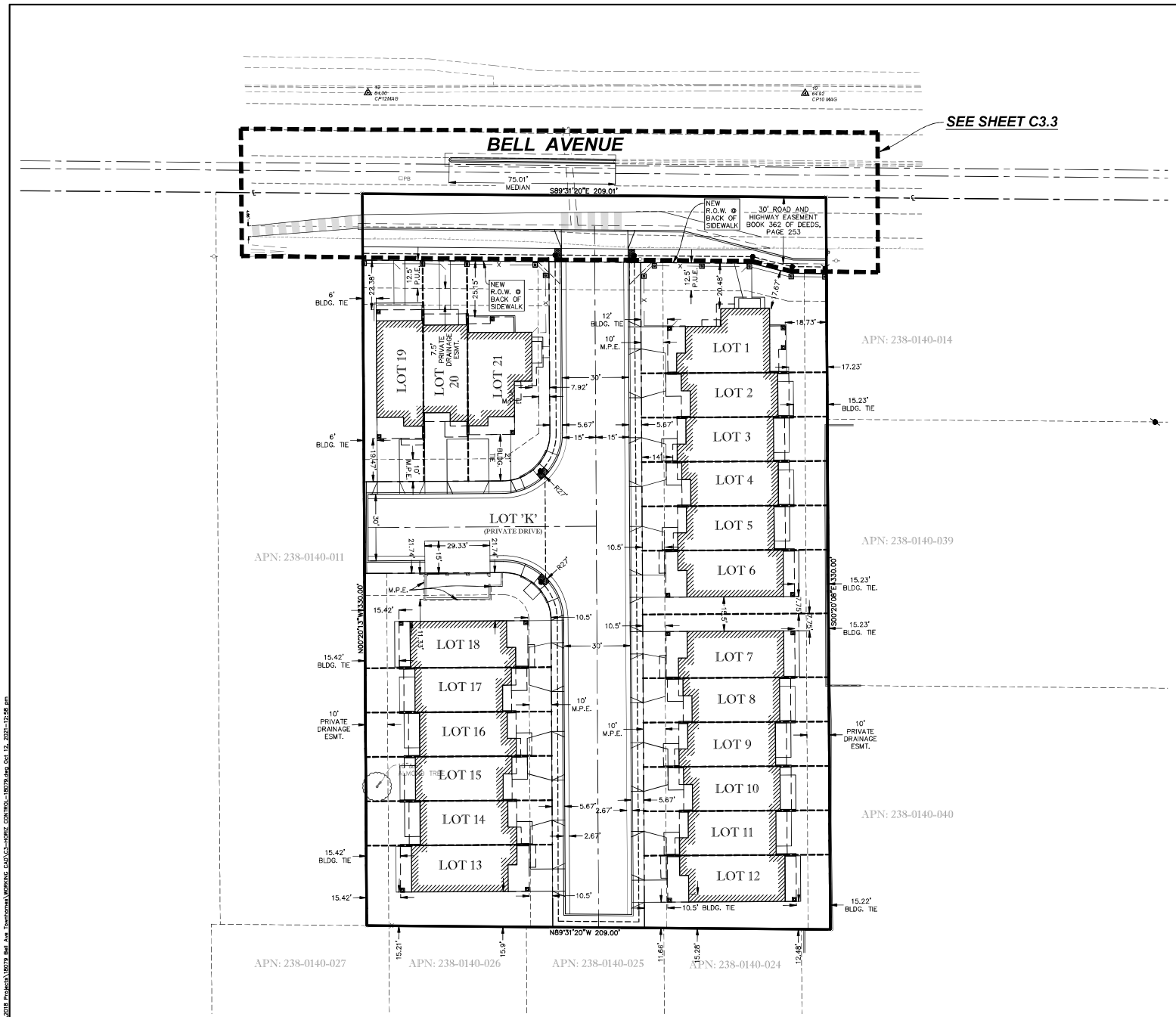

LEGEND:

- PROPERTY LINE
- ROW
- EASEMENT
- LOT LINE
- CENTERLINE
- CURB & GUTTER
- ADA PATH OF TRAVEL
- CONTROL POINTS (100 100.00 PK)
- PROPOSED BUILDING

GENERAL NOTES:

1. UNLESS SHOWN OR SPECIFIED OTHERWISE, ALL DIMENTIONS ARE TO FACE OF CURB.
2. BUILDING OUTLINE REPRESENTS OUTER-MOST ARCHITECTURAL ELEMENT OF BUILDING.

20 0 20 40
1 INCH = 20 FEET

811 Know what's below. Call before you dig. or (800) 227-2600

BY	DATE	REVISION	NO.	CHECK	BY	APPR'D
DESIGN TEE				RFE		
DRAWN TEE				RFE		
QUANT.						

ORIGINAL SCALE IS 24 INCHES (0 1 2)

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PH: (916) 933-8033

McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE
SACRAMENTO, CA 95838

PRELIMINARY SITE PLAN

Sheet C3.2
4 of 8
10/12/2021

RFE PROJECT #18079 BELL AVE TOWNHOMES

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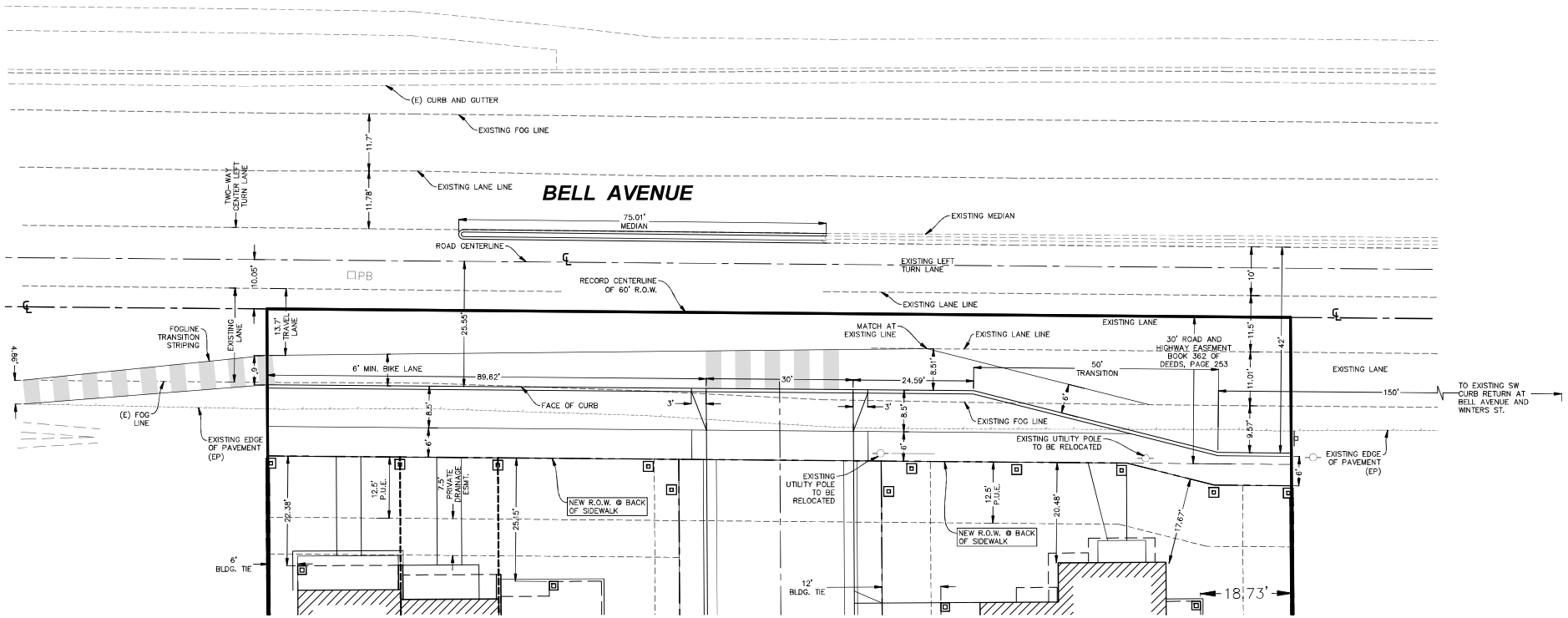
GENERAL NOTES:

1. UNLESS SHOWN OR SPECIFIED OTHERWISE, ALL DIMENTIONS ARE TO FACE OF CURB.
2. BUILDING OUTLINE REPRESENTS OUTER-MOST ARCHITECTURAL ELEMENT OF BUILDING.

LEGEND:

PROPERTY LINE
ROW
EASEMENT
LOT LINE
CENTERLINE
CURB & GUTTER
PROPOSED BUILDING



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SACRAMENTO, CA 95838

PRELIMINARY OFF-SITE IMPROVEMENT PLAN

Sheet
C3.3
5 of 8
10/12/2021

RFE PROJECT #18079 BELL AVE TOWNHOMES

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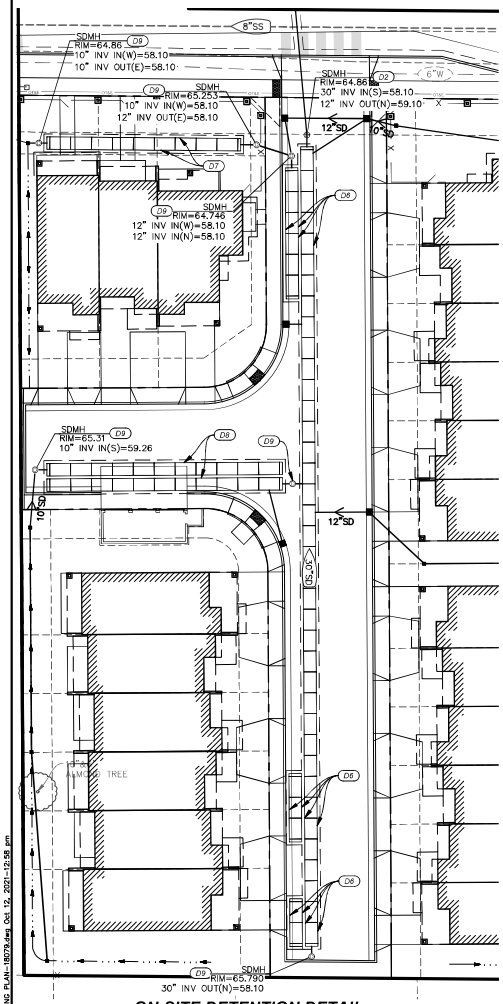
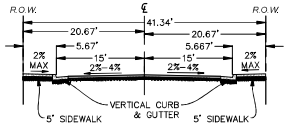


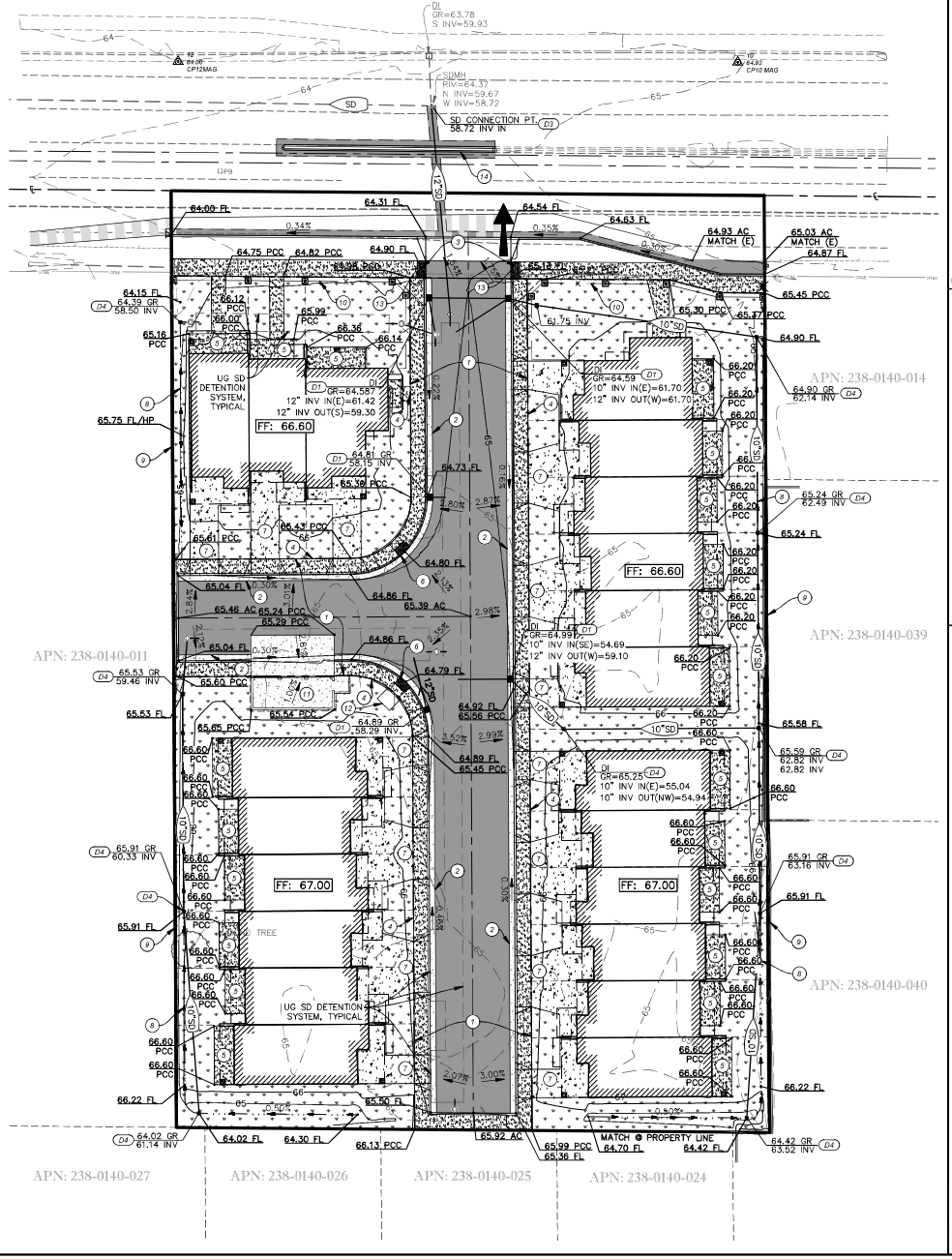
ON-SITE DETENTION DETAIL

SCALE: 1"=20'



TYPICAL ROAD SECTION

SCALE: 1"=10'



LEGEND:

AC DRIVE AISLE (PENDING SOILS REPORT)		SPOT ELEVATION (ABBREVIATION)	13.34 FG
AC PARKING (PENDING SOILS REPORT)		MATCH (E) GRADE ELEVATION	13.61 AC MATCH (E)
HEAVY DUTY PCC (PENDING SOILS REPORT)		INTERMEDIATE CONTOURS	25
LIGHT DUTY PCC (PENDING SOILS REPORT)		INDEX CONTOUR	
LANDSCAPING SEE PLANS BY OTHERS		STORM DRAIN PIPE	XX"SD
RETAINING WALL		DRAINAGE INLET	
TRUNCATED DOMES		STORM DRAIN MANHOLE	
GRADE BREAK LINE	GB	SURFACE FLOW / DRAINAGE FLOW	
FINISHED FLOOR ELEVATION	FF: 123.00	OVERLAND RELEASE	
UNDERGROUND SD DETENTION SYSTEM			

CONSTRUCTION KEYNOTES:

1. CONSTRUCT RESIDENTIAL STREET WITH MODIFIED CITY OF SACRAMENTO DETAIL 15-2.
2. CONSTRUCT TYPE 2 CONCRETE CURB & GUTTER PER CITY OF SACRAMENTO DWG. T-11.
3. CONSTRUCT TYPE 3 CONCRETE CURB PER CITY OF SACRAMENTO DWG. T-11.
4. CONSTRUCT 5-FOOT CONCRETE SIDEWALK.
5. CONSTRUCT ON-SITE CONCRETE SIDEWALK IN PATIO AREA PER ARCHITECTURAL DRAWINGS.
6. CONSTRUCT SINGLE PAN CURB RAMP PER CITY OF SACRAMENTO DWG. T-71.
7. CONSTRUCT RESIDENTIAL DRIVEWAY PER CITY OF SACRAMENTO DWG. T-22.
8. CONSTRUCT DRAINAGE SWALE. SEE "FL" CALLOUTS FOR FLOWLINE ELEVATIONS.
9. CONSTRUCT CMU WALL PER ARCHITECTURAL DRAWINGS.
10. CONSTRUCT FENCE PER ARCHITECTURAL DRAWINGS.
11. CONSTRUCT TRASH ENCLOSURE WITH CONCRETE APRON - SEE ARCHITECTURAL DRAWINGS FOR DETAILS. CONCRETE SLAB TO HAVE THICKENED EDGES.
12. CONSTRUCT MAIL BOX PAD AND MAILBOXES PER ARCHITECTURAL DRAWINGS.
13. CONSTRUCT ADA ACCESSIBLE CURB RAMP.
14. PROPOSED 2 FOOT MEDIAN PER CITY STANDARDS. MATCH EXISTING IN KIND.

DRAINAGE KEYNOTES:

- D1 CONSTRUCT TYPE "B" DROP INLET PER CITY OF SACRAMENTO DWG. S-10.
- D2 CONSTRUCT STANDARD MANHOLE NO. 3 PER CITY OF SACRAMENTO STANDARD DWG. S-70. INVERT ELEVATIONS (I.E.) SHOWN ON PLAN. ORIFICE INSIDE STRUCTURE TO BE CONSTRUCTED TO RESTRICT FLOWS.
- D3 CORE DRILL AND CONNECT INTO EXISTING STORM DRAIN MANHOLE WITH NEW STORM DRAIN LINE (COUNTY APPROVAL NEEDED). VERIFY ALL INVERT ELEVATIONS PRIOR TO CONNECTION. MORTAR AND FINISH CONCRETE PER COUNTY SPECIFICATIONS.
- D4 INSTALL 12" NYLOPLAST DRAIN BASIN (OR APPROVED EQUAL). INVERT ELEVATIONS (I.E.) AS SHOWN PER PLAN. DOME GRATE TO BE USED IN LANDSCAPE AREAS.
- D5 ROOF DOWNSPOUT TO CONNECT TO STORM DRAIN SYSTEM. DOWNSPOUT LOCATIONS PER ARCHITECT.
- D6 INSTALL UNDERGROUND STORM DRAIN DETENTION SYSTEM USING ADS STORMTECH SC-740 CHAMBERS:
  49 CHAMBERS
  8 END CAPS
  BOTTOM OF CHAMBER ELEVATION=58.10
- D7 INSTALL UNDERGROUND STORM DRAIN DETENTION SYSTEM USING ADS STORMTECH SC-740 CHAMBERS:
  9 CHAMBERS
  2 END CAPS
  BOTTOM OF CHAMBER ELEVATION=58.10
- D8 INSTALL UNDERGROUND STORM DRAIN DETENTION SYSTEM USING ADS STORMTECH SC-740 CHAMBERS:
  22 CHAMBERS
  4 END CAPS
  BOTTOM OF CHAMBER ELEVATION=58.10
- D9 INSTALL ADS SC-740 DETENTION BASIN ACCESS MANHOLE.

NOTE: ALL STORM DRAIN MATERIAL TO BE HDPE OR APPROVED EQUIVALENT. CONTRACTOR TO SUBMIT PRODUCT SUBMITTAL TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

GENERAL GRADING AND DRAINAGE NOTES:

1. ALL VALVES, MANHOLES, CLEANOUTS, DI'S, PULLBOXES, ETC. WITHIN LIMITS OF CONSTRUCTION TO BE ADJUSTED TO FINISH GRADE AS NEEDED.
2. GRADING AND PAVING SHALL BE IN ACCORDANCE WITH PROJECT GEOTECHNICAL REPORT.
3. VERIFY ALL UTILITY LOCATIONS, PIPE ELEVATIONS, ETC. PRIOR TO CONSTRUCTION.
4. THE ACCESSIBLE PATH OF TRAVEL SHALL SLOPE AT 5% MAX IN THE DIRECTION OF TRAVEL AND 2% MAX CROSS-SLOPE, PER CBC 11B-403 (UNLESS RAMPS ARE PROPOSED). WHERE THE ACCESSIBLE ROUTE MAKES A 90 DEGREE TURN, THE INTERMEDIATE CORNER SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION. RAMPS SHALL NOT BE GREATER THAN 8.33%.

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GRADING, DRAINAGE, & PAVING PLAN

Sheet
C4
6 of 8
10/12/2021

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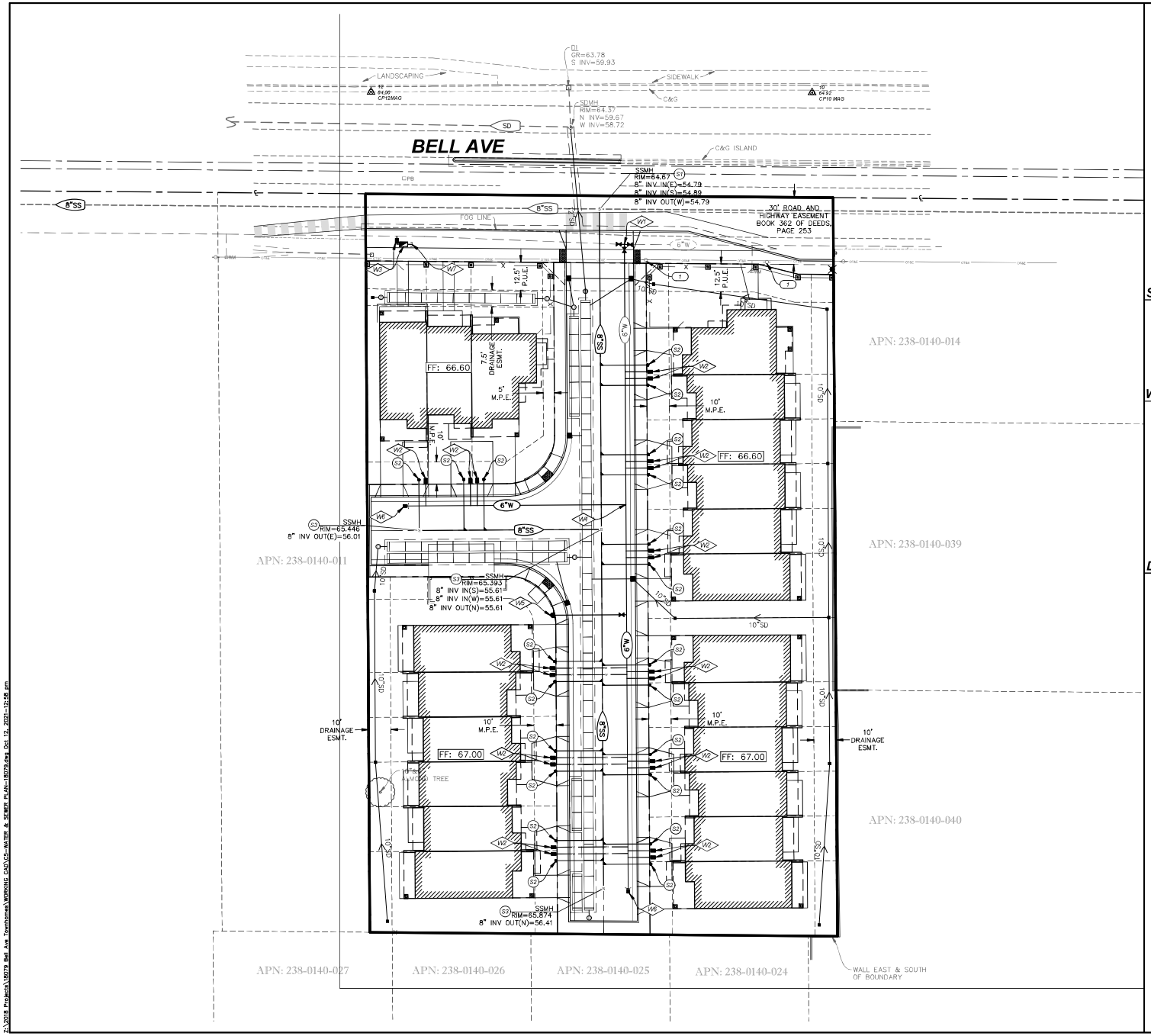

LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER	XX"SS	XX"SS
WATER	XX"W	XX"W
FIRE SERVICE	XX"FS	XX"FS
STORM DRAIN	XX"SD	XX"SD
SSMH		
SSCO		
FIRE HYDRANT		
P/V		
FDC		
WATER VALVE		
WATER METER	DWM	WM
CONCENTRIC REDUCER		
REDUCED PRINCIPAL PRESSURE ASSEMBLY		
REDUCED PRESSURE BACKFLOW PREVENTER	RP	RP
STREET LIGHT		
FITTINGS		90° TEE 45° 22.5° 11.25°

SANITARY SEWER CONSTRUCTION KEYNOTES:

- (S1) PLACE NEW SEWER STANDARD MANHOLE NO. 3 PER CITY OF SACRAMENTO DETAIL S-70. VERIFY SIZE, LOCATION, AND INVERT ELEVATIONS OF PIPE CONNECTION(S) PRIOR TO CONSTRUCTION. IF DIFFERENT FROM WHAT IS SHOWN ON PLANS, CONTACT ENGINEER. TRENCH RESTORATION PER CITY STANDARDS AND SPECIFICATIONS.
- (S2) CONSTRUCT NEW SANITARY SEWER SERVICE (WITH CLEANOUT BOX) PER CITY OF SACRAMENTO DETAIL S-260. INVERT ELEVATIONS (I.E.) SHOWN ON PLAN.
- (S3) PLACE NEW SEWER STANDARD MANHOLE NO. 3 PER CITY OF SACRAMENTO DETAIL S-70.

WATER CONSTRUCTION KEYNOTES:

- (W1) CUT IN AND INSTALL 6"x6"x6" TEE PER CITY OF SACRAMENTO DETAIL W-105. PLACE 6" GATE VALVES (3 TOTAL) IN EACH DIRECTION.
- (W2) CONSTRUCT 1" DOMESTIC WATER SERVICE WITH 1" WATER METER PER CITY OF SACRAMENTO STANDARD DETAIL W-405 AND IN ACCORDANCE WITH CITY STANDARDS. METER SET BY CITY.
- (W3) CONSTRUCT 1" IRRIGATION WATER SERVICE WITH 1" WATER METER AND RP DEVICE PER CITY OF SACRAMENTO STANDARD DETAIL W-406 AND IN ACCORDANCE WITH CITY STANDARDS. METER SET BY CITY.
- (W4) PLACE 6" x 6" x 6" TEE PER CITY OF SACRAMENTO STANDARDS.
- (W5) INSTALL FIRE HYDRANT ASSEMBLY PER CITY OF SACRAMENTO DETAIL W-201.
- (W6) INSTALL STANDARD 2" BLOW-OFF ASSEMBLY PER CITY OF SACRAMENTO DETAIL W-301.
- (W7) POC FOR IRRIGATION SERVICE - SEE LANDSCAPING PLANS FOR CONTINUATION.

DRY UTILITY CONSTRUCTION KEYNOTES:

- (T) EXISTING UTILITY POLES TO BE RELOCATED PER PLANS FROM UTILITY PROVIDER.

UTILITY GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATIONS OF UTILITY POINTS OF CONNECTION AT BUILDING WITH THE BUILDING PLANS PRIOR TO CONSTRUCTION.
2. ALL SEWER MATERIALS AND INSTALLATION OF PUBLIC SEWER FACILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS.
3. THE CONTRACTOR SHALL POTHOLE AND VERIFY THE DEPTH OF ALL EXISTING UTILITIES PRIOR TO THE INSTALLATION OF PROPOSED UTILITIES. ANY UNANTICIPATED CONFLICTS SHALL BE REDESIGNED PRIOR TO BEGINNING WORK.
4. ALL TRENCHING FOR WATER AND SEWER UTILITIES SHALL COMPLY WITH CITY. TRENCH RESTORATION CONSTRUCTED PER CITY SPECIFICATIONS.
5. WATERLINES TO BE INSTALLED WITH 36" MIN. COVER.
6. ALL SEWER MAINS SHALL BE CONSTRUCTED WITH SDR-35 PVC PIPE.
7. SITE LIGHT LOCATIONS SHOWN FOR REFERENCE ONLY. VERIFY LOCATIONS WITH SITE ELECTRICAL PLANS.
8. WATERLINES TO CROSS ABOVE SANITARY SEWER OR STORM DRAIN PIPES WITH MIN. 12" CLEAR FROM OUTER DIAMETER OF PIPE.
9. ALL WATER MATERIALS AND INSTALLATION OF PUBLIC WATER FACILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS.

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PRELIMINARY WATER & SANITARY SEWER PLAN

Sheet
C5
7 of 8
10/12/2021

RFE PROJECT #18079 BELL AVE TOWNHOMES

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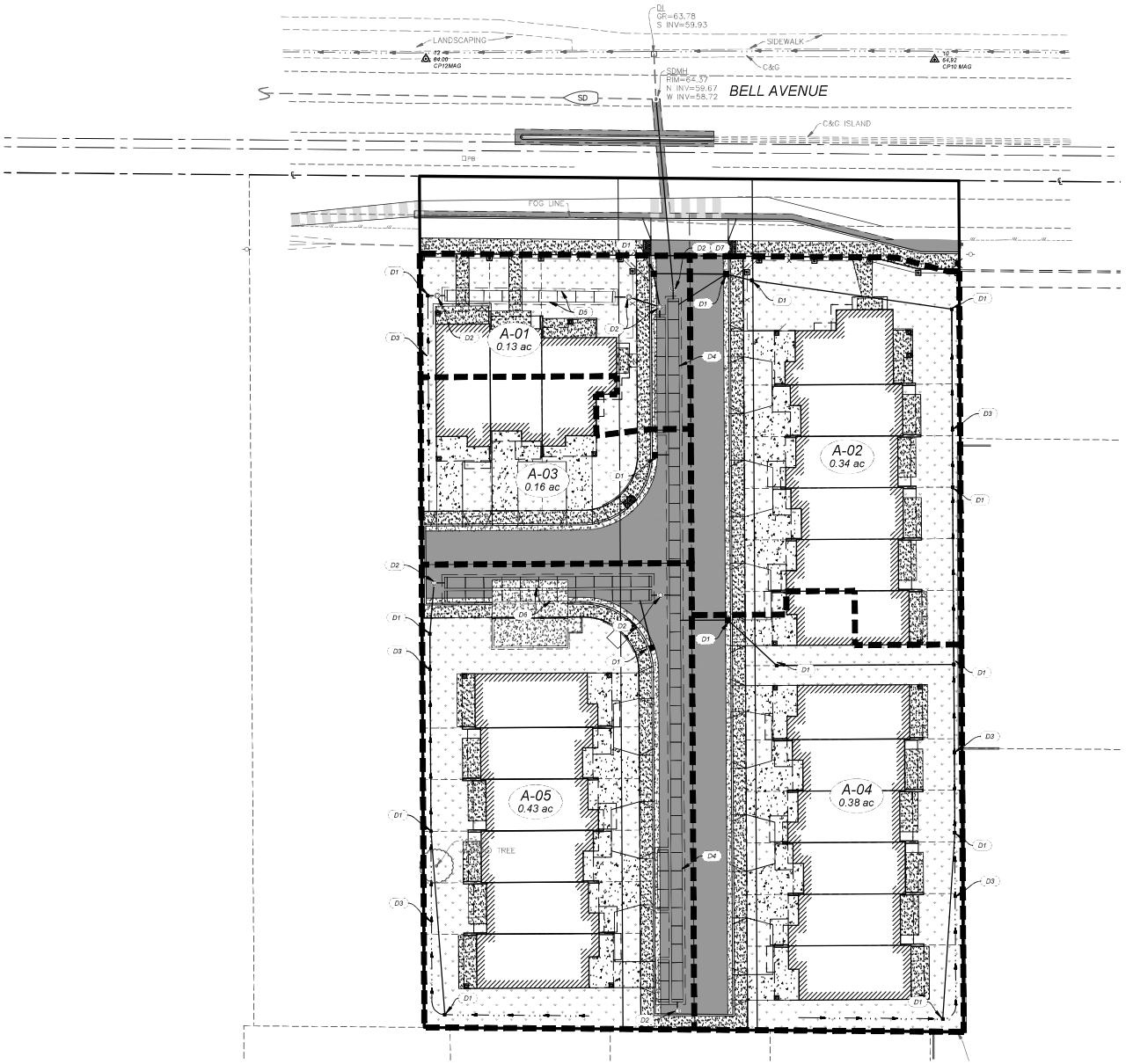
POST-CONSTRUCTION SHED MAP & STORMWATER CONTROL PLAN



LEGEND

- DRAINAGE SHED DESIGNATIONS AND AREA — A-01, 1.00 AC
- DRAINAGE AREA BOUNDARY
- OVERLAND RELEASE
- LANDSCAPING
- UNDERGROUND STORM DRAIN DETENTION SYSTEM
- STORM DRAIN STRUCTURE
- DRAINAGE INLET

DRAINAGE CONSTRUCTION KEYNOTES:

(D1) PROPOSED DRAINAGE INLET - SEE GRADING PLAN FOR DETAILS.

(D2) PROPOSED STORM DRAIN MANHOLE.

(D3) PROPOSED DRAINAGE SWALE.

(D4) INSTALL UNDERGROUND STORM DRAIN DETENTION SYSTEM (4,450 CF) USING ADS STORMTECH SC-740 CHAMBERS (AREAS A-03 & A-04):
49 CHAMBERS
8 END CAPS
BOTTOM OF CHAMBER ELEVATION=58.10

(D5) INSTALL UNDERGROUND STORM DRAIN DETENTION SYSTEM (830 CF) USING ADS STORMTECH SC-740 CHAMBERS (AREAS A-01 & A-02):
9 CHAMBERS
2 END CAPS
BOTTOM OF CHAMBER ELEVATION=58.10

(D6) INSTALL UNDERGROUND STORM DRAIN DETENTION SYSTEM (1,999.50 CF) USING ADS STORMTECH SC-740 CHAMBERS (AREA A-05):
22 CHAMBERS
4 END CAPS
BOTTOM OF CHAMBER ELEVATION=58.10

(D7) PROPOSED OUTLET STRUCTURE WITH ORIFICE AND OVERFLOW WEIR.

POST-CONSTRUCTION SHED AREAS

SHED	AREA (SF)	AREA (AC)	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	% IMPERVIOUS	REQ'D UNDERGROUND STORAGE (CF)
A-01	5,662	0.130	2,339	3,323	59%	534
A-02	14,645	0.336	4,669	9,976	68%	1,603
A-03	6,872	0.158	1,318	5,554	81%	893
A-04	16,598	0.381	4,898	11,700	70%	1,880
A-05	18,840	0.433	5,222	13,618	72%	2,188
TOTAL	62,618	1.44	18,447	44,171	71%	7,098

7,102 CF PROVIDED

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PRELIMINARY SHED MAP AND STORMWATER CONTROL PLAN

Sheet C6
8 of 8
10/12/2021

RFE PROJECT #18079 BELL AVE TOWNHOMES

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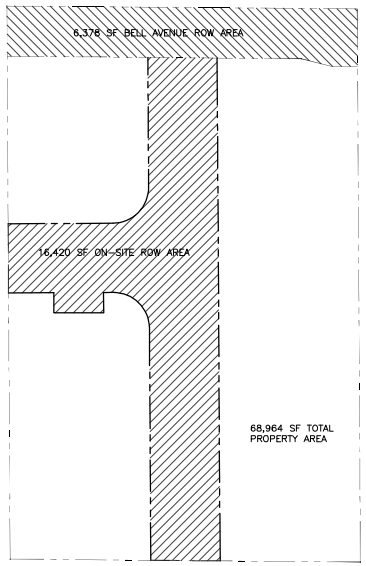
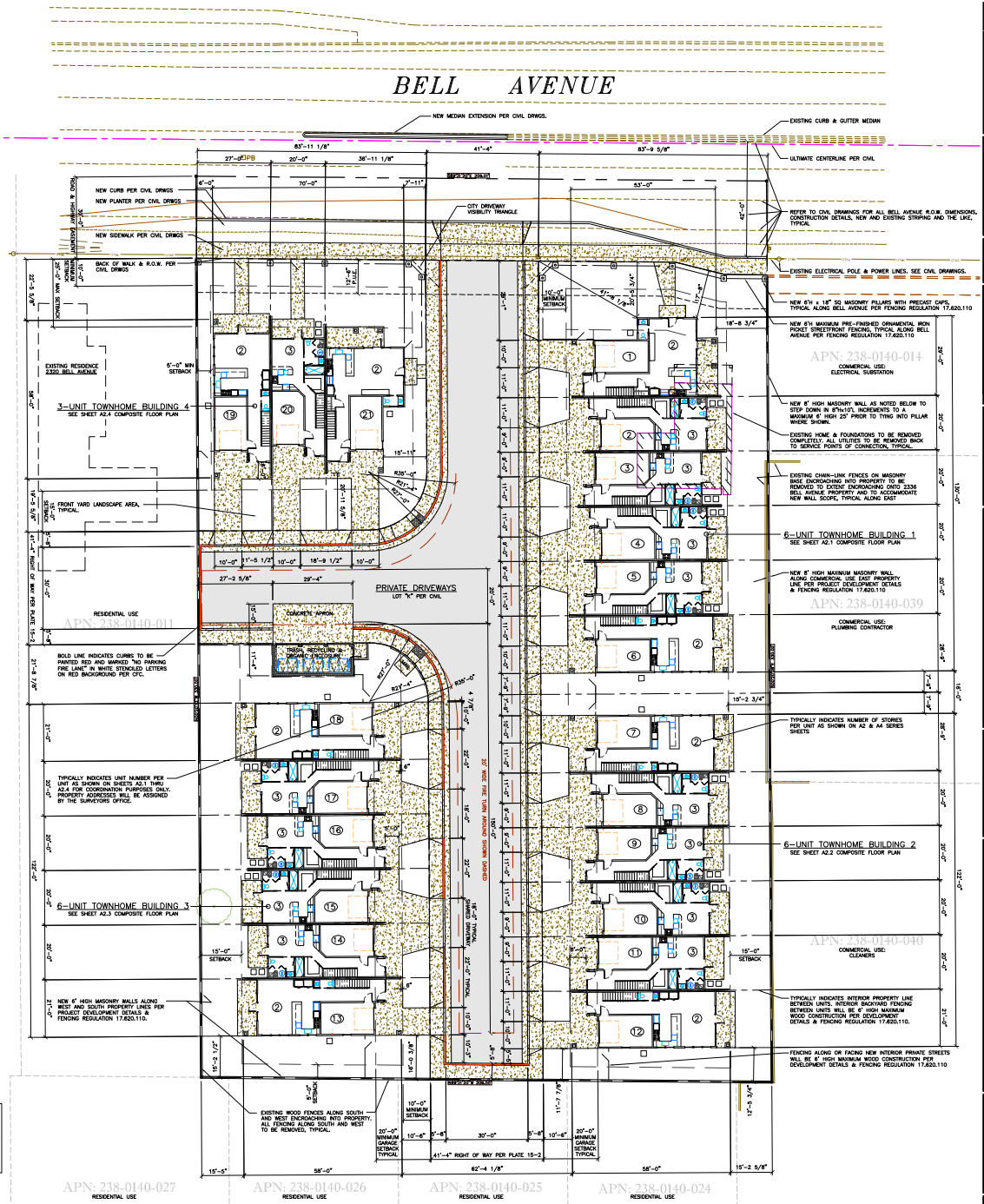


68,964 SF – 22,798 SF = 46,166 SF NET USABLE AREA

46,166 SF / 43,560 SF = 1.059 NET ACRE x 15 MINIMUM PER ACRE = 15.89 MINIMUM UNIT DENSITY OR 16 DU

21 DWELLINGS SHOWN

SITE PLAN NET USABLE AREA
41'-4" R.O.W.
1" = 30'-0"



SITE PLAN
1/16" = 1'-0"

GRAPHIC SCALE 1/16" = 1'-0"

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Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

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CALIFORNIA 95838
APN: 238-0140-012, 037 & 038

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SACRAMENTO, CA
95838
(916) 437-0373
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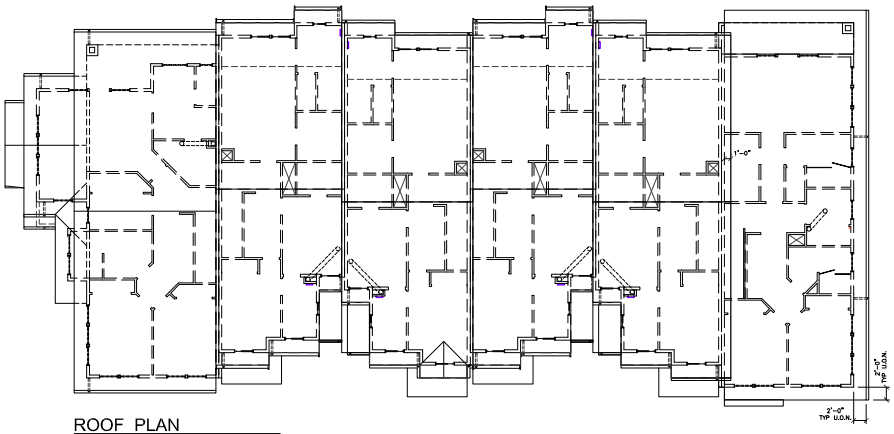
Sheet Title
SITE PLAN

SITE PLAN NET USABLE AREA 41'-4" R.O.W.

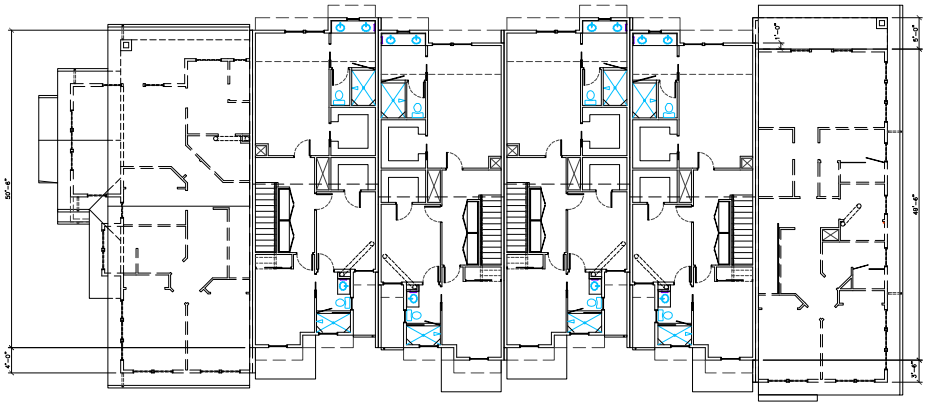
Revisions
9 APRIL 2021
PLANNING ENTITLEMENT RESUBMITTAL: REVISION REQUIREMENTS PER ALL PLANNING ENTITLEMENT AGENCY REVIEW COMMENTS RECEIVED UP TO 31 JULY 2020 WITH SUBSEQUENT REVISION, REVIEW AND APPROVAL.

12 OCTOBER 2021
PLANNING ENTITLEMENT RESUBMITTAL: REVISION REQUIREMENTS PER SRC CONDITIONS OF APPROVAL.

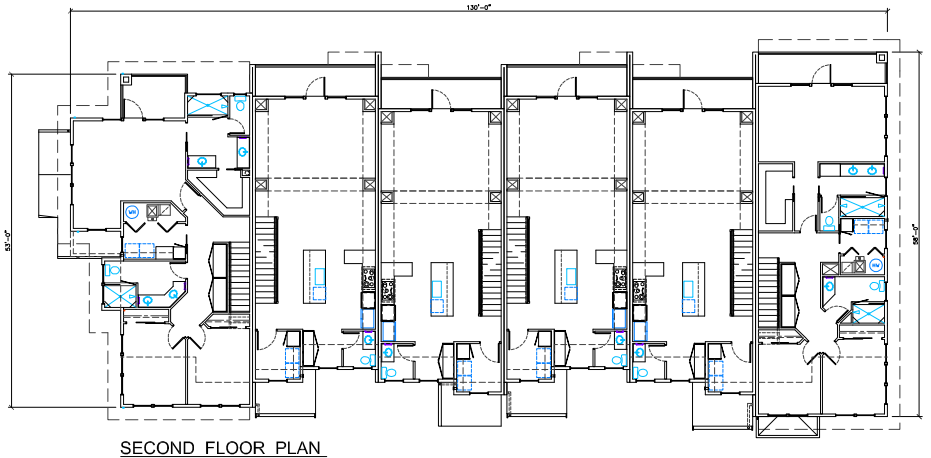
Project No. GSB18-07
Date: 14 MAY 2020
A1.1
of



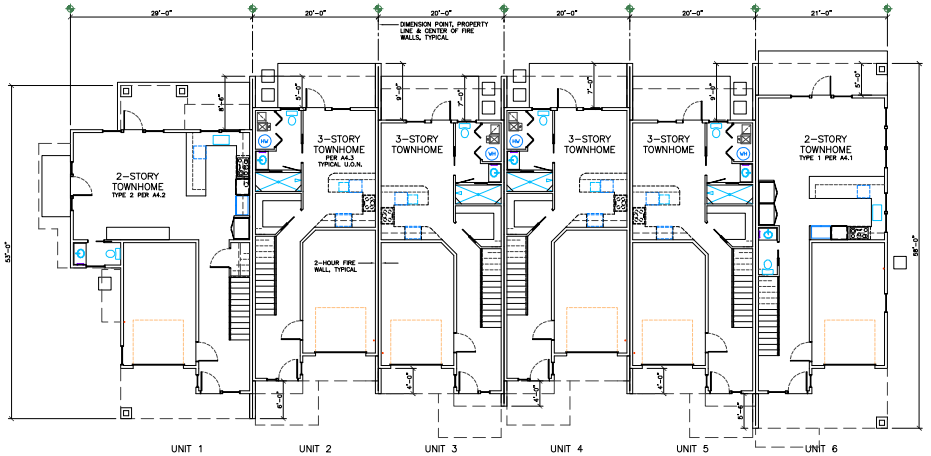
ROOF PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN

6-UNIT TOWNHOME BUILDING 1 COMPOSITE FLOOR & ROOF PLANS

BAT o/p

1/8" = 1'-0"

TYPICALLY REFER TO A4.1, A4.2 & A4.3 DETAIL FLOOR PLANS FOR ALL TYPICAL TOWNHOME UNIT DIMENSIONS AND WORKPOINTS.

10 0 5 10 20

GRAPHIC SCALE 1/8" = 1'-0"

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Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

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6-UNIT TOWNHOME BUILDING 1 COMPOSITE FLOOR & ROOF PLANS

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9 APRIL 2021
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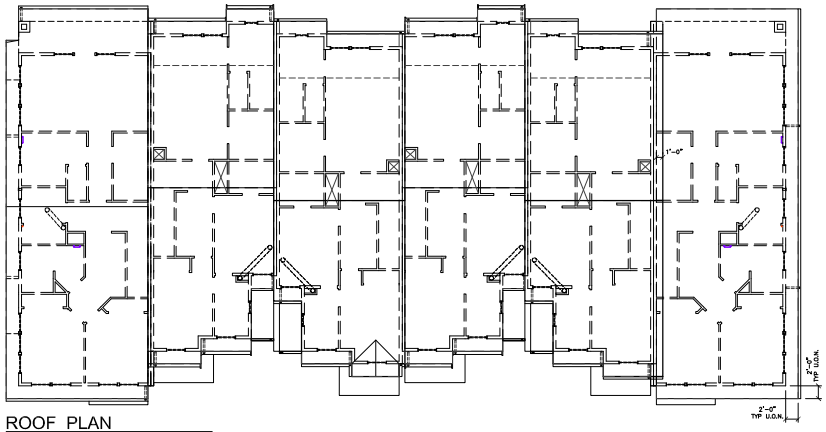
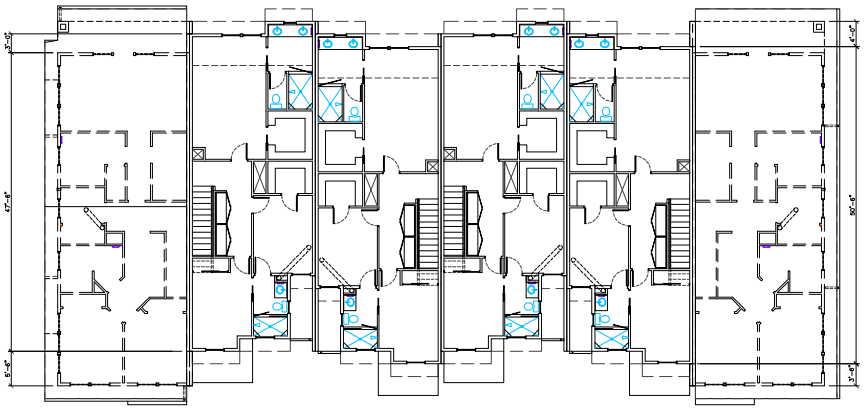
Revisions

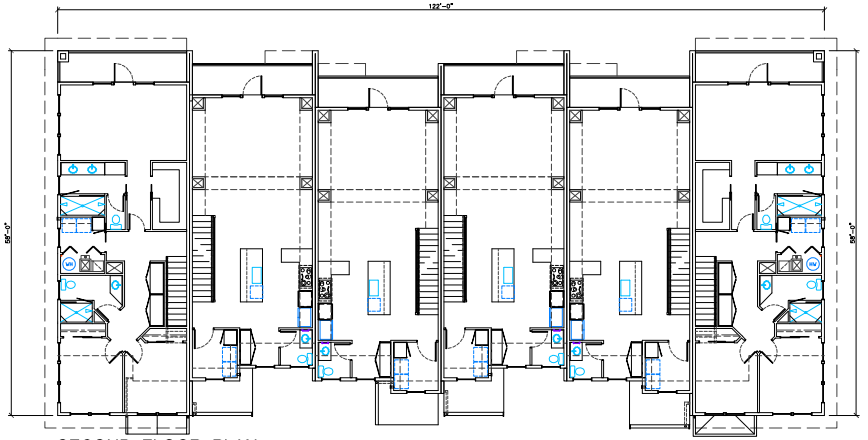
Project No. GSB18-07
Date: 14 MAY 2020
A2.1
of



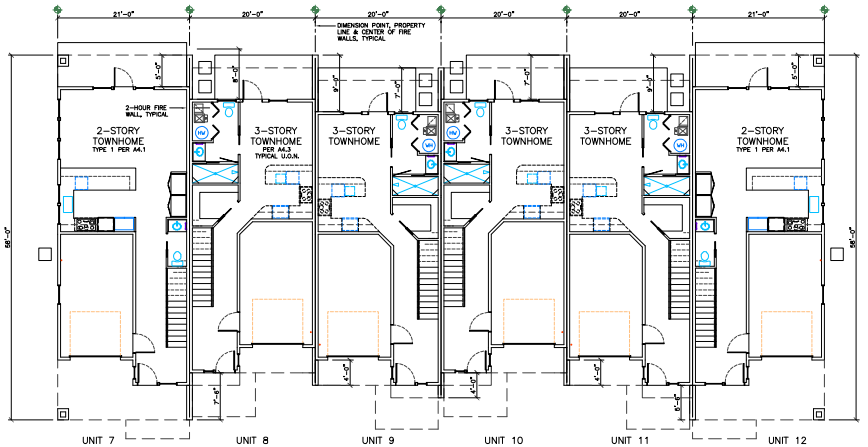
ROOF PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN

TYPICALLY REFER TO A4.1, A4.2 & A4.3 DETAIL FLOOR PLANS FOR ALL TYPICAL TOWNHOME UNIT DIMENSIONS AND WORKPOINTS.

10 0 5 10 20

GRAPHIC SCALE 1/8" = 1'-0"

6-UNIT TOWNHOME BUILDING 2 COMPOSITE FLOOR & ROOF PLANS

BAT o/p

1/8" = 1'-0"

GSB ARCHITECTURE
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LICENSED ARCHITECT GREG S. BALDERREE NO. C27461 REN: 1-31-21 STATE OF CALIFORNIA

Seal

Designed By: GSB
Drawn By: GSB
Checked By: GSB

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Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

PLANNING ENTITLEMENTS SUBMITTAL

2310-2336 BELL AVENUE
SACRAMENTO
CALIFORNIA 95838
APN: 238-0140-012, 037 & 038

LE PROPERTY I, LLC
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95838
(916) 437-0373

Client / Owner

Sheet Title

9 APRIL 2021
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Revisions

Project No. GSB18-07
Date: 14 MAY 2020
A2.2
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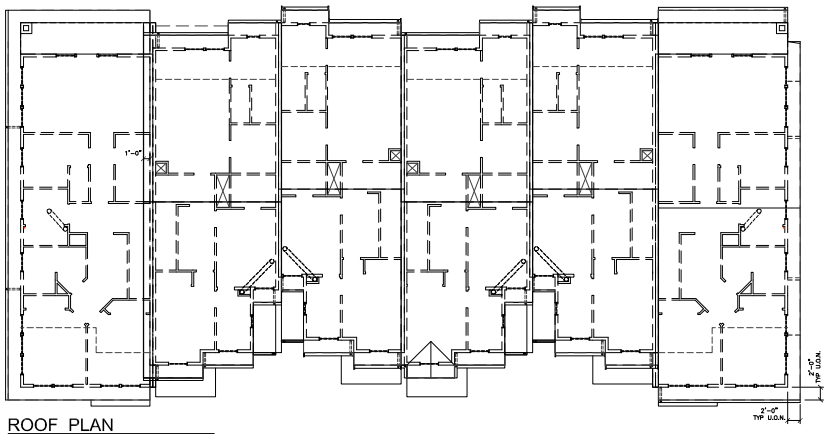
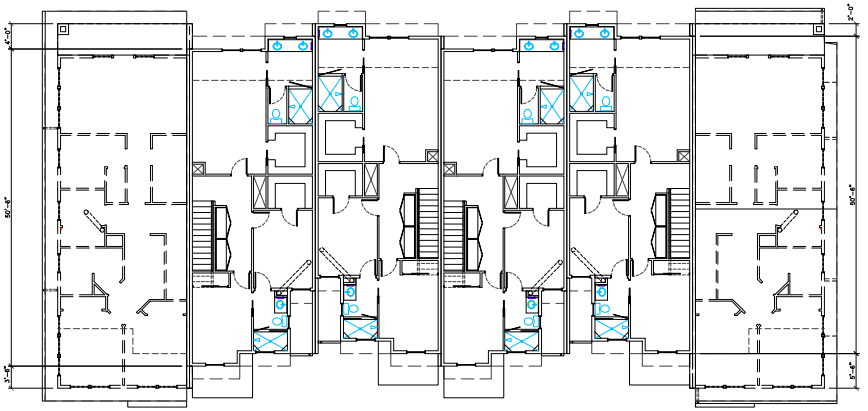


ROOF PLAN



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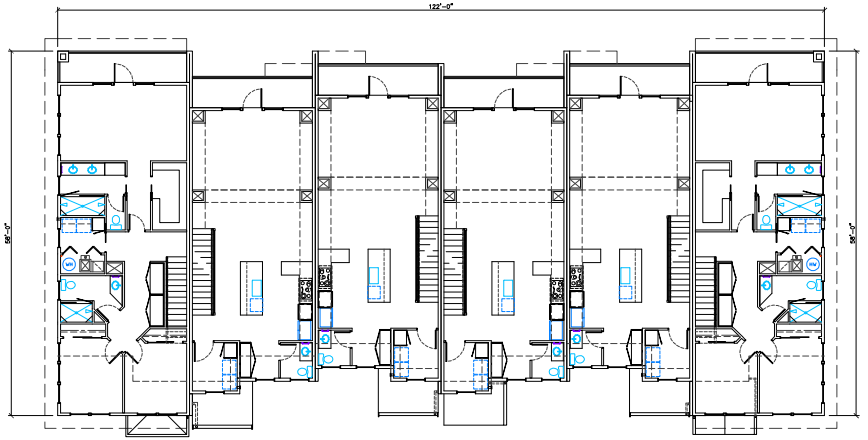

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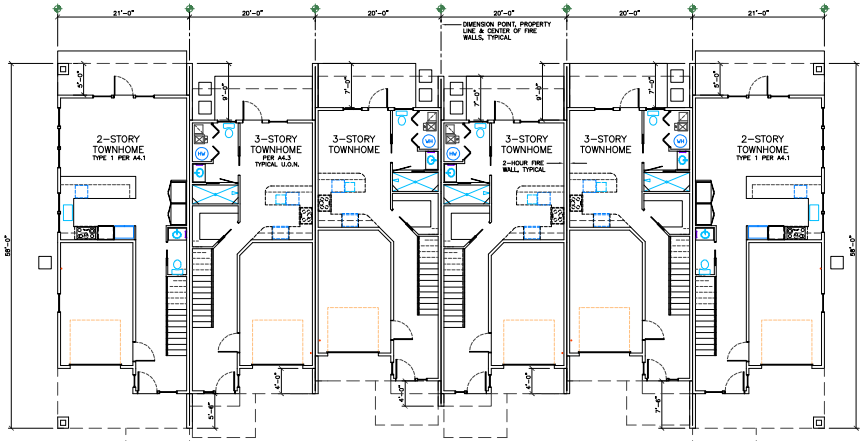

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GRAPHIC SCALE 1/8" = 1'-0"

6-UNIT TOWNHOME BUILDING 3 COMPOSITE FLOOR & ROOF PLANS

BAT o/p

1/8" = 1'-0"

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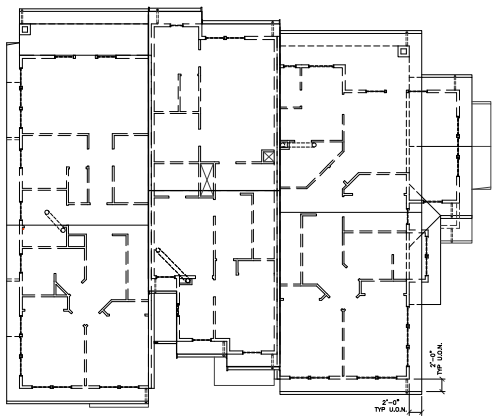
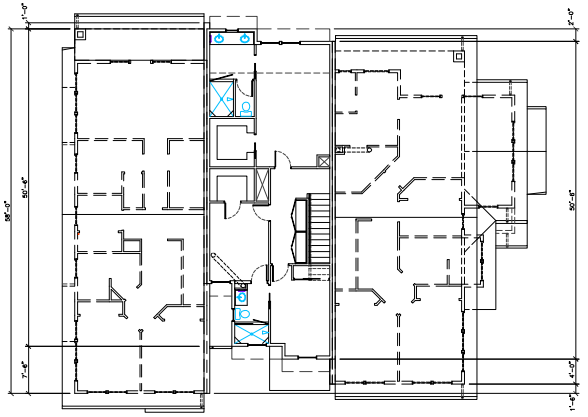


ROOF PLAN



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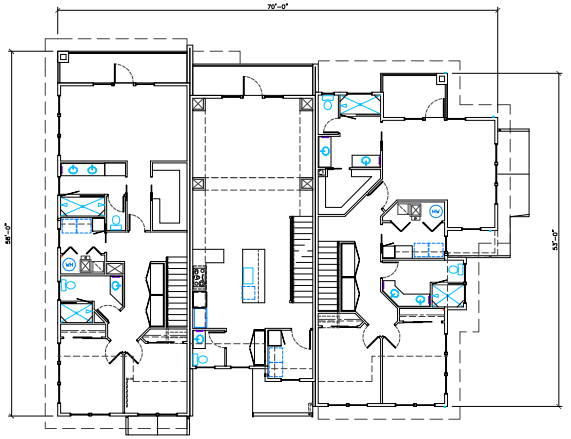

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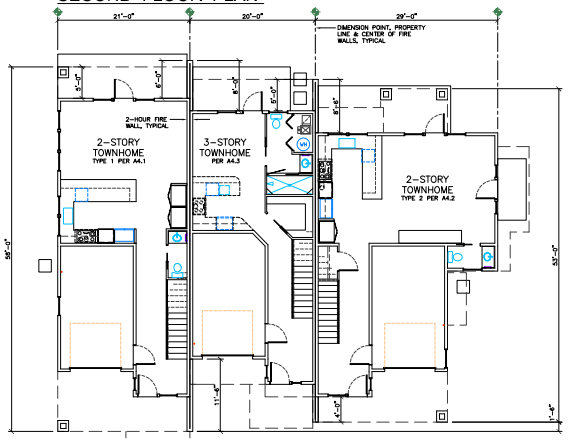

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GRAPHIC SCALE 1/8" = 1'-0"

3-UNIT TOWNHOME BUILDING 4 COMPOSITE FLOOR & ROOF PLANS
BAT a/p
1/8" = 1'-0"

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3-UNIT TOWNHOME BUILDING 4 COMPOSITE FLOOR & ROOF PLANS
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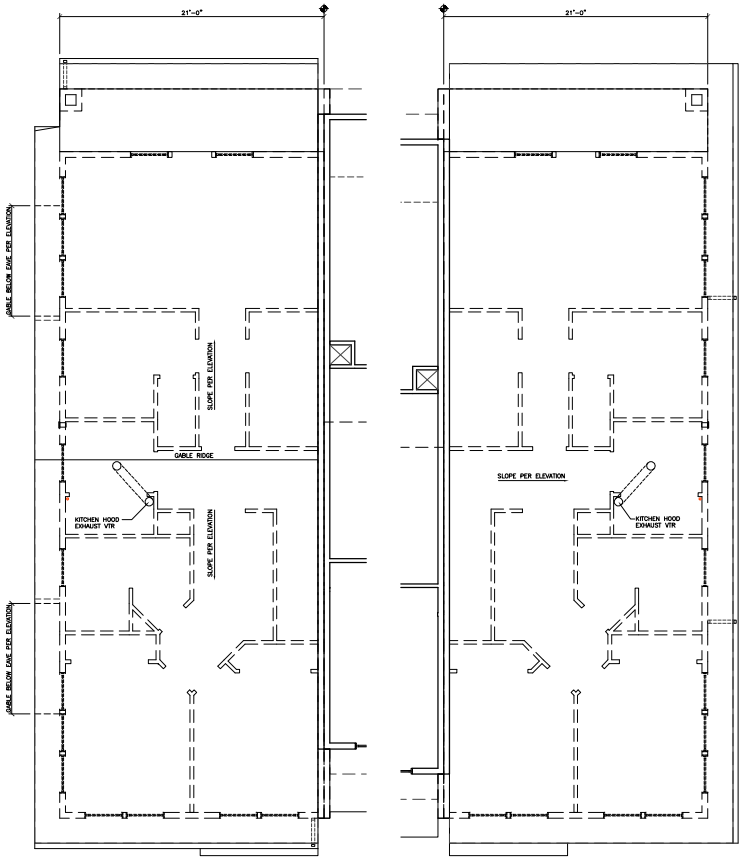


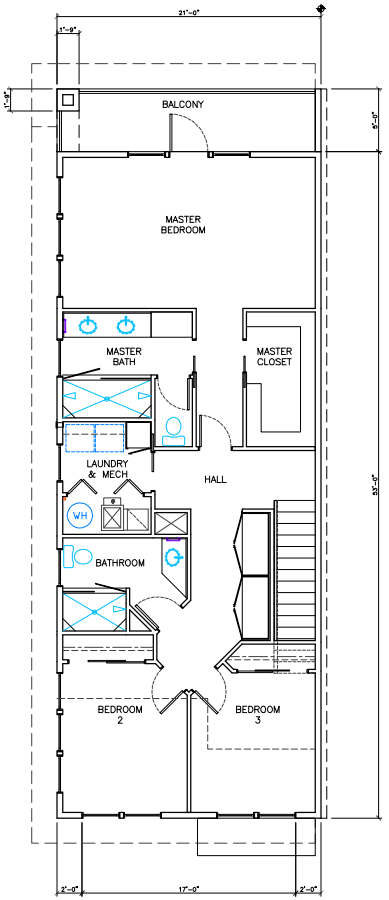
STYLE 1 GABLE

STYLE 2 SHED - SOUTH END ONLY

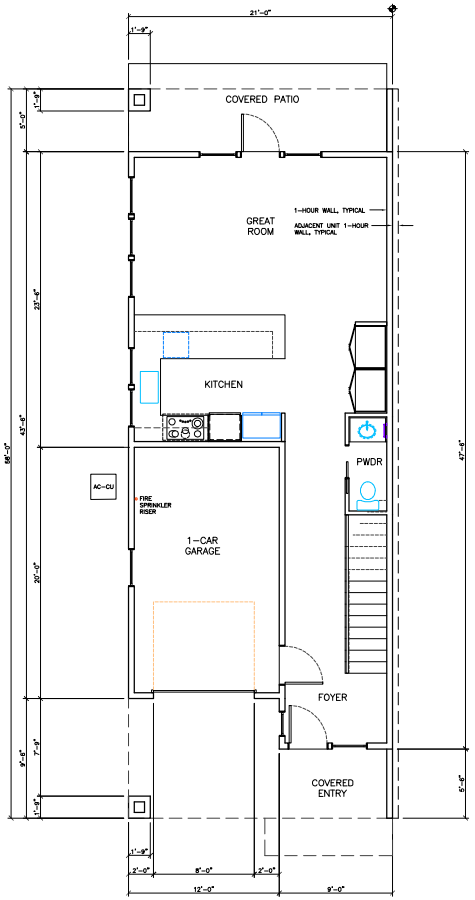
2-STORY TYPE 1 TOWNHOME DETAIL ROOF PLANS

BAT ofp

1/4" = 1'-0"



SECOND FLOOR PLAN



GROUND FLOOR PLAN

2-STORY TYPE 1 TOWNHOME DETAIL FLOOR PLANS - 1,723 SF LIVING SPACE

BAT ofp

1/4" = 1'-0"

ORIENTATION PER A1.1 SITE PLAN & A2 SERIES COMPOSITE FLOOR PLANS

N

10 0 5 10 20

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

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2-STORY TYPE 1 TOWNHOME DETAIL FLOOR & ROOF PLANS

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A4.1
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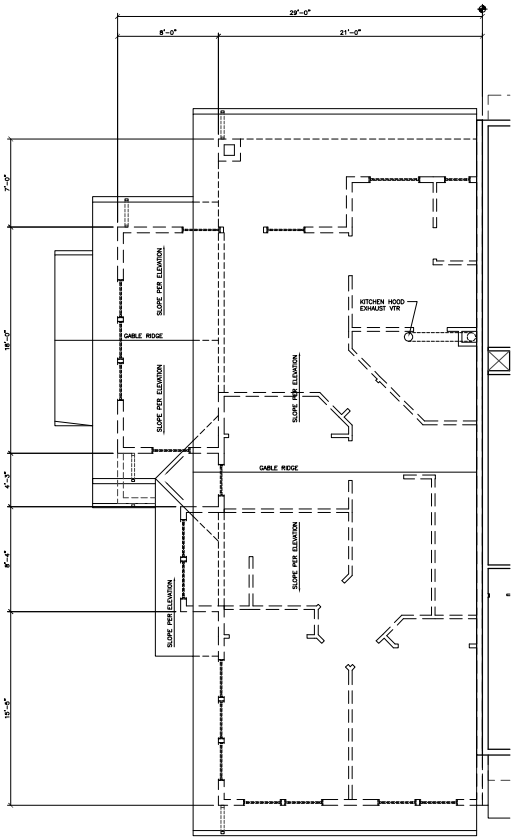
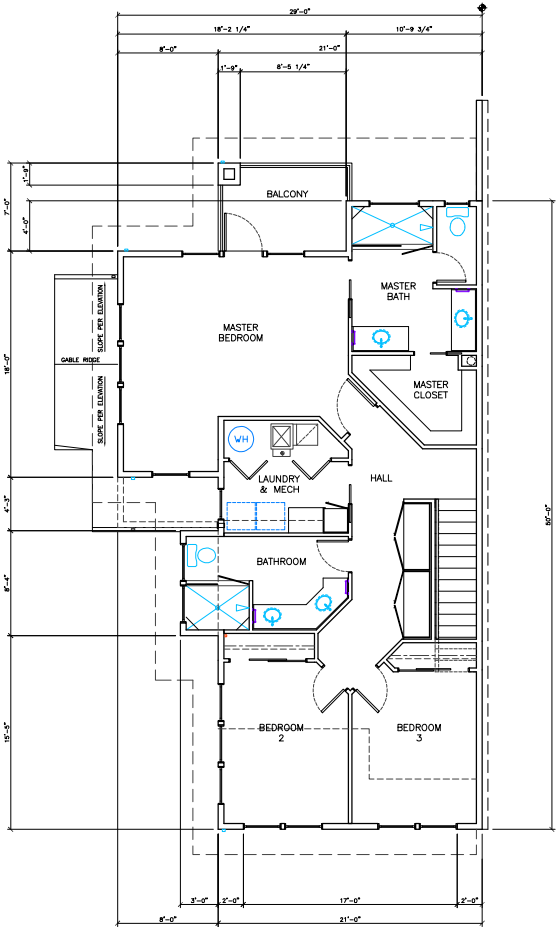


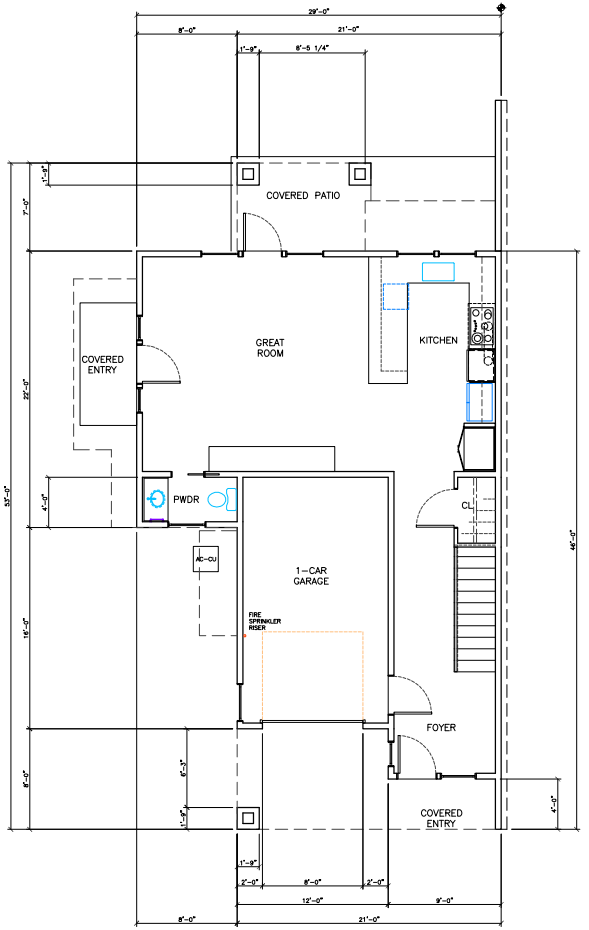
2-STORY TYPE 2 TOWNHOME DETAIL ROOF PLAN

BAT ofp

1/4" = 1'-0"



SECOND FLOOR PLAN



GROUND FLOOR PLAN

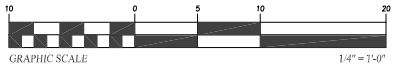
2-STORY TYPE 2 TOWNHOME DETAIL FLOOR PLANS - 1,869 SF LIVING SPACE

BAT ofp

ORIENTATION PER A1.1 SITE PLAN & A2.1 SERIES COMPOSITE FLOOR PLANS

N

1/4" = 1'-0"



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2-STORY TYPE 2 TOWNHOME DETAIL FLOOR & ROOF PLANS

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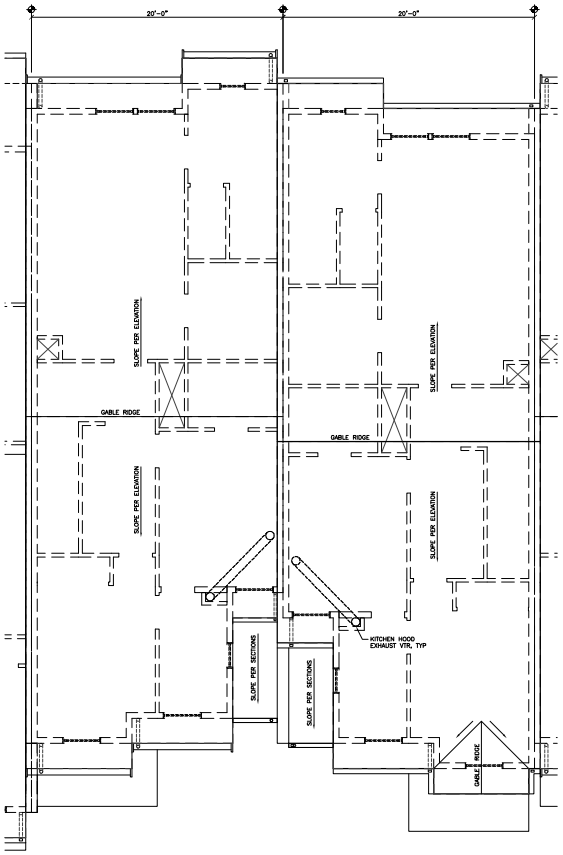
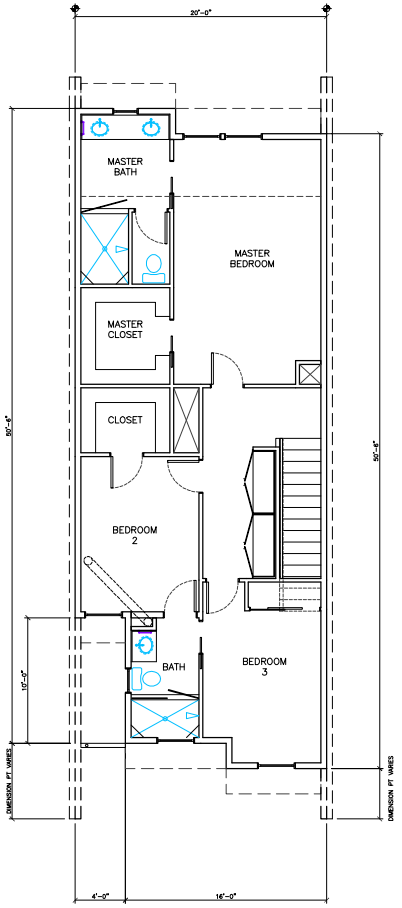


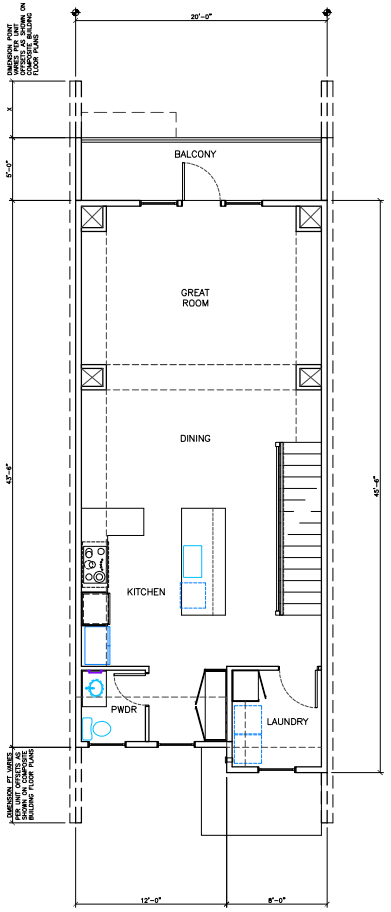
3-STORY TOWNHOME DETAIL ROOF PLANS

BAT afp

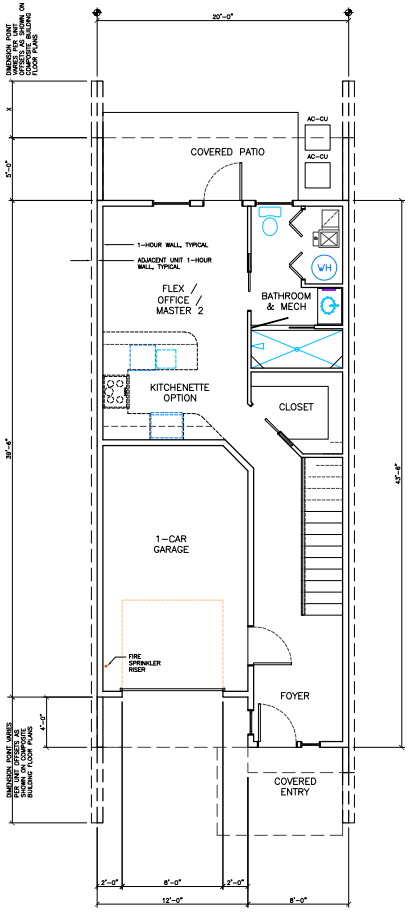
1/4" = 1'-0"



THIRD FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN

3-STORY TOWNHOME DETAIL FLOOR PLANS - 2,291 SF LIVING SPACE

BAT afp

1/4" = 1'-0"

ORIENTATION PER A1.1 SITE PLAN & A2 SERIES COMPOSITE FLOOR PLANS

N

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3-STORY TOWNHOME DETAIL FLOOR & ROOF PLANS

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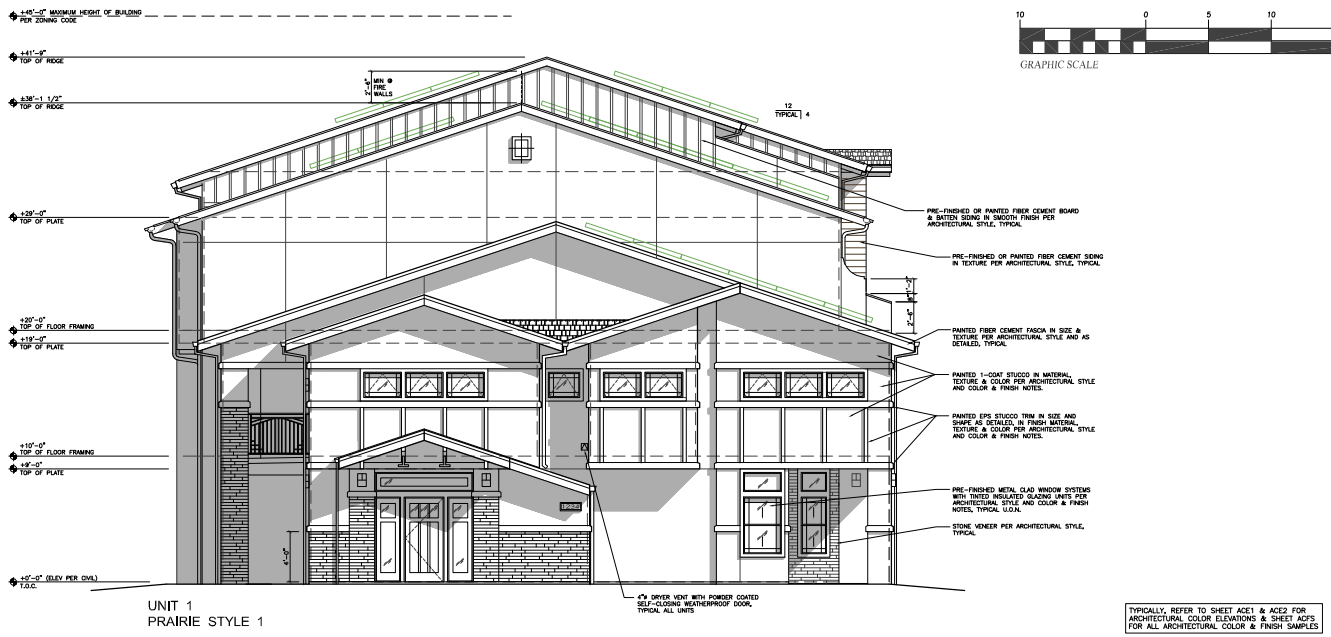

UNIT 1
PRAIRIE STYLE 1

TOWNHOME BUILDING 1 NORTH ELEVATION FACING BELL AVENUE

1/4"=1'-0"

10 0 5 10 20

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

TYPICALLY, REFER TO SHEET ACE1 & ACE2 FOR ARCHITECTURAL COLOR ELEVATIONS & SHEET ACF5 FOR ALL ARCHITECTURAL COLOR & FINISH SAMPLES



UNIT 1 PRAIRIE STYLE 1 | UNIT 2 SPANISH COLONIAL STYLE 1 | UNIT 3 MONTEREY STYLE 1 | UNIT 4 SPANISH COLONIAL STYLE 2 | UNIT 5 MONTEREY STYLE 2 | UNIT 6 PRAIRIE STYLE 2

TOWNHOME BUILDING 1 WEST ELEVATION

1/4"=1'-0"

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Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

PLANNING ENTITLEMENTS SUBMITTAL

2310-2336 BELL AVENUE
SACRAMENTO
CALIFORNIA 95838
APN: 238-0140-012, 037 & 038

LE PROPERTY I, LLC
2336 BELL AVENUE
SACRAMENTO, CA
95838
(916) 437-0373
Client / Owner

BUILDING 1
EXTERIOR ELEVATIONS
Sheet Title

9 APRIL 2021
PLANNING ENTITLEMENT RESUBMITTAL
REVISION REQUIREMENTS PER ALL PLANNING ENTITLEMENT AGENCY REVIEW COMMENTS RECEIVED UP TO 31 JULY 2020 WITH SUBSEQUENT REVISION, REVIEW AND APPROVAL.
Revisions

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Date: 14 MAY 2020
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UNIT 6
PRAIRIE STYLE 2

TOWNHOME BUILDING 1 SOUTH ELEVATION

1/4"=1'-0"

TYPICALLY, REFER TO SHEET A3.1A FOR ALL OTHER TYPICAL NOTES, DIMENSIONS & DETAIL REFERENCES.



UNIT 6
PRAIRIE STYLE 2

UNIT 5
MONTEREY STYLE 2

UNIT 4
SPANISH COLONIAL STYLE 2

UNIT 3
MONTEREY STYLE 1

UNIT 2
SPANISH COLONIAL STYLE 1

UNIT 1
PRAIRIE STYLE 1

TOWNHOME BUILDING 1 EAST ELEVATION

1/4"=1'-0"

10 0 5 10 20

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

GSB ARCHITECTURE
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
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LICENSED ARCHITECT GREG S. BALDERREE NO. C27461 REN: 1-31-21 STATE OF CALIFORNIA

Seal

Designed By: GSB
Drawn By: GSB
Checked By: GSB

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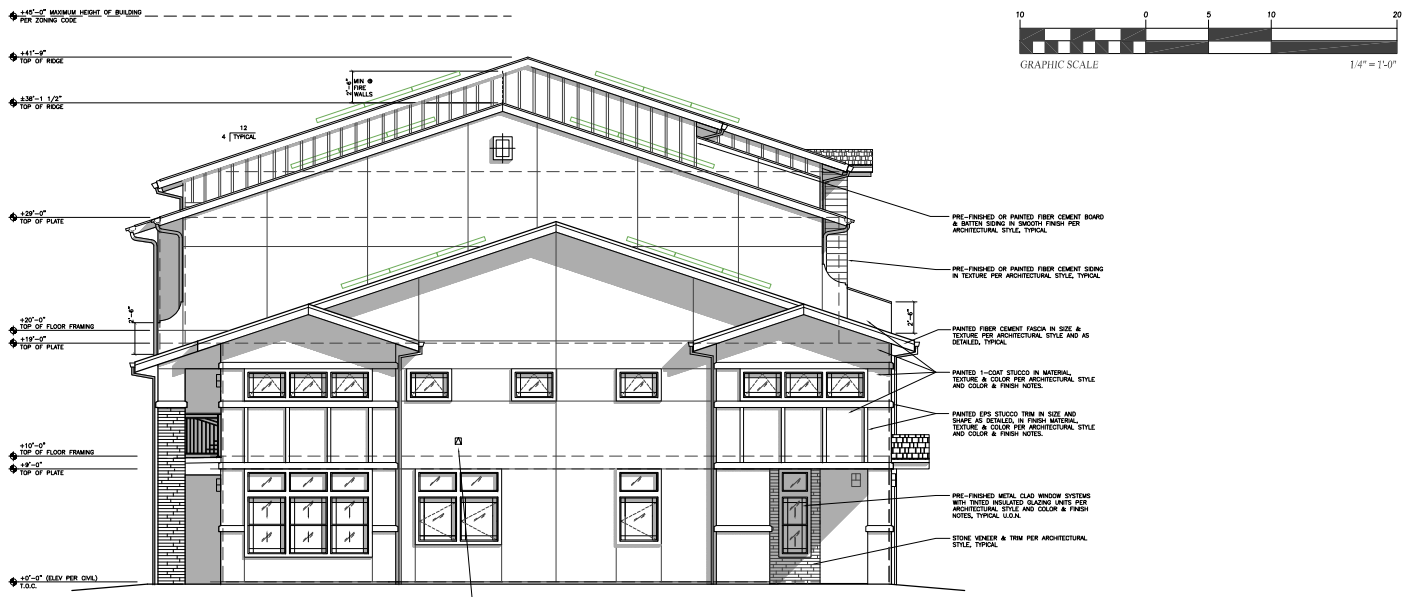

UNIT 7
PRAIRIE STYLE 1

TOWNHOME BUILDING 2 NORTH ELEVATION

1/4"=1'-0"

TYPICALLY, REFER TO SHEET ACE1 & ACE2 FOR ARCHITECTURAL COLOR ELEVATIONS & SHEET ACF5 FOR ALL ARCHITECTURAL COLOR & FINISH SAMPLES

10 0 5 10 20

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



UNIT 7 PRAIRIE STYLE 1 | UNIT 8 SPANISH COLONIAL STYLE 1 | UNIT 9 MONTEREY STYLE 1 | UNIT 10 SPANISH COLONIAL STYLE 2 | UNIT 11 MONTEREY STYLE 2 | UNIT 12 PRAIRIE STYLE 2

TOWNHOME BUILDING 2 WEST ELEVATION

1/4"=1'-0"

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BUILDING 2
EXTERIOR ELEVATIONS

Sheet Title

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UNIT 12
PRAIRIE STYLE 2

TOWNHOME BUILDING 2 SOUTH ELEVATION

1/4"=1'-0"

TYPICALLY, REFER TO SHEET A3.2A FOR ALL OTHER TYPICAL NOTES, DIMENSIONS & DETAIL REFERENCES.



UNIT 12
PRAIRIE STYLE 2

UNIT 11
MONTEREY STYLE 2

UNIT 10
SPANISH COLONIAL STYLE 2

UNIT 9
MONTEREY STYLE 1

UNIT 8
SPANISH COLONIAL STYLE 1

UNIT 7
PRAIRIE STYLE 1

TOWNHOME BUILDING 2 EAST ELEVATION

1/4"=1'-0"

10 0 5 10 20

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

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BUILDING 2
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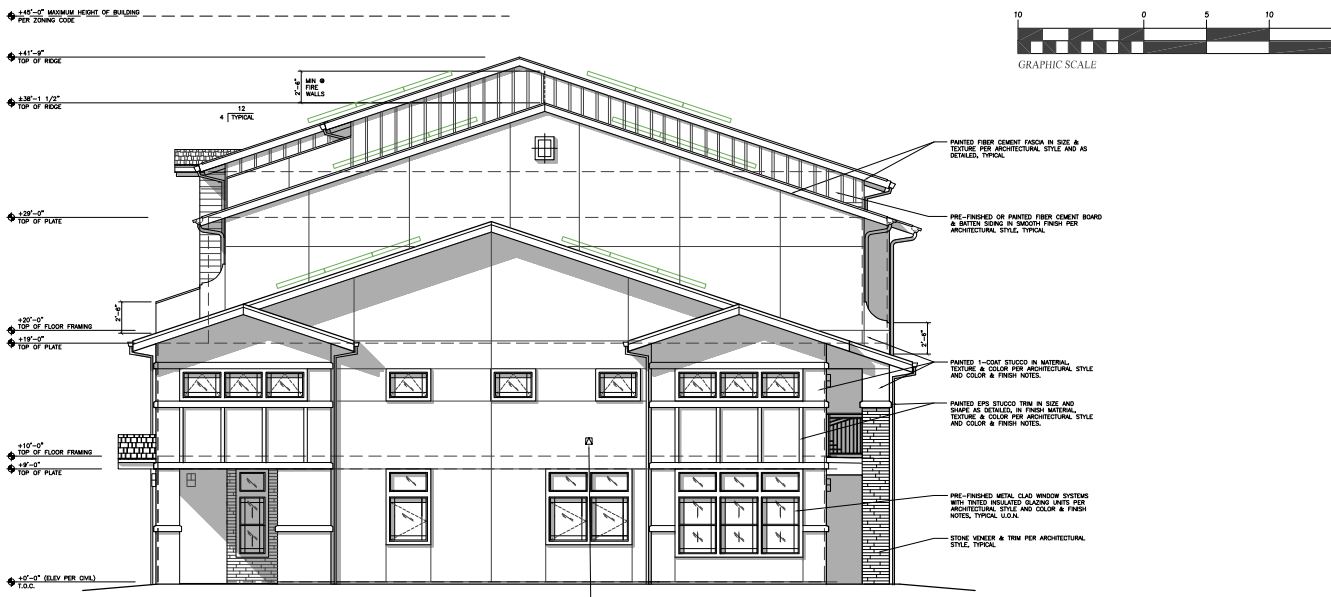

UNIT 18
PRAIRIE STYLE 1

TOWNHOME BUILDING 3 NORTH ELEVATION

1/4"=1'-0"

TYPICALLY, REFER TO SHEET ACE1 & ACE2 FOR ARCHITECTURAL COLOR ELEVATIONS & SHEET ACF5 FOR ALL ARCHITECTURAL COLOR & FINISH SAMPLES

10 0 5 10 20

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



UNIT 18
PRAIRIE STYLE 1

UNIT 17
SPANISH COLONIAL STYLE 1

UNIT 16
MONTEREY STYLE 1

UNIT 15
SPANISH COLONIAL STYLE 2

UNIT 14
MONTEREY STYLE 2

UNIT 13
PRAIRIE STYLE 2

TOWNHOME BUILDING 3 WEST ELEVATION

1/4"=1'-0"

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BUILDING 3
EXTERIOR ELEVATIONS

Sheet Title

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UNIT 13
PRAIRIE STYLE 2

TOWNHOME BUILDING 3 SOUTH ELEVATION

1/4"=1'-0"

TYPICALLY, REFER TO SHEET A3.3A FOR ALL OTHER TYPICAL NOTES, DIMENSIONS & DETAIL REFERENCES.

10 0 5 10 20

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



UNIT 13
PRAIRIE STYLE 2

UNIT 14
MONTEREY STYLE 2

UNIT 15
SPANISH COLONIAL STYLE 2

UNIT 16
MONTEREY STYLE 1

UNIT 17
SPANISH COLONIAL STYLE 1

UNIT 18
PRAIRIE STYLE 1

TOWNHOME BUILDING 3 EAST ELEVATION

1/4"=1'-0"

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A3.3B
of

10 0 5 10 20

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



UNIT 21
PRAIRIE STYLE 1

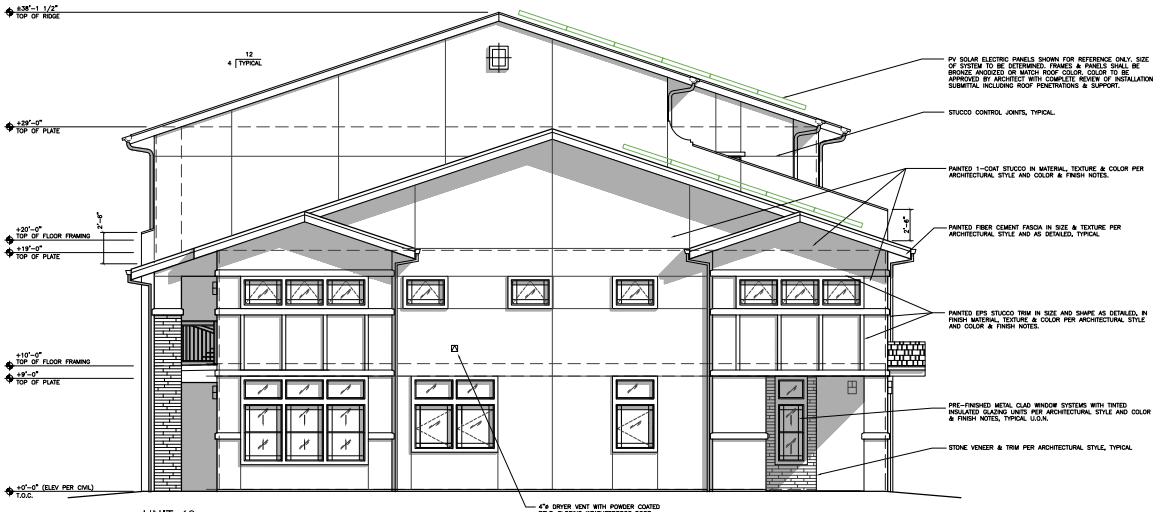
UNIT 20
SPANISH COLONIAL STYLE 1

UNIT 19
PRAIRIE STYLE 1

TOWNHOME BUILDING 4 NORTH ELEVATION FACING BELL AVENUE

1/4"=1'-0"

TYPICALLY, REFER TO SHEET ACE1 & ACE2 FOR ARCHITECTURAL COLOR ELEVATIONS & SHEET ACF5 FOR ALL ARCHITECTURAL COLOR & FINISH SAMPLES



UNIT 19
PRAIRIE STYLE 1

TOWNHOME BUILDING 4 WEST ELEVATION

1/4"=1'-0"

GSB ARCHITECTURE
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BUILDING 4
EXTERIOR ELEVATIONS

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A3.4A
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GRAPHIC SCALE 1/4" = 1'-0"



UNIT 19 PRAIRIE STYLE 1 | UNIT 20 SPANISH COLONIAL STYLE 1 | UNIT 21 PRAIRIE STYLE 1

TOWNHOME BUILDING 4 SOUTH ELEVATION

1/4"=1'-0"

TYPICALLY, REFER TO SHEET A3.4A FOR ALL OTHER TYPICAL NOTES, DIMENSIONS & DETAIL REFERENCES.



UNIT 21
PRAIRIE STYLE 1

TOWNHOME BUILDING 4 EAST ELEVATION

1/4"=1'-0"

GSB ARCHITECTURE
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CS3: COOL ROOF COMPOSITION SHINGLE.
LANDMARK "HEATHER BLEND" BY CERTAINTEED.



SV3: STONE VENEER.
CLIFFSTONE "WHITE BARK" BY ELDORADO STONE.



SVW: STONE VENEER WAINSCOT SILL,
CHISLED EDGE TRIM "EARTH" BY ELDORADO STONE.

PAINT COLOR EP8: "WHISPER" DEW340
BY DUNN EDWARDS: FIELD



PAINT COLOR EP9: "WEATHERED BROWN" DEC756
BY DUNN EDWARDS: GUTTER, DOWNSPOUT, EAVE, TRIM



PFDW: PRE-FINISHED METAL CLAD DOORS & WINDOWS.
"071 DARK BRONZE" BY SIERRA PACIFIC WINDOWS

SPANISH COLONIAL STYLE 1
McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE SACRAMENTO, CA 95838
CONCEPTUAL EXTERIOR
ARCHITECTURAL COLORS & FINISHES
Project No. GSB18-07
Date: 11 MAY 2020
ACF3
1 of 1

GSB ARCHITECTURE, INC.
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CS4: COOL ROOF COMPOSITION SHINGLE.
LANDMARK "BURNT SIENNA" BY CERTAINTEED.



SV4: STONE VENEER,
CLIFFSTONE "MANZANITA" BY ELDORADO STONE.



SVT: STONE VENEER TRIM HEAD & SILL.
CHISLED EDGE TRIM "EARTH" BY ELDORADO STONE.

PAINT COLOR EP10: "BONE" DEC765
BY DUNN EDWARDS: FIELD



PAINT COLOR EP9: "WEATHERED BROWN" DEC756
BY DUNN EDWARDS: GUTTER, DOWNSPOUT, EAVE, TRIM



PFDW: PRE-FINISHED METAL CLAD DOORS & WINDOWS.
"071 DARK BRONZE" BY SIERRA PACIFIC WINDOWS

SPANISH COLONIAL STYLE 2
McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE SACRAMENTO, CA 95838
CONCEPTUAL EXTERIOR
ARCHITECTURAL COLORS & FINISHES
Project No. GSB18-07
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ACF4
1 of 1

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CS2: COOL ROOF COMPOSITION SHINGLE.
LANDMARK "MOHAVE TAN" BY CERTAINTEED.



SV2: STONE VENEER.
LEDGECUT 33 "WHITE CAP" BY ELDORADO STONE.

PAINT COLOR EP5: "BIRCHWOOD" DEC752
BY DUNN EDWARDS: FIELD



PAINT COLOR EP6: "BISON BEIGE" DEC750
BY DUNN EDWARDS: TRIM



PAINT COLOR EP3: "FLOATING FEATHER" DE6142
BY DUNN EDWARDS: 2ND FLOOR HORIZ BAND



PAINT COLOR EP7: "COCOA" DEC755
BY DUNN EDWARDS: GUTTER, DOWNSPOUT, EAVE

PRAIRIE STYLE 2
McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE SACRAMENTO, CA 95838
CONCEPTUAL EXTERIOR
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PFDW: PRE-FINISHED METAL CLAD DOORS & WINDOWS.
"071 DARK BRONZE" BY SIERRA PACIFIC WINDOWS

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McCLELLAN HEIGHTS TOWNHOMES
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ACF2
2 of 2

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CS1: COOL ROOF COMPOSITION SHINGLE.
LANDMARK "RESAWN SHAKE" BY CERTAINTEED.



SV1: STONE VENEER.
LEDGECUT 33 "BIRCH" BY ELDORADO STONE.

PAINT COLOR EP1: "GRAHAM CRACKER" DE6144
BY DUNN EDWARDS: FIELD



PAINT COLOR EP2: "TAN PLAN" DE6137
BY DUNN EDWARDS: TRIM



PAINT COLOR EP3: "FLOATING FEATHER" DE6142
BY DUNN EDWARDS: 2ND FLOOR HORIZ BAND



PAINT COLOR EP4: "STOCKHORSE" DE6147
BY DUNN EDWARDS: GUTTER, DOWNSPOUT, EAVE

PRAIRIE STYLE 1
McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE SACRAMENTO, CA 95838
CONCEPTUAL EXTERIOR
ARCHITECTURAL COLORS & FINISHES
Project No. GSB18-07
Date: 11 MAY 2020
ACF1
1 of 2

GSB ARCHITECTURE, INC.
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
5110 Garlanda Drive
El Dorado Hills, CA 95762
(916) 933-8033
GSB-Arch@comcast.net



PFDW: PRE-FINISHED METAL CLAD DOORS & WINDOWS.
"071 DARK BRONZE" BY SIERRA PACIFIC WINDOWS

PRAIRIE STYLE 1
McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE SACRAMENTO, CA 95838
CONCEPTUAL EXTERIOR
ARCHITECTURAL COLORS & FINISHES
Project No. GSB18-07
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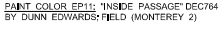
CS5: COOL ROOF COMPOSITION SHINGLE.
LANDMARK "WEATHERED WOOD" BY CERTAINTEED.

PAINT COLOR EP5: "BIRCHWOOD" DEC752
BY DUNN EDWARDS: FIELD (MONTEREY 1)



PAINT COLOR EP11: "INSIDE PASSAGE" DEC764
BY DUNN EDWARDS: FIELD (MONTEREY 2)



PAINT COLOR EP7: "COCOA" DEC755
BY DUNN EDWARDS: BOARD & BATTEN



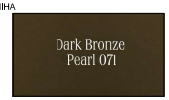
PAINT COLOR EP9: "WEATHERED BROWN" DEC756
BY DUNN EDWARDS: GUTTER, DOWNSPOUT, EAVE, TRIM



PFCP1: PRE-FINISHED FIBER CEMENT PANELS,
CASING & SHUDDERS IN WOOD GRAIN
TEXTURE (MONTEREY 1 & 2)
"VINTAGEWOOD BARK" BY NICHIHA



PFCP2: PRE-FINISHED FIBER CEMENT PANELS
IN WOOD GRAIN TEXTURE (MONTEREY 1 ONLY)
"CEDAR" BY NICHIHA



PFDW: PRE-FINISHED METAL CLAD DOORS & WINDOWS.
"071 DARK BRONZE" BY SIERRA PACIFIC WINDOWS

MONTEREY STYLE 1 & 2
McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE SACRAMENTO, CA 95838
CONCEPTUAL EXTERIOR
ARCHITECTURAL COLORS & FINISHES
Project No. GSB18-07
Date: 11 MAY 2020
ACF5
1 of 2

GSB ARCHITECTURE, INC.
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MONTEREY STYLE 1 & 2
McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE SACRAMENTO, CA 95838
CONCEPTUAL EXTERIOR
ARCHITECTURAL COLORS & FINISHES
Project No. GSB18-07
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ACF5
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(916) 933-8033
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TYPICAL FINISH COLOR NOTE:

ARCHITECTURAL STYLE COLORS & FINISHES SHOWN ON THIS SHEET ARE THE SPECIFIED MANUFACTURER'S SYSTEMS. IMAGES MAY VARY TO THE VIEWER AS THE COLORS ARE DEPENDANT ON THE COLOR RANGE OF A PRINTER AND THE QUALITY OF THE COMPUTER MONITOR COLOR SPECTRUM. THE ACCURACY OF THESE SAMPLE IMAGES SHOULD BE USED ONLY FOR DESIGNATION OF WHERE AND WHAT PROPOSED MATERIALS ARE TO BE APPLIED. ACTUAL FINISH SAMPLES BY THE ARCHITECT OR MANUFACTURER SHOULD BE OBSERVED FOR CORRECTNESS.

GSB ARCHITECTURE
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LICENSED ARCHITECT
GREG S. BALDERREE
NO. C27461
REN: 1-31-21
STATE OF CALIFORNIA

Seal

Designed By: GSB
Drawn By: GSB
Checked By: GSB

GSB ARCHITECTURE INC. & THE ARCHITECT ABOVE ARE THE ARCHITECT OF RECORD AND SOLE OWNER OF THESE DRAWINGS AND RETAIN ALL COPYRIGHTS, LEGAL AND PROPRIETARY RIGHTS BY LAW TO THE FULLEST EXTENT. DUPLICATIONS, REPRODUCTIONS AND THE LIKE OF THESE DOCUMENTS FOR USE OTHER THAN THE SPECIFIED PROJECT TITLE, PROPERTY, CLIENT AND PROPERTY OWNER BELOW IS STRICTLY PROHIBITED. DESIGN MODIFICATIONS TO THESE INSTRUMENTS WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION AND SEAL IS STRICTLY PROHIBITED AND WILL BE ENFORCED BY LAW. THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S STAMP AND SIGNATURE, ALONG WITH APPROVAL STAMPS BY GOVERNING AGENCIES.

Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

PLANNING ENTITLEMENTS SUBMITTAL

2310-2336 BELL AVENUE
SACRAMENTO
CALIFORNIA 95838
APN: 238-0140-012, 037 & 038

LE PROPERTY I, LLC
2336 BELL AVENUE
SACRAMENTO, CA
95838
(916) 437-0373

Client / Owner

ARCHITECTURAL COLOR & FINISH SAMPLES

Sheet Title

9 APRIL 2021
PLANNING ENTITLEMENT RESUBMITTAL
REVISION REQUIREMENTS PER ALL PLANNING ENTITLEMENT AGENCY REVIEW COMMENTS RECEIVED UP TO 31 JULY 2020 WITH SUBSEQUENT REVISION, REVIEW AND APPROVAL.

Revisions

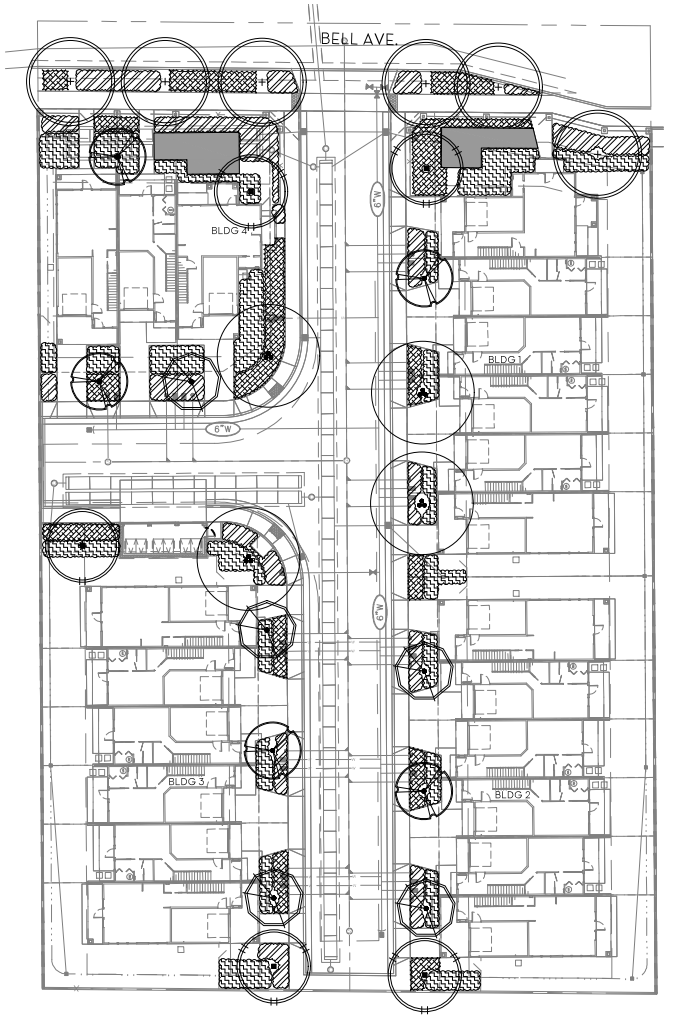
Project No. GSB18-07
Date: 14 MAY 2020
ACF5
of

PLANT LEGEND

TYPE	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	HEIGHT/WIDTH
STREET TREE					
+	ZELKOVA SERRATA 'WIRELESS'	BROAD SAWLEAF ZELKOVA	M	24" BOX	24'x36'
SHADE TREES					
	LAURUS NOBILIS	SWEET BAY	L	15 GAL.	25'x25
	PISTACIA CHINENSIS 'KEITH DAVEY'	FRUITLESS CHINESE PISTACHE	L	15 GAL.	35'x35'
ACCENT TREES					
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	M	15 GAL.	18'x12'
	LAGERSTROEMIA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	L	15 GAL.	22'x12'
GROUNDCOVER (< 2'-0" HIGH)					
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	L	1 GAL	2' x 6' O.C.
	LANTANA MONTEVIDENSIS 'SPREADING WHITE'	TRAILING WHITE LANTANA	L	1 GAL.	2' x 6', 48" O.C.
	NEPETA 'WALKERS LOW'	WALKERS LOW CATMINT	L	1 GAL.	2' x 2' O.C.
	DIANELLA REVOLUTA 'COOLVISTA'	COOLVISTA DIANELLA	L	1 GAL	2' x 2' O.C.
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD	DWARF ENGLISH LAVENDER	L	1 GAL.	1.5' x 1.5', 18" O.C.
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY DWARF FOUNTAIN GRASS	L	1 GAL.	1' x 1' O.C.
	WESTRINGIA FRUTICOSA MUNDI	LOW COAST ROASEMARY	L	1 GAL.	2' x 5' O.C.
TURF					
	LAWN BOLERO PLUS; (90% BOLERO DWARF FESCUE & 10% KENTUCKY BLUEGRASS) *AS AVAILABLE FROM DELTA BLUEGRASS		H	SOD	

PLANTING NOTES

1. PLANT MATERIAL QUANTITIES SHOWN ON DRAWINGS ARE INFORMATIONAL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REQUIRED.
2. IMMEDIATELY AFTER AWARD OF CONTRACT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF SPECIFIED PLANT MATERIAL IS AVAILABLE FROM COMMERCIAL NURSERIES. IN CASE A PLANT IS NOT AVAILABLE, THE LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS. SUCH CHANGES WILL NOT ALTER THE CONTRACTOR'S ORIGINAL BID PRICE UNLESS A CREDIT IS DUE THE OWNER.
3. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN 6 HOURS OF FILLING. THE CONTRACTOR SHALL ENSURE ALL PLANT PITS HAVE POSITIVE DRAINAGE. SEE SPECIFICATIONS FOR EXACT REQUIREMENTS.
4. ALL PLANT MATERIALS SHALL COMPLY WITH FORM AND CHARACTERISTIC REQUIREMENTS AS SPECIFIED. ALL PLANT MATERIAL WILL COMPLY WITH ANSI Z601 'STANDARD FOR NURSERY STOCK'.
5. THE CONTRACTOR SHALL CONFORM TO ALL CONDITIONS AND REQUIREMENTS CONTAINED WITHIN THE LANDSCAPE INSTALLATION SPECIFICATIONS. THE CONTRACTOR SHALL HAVE AVAILABLE ON THE JOB SITE AT ALL TIMES, THE CONSTRUCTION ISSUE SPECIFICATIONS FOR INSPECTION BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL INSERT IN THE PLANS ALL OFFICIAL/APPROVED ADDENDUMS AND/OR CHANGE ORDERS RELATIVE TO THE LANDSCAPE INSTALLATION IN CHRONOLOGICAL ORDER.
6. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION CONTROL MEASURES THAT MAY BE REQUIRED THROUGH THE DURATION OF THE CONTRACT PERIOD. SHOULD THERE BE EXISTING SOIL EROSION CONDITIONS THAT REQUIRE MITIGATION WHEN THE CONTRACTOR INITIALLY ACCEPTS THE SITE, THE LANDSCAPE ARCHITECT AND OWNER SHOULD BE ALERTED TO ITS EXISTENCE. FAILURE OF THE CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER IMPLIES ACCEPTANCE OF THE SITE BY THE CONTRACTOR IN ITS EXISTING CONDITION. ALL COSTS NECESSARY TO MITIGATE EXISTING EROSION PROBLEMS SHALL BE AT THE CONTRACTOR'S EXPENSE AND AT NO EXTRA COST TO THE OWNER OR INCREASE THE ORIGINAL BID AMOUNT.
7. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITY SYSTEMS PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION THAT MAY CAUSE DAMAGE TO EXISTING STRUCTURES. CALL U.S.A. TO LOCATE ALL EXISTING UTILITIES (800) 227-2600. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/REPLACEMENT OF DAMAGED UTILITIES, TO THE SATISFACTION OF THE OWNER OR GOVERNING AGENCY AND AT NO EXTRA COST TO THE OWNER OR INCREASE IN BID AMOUNT.
8. INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF SIX INCHES INTO LANDSCAPE AREA (UNLESS CONTRA-INDICATED BY A SOIL TEST).
9. ALL NON-TURF PLANTING AREAS (EXCEPT BIOSWALE AREAS) SHALL BE TOP DRESSED WITH A 3" LAYER OF CHIPPED BARK MULCH. PARTICLE SIZE SHALL BE A MINIMUM OF TWO (2) INCHES. BIOSWALE AREAS TO RECEIVE A 3" MIN. LAYER OF 1"-3" COBBLE IN LIEU OF BARK MULCH.
10. NO TREE SHALL BE PLANTED WITHIN FIVE (5) FEET OF UNDERGROUND WATER MAINS.
11. TREES PLANTED WITHIN FIVE (5) FEET OF SIDEWALKS OR CURBS SHALL RECEIVE ROOT BARRIERS.
12. ALL PLANTING WORK SHALL BE IN ACCORDANCE WITH CURRENT CITY OF SACRAMENTO'S STANDARD SPECIFICATIONS.
13. AT THE END OF THE ESTABLISHMENT PERIOD, A FINAL WALK THROUGH WILL BE CONDUCTED BY THE CONTRACTOR, TO INCLUDE THE LANDSCAPE ARCHITECT OF RECORD AND THE OWNER'S REPRESENTATIVE.
14. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED LANDSCAPE DOCUMENTATION TO THE LANDSCAPE ARCHITECT OF RECORD SO THE LANDSCAPE ARCHITECT MAY COMPLETE THE CERTIFICATE OF COMPLETION DOCUMENTATION TO ACHIEVE PERMIT ACCEPTANCE AND SIGN OFF AT THE END OF MAINTENANCE PERIOD, AS REQUIRED BY THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE.



0' 10' 20'
(1" = 20'-0")

McCLELLAN HEIGHTS TOWNHOMES

2310-2336 BELL AVE, SACRAMENTO, CA 95838

PRELIMINARY LANDSCAPE PLAN L1

MARCH 31, 2021

WDSLA
Wilson Design Studio Landscape Architecture
1631 Alhambra Blvd., Suite 100
Sacramento, CA 95816
916.924.5814 | www.wdsla.com

/Volumes/Projects/McClellan Heights Townhomes_19119/Plans/19119_Landscape.dwg, $(DETVIEWPT) , 18:16:58, 03-31-21

IRRIGATION LEGEND

SYMBOL	MAN. / MODEL NO.	DESCRIPTION	RADIUS	PSI.	GPM	PRECIP. RATE
	HUNTER HDL-06-18	HDL DRIP TUBING /0.60 GPH EMITTERS SPACED AT 18" O.C. INSTALL TUBING ON-GRADE, PER MANUFACTURERS INSTRUCTIONS, IN 18" SPACED ROWS WHERE SHOWN.	N/A	30	0.69/100'	0.43
	HUNTER ECO-MAT	ECO-MAT FLEECE IRRIGATION MAT WITH FLEECE WRAPPED HDL TUBING / 0.60 GPH EMITTERS SPACED AT 12" WITH ROW SPACING AT 14". INSTALL 8"-9" BELOW FINISHED GRADE WHERE SHOWN.	N/A	30	1.00/100'	0.83
	HUNTER MP ROTATOR	TURF AREAS TO BE WATERED WITH HUNTER MP ROTATORS. SIZE SPRAY NOZZLE TO ACCOMMODATE HEAD-TO-HEAD SPRAY COVERAGE. ALL SPRAY NOZZLES TO BE USED WITH HUNTER SPRAY BODY.				
	HUNTER PLD-BV	PLD MANUAL FLUSH VALVE. INSTALL AT GRADE IN 10" ROUND VALVE BOX IN PLANTER AREA LOCATED AT LOWEST POINT FROM DRIP ZONE CONTROL KIT, TYP.				
	HUNTER ECO-ID	HUNTER ECO-INDICATOR FOR SUB-SURFACE IRRIGATION. INSTALL IN A VISIBLE LOCATION AT LOWEST POINT FROM DRIP ZONE VALVE.				
NOT SHOWN	HUNTER VARIES	PLD CONNECTION FITTINGS, AS REQUIRED.				
	HUNTER RZWS-18-25-CV	ROOT ZONE WATERING SYSTEM TWO (2) PER TREE*	N/A	30	0.25 *0.50	0.86 *1.72
	HUNTER ICV	HUNTER ICV CONTROL VALVE, SIZE AS NOTED.				
	HUNTER ICV /HY100	HUNTER ICV CONTROL VALVE WITH HY100 FILTER, SIZE AS NOTED.				
	NIBCO T-113	1" BRONZE GATE VALVE, LINE SIZE.				
	HUNTER HQ44-LRC	1" BRASS QUICK COUPLING VALVE W/ LOCKING COVER.				
MV	HUNTER ICV	X" MASTER VALVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.				
FS	CST FSI-TXX-001	X" FLOW SENSOR FOR USE WITH CONTROLLER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.				
A	HUNTER IC-600-SS /ICM-600 /WSS-SEN	I-CORE 6 STATION CONTROLLER WITH SOLAR SYNC WIRELESS WEATHER SENSOR MOUNTED IN STAINLESS STEEL PEDISTAL MOUNTED ENCLOSURE WITH ONE (1) 6-STATION PLUG IN MODULE (12 STATIONS TOTAL). COORDINATE WEATHER STATION PLACEMENT AND ELECTRICAL CONNECTION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. CONTACT AARON MADSEN AT (916)-516-3314 FOR PRICING, PRE-CONSTRUCTION MEETING AND INSTALLATION.				

MAINLINE: SCHEDULE 40 PVC FOR SIZES 2" OR SMALLER, PVC CLASS 315 FOR SIZES 2" OR ABOVE. SOLVENT WELD FITTINGS AT 24" DEPTH, SIZE AS NOTED.

ELECTRICAL SERVICE CONDUIT WITH WIRES, RUN ALONG MAINLINE TO VALVE CONNECTIONS.

IRRIGATION LATERAL LINE: CLASS 200 PVC UP TO 2"; SCHEDULE 40 PVC PIPE FOR 2.5" OR ABOVE. SOLVENT WELD FITTINGS AT 18" DEPTH, SIZE AS NOTED.

IRRIGATION SLEEVE: SCHEDULE 40 PVC, SIZE TO BE 2X THE TOTAL OF PIPE DIAMETER. INSTALL UNDER ALL NEW PAVING AND EXTEND 12" BEYOND HARDSCAPE EDGES

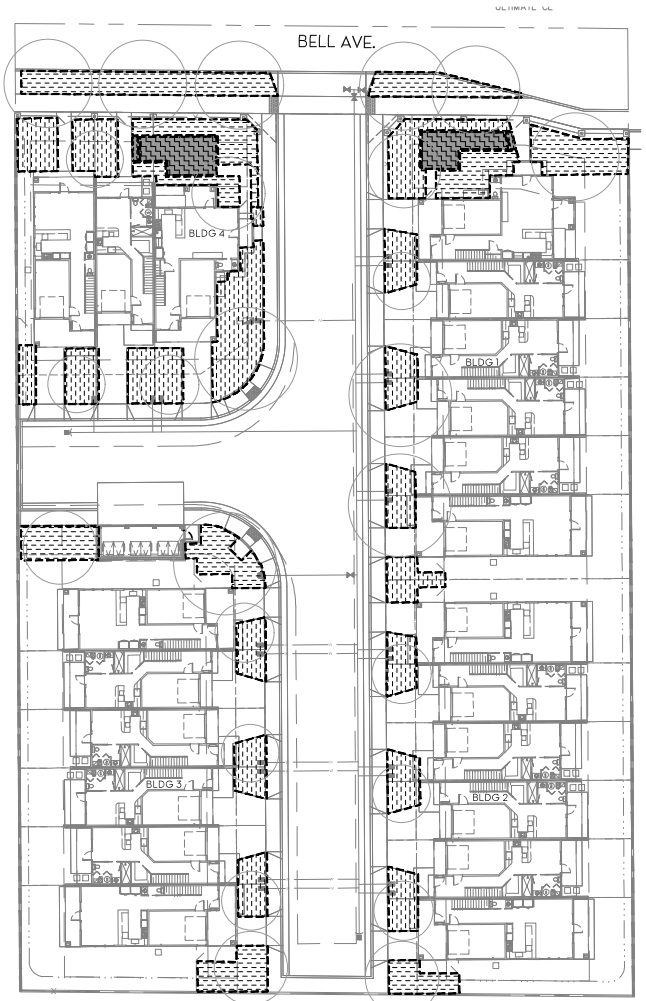
HYDROZONE AREA DELINEATION

CONTROLLER/ HYDROZONE # - GPM (IRRIGATION PRODUCT TYPE)
VALVE SIZE - PRECIP.RATE/PSI/HYDROZONE AREA (SF)
VALVE WATER USE TYPE

FULL IRRIGATION SYSTEM COVERAGE DELINEATION WILL BE SUBMITTED WITH PLANS FOR BUILDING PERMITS

IRRIGATION NOTES

1. THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT, PIPING, VALVES, ETC... SHOWN WITHIN PAVED AREAS ARE FOR DESIGN PURPOSES ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. ALL IRRIGATION LINES AND WIRING SHALL BE IN SLEEVING WHEN CROSSING UNDER PAVING.
2. THE X" IRRIGATION WATER METER AND BACKFLOW PREVENTION DEVICE PROVIDED (REFER TO CIVIL PLANS) IS CAPABLE OF PROVIDING A MAXIMUM FLOW OF XX GPM. THIS SYSTEM DESIGNED TO OPERATE AT 50% OF THE MAXIMUM FLOW, OR XX GPM. NO COMBINATION OF VALVES SHALL BE OPERATED AT THE SAME TIME SO THAT THE COMBINED FLOW EXCEEDS XX GPM.
3. THIS SYSTEM IS EXPECTED TO MAINTAIN A MINIMUM OPERATING PRESSURE OF 30 PSI AT THE FURTHEST POINT AWAY FROM THE P.O.C. THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE ON THE SITE PRIOR TO INSTALLATION OF THE SYSTEM. REPORT TO THE OWNER AND THE LANDSCAPE ARCHITECT ANY DIFFERENCES BETWEEN THE CONDITIONS ASSUMED ON THESE PLANS AND THE CONDITIONS ON SITE. IN THE EVENT PRESSURE AND/OR FLOW DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS REQUIRED.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, STRUCTURES AND FACILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS AROUND EXISTING AND PROPOSED SITE STRUCTURES AND FACILITIES, UNDER PAVING, ETC...
5. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
6. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL EQUIPMENT AND VALVES FOR OPTIMUM COVERAGE. INSTALL ALL SPRINKLER HEADS WITH NOZZLE OF THE APPROPRIATE DEGREE AND RADIUS FOR THE AREAS TO BE COVERED. ADJUST ADDITIONAL NOZZLES TO ELIMINATE SPRAYING ONTO WALKS, STREETS, WALLS, ETC...
7. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
8. THE CONTRACTOR SHALL PROVIDE AND PASS A WATER AUDIT BY A CALIFORNIA CERTIFIED LANDSCAPE IRRIGATION AUDITOR, AS REQUIRED BY THE CITY OF SACRAMENTO'S WATER EFFICIENT LANDSCAPE ORDINANCE PRIOR TO THE INSTALLATION OF PLANT MATERIALS AND MAKE ALL RECOMMENDED CHANGES BEFORE THE START OF THE LANDSCAPE MAINTENANCE PERIOD.
9. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED LANDSCAPE DOCUMENTATION TO THE LANDSCAPE ARCHITECT OF RECORD SO THE LANDSCAPE ARCHITECT MAY COMPLETE THE CERTIFICATE OF COMPLETION DOCUMENTATION TO ACHIEVE PERMIT ACCEPTANCE AND SIGN OFF AT THE END OF MAINTENANCE PERIOD, AS REQUIRED BY THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE.



TREE CANOPIES SHOWN FOR REFERENCE ONLY. SEE PLANTING PLAN FOR MORE INFORMATION.

0' 10' 20'
(1" = 20'-0")

McCLELLAN HEIGHTS TOWNHOMES, SACRAMENTO, CA
WATER EFFICIENT LANDSCAPE WORKSHEET
(APN: 238-0140-012, 037, & 038)

REGULAR LANDSCAPE AREAS

VALVE NUMBER	IRRIGATION METHOD	PLANT WATER USE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY* (IE)	LANDSCAPE AREA (SF)	ETAF (PF/IE)	ETAF x AREA	ETWU
A1	DRIP	LOW	0.2	0.81	7,264	0.25	1,793.58	37,714
A2	TREE RUBBLER	LOW	0.2	0.90	420	0.25	103.70	3,337
A3	TREE BUBBLER	MODERATE	0.5	0.81	280	0.62	172.84	5,562
A4	MP ROTATOR	HIGH	0.8	0.75	579	1.07	616.53	19,839
TOTALS:				(A)	8,541	(B)	2,686.66	86,451

SPECIAL LANDSCAPE AREAS

VALVE NUMBER	IRRIGATION METHOD	PLANT WATER USE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY* (IE)	LANDSCAPE AREA (SF)	ETAF (PF/IE)	ETAF x AREA	ETWU
N/A	N/A	N/A	0	0.00	0	1.00	0.00	0
TOTALS:				(C)	0	(D)	0.00	0

TOTAL AREA: 8,541

ETO:	51.90
ETAF:	0.45

ETWU = (ETO x 0.62 x ETAF x AREA)
MAWA = (ETO x 0.62 [(ETAF x LA) + (1- ETAF) x SLA])

ETWU TOTAL:	86,451
MAWA TOTAL:	123,689

ETWU < MAWA

*ETAF IS 0.55 FOR RESIDENTIAL APPLICATIONS AND 0.45 FOR COMMERCIAL APPLICATIONS.
*TREE AREA IS CALCULATED BY THE AREA COVERED BY ROOT BALL IRRIGATION (28 SF EA.)

ETAF CALCULATIONS

REGULAR LANDSCAPE AREAS		
TOTAL ETAF x AREA	(B)	2,686.66
TOTAL AREA	(A)	8,542
AVERAGE ETAF	(B) / (A) =	0.31
ALL LANDSCAPE AREAS		
TOTAL ETAF x AREA	(B + D)	2,686.66
TOTAL AREA	(A + C)	8,542
SITEWIDE ETAF	(B + D) / (A + C) =	0.31

A WATER EFFICIENT LANDSCAPE WORKSHEET
NO SCALE

McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVE, SACRAMENTO, CA 95838

IRRIGATION PLAN L2
MARCH 31, 2021

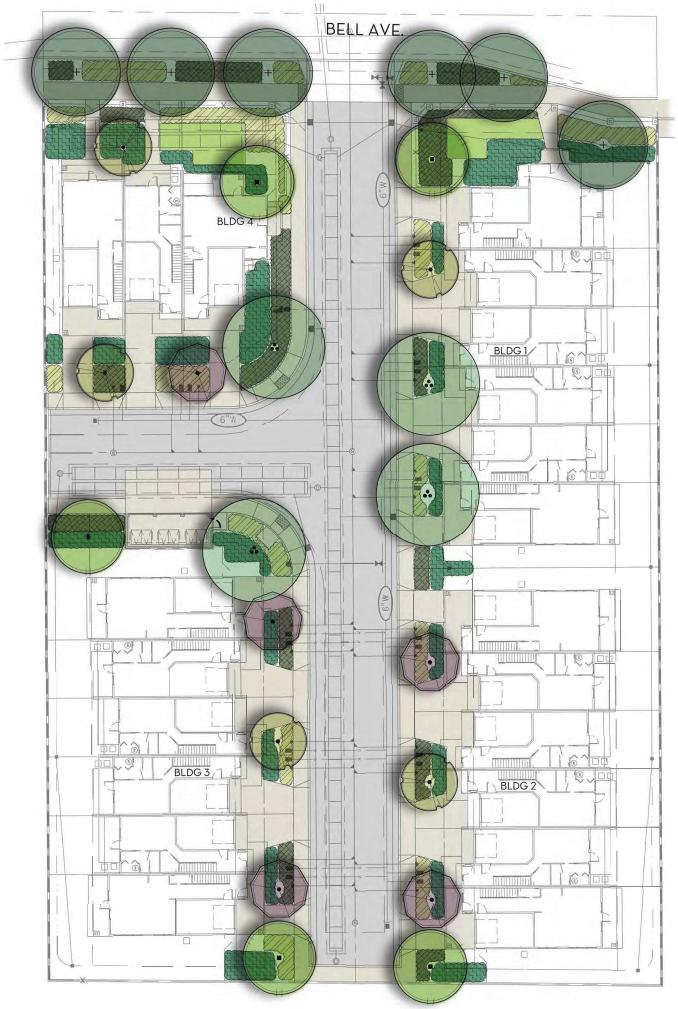
WDSLA
Wilson Design Studio Landscape Architecture
1631 Alhambra Blvd. Suite 100
Sacramento, CA 95816
916.324.5614 | www.wdsla.com

PLANT LEGEND

TYPE	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	HEIGHT/WIDTH
STREET TREE					
	ZELKOVA SERRATA 'WIRELESS'	BROAD SAWLEAF ZELKOVA	M	24" BOX	24'x36'
SHADE TREES					
	LAURUS NOBILIS	SWEET BAY	L	15 GAL.	25'x25
	PISTACIA CHINENSIS 'KEITH DAVEY'	FRUITLESS CHINESE PISTACHE	L	15 GAL.	35'x35'
ACCENT TREES					
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	M	15 GAL.	18'x12'
	LAGERSTROEMIA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	L	15 GAL.	22'x12'
GROUNDCOVER (< 2'-0" HIGH)					
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	L	1 GAL	2' x 6' O.C.
	LANTANA MONTEVIDENSIS 'SPREADING WHITE'	TRAILING WHITE LANTANA	L	1 GAL.	2' x 6', 48" O.C.
	NEPETA 'WALKERS LOW'	WALKERS LOW CATMINT	L	1 GAL.	2' x 2' O.C.
	DIANELLA REVOLUTA 'COOLVISTA'	COOLVISTA DIANELLA	L	1 GAL	2' x 2' O.C.
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD	DWARF ENGLISH LAVENDER	L	1 GAL.	1.5' x 1.5', 18" O.C.
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY DWARF FOUNTAIN GRASS	L	1 GAL.	1' x 1' O.C.
	WESTRINGIA FRUTICOSA MUNDI	LOW COAST ROASEMARY	L	1 GAL.	2' x 5' O.C.
TURF					
	LAWN — BOLERO PLUS: (90% BOLERO DWARF FESCUE & 10% KENTUCKY BLUEGRASS) *AS AVAILABLE FROM DELTA BLUEGRASS		H	SOD	
MULCH					
	WALK-ON BARK MULCH ONLY				

PLANTING NOTES

1. PLANT MATERIAL QUANTITIES SHOWN ON DRAWINGS ARE INFORMATIONAL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REQUIRED.
2. IMMEDIATELY AFTER AWARD OF CONTRACT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF SPECIFIED PLANT MATERIAL IS AVAILABLE FROM COMMERCIAL NURSERIES. IN CASE A PLANT IS NOT AVAILABLE, THE LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS. SUCH CHANGES WILL NOT ALTER THE CONTRACTOR'S ORIGINAL BID PRICE UNLESS A CREDIT IS DUE THE OWNER.
3. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN 6 HOURS OF FILLING. THE CONTRACTOR SHALL ENSURE ALL PLANT PITS HAVE POSITIVE DRAINAGE. SEE SPECIFICATIONS FOR EXACT REQUIREMENTS.
4. ALL PLANT MATERIALS SHALL COMPLY WITH FORM AND CHARACTERISTIC REQUIREMENTS AS SPECIFIED. ALL PLANT MATERIAL WILL COMPLY WITH ANSI Z601 'STANDARD FOR NURSERY STOCK'.
5. THE CONTRACTOR SHALL CONFORM TO ALL CONDITIONS AND REQUIREMENTS CONTAINED WITHIN THE LANDSCAPE INSTALLATION SPECIFICATIONS. THE CONTRACTOR SHALL HAVE AVAILABLE ON THE JOB SITE AT ALL TIMES, THE CONSTRUCTION ISSUE SPECIFICATIONS FOR INSPECTION BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL INSERT IN THE PLANS ALL OFFICIAL/APPROVED ADDENDUMS AND/OR CHANGE ORDERS RELATIVE TO THE LANDSCAPE INSTALLATION IN CHRONOLOGICAL ORDER.
6. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION CONTROL MEASURES THAT MAY BE REQUIRED THROUGH THE DURATION OF THE CONTRACT PERIOD. SHOULD THERE BE EXISTING SOIL EROSION CONDITIONS THAT REQUIRE MITIGATION WHEN THE CONTRACTOR INITIALLY ACCEPTS THE SITE, THE LANDSCAPE ARCHITECT AND OWNER SHOULD BE ALERTED TO ITS EXISTENCE. FAILURE OF THE CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER IMPLIES ACCEPTANCE OF THE SITE BY THE CONTRACTOR IN ITS EXISTING CONDITION. ALL COSTS NECESSARY TO MITIGATE EXISTING EROSION PROBLEMS SHALL BE AT THE CONTRACTOR'S EXPENSE AND AT NO EXTRA COST TO THE OWNER OR INCREASE THE ORIGINAL BID AMOUNT.
7. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITY SYSTEMS PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION THAT MAY CAUSE DAMAGE TO EXISTING STRUCTURES. CALL U.S.A. TO LOCATE ALL EXISTING UTILITIES (800) 227-2600. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/REPLACEMENT OF DAMAGED UTILITIES, TO THE SATISFACTION OF THE OWNER OR GOVERNING AGENCY AND AT NO EXTRA COST TO THE OWNER OR INCREASE IN BID AMOUNT.
8. INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF SIX INCHES INTO LANDSCAPE AREA (UNLESS CONTRA-INDICATED BY A SOIL TEST).
9. ALL NON-TURF PLANTING AREAS (EXCEPT BIOSWALE AREAS) SHALL BE TOP DRESSED WITH A 3" LAYER OF CHIPPED BARK MULCH. PARTICLE SIZE SHALL BE A MINIMUM OF TWO (2) INCHES. BIOSWALE AREAS TO RECEIVE A 3" MIN. LAYER OF 1"-3" COBBLE IN LIEU OF BARK MULCH.
10. NO TREE SHALL BE PLANTED WITHIN FIVE (5) FEET OF UNDERGROUND WATER MAINS.
11. TREES PLANTED WITHIN FIVE (5) FEET OF SIDEWALKS OR CURBS SHALL RECEIVE ROOT BARRIERS.
12. ALL PLANTING WORK SHALL BE IN ACCORDANCE WITH CURRENT CITY OF SACRAMENTO'S STANDARD SPECIFICATIONS.
13. AT THE END OF THE ESTABLISHMENT PERIOD, A FINAL WALK THROUGH WILL BE CONDUCTED BY THE CONTRACTOR, TO INCLUDE THE LANDSCAPE ARCHITECT OF RECORD AND THE OWNER'S REPRESENTATIVE.
14. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED LANDSCAPE DOCUMENTATION TO THE LANDSCAPE ARCHITECT OF RECORD SO THE LANDSCAPE ARCHITECT MAY COMPLETE THE CERTIFICATE OF COMPLETION DOCUMENTATION TO ACHIEVE PERMIT ACCEPTANCE AND SIGN OFF AT THE END OF MAINTENANCE PERIOD, AS REQUIRED BY THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE.



0' 10' 20'
(1" = 20'-0")

McCLELLAN HEIGHTS TOWNHOMES

2310-2336 BELL AVE, SACRAMENTO, CA 95838

PRELIMINARY LANDSCAPE PLAN L3

MARCH 31, 2021

WDSLA
Wilson Design Studio Landscape Architecture
1631 Alhambra Blvd., Suite 100
Sacramento, Ca. 95816
916.524.5614 | www.wdsla.com

J:\Projects\Projects_2019\Projects\19119_McClellan Heights Townhomes\Drawings\Landscape\19119_McClellan Heights Townhomes_L3.dwg, 3/31/2021 10:54:50, Chris Ortiz

City of SACRAMENTO
Community Development

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Please be informed that except for written notes, recording of any form, including audio, video, or AI transcribed notes, is strictly prohibited during this meeting.

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Community Development Department - Planning Division
planning@cityofsacramento.org

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   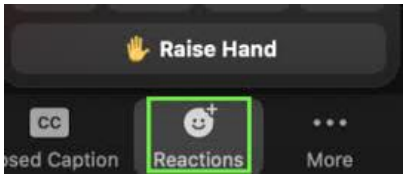

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   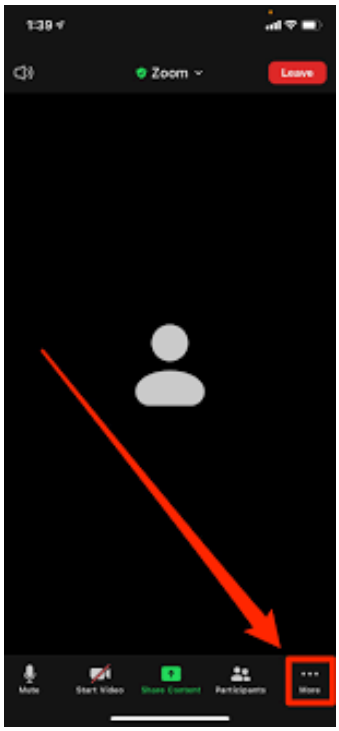

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City of SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
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Help Line: 916-264-5011
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DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator **approve** a Major Modification to a Conditional Use Permit for Off-Site Consumption of Alcohol, for the project known as **Z26-049**. Draft Findings of Fact for the project are included below.

REQUESTED ENTITLEMENTS

1. **Conditional Use Permit – Major Modification** to change an existing Conditional Use Permit (CUP) for the sale of off-site alcoholic beverage consumption from a Type 20 License (Beer/Wine) to a Type 21 License (General – Beer, Wine, Spirits) for an existing grocery store in the General Commercial (C-2-EA-4) zone and Executive Airport Overlay (EA-4) zone.

PROJECT INFORMATION

Location:	4990 Freeport Boulevard
Parcel Number:	017-0211-009-0000 017-0211-012-0000
Council District:	7 – Rick Jennings II
Applicant:	Pete Tobin, Tobin Consulting 7309 Marblethorpe Drive Roseville, CA 95747
Property Owner:	Cheryl Inouye, Oto's Japan Food Inc. 4990 Freeport Bouelvard Sacramento, CA 95823
Project Planner:	Michael Crampton, Assistant Planner, (916) 808-8951
Hearing Date:	December 3, 2026

Land Use Information

General Plan Designation:	Residential Mixed-Use (RMU)
Community Plan Area:	Land Park
Specific Plan:	N/A
Zoning:	C-2-EA-4 (General Commercial)
Overlay Zone:	Executive Airport (EA-4)
Special Planning District:	N/A
Planned Unit Development:	N/A
Design Review Area:	Citywide
Parking District:	Urban
Historic District:	N/A
Existing Land Use of Site:	Grocery Store

Surrounding Zoning and Land Uses

North:	C-2-EA-4	Shopping Center
South:	C-2-EA-4	Shopping Center
East:	C-2-EA-4, R-1-EA-4	Auto Service; Single-unit dwelling
West:	R-1-EA-4	Single-unit dwellings

Site Characteristics

Existing Property Area:	28,015 square feet / 0.65 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Other Information

Previous Files:	P03-033

ATTACHMENTS

Attachment 1: Project Plans
Attachment 2: Vicinity Map
Attachment 3: ABC License Details – License #20-453873

BACKGROUND

The subject site is developed with a 9,847-square-foot grocery store in the South Land Park neighborhood in South Sacramento.. The site is located at the northwest corner of Freeport Boulevard and Harian Way. The project site is surrounded by a wide variety of uses including shopping centers to the north and south, single-unit dwellings to the west, and single-unit dwellings and a commercial auto service center to the east.

On November 13, 2003, the Planning Commission approved entitlements to rezone the project site from R-1-EA-4 zone to C-2-EA-4, a Special Permit to allow the sale of alcoholic beverages for off-site consumption, a Special Permit to reduce the required number of parking spaces by one (1) parking space, and a review for the abandonment of a 20' public utility easement.

This location has an active CA Department of Alcoholic Beverage Control (ABC) Type 20 license for off-premises consumption of beer and wine products. The applicant is now requesting a major modification to the existing Conditional Use Permit (CUP) (formerly known as Special Permit) to sell distilled spirits (liquor) in addition to beer and wine, which requires an ABC Type 21 license and constitutes a change in nature of the use, consistent with City Code Section 17.808.440(2)(b).

PROPOSED PROJECT AND ANALYSIS

The subject site is located in the General Commercial (C-2-EA-4) zone and Executive Airport Overlay (EA-4) zone. The applicant is requesting a major modification to the existing Conditional Use Permit (CUP) to allow for the sale of spirits, in addition to beer and wine. This request requires a public hearing before the Zoning Administrator.

Modification Request

Currently, Oto's Marketplace sells groceries, specializing in a large selection of Japanese and Asian food, produce, beer, wine, and household supplies. The store operates from 9am to 7pm Monday through Saturday, and 10am through 6pm on Sunday. The special permit approved under P03-033 imposes an aggregate limit of 10% of the store's retail floor, shelf, and cooler space to be dedicated to

the display of beer and wine products for sale.

Alcoholic beverage sales for off-site consumption land use is conditionally permitted in the C-2 zone and permitted in the Executive Airport Overlay (EA-4) zone. Pursuant to Sacramento City Code Section 17.228.108(C)(1), a Conditional Use Permit is required for alcohol sales for off-site consumption for stores less than 15,000 gross square feet or stores that dedicate more than 10% of the shelf area to alcoholic beverages. This provision typically exempts most grocery stores from needing a CUP to sell alcohol, however a CUP is required for this neighborhood grocery store as the use does not exceed the area requirement to be exempt (9,847 square feet).

Approximately 70 square feet of the retail floor area is currently allocated to wine and beer sales. The operator is proposing to sell soju (distilled alcohol, typically served chilled), Japanese whiskey, and hard liquor. No increase in the store's retail space for alcoholic beverages is proposed for the sale of soju, as the operator is proposing to utilize existing alcoholic beverages retail space in the refrigerated section with soju product.

Per the provided plans, the operator intends to add locked alcohol cabinets on the sales floor next to the cashiers for Japanese whiskey and hard liquor. The operator proposes approximately 4.5 square feet of floor area (27 square feet of shelf space) for whiskey and hard liquor. Less than 1% of the store's floor area will be dedicated for the sale of alcoholic beverages for off-site consumption. The request is consistent with the condition in the original CUP limiting 10% of the retail sales floor to the sales of alcoholic beverages.

Staff Analysis

The CUP process is designed to evaluate a project's potential impact on a site and the surrounding area.

City Code section 17.228.108(A)(2)(a) requires the decision-maker to consider whether alcoholic beverage sales for off-site consumption will detrimentally affect nearby residentially zoned areas by considering the distance of the proposed use from residential buildings, faith congregations, schools, hospitals, parks and playgrounds, childcare center, social services, and other similar uses. General Plan Policy EJ-2.20 encourages the City to use best available data tools, including but not limited to Healthy Places Index, the Centers for Disease Control (CDC) Social Vulnerability Index, and CalEnviroScreen, when evaluating health impacts from proposed projects. Table 3 identifies the number of sensitive uses and census tract vulnerability indicators using best available data.

Table 3: Vulnerability Indicators & Nearby Sensitive Uses (Census Tract 70.21)	
Healthy Places Index	87.5[1]
CalEnvrioScreen	47[2]
Proximity to other ABC Type 20/21 Licenses (1/2-mile buffer)	3 Licenses (3 Type 21)
Proximity to Sensitive Uses (1/2-mile buffer)	
• Residential	Single-unit and multi-unit dwellings
• Schools	4 schools (2 elementary, 2 K-8)
• Childcare Centers	0
• Parks	1 (William Land Regional Park, Centennial United Methodist Church, St. Robert's Church)
• Faith Congregations (church)	1 (True Jesus Church in Sacramento)

• Social Services/Hospital	0

[1] *A Healthy Place Index (HPI) score of 87.5 indicates that the census tract this property is located in has healthier community conditions than 87.5% of all census tracts in the State of California. Considerations within the Index include economics, education, social, transportation, neighborhood, housing, clean environment, and healthcare access. https://www.healthyplacesindex.org/*

[2] *This census tract received a CalEnviroScreen score of 47. The overall CalEnviroScreen score is calculated by multiplying the Pollution Burden and Population Characteristics scores with a minimum possible score of 0 and maximum possible score of 100, with a score of 100 being best. Key indicators in CalEnvrioScreen's data include exposure to different types of pollution, environmental effects from nearby toxic chemicals, percentage of populations health and age sensitivity, and socioeconomic factors. The 2040 General Plan does not recognize this census tract as a Disadvantaged Community (DAC). A DAC is defined as an area scoring in the top 25 percent of all California census tracts for pollution burden and socioeconomic factors as measured (SB 535). https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-50*

In summary, staff found that the proposed project is complimentary with the surrounding area and would not have a detrimental impact on nearby sensitive uses. In addition, the proposed project is consistent with the goals and policies of the 2040 General Plan as follows.

2040 General Plan

Goal LUP-6. A city of healthy, livable, "complete neighborhoods" that provide for residents' daily needs within easy walking or biking distance from home.

> **Policy LUP-6.1 Neighborhoods as a Basic Unit.** Recognizing Sacramento's neighborhoods as foundational elements of the city's urban structure, the City shall work to enhance their livability through the development of plans and programs.

The grocery store contributes positively to the fabric of the neighborhood by fostering economic development and providing specialty Japanese and Asian items for over 65 years, and offering a full range of amenities necessary to support a neighborhood.

Goal EJ-2. Equitable access to fresh, healthy, and affordable food and wider access to healthy food resources in disadvantaged communities.

> **Policy EJ-2.20 Evaluating Health Impacts.** The City may use best available data tools, including but not limited to Healthy Places Index, the Centers for Disease Control (CDC) Social Vulnerability Index, and CalEnviroScreen, when evaluating health impacts from proposed projects in disadvantaged and historically underserved communities.

The 2040 General Plan and the California Environmental Protection Agency's (CalEPA) CalEnviroScreen does not identify this Census Tract as a Disadvantaged Community (DAC). A DAC is defined as an area scoring in the top 25 percent of all California census tracts for pollution burden and socioeconomic factors as measured (SB 535). The business already offers a variety of produce and healthy foods are already offered, encouraging healthy uses. While there is an increase in the floor area dedicated to alcohol sales, the restrictions imposed on the original CUP will remain, limiting the amount of shelf space devoted to alcohol.

Conditional Use Permit Findings

With consideration to the variables outlined in City Code section 17.228.108(A)(2)(a) and described above, to approve a major modification (City Code 17.808.440(C)) for an alcohol license for off-premises consumption, the decision-maker must make the four required findings of all Conditional Use Permits as prescribed in City Code Section 17.808.200(C)(1):

1. The proposed use and its operating characteristics are consistent with the general plan and any applicable specific plan or transit village plan;

2. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the zoning district in which it is located, and of all other provisions of this title and this code;

3. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public services and utilities;

4. The proposed use and its operating characteristics 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 addition to the four standard CUP findings above, the decision-maker must also make four additional findings for off-site consumption as prescribed in City Code Section 17.228.108(A)(1):

5. The proposed alcoholic beverage sales will not adversely affect the peace or general welfare of the surrounding neighborhood;

6. The proposed alcoholic beverage sales will not result in undue concentration of establishments dispensing alcoholic beverages;

7. The proposed alcoholic beverage sales will not enlarge or encourage the development of a skid row or blighted area; and

8. The proposed alcoholic beverage sales will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation.

The modification to alcohol sales for off-site consumption would not be detrimental to nearby residences, churches, schools, hospitals, public parks and playgrounds, childcare centers social services and other similar uses because the existing grocery store and is conditioned to retain a limit on the retail floor area for alcoholic beverages.

Staff Recommendation

Upon evaluating the proposed project, findings of fact, 2040 General Plan, and best available information, staff is recommending the Zoning Administrator approve the major modification for the following reasons:

- The site is located along a commercial corridor that contains a variety of similar retail and commercial services, including a bakery, bank, restaurant, and retail stores.
- The census tract the convenience store is located within is not part of a disadvantaged community per SB535 and scored moderately in both the Healthy Places Index and CalEnviroScreen.
- Nearby sensitive receptors are not directly adjacent to the convenience store.
- The CUP retains the maximum alcohol shelf space requirement for alcohol approved in 2003 of 10%, inclusive of the additional distilled spirits.
- The census track is not overconcentrated and the modification of the Type 20 to Type 21, i.e,, change of license type, will not result in an intensification of ABC's off-site licenses.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This project was routed to Preservation Sacramento, Civic Thread, Sacramento Area Bicycle

Advocates, Region Builders, South Land Park Neighborhood Association, Sacramento Riverfront Association, and Land Park Community Association. All property owners and residents within 500 feet of the subject site, as well as the neighborhood association, were mailed a notice of public hearing prior to the hearing. The site was posted with project information after submittal and prior to the Public Hearing. At the time of writing this report, staff has not received any public comment letters.

ENVIRONMENTAL DETERMINATION

Environmental Planning Services of the Community Development Department has reviewed this project, and the Zoning Administrator determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Existing Facilities (Categorical Exemption, Class 1). Class 1 applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.

FLOOD HAZARD ZONE

State Law (SB 5 as amended by SB 639) and the 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 in the Natomas and Beach Lake Subareas will have protection from a 200-year flood event or will achieve that protection by 2030. 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 2030. 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 2026 Adequate Progress Annual Report accepted by City Council Resolution No. 2026-0296 on November 10, 2026.

DRAFT FINDINGS OF FACT

Environmental Determination

1. The Zoning Administrator has determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301, Existing Facilities (Categorical Exemption – Class 1).
   Class 1, Existing Facilities, applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use in that the subject site currently sells alcohol. The nature of the use is not changing and only includes the expansion of the type of alcohol that can be sold at the existing convenience store.

Conditional Use Permit

Conditional Use Permit – Major Modification to change an existing Conditional Use Permit (CUP) for the sale of off-site alcoholic beverage consumption from a Type 20 License (Beer/Wine) to a Type 21 License (General – Beer, Wine, Spirits) for an existing grocery store in the General Commercial

(C-2-EA-4) and Executive Airport Overlay (EA-4) zone **is approved** based on the following Findings of Fact:

1. The proposed use and its operating characteristics are consistent with the General Plan and any applicable specific plan or transit village plan, in that the existing grocery store use is consistent with the General Plan designation of Residential Mixed Use, which provides for vibrant, walkable areas along corridors with a high intensity mix of residential, commercial, office, and public uses, where daily errands can be accomplished on foot, by bicycle, or by transit. The subject site is located along a commercial corridor (Freeport Boulevard). The site is not within a disadvantaged community as defined by the 2040 General Plan.

2. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the C-2-EA-4, and of all other provisions of the code, in that the use is allowed with a major modification to the existing Conditional Use Permit (CUP). No new development is proposed.

3. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public services and utilities, in that the project will have no change in vehicular access which is currently provided from Freeport Boulevard. The site is developed and is served by existing utilities, and roadways, and no modifications are proposed. The approval of expanded alcohol sales will not change the nature site access and services.

4. The proposed use and its operating characteristics 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 alcohol sales will be within an existing grocery store with continued limits on overall display area and shelf space that were established with the original condition use permit, granted in 2003

5. The proposed alcoholic beverage sales will not adversely affect the peace or general welfare of the surrounding neighborhoods, in that the sale of alcohol at this location is existing, having been approved for beer and wine sales in 2003. Additional conditions are added to the use permit to address the expansion of alcohol sales to include spirits and limiting the expansion to 4.5 square feet of floor area (27 square feet of shelf space).

6. The proposed alcoholic beverage sales will not result in undue concentration of establishments dispensing alcoholic beverages, in that staff confirmed with the Department of Alcoholic Beverage Control (ABC) that the subject census tract is under concentrated with off-site licenses.

7. The proposed alcoholic beverage sales will not enlarge or encourage the development of a skid row or blighted area, in that the sale of alcohol will be supervised by ABC and is required to comply with conditions on the ABC license as well as the CUP. The establishment is already conditioned to limit loitering and littering so as to be compatible with adjacent uses. Acceptance and compliance with CUP operating conditions will assist in discouraging and preventing associated negative impacts which can contribute to the development of blighted areas.

8. The proposed alcoholic beverage sales will not be contrary to or adversely affect any program of redevelopment or neighborhood conservation, in that there are no redevelopment programs in the area and the granting of this permit will not disrupt development efforts around Freeport Boulevard because this is an existing business that has had alcohol sales in place since 2003.

200-Year Flood Protection

9. 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 2026 *Adequate Progress Annual Report* accepted by the City Council on November 10, 2026 (Resolution No. 2026-0296).

CONDITIONS OF APPROVAL

Planning

B1. With the exception of Condition of Approval C1(a) [alcohol display area] and C1(h) [beer and wine sales only] of Record No. P03-033, all conditions of approval established in the record of decision No. P03-033 are valid and applicable to the business for which the Conditional Use Permit is granted.

B2. Condition C1(h) of Record No. P03-033 is hereby struck from the record and is no longer valid or applicable to the business for which the Conditional Use Permit is granted. The Conditional No.25 as follow is struck from the conditions of approval as follows:

~~The sale of alcohol shall be limited to beer and wine only, no hard liquor sales allowed;~~

B3. Condition C1(a) of Record No. P03-033 shall be revised as follows:

No more than the aggregate total of ten (10) percent of the store's retail floor, shelf and cooler space shall be dedicated to the display of beer, wine, and distilled spirit products for sale. *Distilled Spirits shall not exceed 27 square feet of new shelf space.*

B4. Alcohol cabinets shall be located behind the point of sale and locked.

B5. The applicant shall obtain any necessary permits from the California Department of Alcoholic Beverage Control, prior to commencing revised operations.

B6. Any modifications to the permit, including expansion of alcohol shelf space, shall require additional planning review and may result in the need for additional planning entitlements.

B7. Alterations to the interior of the building are permitted to accommodate the approved use (subject to approval of any requisite building permits).

B8. This approval is valid for three years from approval date, subject to SCC 17.828.160.

Police Department

B9. Business shall be equipped with and maintain a security system with:

a. An alarm system with a valid UL Certificate in accordance with UL 681(ED.15-2014) (Standard for Installation and Classification of Burglar and Holdup Alarm)
b. Video Assessment and Surveillance System (VASS)

B10. Holdup alarm system shall be employed near the:

a. all points of sale
b. safe(s)
c. Install a Video Assessment and Surveillance System (VASS)

B11. System Installation and Management

a. A VASS shall be installed at the site and maintained by a property management company, security company, or designee.
b. A manager with access to VASS storage shall be able to respond to any system activation within two hours.

B12. Camera Quality and Capabilities

a. All cameras must be high-quality HD or 4K.
b. Cameras must be day/night capable and equipped with low-light, auto-iris, and auto-focus capabilities.
c. Minimum resolution: 8 megapixels.
d. Minimum frame rate: 20–30 frames per second.
e. Driveway entrances and building entrances must be covered by cameras providing 100 pixels per foot or higher.

B13. Video Storage and Retention

a. Video recordings must use efficient compression standards (e.g., H.264, H.265) to maintain quality while conserving storage.
b. Video must be stored off-site or accessible only by management.
c. Each recording must be retained for at least 30 days.
d. Video must be accessible within 30 minutes, 365 days a year.

B14. Footage Accessibility and Export

a. VASS must be capable of exporting footage to common media (e.g., USB drive, DVD) in a standard viewing format, without requiring proprietary software for third-party viewing.

B15. VASS shall provide comprehensive coverage of:

a. all points of sale

b. safe(s)
c. manager's office
d. areas of ingress and egress (doors, driveways)
e. alcohol placement areas
f. parking lot
g. adjacent public rights of way
h. trash enclosure(s)
i. areas not clearly visible from public streets
j. coverage of all four (4) exterior sides of the building(s)
k. at least one camera shall be positioned to get a front face shot (e.g. height strip camera)

B16. Height markers are required on the interior doorway.

B17. An electronic "point of sale" age verification system is required, including:

a. scans and authenticates ID
b. identifies fake IDs
c. records dates and times of entry

B18. No more than 10 percent of the square footage of windows and clear doors for retail purposes shall be blocked by advertising, signs, shelves or anything else. All advertising, signs, and shelving shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises from the exterior public sidewalk or entrance to the premises. All signs shall comply with the City Code.

B19. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures should be slatted to allow visual surveillance of the interior.

B20. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.

B21. 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.

B22. Property management shall be responsible for the daily removal of all litter from the site.

Advisory Notes:

The following advisory notes are information in nature and not a requirement of this Conditional Use Permit Major Modification:

Building

ADV A1. The plans are required to comply with the applicable sections of the California Building Standards Code (California Code of Regulations Title 24 Volumes 1-12).

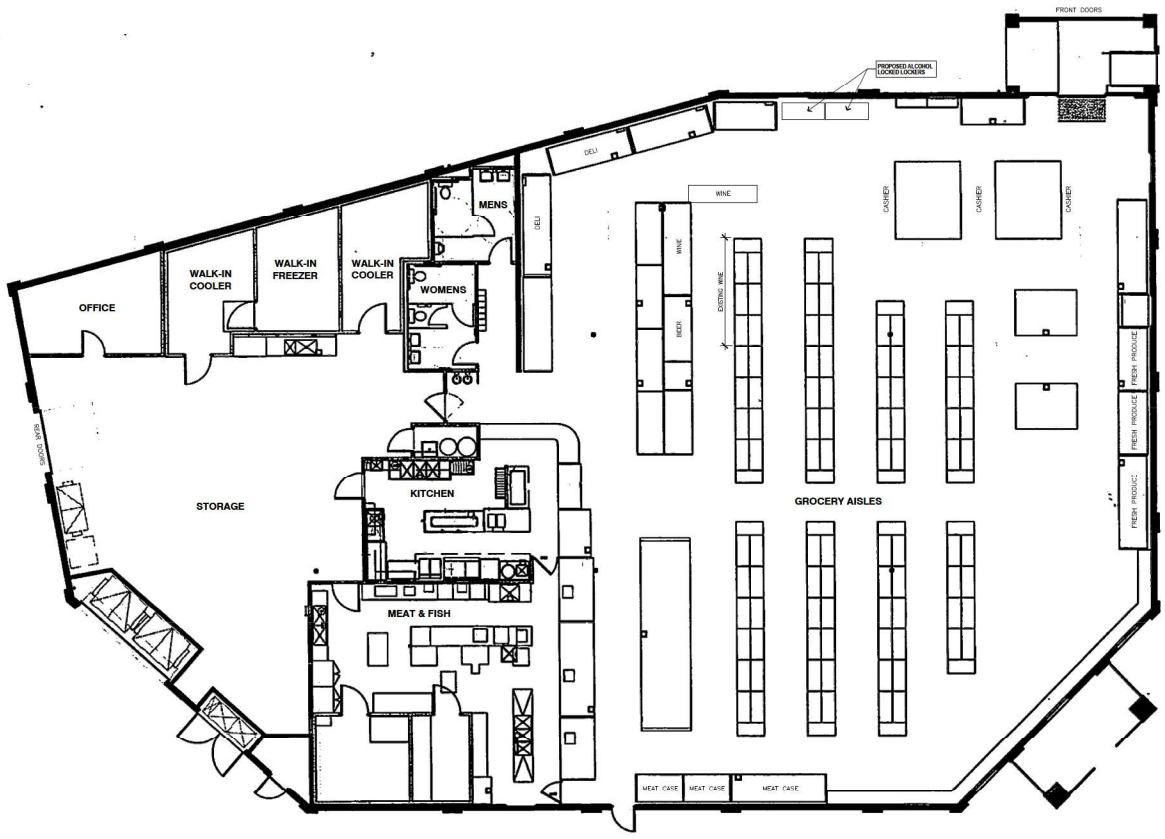
Sacramento Area Sewer District

ADV A2. *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.*

Respectfully Submitted: _____
Michael Crampton
Assistant Planner

Reviewed By: Marcus Adams (Nov 25, 2026 13:05:30 PST)
Marcus Adams
Senior Planner

The decision of the Zoning Administrator 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 is final.



01 FLOOR PLAN
SCALE: 3/16"=1'-0" 11,400 S.F. GROSS FLOOR AREA

TOBIN CONSULTING

PETE TOBIN
ROSEVILLE, CALIFORNIA
925-768-0306
ptobin2000@outlook.com

CONSULTANT SEAL:

PROJECT:

OTO'S MARKETPLACE
4990 FREEPORT BLVD.
SACRAMENTO, CA

CLIENT:

REVISIONS

PROFESSIONAL SEAL:

PROJECT NUMBER: 26-002

PROJECT DATE: 06/21/2026

SHEET CONTENTS:

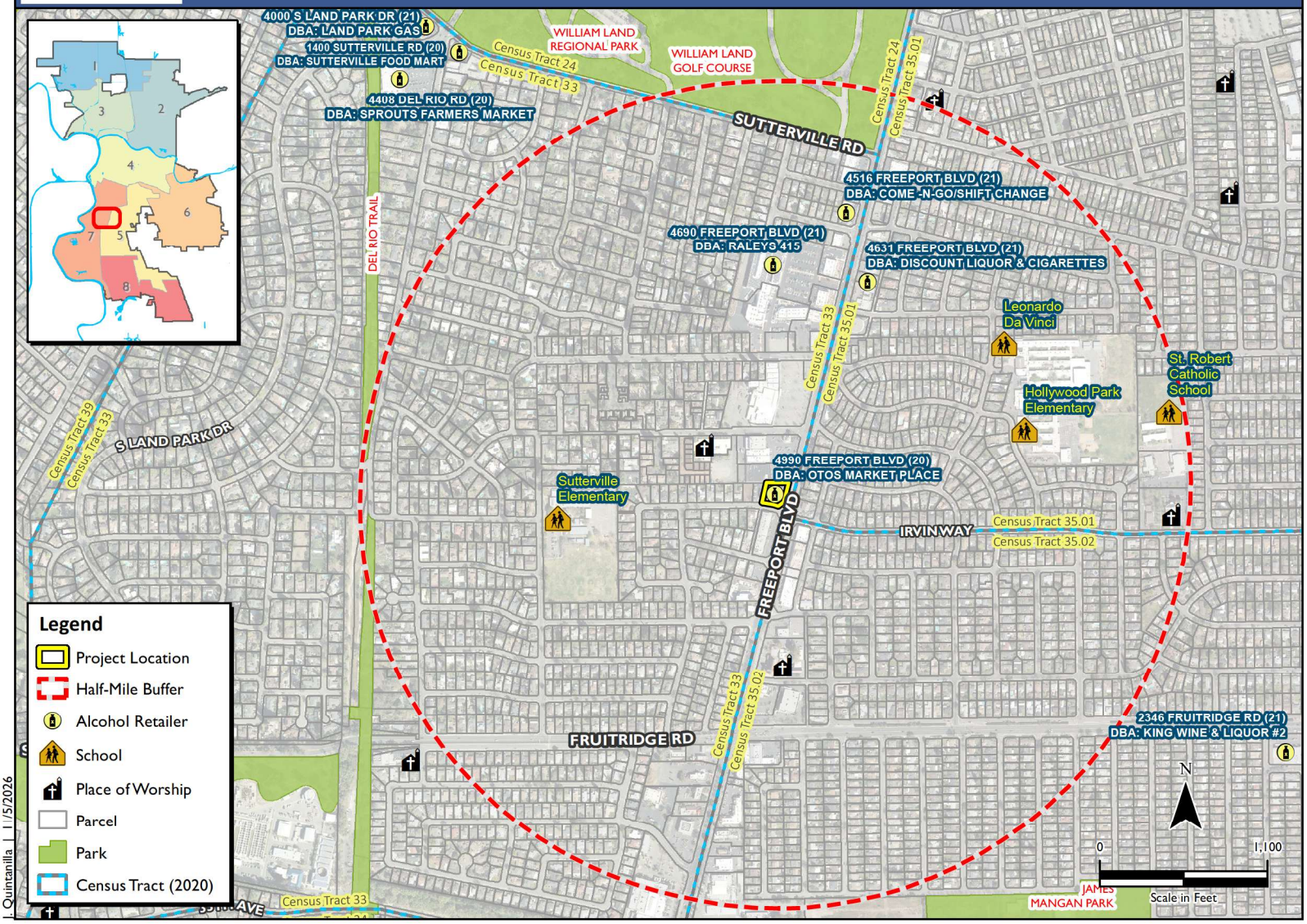
EXISTING FLOOR PLAN

SHEET NUMBER:

A-1

City of SACRAMENTO
Community Development

Z26-049: 4990 Freeport Blvd. Type 21 CUP



J. Quintanilla | 1/5/2026

CALIFORNIA DEPARTMENT OF

Alcoholic Beverage Control

Report Date: Wednesday, November 25, 2026

LICENSE INFORMATION

License Number: 453873 **Primary Owner:** OTOS JAPAN FOOD INC **Office of Application:**

23 - SACRAMENTO

BUSINESS NAME

OTOS MARKET PLACE

BUSINESS ADDRESS

4990 FREEPORT BLVD , SACRAMENTO, CA, 95822

County: SACRAMENTO **Census Tract:** 0033.00

LICENSEE INFORMATION

Licensee: OTOS JAPAN FOOD INC

Company Information

OFFICER: INOUYE, CHERYL ANN (SECRETARY/ASST SEC)

OFFICER: INOUYE, CHERYL ANN (CHIEF FINANCIAL OFFICER)

OFFICER: OTO, MICHAEL WAYNE (DIRECTOR/GENERAL MANAGER)

OFFICER: OTO-WONG, FLORENCE SHIZUKO (DIRECTOR/GENERAL MANAGER)

OFFICER: OTO, RUSSELL (PRESIDENT)

OFFICER: OTO, MOLLIE (SECRETARY/ASST SEC)

STOCKHOLDER: OTO, MASASHI T

STOCKHOLDER: INOUYE, CHERYL ANN

STOCKHOLDER: OTO, MICHAEL WAYNE

STOCKHOLDER: OTO, RUSSELL

STOCKHOLDER: OTO-WONG, FLORENCE SHIZUKO

LICENSE TYPES

*Allow up to six weeks for expiration date updates after renewal fee submittal.

20 - OFF-SALE BEER AND WINE

License Type Status: ACTIVE **Status Date:** 20-JUL-2007 **Term:** 12 Month(s)

Original Issue Date: 20-JUL-2007 **Expiration Date*:** 30-JUN-2027 **Master:** Y **Duplicate:** 0

From License Number: 20-163546

Fee Code: P40 **Transfers:** Transferred On: 20-JUL-2007

OPERATING RESTRICTIONS:

No Operating Restrictions found

DISCIPLINARY ACTION:

No Active Disciplinary Action found

DISCIPLINARY HISTORY:

No Disciplinary History found.

HOLDS:

No Active Holds found

ESCROWS:

No Escrow found

NOTIFICATIONS:

No notifications found

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

STAFF RECOMMENDATION

Staff recommend the Design Director approve with conditions the Site Plan and Design Review for the construction of a 4,419-square-foot single unit dwelling for the project known as file **DR26-077**. Draft Findings of Fact and Conditions of Approval for the project are included below.

Requested Entitlements:

1. **Environmental Determination:** Categorically Exempt per CEQA Guidelines Section 15303A – New Construction or Conversion of Small Structures.

2. **Site Plan and Design Review** to demolish an existing 1,202-square-foot single unit dwelling and construct a 4,419-square-foot single-unit dwelling with an approximately 780-square-foot attached garage.

3. **Design Standards Deviation** to allow the proposed single-unit dwelling to deviate from the architectural design standards for a garage-forward design.

Location:	6585 Park Riviera Way, Sacramento, CA, 95822
Assessor's Parcel Number:	030-0020-035-0000
Project Applicant:	Steve Sutton, Sutton & Associates, Inc. 5963 Freeport Blvd., Suite 104, Sacramento, CA 95828
Project Planner:	Kevin Valente, Contract Planner
General Plan Designation:	Neighborhood
Community Plan Area:	Pocket
Zoning:	Single-Unit Dwelling Zone (R-1)
Design Review Area:	Citywide
Existing Land Use of Site:	Single-Unit Dwelling

Surrounding Zoning and Land Use:

North:	Agricultural (A)	Didion School Park
South:	(R-1)	Single-Unit Dwelling
East:	(R-1)	Single-Unit Dwelling
West:	(R-1)	Single-Unit Dwelling

Site Information:

Property Size:	0.33 acre
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

Setback Information:

All Parcels:	Required:	Proposed:
Front	28 ft 5 in – 28 ft 9 in	28 ft 6 in
Interior (East)	5 ft	9 ft 5 in
Interior (West)	5 ft	12 ft 4 in
Rear	15 ft	66 ft 11 in

Development Standards:

Parcel:	Required:	Proposed:
Density (3 du/acre)	1 du	1 du
Height	35 ft	28 ft 2 3/4 in
Lot Coverage	40% or 2,500 sf	10%

Background/Analysis:

The project site consists of a 0.33-acre residential parcel located at 6585 Park Riviera Way in the Pocket Community Plan Area. The parcel is developed with an existing 1,202-square foot (sf) single-unit dwelling to be demolished. The project is surrounded by Didion School Park to the north and single-unit dwellings to the east, west, and south.

The project proposes the construction of a 4,419-sf single-unit dwelling with an approximately 780-sf attached garage. The proposed materials would consist of dimensional composition roofing, smooth stucco siding, and fiber cement horizontal lap siding.

The project was routed to all applicable city agencies, county departments, and utility agencies on August 27, 2026. Comments received have been incorporated into conditions of approval or advisory notes below.

Property owners, tenants, and neighborhood groups within 500 feet of the subject site received notification of the public hearing occurring on November 5, 2026. The Pocket Greenhaven Community Association and Preservation Sacramento neighborhood advisory groups were notified of the project. As of the drafting of this report, staff have not received any comments.

The proposed single-unit dwelling incorporates a variety of materials, planar changes, and roof heights to satisfy the Citywide Design Guidelines and the Pocket Community Plan. The proposed single-unit dwelling will have dimensional composition roofing, smooth stucco siding, and a horizontal lap siding exterior.

Garage Forward Design Deviation

Pursuant to Section 17.600.105 of the City's Municipal Code, garages shall be set back from the front property line farther than, or equal to, the front façade of the dwelling. The proposed front

façade of the dwelling would be set back from the garage by approximately 8 feet and 6 inches. Therefore, the proposed 4,419-sf single-unit dwelling would have a garage-forward design and would not comply with the City's Architectural design standards for single-unit dwellings.

Many existing residences along Park Riviera Way include garage-forward designs. As such, the proposed design would be consistent with the existing neighborhood character and context. In addition, the large lot size provides adequate space for the proposed three-car garage. Because the proposed single-unit dwelling includes a garage-forward design, the applicant is requesting a deviation through a public hearing process to deviate from the required setback for garages for single-unit dwellings, per the architectural design requirements for single-unit dwellings.

Staff supports the deviation and finds that the project is consistent with the purpose and intent of applicable design guidelines and development standards in that:

1. Several existing residences near the project site have existing garage-forward designs.
2. The proposed garage would meet the front setback requirements for a single-unit unit dwelling in the R-1 zone.
3. The proposed garage-forward design does not significantly impact the established assemblage of homes on the block.
4. The proposed project provides for better site utilization.

Recommended Determination

As designed, the project meets all applicable development standards for the R-1 zone and the architectural design standards for single-unit dwelling design guidelines, with the exception of the garage-forward design. The planning staff supports the project and recommends approval of the single-unit dwelling with a deviation to allow for a garage-forward design.

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 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 facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection. This is based on the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283)."

Draft Findings of Fact:

California Environmental Quality Act

The project is determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 3, Section number 15303A (New Construction or Conversion of Small Structures) in which one single-family residence, or a second dwelling unit in a residential zone are exempt. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

Planning/Design Review – Kevin Valente

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

2. The design, layout, and physical characteristics of the proposed project are consistent with all applicable design guidelines and with all applicable development standards in that the proposal meets all applicable development standards for the R-1 zone and the design standards for single-unit dwelling accessory structures. Furthermore, the project meets the Citywide design principles in relation to single-unit dwelling accessory structures.

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

4. The design, layout, and physical characteristics of the proposed project are visually and functionally compatible with the surrounding neighborhood in that the exterior design and massing of the project are compatible with the design of the adjacent residential accessory structures.

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

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

7. The project site is within an area for which the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection, as demonstrated by the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

DRAFT CONDITIONS OF APPROVALS:

Planning/Design Review

1. The single-unit dwelling shall be constructed per approved plans.

2. Provide the following building materials for the single-unit dwelling as indicated by the approved plan:

    a. Minimum 30-year dimensional composition roofing

    b. Smooth finished stucco exterior (at all elevations)

c. Fiber cement horizontal lap wainscot exterior with side returns (at north elevation)

d. Decorative raised panel front entry double doors (at north elevation)

e. Vinyl single/double hung, horizontal sliding, and fixed windows with trim and sill (at all elevations – upper grids on north elevation only)

f. Two metal carriage garage doors with raised panels (at north elevation)

g. Sliding vinyl double doors with glass (at south elevation)

h. Covered front porch with stucco porch columns and decorative trim (at north elevation)

i. Covered rear patio and second-story balcony with stucco columns and metal railing (at south elevation)

j. Metal gutters and downspouts

General Conditions

3. Any new or relocated electrical service panels shall not be placed on any street facing elevation and must be screened from street view when located on the interior side yard of the structure.

4. All residential mechanical equipment must be ground-mounted and cannot be placed within the front or street-side yards. The equipment shall be screened from street view using fencing, landscaping, or an architecturally integrated screen wall.

5. There shall be a minimum of one large canopy tree planted in the front and street side yard of each single-family or duplex unit. A minimum of two trees shall be planted on corner lots. Tree may be existing or a new 15 gallon minimum. See Free Shade Tree Program (Free Shade Tree Program).

6. The applicant shall obtain all necessary building permits prior to commencing construction. No permits shall be issued within the 10-day appeal period. The 10-day appeal period will commence on December 3, 2026.

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

8. Any modification to the project shall be subject to the review and approval of planning staff (and may require additional entitlements).

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

Urban Forestry

10. **General Tree Protection** – The applicant shall include the following Tree Preservation Measures in the General Notes, Grading Plans, Utility Plans, Demolition Plan, Landscape Plan and the offsite plans if the trees will be impacted by work proposed on each sheet.

Required Tree Preservation Measures for City and Private Protected Trees

1. This project shall contract with a Project Arborist experienced with tree protection and construction that is required to:

    a. Attend preconstruction meetings to approve of and inform contractors of all tree protection measures.

    b. Visit the site before and after demolition, grading, and landscaping as well as at least twice each month during construction to ensure that tree protection measures are implemented and maintained.

    c. Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure that corrective action was properly implemented.

    d. The Project Arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.

2. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities.

    a. Existing driveways shall be used as the sole access to the site. Where there are no existing driveways, access shall be limited to a one or two locations outside the dripline of protected trees that have protection from soil compaction with the use of one or more of the following: A 6-inch layer of hardwood chips covered by ¾-inch plywood or trench plates, geotextile fabric covered by a 6-inch layer of hardwood chips or an alternative that is approved by the City Arborist.

3. Construction trailers and port-a-potties shall be placed on existing hardscape or bridged over the tree protection zone or planter so as not to compact soil.

4. Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Certified Arborist. Submit a tree permit application and a tree protection plan created by a Certified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.

5. All excavation, grading, or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-

excavation, pneumatic excavation or hand digging and shall be directly supervised by a Certified Arborist.

6. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.

7. There shall be no soil compaction within the dripline of protected trees.

8. The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, including excavation, grade changes, trenching, root or canopy pruning, or boring.

9. The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging liquids, and any other activities that may have negative impacts on the trees and soil.

10. All trees shall be watered regularly according to the recommendation of the Project Arborist.

Advisory Note:

1. DOU: All stormwater and surface runoff drainage impacts resulting from new impervious areas (such as but not limited to roof areas, driveway, paving, etc.) shall be subject to drainage mitigation as specified in the current Onsite Design Manual and/or the Design and Procedures Manual. Drainage mitigation shall be accomplished by: (1) conforming to a City approved Drainage Study or Master Plan, (2) providing onsite drainage detention, or (3) payment of in-lieu fees (applies only in the CSS). Applicant is advised to contact the City of Sacramento Department of Utilities Development Review Section (916-808-7890) or DOUDevelopmentReview@cityofsacramento.org at the early planning stages to address any onsite drainage related requirements.

ATTACHMENTS:

Exhibit A: Site Plan, Floor Plan, Elevations

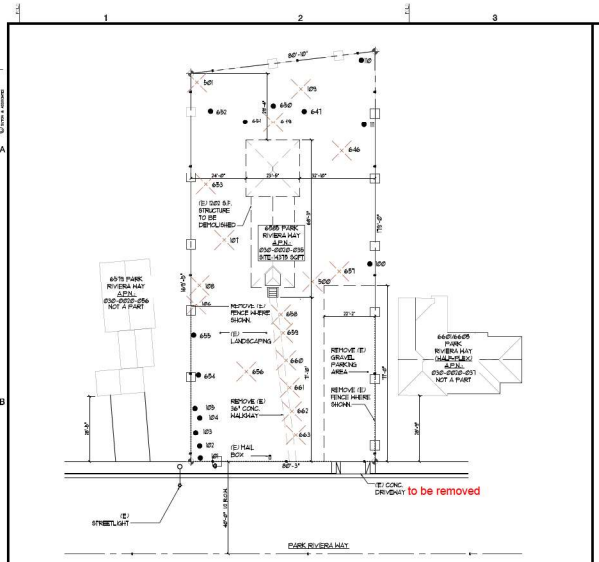
Exhibit B: Existing Photos

Exhibit C: Arborist Report

Kevin Valente

Kevin Valente, AICP
Contract Planner

Matthew Sites, AIA, LEED AP
Senior Architect



TREE SCHEDULE					
TREE #	TREE NAME, SPECIES	COMMENTS	TREE #	TREE NAME, SPECIES	COMMENTS
100	PRIVET	RETAIN & PROTECT	649	ITALIAN CYPRESS	REMOVE
101	LOQUAT	RETAIN & PROTECT	650	PRIVET	RETAIN & PROTECT
102	ALEPPO PINE	RETAIN & PROTECT	651	LOQUAT	RETAIN & PROTECT
103	ALEPPO PINE	RETAIN & PROTECT	652	ALEPPO PINE	RETAIN & PROTECT
104	CAPPHOR TREE	RETAIN & PROTECT	653	ALEPPO PINE	REMOVE
105	BIRCH	RETAIN & PROTECT	654	CAPPHOR TREE	RETAIN & PROTECT
106	OLEANDER	REMOVE	655	BIRCH	RETAIN & PROTECT
107	ITALIAN CYPRESS	REMOVE	656	OLEANDER	REMOVE
108	OLIVE TREE	REMOVE	657	ITALIAN CYPRESS	REMOVE
109	ITALIAN CYPRESS	REMOVE	658	OLIVE TREE	REMOVE
110	REDWOOD	RETAIN & PROTECT	659	ITALIAN CYPRESS	REMOVE
111	REDWOOD	RETAIN & PROTECT	660	REDWOOD	REMOVE
500	BIRCH	REMOVE	661	REDWOOD	REMOVE
501	UNKNOWN	REMOVE	662	BIRCH	REMOVE
646	LEMON TREE	REMOVE	663	UNKNOWN	REMOVE
647	SOUTHERN MAGNOLIA	RETAIN & PROTECT			

NOTE: SEE ARBORIST REPORT FOR MORE DETAILS

TREE LEGEND

● = RETAIN & PROTECT

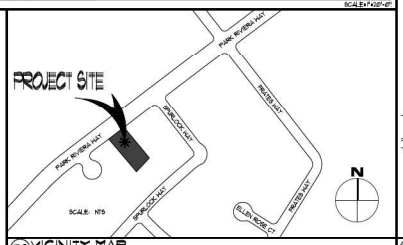
× = REMOVE

SCALE: 1" = 20'

NORTH

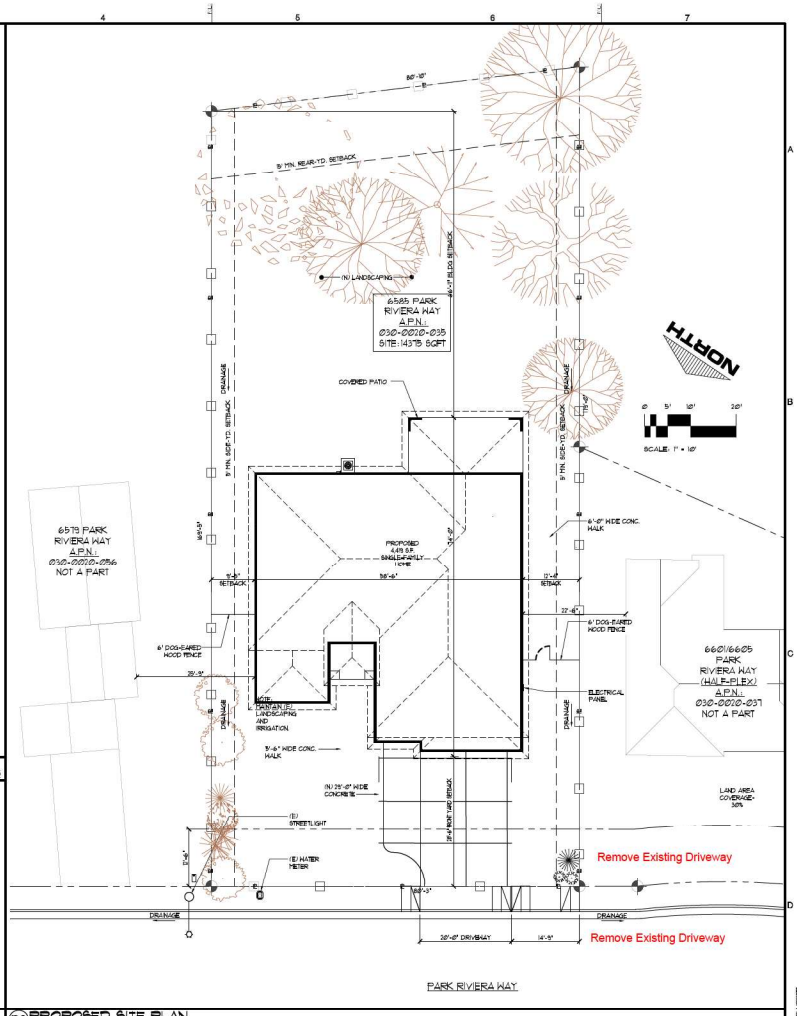
(C1) EXISTING / DEMO SITE PLAN

SCALE: 1"=20'-0"



(D2) VICINITY MAP

SCALE: NTS



(D3) PROPOSED SITE PLAN

SCALE: 1"=10'-0"

SUTTON & ASSOCIATES, INC.
ENVIRONMENTAL DESIGN PLANNING
5963 FREEPORT BLVD SUITE 104
SACRAMENTO, CA 95822
PHONE (916) 476-3811
suttonarch@yahoo.com

REGISTERED PROFESSIONAL ARCHITECT & SOLAR ENERGY EXPERT
Steve A. Sutton
No. C-12356
LIC. EXP. 08-31-2017
CIVIL
STATE OF CALIFORNIA

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C -------

WONG RESIDENCE
6585 PARK RIVERA WAY
SACRAMENTO, CA. 95831

A.P.N.: 030-0010-035

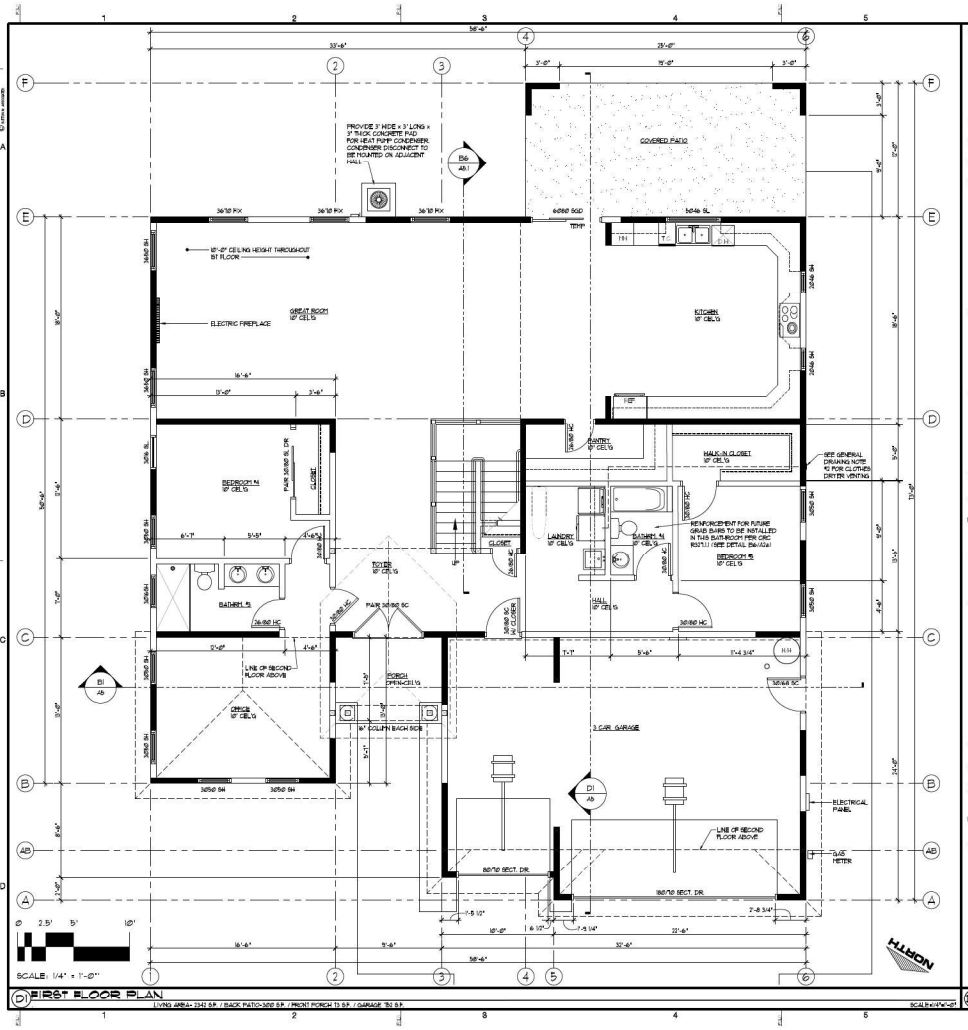
5963 FREEPORT BLVD. SUITE 104
SACRAMENTO, CA 95822
PHONE: (916) 476-3811 FAX: (916) 476-3825
CONTACT: STEVE SUTTON

REVISION	BY

DATE: August 31, 2015
DRAWN BY: A.R.J.
JOB NO: 2520

SHEET
A1
OF 16 SHEETS

SOLAR



FIRST FLOOR PLAN

LIVING 4882± S.F. / BACK PATIO-300 S.F. / FRONT PORCH 73 S.F. / GARAGE 780 S.F.

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

GENERAL DRAWING NOTES

1. GLAZING PER CBC:
   A) EXTERIOR WINDOWS SHALL BE DUAL GLAZED
   B) SAFETY GLAZING FOR ALL:
      I) WINDOWS WITHIN 18" ABOVE FLOOR
      II) WINDOWS WITHIN 24" OF A DOOR
      III) WINDOWS AT TUBS AND SHOWERS
      IV) ALL SIDE TUB & SHOWER ENCLOSURES
      V) GLAZING IN DOORS
      VI) WITHIN STAIR WELLS AND WITHIN 5' TOP OR BOTTOM OF STAIRS
2. EGRESS WINDOW PER CBC SECTION 1029.2.1
3. VERIFY REQUIRED ROUGH OPENINGS FOR ALL GLAZING
4. WEATHER STRIP EXTERIOR DOORS, GARAGE TO DWELLING DOOR, AND WINDOWS
5. STAIR ASSEMBLY NOTES PER CBC SECTION 1009:
   A) HEADROOM MIN 6'-8" WIDTH MIN 3'-0"
   B) TREADS 10" MIN DEPTH, RISERS 8" MAX HEIGHT
   C) HAND RAIL MIN 34" TO MAX 38" ABOVE TREAD
   D) HANDRAIL CROSS SECTION 1¼" MIN TO 2" MAX
   E) 1½" MIN CLEAR FROM WALL RETURN RAIL ENDS
   F) INSTALL RISE BLKG AT STRINGERS TOP AND BOTTOM AND ADJACENT WALLS
   G) COVER USABLE SPACE UNDER STAIRS W/ ⅝" TYPE 'X' G.W.B.
   H) INTERMEDIATE BALUSTERS SHALL BE SPACED WITH LESS THAN 4" BETWEEN BALUSTERS
6. DECK ASSEMBLY PER CBC
   A) 36" HIGH RAILING REQUIRED WHEN DECK IS MORE THAN 30" ABOVE GRADE
   B) 4" MAX SPACING BETWEEN INTERMEDIATE RAILS
   C) PIERS- 8" MIN ABOVE GRADE AND 12" MIN INTO UNDISTURBED EARTH
   D) INSTALL FRAMING ANCHORS TOP AND BOTTOM WHEN POST HEIGHT EXCEEDS 6'
7. OCCUPANCY SEPARATION:
   A) APPLY ⅝" TYPE 'C' G.W.B. W/ FURRING CHANNELS OR APPLY TWO (2) LAYERS OF ⅝" TYPE 'X' G.W.B. W/O RESILIENT CHANNELS ON GARAGE CEILING
   B) APPLY ⅝" TYPE 'X' G.W.B. TO ALL WALLS ON GARAGE WALLS
   C) PROVIDE 1 3/8" SOLID CORE DOOR WITH SELF CLOSER BETWEEN GARAGE AND DWELLING
8. COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NON-ABSORBENT MATERIAL TO 70" ABOVE DRAIN INLETS
9. PROVIDE 22"x36" MIN ATTIC ACCESS FOR ALL ATTIC SPACES
10. INSULATION UNLESS NOTED BY TITLE 24:
    A) R-38 + CEILINGS
    B) R-19 + WALLS
    C) R-13 + FLOORS
11. INSTALLATION OF HVAC UNIT:
    A) PROVIDE A POSITIVE ELECTRICAL DISCONNECT FOR APPLIANCE
    B) PROVIDE A CONVENIENCE OUTLET WITHIN 25' OF THE APPLIANCE, AND A LIGHT AT THE APPLIANCE
12. CLOTHES DRYER VENTING:
    A) DOMESTIC CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL BE OF METAL AND HAVE SMOOTH INTERIOR SURFACES
    B) APPROVED FLEXIBLE DUCT CONNECTORS NOT MORE THAN 6' IN LENGTH MAY BE USED IN CONNECTION WITH DOMESTIC DRYER EXHAUSTS. FLEXIBLE DUCT CONNECTORS SHALL NOT BE CONCEALED WITHIN CONSTRUCTION
    C) DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL HORIZONTAL AND VERTICAL LENGTH OF 14', INCLUDING TWO 90° ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90° ELBOW IN EXCESS OF TWO
    D) PROVIDE BACKDRAFT DAMPER PER CBC SECTION 504.3.1 & 504.3.1.2
13. PERMANENTLY WIRE SMOKE DETECTORS TO 120 VOLT SUPPLY W/ BATTERY BACKUP
14. PROVIDE GFI WITHIN 6' OF SINKS, IN GARAGE, AND OUTSIDE IN REAR YARD
15. LIGHT FIXTURES IN TUB OR SHOWER ENCLOSURES SHALL BE LABEL "SUITABLE FOR DAMP LOCATIONS"
16. PROVIDE A MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR IN BATHROOMS WITHOUT WINDOWS
17. FLUORESCENT LIGHTING IN THE KITCHEN AND IN BATHROOMS SHALL COMPLY W/ TITLE 24 ENERGY REQUIREMENTS. MANDATORY HI-EFFICACY LIGHTING SHALL BE FLUORESCENT OR COMPACT FLUORESCENT.

    NOTE- BATHROOM LIGHTING REQUIREMENTS REQUIRE A HIGH EFFICIENCY LIGHT SOURCE IN EACH ROOM WITH A SHOWER OR BATHTUB

    ALTERNATIVE TO BATHROOM LIGHTING IS TO INSTALL BOTH OF THE FOLLOWING:

    1. A HIGH EFFICIENCY LAMP IN A UTILITY ROOM, LAUNDRY ROOM OR GARAGE

    2. ALL LIGHTS PERMANENTLY MOUNTED TO THE EXTERIOR OF THE RESIDENCE FOR OUTDOOR LIGHTING MUST HAVE EITHER HIGH EFFICIENCY LAMPS OR EQUIPPED WITH A MOTION SENSOR
18. PROVIDE NON-REMOVABLE BLACKFLOW PREVENTION DEVICES ON ALL EXTERIOR HOSE BIBS
19. SHOWER & TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE
20. INSTALLATION OF WATER HEATER:
    A) PROVIDE HOT WATER TEMPERATURE AND PRESSURE RELIEF VALVE PIPED TO OUTSIDE WITH END POINTING DOWN WITHIN 6" TO 24" OF GRADE
    B) WATER HEATER SHALL BE ON A STABLE PLATFORM W/ THE IGNITION SYSTEM 18" ABOVE GARAGE FLOOR
    C) PROVIDE SEISMIC ANCHORAGE STRAPS TO BE WITHIN THE UPPER 1/3 LOWER 1/3 OF ITS VERTICAL DIMENSION. THE LOWER STRAP MUST MAINTAIN A MIN DISTANCE OF 4" ABOVE CONTROLS
21. ADDRESS TO BE 3" HIGH BY 3/8" THICK LETTERS OR NUMBERS, REFLECTORIZED WITH CONTRASTING BACKGROUND. ADDRESS MUST BE VISIBLE FROM ROAD
22. FINISH GRADE 2% 5 FEET AWAY FROM BUILDING AND PROVIDE RUN OFF TO APPROVED DRAINAGE
23. CHIMNEY TERMINATES A MINIMUM OF TWO FEET ABOVE ANY PART OF THE BUILDING OR ROOF WITHIN 10 FEET
24. EXTERIOR STUCCO SHALL:
    A) BE A MINIMUM ⅞" THICK
    B) HAVE TWO LAYERS OF GRADE D PAPER OVER PLYWOOD SHEATHING
    C) HAVE A GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE, OR 2" ABOVE CONCRETE OR PAVING
25. FOR ALL METAL FIREPLACES ON PLANS THE FOLLOWING INFORMATION APPLIES:

    MAJESTIC FIREPLACES
    MODEL No: SC, BC, SWR 36/42/48
    UL No: MH6618 VOL 36, SEC 1
    ICBO No: 5243-671
26. INSTALL DISH WASHER PER MANUFACTURE'S SPECIFICATION AND PROVIDED REQUIRE AIR GAP

LEGEND

- DUAL BASIN SINK - SPECIFIED BY BUILDER
- UTILITY SINK - SPECIFIED BY BUILDER
- REFRIGERATOR - PROVIDE WATER VALVE W/RECESSED VALVE BOX
- DW — UNDER COUNTER DISHWASHER
- WASHING MACHINE (W.L.C.) - PROVIDE WATER AND WASTE IN RECESSED BOX
- DRYER (W.L.C.) - PROVIDE 4" VENT DRYER EXHAUST DUCTS SHALL NOT EXCEED A TOTAL HORIZONTAL AND VERTICAL LENGTH OF 14', INCLUDING TWO 90° ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90° ELBOW IN EXCESS OF TWO OR INSTALLING CONTRACTOR TO PROVIDE APPROVED ENGINEERS DESIGN
- AIR CONDITIONING OR HEAT PUMP CONDENSER ON CONCRETE PAD
- HOSE BIB
- H — WATER SERVICE ENTRY INTO HOUSE W/ SHUT OFF AT HOSE BIB
- PROVIDE 22X30 MINIMUM OPENING FOR ALL ATTIC SPACES
- ATTIC MOUNTED GAS FIRED FORCED AIR UNIT ON PLYWOOD PLATFORM (FAU) - VERIFY ELECTRONIC IGNITION - INSTALL PER MANUFACTURE'S RECOMMENDATIONS - TRUSS MANUFACTURER TO PROVIDE CLEARANCE AS REQUIRED - SEE STRUCTURAL DRAWINGS FOR PLATFORM
- DROP-IN OVAL TUB W/4" SCOOT TO 72" - PROVIDE WATER RESISTANT "DENSHIELD" BACKING AND INSTALLATION- SPECIFIED BY BUILDER
- TUB/SHOWER W/ TEMPERED GLASS ENCLOSURE AND WAINSCOT TO 72" - PROVIDE WATER RESISTANT "DENSHIELD" BACKING AND INSTALLATION- SPECIFIED BY BUILDER
- VANITY SINK - SPECIFIED BY BUILDER
- TOILET WITH 1.5 GAL. FLUSH MAXIMUM (LABEL TO REMAIN FOR INSPECTION)

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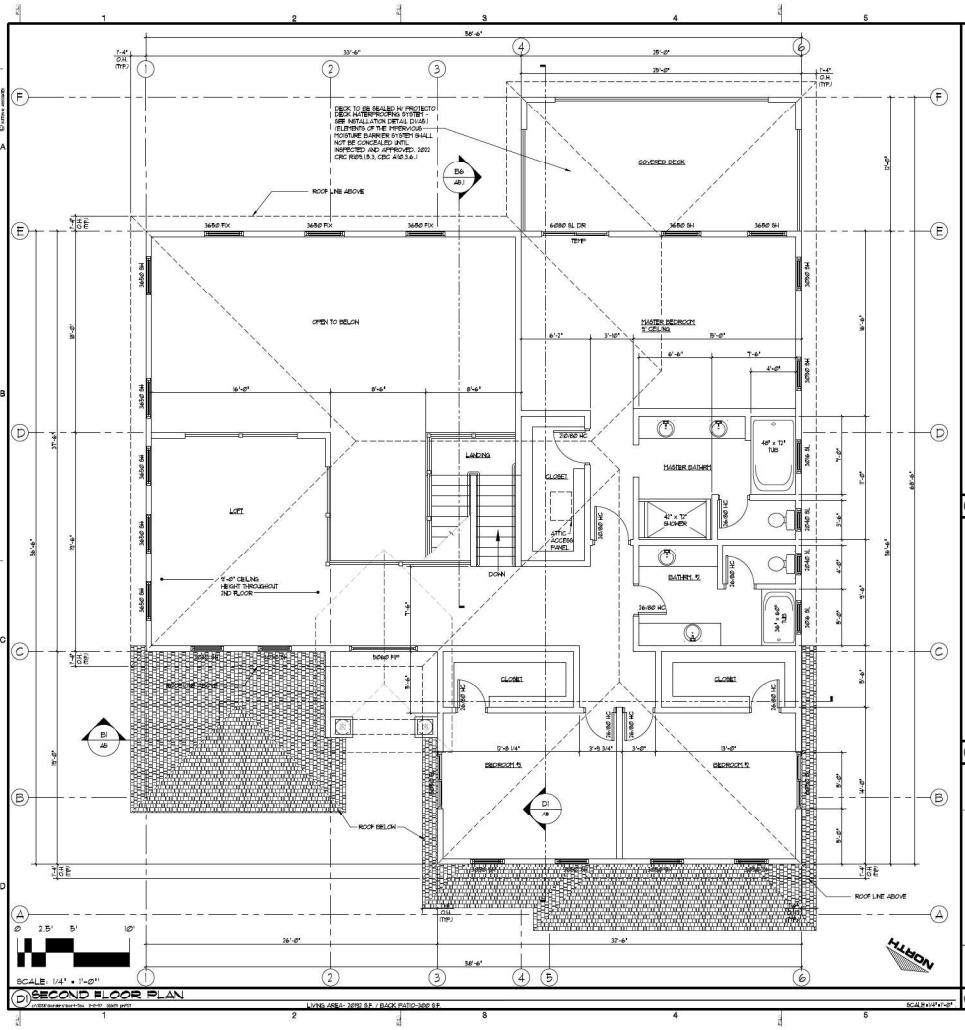
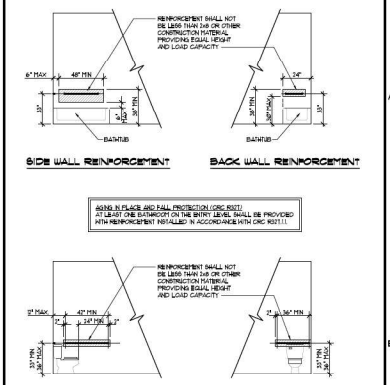
DATE: JULY 1, 2005
DRAWN BY: ARJ
JOB NO: 2520

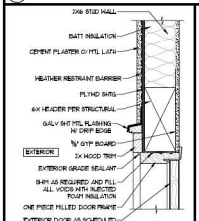
SHEET A2
4 OF 11 SHEETS

FIRST FLOOR PLAN

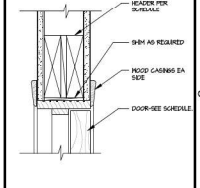




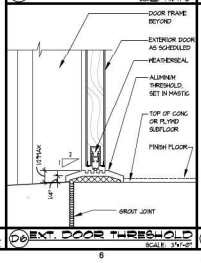
B6 REINFORCEMENT LOCATIONS FOR GRAB BARS SCALE: 3/4"=1'-0"



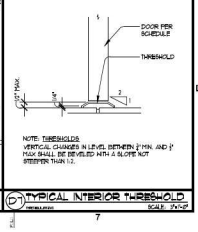
C6 EXTERIOR DOOR HEAD SCALE: 1 1/2"=1'-0"



C7 INT DOOR HD (JAMB SIM.) SCALE: 3"=1'-0"



D6 EXT. DOOR THRESHOLD SCALE: 3"=1'-0"



D7 TYPICAL INTERIOR THRESHOLD SCALE: 3"=1'-0"

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DATE: JULY 1, 2016
DRAWN BY: ARJ
JOB NO: 2520

SHEET
A2a
5 OF 11 SHEETS

SECOND FLOOR PLAN

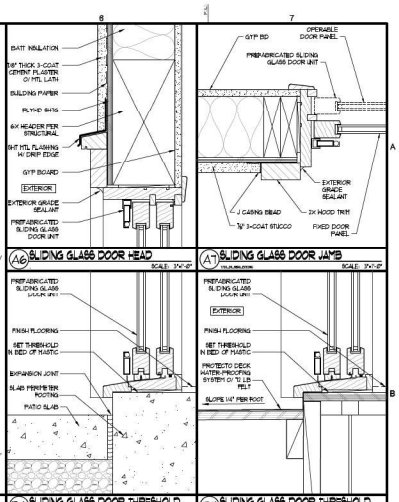


B1 NORTH ELEVATION

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



D SOUTH ELEVATION

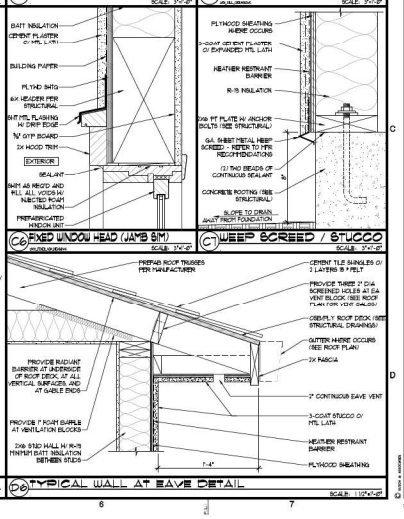


A6 SLIDING GLASS DOOR HEAD — SCALE: 3"=1'-0"

A7 SLIDING GLASS DOOR JAMB — SCALE: 3"=1'-0"

B6 SLIDING GLASS DOOR THRESHOLD — SCALE: 3"=1'-0"

B7 SLIDING GLASS DOOR THRESHOLD — SCALE: 3"=1'-0"



C6 FIXED WINDOW HEAD (JAMB SIM) — SCALE: 3"=1'-0"

C7 SWEEP SCREED / STUCCO — SCALE: 3"=1'-0"

D6 TYPICAL WALL AT EAVE DETAIL

SCALE: 1 1/2"=1'-0"

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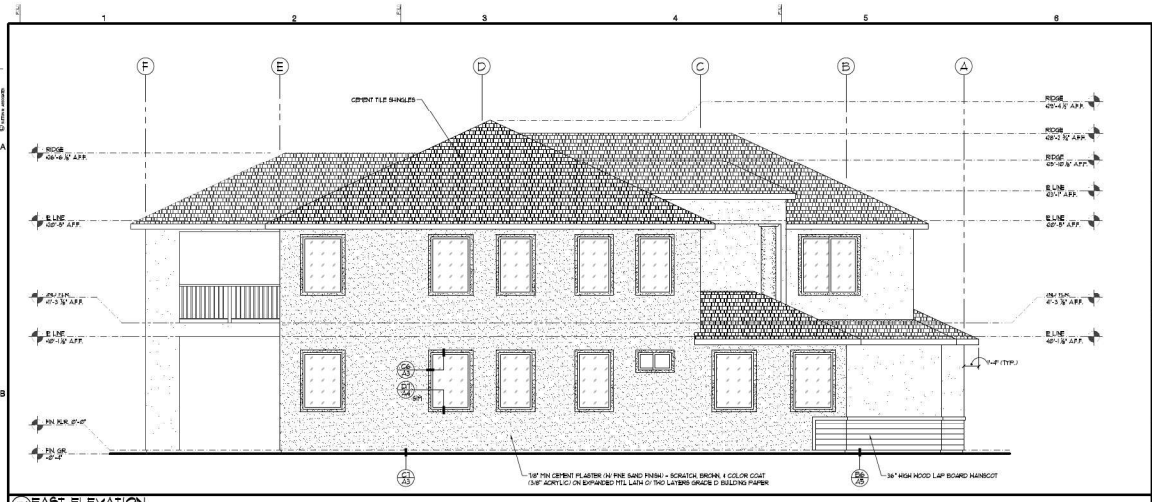
DATE: JUNE 1, 2020
DRAWN BY: A.R.J.
JOB NO: 2520

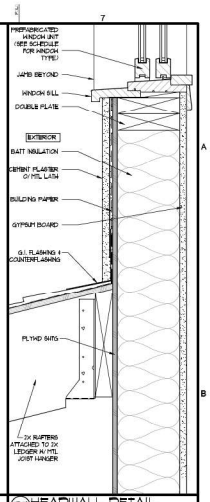
SHEET
A3
6 OF 11 SHEETS

FRONT & REAR ELEVATIONS

su124x36.dwg 9230 2556

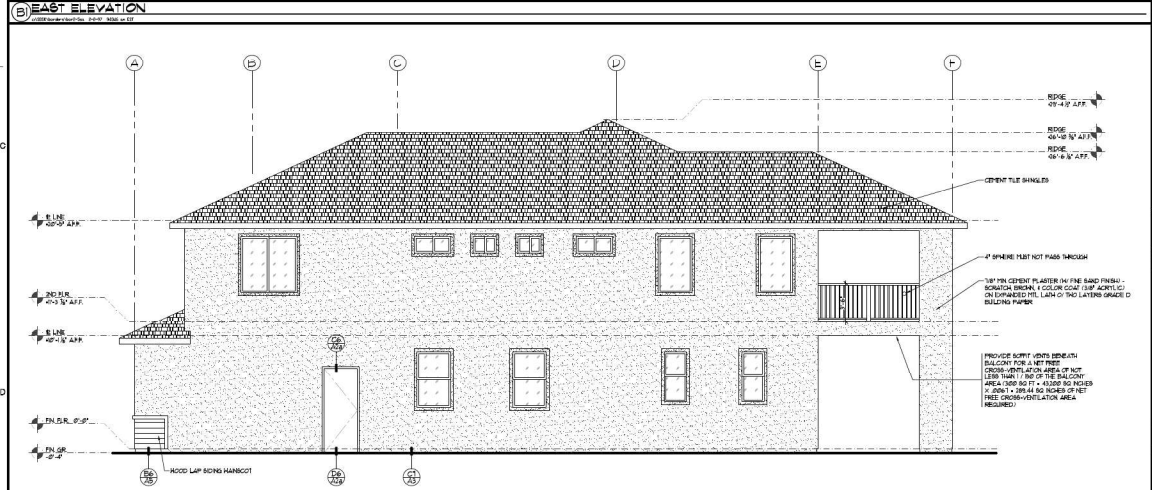


B EAST ELEVATION

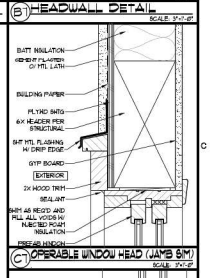


B HEADWALL DETAIL

SCALE: 3"=1'-0"

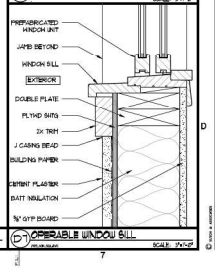


D WEST ELEVATION



C OPERABLE WINDOW HEAD (JAMB SIM)

SCALE: 3"=1'-0"



D OPERABLE WINDOW SILL

SCALE: 3"=1'-0"

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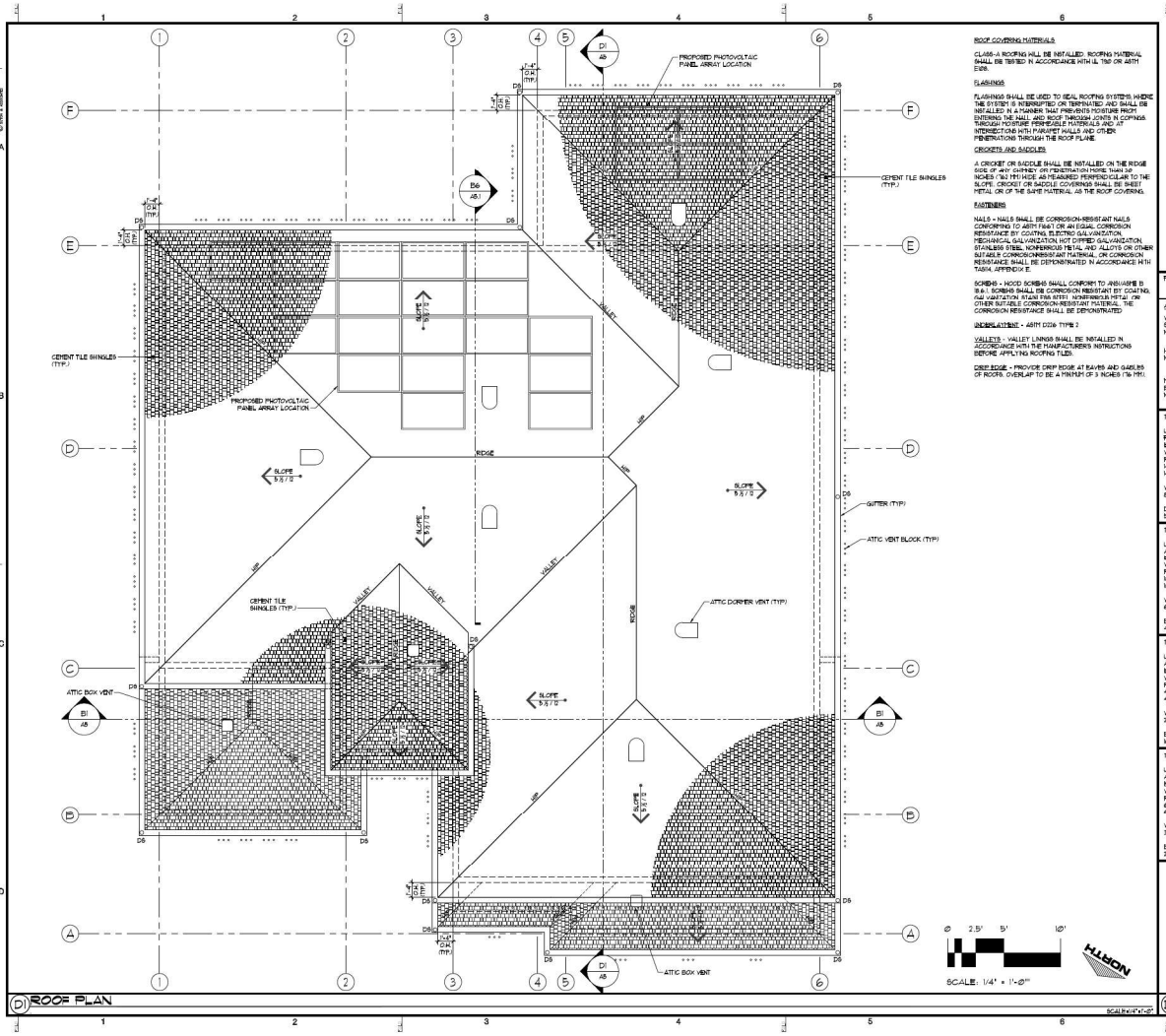
DRAWN BY: A.R.J.
JOB NO: 2520

SHEET
A4
7 OF 11 SHEETS

RIGHT & LEFT SIDE ELEVATIONS



D1 ROOF PLAN

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

ROOF COVERING MATERIALS

CLASS-A ROOFING MILL BE INSTALLED. ROOFING MATERIAL SHALL BE TESTED IN ACCORDANCE WITH UL 790 OR ASTM E108.

FLASHINGS

FLASHINGS SHALL BE USED TO SEAL ROOFING SYSTEMS WHERE THE SYSTEM IS INTERRUPTED OR TERMINATED AND SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.

CRICKETS AND SADDLES

A CRICKET OR SADDLE SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION MORE THAN 30 INCHES (762 MM) WIDE AS MEASURED PERPENDICULAR TO THE SLOPE. CRICKET OR SADDLE COVERINGS SHALL BE SHEET METAL OR OF THE SAME MATERIAL AS THE ROOF COVERING.

FASTENERS

NAILS - NAILS SHALL BE CORROSION-RESISTANT NAILS CONFORMING TO ASTM F1667 OR AN EQUAL CORROSION RESISTANCE BY COATING ELECTRO GALVANIZATION, MECHANICAL GALVANIZATION, HOT DIPPED GALVANIZATION, STAINLESS STEEL, NONFERROUS METAL AND ALLOYS OR OTHER SUITABLE CORROSIONRESISTANT MATERIAL. OR CORROSION RESISTANCE SHALL BE DEMONSTRATED IN ACCORDANCE WITH TABLE APPENDIX E.

SCREWS - HOOD SCREWS SHALL CONFORM TO ANSI/ASME B 18.6.1. SCREWS SHALL BE CORROSION RESISTANT BY COATING, (NO VARIATION) 410 OR 316 STEEL NONFERROUS METAL OR OTHER SUITABLE CORROSION-RESISTANT MATERIAL. THE CORROSION RESISTANCE SHALL BE DEMONSTRATED

UNDERLAYMENT - ASTM D226 TYPE 2

VALLEYS - VALLEY LININGS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BEFORE APPLYING ROOFING TILES.

DRIP EDGE - PROVIDE DRIP EDGE AT EAVES AND GABLES OF ROOFS. OVERLAP TO BE A MINIMUM OF 3 INCHES (76 MM).

FORMULAS - VENT AREA REQUIRED = ATTIC AREA / 300
ROOF VENT REQUIRED = VENT AREA / 2
ROOF VENT AREA = EAVE VENT AREA

ATTIC VENT SCHEDULE

VENT BLOCK W/ THREE 2" DIAMETER SCREENED HOLES IN EACH BLOCK
NFVA = 5.42 SQ INCHES EACH BLOCK

HALF-ROUND DORMER VENT
NFVA = 50 SQ INCHES EACH VENT

MASTERFLOW ROOF LOUVER RT65 BOX VENT (OR EQUAL)
NFVA = 60 SQ INCHES EACH VENT

TOTAL MAIN ROOF AREA = 3,112 SQ FT (448,128 SQ IN)

UPPER VENTS - ONE 2' X 14' HALF ROUND DORMER VENT = NET FREE VENT AREA OF 50 SQ INCHES.
EAVE VENTS - ONE VENT BLOCK = 2" DIA. HOLES X 3 = NET FREE VENT AREA OF 5.42 SQ INCHES.
REQUIRED: 3112 / 300 = 10.37 SQ FT OR 1493 SQ INCHES.
1493 SQ IN X .6 (60%) = 895.8 MIN REQUIRED AT EAVES.
1493 SQ IN X .4 (40%) = 597.2 MIN REQUIRED AT UPPER ROOF.

VENT BLOCKS AT 5.42 SQ INCHES EACH:
895.8 / 5.42 = 165 REQUIRED, 166 PROVIDED.

DORMER VENTS AT 50 SQ IN EACH:
597.2 / 50 = 1 REQUIRED, 1 PROVIDED.

TOTAL ROOF AREA ABOVE OFFICE = 211 SQ FT (30,384 SQ IN)

UPPER VENTS - ONE MASTERFLOW BOX VENT = NET FREE VENT AREA OF 60 SQ INCHES.
EAVE VENTS - ONE VENT BLOCK = 2" DIA. HOLES X 3 = NET FREE VENT AREA OF 5.42 SQ INCHES.
REQUIRED: 211 / 300 = 0.70 SQ FT OR 101 SQ INCHES.
101 SQ IN X .6 (60%) = 60.6 MIN REQUIRED AT EAVES.
101 SQ IN X .4 (40%) = 40.4 MIN REQUIRED AT UPPER ROOF.

VENT BLOCKS AT 5.42 SQ INCHES EACH:
60.6 / 5.42 = 11 REQUIRED, 11 PROVIDED.

BOX VENTS AT 60 SQ IN EACH:
40.4 / 60 = 1 REQUIRED, 1 PROVIDED.

TOTAL ROOF AREA ABOVE PORCH = 86 SQ FT (12,384 SQ IN)

UPPER VENTS - ONE MASTERFLOW BOX VENT = NET FREE VENT AREA OF 60 SQ INCHES.
EAVE VENTS - ONE VENT BLOCK = 2" DIA. HOLES X 3 = NET FREE VENT AREA OF 5.42 SQ INCHES.
REQUIRED: 86 / 300 = 0.29 SQ FT OR 42 SQ INCHES.
42 SQ IN X .6 (60%) = 25.2 MIN REQUIRED AT EAVES.
42 SQ IN X .4 (40%) = 16.8 MIN REQUIRED AT UPPER ROOF.

VENT BLOCKS AT 5.42 SQ INCHES EACH:
25.2 / 5.42 = 3 REQUIRED, 3 PROVIDED.

BOX VENTS AT 60 SQ IN EACH:
16.8 / 50 = 1 REQUIRED, 1 PROVIDED.

TOTAL ROOF AREA ABOVE GARAGE = 171 SQ FT (18,288 SQ IN)

UPPER VENTS - ONE MASTERFLOW BOX VENT = NET FREE VENT AREA OF 60 SQ INCHES.
EAVE VENTS - ONE VENT BLOCK = 2" DIA. HOLES X 3 = NET FREE VENT AREA OF 5.42 SQ INCHES.
REQUIRED: 171 / 300 = 0.42 SQ FT OR 61 SQ INCHES.
61 SQ IN X .6 (60%) = 36.6 MIN REQUIRED AT EAVES.
61 SQ IN X .4 (40%) = 24.4 MIN REQUIRED AT UPPER ROOF.

VENT BLOCKS AT 5.42 SQ INCHES EACH:
36.6 / 5.42 = 4 REQUIRED, 4 PROVIDED.

BOX VENTS AT 60 SQ IN EACH:
24.4 / 50 = 1 REQUIRED, 1 PROVIDED.

D1 ATTIC VENTILATION CALCS

SCALE: N/A

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REVISION	BY

DATE: JUNE 1, 2025
DRAWN BY: A.M.J.
JOB NO: 2520

SHEET
A6
10 OF 11 SHEETS

ROOF PLAN



PHOTO 12
(SOUTHEAST CORNER)



PHOTO 11
(REAR FACE)



PHOTO 14
(SOUTHERN ADJ. RESIDENCE)



PHOTO 13
(SOUTHWEST CORNER)



PHOTO 13 (2)
(SOUTHWEST CORNER)

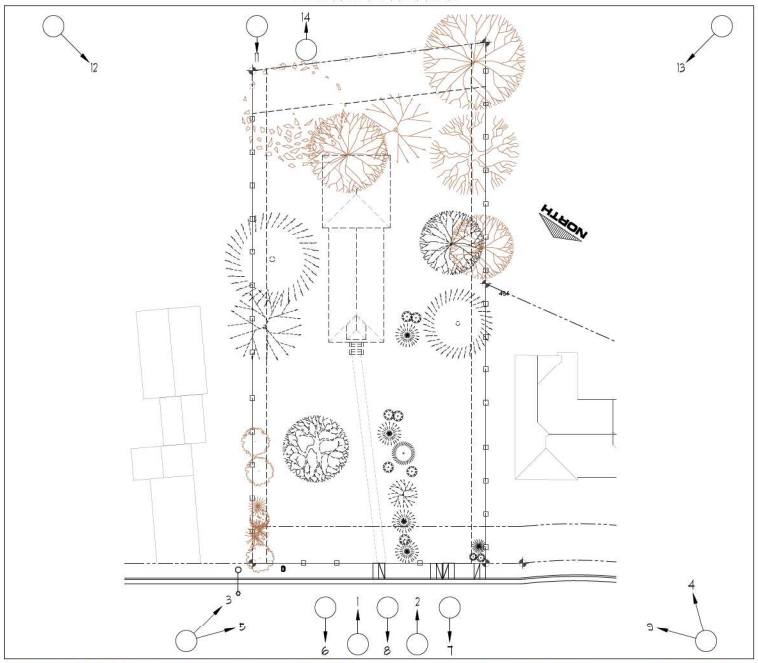



PHOTO 8
(NORTHERN VIEW TOWARDS ADJ. PARK)



PHOTO 10
(SOUTH WEST CORNER)



PHOTO 9
(NORTH WEST CORNER)



PHOTO 6
(NORTHERN VIEW TOWARDS ADJ. PARK)



PHOTO 7
(NORTHERN VIEW TOWARDS ADJ. PARK)



PHOTO 5
(EASTERN ADJ. RESIDENCE)



PHOTO 3
(NORTH EAST CORNER)



PHOTO 1
(FRONT FACE)



PHOTO 2
(FRONT FACE)



PHOTO 4
(WESTERN ADJ. RESIDENCE)

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REVISION	BY

DATE: OCTOBER 23, 2015
DRAWN BY: APN
JOB NO: 2520

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11 OF 11 SHEETS

PHOTO ESSAY

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California Tree and Landscape Consulting, Inc.
411 Grass Valley Hwy, #1050, Auburn, CA 95603 (530) 745-4086

July 17, 2026

Ms. Patrice Stafford, PE
PAS Design Services
9046 Feather River Way
Sacramento, CA 95826
Phone: (916) 396-9120
Via Email: Pasdesign1@gmail.com

ARBORIST REPORT

Subject: New Home at 6585 Park Riviera Way, APN 030-0020-035; Sacramento, CA

Executive Summary:
Ms. Patrice Stafford of PAS Design Services, on behalf of the property owner, contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the trees on the property at 6585 Park Riviera Way for the purpose of a new home construction. The property falls under the jurisdiction of the City of Sacramento. See Supporting Information Appendix 1 – Tree Location Map.

Gordon Mann, ISA Certified Arborist #WE-0151AM, was on site July 16, 2026. A total of 31 trees were assessed on the property and an additional 6 offsite trees were evaluated. 4 trees are considered protected by the City of Sacramento Tree Preservation code chapter 12.56. The tree information is shown in the table below:

Table 1 – Tree Inventory

Tree Species	Trees Inventoried	Trees located on the Project site[1]	Protected by City of Sacramento Tree Preservation Code	Proposed for Removal
Aleppo pine, *Pinus halepensis*	2	0	0	0
Almond, *Prunus dulcis*	6	6	0	6
Apple, *Malus sp.*	1	1	0	0
Birch, *Betula sp.*	2	1	0	1
Camphor tree, *Camphora officinarum*	1	0	0	0
Coast live oak, *Quercus agrifolia*	1	1	1	0
Italian cypress, *Cupressus sempervirens*	9	9	0	9
Lemon, *Citrus limon*	1	1	0	1
Loquat, *Eriobotrya sp.*	4	3	0	1

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

Tree Species	Trees Inventoried	Trees located on the Project site[1]	Protected by City of Sacramento Tree Preservation Code	Proposed for Removal
Mexican fan palm, *Washingtonia robusta*	1	1	0	1
Monterey pine, *Pinus radiata*	1	1	1	0
Oleander, *Nerium oleander* hedge	1	1	0	1
Olive tree, *Olea europaea*	1	1	0	1
Privet, *Ligustrum sp.*	1	0	0	0
Redwood, *Sequoia sempervirens*	2	0	2	0
Silver maple, *Acer saccharinum*	1	1	0	1
Southern magnolia, *Magnolia grandiflora*	1	1	0	0
Dead	1	1	0	1
Total	**37**	**29**	**4**	**23**

See Appendix 2, 6585 Park Riviera Way, Sacramento Tree list for specific information on each tree.

There are 37 trees included in the inspection. 29 trees are growing on the property. There are 2 protected trees, a Monterey Pine and Coast Live Oak growing on the property, and 2 protected Redwood trees growing on the adjacent property to the west. No protected trees are proposed for removal. The tree protection plan is set to keep the development impacts to negligible to minor to the protected trees. There are 22 trees and 1 Oleander hedge proposed for removal. There is no mitigation proposed for the removal of undersized trees.

Assignment

Ms. Patrice Stafford contacted California Tree and Landscape Consulting, Inc. to perform the tree inspection, assessment and report including tree protection plan and mitigation proposal. The work is following the City's ordinance and policies for development and permits.

The definition of Private Protected trees in 12.56.020 Definitions is:

A. A tree that is designated by city council resolution to have special historical value, special environmental value, or significant community benefit, and is located on private property;

B. Any native Valley Oak (*Quercus lobata*), Blue Oak (*Quercus douglasii*), Interior Live Oak (*Quercus wislizenii*), Coast Live Oak (*Quercus agrifolia*), California Buckeye (*Aesculus californica*), or California Sycamore (*Platanus racemosa*), that has a DSH of twelve (12) inches or more, and is located on private property;

C. A tree that has a DSH of twenty-four (24) inches or more located on private property that:

1. Is an undeveloped lot; or
2. Does not include any single unit or duplex dwellings; or

D. A tree that has a DSH of thirty-two (32) inches or more located on private property that includes any single unit or duplex dwellings.

Mitigation Requirements – There are no protected trees proposed for removal. There is no mitigation proposed for this project.

Observations: The site was inspected on July 16, 2026 by Gordon Mann, ISA Certified Arborist #WE-0151AM. There were 31 trees on the property and 4 offsite trees. The trees were measured for diameter with a diameter tape at 54 inches above grade (DSH) or the appropriate height to measure the diameter for the tree characteristics present. The crown radius was measured, or paced. The condition was assessed based on the condition rating process below:

The condition is based on both the health and structure of the tree using the rating system in the Council of Tree and Landscape Appraisers Guide to Plant Appraisal published by the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest excellent) to 0 (the worst condition, dead) explained in the chart below:

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

Appendix 2 in this report contains the tree list with the detailed tree information. The discussion section explains the mitigation and construction options and specifications for preserving the protected oak trees.

Discussion: The trees were assessed based on sound arboricultural practices, and the site design to determine if the trees were in the footprint of proposed development structures, roads, or driveways. The impacts to the trees outside of the construction were assessed following the development impacts below, and the impacts were found to be negligible or minor for the protected trees to be retained.

There is one protected fair condition Coast Live Oak, #651, and one protected Monterey Pine #652, on the site that are outside of the proposed home construction and with proper tree protection will experience negligible impact. The Coast Live Oak may require some clearance pruning for the new structure. There are other unprotected trees that will be retained and protected around the new structure. There are 2 protected Redwoods growing on the property to the west that are far enough behind the fence and will be retained and protected by the property line fence. If any roots are encountered in the property during excavation, those roots shall be pruned prior to excavation to limit the root removal to the smallest possible amount. The impact should be negligible to minor.

There are 22 unprotected trees and 1 Oleander hedge proposed for removal. These trees are in the footprint of the proposed structure or driveway. The

The remaining trees are farther from the construction and are going to have negligible to minor impact with the proposed tree protection. Development impact is explained below:

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

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

The tree protection will be soil protection to prevent compaction and damage caused by excavation, and protection from equipment encountering the trunks or branches. The tree protection fencing shall be installed prior to any construction work on the site. The proposed removals will need to take place to construct the project. The remaining trees to be retained are outside the proposed project construction. The tree protection fence location is shown in Appendix 4.

If during the project excavation any roots are encountered 2 inches diameter or greater, the roots will need to be root pruned prior to excavating the roots from the excavation area. Root pruning shall be performed by pruning the roots at the edge of the excavation closest to the tree with sharp tools appropriately sized for the roots to be pruned. The cuts shall be clean cuts and then the roots can be excavated from the area.

After the excavation and the roots are exposed or pruned, the roots need to be covered with moist burlap and the burlap kept moist until the roots are backfilled and covered with soil.

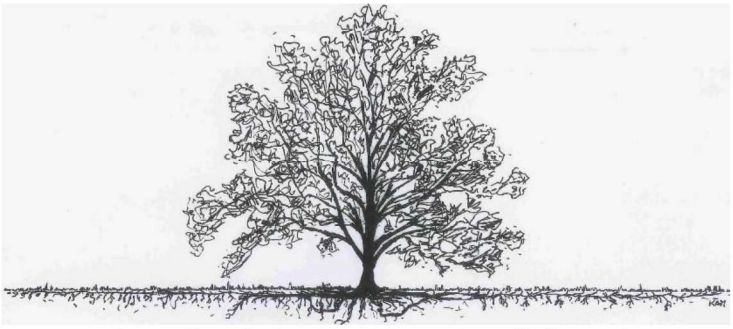
General Tree Protection

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience and the City ordinance requirements to enhance tree longevity. This requires their root zones remain intact and viable despite the use of heavy equipment to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil can have serious consequences for tree health. The Tree Protection measures for this site will be to protect trees to the side setback along the angled side of the parcel where all the private trees are growing far enough away from the property line common fence to be protected from impact. The tree protection needs to be incorporated into the site plans in order to protect the trees.

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy. The correct root structure of a tree is in the drawing below. All plants' roots need

both water and air for survival. Poor canopy development or canopy decline in mature trees after development is often the result of inadequate root space and/or soil compaction.



The reality of where roots are generally located

Our native oak trees are easily damaged or killed by having the soil within the Protected Root Zone (PRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

Summary of Tree Protection Measures

The Owner and/or Developer should ensure the project arborist's protection measures are incorporated into the site plans and followed. Tree specific protection measures will be developed when the final grading plans are produced.

The tree protection will be soil protection to prevent compaction and damage caused by excavation, and protection from equipment encountering the trunks or branches. The tree protection fencing shall be installed prior to any construction work on the site. If the approved tree removal occurs after some of the site grading, the fencing will need to be moved until after the tree removal is completed, and then replaced prior to any further construction work. The tree protection fence location is shown in the appendix.

The access route alongside trees that are not protected will be to cover the soil with 4 inches of wood chip mulch and use 1" plywood or plates over the mulch for any construction equipment traffic. If the access is necessary, the fence can be moved for the access with adequate mulch cover and then replaced after the access has been utilized.

The excavation encountering roots greater than 2 inches diameter will need to be root pruned prior to excavating the roots from the excavation area. Root pruning shall be performed by pruning the roots at the edge of the excavation closest to the tree with sharp tools appropriately sized for the roots to be pruned. The cuts shall be clean cuts and then the roots can be excavated from the area.

After the excavation and the roots are exposed or pruned, the roots need to be covered with moist burlap and the burlap kept moist until the roots are backfilled and covered with soil.

General Tree Protection guidelines:

1. The project arborist is required to inspect the tree protection fencing prior to grading and/or excavation for compliance with the required protection zones.

2. The soil under and around the trees should be protected from compaction. Four inches of wood chip mulch should be spread over the soil outside the tree protection fence. If heavy equipment is needed to excavate, a steel plate will be placed over the wood chip mulch.
3. Any and all work to be performed inside the protected root zone fencing shall be supervised by the project arborist.
4. All stumps within the root zone of trees to be preserved shall be ground out using a stump router or left in place. No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment.
5. Trenching inside the protected root zone shall be by a hydraulic or air spade, placing pipes underneath the roots, or boring deeper trenches underneath the roots.
6. If pruning is needed for equipment clearance, the pruning shall be performed by a qualified tree care professional to the following specifications written in accordance with ANSI A300 standards Pruning, and the ISA Pruning BMPs 3rd Edition. The trees to be pruned are any trees that have branches in the way of construction equipment. The objective is to create clearance for pruning prior to the contact or damage by any construction equipment and retain as large a crown as possible. The cuts to be made are branch removal cuts and reduction cuts on the branches to achieve the proper clearance. The smallest diameter cuts and least amount of live foliage necessary to achieve the objective shall be removed.
7. The project arborist will monitor the site during (and after) construction to ensure protection measures are followed and make recommendations for care of the trees on site, as needed.

Follow all of the General Development Guidelines, Appendix 4, for all trees not identified as requiring special preservation measures in the summary and in Appendix 2.

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

Report Prepared by:



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Consulting Arborist and Urban Forester
Registered Consulting Arborist #480
ISA Certified Arborist and Municipal Specialist #WE-0151AM
CaUFC Certified Urban Forester #127
ISA Qualified Tree Risk Assessor

Appendix 1 – Aerial Images and Site Plan
Appendix 2 – Tree Data – All Trees
Appendix 3 – Site Images
Appendix 4 – General Development Guidelines
Appendix 5 - Terms

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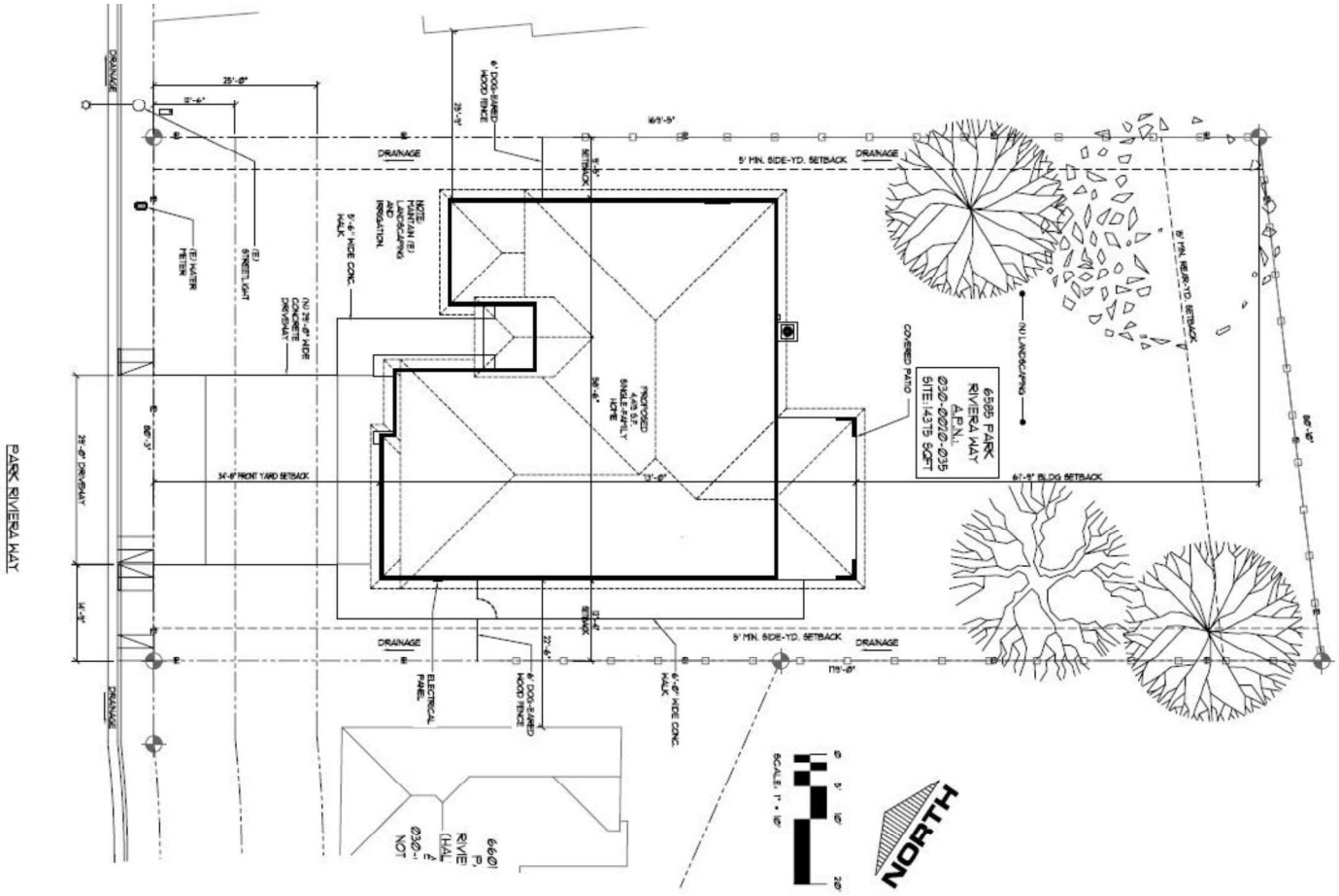
APPENDIX 1 – AERIAL IMAGES AND SITE PLAN



Aerial image with trees in approximate locations



Aerial image showing the trees proposed for removal (red Xs)



Site plan provided for inspection

APPENDIX 2 – TREE DATA

6585 Park Riveriera Way Sacramento (City)

Tree List

Tree #	Common Name, *Species*	DSH (in.)	Ht Dia Meas At (in.)	Canopy Radius (ft.)	Condition Rating	Comments	Project Status
100	Privet, *Ligustrum sp.*	16	54	16	2 Poor - Major Structure or health problems	DSH estimated. Off site, multi stem 3 leader privet 5' from fence.	retain and protect
101	Loquat, *Eriobotrya sp.*	9	54	16	3 Fair - Minor Problems	DSH estimated. Off site, extends into yard by 12'.	retain and protect
102	Aleppo pine, *Pinus halepensis*	16	54	19	3 Fair - Minor Problems	DSH estimated. Off site by 2', extends into yard by 10'.	retain and protect
103	Aleppo pine, *Pinus halepensis*	30	24	23	3 Fair - Minor Problems	DSH estimated. Off site by 2', extends into yard by 20'.	retain and protect
104	Camphor tree, *Camphora officinarum*	6	24	10	3 Fair - Minor Problems	DSH estimated. Off site by 1', extends into yard by 5'.	retain and protect
105	Birch, *Betula sp.*	5	24	10	3 Fair - Minor Problems	DSH estimated. Off site by 1', extends into yard by 11'.	retain and protect
106	Oleander, *Nerium oleander*				3 Fair - Minor Problems	Oleander hedge.	remove
107	Italian cypress, *Cupressus sempervirens*	5,6,5, 7,4,8	54		3 Fair - Minor Problems	6 close trees, vertical growing.	remove
108	Olive tree, *Olea europaea*	30	54	18	3 Fair - Minor Problems	DSH estimated. Growing in dense undergrowth and behind chain link with barbed wire, multi-stem at base, previously topped regrowth large sprouts, ivy around base and up tree.	remove
109	Italian cypress, *Cupressus sempervirens*	8, 11	54	4	2 Poor - Major Structure or health problems	2 Italian cypress trees. Normal flare, foliage cleared to 8', multi leaders.	remove
110	Redwood, *Sequoia sempervirens*	40	54	16	3 Fair - Minor Problems	DSH estimated. Growing behind fence by 2', extends into property 12'.	retain and protect
111	Redwood, *Sequoia sempervirens*	38	54	16	3 Fair - Minor Problems	DSH estimated. Growing behind fence by 2', extends into property 12'.	retain and protect
500	Birch, *Betula sp.*	15.5	54		0-Dead	Dead, co dom at base (10.2,10.4).	remove
501	Unknown	20	54	0	0-Dead	DSH estimated. Dead broken top, covered in ivy.	remove

6585 Park Riveriera Way Sacramento (City)
Tree List

Tree #	Common Name, *Species*	DSH (in.)	Ht Dia Meas At (in.)	Canopy Radius (ft.)	Condition Rating	Comments	Project Status
646	Lemon, *Citrus limon*	12.1	6	16	3 Fair - Minor Problems	Normal flare, co dom at 5', prop on low N lateral.	remove
647	Southern magnolia, *Magnolia grandiflora*	21.7	54	16	3 Fair - Minor Problems	Normal flare, 15' from structure, ivy on trunk, co dom at 12' & 15', good crown density.	retain and protect
649	Italian cypress, *Cupressus sempervirens*	11.2	54	5	3 Fair - Minor Problems	Growing 3' from structure, trunk clear to 15', normal flare.	remove
650	Apple, *Malus sp.*	9	54	14	2 Poor - Major Structure or health problems	Normal flare, dead SE leader, cut off leader at 3'.	retain and protect
651	Coast live oak, *Quercus agrifolia*	29.2	54	25	3 Fair - Minor Problems	Normal flare, SGR NE, S, leans W 30 deg, trunk self correcting with bend, growing over house, end weights.	retain and protect
652	Monterey pine, *Pinus radiata*	32.4	54	32	2 Poor - Major Structure or health problems	Growing at fence line, normal flare, ivy on trunk, dead branches to 5", 2 bark beetle pitch W side 6' & 9', co dom at 20', end weights.	retain and protect
653	Loquat, *Eriobotrya sp.*	21.2	54	13	3 Fair - Minor Problems	Normal flare, co dom at 10', vertical growth.	remove
654	Loquat, *Eriobotrya sp.*	19.6	54	11	3 Fair - Minor Problems	Growing at property line in ivy, base & trunk obscured. Long SW upright lateral at 15'.	retain and protect
655	Loquat, *Eriobotrya sp.*	16.1	54	9	2 Poor - Major Structure or health problems	Growing at property line in ivy, base & trunk obscured. dieback in top and laterals.	retain and protect
656	Silver maple, *Acer saccharinum*	26.4	54	18	1 Very Poor - Extreme Structure or Health Problems	Normal flare, co dom at 6, 10, & 20', severe dieback, 50% in top.	remove
657	Mexican fan palm, *Washingtonia robusta*	17.6	54	7	3 Fair - Minor Problems	Normal flare, 15' dead skirt.	remove
658	Almond, *Prunus dulcis*	13.9	16	14	3 Fair - Minor Problems	Normal flare, co dom at 2.5'.	remove
659	Almond, *Prunus dulcis*	12.3	18	14	3 Fair - Minor Problems	Normal flare, co dom at 2.5'.	remove
660	Almond, *Prunus dulcis*	13.1	12	15	3 Fair - Minor Problems	Normal flare, co dom at 2'.	remove

6585 Park Riveriera Way Sacramento (City)

Tree List

Tree #	Common Name, *Species*	DSH (in.)	Ht Dia Meas At (in.)	Canopy Radius (ft.)	Condition Rating	Comments	Project Status
661	Almond, *Prunus dulcis*	10.8	12	14	3 Fair - Minor Problems	Normal flare, co dom at 2'.	remove
662	Almond, *Prunus dulcis*	9.8	12	14	3 Fair - Minor Problems	Normal flare, co dom at 2'.	remove
663	Almond, *Prunus dulcis*	14	12	16	3 Fair - Minor Problems	Normal flare, co dom at 2'.	remove
A total of 31 entries, 36 trees, 1 hedge; 29 trees on site; 2 protected trees on site to be protected, 2 protected trees off site to be protected; 23 unprotected trees proposed for removal							

Color Key

2	Protected trees on site to be retained
17 (23)	Unprotected trees on site to be removed
2	protected trees off site to be retained
6	unprotected off iste trees to be retained

APPENDIX 3 – SITE IMAGES by Gordon Mann, July 16, 2026



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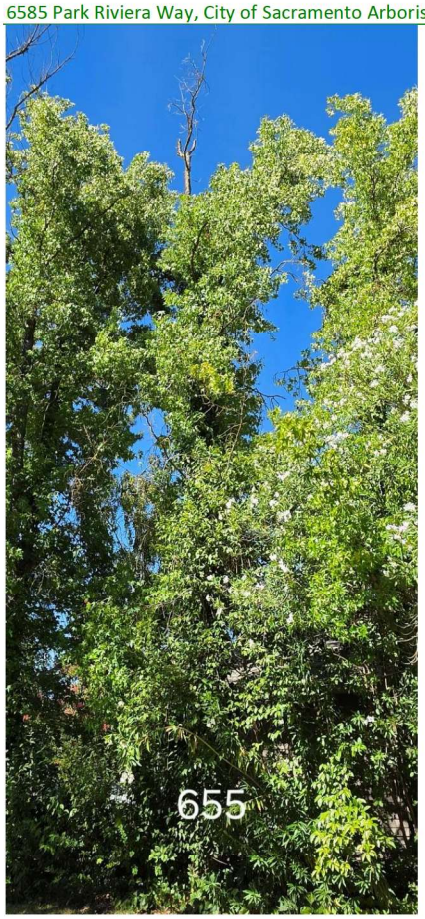
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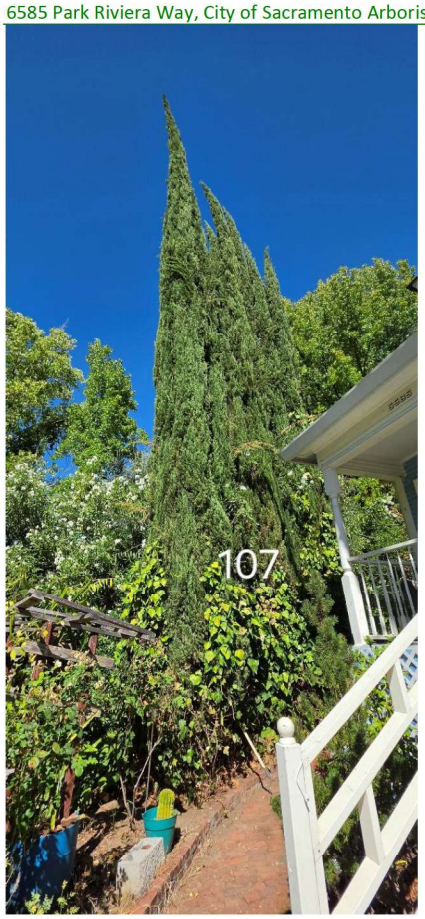
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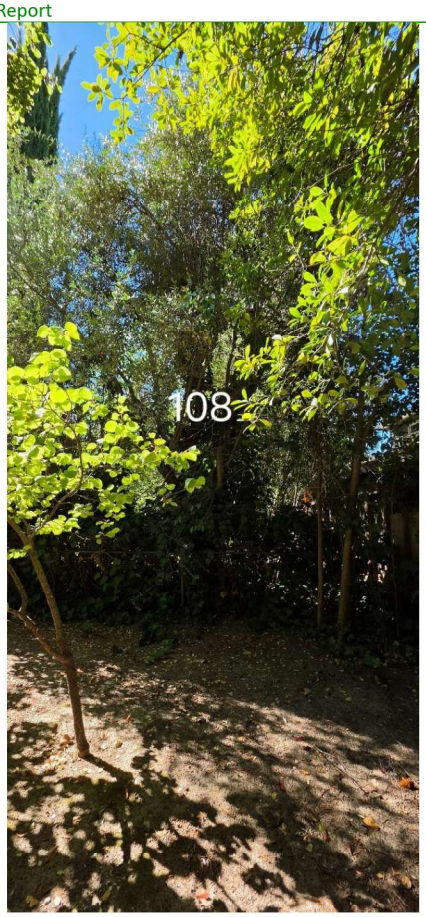
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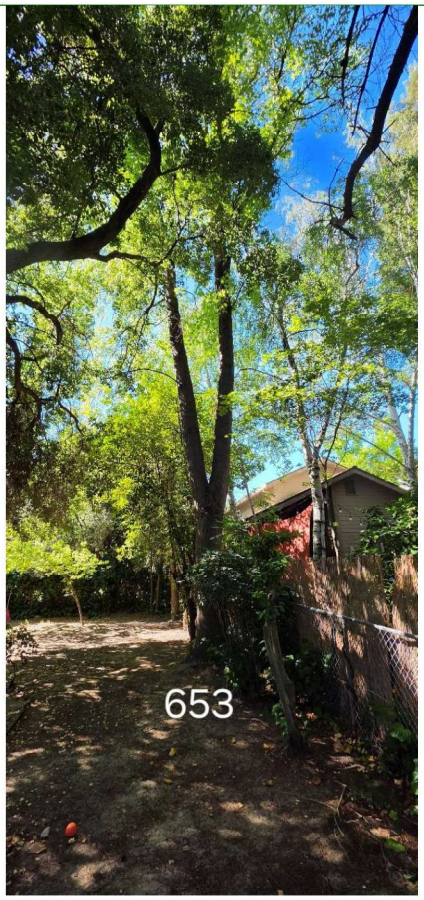
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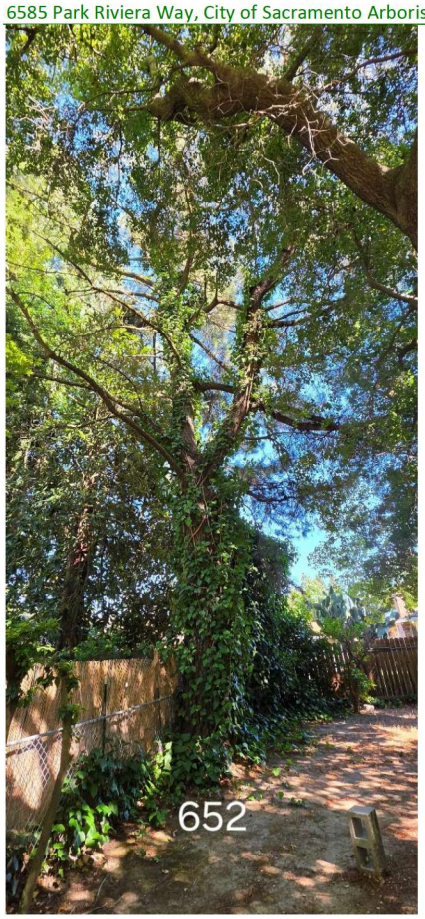
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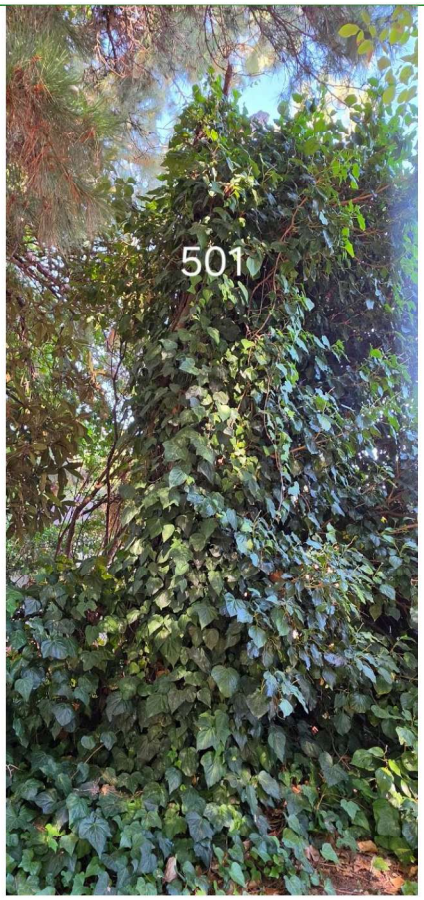
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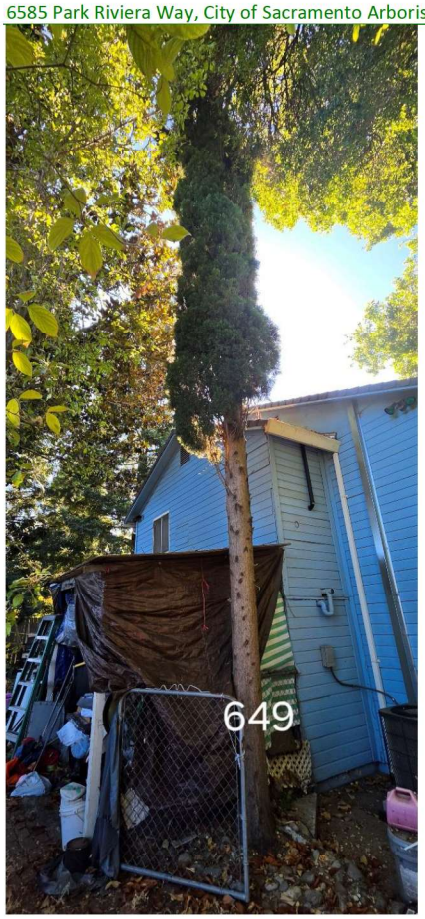
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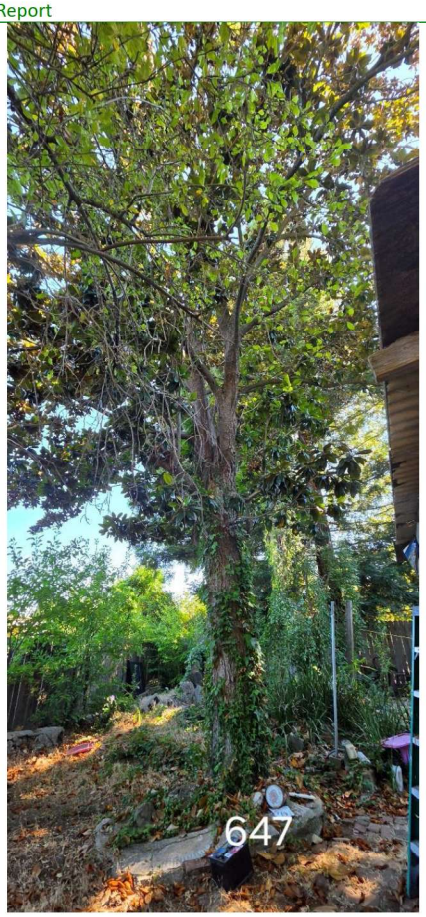
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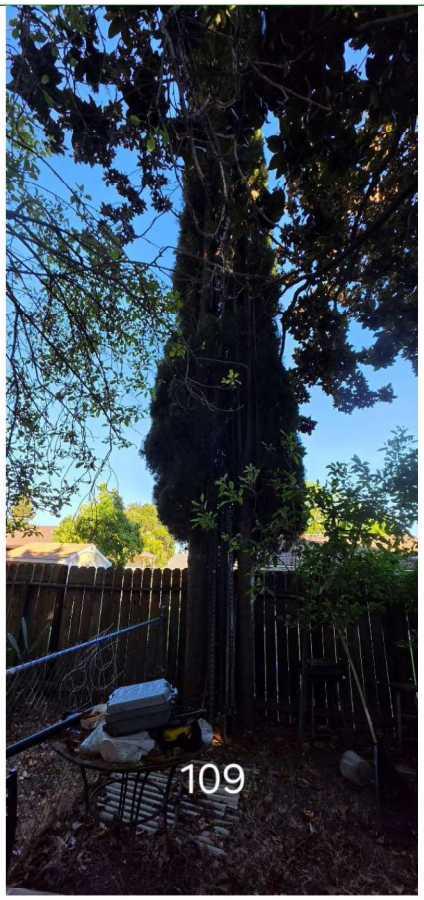
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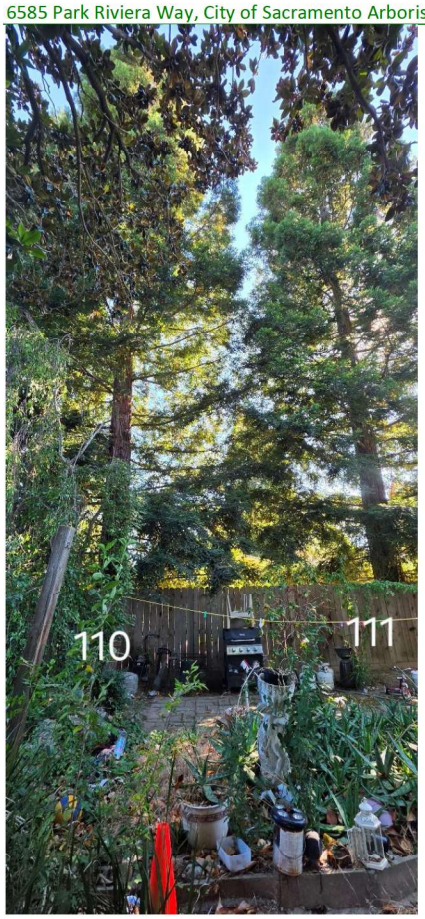
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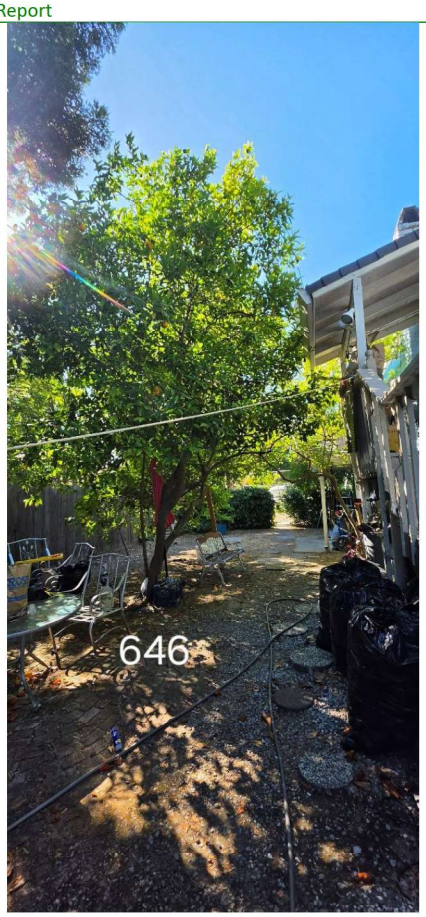
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APPENDIX 4 - GENERAL PRACTICES FOR TREE PROTECTION



Tree protection – gray property line fence or project fence, gold tree protection fence

Definitions

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

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

Methods Used in Tree Protection:

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

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 1'. The Project Arborist must approve work within the RPZ.

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

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

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

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

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

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

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

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

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

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

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

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

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed. If longer term monitoring is required, the arborist should report this to the developer and the planning agency overseeing the project.

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

APPENDIX 5 - TERMS

The protected trees evaluated as part of this report have a numbered tag that was placed on each one that is 1-1/8" x 1-3/8", green anodized aluminum, "acorn" shaped, and labeled: CalTLC, Auburn, CA with 1/4" pre-stamped tree number and Tree Tag. They are attached with a natural-colored aluminum 10d nail, installed at approximately 6' above ground level on the approximate north side of the tree. The tag should last ~10 – 20+ years depending on the species, before it is enveloped by the trees' normal growth cycle.

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

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

Tree Measurements: DSH (diameter at standard height) is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted. A diameter tape was used to measure the DSH for all trees. The crown was paced to measure the canopy radius distances. Canopy radius measurements were estimated on trees inside the locked fenced yard.

Terms

Field Tag #	The pre-stamped tree number on the tag which is installed at approximately 6' above ground level on the north side of the tree.
Species	The species of a tree is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.
DSH	Diameter at standard height is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted in the next column "measured at"
Canopy radius and Protection Zone Area	The farthest extent of the crown composed of leaves and small twigs. Most trees are not evenly balanced. This measurement represents the longest extension from the trunk to the outer canopy. The dripline measurement is from the center point of the tree and is shown on the Tree Location Map as a circle. This measurement further defines the radius of the protection zone to be specified on any development plans unless otherwise indicated in the arborist recommendations, Appendix 2.
Critical Root Zone	The radius of the critical root zone is a circle equal to the trunk diameter" converted to' and factored by tree age, condition and health pursuant to the industry standard. Best Management Practices: Managing Trees During Construction, the companion publication to the Approved American National Standard, provides guidance regarding minimum tree root protection zones for long term survival. In instances where a tree is multi-stemmed the protected root zone is equal to the extrapolated diameter (sum of the area of each stem converted to a single stem) factored by tree age, condition and health.
Arborist Rating	Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection.

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

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

Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies: These companies may be licensed by the State of California to do business, but they may lack the proper tree expertise.

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

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

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

Assignment Assumptions and Limiting Conditions

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

Report Assumptions and Limitations:

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

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

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

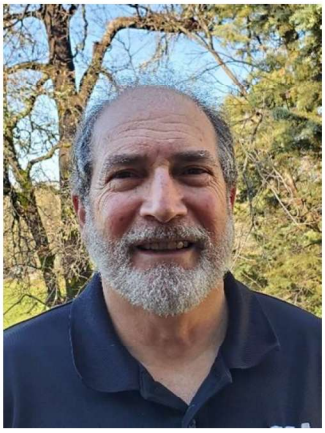
Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that can fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe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

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

Trees involved with sidewalk repairs, due to the limited space and work site constraints require root pruning at distances closer than required for maximum tree preservation. These exception decisions on which roots to prune are made with a first confidence that the tree will not fail due to the roots that are cut, and second a second confidence that the tree will not die from the root pruning. There may be some branch dieback, and this must be accepted to avoid the tree removal decision.

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

California Tree and Landscape Consulting, Inc.



GORDON MANN

EDUCATION AND QUALIFICATIONS

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

PROFESSIONAL EXPERIENCE

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

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

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

1984 - 2007 CITY OF REDWOOD CITY, CA. City Arborist, Arborist, and Public Works Superintendent. Mr. Mann developed the Tree Preservation and Sidewalk Repair Program, supervised and managed the tree maintenance program, performed inspections and administered the Tree Preservation Ordinance. Additionally, he oversaw the following Public Works programs: Streets, Sidewalk, Traffic Signals and Streetlights, Parking Meters, Signs and Markings, and Trees.

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

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

1979 INTERNATIONAL SOCIETY OF ARBORICULTURE. Member.

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

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

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

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

. Board Member (2005 - 2007)

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

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

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

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

2007 - Present SACRAMENTO TREE FOUNDATION. Member and Employee.

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

- Facilitator of the Regional Ordinance Committee (2007 - 2009)

1988 - 1994 TREE CLIMBING COMPETITION. Chairman.

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

PUBLICATIONS AND LECTURES

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

Certificate of Performance

I, Gordon Mann, certify that:

The site was inspected by an ISA Certified Arborist. I have reviewed the tree and site referred to in this report, and have stated my findings accurately. The extent of the inspection is stated in the attached report under Assignment;

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

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

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

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

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

I further certify that I am a member in good standing of the International Society of Arboriculture (ISA) and an ISA Certified Arborist and Municipal Specialist. I am also a Registered Consulting Arborist member in good standing of the American Society of Consulting Arborists. I have been involved in the practice of arboriculture and the care and study of trees for over 47 years.

Signed:



Gordon Mann
Date: July 17, 2026

City of SACRAMENTO
Community Development

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

Help Line: 916-264-5011
planning@cityofsacramento.org

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve with conditions a Tentative Map Time Extension and the Design Director approve, with conditions, Site Plan and Design Review Time Extension and Site Plan and Design Review Minor Modification, for the project known as **Z26-042 (Northern Trail Apartments Time Extension)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Subdivision Map Time Extension** for two years (until October 19, 2028) of a previously approved Tentative Subdivision Map (Z22-085) to subdivide two vacant parcels measuring ±0.94-acres into six residential parcels lot with a Tentative Map Design Waiver for lots with no street frontage in the Multi-Unit Dwelling (R-2B) zone.

2. **Site Plan and Design Review Time Extension** for two years (until October 19, 2028) for review of the Tentative Subdivision Map layout and the construction of a 44,905 square foot multi-unit development consisting of 35 units and 12 Accessory Dwelling Units (ADUS).

3. **Site Plan and Design Review Minor Modification** to revise a Sacramento Police Department condition of approval related to employment of uniformed security.

PROJECT INFORMATION

Location:	3137 & 3139 Rio Linda Boulevard
Parcel Number:	263-0181-017-0000, -030-0000, and -031-0000
Council District:	2
Applicant:	Alicia Reyes, RAD Development 2741 Northglen Street Sacramento, CA 95833
Property Owner:	William Reyes-Perez 2923 Whitby Road, Unit 101 San Antonio, TX 78240
Project Planner:	Deja Harris, Associate Planner, (916) 808-5853
Hearing Date:	December 3, 2026

Land Use Information

General Plan Designation:	Neighborhood (N)
Community Plan Area:	North Sacramento

Housing Element Site:	Yes
Specific Plan:	N/A
Zone:	R-2B (Multi-Unit Dwelling)
Special Planning District:	N/A
Planned Unit Development:	N/A
Design Review Area:	Citywide
Parking District:	Suburban
Historic District:	N/A
Historic Landmark:	N/A

Surrounding Zoning and Land Uses

North:	R-2B, R-3, C-2	SMUD Facility; Residential
South:	R-2B	Residential
East:	R-2B	Residential
West:	R-1	Residential

Site Characteristics

Existing Property Area:	40,812 square feet / 0.94 gross acres
Topography:	Flat
Street Improvements:	Existing, Required
Utilities:	Existing; Required
Existing Land Use of Site:	Vacant

Other Information

Previous Files:	Z22-085

ATTACHMENTS

Attachment A:	Record of Decision, Z22-085
Attachment B:	Project Plans

PROPOSED PROJECT AND ANALYSIS

Background

The project is located on two parcels of approximately 0.94 acres within the Multi-Unit Dwelling (R-2B) zone. The parcels are currently vacant and are accessed through Arcade Boulevard. The site is surrounded by residential uses and the Sacramento Northern Bikeway Trail immediately adjacent to the west. The site is served by existing public infrastructure.

On October 19, 2023, the Zoning Administrator approved the Tentative Subdivision Map to subdivide two vacant parcels of approximately 0.94 acres, into six parcels with a Tentative Map Design Deviation for lots with no street frontage; and the Design Director approved Site Plan and Design Review for review of the Tentative Subdivision Map and the construction of a 44,905 square foot multi-unit development with a density bonus consisting of 35 units and 12 Accessory Dwelling Units (ADUS). These entitlements were set to expire on October 19, 2026.

Project Details

The applicant is requesting a two-year time extension of the Tentative Subdivision Map and Site Plan and Design Review entitlements approved under the previous project (Z22-085). The applicant also requests a Site Plan and Design Review Minor Modification to revise one of the conditions of approval placed on the previous approval (Z22-085). Approval of this request requires action by the Zoning Administrator for the Tentative Subdivision Map Time Extension and by the Design Director for the Site Plan and Design Review Extension and Site Plan and Design Review Minor Modification. If approved, the entitlements would remain valid through October 19, 2028.

Time Extension Entitlements

Sacramento City Code (SCC) sections 17.828.160 and 17.800.400 require that a Tentative Map, and Site Plan and Design Review entitlements be finalized within three years of approval unless a time extension is approved. SCC section 17.828.170 and the Subdivision Map Act (Cal. Gov. Code, § 66452.6(e)) allows for an extension of a tentative map up to six years, while SCC section 17.808.400 allows for a five-year extension of site plan and design review. To date, the applicant has not applied for any time extensions pursuant to SCC sections 17.828.170 and 17.808.400. Staff have confirmed that a two-year extension of the Tentative Map would be within the timeframes established in SCC section 17.828.170 and the Subdivision Map Act (Cal. Gov. Code, § 66452.6(e)); and the two-year extension of the Site Plan and Design Review entitlements would be within the timeframes set forth in SCC section 17.808.400. For this reason, staff is supportive of the request to extend the Tentative Subdivision Map and the Site Plan and Design Review entitlements for two years, while the applicant continues to work towards submitting the final map.

The approval of the Tentative Map and Site Plan and Design Review entitlements associated with Record No. Z22-085 are included as attachments to this report.

Site Plan and Design Review Minor Modification

Pursuant to SCC section 17.808.430, a request to modify the terms and conditions of a previously approved Site Plan and Design Review entitlement may be made by filing an application for modification at any time during the term of the permit, which is subsequently classified as either a major or minor modification. Per SCC section 17.808.430.A.2, a major modification is one that will result in the deletion of a condition of approval, a change to a condition of approval that prevents or substantially alters the intended outcome, or a substantial change to project, including any new or expanded deviations. A minor modification is any modification not determined to be major.

The applicant is requesting a modification to the Site Plan and Design Review entitlement approved under Z22-085 to revise condition number 84 related to employment of uniformed security. The existing condition and the proposed revision are listed below:

- Existing Condition #84: “Applicant shall employ uniformed security to respond to on-site disturbances 24/7. The contracted security company shall be registered and in good standing with the Bureau of Security and Investigative Services (BSIS). Applicant may request a modification of this condition at any time. Any request for modification shall be in writing and submitted to the Sergeant of the Sacramento Police Department’s CPTED unit, or designee,

and specify the desired modification(s). The Sacramento Police Department will evaluate the modification request and will respond within 30 days of receipt of the request."

- Revised Condition #84: "Applicant shall install and maintain an automated Video Assessment Security System (VASS) as shown on Sheet 1.03. Infrastructure must include an Axon FususCORE Pro network appliance integrated with the Sacramento Police Department Real-Time Information Center (RTIC) via the Sacramento PD Connect program to allow law enforcement access during active emergency events."

Staff routed the revised condition to the Sacramento Police Department who did not identify any objections or concerns and found the revised condition would not alter the intended outcome of the original condition. Per SCC section 17.808.430.A, this modification is considered minor modification, and planning staff supports the Site Plan and Design Review Minor Modification given the response from the Sacramento Police Department.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This hearing was noticed to property owners and residents within 500 feet of the subject site, and the site was posted for the hearing. Neighborhood associations which were notified of the hearing include: Neighbors In Action (NIA), Hagginwood Community Association, Rancho Del Paso Neighborhood Association, North Sacramento Chamber of Commerce, Benito Juarez Neighborhood Association, Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, House Sacramento, and Sacramento Housing Alliance. Staff has received no comments as of the writing of this report.

ENVIRONMENTAL DETERMINATION

The original approval (project Z22-085) received CEQA review at the time of approval and the Zoning Administrator determined that the project was exempt from environmental review pursuant to CEQA Guidelines, Section 15332, In-Fill Development. The request to extend the entitlements for the Tentative Subdivision Map is consistent with the original project and qualifies for the in-fill CEQA exemption.

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 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 facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection. This is based on the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

NO NET LOSS FINDINGS (GOV. CODE, § 65863)

This project is located on a site listed in the 2021-2029 RHNA Housing Element Sites Inventory. This project proposes 45 units of moderate income housing and 2 units of lower income housing. The site

assumes 16 total units of moderate-income housing. Thus, the project exceeds the assumed capacity in the Housing Element sites inventory.

FINDINGS OF FACT

A. **Environmental Determination**

1. The Zoning Administrator has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, Infill Development. This project qualifies for this exemption as it applies to parcels within city limits on no more than five acres, where the site has no value as habitat for rare, threatened, or endangered species, and approval of the project would not result in any significant effects related to traffic, noise, air or water quality. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

B. **Tentative Subdivision Map Time Extension** for two years (until October 19, 2028) of a previously approved Tentative Subdivision Map (Z22-085) to subdivide two vacant parcels measuring ±0.94-acres into six residential parcels lot with a Tentative Map Design Waiver for lots with no street frontage in the Multi-Unit Dwelling (R-2B) zone **is approved** based on the following Findings of Fact:

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

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

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

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

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

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

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

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

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

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

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

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

C. **Site Plan and Design Review Time Extension** for two years (until October 19, 2028) for review of the Tentative Subdivision Map layout and the construction of a 44,905 square foot multi-unit development consisting of 35 units and 12 Accessory Dwelling Units (ADUS) **is approved** based on the following Findings of Fact:

1. The design, layout, and physical characteristics of the proposed development are consistent with the 2040 General Plan Neighborhood designation; and

2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards; and

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

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood; and

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

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

D. **Site Plan and Design Review Minor Modification** to revise a Sacramento Police Department condition of approval related to employment of unfirmed security **is approved** based on the following Findings of Fact:

1. The design, layout, and physical characteristics of the proposed development are consistent with the 2040 General Plan Neighborhood designation; and

2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards; and

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

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood; and

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

6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the Sacramento Police Department has reviewed and approved the request.

E. **200-Year Urban Level of Flood Protection Finding**

1. The project site is within an area for which the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection, as demonstrated by the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

F. **No Net Loss Findings (Gov. Code, § 65863)**

1. This project is located on a site listed in the 2021-2029 RHNA Housing Element Sites Inventory. This project proposes 45 units of moderate-income housing and 2 units of lower income housing. The site assumes 16 total units of moderate-income housing. Thus, the project exceeds the assumed capacity in the Housing Element sites inventory.

CONDITIONS OF APPROVAL

1. The entitlements associated with Record No. Z22-085 (Tentative Map, Site Plan and Design Review, Density Bonus) are extended until October 19, 2028.

2. Condition 84 of the Record of Decision for Z22-085 is replaced with the following: ""Applicant shall install and maintain an automated Video Assessment Security System (VASS) as shown on Sheet 1.03. Infrastructure must include an Axon FususCORE Pro network appliance integrated with the Sacramento Police Department Real-Time Information Center (RTIC) via the Sacramento PD Connect program to allow law enforcement access during active emergency events."

3. Except as provided above, all other previously approved conditions of Z22-085 remain unchanged. The project shall comply with the conditions of approval for Record No. Z22-085 as established in the Record of Decision (see Attachment 1).

Advisory Note:

1. Site Plan and Design Review approval relies on the use of density bonus regulations pursuant to Sacramento City Code (SCC) section 17.860.040 and Government Code (Gov Code) sections 65915 through 65918; and therefore, is expressly condition upon the applicant's implementation of the following:

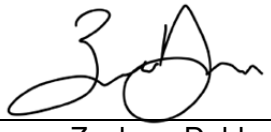
    a. The applicant shall enter into the appropriate regulatory agreement(s) with the Sacramento Housing and Redevelopment Agency (SHRA), or other authorized government entity, for monitoring of all income-restricted dwelling units required to qualify for the use of density bonus regulations. The regulatory agreement(s) shall be consistent with SHRA requirements and applicable provisions of SCC section 17.860.040.070 and Goc Code sections 65915 through 65918.

    b. Prior to issuance of a Building Permit, the applicant shall provide a copy of the executed regulatory agreement(s) and provide evidence that any applicable monitoring fees have been paid to Planning Division staff.

    c. Consistent with density bonus regulations, the income-restricted dwelling units shall be regulated for a period of 55 years.

Respectfully Submitted: 

Deja Harris
Associate Planner

Recommendation Approved: 

Zachary Dahla
Senior Planner

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

ATTACHMENT A

City of
SACRAMENTO
Community Development

City of SACRAMENTO
Community Development

300 Richards Boulevard, Sacramento, CA 95811

ZONING ADMINISTRATOR & DESIGN DIRECTOR
300 Richards Boulevard, Sacramento, CA 95811

Project Name:	Northern Trail Apartments
Project Number:	Z22-085
Project Location:	3137 & 3139 Rio Linda Boulevard
Assessor's Parcel No.:	265-0011-003-0000 & 265-0011-002-0000 (District 2)
Applicant:	Alicia Reyes, RAD Development 2741 Northglen Street, Sacramento, CA 95833
Action Status:	Approved with Conditions — Action Date: 10/19/2023

REQUESTED ENTITLEMENT(S):

A. **Environmental Determination:** Categorically Exempt per CEQA Guidelines Section 15332 (Infill Development)

B. **Density Bonus Agreement** with a concession to lot depth requirements of the Multi-Unit Dwelling (R-2B) Zone and waivers to reduce the minimum rear-yard and interior side-yard setbacks, exceed the maximum front-yard setback, and reduce minimum vehicle and bicycle parking requirement with the provisions of two (2) very low income-restricted dwelling units.

C. **Tentative Parcel Map** to subdivide two vacant parcels of approximately 0.94 acres, into six parcels in the Multi-Unit Dwelling (R-2B) Zone, with a Tentative Map Design Waiver to create three parcels with no public street frontage.

D. **Site Plan and Design Review** for the review of the tentative subdivision map layout and the construction of a 44,905 square foot multi-unit development consisting of 35 units and 12 Accessory Dwelling Units (ADUS).

ACTIONS TAKEN:

On 10/19/2023 the Zoning Administrator and Design Director took the following actions based on the attached findings of fact and subject of:

Approved entitlements (A), through (D) with conditions.

Action certified by:

Kevin Colin, Zoning Administrator

Bruce Monighan (Oct 20, 2023 08:12 PDT)

Bruce Monighan, Design Director

Sent to Applicant:
October 20, 2023

By: Deja Harris (Oct 19, 2023 15:18 PDT)
Deja Harris
Assistant Planner

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

CONDITIONAL USE PERMIT: A use for which a Conditional Use Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Conditional Use Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

SITE PLAN AND DESIGN REVIEW: Any site plan and design review shall expire at the end of three years unless a building permit is obtained within the site plan and design review term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

Appeals of the Zoning Administrator decision of this item to the Planning and Design Commission must be filed at 300 Richards Boulevard, 3rd Floor, within 10 calendar days of this meeting, on or before Monday, October 30, 2023. If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

CONDITIONS OF APPROVAL

Tentative Parcel Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z22-085). The design of any improvement not covered by these conditions shall be to City standard.

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

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

GENERAL:

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 (Parcel) Map.

PUBLIC WORKS:

5. 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.

6. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements

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

7. At its discretion, the City may require the inclusion of traffic calming devices along residential streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, speed lumps, stop signs at intersections, etc. Undulations will be required on certain streets adjacent to school/park combinations, as determined by the Department of Public Works.

8. The applicant shall dedicate sufficient additional right-of-way (if needed) and construct Arcade Blvd to a 59-ft right-of-way local commercial street section per City standards to the satisfaction of the Department of Public Works. Improvements along Arcade shall include a 12-ft travel lane along the north side and a 3-ft acceptable shoulder and ditch along the north side.

   Note: At the area where Arcade Boulevard dead ends at the SMUD facility, west of the proposed driveway, the applicant shall construct a wider planter in lieu of a sidewalk per City standards to the satisfaction of the Department of Public Works.

9. The applicant shall install a stop sign along Arcade Blvd at the intersection with Rio Linda Blvd adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

10. The applicant shall install street names as well as a “Not A Through Street” signage per City standards to the satisfaction of the Department of Public Works.

11. The applicant shall dedicate sufficient additional right-of-way (if needed) and construct a bulb-out with ADA ramps along the southwest corner of Arcade Boulevard and Rio Linda Blvd intersection adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

12. The applicant shall dedicate 7.75-ft of additional right-of-way easement in the form of an Irrevocable Offer of Dedication (I.O.D.) along Rio Linda Blvd adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

13. The applicant shall install “No Parking” pole signs along the entire length of the north side of Arcade Blvd adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

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

15. 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.

    a. The centerline of Rio Linda Boulevard shall be aligned.
    b. The centerline of Arcade Blvd adjacent to the subject property may be moved 2-ft to the north to allow sufficient clearance between the new round corner's face of curb and the existing utility pole at the southwest corner of the Rio Linda/Arcade intersection to the satisfaction of the Department of Public Works.

16. 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.

17. 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.

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

ELECTRICAL:

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

URBAN FORESTRY:

20. 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.

21. General Tree Protection – The following Tree Protection Measures shall be included in all future project plans including the Geneal Notes, Grading Plans, Utility Plans, Landscape Plan, and offsite plans if tress will be impacted by work proposed on each sheet.

    a. **Required Tree Preservation Measures for Private Protected Trees**
        i. This project shall contract with a project arborist experienced with tree protection and construction that is required to:
            (1) Attend the preconstruction meetings to approve of and inform contractors of all tree protection measures.

(2) Visit the site before grading and landscaping as well as at least twice each month during construction to ensure that tree protection measures are implemented and maintained.

(3) Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure that corrective action was properly implemented.

(4) The project arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.

ii. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities.

(1) Existing driveways shall be used as the sole access to the site. Where there are no existing driveways, access shall be limited to a one or two locations outside the dripline of protected trees that have protection from soil compaction with the use of one or more of the following: A 6-inch layer of hardwood chips covered by ¾-inch plywood or trench plates, geotextile fabric covered by a 6-inch layer of hardwood chips or an alternative that is approved by the City Arborist.

iii. Construction trailers and port-a-potties shall be placed on existing hardscape or bridged over the tree protection zone or planter so as not to compact soil.

iv. Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Certified Arborist. Submit a tree permit application and a tree protection plan created by a Certified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.

v. All excavation, grading or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a qualified arborist.

vi. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.

vii. There shall be no soil compaction within the dripline of protected trees.

viii. The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, excavation, grade changes, trenches, root or canopy pruning, or boring.

ix. The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging liquids and any other activities that may have negative impacts on the trees and soil.

SOLID WASTE:

22. Project shall meet the requirements outlined in City Code Chapter 13.10. Sacramento City Code can be found online at:
Chapter 13.10: http://www.qcode.us/codes/sacramento/view.php?topic=13-13_10

23. Solid waste trucks shall be able to safely move about the project, with minimum backing, and able to empty the bins and cans safely per City standards to the satisfaction of the Solid Waste Division.

SMUD:

24. SMUD has existing overhead 69kV and 12kV facilities on North and East of the PROJECT SITE that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

25. SMUD has existing underground 12kV facilities on southeast, north, east, and on the PROJECT SITE that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 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.

26. 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.

27. 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.

28. 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.

29. 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.

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

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

32. 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 along the east side of proposed Parcel 1. The Applicant shall dedicate a 10 foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to public street rights-of-ways along the southeast, east, northeast, and north side of proposed Parcel 2.

33. The Applicant shall dedicate any private drive and/or ingress and egress easement as a public utility easement for overhead and underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.

34. 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.

SRCSD:

35. Regional San has the 66-inch Dry Creek Interceptor (N17) located within APN: 263-0260-020 (Sacramento Northern Parkway). Direct connections to this facility will not be allowed.

DOU:

36. 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.

37. 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.”

38. 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 30- inch City water transmission Main in the Sacramento Northern Bike Trail is not allowed.

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

advised to contact the City of Sacramento Utilities Department 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.

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

41. 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.).

42. Applicant shall construct a public water distribution main in Arcade Blvd to the satisfaction of the DOU. The new distribution main shall connect to the existing 8-inch water main in Rio Linda Blvd.

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

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

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

46. Applicant shall construct a public sanitary sewer main in Arcade Blvd to the satisfaction of the DOU. The new sanitary sewer main shall connect to the existing 24-inch sanitary sewer main in Rio Linda Blvd.

47. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 12,800 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.05 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

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

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

50. Applicant shall construct a public drainage main in Arcade Blvd to the satisfaction of the DOU. The new drainage main shall connect to the existing 18-inch drainage main in Rio Linda Blvd.

51. Applicant shall construct public drain inlets at flow line low points of the proposed gutters in Arcade Boulevard to satisfaction of the DOU.

52. Records show an existing private drainage pipe in 3139 Rio Linda property crossing 3135 Rio Linda property. Applicant shall abandon the drainage pipe to the satisfaction of the DOU.

53. Finished floor elevations shall be a minimum of 6-inches above the 100-year HGL or 1-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.

54. No more than 6,000 square feet is allowed to sheet drain over a public sidewalk. If the area is larger than 6,000 square feet, then an on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site systems shall be designed to the standard specified in the DOU onsite manual.

55. 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.

56. 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.

57. 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.

58. This project is required to incorporate certified full capture trash control devices, please refer to Appendix H in the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for more details.

    A maintenance agreement is required for all on-site full capture trash control systems.

Contact DOU for a list of accepted proprietary devices if considered for full capture trash control. Construction drawings must include all on-site full capture trash control features and devices selected for the site. Please refer to Appendix H in the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for more details.

59. The onsite water, sewer, and storm drain systems shall be private systems operated and maintained by an ownership association or other approved entity. Prior to the initiation of any water, sanitary sewer, or storm drainage services to the project, C.C. & R.s approved by the City shall be recorded that authorize and require the association to: (1) operate, maintain, and repair the onsite sanitary sewer, water, and storm drainage facilities within the project; and (2) obtain and pay for water, sewer or drainage service on behalf of all owners within the project in accordance with all applicable provisions of Title 13 of the Sacramento City Code. 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.

FIRE:

60. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road (minimum 20' wide) and 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) The Fire Marshall may approve an increase in the fire access distance, which may result in an alternate means and method design agreement. Any approved agreement shall be obtained prior to final approval of the improvement plans.

61. Dead ends exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or city hammerhead). California Fire Code Section 503.2.5 If an approved increase in the fire department access distance is obtained or if access is permitted to be provided passing through the breezeway of a structure, a Fire Department turn-around may not be required. Any approved agreement shall be obtained prior to final approval of the improvement plans.

62. 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

63. Fire service mains shall not cross property lines unless a reciprocal easement agreement is provided.

64. A reciprocal ingress egress agreement shall be provided for review by City Attorney for all shared driveways being used for Fire Department access.

65. 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 Recorders Office having jurisdiction and shall provide for the following:

    a. Provisions for the necessary repair and maintenance of the roadway surface
    b. Removal of vegetation overgrowing the roadway and infringing on the roadway

clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20')

c. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping
d. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems
e. Unrestricted use of and access to the roadways covered by the agreements.
f. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.
g. Maintenance and timely repair of all fire protection systems, including but not limited to hydrants, fire alarm systems and fire sprinklers.

PARKS:

66. **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)

67. **Maintenance District**: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (*Contact Infrastructure Finance, Jessica Steinhauer, (916) 808-8243).*

68. **Private Recreation Facility Credits**: City Code Chapter 17.512, Sections 17.512.90 through 100 address granting of private recreation facility credits. The city may grant credits for privately owned and maintained open space or local recreation facilities, or both, in planned developments as defined in Section 11003 of the Business and Professions Code, as defined in Section 783 of the Civil Code, and other common interest developments. Such credit, if granted in acres, or comparable in lieu fees, shall not exceed twenty-five (25) percent of the dedication or fees, or both, otherwise required under this chapter and no more than five percent per category of open space or Public Access Easement (located on the northwest side of the residential parcel) described in this Chapter under 17.512.90.

Should the applicant request City consideration of private recreational facilities, a Private Recreation Facilities Credit Agreement must be approved by the City Council prior to recordation of the Tentative Subdivision Map. Refer to section 17.512.90 for a list of qualifying facilities.

Miscellaneous

69. CC&R's shall be approved by the City and recorded assuring maintenance of private roadway(s), shared driveways, lights, landscaping, sewers, drains and water systems.

Advisory Notes:

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

PUBLIC WORKS:

70. If unusual amounts of bone, stone, or artifacts are uncovered, work, in the area within the distance required by federal and state regulations, will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

DOU:

71. Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems. Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.

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

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

74. 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.

SOLID WASTE:

75. The trash enclosure must have sufficient space to accommodate bins for trash, recycling, and organics. Containers may be used with an increase in collection frequency as an alternative to bins. The minimum levels of service for recycling are one (1) cubic yard of capacity for every 16 units per week. For organic waste, 64 gallons of capacity for every 25 units is required per week.

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

77. This project will be required to submit a Construction and Demolition (C&D) Debris plan,

as outlined on the City's web site at http://www.cityofsacramento.org/public-works/RSW/Collection-Services/Recycling/Construction-and-Demolition. Please contact the Solid Waste C&D team if you have any questions:
Phone: (916) 808-0965

Email: C&D@cityofsacramento.org

SRCSD:

78. The subject property is outside the boundaries of SacSewer but within the Urban Service Boundary and Sacramento Regional County Sanitation District (Regional San) boundaries. Regional San will provide ultimate conveyance and treatment of the sewer generated from this site, but the Sacramento City Utilities Department's approval will be required for local sewage service.

REGIONAL SAN:

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

80. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP).

SMUD:

81. 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.

82. 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.).

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

PARKS:

84. 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 $31,080. This is based on the creation of 35 new units at an average land value of $100,000 per acre for the North Sacramento Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment. The fee is due at the time of the final map.

b) 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 Housing Incentive Zone rate of $2.18 per square foot for residential projects, with a minimum rate of $1,624 for units under 750 square feet and a maximum of $4,333 for units over 2,000 square feet. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

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

d) The applicant should ensure clearly marked trail access, i.e., signage from the Northern Trail Apartments development to the Sacramento Northern Bike Trail, in a visible location from Rio Linda Blvd.

Site Plan and Design Review

PLANNING:

1. Development of the site shall be in compliance with the approved plans. Any modifications(s) to the project shall be subject to additional planning review and may require subsequent entitlements prior to issuance of building permits. This approval shall expire in three years from the approval date.

2. The applicant shall obtain all necessary building and encroachment permits prior to the commencement of construction.

3. This approval is for the development of six (6) three-story buildings per the attached exhibits and conditions of approval.

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

5. All mechanical equipment shall be screened to prevent visibility from all street frontages. Rooftop mechanical equipment shall be screened from view from adjacent streets and public areas and concealed behind parapets or architecturally integrated screens.

6. Project lighting shall comply with all applicable Sacramento City Code lighting regulations. Fixtures shall be unobtrusive and complementary to the architectural design of the building. Obtrusive industrial wall pack and shoe box lighting are not permitted. Lighting shall be designed to not produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public. All fixtures should be placed in a manner that avoids glare when observed from the street or other public areas.

7. All signage is subject to a separate review and approval process.

8. The project shall comply with the tree shading requirements for parking lots, prescribed in the Planning and Development Code section 17.612.040.

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

10. Provide the following building materials on the apartment buildings as indicated per the approved plans:

    a) Fiber cement board.

    b) Metal railings.

    c) Aluminum shade louvers

11. Provide a minimum of 2 short-term bicycle parking stalls and 14 long-term parking stalls. Location and number of short- and long-term bicycle parking shall be provided as indicated on the approved plans. All bicycle parking facilities shall comply with the City's Bike Rack Design & Placement Design Standards.

12. Provide a minimum of 34 parking spaces which meet the dimensional requirements of City Code Chapter 17.608.

13. Private balconies shall have a minimum depth of 3 feet.

14. All gutters and downspouts shall be painted to match building color scheme.

15. Trash enclosures shall meet all requirements of Sacramento City Code section 17.616, including, but not limited to, perimeter landscaping, masonry walls, solid metal gate, concrete apron, overhead clearance, and signs. All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.

16. The project shall comply with the operational standards for multi-unit dwellings, prescribed in the Planning and Development Code section 17.228.117(B):

    a) A manager shall reside on-site.

    b) The owner or operator shall post and maintain signage on the premises that provides the phone number to contact maintenance and management staff, which signage is subject to approval by the planning director;

    c) The owner or operator shall conduct periodic inspections, not less than monthly, of the exterior of all buildings, trash enclosures, and recreation facilities;

d) The owner or operator shall establish and conduct a regular program of routine maintenance for the property. The program shall include common areas and scheduled repainting, replanting, and other similar activities that typically require attention at periodic intervals but not necessarily continuously. The owner or operator shall repaint or retreat all painted or treated areas at least once every eight years, provided that the planning director may approve less frequent repainting or retreatment upon a determination that less frequent treatment is appropriate, given the nature of the materials used or other factors. The program is subject to review and approval by the planning director;

e) The owner or operator shall maintain landscaping and irrigation in a healthy and serviceable condition; and

f) The owner or operator shall indicate and maintain all locations of parking stalls for disabled access and strictly enforce applicable rules.

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. The applicant shall dedicate sufficient additional right-of-way (if needed) and construct Arcade Blvd to a 59-ft right-of-way local commercial street section per City standards to the satisfaction of the Department of Public Works. Improvements along Arcade shall include a 12-ft travel lane along the north side and a 3-ft acceptable shoulder and ditch along the north side.

    Note: At the area where Arcade Boulevard dead ends at the SMUD facility, west of the proposed driveway, the applicant shall construct a wider planter in lieu of a sidewalk per City standards to the satisfaction of the Department of Public Works.

20. The applicant shall install a stop sign along Arcade Blvd at the intersection with Rio Linda Blvd adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
21. The applicant shall install street names as well as a “Not A Through Street” signage per City standards to the satisfaction of the Department of Public Works.

22. The applicant shall dedicate sufficient additional right-of-way (if needed) and construct a bulb- out with ADA ramp(s) along the southwest corner of Arcade Boulevard and Rio Linda Blvd intersection adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

23. The applicant shall dedicate 7.75-ft of additional right-of-way easement in the form of an Irrevocable Offer of Dedication (I.O.D.) along Rio Linda Blvd adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

24. The applicant shall install “No Parking” signs along the entire length of the north side of Arcade Blvd adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

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

26. 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.

    a) The centerline of Rio Linda Boulevard shall be aligned.

    b) The centerline of Arcade Blvd adjacent to the subject property may be moved 2-ft to the north to allow sufficient clearance between the new round corner’s face of curb and the existing utility pole at the southwest corner of the Rio Linda/Arcade intersection to the satisfaction of the Department of Public Works.

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

28. 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.

29. The site plan shall conform to the parking requirements set forth in City Code 17.608.040 (Development standards for off-street parking facilities, Zoning Ordinance).

30. 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.

31. 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.

SOLID WASTE:

32. Per Sacramento City Code Chapter 17.616, residents must be able to access the trash enclosure without having to open the main enclosure gates. Applicant must incorporate this requirement into the trash enclosure design.

33. Per Sacramento City Code Chapter 17.616, a concrete apron shall be constructed in front of the trash enclosure to minimize damage to the surrounding asphalt paving. The current plans do not show an apron. The applicant must construct a concrete apron per the requirements in 17.616.

DOU:

34. 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 30-inch City water transmission Main in the Sacramento Northern Bike Trail is not allowed.

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

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

37. 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.).

38. Applicant shall construct a public water distribution main in Arcade Blvd to the satisfaction of the DOU. The new distribution main shall connect to the existing 8-inch water main in Rio Linda Blvd.

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

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

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

42. Applicant shall construct a public sanitary sewer main in Arcade Blvd to the satisfaction of the DOU. The new sanitary sewer main shall connect to the existing 24-inch sanitary sewer main in Rio Linda Blvd.

43. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 12,800 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.05 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

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

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

46. Applicant shall construct a public drainage main in Arcade Blvd to the satisfaction of the DOU. The new drainage main shall connect to the existing 18-inch drainage main in Rio Linda Blvd.

47. Applicant shall construct public drain inlets at flow line low points of the proposed gutters in Arcade Boulevard to satisfaction of the DOU.

48. Records show an existing private drainage pipe in 3139 Rio Linda property crossing 3135 Rio Linda property. Applicant shall abandon the drainage pipe to the satisfaction of the DOU.

49. Finished floor elevations shall be a minimum of 6-inches above the 100-year HGL or 1-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.

50. No more than 6,000 square feet is allowed to sheet drain over a public sidewalk. If the area is larger than 6,000 square feet, then an on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service

tap. All on-site systems shall be designed to the standard specified in the DOU onsite manual.

51. 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.

52. 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.

53. 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.

54. This project is required to incorporate certified full capture trash control devices, please refer to Appendix H in the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for more details.

    A maintenance agreement is required for all on-site full capture trash control systems. Contact DOU for a list of accepted proprietary devices if considered for full capture trash control.

    Construction drawings must include all on-site full capture trash control features and devices selected for the site. Please refer to Appendix H in the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for more details.

55. The onsite water, sewer, and storm drain systems shall be private systems operated and maintained by an ownership association or other approved entity. Prior to the initiation of any water, sanitary sewer, or storm drainage services to the project, C.C. & R.s approved by the City shall be recorded that authorize and require the association to: (1) operate, maintain, and repair the onsite sanitary sewer, water, and storm drainage facilities within the project; and (2) obtain and pay for water, sewer or drainage service on behalf of all owners within the project in accordance with all applicable provisions of Title 13 of the Sacramento City Code. 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.

URBAN FORESTRY:

56. General Tree Protection – The following Tree Protection Measures shall be included in all future project plans including the Geneal Notes, Grading Plans, Utility Plans, Landscape Plan, and offsite plans if tress will be impacted by work proposed on each sheet.

    a. **Required Tree Preservation Measures for Private Protected Trees**

i. This project shall contract with a project arborist experienced with tree protection and construction that is required to:
   (1) Attend the preconstruction meetings to approve of and inform contractors of all tree protection measures.
   (2) Visit the site before grading and landscaping as well as at least twice each month during construction to ensure that tree protection measures are implemented and maintained.
   (3) Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure that corrective action was properly implemented.
   (4) The project arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.

ii. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities.
   (5) Existing driveways shall be used as the sole access to the site. Where there are no existing driveways, access shall be limited to a one or two locations outside the dripline of protected trees that have protection from soil compaction with the use of one or more of the following: A 6-inch layer of hardwood chips covered by ¾-inch plywood or trench plates, geotextile fabric covered by a 6-inch layer of hardwood chips or an alternative that is approved by the City Arborist.

iii. Construction trailers and port-a-potties shall be placed on existing hardscape or bridged over the tree protection zone or planter so as not to compact soil.

iv. Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Certified Arborist. Submit a tree permit application and a tree protection plan created by a Certified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.

v. All excavation, grading or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a qualified arborist.

vi. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.

vii. There shall be no soil compaction within the dripline of protected trees.

viii. The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, excavation, grade changes, trenches, root or canopy pruning, or boring.

ix. The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging

liquids and any other activities that may have negative impacts on the trees and soil.

POLICE DEPARTMENT:

Lighting:

57. 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.

58. Light poles, if applicable, shall be no higher than 16'.

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

60. 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.

61. 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.

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

63. 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.

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

Landscaping:

65. 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.

66. 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:

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

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

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

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

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

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

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

74. VASS shall provide comprehensive coverage of:

- areas of ingress and egress
- parking lots
- coverage of all four (4) exterior sides of the property
- adjacent public rights of way
- main entrance of each building
- common areas (tot lot, pool, laundry room, etc.)
- hallways

75. No more than 10 percent of the square footage of windows and clear doors for retail purposes shall be blocked by advertising, signs, shelves or anything else. All advertising, signs, and shelving shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises from the exterior public sidewalk or entrance to the premises. All signs shall comply with the City Code.

76. A wayfinding map shall be installed at the vehicle entrance clearly depicting the addresses and locations of units within the development.

77. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures should 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. Property management shall develop and implement a resident parking program in which parking stalls are assigned and vehicles are registered with management.

80. 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.

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

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

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

84. Applicant shall employ uniformed security to respond to on-site disturbances 24/7. The contracted security company shall be registered and in good standing with the Bureau of Security and Investigative Services (BSIS). Applicant may request a modification of this condition at any time. Any request for modification shall be in writing and submitted to the Sergeant of the Sacramento Police Department's CPTED unit, or designee, and specify the desired modification(s). The Sacramento Police Department will evaluate the modification request and will respond within 30 days of receipt of the request.

<u>During Construction:</u>

85. 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.

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

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

Advisory Notes:

FIRE:

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

89. 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.

90. Provide appropriate Knox access for site. California Fire Code Section 506

91. An automatic fire sprinkler system shall be installed in any portion of a building when the floor area of the building exceeds 3,599 square feet or a change of use or occupancy that creates a greater fire or life safety hazard, and the floor area of that portion of the building,

which is changed exceeds 3,599 square feet in area. California Fire Code as amended by the Sacramento City Code Amendments 903.2 (2&4)

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

93. An approved fire control room shall be provided for all buildings protected by an automatic fire extinguishing system. The room shall contain all system control valves, fire alarm control panels and other fire equipment required by the Fire Code Official. Fire Control rooms shall be located within the building at a location approved by the Fire Code Official, and shall be provided with a means to access the room directly from the exterior. Durable signage shall be provided on the exterior side of the access door to identify the fire control room. Fire Control rooms shall not be less than 50 square feet for rooms without a fire pump and 200 square feet when a fire pump is present. California Fire Code as Amended by the Sacramento City Code Section 901.4.7

94. Provide a Site Safety Plan in compliance with Section 3303 of the California Fire Code. The Plan shall identify at minimum, the following safety precautions during demolition and construction:

    a. Name and contact information of the Owner's authorized agent (Site Safety Director) responsible for the development, implementation and maintenance of an approved written site safety plan.
    b. Procedures for reporting emergencies.
    c. Fire Department Access Routes.
    d. Location of fire protection equipment, including type and size of fire extinguishers.
    e. Smoking and cooking policies that include designated safe areas where smoking and cooking may occur with adequate signage in accordance with section 3305.8
    f. Location(s) and proper safety considerations for temporary heating and any associated equipment.
    g. Hot Work Plan when any welding and/or cutting shall occur.
    h. Means of providing safeguards to minimize the risk of unwanted releases, fires or explosions involving hazardous materials, such as ignitable liquids/vapors or other combustible materials and ignition sources (cutting and welding, etc).
    i. Designated smoking areas free of ignitable vapors and other combustible materials.

DOU:

95. Many projects within the City of Sacramento require on-site booster pumps for fire suppression and domestic water systems. Prior to design of the subject project, the DOU suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression system.

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

97. As of January 1, 2018, all new multi-family residential construction will require sub-metering of each residential unit pursuant to all requirements found in California Senate

Bill 7 (SB7). These requirements at a minimum include installing sub meters, billing for water based on the sub meters, and long-term calibration and maintenance of the sub meter. The SB7 requirements are the responsibility of the property owner.

98. 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.

POLICE DEPARTMENT:

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

BUILDING:

100. Fire Resistant ratings required for exterior walls per CBC - Table 602 to include Projections per CBC - 705 and opening protectives per CBC - 716

FINDINGS OF FACT

Environmental Determination: Exempt

The Community Development Department, Environmental Planning Services Division has reviewed this project and the Zoning Administrator determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, Infill Development (Categorical Exemption – Class 32). This project qualifies for this exemption as it applies to projects that are consistent with the General Plan, are in an urbanized area on a site no larger than five acres, where the site has no value as habitat for special status species, where all services are available, and where no significant effects related to traffic, noise, air quality, or water quality would occur. This project is to subdivide two vacant parcels of approximately 0.94 acres and construct a multi-unit development in an urbanized area that is currently served with existing infrastructure (water, sewer, roadways, public transportation, etc.). This project is consistent with the standards of the Suburban Neighborhood High Density (SNHD) General Plan designation in that it provides a density that is consistent with the designation in that is allows for multi-unit residential at the proposed density with excess units permitted under the density bonus agreement. The project is also consistent with the Multi-Unit Dwelling (R-2B) zoning designation in that the new parcels comply with the minimum lot size requirements and will accommodate the multi-unit development on the newly created vacant parcels. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

Tentative Parcel Map

1. None of the conditions described in City Code section 17.828.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:

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

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

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

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

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

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

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

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

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

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

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

Site Plan and Design Review

1. The design, layout, and physical characteristics of the proposed development are consistent with the General Plan which designates the site as Suburban Neighborhood High Density (SNHD) and with the General Plan goals and policies related to infill development, housing diversity, promoting family-friendly neighborhoods, and enhancing neighborhoods. The proposal also provides a density consistent with the Suburban Neighborhood High Density designation in that it allows for multi-unit residential at the proposed density with excess units permitted under the density bonus agreement. There is no specific plan or transit village plan applicable to this project.

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 development standards are approved, the proposed development is consistent with the purpose and intent of those standards. This project is requesting a

concession to lot depth, and waivers to setbacks and vehicle and bicycle parking requirements and is consistent with the purpose and intent of the Planning and Development Code in that: 1) the lot size is sufficient to accommodate the proposed housing; 2) the reduced setbacks do not disturb neighborly privacy or hamper access to light and air; 3) the proposal complies with the development standards of the R-2B zone, where waivers are requested to the interior side-yard setbacks for the accessory dwelling units is otherwise allowed by the R-2B zone; 4) the project is directly adjacent to an Sacramento Regional Transit bus stop; and 5) the project otherwise meets applicable development standards within the R-2B zone including height, lot size, lot width and street-side yard setbacks.

3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards as the subject site offers improvements to existing roads and will provide infrastructure to meet the needs of the new residential units, while capitalizing on the existing infrastructure in the area.

4. The design, layout, and physical characteristics of the proposed development as conditioned are visually and functionally compatible with the surrounding neighborhood in that the massing and the materials of the proposed structure are architecturally compatible with the nearby buildings in the neighborhood, while also proposing a unique architectural design that will foster architectural variety to a revitalizing neighborhood.

5. The design, layout, and physical characteristics of the proposed development as conditioned minimizes energy consumption and encourages the use of renewable energy sources in that the project uses existing utility infrastructure, public access ways, and existing driveways.

6. The design, layout, and physical characteristics of the proposed development as conditioned 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 this project provides infill development on an underutilized site directly adjacent to an RT bus stop and the requested lot depth concession and setback waivers will not impede privacy on neighboring properties or hamper access to light and air.

200-Year Flood Protection

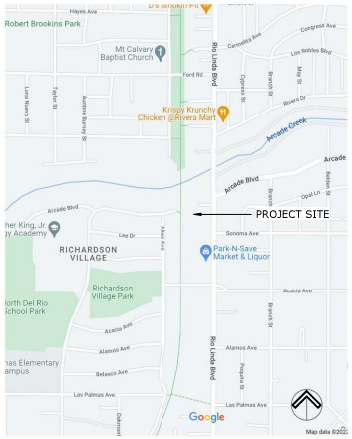
1. The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection 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 SAFCA2022 Adequate Progress Annual Report accepted by the City Council on October 11, 2022 (Resolution No. 2022-0313).

No Net Loss Findings (Gov. Code, § 65863)

1. This project is located on a site listed in the 2021-2029 RHNA Housing Element Sites Inventory. This project proposes 45 units of moderate income housing and 2 units of lower income housing. The site assumes 16 total units of moderate income housing. Thus, the project exceeds the assumed capacity in the Housing Element sites inventory.



PROJECT SITE LOCATION



PROJECT TEAM

DEVELOPER

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aliciareyes@rad-development.com

ARCHITECTURAL

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PHASE I ENVIRONMENTAL

RSB Environmental
Sachin Butala
832-291-3473

info@rsbenv.com

PROJECT SUMMARY

OWNER: RAD-DEVELOPMENT
ALICIA REYES

PROJECT LOCATION: 3137 / 3139 Rio Linda Blvd.
Sacramento, Ca 95815

DESCRIPTION:
47-UNIT/ 2 TO 6 PARCEL SUBDIVIDED APARTMENT COMPLEX W/ADUs
33 - MARKET RATE
2 - VERY LOW INCOME
12 - ADUs

PARKING: 34 CAR, 1 MOTORCYCLE, 16+ BICYCLE

TYPE OF CONSTRUCTION: ON-GRADE, TYPE V

OCCUPANCY: R-2B

BUILDING AREA (SITE COVERAGE W/ ADUs):
LEVEL 01 = 15,433 SF

BUILDING ENVELOPE:
EXT. BEARING WALLS = 1 HOUR
EXT. NON-BEARING WALL = 1 HOUR

PROJECT AREA: 0.96 ACRE

APN'S: 265-0011-002
265-0011-003

ALL WORK SHALL CONFORM TO THE FOLLOWING CODES:

2019	CBC	CALIFORNIA BUILDING CODE
2019	CEC	CALIFORNIA ELECTRIC CODE
2019	CMC	CALIFORNIA MECHANICAL CODE
2019	CPC	CALIFORNIA PLUMBING CODE
2019		CALIFORNIA ENERGY CODE
2019	CHBC	CALIFORNIA HISTORICAL BUILDING CODE
2019	CFC	CALIFORNIA FIRE CODE
2019		CALIFORNIA GREEN BUILDING STANDARDS CODE
2019	NFPA 13	STANDARD FOR THE INSTALLTION OF SPRINKLER SYSTEMS
2020	NFPA 25	CALIFORNIA EDITION - STANDARD OF WATER BASED FIRE PROTECTION SYSTEMS
2019	NFPA 72	NATIONAL FIRE ALARM SIGNALING CODE, AS AMENDED BY THE STATE OF CALIFORNIA

PROJECT NUMBER
Z22-085

PROJECT SHEET INDEX

	Sheet Name
01-GENERAL	
G0.00	COVER SHEET
G0.01	RENDERS
G0.02	RENDERS
G2.01	EXISTING PROJECT SITE
02-Civil	
C1	TENTATIVE SUBDIVISION MAP
C2	TOPOGRAPHIC SURVEY / EXISTING CONDITIONS
C3	FIRE ACCESS PLAN
04-ARCHITECTURAL	
A1.00	TENTATIVE SUBDIVISION INFO
A1.01	FIRE ACCESS IMAGERY
A1.02	CONCEPTUAL LANDSCAPE & IRRIGATION PLAN
A2.00	SITE PLAN
A2.10	FLOOR PLAN - LEVEL 01
A2.11	FLOOR PLAN - LEVEL 02
A2.12	FLOOR PLAN - LEVEL 03
A2.13	ROOF PLAN
A3.00	EXTERIOR ELEVATIONS - NORTH
A3.01	EXTERIOR ELEVATIONS - SOUTH
A3.02	EXTERIOR ELEVATIONS - EAST
A3.03	EXTERIOR ELEVATIONS - WEST
A4.00	SIGNAGE

REAL ESTATE DEVELOPMENT

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

Alicia Reyes
RAD-Development

7/7/23

COVER SHEET

G0.00

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NORTHERN AERIAL VIEW



SOUTHERN AERIAL VIEW

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN: 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

RENDERS

NORTH

AS SHOWN

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VIEW FROM CORNER OF RIO LINDA AND ARCADE BLVD



VIEW FROM ENTRANCE ON ARCADE BLVD



VIEW TO LOTS 3 & 4



VIEW FROM RIO LINDA BLVD SIDEWALK



VIEW TO LOTS 5 & 6



VIEW FROM THE NORTHERN BIKE TRAIL

RAD

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN: 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

RENDERS

AS SHOWN

NORTH

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RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS
3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN. 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

10/12/22

EXISTING PROJECT SITE

AS SHOWN

NORTH

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SURVEY NOTES:

1) A PRELIMINARY TITLE REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY BY PLACER TITLE CO. ORDER NO. P-432222 DATED 9/2/2020

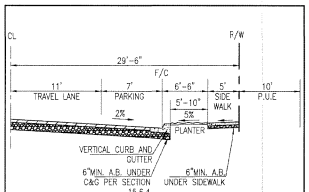
2) THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.

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

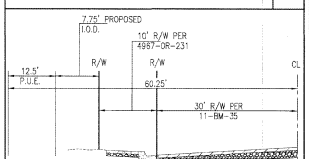
4) THE TYPES, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES.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

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

6) TREES SIZES, LOCATIONS AND DRIPLINES ARE APPROXIMATES. OTHERS TREES MAY EXISIT THAT ARE NOT SHOWN ON THIS SURVEY. PLEASE CONSULT WITH A LICENSED ARBORIST FOR COMPLETE TREE INFORMATION



ARCADE BLVD HALF SECTION — NTS



RIO LINDA BLVD HALF SECTION — NTS

LEGEND

MANHOLE
DRAIN INLET
WATER LINE — 6"W
DRAIN LINE — 12"SD
SEWER LINE — 8"SS
GAS LINE — 4"G
FIRE HYDRANT
WATER VALVE
SEWER CLEAN OUT
WATER METER — WM
FIRE DEPT. CONNECTION
EDGE OF PAVEMENT
BACK FLOW PREVENTER
CONCRETE CURB
SPOT ELEVATION — 20.90
TRAFFIC SIGNAL
TRAFFIC SIGNAL WITH LIGHT
PARKING LIGHT
PULL BOX
GAS VALVE

UTILITY POLE
GAS METER — GM
OVER HEAD WIRE — O/H
UTILITY POLE W/GUY
PUBLIC STREET LIGHT
SIGN
FENCE
WALL
GUARD POST
TREE
VAULT
TRANSFORMER
PROPERTY LINE
RIGHT OF WAY LINE
ADJACENT PROPERTY LINE
ROAD CENTERLINE
EASEMENT
DIMENSION POINT
FOUND MONUMENT AS SHOWN — R/W

EXISTING LEGAL DESCRIPTION:

PARCEL 1: ALL THAT PORTION OF LOTS 1 AND 2 IN BLOCK 6, AS SHOWN ON THE "PLAT OF SUBDIVISION NO. 3, NORTH SACRAMENTO", FILED IN BOOK 11 OF MAPS, MAP NO. 34 AND 35, RECORDS OF SAID COUNTY, AND THAT PORTION OF ARCADE BOULEVARD ABANDONED BY RESOLUTION OF ABANDONMENT RECORDED IN BOOK 1029 OF OFFICIAL RECORDS, AT PAGE 190, RECORDS OF SACRAMENTO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 60 FEET OF LOT 1, SAID POINT BEING IN THE EAST LINE OF THE RIGHT OF WAY OF THE NORTHERN ELECTRIC RAILWAY, RUNNING THENCE SOUTH ALONG SAID EAST LINE OF SAID RAILWAY AND ALONG THE WEST LINE OF SAID LOTS 1 AND 2 A DISTANCE OF 173.16 FEET TO A POINT THEREON 132 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 2; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 200 FEET TO A POINT FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 2 BEARS SOUTH 0°05' WEST 132 FEET TO THE SOUTH LINE OF SAID LOT 2 AND SOUTH 89°55' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, WHICH IS THE INTERSECTION OF THE WEST LINE OF NINTH STREET WITH THE CENTERLINE OF SONOMA AVENUE; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 2 A DISTANCE OF 28 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOTS 1 AND 2 A DISTANCE OF 88.16 FEET MORE OR LESS, TO THE SOUTH LINE ARCADE BOULEVARD AS ESTABLISHED BY THAT CERTAIN RESOLUTION OF ABANDONMENT OF A PORTION OF NINTH STREET AND ARCADE BOULEVARD DATED OCTOBER 11, 1943, RECORDED OCTOBER 13, 1943 IN BOOK 1029, OFFICIAL RECORDS, PAGE 190, SACRAMENTO COUNTY RECORDS, ADOPTED BY THE BOARD OF SUPERVISORS OF SAID SACRAMENTO COUNTY, AS RESOLUTION 5917; THENCE ALONG THE SOUTH LINE OF SAID ARCADE BOULEVARD AS ESTABLISHED BY SAID RESOLUTION NORTH 89°55' WEST 53.25 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1; A DISTANCE OF 60 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1, THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 120.75 FEET TO THE POINT OF BEGINNING.

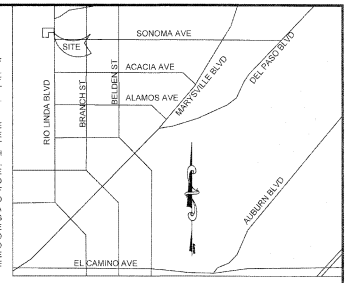
APN: 265-0011-002-0000

PARCEL 2:

ALL THAT PORTION OF LOT 2 IN BLOCK 6, AS SHOWN ON THE "PLAT OF SUBDIVISION NO.3, NORTH SACRAMENTO", FILED IN BOOK 11 OF MAPS, MAP NO. 34 AND 35, RECORDS OF SAID COUNTY AND THAT PORTION OF ARCADE BOULEVARD ABANDONED BY RESOLUTION OF ABANDONMENT RECORDED IN BOOK 1029 OF OFFICIAL RECORDS AT PAGE 190, RECORDS OF SACRAMENTO COUNTY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT LOCATED 217.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2, SAID POINT BEING ON THE WESTERLY LINE OF ARCADE BOULEVARD AS ESTABLISHED BY THAT CERTAIN RESOLUTION OF ABANDONMENT OF A PORTION OF NINTH STREET AND ARCADE BOULEVARD DATED OCTOBER 11, 1943, RECORDED OCTOBER 13, 1943 IN BOOK 1029 OFFICIAL RECORDS, PAGE 190 ADOPTED BY THE BOARD OF SUPERVISORS OF SAID SACRAMENTO COUNTY, AS RESOLUTION NO. 5917; THENCE FROM SAID POINT OF BEGINNING ALONG THE WESTERLY LINE OF SAID ARCADE BOULEVARD AS ESTABLISHED BY SAID RESOLUTION OF ABANDONMENT, ON A CURVE TO THE LEFT WITH A RADIUS OF 62.0 FEET WHOSE LONG CHORD BEARS NORTH 23°18'30" WEST 49.22 FEET, THENCE ALONG THE CURVE TO THE LEFT, WHOSE RADIUS IS 154.78 FEET AND LONG CHORD BEARS NORTH 08°18'30" WEST 114 FEET, THENCE NORTH 89°55' EAST TO A POINT DISTANT SOUTH 89°55' EAST 53.25 FEET FROM THE EAST LINE OF SAID LOT 1; THENCE SOUTH A DISTANCE OF 88.16 FEET; THENCE EAST A DISTANCE OF 126.00 FEET TO THE POINT OF BEGINNING

APN: 265-0011-008-0000



VICINITY MAP
NO SCALE

SHEET INDEX

C1	TENTATIVE SUBDIVISION MAP
C2	TOPOGRAPHIC SURVEY / EXISTING CONDITIONS
C3	FIRE ACCESS PLAN

OWNER:

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DALLAS TX 75287
PHONE: 916-761-7432
EMAIL: aliciareyes@rad-development.com

APPLICANT/ ENGINEER:

JTS ENGINEERING CONSULTANTS INC.
1808 J STREET
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TEL: (916) 441-6708
FAX: (916) 441-5336
CONTACT: JAVED T. SIDDIQUI, P.E.
EMAIL: javed.siddiqui@jtsengineering.com

PROJECT ADDRESS:

3137 AND 3139 RIO LINDA BOULEVARD
SACRAMENTO, CA 95815

	EXISTING	PROPOSED
ZONING:	R-2B (MULTI-FAMILY RESIDENTIAL)	NO CHANGE
USE:	VACANT	RESIDENTIAL, MULTI-FAMILY
PARCELS:	2	6
AREA: GROSS	PARCEL 1: 32,302± SF PARCEL 2: 8,509± SF TOTAL 40,812± SF GROSS	LOT 1: 5,277± SF LOT 2: 5,671± SF LOT 3: 7,681± SF LOT 4: 7,532± SF LOT 5: 7,319± SF LOT 6: 7,331± SF TOTAL: 40,811± SF GROSS

SCHOOL DISTRICT: TWIN RIVERS UNIFIED

REQUEST:

TENTATIVE MAP TO SPLIT TWO (2) EXISTING PARCELS INTO SIX (6) PARCELS TO BUILD APARTMENT HOUSING.

DESIGN DEVIATION TO OMIT SIDEWALK WEST OF PRIVATE DRIVEWAY.

UTILITY CONTACTS

TELEPHONE	AT&T	(916) 972-2142
GAS	PG&E	(916) 386-5135
ELECTRICITY	SMUD	(916) 732-5700
WATER	CITY OF SACRAMENTO WATER	(916) 808-5454
CABLE	COMCAST	(800) 830-6722
DRAINAGE	CITY OF SACRAMENTO DEPT UTILITIES	(916) 264-5371
SEWER	CITY OF SACRAMENTO DEPT UTILITIES	(916) 264-5371
FIRE	CITY OF SACRAMENTO FIRE	(916) 808-1300
UNDERGROUND SERVICE ALERT	UNDERGROUND SERVICE ALERT	(800) 227-2600

BENCHMARK ELEVATION: 32.51' (NAVD88)

BENCHMARK 227-J5A HILTI NAIL ON HEADWALL BEHIND SIDEALK WEST OF CR AT NW COR. RIO LINDA AND ACADIA AVE.

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

DESIGNED:	N/A	SCALE:	
DRAWN:	CTR	H:	1"=20'
CHECKED:	JTS	V:	
SUBMITTED:	JAVED T. SIDDIQUI	RCE:	25924

REGISTERED PROFESSIONAL ENGINEER — JAVED T. SIDDIQUI — No.25924 — CIVIL — STATE OF CALIFORNIA

NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	APPROVAL DATE

TENTATIVE SUBDIVISION MAP

3137-3139 RIO LINDA BOULEVARD

CITY SACRAMENTO APN: 265-0011-002 AND 003 CALIFORNIA

DATE: 6/25/23

SHEET C1 OF 3

JOB NO: 2022-019

SURVEY NOTES:

1) A PRELIMINARY TITLE REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY BY PLACER TITLE CO. ORDER NO. P-432222 DATED 9/2/2020

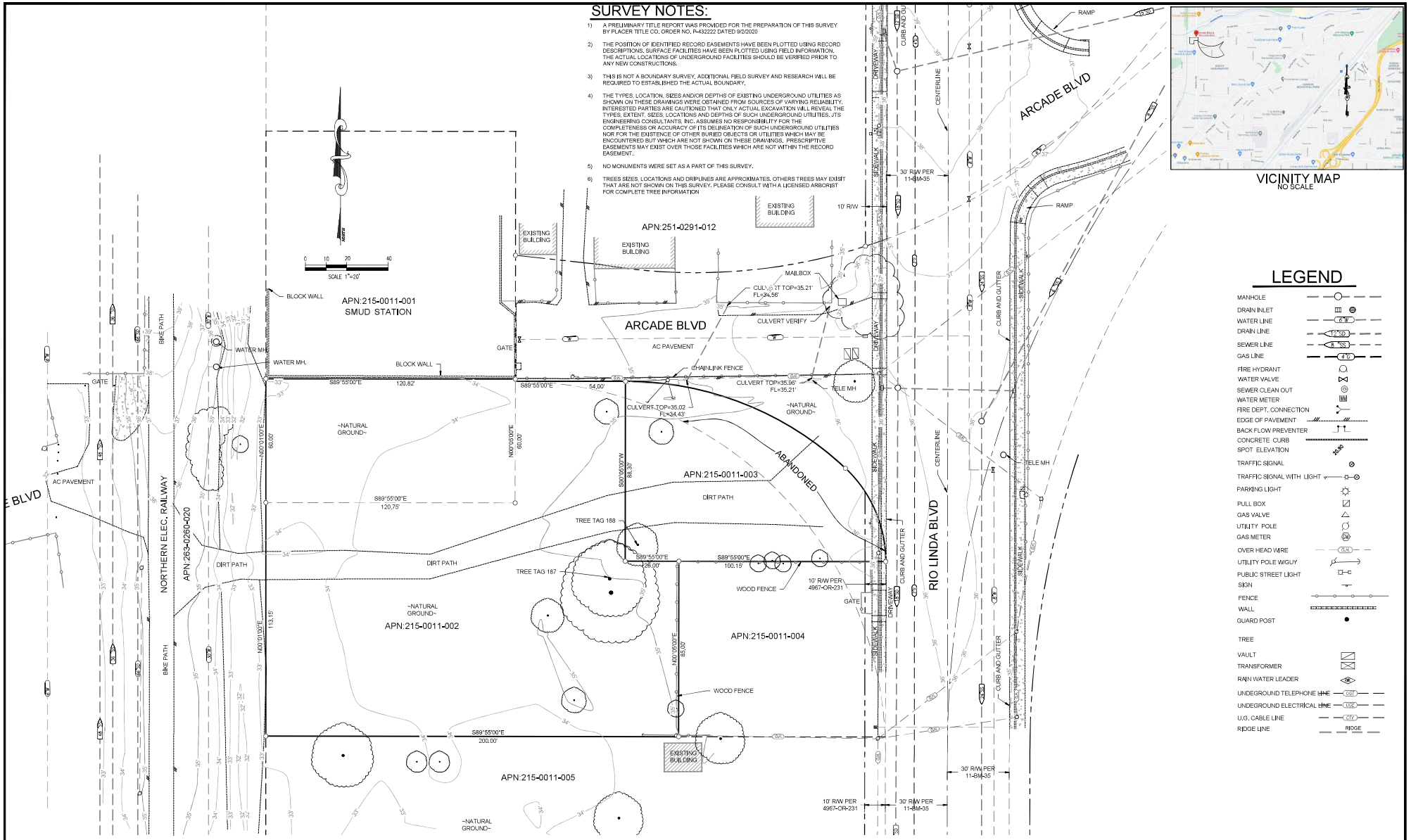
2) THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.

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

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

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

6) TREES SIZES, LOCATIONS AND DRIPLINES ARE APPROXIMATES. OTHERS TREES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PLEASE CONSULT WITH A LICENSED ARBORIST FOR COMPLETE TREE INFORMATION



VICINITY MAP
NO SCALE

LEGEND

- MANHOLE
- DRAIN INLET
- WATER LINE
- DRAIN LINE
- SEWER LINE
- GAS LINE
- FIRE HYDRANT
- WATER VALVE
- SEWER CLEAN OUT
- WATER METER
- FIRE DEPT. CONNECTION
- EDGE OF PAVEMENT
- BACK FLOW PREVENTER
- CONCRETE CURB
- SPOT ELEVATION
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL WITH LIGHT
- PARKING LIGHT
- PULL BOX
- GAS VALVE
- UTILITY POLE
- GAS METER
- OVER HEAD WIRE
- UTILITY POLE W/GUY
- PUBLIC STREET LIGHT
- SIGN
- FENCE
- WALL
- GUARD POST
- TREE
- VAULT
- TRANSFORMER
- RAIN WATER LEADER
- UNDEGROUND TELEPHONE LINE
- UNDEGROUND ELECTRICAL LINE
- U.G. CABLE LINE
- RIDGE LINE

BENCHMARK ELEVATION: 32.51' NAVD88

BENCHMARK 227-J5A HILTI NAIL ON HEADWALL BEHIND SIDEALK WEST OF CR AT NW COR. RIO LINDA AND ACADIA AVE.

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SACRAMENTO, CALIFORNIA 95811 TEL: (916) 441-6708

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DRAWN:	CTR	H:	1"=20'
CHECKED:	JTS	V:	
SUBMITTED:	JAVED T. SIDDIQUI	RCE:	25924

REGISTERED PROFESSIONAL ENGINEER JAVED T. SIDDIQUI No.25924 CIVIL STATE OF CALIFORNIA

NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	APPROVAL DATE

TOPOGRAPHIC SURVEY

3137-3139 RIO LINDA BOULEVARD

EXISTING CONDITIONS

CITY SACRAMENTO APN: 265-0011-002 AND 003 CALIFORNIA

DATE: 10/11/2022

SHEET C2 OF 3

JOB NO: 2022-019

SURVEY NOTES:

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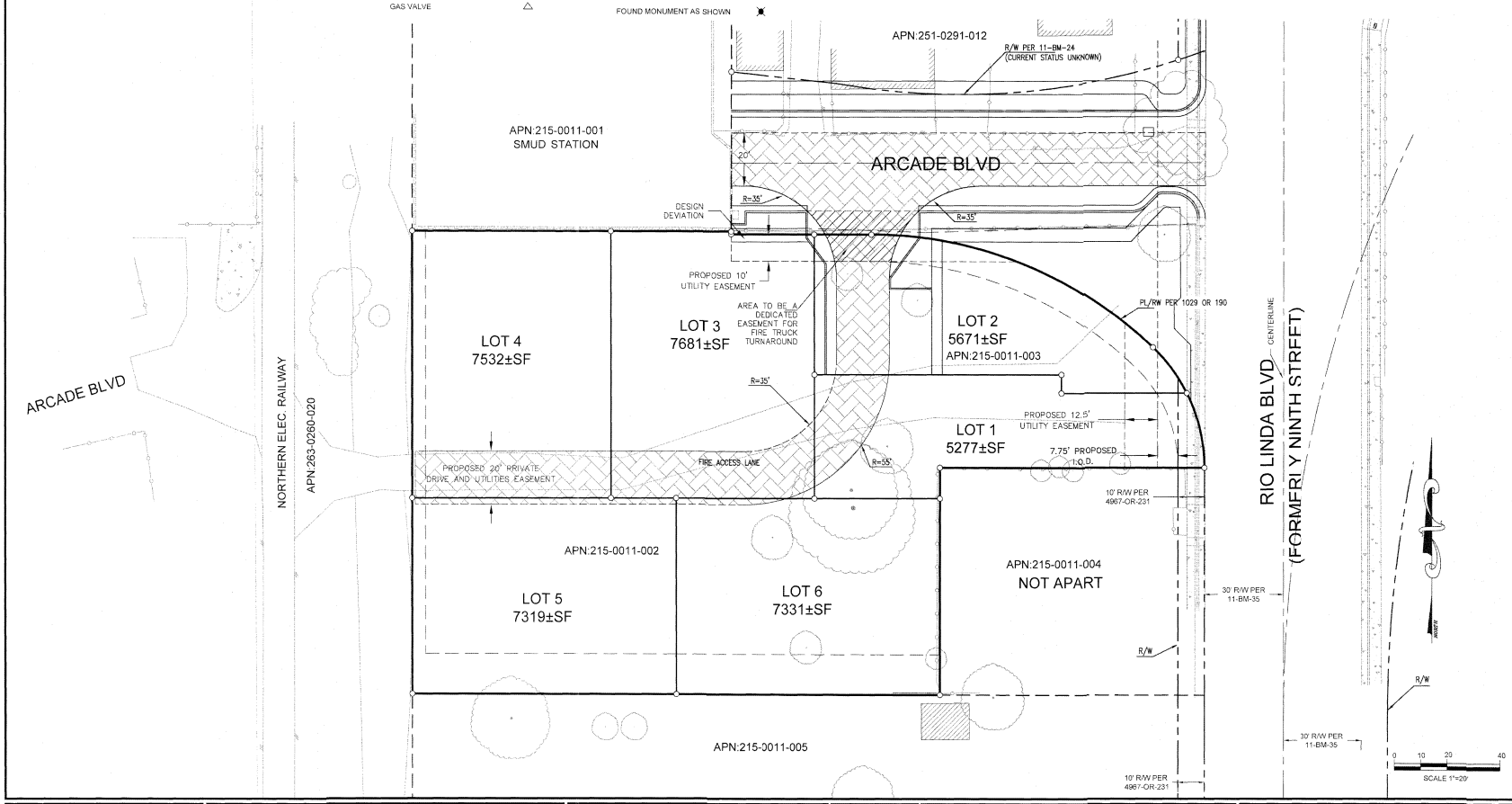
LEGEND

MANHOLE
DRAIN INLET
WATER LINE (8"W)
DRAIN LINE (12"SD)
SEWER LINE (3"SS)
GAS LINE (4"G)
FIRE HYDRANT
WATER VALVE
SEWER CLEAN OUT
WATER METER
FIRE DEPT. CONNECTION
EDGE OF PAVEMENT
BACK FLOW PREVENTER
CONCRETE CURB
SPOT ELEVATION (20.00)
TRAFFIC SIGNAL
TRAFFIC SIGNAL WITH LIGHT
PARKING LIGHT
PULL BOX
GAS VALVE

UTILITY POLE
GAS METER
OVER HEAD WIRE (OH)
UTILITY POLE W/GUY
PUBLIC STREET LIGHT
SIGN
FENCE
WALL
GUARD POST
TREE
VAULT
TRANSFORMER
PROPERTY LINE
RIGHT OF WAY LINE
ADJACENT PROPERTY LINE
ROAD CENTERLINE
EASEMENT
DIMENSION POINT
FOUND MONUMENT AS SHOWN



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BENCHMARK ELEVATION: 32.51' (NAVD88)

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SUBMITTED:	JAVED T. SIDDIQUI	RCE:	25924

REGISTERED PROFESSIONAL ENGINEER JAVED T. SIDDIQUI No. 25924 CIVIL STATE OF CALIFORNIA

NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	APPROVAL DATE

FIRE ACCESS EXHIBIT

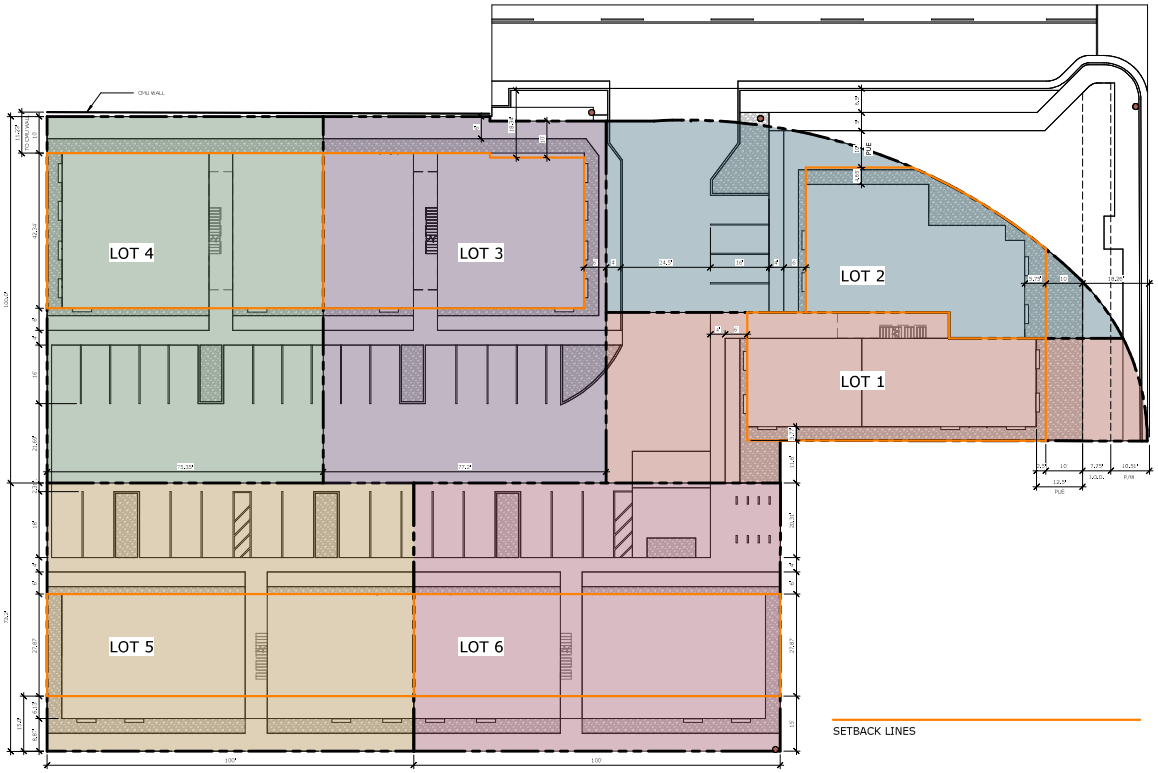
3137-3139 RIO LINDA BOULEVARD

CITY SACRAMENTO APN: 265-0011-002 AND 003 CALIFORNIA

DATE: 6/23/23

SHEET C3 OF 3

JOB NO: 2022-019



1 SUBDIVIDED PARCELS ZONING
1/16" = 1'-0"

SIMPLIFIED VERSION TO THE RIGHT

	1		2		3		4		5		6		BLDG COVERAGE
PARCEL (SF) GROSS		5277		5671		7681		7532		7319		7331	40811
TOTAL UNITS		4		3		7		7		7		7	35
TOTAL ADUs		2		2		2		2		2		2	12
TOTAL UNITS		**6**		**5**		**9**		**9**		**9**		**9**	**47**
SITE COVERAGE		1040		1173		1040		1040		1361		1361	7015
MAX FAR = 1.5		0.96		1.55		0.95		0.97		1.12		1.12	1.10
ALL UNITS SF		3569		7314		5816		5816		6701		6701	35917
ADUs		1498		1498		1498		1498		1498		1498	8988
TOTAL SF		**5067**		**8812**		**7314**		**7314**		**8199**		**8199**	**44905**

*ALL ACTUAL SITE COVERAGE DOES NOT INCLUDE ADU COVERAGE

Units SF (2)	ADU SF (2)	Units SF (2)	ADU SF (2)	Units SF (4)	ADU SF (2)	Units SF (4)	ADU SF (2)	Units SF (4)	ADU SF (2)	Units SF (4)	ADU SF (2)
940 - 2 BR	749 - 2 BR	1073 - 3 BR	749 - 2 BR	940 - 2 BR	749 - 2 BR	940 - 2 BR	749 - 2 BR	1235 - 3 BR	749 -2 BR	1235 - 3 BR	749 - 2 BR
940 - 2 BR	749 - 2 BR	1073 - 3 BR	749 - 2 BR	940 - 2 BR	749 - 2 BR	940 - 2 BR	749 - 2 BR	1235 - 3 BR	749 - 2 BR	1235 - 3 BR	749 - 2 BR
940 - 2 BR		1073 - 3 BR		940 - 2 BR		940 - 2 BR		1235 - 3 BR		1235 - 3 BR	
749 - 2 BR				749 - 2 BR		749 - 2 BR		749 - 2 BR		749 - 2 BR	
				749 - 2 BR		749 - 2 BR		749 - 2 BR		749 - 2 BR	
				749 - 2 BR		749 - 2 BR		749 - 2 BR		749 - 2 BR	
				749 - 2 BR		749 - 2 BR		749 - 2 BR		749 - 2 BR	
3569	**1498**	**7314**	**1498**	**5816**	**1498**	**5816**	**1498**	**670:**	**1498**	**6701**	**1498**

PARCEL 1 (3137) SUBDIVISIONS

ASSESSOR PARCEL #26500110030000

LOT 1
5277 SF SITE
940 LOT COVERAGE (18% w/o ADU)

1ST FLOOR:	ADU	749 SF
	UNIT	940 SF
2ND FLOOR:	ADU	749 SF
	UNIT	940 SF
3RD FLOOR:	UNIT	940 SF
	UNIT	749 SF
TOTAL:		5067 SF
FAR:		0.96

LOT 2
5671 SF SITE
1173 LOT COVERAGE (21% w/o ADU)

1ST FLOOR:	ADU	749 SF
	UNIT	1073 SF
2ND FLOOR:	ADU	749 SF
	UNIT	1073 SF
3RD FLOOR:	UNIT	1073 SF
TOTAL:		4717 SF
FAR:		0.83

PARCEL 2 (3139) SUBDIVISIONS

ASSESSOR PARCEL #26500110020000

LOT 3 - 9 UNITS
7681 SF SITE
940 LOT COVERAGE (12% w/o ADU)

1ST FLOOR:	ADU	749 SF
	ADU	749 SF
	UNIT	940 SF
2ND FLOOR:	UNIT	940 SF
	UNIT	749 SF
	UNIT	749 SF
3RD FLOOR:	UNIT	940 SF
	UNIT	749 SF
	UNIT	749 SF
TOTAL:		7314 SF
FAR:		0.95

LOT 4 - 9 UNITS
7532 SF SITE
940 LOT COVERAGE (12% w/o ADU)

1ST FLOOR:	ADU	749 SF
	ADU	749 SF
	UNIT	940 SF
2ND FLOOR:	UNIT	940 SF
	UNIT	749 SF
	UNIT	749 SF
3RD FLOOR:	UNIT	950 SF
	UNIT	749 SF
	UNIT	749 SF
TOTAL:		7314 SF
FAR:		0.97

LOT 5 - 9 UNITS
7319 SF SITE
1361 LOT COVERAGE (19% w/o ADU)

1ST FLOOR:	ADU	749 SF
	ADU	749 SF
	UNIT	1235 SF
2ND FLOOR:	UNIT	1235 SF
	UNIT	749 SF
	UNIT	749 SF
3RD FLOOR:	UNIT	1235 SF
	UNIT	749 SF
	UNIT	749 SF
TOTAL:		8199 SF
FAR:		1.12

LOT 6 - 9 UNITS
7331 SF SITE
1361 LOT COVERAGE (19% w/o ADU)

1ST FLOOR:	ADU	749 SF
	ADU	749 SF
	UNIT	1235 SF
2ND FLOOR:	UNIT	1235 SF
	UNIT	749 SF
	UNIT	749 SF
3RD FLOOR:	UNIT	1235 SF
	UNIT	749 SF
	UNIT	749 SF
TOTAL:		8199 SF
FAR (W/O ADU)		1.12

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN: 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

TENTATIVE SUBDIVISION INFO

NORTH

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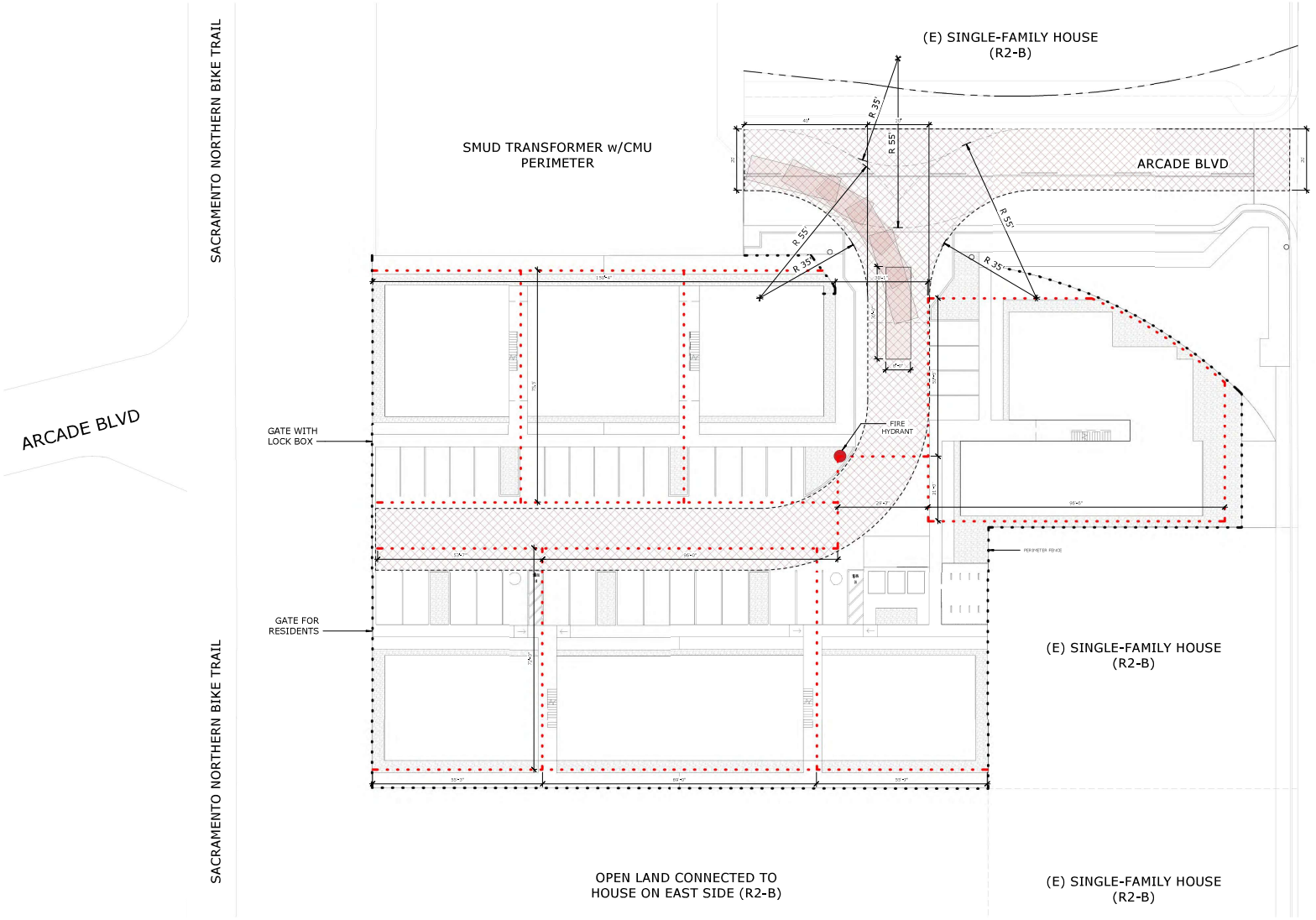

1 SITE PLAN FIRE SAFETY
1/16" = 1'-0"

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

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STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

FIRE ACCESS IMAGERY

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NORTH

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XERISCAPE GARDEN FAUNA EXAMPLES

SYMBOL	BOTANICAL NAME / COMMON NAME	QUANTITY @ FULL SHADE / SQ FT	QUANTITY @ 3/4 SHADE / SQ FT	TOTAL (SQ FT)
ALL 7 TREES	QUERCUS COCCINEA / SCARLET OAK	5 @ 962	2 @ 722	6,254
SURFACED AREA	PARKING LOT	11,529	TOTAL SURFACED AREA	11,529
			SHADE AREA REQUIRED	5,765
			TOTAL SHADE PROVIDED	6,254
			PERCENT SHADE	**54%**

PARKING IMPERVIOUS AREA: 11,487 SF
50% + TREE COVERAGE 6,254 SF
TOTAL: 54%

DROUGHT TOLERANT BERMUDA / ZOYSIA GRASS AREA: 7,369 SF

XERISCAPE GARDEN AREA: 5,149 SF

WROUGHT IRON FENCE

DRIP IRRIGATION SYSTEM

PARKING LOT TREE SHADING CALCULATION BORDER

(N) FIRE HYDRANT

(E) ELECTRICAL POLES - TO BE RELOCATED

LIGHT POLES

PERFORATED PIPE / FRENCH DRAIN

DOWNSPOUT

LANDSCAPING LEGEND

AGAVE / SIMILAR

DEERGRASS / SIMILAR

ONSITE:

	GRASS	4,548 SF
	XERISCAPE GARDEN	5,149 SF
	AC PAVING	11,487 SF
	PERVIOUS SIDEWALK	4,348 SF
	BUILDING FOOTPRINT	15,433 SF

OFFSITE:

	GRASS	2,538 SF
	IMPERVIOUS SIDEWALK	837 SF
	AC PAVING	5,739 SF

1 LANDSCAPE PLAN
1" = 20'-0"

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

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STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

CONCEPTUAL LANDSCAPE & IRRIGATION PLAN

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NORTH

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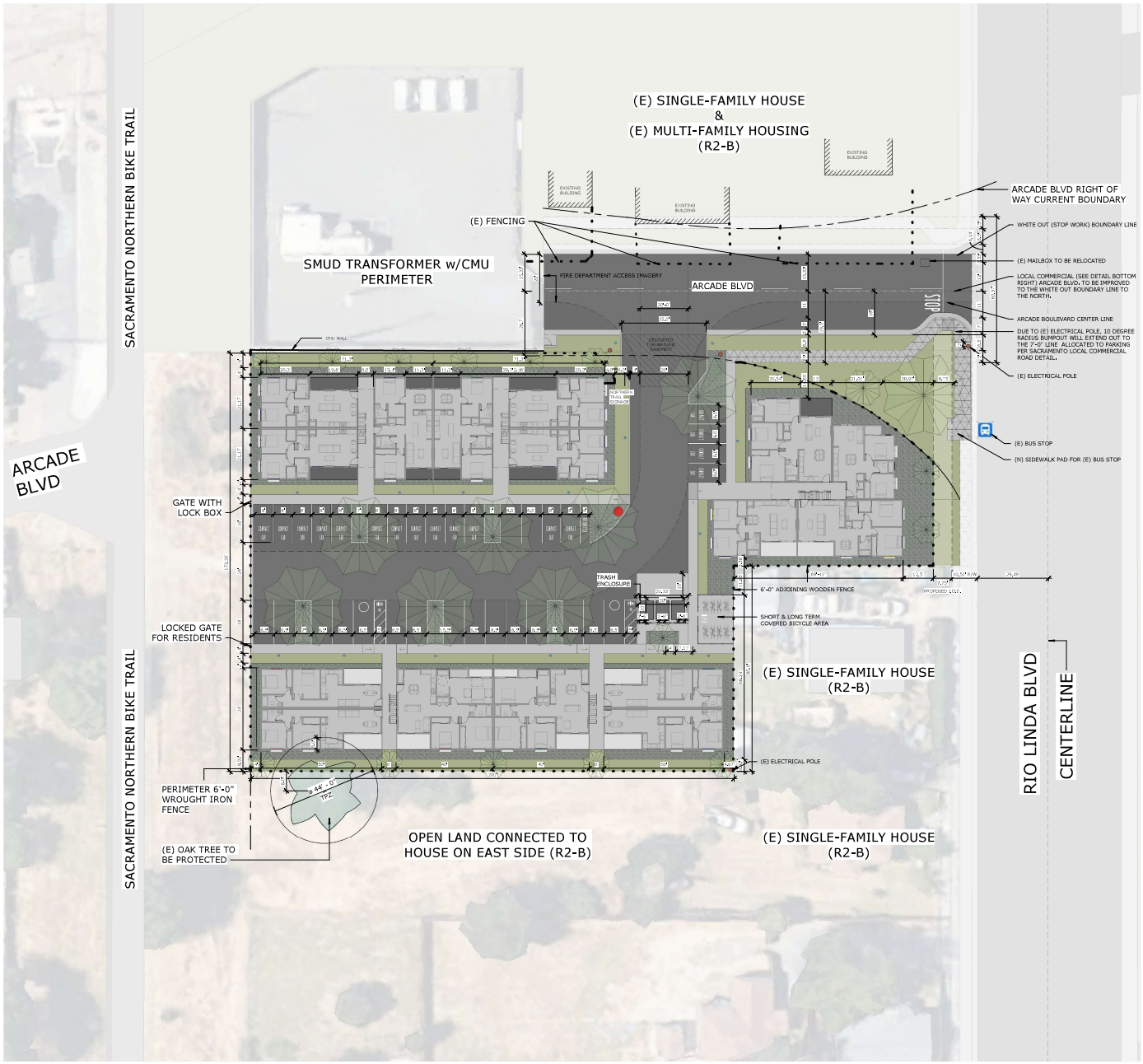


1 SITE PLAN
1" = 20'-0"

NOTES

1. ALL WHITED OUT: EXTENT OF PROJECT / IMPROVEMENTS

ADDRESS:

3137 / 3139 RIO LINDA BLVD
SACRAMENTO, CA 95815

R-2B—MULTI-UNIT DWELLING ZONE

MAX / ACTUAL HEIGHT:	35'-0" / 33'-6"
MAX / ACTUAL LOT COVERAGE:	50% / 36%
MULTI-UNIT FRONTAGE:	6 FT YARD 4 FT WALK
100 SF OPEN SPACE/UNIT:	BALCONIES (SEE A2.10 - A2.12)
COMMON SPACE:	ROOFTOPS (SEE A2.13)
TOTAL UNITS / ADU:	35 / 12

ACTUAL TOTAL PARKING:

ADA:	2
CAR:	15
COMPACT CAR:	17
MOTORCYCLE:	1
LONG TERM BICYCLE:	14
SHORT TERM BICYCLE:	2

LEGEND

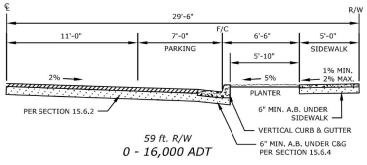
- DRYSCAPE GARDEN
- GRASS
- DEDICATED TURNAROUND EASEMENT
- PERVIOUS SIDEWALS
- IMPERVIOUS SIDEWALK
- WROUGHT IRON FENCE
- (N) FIRE HYDRANT
- (E) ELECTRICAL POLES
- (N) LIGHT POLES

SECURE BIKE PARKING / TRASH ENCLOSURE / DOOR CANOPY





LOCAL COMMERCIAL



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RAD-Development

7/7/23

SITE PLAN

NORTH

AS SHOWN

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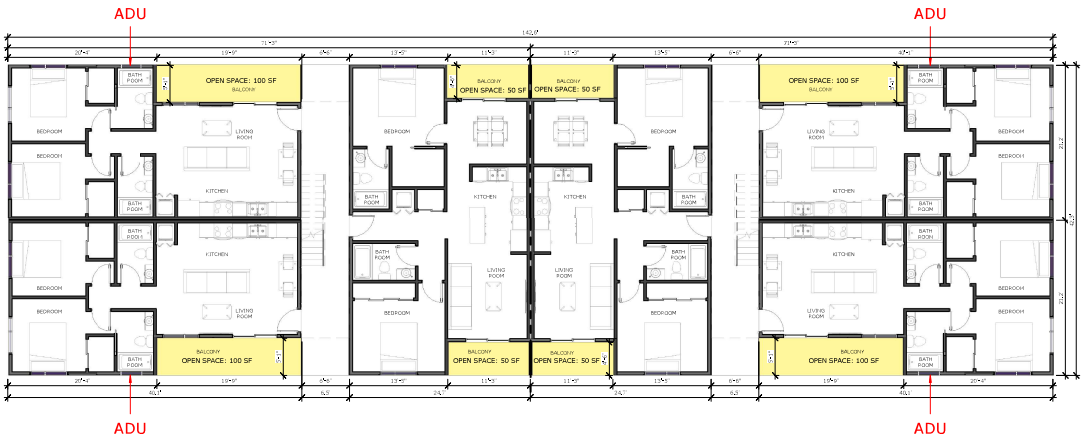
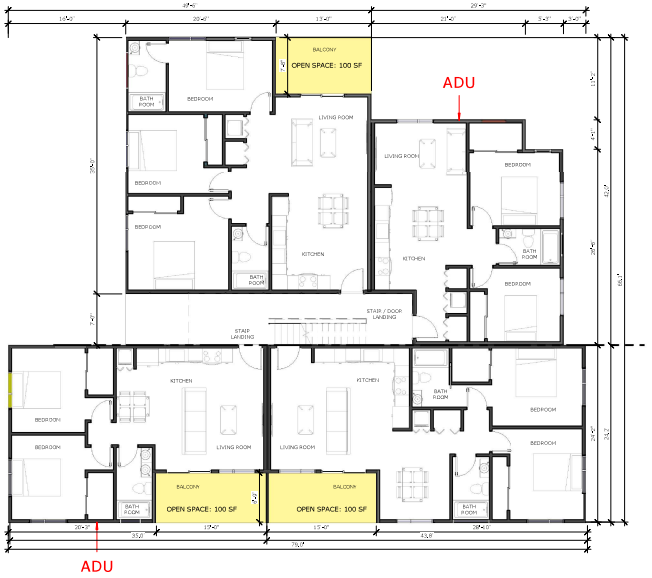


2 LOT 3 & 4 - LEVEL 1
1/8" = 1'-0"



1 LOT 1 & 2 - LEVEL 1
1/8" = 1'-0"



3 LOT 5 & 6 - LEVEL 1
1/8" = 1'-0"

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REYES ARCHITECTURAL DESIGN DEVELOPMENT

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C2-27882
REN. 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

FLOOR PLAN - LEVEL 01

AS SHOWN

NORTH

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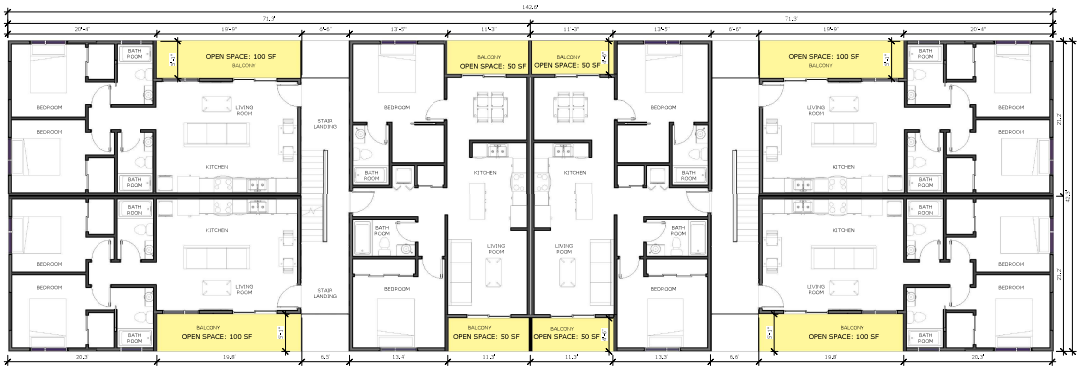
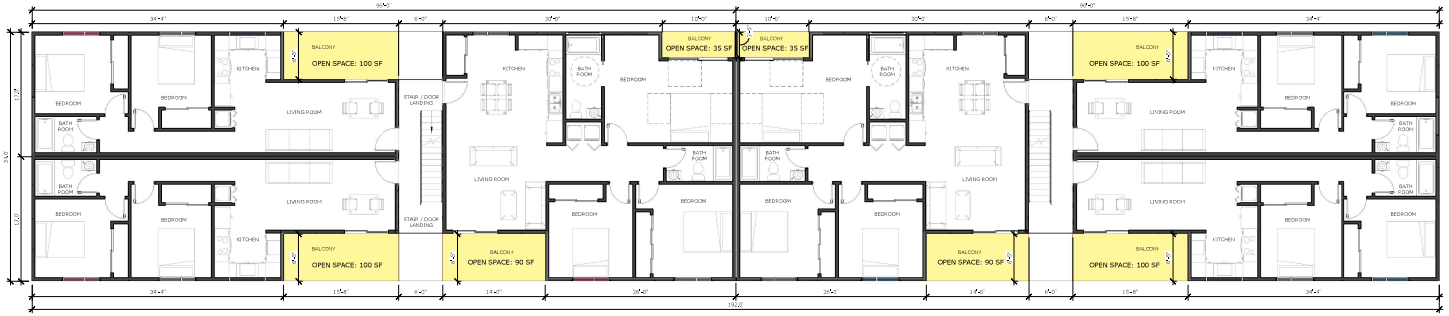


2 LOT 3 & 4 - LEVEL 2
1/8" = 1'-0"



1 LOT 1 & 2 - LEVEL 2
1/8" = 1'-0"



3 LOT 5 & 6 - LEVEL 2
1/8" = 1'-0"

8/9/2023 4:20:52 PM

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS
3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN. 12/31/24
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

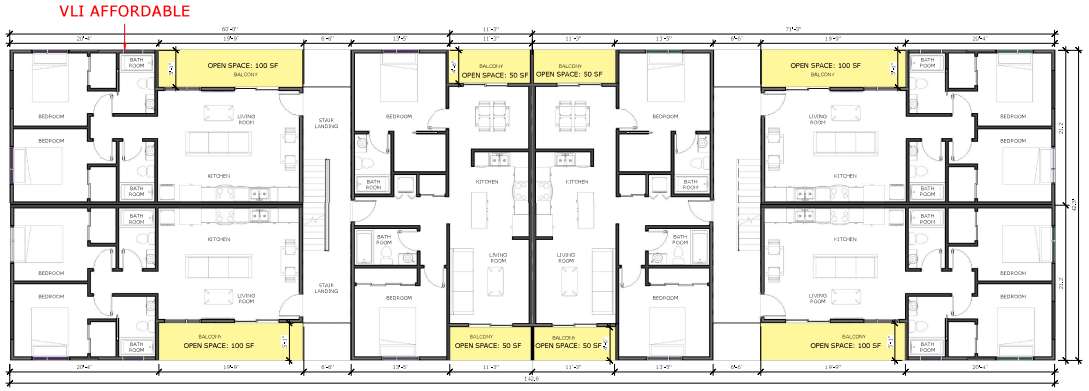
7/7/23

FLOOR PLAN - LEVEL 02

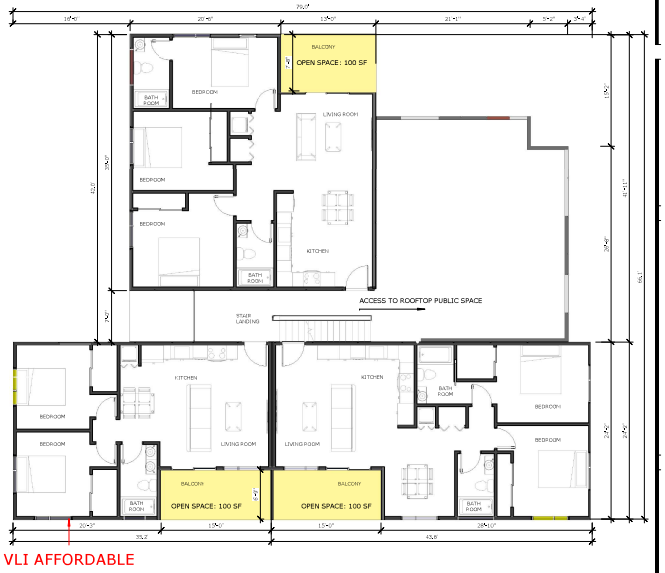
NORTH

AS SHOWN

A2.11



2 LOT 3 & 4 - LEVEL 3
1/8" = 1'-0"



1 LOT 1 & 2 - LEVEL 3
1/8" = 1'-0"



3 LOT 5 & 6 - LEVEL 3
1/8" = 1'-0"

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN. 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

FLOOR PLAN - LEVEL 03

AS SHOWN

NORTH

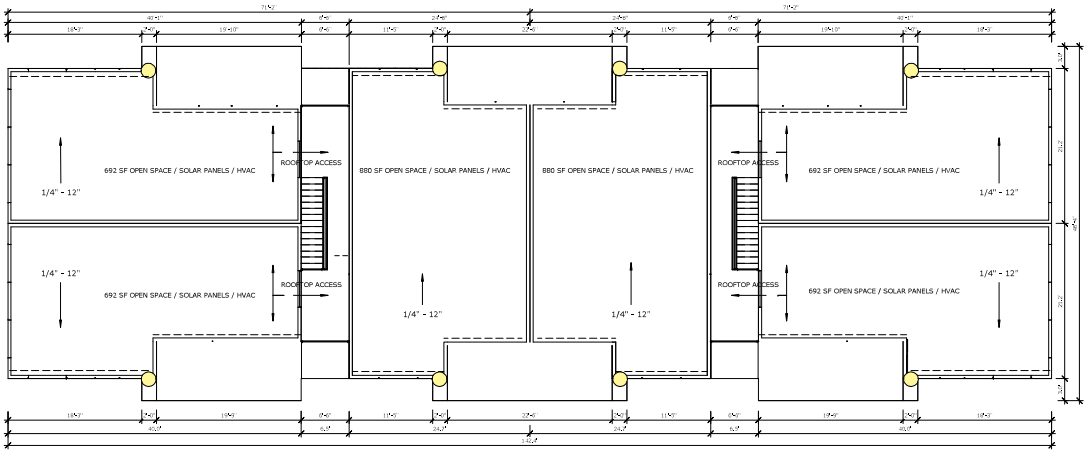
A2.12

8/9/2023 5:01:44 PM

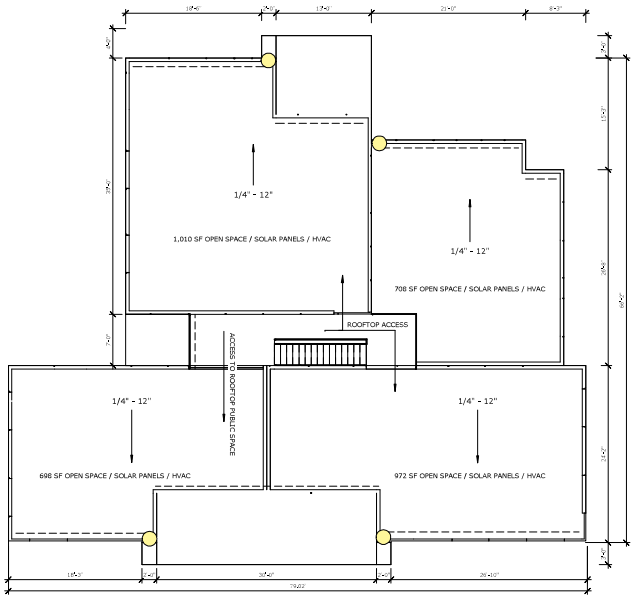
DRAINAGE

CRICKETS

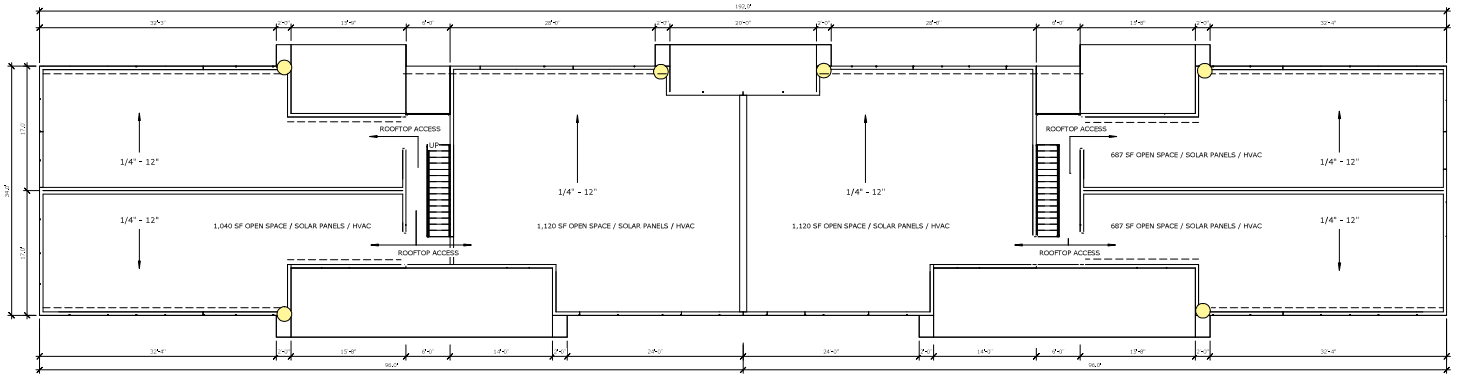
DOWNSPOUT



2 LOT 3 & 4 - ROOF
1/8" = 1'-0"



1 LOT 1 & 2 - ROOF
1/8" = 1'-0"



3 LOT 5 & 6 - ROOF
1/8" = 1'-0"

8/9/2023 4:22:03 PM

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
R:N. 12/31/25
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

ROOF PLAN

NORTH

AS SHOWN

A2.13

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / BLUE FIBER CEMENT PANELS
BLUE DOORS
METAL RAILING



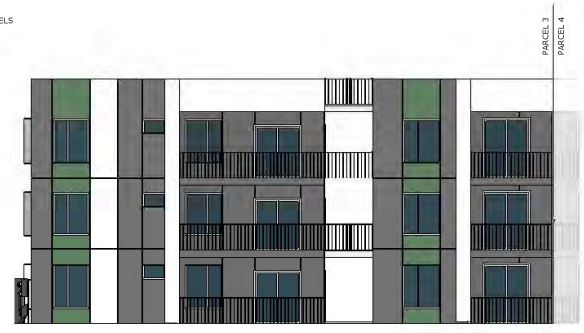
1 PARCEL 6-NORTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / PINK FIBER CEMENT PANELS
PINK DOORS
METAL RAILING



2 PARCEL 5-NORTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / GREEN FIBER CEMENT PANELS
GREEN DOORS
METAL RAILING



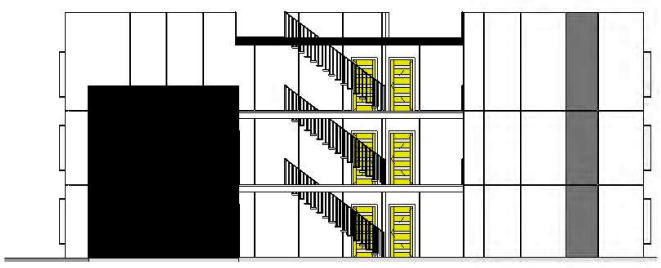
3 PARCEL 3-NORTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / PURPLE FIBER CEMENT PANELS
PURPLE DOORS
METAL RAILING



4 PARCEL 4-NORTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / YELLOW FIBER CEMENT PANELS
YELLOW DOORS
METAL RAILING



5 PARCEL 1-NORTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / ORANGE FIBER CEMENT PANELS
ORANGE DOORS
METAL RAILING



6 PARCEL 2-NORTH
1/8" = 1'-0"

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
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265-0011-002-0000

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C2-27882
REN. 12/31/23
STATE OF CALIFORNIA

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RAD-Development

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EXTERIOR ELEVATIONS - NORTH

AS SHOWN

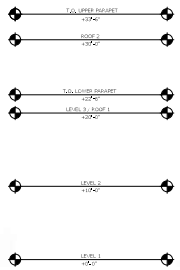
A3.00

8/9/2023 4:47:57 PM

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / PINK FIBER CEMENT PANELS
PINK DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



6 PARCEL 5-SOUTH
1/8" = 1'-0"



GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / BLUE FIBER CEMENT PANELS
BLUE DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS

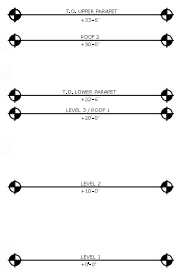


5 PARCEL 6-SOUTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE/ PURPLE FIBER CEMENT PANELS
PURPLE DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



4 PARCEL 4-SOUTH
1/8" = 1'-0"

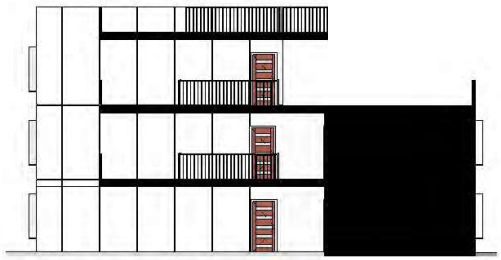


GYPSUM EXTRUDING ACCENTS
GRAY & WHITE FIBER CEMENT PANELS
GREEN DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS

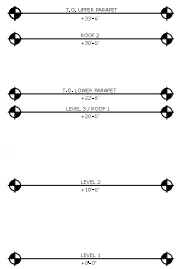


3 PARCEL 3-SOUTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY /WHITE/ ORANGE FIBER CEMENT PANELS
ORANGE DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



2 PARCEL 2-SOUTH
1/8" = 1'-0"



GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / YELLOW FIBER CEMENT PANELS
YELLOW DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



1 PARCEL 1-SOUTH
1/8" = 1'-0"

8/9/2023 4:48:44 PM

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS
3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
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265-0011-002-0000

LICENSED ARCHITECT
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C2-27882
REN. 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

EXTERIOR ELEVATIONS
- SOUTH

AS SHOWN

A3.01

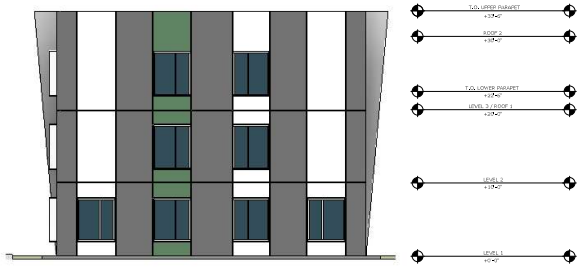
FIBER CEMENT PANELS EXAMPLES





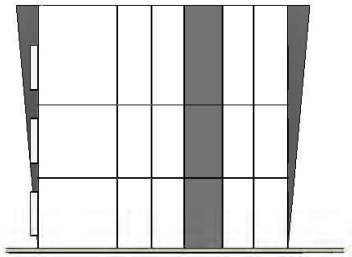


GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / GREEN FIBER CEMENT PANELS
GREEN DOORS
METAL RAILING



1 PARCEL 3-EAST
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / BLUE FIBER CEMENT PANELS
BLUE DOORS
METAL RAILING



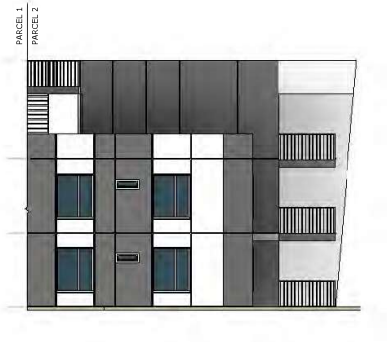
2 PARCEL 6-EAST
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / YELLOW FIBER CEMENT PANELS
YELLOW DOORS
METAL RAILING



3 PARCEL 1-EAST
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / ORANGE FIBER CEMENT PANELS
ORANGE DOORS
METAL RAILING



4 PARCEL 2-EAST
1/8" = 1'-0"

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS
3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN. 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

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EXTERIOR ELEVATIONS
- EAST

AS SHOWN

A3.02

8/9/2023 4:49:03 PM

TYPICAL SHADING DEVICES ON SOUTH & WEST FACADES







GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / PURPLE FIBER CEMENT PANELS
PURPLE DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



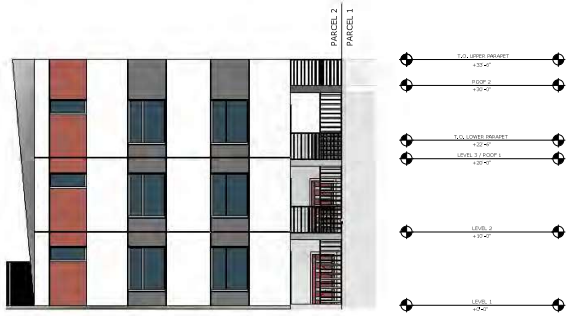
1 PARCEL 4-WEST
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / PINK FIBER CEMENT PANELS
PINK DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



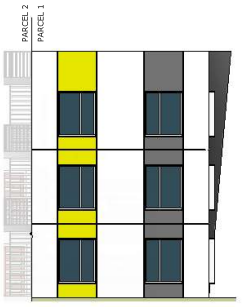
2 PARCEL 5-WEST
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / ORANGE FIBER CEMENT PANELS
ORANGE DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



3 PARCEL 2-WEST
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / YELLOW FIBER CEMENT PANELS
YELLOW DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



4 PARCEL 1-WEST
1/8" = 1'-0"

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS
3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN: 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

EXTERIOR ELEVATIONS - WEST

AS SHOWN

A3.03

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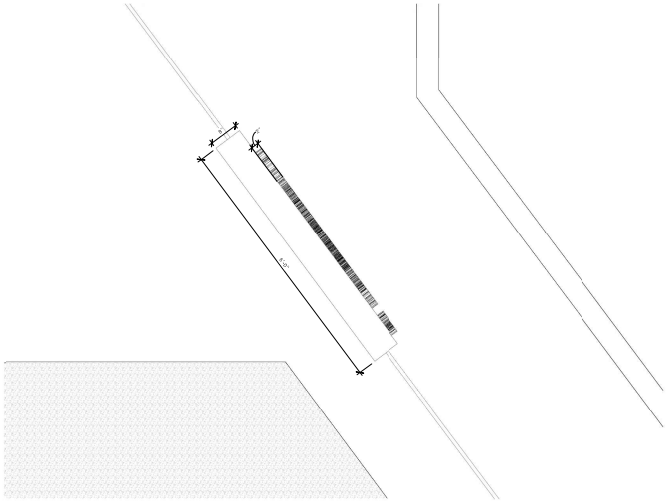
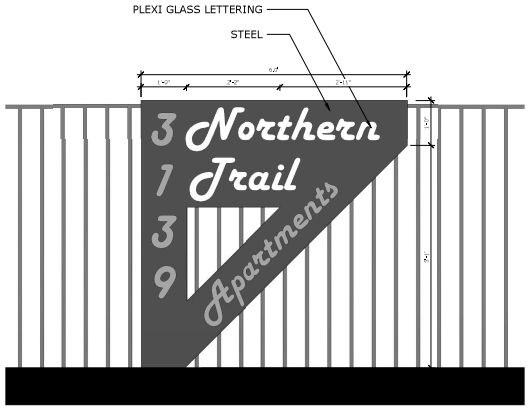


2 Northern Trail Apartments Signage Plan
3/4" = 1'-0"



1 Northern Trail Apartments Signage Front Elevation
3/4" = 1'-0"

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
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LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN. 12/31/24
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

SIGNAGE

AS SHOWN

NORTH

A4.00

7/17/2023 11:15:45 AM

ATTACHMENT B

City of
SACRAMENTO
Community Development



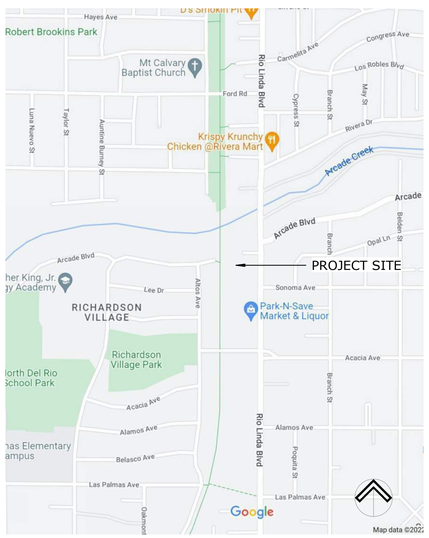
RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

PROJECT SITE LOCATION



PROJECT TEAM

DEVELOPER

RAD-Development
Alicia Reyes
916-761-7432

aliciareyes@rad-development.com

ARCHITECTURAL

Debi Stevens
209-327-5041

archds@comcast.net

CIVIL

JTS Engineering
Javed Saddiqui
916-801-1808

javed.Siddiqui@jtsengineering.com

GEOTECHNICAL

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Gopalan Vishnan
916-242-8286

info@vishaconsultants.com

ARBORIST

Conserve Arboriculture Kare Inc.
Brian P. Davin
916-416-4694

bdavin2@me.com

PHASE I ENVIRONMENTAL

RSB Environmental
Sachin Butala
832-291-3473

info@rsbenv.com

PROJECT SUMMARY

OWNER: RAD-DEVELOPMENT
ALICIA REYES

PROJECT LOCATION:
3137 / 3139 Rio Linda Blvd.
Sacramento, Ca 95815

DESCRIPTION:
47-UNIT/ 2 TO 6 PARCEL SUBDIVIDED APARTMENT COMPLEX W/ADUs
33 - MARKET RATE
2 - VERY LOW INCOME
12 - ADUs

PARKING: 34 CAR, 1 MOTORCYCLE, 16+ BICYCLE

TYPE OF CONSTRUCTION: ON-GRADE, TYPE V

OCCUPANCY: R-2B

BUILDING AREA (SITE COVERAGE W/ ADUs):
LEVEL 01 = 15,433 SF

BUILDING ENVELOPE:
EXT. BEARING WALLS = 1 HOUR
EXT. NON-BEARING WALL = 1 HOUR

PROJECT AREA: 0.96 ACRE

APN'S: 265-0011-002
265-0011-003

ALL WORK SHALL CONFORM TO THE FOLLOWING CODES:

2019	CBC	CALIFORNIA BUILDING CODE
2019	CEC	CALIFORNIA ELECTRIC CODE
2019	CMC	CALIFORNIA MECHANICAL CODE
2019	CPC	CALIFORNIA PLUMBING CODE
2019		CALIFORNIA ENERGY CODE
2019	CHBC	CALIFORNIA HISTORICAL BUILDING CODE
2019	CFC	CALIFORNIA FIRE CODE
2019		CALIFORNIA GREEN BUILDING STANDARDS CODE
2019	NFPA 13	STANDARD FOR THE INSTALLTION OF SPRINKLER SYSTEMS
2020	NFPA 25	CALIFORNIA EDITION - STANDARD OF WATER BASED FIRE PROTECTION SYSTEMS
2019	NFPA 72	NATIONAL FIRE ALARM SIGNALING CODE, AS AMENDED BY THE STATE OF CALIFORNIA

PROJECT NUMBER
Z22-085

PROJECT SHEET INDEX

	Sheet Name
01-GENERAL	
G0.00	COVER SHEET
G0.01	RENDERS
G0.02	RENDERS
G2.01	EXISTING PROJECT SITE
02-Civil	
C1	TENTATIVE SUBDIVISION MAP
C2	TOPOGRAPHIC SURVEY / EXISTING CONDITIONS
C3	FIRE ACCESS PLAN
04-ARCHITECTURAL	
A1.00	TENTATIVE SUBDIVISION INFO
A1.01	FIRE ACCESS IMAGERY
A1.02	CONCEPTUAL LANDSCAPE & IRRIGATION PLAN
A1.03	LOW VOLTAGE / SECURITY
A2.00	SITE PLAN
A2.10	FLOOR PLAN - LEVEL 01
A2.11	FLOOR PLAN - LEVEL 02
A2.12	FLOOR PLAN - LEVEL 03
A2.13	ROOF PLAN
A3.00	EXTERIOR ELEVATIONS - NORTH
A3.01	EXTERIOR ELEVATIONS - SOUTH
A3.02	EXTERIOR ELEVATIONS - EAST
A3.03	EXTERIOR ELEVATIONS - WEST
A4.00	SIGNAGE

Alicia Reyes
RAD-Development

7/7/23

COVER SHEET

G0.00

5/30/2026 8:16:06 AM



NORTHERN AERIAL VIEW



SOUTHERN AERIAL VIEW

RAD

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN. 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

RENDERS

NORTH

AS SHOWN

G0.01

6/5/2026 2:46:43 PM



VIEW FROM CORNER OF RIO LINDA AND ARCADE BLVD



VIEW FROM ENTRANCE ON ARCADE BLVD



VIEW TO LOTS 3 & 4



VIEW FROM RIO LINDA BLVD SIDEWALK



VIEW TO LOTS 5 & 6



VIEW FROM THE NORTHERN BIKE TRAIL

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

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SACRAMENTO, CA 95815

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265-0011-003-0000
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C2-27882
REN. 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

RENDERS

NORTH

AS SHOWN

G0.02

5/30/2026 8:16:10 AM































RAD

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

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265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
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C2-27882
REN. 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/2322

EXISTING PROJECT SITE

NORTH

AS SHOWN

G2.01

5/30/2026 8:16:12 AM

SURVEY NOTES:

1) A PRELIMINARY TITLE REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY BY PLACER TITLE CO. ORDER NO. P-432222 DATED 9/2/2020

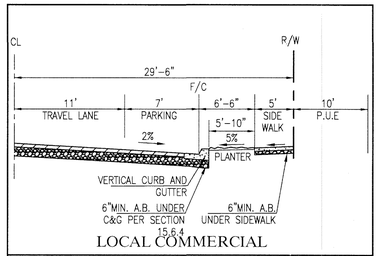
2) THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.

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

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

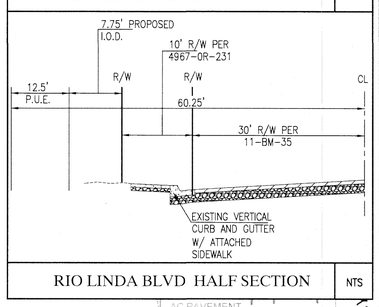
5) NO MONUMENTS WERE SET AS A PART OF THIS SURVEY.

6) TREES SIZES, LOCATIONS AND DRIPLINES ARE APPROXIMATES. OTHERS TREES MAY EXISIT THAT ARE NOT SHOWN ON THIS SURVEY. PLEASE CONSULT WITH A LICENSED ARBORIST FOR COMPLETE TREE INFORMATION



LOCAL COMMERCIAL

ARCADE BLVD HALF SECTION | NTS



RIO LINDA BLVD HALF SECTION | NTS

LEGEND

MANHOLE
DRAIN INLET
WATER LINE (6"W)
DRAIN LINE (12"SD)
SEWER LINE (8"SS)
GAS LINE (4"G)
FIRE HYDRANT
WATER VALVE
SEWER CLEAN OUT
WATER METER (WM)
FIRE DEPT. CONNECTION
EDGE OF PAVEMENT
BACK FLOW PREVENTER
CONCRETE CURB
SPOT ELEVATION 20.00
TRAFFIC SIGNAL
TRAFFIC SIGNAL WITH LIGHT
PARKING LIGHT
PULL BOX
GAS VALVE

UTILITY POLE
GAS METER (GM)
OVER HEAD WIRE (O.H)
UTILITY POLE W/GUY
PUBLIC STREET LIGHT
SIGN
FENCE
WALL
GUARD POST
TREE
VAULT
TRANSFORMER
PROPERTY LINE
RIGHT OF WAY LINE
ADJACENT PROPERTY LINE
ROAD CENTERLINE
EASEMENT
DIMENSION POINT
FOUND MONUMENT AS SHOWN
R/W

EXISTING LEGAL DESCRIPTION:

PARCEL 1: ALL THAT PORTION OF LOTS 1 AND 2 IN BLOCK 6, AS SHOWN ON THE "PLAT OF SUBDIVISION NO. 3, NORTH SACRAMENTO", FILED IN BOOK 11 OF MAPS, MAP NO. 34 AND 35, RECORDS OF SAID COUNTY, AND THAT PORTION OF ARCADE BOULEVARD ABANDONED BY RESOLUTION OF ABANDONMENT RECORDED IN BOOK 1029 OF OFFICIAL RECORDS, AT PAGE 190, RECORDS OF SACRAMENTO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 60 FEET OF LOT 1, SAID POINT BEING IN THE EAST LINE OF THE RIGHT OF WAY OF THE NORTHERN ELECTRIC RAILWAY, RUNNING THENCE SOUTH ALONG SAID EAST LINE OF SAID RAILWAY AND ALONG THE WEST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 173.16 FEET TO A POINT THEREON 132 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 2; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 200 FEET TO A POINT FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 2 BEARS SOUTH 0°05' WEST 132 FEET TO THE SOUTH LINE OF SAID LOT 2 AND SOUTH 89°55' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, WHICH IS THE INTERSECTION OF THE WEST LINE OF NINTH STREET WITH THE CENTERLINE OF SONOMA AVENUE; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 2 A DISTANCE OF 26 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOTS 1 AND 2 A DISTANCE OF 88.16 FEET MORE OR LESS, TO THE SOUTH LINE ARCADE BOULEVARD AS ESTABLISHED BY THAT CERTAIN RESOLUTION OF ABANDONMENT OF A PORTION OF NINTH STREET AND ARCADE BOULEVARD DATED OCTOBER 11, 1943, RECORDED OCTOBER 13, 1943 IN BOOK 1029, OFFICIAL RECORDS, PAGE 190, SACRAMENTO COUNTY RECORDS, ADOPTED BY THE BOARD OF SUPERVISORS OF SAID SACRAMENTO COUNTY, AS RESOLUTION 5917; THENCE ALONG THE SOUTH LINE OF SAID ARCADE BOULEVARD AS ESTABLISHED BY SAID RESOLUTION NORTH 89°55' WEST 53.25 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 60 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 120.75 FEET TO THE POINT OF BEGINNING.

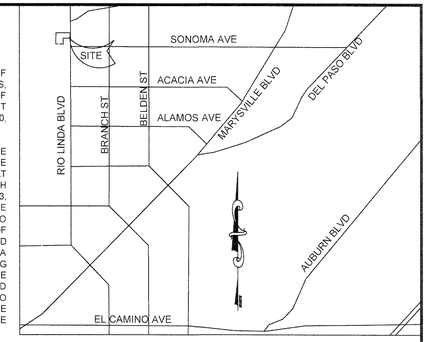
APN: 265-0011-002-0000

PARCEL 2:

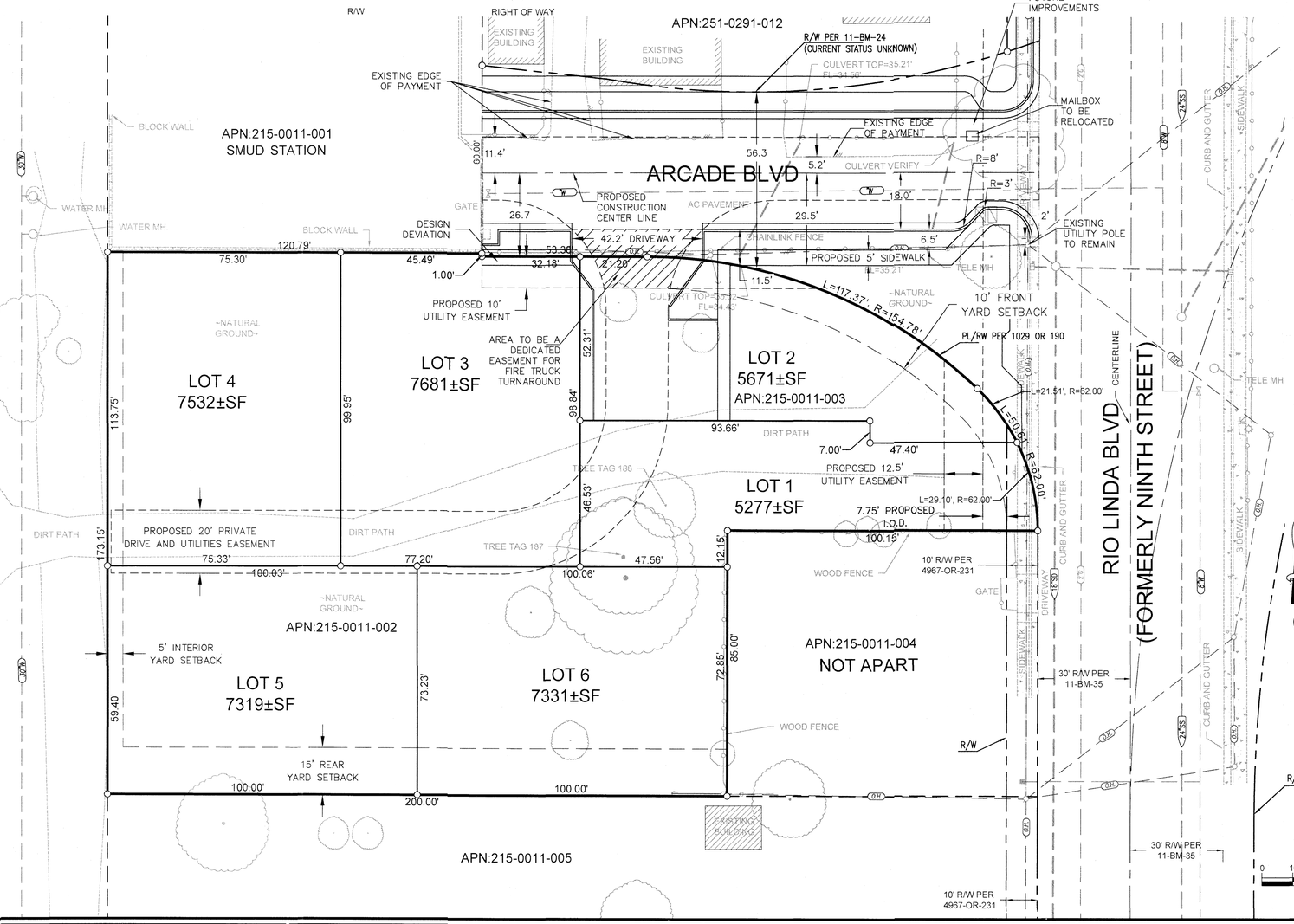
ALL THAT PORTION OF LOT 2 IN BLOCK 6, AS SHOWN ON THE "PLAT OF SUBDIVISION NO. 3 NORTH SACRAMENTO", FILED IN BOOK 11 OF MAPS, MAP NO. 34 AND 35, RECORDS OF SAID COUNTY AND THAT PORTION OF ARCADE BOULEVARD ABANDONED BY RESOLUTION OF ABANDONMENT RECORDED IN BOOK 1029 OF OFFICIAL RECORDS AT PAGE 190, RECORDS OF SACRAMENTO COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED 217.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2, SAID POINT BEING ON THE WESTERLY LINE OF ARCADE BOULEVARD AS ESTABLISHED BY THAT CERTAIN RESOLUTION OF ABANDONMENT OF A PORTION OF NINTH STREET AND ARCADE BOULEVARD DATED OCTOBER 11, 1343, RECORDED OCTOBER 13, 1943 IN BOOK 1029 OFFICIAL RECORDS, PAGE 190, ADOPTED BY THE BOARD OF SUPERVISORS OF SAID SACRAMENTO COUNTY, AS RESOLUTION NO. 6917; THENCE FROM SAID POINT OF BEGINNING ALONG THE WESTERLY LINE OF SAID ARCADE BOULEVARD AS ESTABLISHED BY SAID RESOLUTION OF ABANDONMENT, ON A CURVE TO THE LEFT WITH A RADIUS OF 62.0 FEET WHOSE LONG CHORD BEARS NORTH 23°18'30" WEST 49.22 FEET; THENCE ALONG THE CURVE TO THE LEFT, WHOSE RADIUS IS 154.78 FEET AND LONG CHORD BEARS NORTH 08°18'30" WEST 114 FEET; THENCE NORTH 89°55' EAST TO A POINT DISTANT SOUTH 89°55' EAST 53.25 FEET FROM THE EAST LINE OF SAID LOT 1; THENCE SOUTH A DISTANCE OF 88.16 FEET; THENCE EAST A DISTANCE OF 126.00 FEET TO THE POINT OF BEGINNING.

APN: 265-0011-003-0000



VICINITY MAP
NO SCALE



SHEET INDEX

C1	TENTATIVE SUBDIVISION MAP
C2	TOPOGRAPHIC SURVEY / EXISTING CONDITIONS
C3	FIRE ACCESS PLAN

OWNER:

WILLIAM REYES / ALICIA REYES
3912 SAINT CHRISTOPHER LN
DALLAS TX 75287
PHONE: 916-761-7432
EMAIL: aliciareyes@rad-development.com

APPLICANT/ ENGINEER:

JTS ENGINEERING CONSULTANTS INC.
1808 J STREET
SACRAMENTO, CA 95811
TEL: (916) 441-6708
FAX: (916) 441-5336
CONTACT: JAVED T. SIDDIQUI, P.E.
EMAIL: javed.siddiqui@jtsengineering.com

PROJECT ADDRESS:

3137 AND 3139 RIO LINDA BOULEVARD
SACRAMENTO, CA 95815

	EXISTING	PROPOSED
ZONING:	R-2B (MULTI-FAMILY RESIDENTIAL)	NO CHANGE
USE:	VACANT	RESIDENTIAL, MULTI-FAMILY
PARCELS:	2	6
AREA: GROSS	PARCEL 1: 32,302± SF PARCEL 2: 8,509± SF TOTAL 40,812± SF GROSS	LOT 1: 5,277± SF LOT 2: 5,671± SF LOT 3: 7,681± SF LOT 4: 7,532± SF LOT 5: 7,319± SF LOT 6: 7,331± SF TOTAL: 40,811± SF GROSS

SCHOOL DISTRICT: TWIN RIVERS UNIFIED

REQUEST:

TENTATIVE MAP TO SPLIT TWO (2) EXISTING PARCELS INTO SIX (6) PARCELS TO BUILD APARTMENT HOUSING.

DESIGN DEVIATION TO OMIT SIDEWALK WEST OF PRIVATE DRIVEWAY.

UTILITY CONTACTS

TELEPHONE	AT&T	(916) 972-2142
GAS	PG&E	(916) 386-5135
ELECTRICITY	SMUD	(916) 732-5700
WATER	CITY OF SACRAMENTO WATER	(916) 808-5454
CABLE	COMCAST	(800) 830-6722
DRAINAGE	CITY OF SACRAMENTO DEPT UTILITIES	(916) 264-5371
SEWER	CITY OF SACRAMENTO DEPT UTILITIES	(916) 264-5371
FIRE	CITY OF SACRAMENTO FIRE	(916) 808-1300
UNDERGROUND SERVICE ALERT	UNDERGROUND SERVICE ALERT	(800) 227-2600

BENCHMARK ELEVATION: 32.51' (NAVD88)

BENCHMARK 227-J5A HILTI NAIL ON HEADWALL BEHIND SIDEALK WEST OF CR AT NW COR. RIO LINDA AND ACADIA AVE.

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

DESIGNED:	N/A	SCALE:	
DRAWN:	CTR	H:	1"=20'
CHECKED:	JTS	V:	
SUBMITTED:	JAVED T. SIDDIQUI	RCE:	25924

REGISTERED PROFESSIONAL ENGINEER JAVED T. SIDDIQUI No.25924 CIVIL STATE OF CALIFORNIA

NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	APPROVAL DATE

TENTATIVE SUBDIVISION MAP

3137-3139 RIO LINDA BOULEVARD

CITY SACRAMENTO APN: 265-0011-002 AND 003 CALIFORNIA

DATE: 6/25/23

SHEET C1 OF 3

JOB NO: 2022-019

SURVEY NOTES:

1) A PRELIMINARY TITLE REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY BY PLACER TITLE CO. ORDER NO. P-432222 DATED 9/2/2020

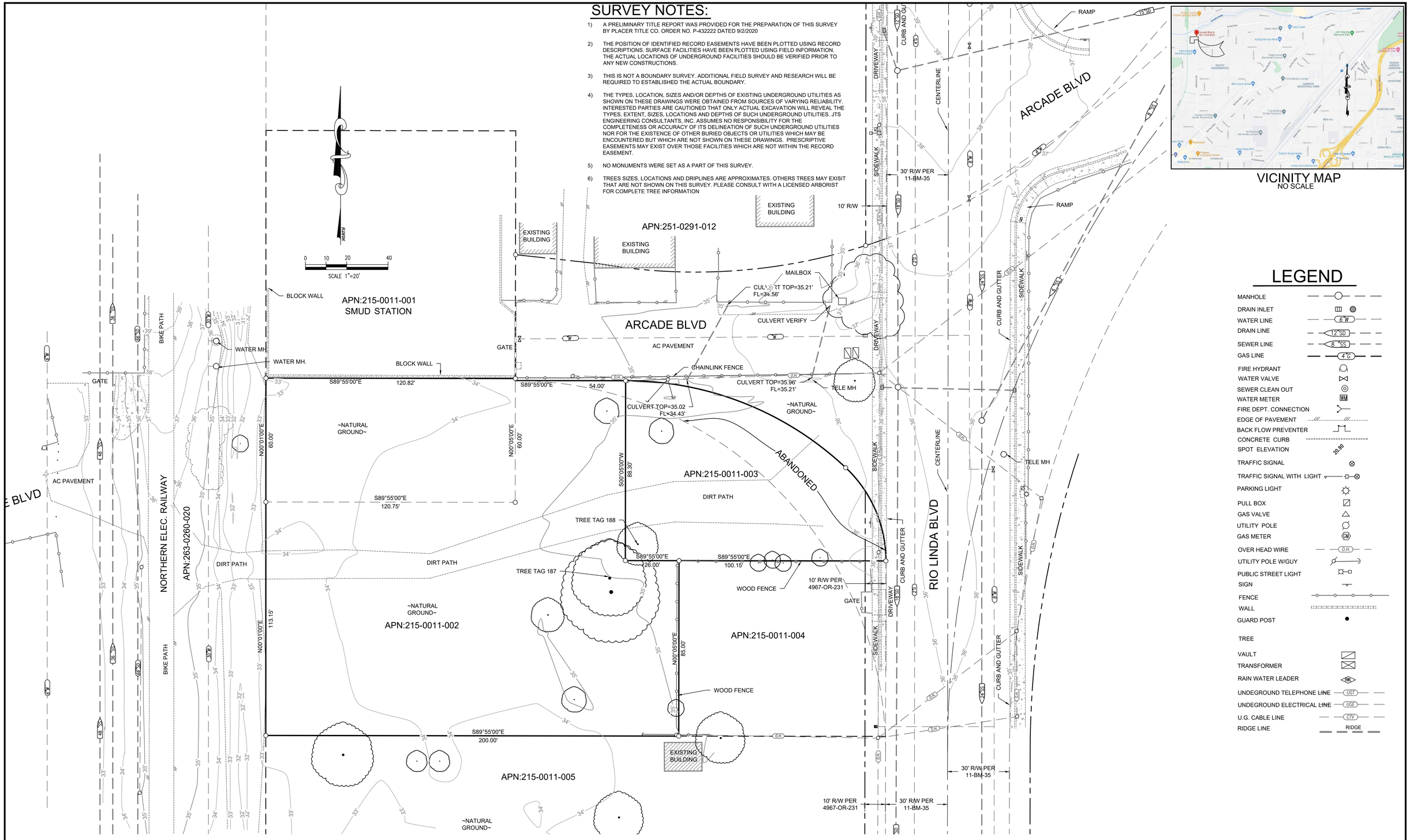
2) THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.

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

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

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

6) TREES SIZES, LOCATIONS AND DRIPLINES ARE APPROXIMATES. OTHERS TREES MAY EXISIT THAT ARE NOT SHOWN ON THIS SURVEY. PLEASE CONSULT WITH A LICENSED ARBORIST FOR COMPLETE TREE INFORMATION



VICINITY MAP
NO SCALE

LEGEND

- MANHOLE
- DRAIN INLET
- WATER LINE (6"W)
- DRAIN LINE (12"SD)
- SEWER LINE (8"SS)
- GAS LINE (4"G)
- FIRE HYDRANT
- WATER VALVE
- SEWER CLEAN OUT
- WATER METER
- FIRE DEPT. CONNECTION
- EDGE OF PAVEMENT
- BACK FLOW PREVENTER
- CONCRETE CURB
- SPOT ELEVATION (20.80)
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL WITH LIGHT
- PARKING LIGHT
- PULL BOX
- GAS VALVE
- UTILITY POLE
- GAS METER (GM)
- OVER HEAD WIRE (O.H.)
- UTILITY POLE W/GUY
- PUBLIC STREET LIGHT
- SIGN
- FENCE
- WALL
- GUARD POST
- TREE
- VAULT
- TRANSFORMER
- RAIN WATER LEADER (RWL)
- UNDERGROUND TELEPHONE LINE (UGT)
- UNDERGROUND ELECTRICAL LINE (UGE)
- U.G. CABLE LINE (CTV)
- RIDGE LINE (RIDGE)

BENCHMARK ELEVATION: 32.51' NAVD88

BENCHMARK 227-J5A HILTI NAIL ON HEADWALL BEHIND SIDEALK WEST OF CR AT NW COR. RIO LINDA AND ACADIA AVE.

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

DESIGNED:	N/A	SCALE:	
DRAWN:	CTR	H:	1"=20'
CHECKED:	JTS	V:	
SUBMITTED:	JAVED T. SIDDIQUI	RCE:	25924

REGISTERED PROFESSIONAL ENGINEER — JAVED T. SIDDIQUI — No.25924 — CIVIL — STATE OF CALIFORNIA

NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	APPROVAL DATE

TOPOGRAPHIC SURVEY

3137-3139 RIO LINDA BOULEVARD

EXISTING CONDITIONS

CITY SACRAMENTO APN: 265-0011-002 AND 003 CALIFORNIA

DATE: 10/11/2022

SHEET C2 OF 3

JOB NO: 2022-019

SURVEY NOTES:

1) A PRELIMINARY TITLE REPORT WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY BY PLACER TITLE CO. ORDER NO. P-432222 DATED 9/2/2020

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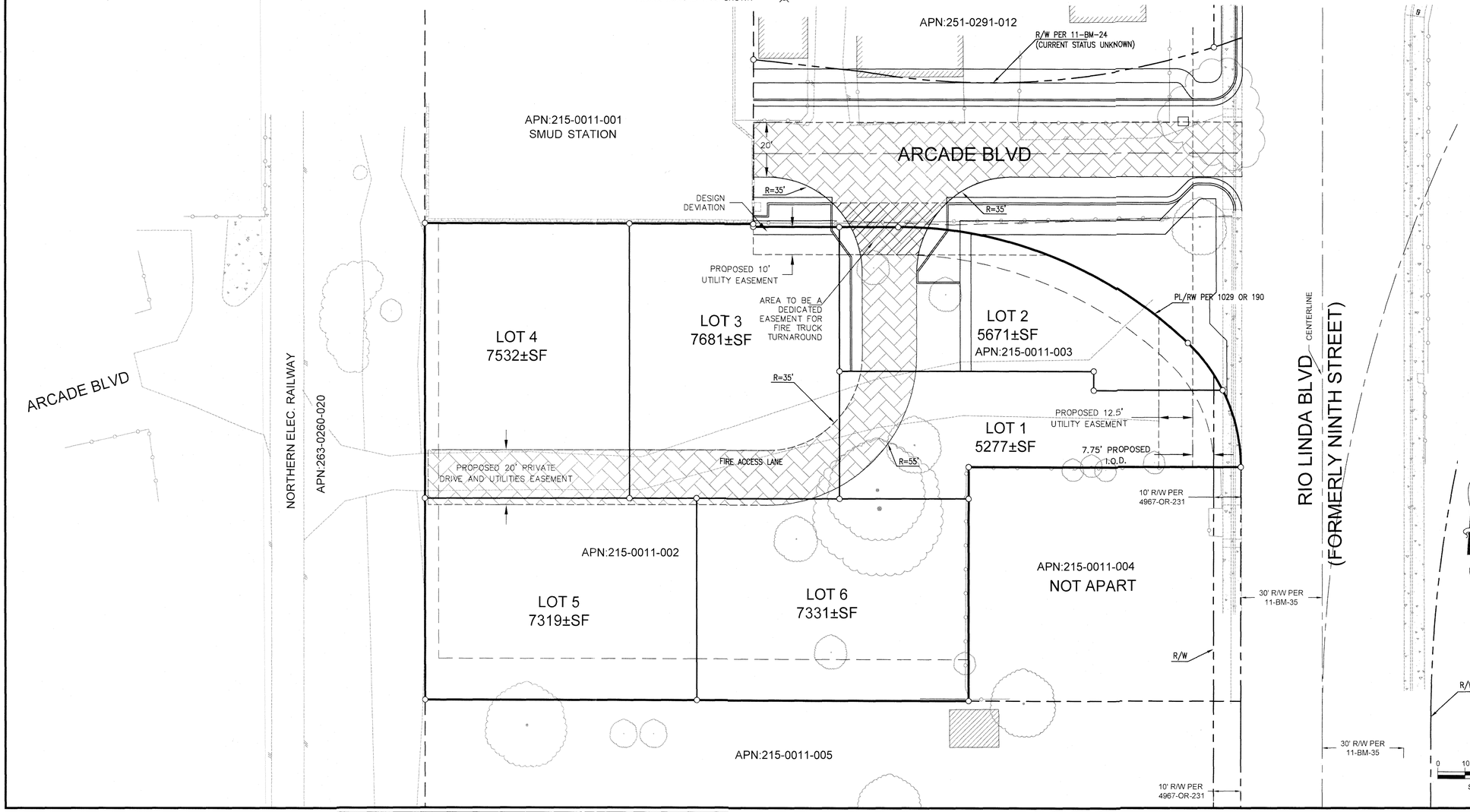
LEGEND

MANHOLE
DRAIN INLET
WATER LINE — 6"W
DRAIN LINE — 12"SD
SEWER LINE — 8"SS
GAS LINE — 4"G
FIRE HYDRANT
WATER VALVE
SEWER CLEAN OUT
WATER METER — WM
FIRE DEPT. CONNECTION
EDGE OF PAVEMENT
BACK FLOW PREVENTER
CONCRETE CURB
SPOT ELEVATION — 20.80
TRAFFIC SIGNAL
TRAFFIC SIGNAL WITH LIGHT
PARKING LIGHT
PULL BOX
GAS VALVE

UTILITY POLE
GAS METER — GM
OVER HEAD WIRE — OH
UTILITY POLE W/GUY
PUBLIC STREET LIGHT
SIGN
FENCE — X — X —
WALL
GUARD POST
TREE
VAULT
TRANSFORMER
PROPERTY LINE
RIGHT OF WAY LINE
ADJACENT PROPERTY LINE
ROAD CENTERLINE
EASEMENT
DIMENSION POINT
FOUND MONUMENT AS SHOWN



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BENCHMARK 227-J5A HILTI NAIL ON HEADWALL BEHIND SIDEALK WEST OF CR AT NW COR. RIO LINDA AND ACADIA AVE.

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

DESIGNED: N/A
DRAWN: CTR
CHECKED: JTS
SUBMITTED: JAVED T. SIDDIQUI
SCALE:
H: 1"=20'
V:
RCE: 25924

REGISTERED PROFESSIONAL ENGINEER — JAVED T. SIDDIQUI — No. 25924 — CIVIL — STATE OF CALIFORNIA

NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	APPROVAL DATE

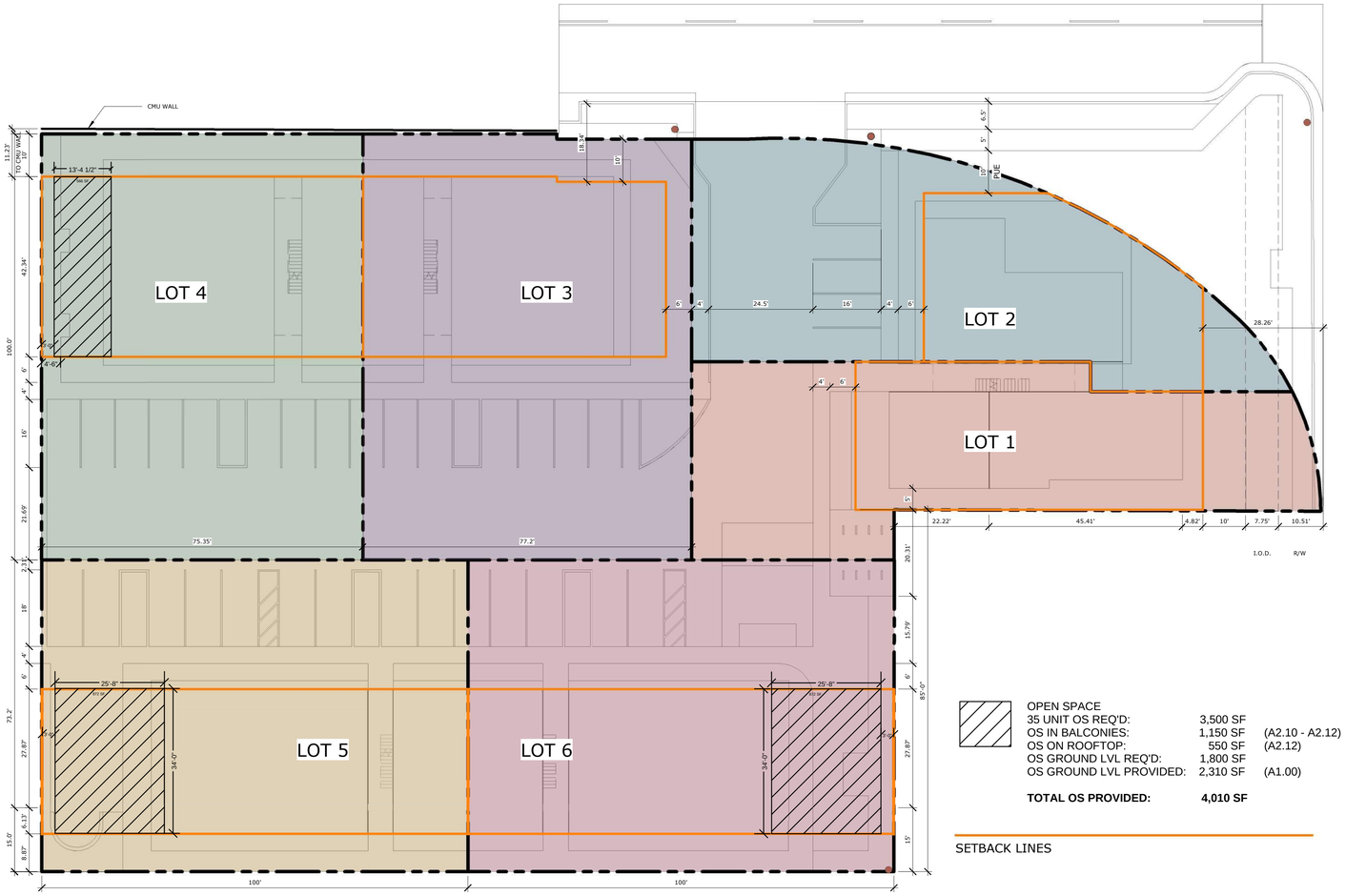
FIRE ACCESS EXHIBIT

3137-3139 RIO LINDA BOULEVARD

CITY SACRAMENTO APN: 265-0011-002 AND 003 CALIFORNIA

DATE: 6/23/23
SHEET C3 OF 3

JOB NO: 2022-019



1 SUBDIVIDED PARCELS ZONING
1/16" = 1'-0"

OPEN SPACE

35 UNIT OS REQ'D:	3,500 SF	
OS IN BALCONIES:	1,150 SF	(A2.10 - A2.12)
OS ON ROOFTOP:	550 SF	(A2.12)
OS GROUND LVL REQ'D:	1,800 SF	
OS GROUND LVL PROVIDED:	2,310 SF	(A1.00)
TOTAL OS PROVIDED:	**4,010 SF**	

SETBACK LINES

SIMPLIFIED VERSION TO THE RIGHT

	1		2		3		4		5		6		BLDG COVERAGE
PARCEL (SF) GROSS		5277		5671		7681		7532		7319		7331	40811
TOTAL UNITS		4		3		7		7		7		7	35
TOTAL ADUs		2		2		2		2		2		2	12
TOTAL UNITS		6		5		9		9		9		9	47
SITE COVERAGE		550		550		1200		1200		1299		1299	6098
MAX FAR = 1.5		0.46		0.29		0.57		0.58		0.63		0.62	0.55
UNITS SF		2399		1650		4349		4349		4847		4847	22441
ADUs		1498		1100		1498		1498		1300		1300	8194
TOTAL SF		3897		2750		5847		5847		6147		6147	30635

*ALL ACTUAL SITE COVERAGE DOES NOT INCLUDE ADU COVERAGE

UNITS SF (4)	ADU SF (2)	UNITS SF (3)	ADU SF (2)	UNITS SF (7)	ADU SF (2)	UNITS SF (7)	ADU SF (2)	UNITS SF (7)	ADU SF (2)	UNITS SF (7)	ADU SF (2)
550 - STUDIO	749 - 2 BR	550 - STUDIO	550 - ST	550 - STUDIO	749 - 2 BR	550 - STUDIO	749 - 2 BR	650 - 1 BR	650 - 1 BR	650 - 1 BR	650 - 1 BR
550 - STUDIO	749 - 2 BR	550 - STUDIO	550 - ST	550 - STUDIO	749 - 2 BR	550 - STUDIO	749 - 2 BR	650 - 1 BR	650 - 1 BR	650 - 1 BR	650 - 1 BR
550 - STUDIO		550 - STUDIO		550 - STUDIO		550 - STUDIO		650 - 1 BR		650 - 1 BR	
749 - 2 BR				650 - 1 BR		650 - 1 BR		650 - 1 BR		650 - 1 BR	
				650 - 1 BR		650 - 1 BR		749 - 2 BR		749 - 2 BR	
				650 - 1 BR		650 - 1 BR		749 - 2 BR		749 - 2 BR	
				749 - 2 BR		749 - 2 BR		749 - 2 BR		749 - 2 BR	
2399	1498	1650	1100	4349	1498	4349	1498	4847	1300	4847	1300

PARCEL 1 (3137) SUBDIVISIONS

ASSESSOR PARCEL #26500110030000

LOT 1
5277 SF SITE
550 LOT COVERAGE (10% w/o ADU)

1ST FLOOR:	ADU	749 SF
	UNIT	550 SF
2ND FLOOR:	ADU	749 SF
	UNIT	550 SF
3RD FLOOR:	UNIT	749 SF
	UNIT	550 SF
TOTAL:		3897 SF
FAR (W/O ADU)		0.46

LOT 2
5671 SF SITE
550 LOT COVERAGE (10% w/o ADU)

1ST FLOOR:	ADU	550 SF
	UNIT	550 SF
2ND FLOOR:	ADU	550 SF
	UNIT	550 SF
3RD FLOOR:	UNIT	550 SF
TOTAL:		2750 SF
FAR (W/O ADU)		0.29

PARCEL 2 (3139) SUBDIVISIONS

ASSESSOR PARCEL #26500110020000

LOT 3 - 9 UNITS
7681 SF SITE
1200 LOT COVERAGE (16% w/o ADU)

1ST FLOOR:	ADU	749 SF
	UNIT	650 SF
	UNIT	550 SF
2ND FLOOR:	ADU	749 SF
	UNIT	650 SF
	UNIT	550 SF
3RD FLOOR:	VLI	749 SF
	UNIT	650 SF
	UNIT	550 SF
TOTAL:		5847 SF
FAR (W/O ADU)		0.57

LOT 4 - 9 UNITS
7532 SF SITE
1200 LOT COVERAGE (16% w/o ADU)

1ST FLOOR:	ADU	749 SF
	UNIT	650 SF
	UNIT	550 SF
2ND FLOOR:	ADU	749 SF
	UNIT	650 SF
	UNIT	550 SF
3RD FLOOR:	VLI	749 SF
	UNIT	650 SF
	UNIT	550 SF
TOTAL:		5847 SF
FAR (W/O ADU)		0.58

LOT 5 - 9 UNITS
7319 SF SITE
1299 LOT COVERAGE (19% w/o ADU)

1ST FLOOR:	ADU	650 SF
	ADA	550 SF
	UNIT	749 SF
2ND FLOOR:	ADU	650 SF
	UNIT	550 SF
	UNIT	749 SF
3RD FLOOR:	UNIT	650 SF
	UNIT	550 SF
	UNIT	749 SF
TOTAL:		6147 SF
FAR (W/O ADU)		0.63

LOT 6 - 9 UNITS
7331 SF SITE
1299 LOT COVERAGE (19% w/o ADU)

1ST FLOOR:	ADU	650 SF
	ADA	550 SF
	UNIT	749 SF
2ND FLOOR:	ADU	650 SF
	UNIT	550 SF
	UNIT	749 SF
3RD FLOOR:	UNIT	650 SF
	UNIT	550 SF
	UNIT	749 SF
TOTAL:		6147 SF
FAR (W/O ADU)		0.62

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN. 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

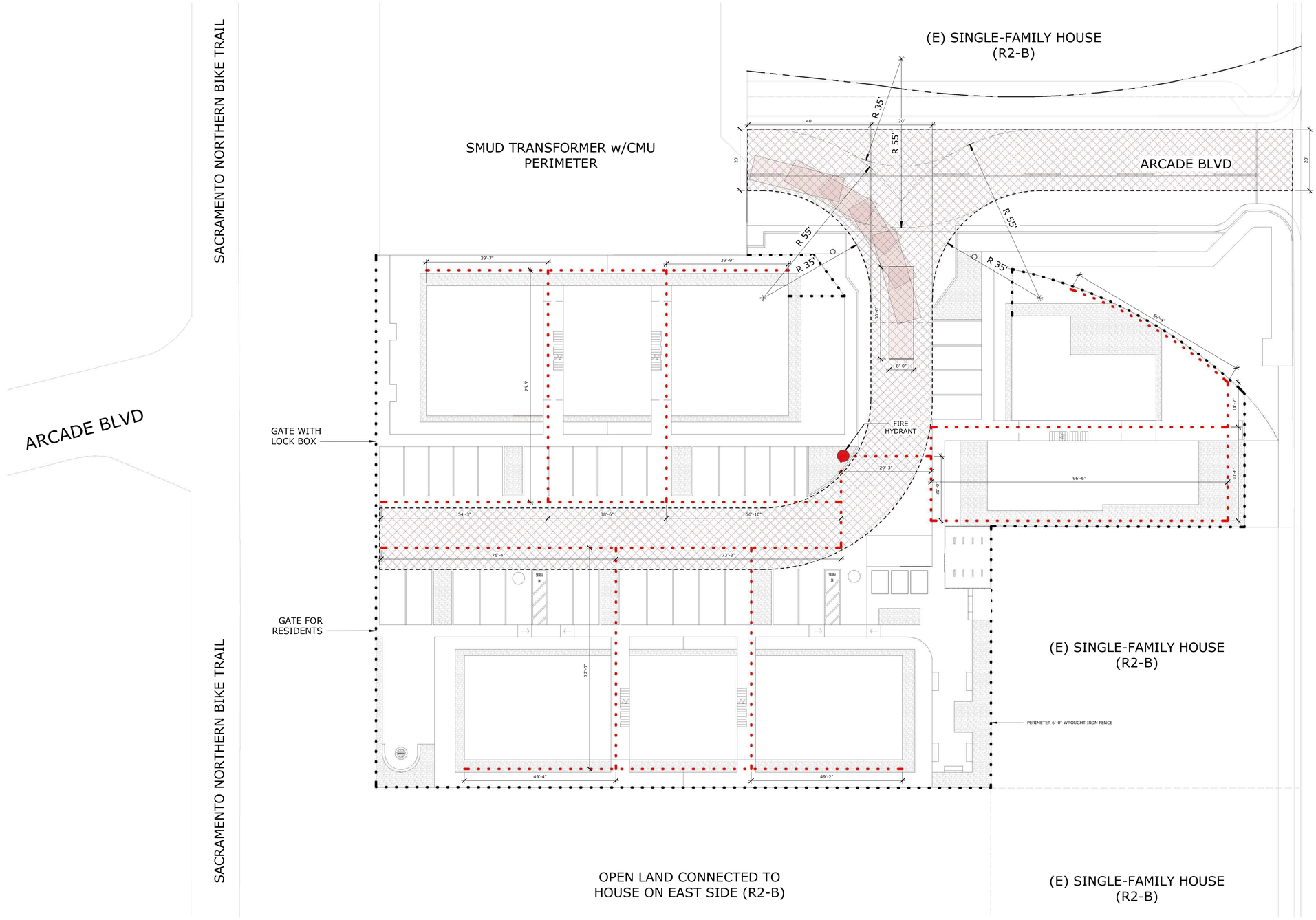
TENTATIVE SUBDIVISION INFO

NORTH

AS SHOWN

A1.00

6/5/2026 9:23:21 AM



1 SITE PLAN FIRE SAFETY
1/16" = 1'-0"

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN. 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

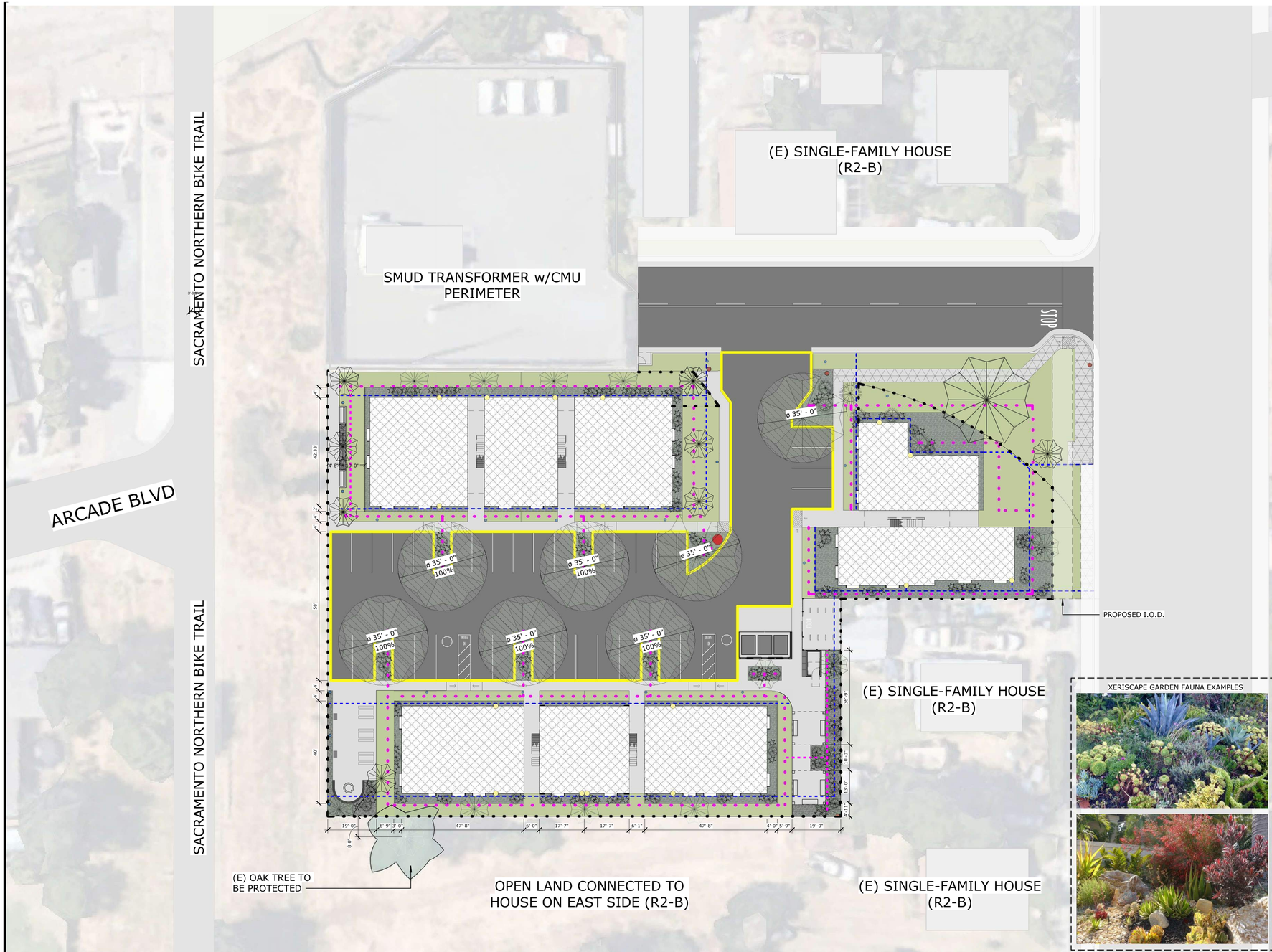
FIRE ACCESS IMAGERY

NORTH

AS SHOWN

A1.01

6/5/2026 9:38:34 AM



XERISCAPE GARDEN FAUNA EXAMPLES

SYMBOL	BOTANICAL NAME / COMMON NAME	QUANTITY @ FULL SHADE / SQ FT	QUANTITY @ 3/4 SHADE / SQ FT	TOTAL (SQ FT)
ALL 7 TREES	QUERCUS COCCINEA / SCARLET OAK	5 @ 962	2 @ 722	6,254
SURFACED AREA	PARKING LOT	11,529	TOTAL SURFACED AREA	11,529
			SHADE AREA REQUIRED	5,765
			TOTAL SHADE PROVIDED	6,254
			PERCENT SHADE	**54%**

1 LANDSCAPE PLAN
1" = 20'-0"

PARKING IMPERVIOUS AREA: 11,487 SF
50% + TREE COVERAGE 6,254 SF
TOTAL: 54%

DROUGHT TOLERANT BERMUDA / ZOYSIA GRASS AREA: 7,369 SF

XERISCAPE GARDEN AREA: 5,149 SF

WROUGHT IRON FENCE

DRIP IRRIGATION SYSTEM

PARKING LOT TREE SHADING CALCULATION BORDER

(N) FIRE HYDRANT

(E) ELECTRICAL POLES - TO BE RELOCATED

LIGHT POLES

PERFORATED PIPE / FRENCH DRAIN

DOWNSPOUT

LANDSCAPING LEGEND

AGAVE / SIMILAR

DEERGRASS / SIMILAR

BENCH

FIRE PIT

PICNIC TABLE

PARK GRILL

ONSITE:

GRASS	
XERISCAPE GARDEN	
AC PAVING	11,487 SF
PERVIOUS SIDEWALK	
BUILDING FOOTPRINT	11,627 SF

OFFSITE:

GRASS	2,538 SF
IMPERVIOUS SIDEWALK	837 SF
AC PAVING	5,739 SF

REYES ARCHITECTURAL DESIGN DEVELOPMENT

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CONCEPTUAL LANDSCAPE & IRRIGATION PLAN

NORTH

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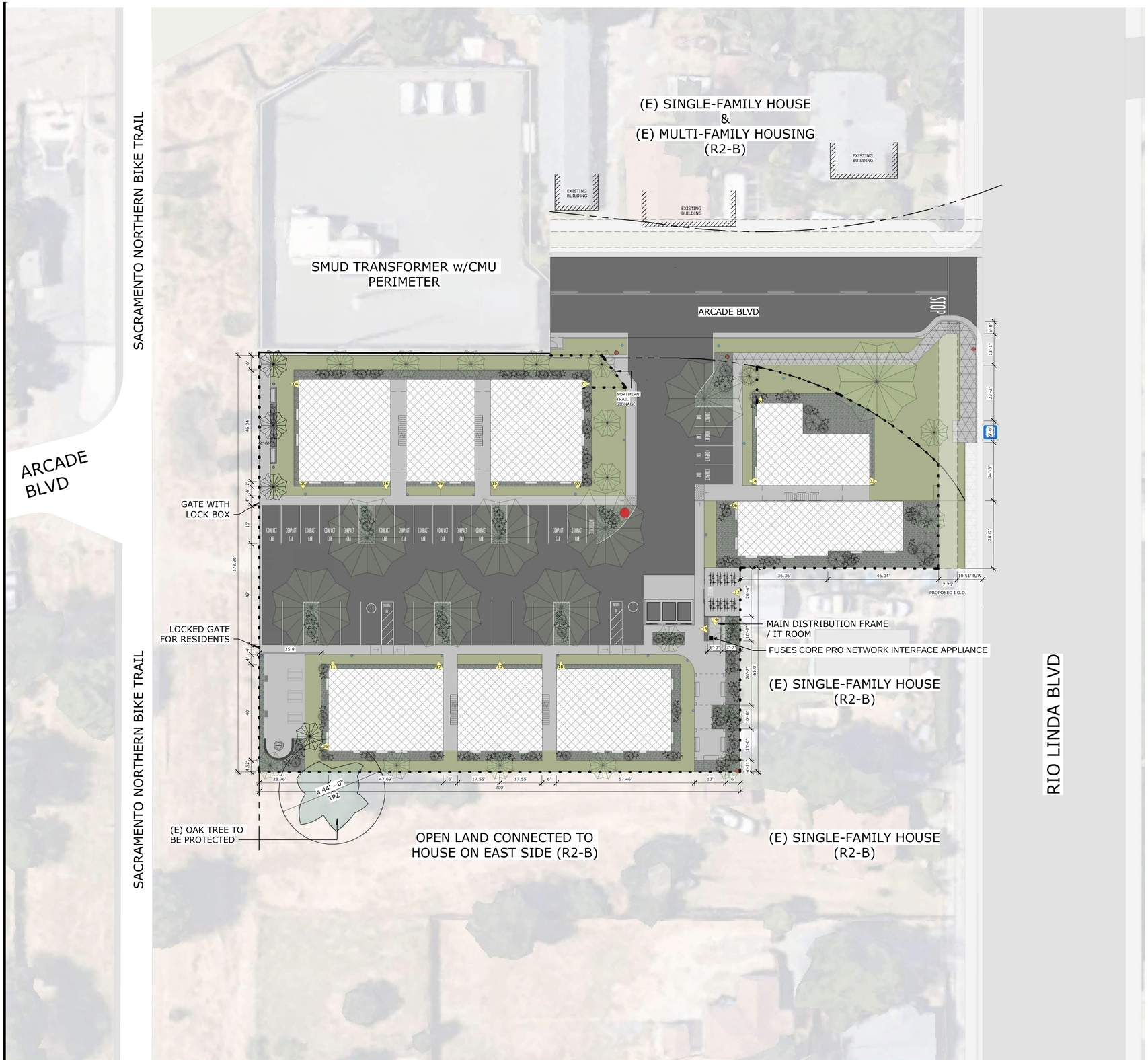

1 SITE PLAN Copy 1
1" = 20'-0"

NOTES

1. ALL WHITED OUT: EXTENT OF PROJECT / IMPROVEMENTS.
2. CONTRACTOR SHALL PROVIDE AND INSTALL (16) 4MP OR HIGHER IP POE CAMERAS. ALL CAMERA LOCATIONS SHALL INCLUDE A 1-GANG JUNCTION BOX WITH 1" DEDICATED CONDUIT HOMERUN TO MDF. CONTRACTOR TO COORDINATE WITH SACRAMENTO PD 'COMMUNITY SENTINEL' PROGRAM FOR RTIC INTEGRATION COMPATIBILITY.
3. MAIN DISTRIBUTION FRAME / IT ROOM LABELED ON PLAN.

Hanwha Vision Security Camera (SC) Device Legend

SC-01 (LPR): Entry Driveway – License Plate Recognition

SC-02 (OV): Entry Driveway – High-Angle Overview

SC-03: Front Perimeter – Rio Linda Blvd Elevation

SC-04 thru SC-05: Rear Perimeter - Northern Bike Trail

SC-06 thru SC-11: Parking Drive Aisles

SC-12: Bicycle Enclosure – Interior

SC-13: Mailbox / Common Amenity Area

SC-14 thru SC-18: Building Entry / Stairwell A, B, and C

SC-19: MDF / IT Room Interior

LEGEND

SECURITY CAMERA

FUSES CORE PRO NETWORK INTERFACE APPLIANCE (INTEGRATED TO SACRAMENTO PD RTIC CORE SYSTEM)

SPECIFICATIONS / REQUIREMENTS:
STANDALONE NDAA-COMPLIANT RTIC NETWORK BRIDGE. REQUIRES 1U RACK SPACE OR WALL MOUNT, STANDARD 120V POWER, AND DIRECT CONNECTION TO THE MAIN CAMERA SWITCH AND PRIMARY INTERNET GATEWAY.

REAL-TIME LAW ENFORCEMENT INTEGRATION SPECIFICATIONS:

1. Contractor shall supply, install, and configure one (1) Axon FusesCORE Pro network appliance inside the dedicated 1-hour fire-rated MDF/IT Room.

2. The FususCORE Pro hardware must be patched directly into the main PoE camera network switch and provided with a dedicated, secure high-speed internet connection to enable video streaming capabilities.

3. System provisioning must be fully coordinated with the Sacramento Police Department's Real-Time Information Center (RTIC) via the Sacramento PD Connect program to allow live-feed access during verified active emergency events.

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LOW VOLTAGE / SECURITY

NORTH

AS SHOWN

A1.03

6/5/2026 9:36:07 AM



1 SITE PLAN
1" = 20'-0"

NOTES

1. ALL WHITED OUT: EXTENT OF PROJECT / IMPROVEMENTS

ADDRESS:

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SACRAMENTO, CA 95815

R-2B—MULTI-UNIT DWELLING ZONE

MAX / ACTUAL HEIGHT:	35'-0" / 33'-6"
MAX / ACTUAL LOT COVERAGE:	50% / 36%
MULTI-UNIT FRONTAGE:	6 FT YARD 4 FT WALK
100 SF OPEN SPACE/UNIT:	BALCONIES (SEE A2.10 - A2.12)
COMMON SPACE:	ROOFTOPS (SEE A2.13)
TOTAL UNITS / ADU:	35 / 12

ACTUAL TOTAL PARKING:

ADA:	2
CAR:	15
COMPACT CAR:	17
MOTORCYCLE:	1
LONG TERM BICYCLE:	14
SHORT TERM BICYCLE:	2

LEGEND

- DRYSCAPE GARDEN
- GRASS
- DEDICATED TURNAROUND EASEMENT
- PERVIOUS SIDEWALS
- IMPERVIOUS SIDEWALK
- WROUGHT IRON FENCE
- (N) FIRE HYDRANT
- (E) ELECTRICAL POLES
- (N) LIGHT POLES

SECURE BIKE PARKING / TRASH ENCLOSURE / MDF







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SITE PLAN

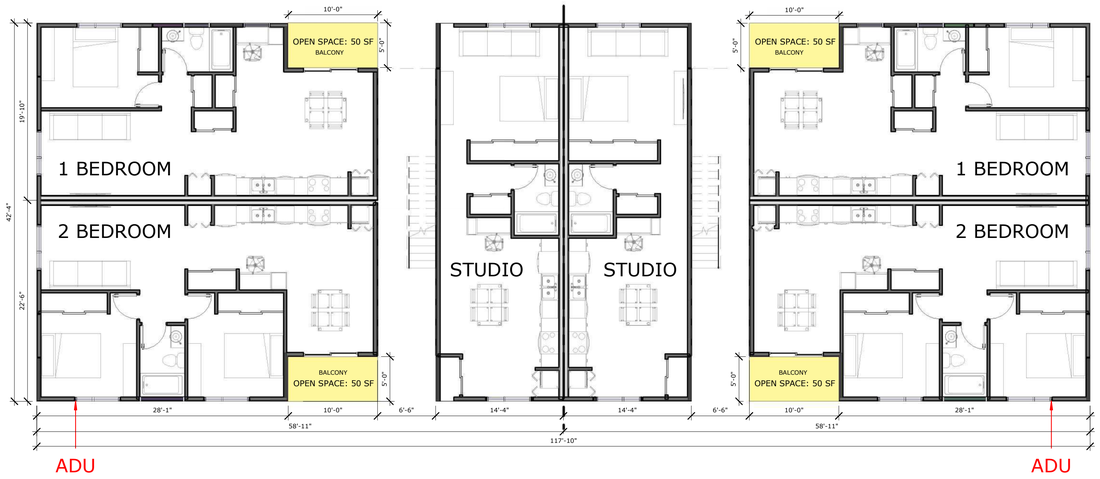
AS SHOWN

NORTH

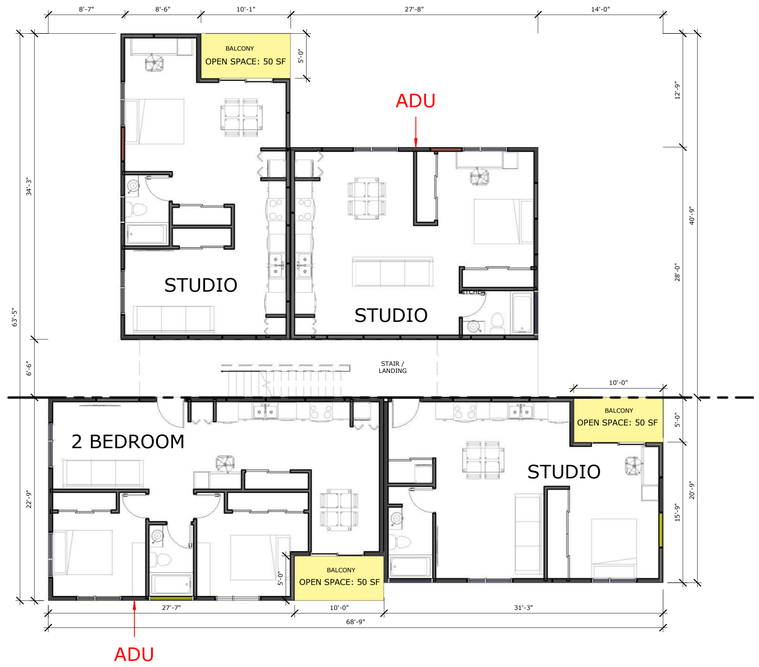
A2.00

6/5/2026 10:51:23 AM

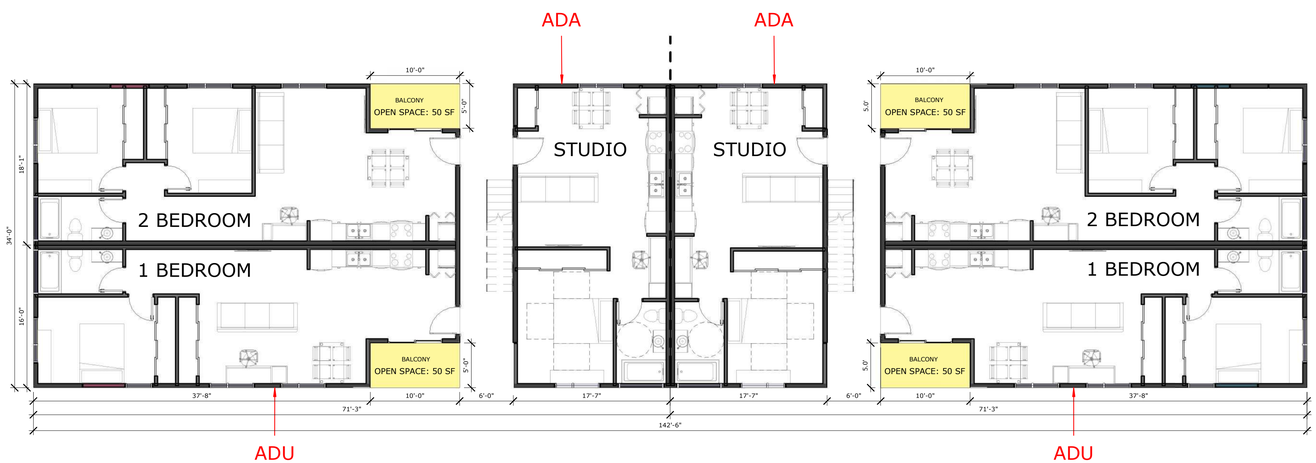
BALCONIES
OPEN SPACE NEEDED: 1,000 SF
PROVIDED: 300
SEE ALSO: A1.02



2 LOT 3 & 4 - LEVEL 1
1/8" = 1'-0"



1 LOT 1 & 2 - LEVEL 1
1/8" = 1'-0"



3 LOT 5 & 6 - LEVEL 1
1/8" = 1'-0"

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

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FLOOR PLAN - LEVEL 01

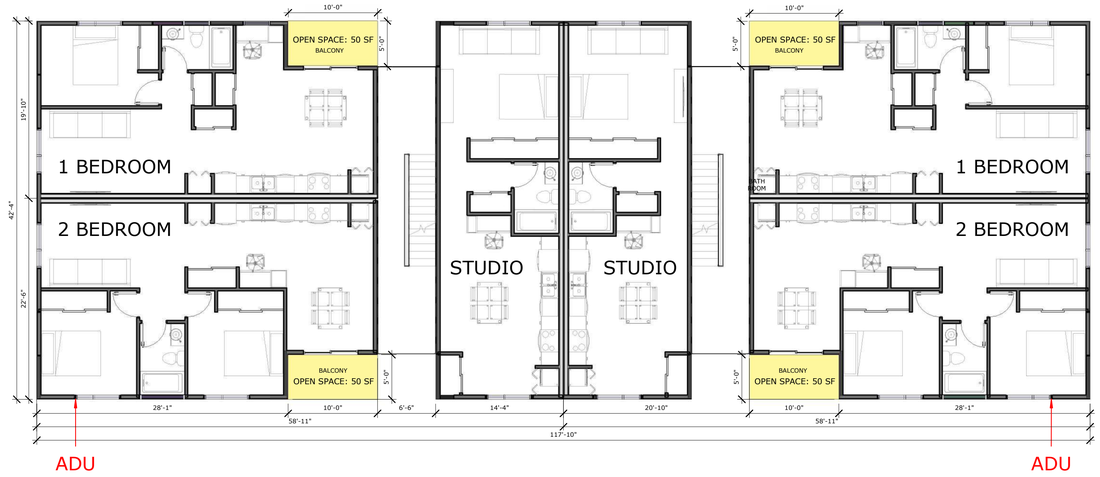
NORTH

AS SHOWN

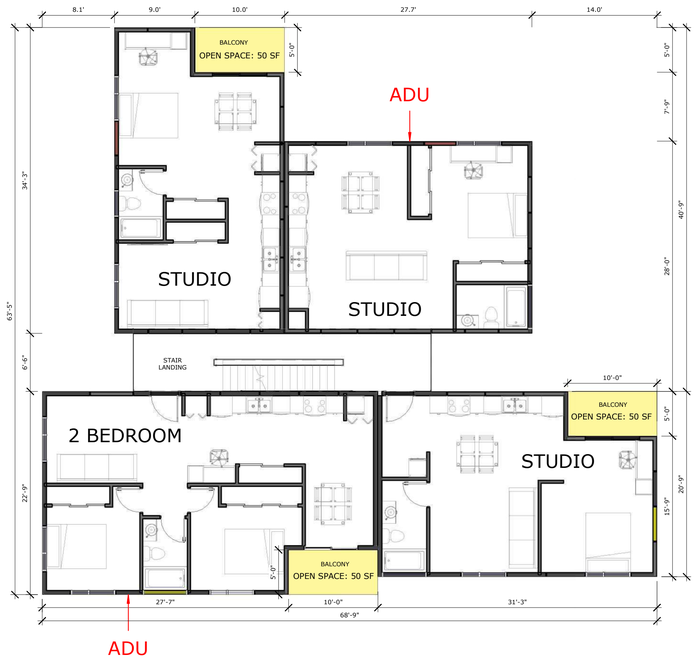
A2.10

5/30/2026 8:15:08 AM

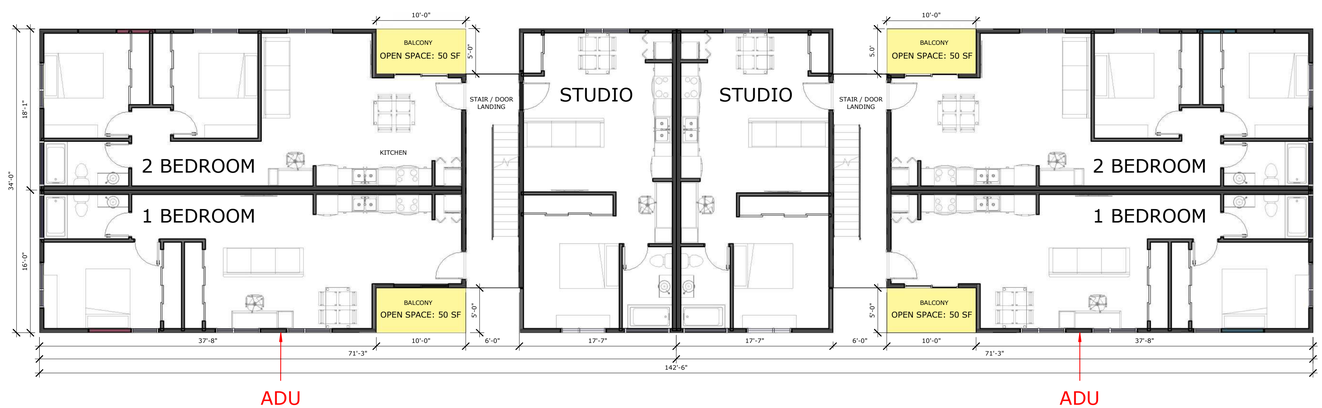
BALCONIES
OPEN SPACE NEEDED: 1,000 SF
PROVIDED: 300
SEE ALSO: A1.02



2 LOT 3 & 4 - LEVEL 2
1/8" = 1'-0"



1 LOT 1 & 2 - LEVEL 2
1/8" = 1'-0"



3 LOT 5 & 6 - LEVEL 2
1/8" = 1'-0"

REYES ARCHITECTURAL DESIGN DEVELOPMENT

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FLOOR PLAN - LEVEL 02

NORTH

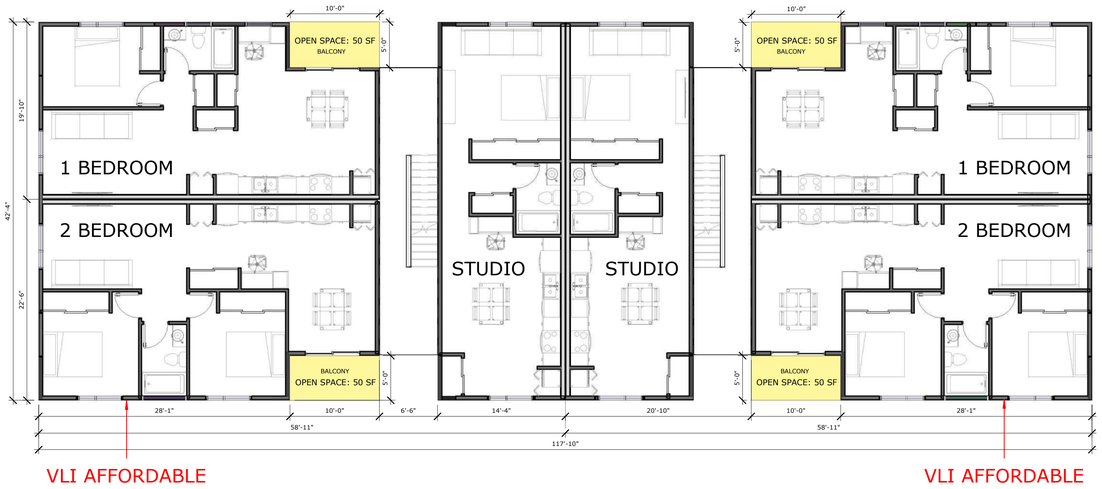
AS SHOWN

A2.11

5/30/2026 8:15:13 AM

BALCONIES
OPEN SPACE NEEDED: 1,600 SF
PROVIDED: 550
SEE ALSO: A1.02

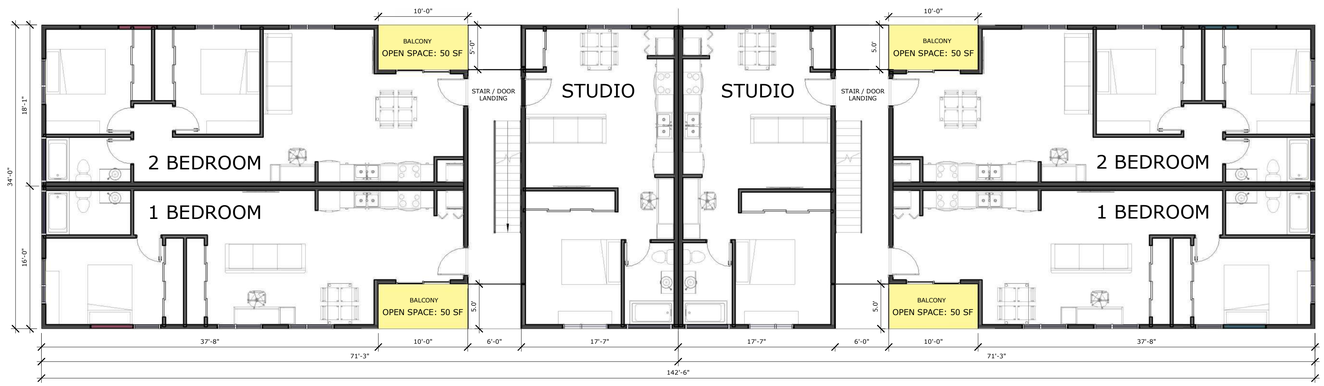
ROOFTOP
OPEN SPACE PROVIDED: 570 SF



2 LOT 3 & 4 - LEVEL 3
1/8" = 1'-0"



1 LOT 1 & 2 - LEVEL 3
1/8" = 1'-0"



3 LOT 5 & 6 - LEVEL 3
1/8" = 1'-0"

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

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SACRAMENTO, CA 95815

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FLOOR PLAN - LEVEL 03

AS SHOWN

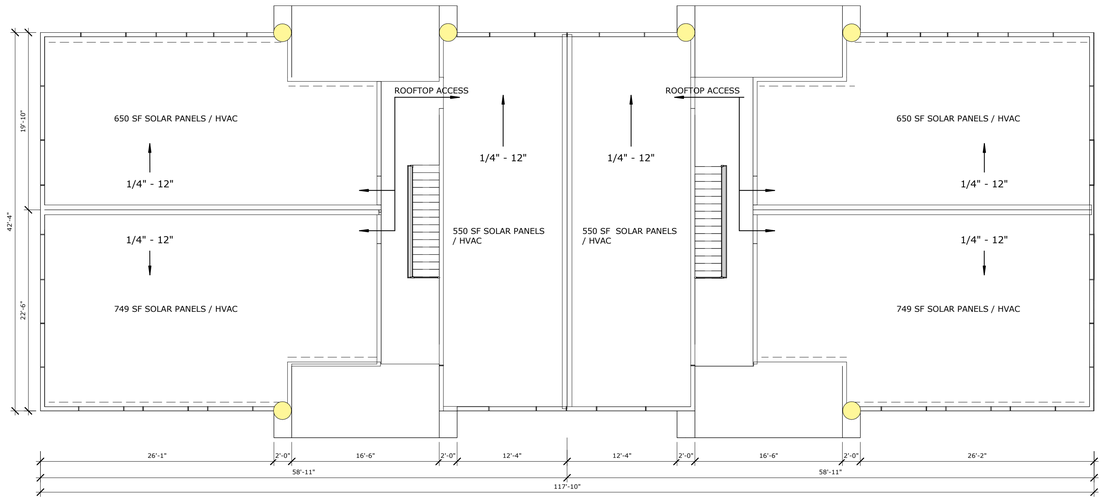
NORTH

A2.12

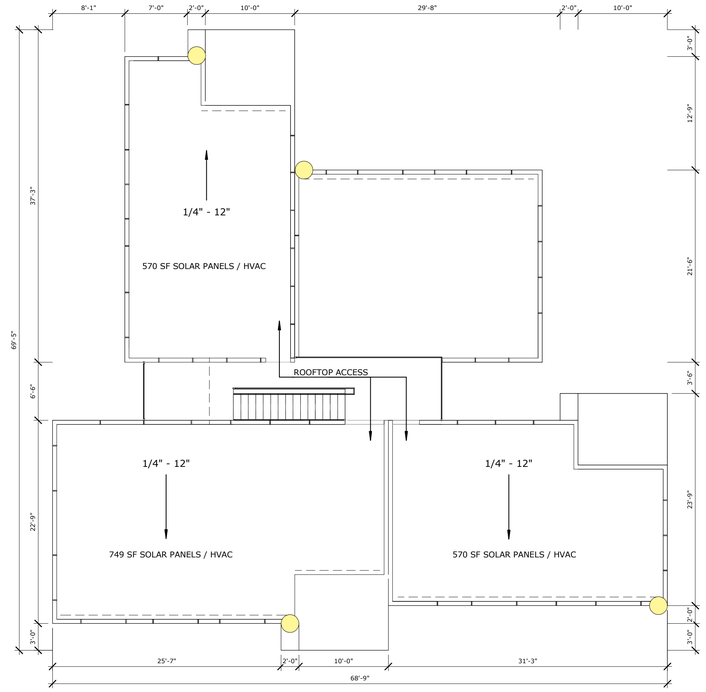
5/30/2026 8:15:18 AM

CRICKETS

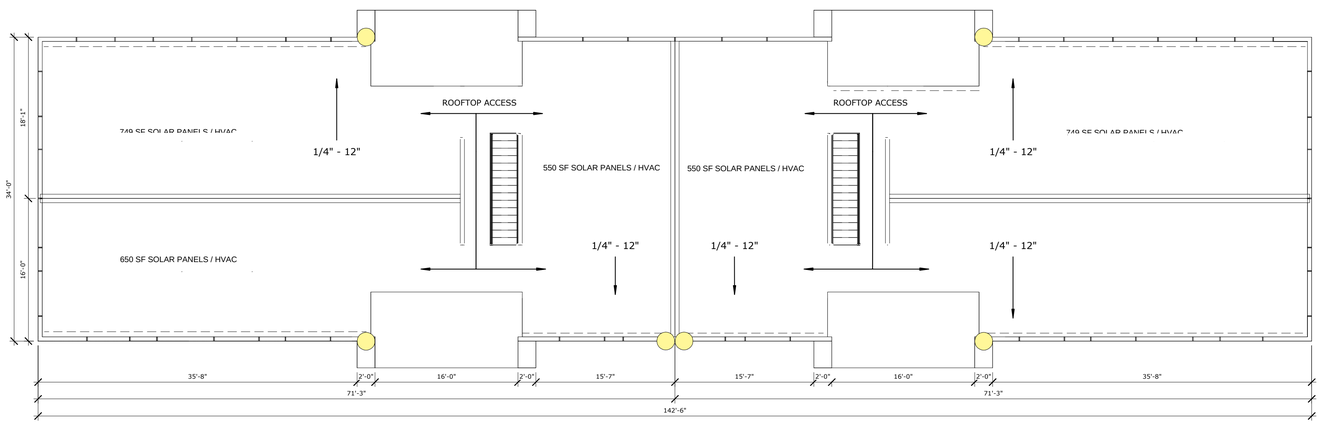
DOWNSPOUT



2 LOT 3 & 4 - ROOF
1/8" = 1'-0"



1 LOT 1 & 2 - ROOF
1/8" = 1'-0"



3 LOT 5 & 6 - ROOF
1/8" = 1'-0"

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ROOF PLAN

NORTH

AS SHOWN

A2.13

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GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / BLUE FIBER CEMENT PANELS
BLUE DOORS
METAL RAILING



1 PARCEL 6-NORTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / PINK FIBER CEMENT PANELS
PINK DOORS
METAL RAILING



2 PARCEL 5-NORTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / GREEN FIBER CEMENT PANELS
GREEN DOORS
METAL RAILING



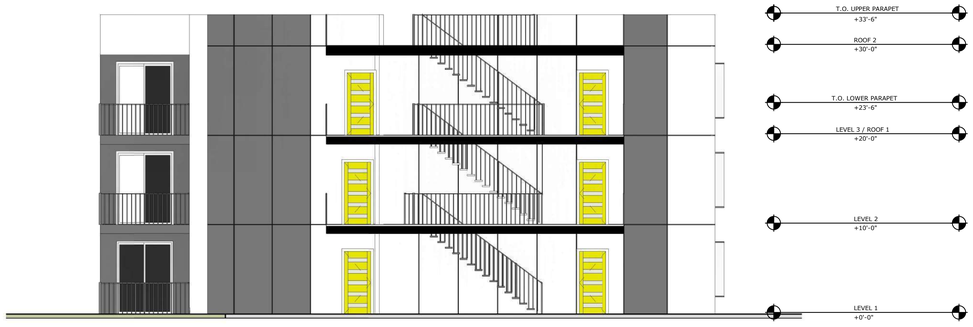
3 PARCEL 3-NORTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / PURPLE FIBER CEMENT PANELS
PURPLE DOORS
METAL RAILING



4 PARCEL 4-NORTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / YELLOW FIBER CEMENT PANELS
YELLOW DOORS
METAL RAILING



5 PARCEL 1-NORTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / ORANGE FIBER CEMENT PANELS
ORANGE DOORS
METAL RAILING



6 PARCEL 2-NORTH
1/8" = 1'-0"

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EXTERIOR ELEVATIONS - NORTH

AS SHOWN

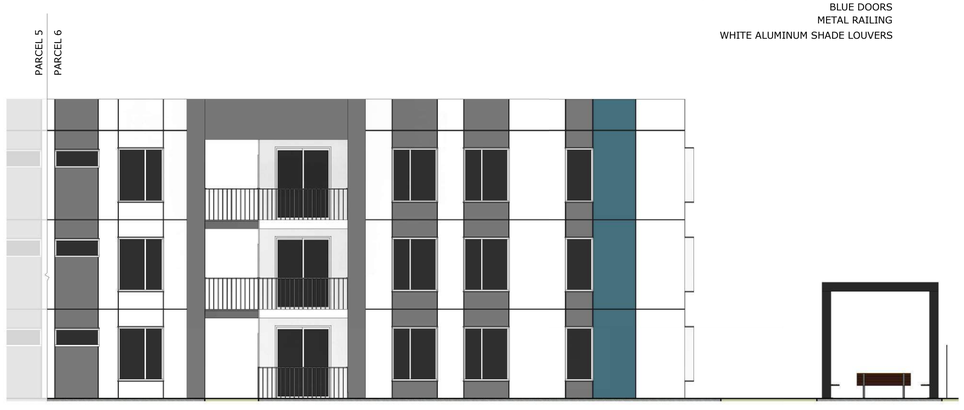
A3.00

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / PINK FIBER CEMENT PANELS
PINK DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



6 PARCEL 5-SOUTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / BLUE FIBER CEMENT PANELS
BLUE DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



5 PARCEL 6-SOUTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE/ PURPLE FIBER CEMENT PANELS
PURPLE DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



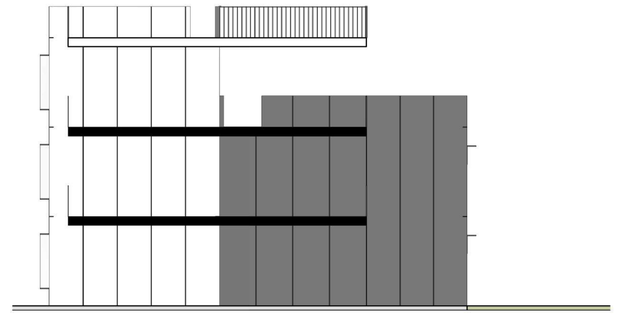
4 PARCEL 4-SOUTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY & WHITE FIBER CEMENT PANELS
GREEN DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



3 PARCEL 3-SOUTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY /WHITE/ ORANGE FIBER CEMENT PANELS
ORANGE DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



2 PARCEL 2-SOUTH
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / YELLOW FIBER CEMENT PANELS
YELLOW DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



1 PARCEL 1-SOUTH
1/8" = 1'-0"

REYES ARCHITECTURAL DESIGN DEVELOPMENT

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EXTERIOR ELEVATIONS - SOUTH

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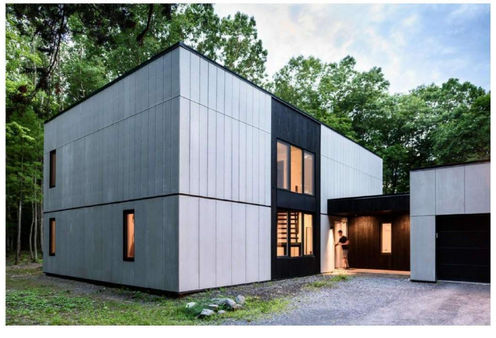
FIBER CEMENT PANELS EXAMPLES





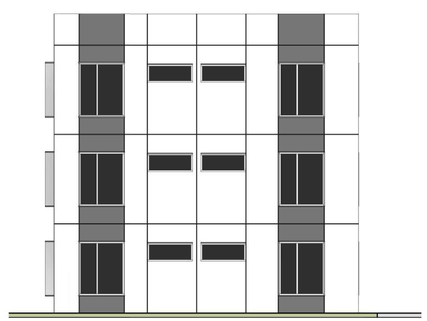


GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / GREEN FIBER CEMENT PANELS
GREEN DOORS
METAL RAILING



1 PARCEL 3-EAST
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / BLUE FIBER CEMENT PANELS
BLUE DOORS
METAL RAILING



2 PARCEL 6-EAST
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
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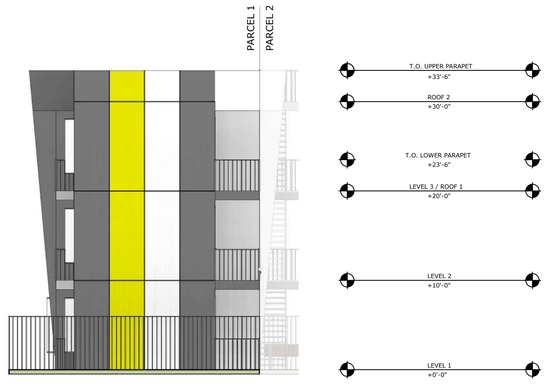
YELLOW DOORS
METAL RAILING



3 PARCEL 1-EAST
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
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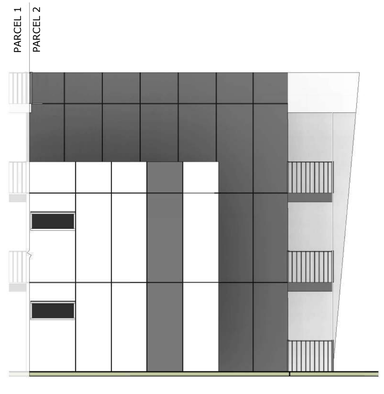
ORANGE DOORS
METAL RAILING



4 PARCEL 2-EAST
1/8" = 1'-0"

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

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EXTERIOR ELEVATIONS - EAST

AS SHOWN

A3.02

5/30/2026 8:15:54 AM

TYPICAL SHADING DEVICES ON SOUTH & WEST FACADES





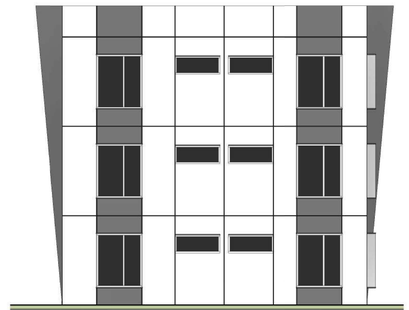


GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / PURPLE FIBER CEMENT PANELS
PURPLE DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



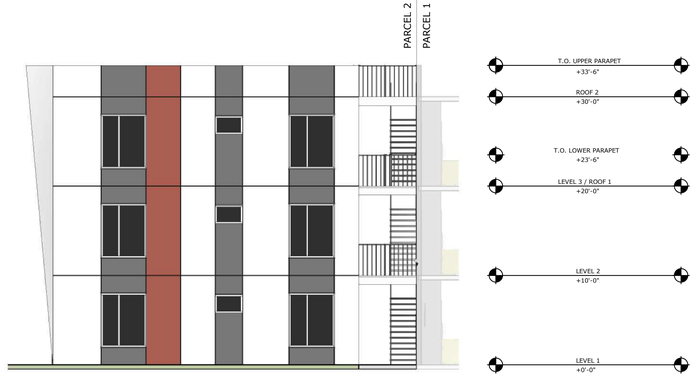
1 PARCEL 4-WEST
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / PINK FIBER CEMENT PANELS
PINK DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



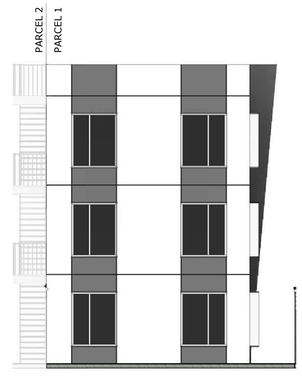
2 PARCEL 5-WEST
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / ORANGE FIBER CEMENT PANELS
ORANGE DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



3 PARCEL 2-WEST
1/8" = 1'-0"

GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / YELLOW FIBER CEMENT PANELS
YELLOW DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



4 PARCEL 1-WEST
1/8" = 1'-0"

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
265-0011-002-0000

LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN. 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

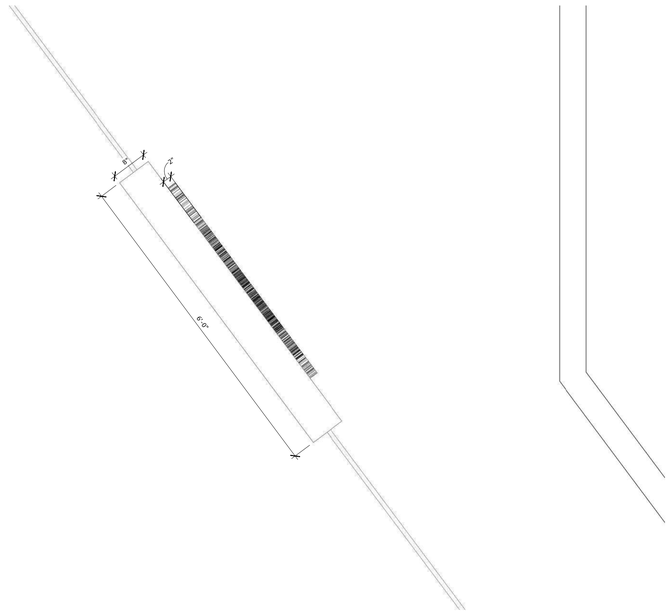
EXTERIOR ELEVATIONS - WEST

AS SHOWN

A3.03

5/30/2026 8:16:00 AM





2 Northern Trail Apartments Signage Plan
3/4" = 1'-0"



1 Northern Trail Apartments Signage Front Elevation
3/4" = 1'-0"

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

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265-0011-003-0000
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LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN. 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

SIGNAGE

NORTH

AS SHOWN

A4.00

5/30/2026 9:50:02 AM

City of SACRAMENTO
Community Development

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

Help Line: 916-264-5011
planning@cityofsacramento.org

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve with conditions a Tentative Map Time Extension, and the Design Director approve, with conditions, Site Plan and Design Review Extension, for the project known as **Z26-074 (McClellan Heights Townhomes Time Extension)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Subdivision Map Time Extension** for two years (until November 18, 2028) of a previously approved Tentative Subdivision Map (Z20-056) to subdivide three parcels of approximately 1.29 acres into 21 residential parcels and one common lot, with a Tentative Map Design Deviation for 18 parcels with no public street frontage in the Residential Mixed-Use zone (RMX-SPD) within the McClellan Heights and Parker Homes Special Planning District.

2. **Site Plan and Design Review Time Extension** for two years (until November 18, 2028) for review of the tentative subdivision map layout and construction of 21 new attached residential units (Z20-056).

PROJECT INFORMATION

Location:	2310-2336 Bell Avenue
Parcel Number:	238-0140-012-0000, 238-0140-037-0000, 238-0140-038-0000
Council District:	2
Applicant:	Alma Esparza, LE Property LLC 3520 Western Avenue Sacramento, CA 95838
Property Owner:	Alma Esparza, LE Property LLC 3520 Western Avenue Sacramento, CA 95838
Project Planner:	Deja Harris, Associate Planner, (916) 808-5853
Hearing Date:	December 3, 2026

Land Use Information

General Plan Designation:	Residential Mixed Use (RMU)
Community Plan Area:	North Sacramento
Housing Element Site:	No
Specific Plan:	N/A
Zone:	Residential Mixed Use (RMX-SPD)

Special Planning District:	McClellan Heights and Parker Homes SPD
Planned Unit Development:	N/A
Design Review Area:	Del Paso Heights
Parking District:	Traditional
Historic District:	N/A
Historic Landmark:	N/A

Surrounding Zoning and Land Uses

North:	Sacramento County Zoning	Light Industrial
South:	RMX-SPD; R-1A-SPD	Residential
East:	RMX-SPD	Light Industrial
West:	RMX-SPD; R-1A-SPD	Residential

Site Characteristics

Existing Property Area:	68,970 square feet / 1.29 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use of Site:	Residential

Other Information

Previous Files:	Z20-056, Z24-079

ATTACHMENTS

Attachment 1: Z20-056 Record of Decision

PROPOSED PROJECT AND ANALYSIS

Background

The project is located on three parcels of approximately 1.29 acres within the Residential Mixed Use (RMX-SPD) zone within the McClellan Heights and Parker Homes Special Planning District. The subject site is located near the intersection of Bell Avenue and Winters Street and is developed with a detached single-family home. The existing dwelling would be demolished as part of the proposed development. The site is surrounded by residential and light industrial uses.

On November 18, 2021, the Zoning Administrator and Design Director approved the McClellan Heights Townhomes project (Z20-056), which included a Tentative Subdivision Map and Site Plan and Design Review to subdivide three parcels into 21 parcels with Tentative Map Design Deviations for 18 parcels with no public street frontage and construct 21 new attached residential units.

On November 21, 2024, the Zoning Administrator and Design Director approved Record No. Z24-079 for a two-year Tentative Subdivision Map Time Extension and Site Plan and Design Review Time Extension of the original approval. This resulted in the original entitlements setting to expire on November 18, 2026.

Project Details

The applicant is requesting a two-year time extension of the Tentative Subdivision Map and Site Plan and Design Review. This request requires Zoning Administrator approval of the Tentative Subdivision Map Time Extension and Design Director approval of the Site Plan and Design Review Time Extension to extend the validity of the entitlements until November 18, 2028. No changes to the previous approval are proposed as part of this request.

Time Extension Entitlement Review

Sacramento City Code (SCC) section 17.828.160 and 17.808.400 require that a Tentative Map and Site Plan and Design Review entitlements be finalized within three years of approval unless a time extension is approved. SCC section 17.828.170 and the Subdivision Map Act (Cal. Gov. Code, § 66452.6(e)) allow for an extension of a tentative map up to six years, while SCC section 17.808.400 allows for a five-year extension of Site Plan and Design Review entitlements. To date, the applicant has applied for one two year time extension pursuant to SCC sections 17.828.170 and 17.808.400. Staff have confirmed that an additional two-year extension of the Tentative Map would be within the timeframes established in SCC section 17.828.170 and the Subdivision Map Act (Cal. Gov. Code, § 66452.6(e)); and the two-year extension of the Site Plan and Design Review entitlement would be within the timeframes set forth in SCC section 17.808.400. For this reason, staff is supportive of the request to extend the Tentative Subdivision Map and Site Plan and Design Review, for 2 years, while the applicant continues to work towards submitting the final map.

The approvals associated with Record No. Z20-056 are included as attachments to this report.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This hearing was noticed to property owners and residents within 500 feet of the subject site, and the site was posted for the hearing. Neighborhood associations which were notified of the hearing include: Sacramento Area Bicycle Advocates, Region Builders, House Sacramento, Sacramento Housing Alliance, Robla Neighbors United, Robla Park Community Association, the North Sacramento Chamber of Commerce and Preservation Sacramento. Staff has not received any public comments and there is no known opposition to this time extension request.

ENVIRONMENTAL DETERMINATION

The Community Development Department, Environmental Planning Services Division has reviewed this project and the Zoning Administrator determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, Infill Development (Categorical Exemption – Class 32). This project qualifies for this exemption as it applies to projects that are consistent with the General Plan, are in an urbanized area on a site no larger than five acres, where the site has no value as habitat for special status species, where all services are available, and where no significant effects related to traffic, noise, air quality, or water quality would occur. This project is to subdivide 1.29 acres into 21 residential parcels. The project proposes a density of 15 dwelling units per net acre, which is consistent with the minimum density of 3 units per net acre, as established by the 2040 General Plan. The project is also consistent with the Residential Mixed Use (RMX) zoning

designation and McClellan Heights and Parker Homes SPD. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

FLOOD HAZARD ZONE

1. 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 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 facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection. This is based on the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

FINDINGS OF FACT

A. **Environmental Determination**

1. The Community Development Department, Environmental Planning Services Division has reviewed this project and the Zoning Administrator determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, Infill Development (Categorical Exemption – Class 32). This project qualifies for this exemption as it applies to projects that are consistent with the General Plan, are in an urbanized area on a site no larger than five acres, where the site has no value as habitat for special status species, where all services are available, and where no significant effects related to traffic, noise, air quality, or water quality would occur. This project is to subdivide 1.29 acres into 21 residential parcels. The project proposes a density of 15 dwelling units per net acre, which is consistent with the minimum density of 3 units per net acre, as established by the 2040 General Plan. The project is also consistent with the Residential Mixed Use (RMX) zoning designation and McClellan Heights and Parker Homes SPD. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

B. **Tentative Subdivision Map Time Extension** for two years (until November 18, 2028) of a previously approved Tentative Subdivision Map (Z20-056) to subdivide three parcels of approximately 1.29 acres into 21 residential parcels and one common lot, with a Tentative Map Design Deviation for 18 parcels with no public street frontage in the Residential Mixed-Use zone (RMX-SPD) within the McClellan Heights and Parker Homes Special Planning District **is approved** based on the following Findings of Fact:

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

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

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

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

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

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

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

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

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

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

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

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

C. **Site Plan and Design Review Time Extension** for two years (until November 18, 2028) for review of the tentative subdivision map layout **is approved** based on the following Findings of Fact:

1. The design, layout, and physical characteristics of the proposed development are consistent with the 2040 General Plan Neighborhood designation; and

2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards; and

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

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood; and

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

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

D. **200-Year Urban Level of Flood Protection Finding**

1. The project site is within an area for which the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection, as demonstrated by the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

CONDITIONS OF APPROVAL

B1. The entitlements associated with Record No. Z20-056 (Tentative Map, Site Plan and Design Review) are extended until November 18, 2028.

B2. The project shall comply with the conditions of approval for Record No. Z20-056 as established in the Record of Decision (see Attachment 1).

B3. Development shall be consistent with the approved plans under Record No. Z20-056. No modifications or design changes have been authorized per this review. Any changes, additions, or modifications to the plans shall require Planning review and approval.

Respectfully Submitted:



Deja Harris
Associate Planner

Recommendation Approved:



Zachary Dahla
Senior Planner

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

CITY OF SACRAMENTO
ZONING ADMINISTRATOR / DESIGN DIRECTOR
RECORD OF DECISION
300 Richards Boulevard, Sacramento, CA 95811

Project Name:	McClellan Heights Townhomes		
Project Number:	Z20-056		
Project Location:	2330-2336 Bell Avenue		
Assessor's Parcel No.:	238-0140-012-0000, 238-0140-037-0000, 238-0140-038-0000		
Applicant:	Greg S. Balderree, GSB Architecture, Inc., 5110 Garlenda Drive, El Dorado Hills, CA 95762		
Owner:	LE Property I, LLC, 2336 Bell Avenue, Sacramento, CA 95838		
Action Status:	Approved with Conditions	Action Date:	11/18/2021

REQUESTED ENTITLEMENT(S):

A. **Environmental Determination:** Exempt pursuant to CEQA Guidelines section 15332, Infill Development (Categorical Exemption – Class 32);

B. **Tentative Subdivision Map** to subdivide ±1.29 acres into 21 residential parcels with a Tentative Map Design Deviation for 18 parcels with no public street frontage; and

C. **Site Plan and Design Review** for the construction of 21 new attached residential units in the Residential Mixed-Use zone (RMX-SPD) within the McClellan Heights and Parker Homes Special Planning District.

ACTIONS TAKEN: On November 18, 2021, the Zoning Administrator and Design Director took the following actions based on the attached findings of fact:

Approved with Conditions entitlements (A) thru (C).

Action certified by:

Evan Compton (Dec 13, 2021 14:01 PST)

Evan Compton, Zoning Administrator

BruceMonighan (Dec 13, 2021 15:54 PST)

Bruce Monighan, Design Director

Sent to Applicant: 12/13/2021 By:

Jose Quintanilla, Associate Planner

Copy to Applicant
Original to File

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37.

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

CONDITIONAL USE PERMIT: A use for which a Conditional Use Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Conditional Use Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

SITE PLAN AND DESIGN REVIEW: Any site plan and design review shall expire at the end of three years unless a building permit is obtained within the site plan and design review term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

APPEALS

Appeals of the Zoning Administrator decision of this item to the Planning and Design Commission must be filed within 10 calendar days of this meeting, on or before **Monday, November 29, 2021**

If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Copy to Applicant
Original to File

ENVIRONMENTAL DETERMINATION

Environmental Planning Services of the Community Development Department has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, In-Fill Development (Categorical Exemption – Class 32).

FLOOD HAZARD ZONE

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016, and the SAFCA 2021 Adequate Progress Annual Report accepted by City Council Resolution No. 2021-0328 on November 9, 2021.

Conditions of Approval – Tentative Parcel Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z20-056). The design of any improvement not covered by these conditions shall be to City standard.

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

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

General: All Projects

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 all 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.

Public Works: Zarah Lacson (916) 808-8494

5. 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.

6. Dedicate sufficient additional right-of-way (if needed) and construct Bell Avenue adjacent to the subject property to a 2-lane arterial street section as shown on the map and civil plan per City standards to the satisfaction of the Department of Public Works.

7. Dedicate sufficient additional right-of-way and construct the portion of the expanded intersection adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

8. Extend the existing median along Bell Avenue adjacent to the subject property to at least 75-ft to the west per City standards to the satisfaction of the Department of Public Works.

9. Relocate all existing poles, lights and utilities that are in conflict with any of the required public street improvements per City standards to the satisfaction of the Department of Public Works and all concerned utility agencies.

10. 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.

11. 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.

12. Design and construct a City standard driveway at the entrance of the private drive to the satisfaction of the Department of Public Works.

13. The design and construction of the private drive (Lot K) shall be per City standards (structural only) to the satisfaction of the Department of Public Works.

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

Electrical: Kaleb Haile (916) 808-7020

15. 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.

SMUD: John Yu (916) 732-6321

16. SMUD has existing overhead 12/69kV facilities along Bell Ave 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.

17. 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.

18. 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.

19. 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.

20. 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.

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

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

23. 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.

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

25. 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.

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

Utilities: Lorenzo Hernandez (916) 808-4939

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

28. 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."

29. 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.

30. 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.

31. Public water, sanitary sewer and drainage mains will not be allowed within the proposed private road.

32. Easements for water meters off private water mains shall be dedicated to the City and shall include language assuring unrestricted access at all times for DOU personnel and maintenance vehicles. (Note: Locations of the water meter shall be to the satisfaction of the DOU.)

33. Common area landscaping greater than 5,000 square feet shall have a separate street tap for a metered irrigation service.

34. Concurrent to the first submittal of off-site improvement plans, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 7,000 cubic feet of detention must be provided per each additional acre of impervious area with a limited maximum discharge rate of 0.2 cfs/acre or per the latest approved onsite criteria. The required detention volume can be partially or fully mitigated by implementing Low Impact Development (LID) features such as Stormwater planters and porous pavement, provided these features conform to the DOU's Hydromodification Management Plan (HMP) requirements. Designer shall utilize the latest edition of the Sacramento Area Hydrology Model (SAHM) when using LID features. The drainage study shall be consistent with the Basin 117 Interim Drainage Improvement Plan dated February 1998. The applicant is advised to contact

the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

35. The proposed development is fronted by a County drainage main that is connected to the City system. Prior to design, the applicant shall contact the County for any requirements or permits. The applicant shall satisfy all County's requirements and provide a copy of the permit to the Department of Utilities Plan Reviewer.

36. The onsite water, sanitary sewer and storm drain system shall be private systems maintained by the homeowner association (HOA) or other approved entity. (Note: A private water and drainage maintenance agreement is required for any common water and drainage facilities.)

37. 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, sewer 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, 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.

38. Finished floor elevations shall be a minimum of 6-inches above the 100-year HGL or 1- foot above the overland flow release elevation, whichever is higher or as approved by the DOU.

39. 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.

40. All lots shall be graded so that drainage does not cross property line or private drainage easements shall be dedicated.

41. 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.

42. 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.

43. 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.

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

45. This project is required to incorporate certified full capture trash control devices, please refer to Appendix H in the "Stormwater Quality Design Manual for the Sacramento Region (July 2018)" for more details.

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

Fire: King Tunson (916) 808-1358

47. 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. CFC 503.2.3

48. A reciprocal ingress egress agreement shall be provided for review by City Attorney for all shared driveways being used for Fire Department access. To be verified at final map.

49. 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 Recorders Office having jurisdiction and shall provide for the following: To be verified at final map.

    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 such as fire hydrants.

Parks: Brianna Moland (916) 808-6188

50. **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)

51. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), annex the project into an existing parks maintenance district, form an endowment, or other means of mitigating the impact of the project on the park system to the satisfaction of the City Attorney's Office. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Public Improvement Financing, Special Districts). In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.

Planning: Jose R Quintanilla (916) 808-5879

52. Provide notification, in the form of formal written disclosures, recorded deed notices, or in the Public Report prepared by the California Department of Real Estate, disclosing the fact to prospective buyers that the parcel is located within the 60 CNEL noise contour of McClellan Airport and is subject to periodic excessive noise from aircraft overflights. The applicant is also encouraged to inform prospective buyers that the area has an eclectic mix of residential and industrial zoning and uses.

Miscellaneous:

53. Form a Homeowner's Association with CC&R's. CC&R's shall be approved by the City and recorded assuring maintenance of private roadway(s), shared driveways, lights, landscaping, sewers, drains and water systems. The HOA shall own and maintain Lot K, as shown on the tentative map, in perpetuity.

Advisory Notes:

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

54. 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.

55. The proposed project is located within the 60 and 65 CNEL noise exposure contours of McClellan Airport and must comply with the City's General Plan, which establishes minimum noise insulation to protect persons from excessive noise within the interior of new residential dwellings that limits noise to 45 Ldn, with windows closed, in any habitable room. (Planning)

56. 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. (DOU)

57. The applicant is responsible for obtaining all necessary permits, easements, and approvals

from federal, state, and local agencies for the construction of this project. (DOU)

58. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP). (Regional San)

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

60. 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. (SMUD)

61. 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.). (SMUD)

62. 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.

63. 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 $23,940. This is based on the creation of 21 new parcels at an average land value of $100,000 per acre for the North Sacramento Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.

    b. 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 Housing Incentive Zone Rate of $1.81 per square foot for residential projects, with a minimum rate of $1,354 for units under 750 square feet and a maximum of $3,612 for units over 2,000 square feet. Note that the Park Development Impact Fee increases on July 1, 2021. 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. (YPCE)

Conditions of Approval – Site Plan and Design Review

Planning and Design Review

1. This approval is for the construction of 21 residential units per the approved plans.

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

3. Any additional changes, additions, or modifications shall require additional review and approval from Planning staff and may require additional entitlements.

4. Window design and fenestration shall be as shown on the approved plans.

5. House plans and elevations shall alternate as shown on the approved plans.

6. The applicant shall obtain all necessary building permits, prior to commencing demolition and construction.

7. Final occupancy shall be subject to approval an involve an on-site inspection by Planning staff.

8. Rooftop mechanical equipment shall be screened from view from adjacent streets and public areas and concealed behind parapets or architecturally integrated screens.

9. Any revised plans that are submitted for a building permit will also be provided to Planning staff.

10. The owner or operator shall establish and conduct a regular program of routine maintenance for the property as established through the HOA or other adequate maintenance agreement. The program shall include common areas and scheduled repainting, replanting, and other similar activities that typically require attention at periodic intervals but not necessarily continuously. The owner or operator shall repaint or retreat all painted or treated areas at least once every eight years, provided that the planning director may approve less frequent repainting or retreatment upon a determination that less frequent treatment is appropriate, given the nature of the materials used or other factors. The program is subject to review and approval by the planning director.

11. The owner or operator shall post and maintain signage at common premises that provides the phone number to contact maintenance and management staff, which signage is subject to approval by the planning director.

12. Fencing shall be provided on private property, between every lot and as shown on project plans. All fencing shall adhere to residential development standards pursuant to 17.620.110 of the City of Sacramento Planning and Development Code.

13. Garages/Carports: Each house shall provide at least one garage space with minimum inside dimensions of 10 wide by 20 feet long or one uncovered parking pad space with dimensions of 10 wide by 20 feet long, as required by Title 17 of the City Code.

14. Trash enclosures shall meet all requirements of Sacramento City Code section 17.616, including, but not limited to, perimeter landscaping, masonry walls, solid metal gate, concrete apron, overhead clearance, and signs. Trash screening designs shall be submitted to Planning staff for review and approval may require additional entitlements.

15. The applicant shall plant a minimum of one new tree (two for corner lots) in the front yard of each residential lot to provide future tree shading, consistent with the City's Single-Family Design Guidelines.

16. Provide notification, in the form of formal written disclosures, recorded deed notices, or in the Public Report prepared by the California Department of Real Estate, disclosing the fact to prospective buyers that the parcel is located within the 60 CNEL noise contour of McClellan Airport and is subject to periodic excessive noise from aircraft overflights. The applicant is also encouraged to inform prospective buyers that the area has an eclectic mix of residential and industrial zoning and uses.

17. The proposed project is located within the 60 and 65 CNEL noise exposure contours of McClellan Airport and must comply with the City's General Plan, which establishes minimum noise insulation to protect persons from excessive noise within the interior of new residential dwellings that limits noise to 45 Ldn, with windows closed, in any habitable room.

18. Provide the following design elements at all elevations as shown on the approved plans:

    a. Stucco.
    b. Stucco control joints.
    c. Stucco trim.
    d. Stone veneer.
    e. Fiber cement fascia.
    f. Fiber cement trim.
    g. Metal clad windows.
    h. Ornamental iron railing at balconies.
    i. Ornamental vents at gables.
    j. Sectional garage door.
    k. Composition shingles.
    l. Rafter tails.
    m. Board & Batten siding.
    n. Widow shutters.
    o. Cool roof.

Public Works

19. 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.

20. Dedicate sufficient additional right-of-way (if needed) and construct Bell Avenue adjacent to the subject property to a 2-lane arterial street section as shown on the map and civil plan per City standards to the satisfaction of the Department of Public Works.

21. Dedicate sufficient additional right-of-way and construct the portion of the expanded intersection adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

22. Extend the existing median along Bell Avenue adjacent to the subject property to at least 75-ft to the west per City standards to the satisfaction of the Department of Public Works.

23. Relocate all existing poles, lights and utilities that are in conflict with any of the required public street improvements per City standards to the satisfaction of the Department of Public Works and all concerned utility agencies.

24. 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.

25. 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.

26. Design and construct a City standard driveway at the entrance of the private drive to the satisfaction of the Department of Public Works.

27. The minimum throat distance for the shared driveway (Lot K) shall be 25-ft (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc). The applicant shall install “No Parking” markings and signposts on both sides within the first 25-ft of length of the shared driveway (measured from the right-of-way line) to prohibit parking per City standard to the satisfaction of the Department of Public Works

28. The design and construction of the private drive (Lot K) shall be per City standards (structural only) to the satisfaction of the Department of Public Works.

29. 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.

30. 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.

SMUD

31. SMUD has existing overhead 12/69kV facilities along Bell Ave 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.

32. 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.

33. 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.

34. 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.

35. 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.

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

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

38. 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.

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

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 disclose existing or proposed 69 kV electrical facilities to future and/or potential owners.

Utilities

42. 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.

43. 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.

44. Public water, sanitary sewer and drainage mains will not be allowed within the proposed private road.

45. Easements for water meters off private water mains shall be dedicated to the City and shall include language assuring unrestricted access at all times for DOU personnel and maintenance vehicles. (Note: Locations of the water meter shall be to the satisfaction of the DOU.)

46. Common area landscaping greater than 5,000 square feet shall have a separate street tap for a metered irrigation service.

47. Concurrent to the first submittal of off-site improvement plans, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 7,000 cubic feet of detention must be provided per each additional acre of impervious area with a limited maximum discharge rate of 0.2 cfs/acre or per the latest approved onsite criteria. The required detention volume can be partially or fully mitigated by implementing Low Impact Development (LID) features such as Stormwater planters and porous pavement, provided these features conform to the DOU's Hydromodification Management Plan (HMP) requirements. Designer shall utilize the latest edition of the Sacramento Area Hydrology Model (SAHM) when using LID features. The drainage study shall be consistent with the Basin 117 Interim Drainage Improvement Plan dated February 1998. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

48. The proposed development is fronted by a County drainage main that is connected to the City system. Prior to design, the applicant shall contact the County for any requirements or permits. The applicant shall satisfy all County's requirements and provide a copy of the permit to the Department of Utilities Plan Reviewer.

49. The onsite water, sanitary sewer and storm drain system shall be private systems maintained by the homeowner association (HOA) or other approved entity. (Note: A private water and drainage maintenance agreement is required for any common water and drainage facilities.)

50. 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, sewer 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, 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.

51. Finished floor elevations shall be a minimum of 6-inches above the 100-year HGL or 1-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.

52. 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.

53. All lots shall be graded so that drainage does not cross property line or private drainage easements shall be dedicated.

54. 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.

55. 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.

56. 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.

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

58. This project is required to incorporate certified full capture trash control devices, please refer to Appendix H in the "Stormwater Quality Design Manual for the Sacramento Region (July 2018)" for more details.

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

Police

60. 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.

61. Light poles, if applicable, shall be no higher than 16'.

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

63. 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.

64. 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.

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

66. 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.

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

Landscaping:

68. 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.

69. 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:

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

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

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

73. 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.

During Construction

74. 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.

75. The location shall be monitored by security after normal construction hours during all phases of construction.

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

Fire

77. 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. CFC 501.4

78. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 507.4

Regional Sanitation

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

Site Plan and Design Review Advisory Notes

80. The proposed project is located within the 60 and 65 CNEL noise exposure contours of McClellan Airport and must comply with the City's General Plan, which establishes minimum noise insulation to protect persons from excessive noise within the interior of new residential dwellings that limits noise to 45 Ldn, with windows closed, in any habitable room. (Planning)

81. City of Sacramento permits must be obtained for private patrol, alarms, and camera systems. (Police)

82. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP). (Regional San)

83. Water meters shall be located at the point of service, which is back of curb for separated sidewalks, back of walk for connected sidewalks. (DOU)

84. 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. (DOU)

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

86. 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 $23,940. This is based on the creation of 21 new parcels at an average land value of $100,000 per acre for the North Sacramento Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.

b. 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 Housing Incentive Zone Rate of $1.81 per square foot for residential projects, with a minimum rate of $1,354 for units under 750 square feet and a maximum of $3,612 for units over 2,000 square feet. Note that the Park Development Impact Fee increases on July 1, 2021. 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. (YPCE)

87. Due to the health risks posed by public exposure to asbestos, demolition and remodeling of existing buildings is subject to Rule 902, to limit asbestos exposure during these activities. To contact Sac Metro Air District staff regarding compliance with this rule email asbestos@airquality.org or call 916-874-4800. (SMAQMD)

88. 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. Further, as a reminder, this project is subject to the mitigation measures in the California Environmental Quality Act Environmental Impact Report for the McClellan Heights and Parker Homes Land Use and Infrastructure Plan, including measures to mitigate construction-related air quality impacts. (SMAQMD)

Findings of Fact – Environmental Determination: Exempt

1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the project, the Planning and Design Commission finds that:

a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

c. The project site has no value as habitat for endangered, rare, or threatened species.

d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

e. The site can be adequately served by all required utilities and public services.

Findings of Fact – Tentative Parcel Map

1. None of the conditions described in City Code section 17.828.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:

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

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

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

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

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

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

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

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

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

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

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

Findings of Fact – Site Plan and Design Review

1. The design, layout, and physical characteristics of the proposed development are consistent with the General Plan which designates the site as Traditional Center (TCNT). There is no specific plan or transit village plan applicable to this project.

2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards.

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

4. The design, layout, and physical characteristics of the proposed development as conditioned are visually and functionally compatible with the surrounding neighborhood.

5. The design, layout, and physical characteristics of the proposed development as conditioned minimizes energy consumption and encourages the use of renewable energy sources in that the project uses existing utility infrastructure, public access ways, and cool roofs.

6. The design, layout, and physical characteristics of the proposed development as conditioned are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the project is compatible with all applicable development standards and is compatible with the surrounding development.

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.

McCLELLAN HEIGHTS TOWNHOMES

2310-2336 BELL AVENUE SACRAMENTO, CA 95838

PLANNING ENTITLEMENTS

ABBREVIATIONS

A	AB	ANCHOR BOLT	F	(CONTINUED)		P	PC	PRE-CAST
	AB	AGGREGATE BASE		FEC	FIRE EXTINGUISHER CABINET		PL	PLATE
	ACOUS	ACOUSTIC(AL)		FF	FINISH FLOOR		PLAM	PLASTIC LAMINATE
	AD	AREA DRAIN		FG	FINISH GRADE		PLAS	PLASTER
	ADJ	ADJUSTABLE		FHC	FIRE HOSE CABINET		PWD	PLYWOOD
	AFF	ABOVE FINISH FLOOR		FIN	FINISH		PR	PAIR
	AGGR	AGGREGATE		FL	FLOOR		PT	POINT
	AL	ALUMINUM		FLASH	FLASHING		P	PITCH / SLOPE
	ARCH	ARCHITECTURAL		FLUOR	FLUORESCENT		PTR	PAPER TOWEL RECEPTACLE
	ASB	ASBESTOS		FOB	FACE OF BLOCK			
	ASPH	ASPHALT		FOC	FACE OF CONCRETE	Q	QT	QUARRY TILE
				FOF	FACE OF FINISH			
B	BD	BOARD		FOP	FACE OF PLYWOOD	R	R	RISER
	BITUM	BITUMINOUS		FOS	FACE OF STUD		R	RADIUS
	BLDG	BUILDING		FRPF	FIREPROOF		RD	ROOF DRAIN
	BLK	BLOCK		FS	FULL SIZE		REF	REFERENCE
	BLKG	BLOCKING		FT	FOOT OR FEET		REG	REGISTER
	BM	BEAM		FTG	FOOTING		REINF	REINFORCED
	BOT	BOTTOM		FURR	FURRING		REQ	REQUIRED
				FUT	FUTURE		RESIL	RESILIENT
C	CAB	CABINET	G	GA	GAUGE		RM	ROOM
	CB	CATCH BASIN		GALV	GALVANIZED		RO	ROUGH OPENING
	CC	CENTER TO CENTER		GB	GRAB BAR		RWD	REDWOOD
	CEM	CEMENT		GD	GARBAGE DISPOSAL		RWL	RAIN WATER LEADER
	CER	CERAMIC		GL	GLASS			
	CI	CAST IRON		GND	GROUND	S	S	SOUTH
	CJ	CONTROL JOINT		GR	GRADE		SC	SOLID CORE
	CLG	CEILING		GYP	GYPSUM		SCD	SEAT COVER DISPENSER
	CLO	CLOSET					SCHED	SCHEDULE
	CLR	CLEAR	H	HB	HOSE BIBB		SD	SOAP DISPENSER
	CONC	CONCRETE		HC	HOLLOW CORE		SECT	SECTION
	CONN	CONNECTION(OR)		HDWD	HARDWOOD		SH	SHELF
	CONT	CONTINUOUS		HDWE	HARDWARE		SHR	SHOWER
	CORR	CORRIDOR		HM	HOLLOW METAL		SHT	SHEET
	CRT	COMPUTER TERMINAL		HORIZ	HORIZONTAL		SIM	SIMILAR
	CT	CERAMIC TILE		HR	HOUR		SND	SANITARY NAPKIN DISPOSAL
	CTSK	COUNTERSUNK		HT	HEIGHT		SP	STRUCTURAL PLYWOOD
	CMU	CONCRETE MASONARY UNIT					SPEC	SPECIFICATION
	CNTR	COUNTER	I	ID	INSIDE DIAMETER (DIM)		SQ	SQUARE
	CTR	CENTER		INSUL	INSULATION		SS	STAINLESS STEEL
				INT	INTERIOR		S/S	SERVICE SINK
D	D	DRYER	J	JAN	JANITOR		STA	STATION
	DBL	DOUBLE		JT	JOINT		STD	STANDARD
	DEPT	DEPARTMENT					STL	STEEL
	DF	DRINKING FOUNTAIN	K	KIT	KITCHEN		STOR	STORAGE
	DET	DETAIL					STRUC	STRUCTURAL
	DIA	DIAMETER	L	LAB	LABORATORY		SUSP	SUSPENDED
	DIM	DIMENSION		LAM	LAMINATE		SYM	SYMMETRICAL
	DISP	DISPENSER		LAV	LAVATORY			
	DN	DOWN		LKR	LOCKER	T	TRD	TREAD
	DO	DOOR OPENING		LN	LINE		TB	TOWEL BAR
	DR	DOOR					TC	TOP OF CONCRETE
	DS	DOWNSPOUT	M	MAX	MAXIMUM		TCMP	TRASH COMPACTOR
	DSP	DRY STANDPIPE		MC	MEDICINE CABINET		TEL	TELEPHONE
	DW	DISHWASHER		MECH	MECHANICAL		TER	TERRAZZO
	DWG	DRAWING		MEMB	MEMBRANE		TF	TOP OF FRAME
	DWR	DRAWER		MTL	METAL		T&G	TONGUE IN GROOVE
				MFR	MANUFACTURER		THK	THICK
E	E	EAST		MH	MANHOLE		TP	TOP OF PAVEMENT
	E	EXPANSION		MIN	MINIMUM		TP	TOP OF PLATE
	(E)	EXISTING		MIR	MIRROR		TPD	TOILET PAPER DISPENSER
	EA	EACH		MISC	MISCELLANEOUS		TPWD	TOP OF PLYWOOD
	EJ	EXPANSION JOINT		MO	MASONRY OPENING		TW	TOP OF WALL
	EL	ELEVATION		MTD	MOUNTED		TYP	TYPICAL
	ELEC	ELECTRICAL		MULL	MULLION		T.O.P.	TOP OF PARAPET
	ELEV	ELEVATOR		MW	MICROWAVE			
	EMER	EMERGENCY				U	UNF	UNFINISHED
	ENCL	ENCLOSURE	N	N	NORTH		UON	UNLESS OTHERWISE NOTED
	EP	ELECTRICAL PANELBOARD		NIC	NOT IN CONTRACT	V	VERT	VERTICAL
	EQ	EQUAL		NO	NUMBER			
	EQPT	EQUIPMENT	O	OA	OVERALL	W	W	WASHER
	EWC	ELECTRIC WATER COOLER		OBS	OBSCURE		W	WEST
	EXP	EXPOSED		OC	ON CENTER		W/	WITH
	EXT	EXTERIOR		OD	OUTSIDE DIAMETER (DIM)		WC	WATER CLOSET
				OFF	OFFICE		WD	WOOD
F	FA	FIRE ALARM		OPNG	OPENING		WD	WARMING DRAWER
	FD	FLOOR DRAIN					W/O	WITHOUT
	FDN	FOUNDATION					WP	WATERPROOF
	FC	FIBER CEMENT					WH	WATERHEATER
	FE	FIRE EXTINGUISHER						

SYMBOLS

- SECTION IDENTIFICATION / SHEET WHERE SECTION IS DRAWN (A / A4.1)
- DETAIL IDENTIFICATION / SHEET WHERE DETAIL IS DRAWN (14 / A4.3)
- INTERIOR ELEVATION IDENTIFICATION / SHEET WHERE ELEVATION IS DRAWN (2 / A4.1)
- ROOM NAME / ROOM NUMBER / SHEET WHERE INTERIOR ELEVATION IS DRAWN (OFFICE / 102 / A5.1)
- WALL TYPE OR ROOM FINISH (A)
- PROPERTY LINE
- TOP OF WALL (TW 15.5)
- TOP OF CURB (TC 15.0)
- TOP OF PAVEMENT (TP 15.4)
- COLUMN OR GRID LINES (A, 1)
- DOOR IDENTIFICATION (102)
- WINDOW IDENTIFICATION (W1)
- UNIT OR EQUIPMENT IDENTIFICATION (##)
- REVISION IDENTIFICATION (3)
- KEYNOTE PER SCHEDULE (X)
- DATUM POINT, WORK POINT, CONTROL POINT, ETC.
- & AND
- @ AT
- ℄ CENTERLINE
- ∅ DIAMETER OR ROUND
- # POUND OR NUMBER
- (E) EXISTING

DRAWING INDEX

COVER SHEET
A0.1 COVER SHEET: ABBREVIATIONS, SYMBOLS, DRAWING INDEX, BASIC CODE SUMMARY, PROJECT DESCRIPTION, DIRECTORY, VICINITY MAP

CIVIL
C1 TITLE SHEET, TENTATIVE SUBDIVISION MAP
C2 EXISTING CONDITIONS PLAN, TOPOGRAPHIC SURVEY
C3.1 TENTATIVE SUBDIVISION MAP
C3.2 PRELIMINARY SITE PLAN
C3.3 PRELIMINARY OFF-SITE IMPROVEMENT PLAN
C4 GRADING, DRAINAGE & PAVING PLAN
C5 PRELIMINARY WATER & SANITARY SEWER PLAN
C6 PRELIMINARY SHED MAP & STORM WATER CONTROL PLAN

ARCHITECTURAL
APE ARCHITECTURAL PHOTO EXHIBIT WITH VICINITY MAP AERIAL
A1.1 SITE PLAN
A2.1 6-UNIT TOWNHOME BUILDING 1 COMPOSITE FLOOR & ROOF PLANS
A2.2 6-UNIT TOWNHOME BUILDING 2 COMPOSITE FLOOR & ROOF PLANS
A2.3 6-UNIT TOWNHOME BUILDING 3 COMPOSITE FLOOR & ROOF PLANS
A2.4 3-UNIT TOWNHOME BUILDING 4 COMPOSITE FLOOR & ROOF PLANS
A3.1A BUILDING 1 EXTERIOR ELEVATIONS; NORTH & WEST
A3.1B BUILDING 1 EXTERIOR ELEVATIONS; SOUTH & EAST
A3.2A BUILDING 2 EXTERIOR ELEVATIONS; NORTH & WEST
A3.2B BUILDING 2 EXTERIOR ELEVATIONS; SOUTH & EAST
A3.3A BUILDING 3 EXTERIOR ELEVATIONS; NORTH & WEST
A3.3B BUILDING 3 EXTERIOR ELEVATIONS; SOUTH & EAST
A3.4A BUILDING 4 EXTERIOR ELEVATIONS; NORTH & WEST
A3.4B BUILDING 4 EXTERIOR ELEVATIONS; SOUTH & EAST
A4.1 2-STORY TYPE 1 TOWNHOME DETAIL FLOOR & ROOF PLANS
A4.2 2-STORY TYPE 2 TOWNHOME DETAIL FLOOR & ROOF PLANS
A4.3 3-STORY TOWNHOME DETAIL FLOOR & ROOF PLANS
ACE1 ARCHITECTURAL COLOR EXTERIOR ELEVATIONS BUILDING 1; NORTH & WEST
ACE2 ARCHITECTURAL COLOR EXTERIOR ELEVATIONS BUILDING 1; SOUTH & EAST
ACFS ARCHITECTURAL COLOR & FINISH SAMPLES

LANDSCAPE
L1 PRELIMINARY LANDSCAPE PLAN, PLANTING LEGEND & NOTES
L2 PRELIMINARY IRRIGATION PLAN, IRRIGATION LEGEND & NOTES; WATER EFFICIENT LANDSCAPE WORKSHEET
L3 COLOR PRELIMINARY LANDSCAPE PLAN, PLANTING LEGEND & NOTES

PROJECT DESCRIPTION

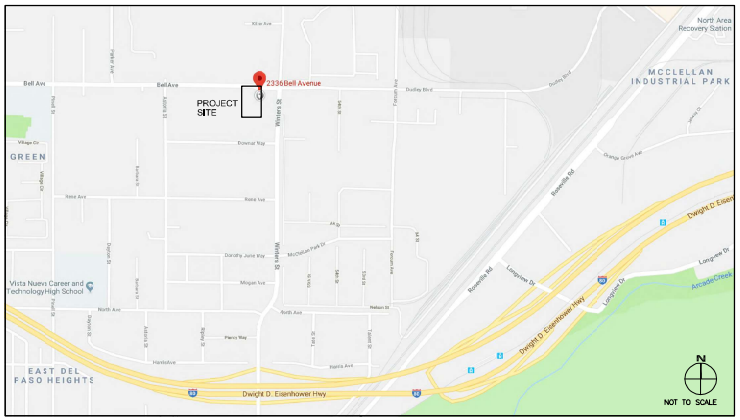
THE EXISTING 3 PARCEL SITE TOTALING 1.58 ACRES INTENDS TO BE MERGED BY THIS PROJECT THRU THE PLANNING ENTITLEMENT PHASES. THE SITE IS RELATIVELY FLAT AND HAS MINIMAL NATURAL VEGETATION. THREE SMALL TREES MAY BE REMOVED. AN EXISTING RESIDENCE WILL BE REMOVED. EXISTING FENCES ALONG THE WEST, SOUTH & EAST PROPERTY LINES HAVE SIGNIFICANT DETERIORATION AND PARTIALLY ENCROACH ON THIS PROJECT'S PROPERTY; THE SITE PLAN SHOWS NEW MASONRY WALLS RESPECTIVELY. THE ARCHITECT WILL DESIGN AND COORDINATE APPROVAL WITH PLANNING ON NEW DEVELOPMENT STANDARDS FOR WALLS AND FENCING ALONG PROPERTY LINES, STREETFRONT AND INTERIOR PRIVACY FENCING; REFER TO A1.1 SITE PLAN.

THE MASTER PLAN SCOPE OF WORK COMPRISES OF SITEWORK & CONSTRUCTION OF NEW 2– & 3–STORY RESIDENTIAL BUILDINGS PROVIDING 21 NEW SINGLE FAMILY ATTACHED TOWNHOME UNITS, AS INDICATED ON THE BASIC CODE SUMMARY AND SHOWN ON THE SITE PLAN. GRADING, UNDERGROUND UTILITY, PAVING AND ALL BUILDING PADS INTEND TO BE COMPLETED IN ONE PHASE FOR ALL STRUCTURES AND SITEWORK. PERMITS FOR SITEWORK AND THE BUILDINGS MAY BE PHASED AT THE OWNER'S DISCRETION IN ORDER TO COMMENCE CONSTRUCTION AS SOON AS PRACTICAL.

THE EXTERIOR FACADES INTEND TO PRIMARILY COMPRISE OF NON–COMBUSTIBLE FINISH SYSTEMS RESPECTFUL OF MODERN PRAIRIE, SPANISH COLONIAL AND MONTEREY ARCHITECTURAL STYLES WITH COMPOSITION SHINGLE ROOFS, PAINTED & PRE–FINISHED FIBER CEMENT SIDING, PRE–FINISHED METAL CLAD DOOR AND WINDOW SYSTEMS, STUCCO AND STONE VENEER. SOLAR ELECTRIC PANELS INTEND TO BE INTEGRATED WITH THE ROOF DESIGNS.

UTILITIES:
POTABLE DOMESTIC WATER, SANITARY SEWER, STORM DRAIN, ELECTRICAL, VOICE AND DATA SERVICES ARE AVAILABLE AT OR NEAR THIS SITE. SERVICE EXTENSIONS FOR ALL UTILITIES WILL BE DESIGNED. EXISTING WATER FLOW WILL BE VERIFIED WITH THE WATER DISTRICT FOR INCORPORATION IN NEW FIRE SPRINKLER SYSTEM DESIGNS.

VICINITY MAP



DIRECTORY

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LANDSCAPE	WILSON DESIGN STUDIO 1631 ALHAMBRA BLVD, SUITE 100 SACRAMENTO, CA 95816 PHONE: (916) 524–5614

BASIC CODE SUMMARY

ACCESSOR'S PARCEL NUMBER:	238–0140–012; –037; –038
ZONING / DEVELOPMENT:	RMX–SPD; McCLELLAN HEIGHTS & PARKER HOMES AREA
GENERAL PLAN:	2035 GENERAL PLAN; NORTH SACRAMENTO COMMUNITY, TRADITIONAL CENTER
PROPERTY AREA – 3 PARCELS COMBINED:	1.58 ACRES / ±68,970 SF
SETBACK REQUIREMENTS: (ZONING CODE 17.212.140)	FRONT 10' MIN – 25' MAX; REAR 15'; INTERIOR WEST SIDE 5'; INTERIOR EAST SIDE 0'
BUILDING CODE:	2019 CBC, CMC, CPC, CEC, CFC, CEC ENERGY, CRC, CALIFORNIA GREEN BUILDING STANDARDS CODE; 2018 IBC (2019 CBC), 2018 UMC (2019 CMC), 2018 UPC (2019 CPC), 2018 IFC (2019 CFC), 2018 NEC (2019 CEC) AS AMENDED BY STATE OF CALIFORNIA ARE APPLICABLE TO THIS PROJECT
OCCUPANCY GROUP & USE: (PER CBC CHAPTER 3)	R–3 CBC 310.5: RESIDENTIAL SINGLE FAMILY ATTACHED TOWNHOMES
NUMBER OF TOWNHOME UNITS / DENSITY: (PER GENERAL PLAN)	15 MIN – 36 MAX DU/ACRE x 1.58 ACRES = 56 ALLOWABLE TOWNHOMES 21 UNITS PROPOSED – SEE NET ACRE CALCULATION ON SHEET A1.1
MAXIMUM HEIGHT OF BUILDING: (PER CBC TABLE 504.3)	R–3 TYPE VB +60'
MAXIMUM HEIGHT OF BUILDING: (ZONING CODE 17.212.130)	+45'
ALLOWABLE NUMBER OF STORIES: (PER CBC TABLE 504.4)	R–3 TYPE VB = 4 STORIES
PROPOSED HEIGHT OF BUILDING:	2– & 3–STORY UP TO +42' PER EXTERIOR ELEVATIONS.
BASIC ALLOWABLE FLOOR AREA PER BLDG: (TABULAR AREAS PER CBC TABLE 506.2)	R–3 OCC: UNLIMITED AREA
CONSTRUCTION TYPE: (PER CBC TABLE 601 & 602, U.O.N.)	TYPE V–B TYPICAL
EXTERIOR BEARING WALLS:	NO–HOUR > 10'; 1–HOUR < 10'
INTERIOR BEARING WALLS:	NO–HOUR
EXTERIOR NON–BEARING WALLS:	NO–HOUR > 10'; 1–HOUR < 10'
PRIMARY STRUCTURAL FRAME:	NO–HOUR
INTERIOR NON–BEARING WALLS:	NO–HOUR
ROOFS–CEILINGS & SECONDARY MEMBERS:	NO–HOUR
EXTERIOR DOORS & WINDOWS:	NO–HOUR
MAXIMUM AREA OF EXTERIOR WALL OPENING: (PER CBC 705.8)	3' > 5' = 25%; GREATER THAN 5' = UNPROTECTED. UNLIMITED AREA.
ADJACENT TOWNHOME SEPARATION REQUIREMENTS: (PER CBC 708.1 & 706.4)	2–HOUR FIRE WALL FROM GROUND FLOOR TO +30" ABOVE ROOF.
INTERIOR WALL & CEILING FINISHES: (PER CBC SECTION 803.1 & TABLE 803.9)	CLASS C: FLAME SPREAD INDEX 76–200 SMOKE DEVELOPED INDEX 0–450
AUTOMATIC FIRE PROTECTION FACTOR: (PER CBC SECTION 903.3.1.2)	R–3 OCC: 100% FIRE SPRINKLED PER NFPA 13D
FIRE ALARM SYSTEM: (PER CBC SECTION 907.1 & 907.2)	R–3 OCC: SMOKE DETECTORS (CBC 907.2.11.2)

PROPOSED TOWNHOME UNIT FLOOR AREAS:

2–STORY: TYPE 1	GROUND FLOOR:	±662 SF
	SECOND FLOOR:	±1,061 SF
	SUBTOTAL GROSS LIVING SPACE:	±1,723 SF
	GARAGE:	±240 SF
	COVERED PATIO, DECK, PORCH:	±400 SF
	EAVES BEYOND WALL PLATES:	±207 SF
	GROSS TOTAL FLOOR & EAVE AREA:	±2,570 SF
2–STORY: TYPE 2	GROUND FLOOR:	±733 SF
	SECOND FLOOR:	±1,136 SF
	SUBTOTAL GROSS LIVING SPACE:	±1,869 SF
	GARAGE:	±240 SF
	COVERED PATIO, DECK, PORCH:	±412 SF
	EAVES BEYOND WALL PLATES:	±304 SF
	GROSS TOTAL FLOOR & EAVE AREA:	±2,825 SF
3–STORY:	GROUND FLOOR:	±537 SF
	SECOND FLOOR:	±834 SF
	THIRD FLOOR:	±920 SF
	SUBTOTAL GROSS LIVING SPACE:	±2,291 SF
	GARAGE:	±238 SF
	COVERED PATIO, DECK, PORCH:	±309 SF
	EAVES BEYOND WALL PLATES:	±88 SF
	GROSS TOTAL FLOOR & EAVE AREA:	±2,926 SF

PROPOSED BUILDING GROSS FLOOR AREAS:

BLDG 1:	(1) 2–STORY TYPE 1 x 2,570 SF:	±2,570 SF
	(1) 2–STORY TYPE 2 x 2,825 SF:	±2,825 SF
	(4) 3–STORY x 2,926 SF:	±11,704 SF
	GROSS TOTAL FLOOR & EAVE AREA:	±17,099 SF
BLDG 2:	(2) 2–STORY TYPE 1 x 2,570 SF:	±5,140 SF
	(4) 3–STORY x 2,926 SF:	±11,704 SF
	GROSS TOTAL FLOOR & EAVE AREA:	±16,844 SF
BLDG 3:	(2) 2–STORY TYPE 1 x 2,570 SF:	±5,140 SF
	(4) 3–STORY x 2,926 SF:	±11,704 SF
	GROSS TOTAL FLOOR & EAVE AREA:	±16,844 SF
BLDG 4:	(1) 2–STORY TYPE 1 x 2,570 SF:	±2,570 SF
	(1) 2–STORY TYPE 2 x 2,825 SF:	±2,825 SF
	(1) 3–STORY x 2,926 SF:	±2,926 SF
	GROSS TOTAL FLOOR & EAVE AREA:	±8,321 SF
GRAND TOTAL BUILDING GROSS FLOOR & EAVE AREA:		±59,108 SF

PROPOSED BUILDING LOT COVERAGE: (GROSS GROUND FLOOR AREA INCLUDING COVERED PATIO, PORCH & EAVES)	±22,799 SF / ±68,970 SF = 33%
MAXIMUM BUILDING LOT COVERAGE: (PER ZONING 17.12.130)	NO MAXIMUM LOT COVERAGE FOR RMX. 70% MAXIMUM LOT COVERAGE OTHERWISE.
VEHICLE PARKING REQUIREMENTS: (PER ZONING 17.608.1 TRADITIONAL DISTRICT)	(1) STALL PER UNIT REQUIRED = 21.
VEHICLE PARKING PROVIDED:	(1) GARAGE SPACE + (1) DRIVEWAY SPACE EACH UNIT + 6 STREET SPACES = 48.

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LICENSED ARCHITECT GREG S. BALDERREE NO. C27461 REN: 1-31-21 STATE OF CALIFORNIA
Seal

Designed By: GSB
Drawn By: GSB
Checked By: GSB

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Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

PLANNING ENTITLEMENTS SUBMITTAL

2310-2336 BELL AVENUE
SACRAMENTO
CALIFORNIA 95838
APN: 238-0140-012, 037 & 038

LE PROPERTY I, LLC
2336 BELL AVENUE
SACRAMENTO, CA
95838
(916) 437-0373

Client / Owner

ABBREVIATIONS & SYMBOLS
BASIC CODE SUMMARY
PROJECT DESCRIPTION
DRAWING INDEX
VICINITY MAP
DIRECTORY

Sheet Title

9 APRIL 2021
PLANNING ENTITLEMENT RESUBMITTAL:
REVISION REQUIREMENTS PER ALL PLANNING ENTITLEMENT AGENCY REVIEW COMMENTS RECEIVED UP TO 31 JULY 2020 WITH SUBSEQUENT REVISION, REVIEW AND APPROVAL.

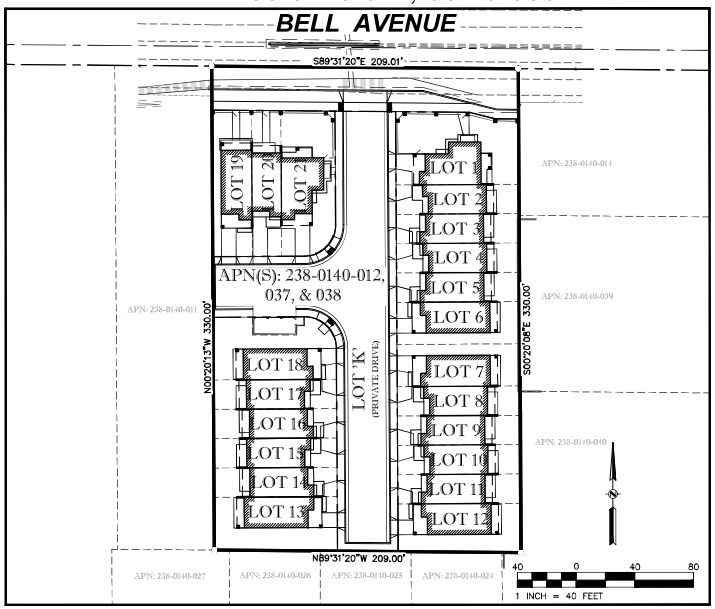
Revisions

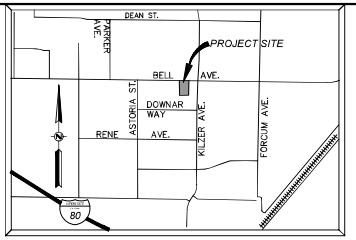
Project No. GSB18-07
Date: 14 MAY 2020
A0.1
of

McCLELLAN HEIGHTS TOWNHOMES

TENTATIVE SUBDIVISION MAP

2310-2336 BELL AVENUE
SACRAMENTO, CA 95838
APN: 238-0140-012, 037 & 038





VICINITY MAP
NOT TO SCALE

LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
ROW		
EASEMENT		
LOT LINE		
CENTERLINE		
SW, CURB & GUTTER		
DITCH / FLOWLINE		
EP		
STORM DRAIN	XX"SD	XX"SD
SANITARY SEWER	XX"SS	XX"SS
WATER LINE	XX"W	XX"W
DOMESTIC WATER	XX"DW	XX"DW
FIRE SERVICE	XX"FS	XX"FS
GAS LINE	XX"G	XX"G
SDMH		
DRAINAGE INLET		
CULVERT WITH FES		
DIRECTION OF SURFACE FLOW		
OVERLAND RELEASE PATH		
SSMH		
SSCO		
FIRE HYDRANT		
PIV		
FDC		
WATER VALVE		
WATER METER	DWM	WM
CONCENTRIC REDUCER		
BACKFLOW PREVENTION ASSEMBLY		
REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY	RP	RP
AIR RELEASE VALVE		
BLOW OFF ASSEMBLY		
PIPE CAP		
GAS VALVE		
TELEPHONE M/H		
UTILITY POLE		
UTILITY POLE WITH LIGHT		
STREET LIGHT		
SITE LIGHT		
JUNCTION/PULL BOX	FB	FB
MONUMENT WELL		
BOLLARD		
SIGN		
FENCE	X X	X X
RETAINING WALL		
BLOCK WALL		
MAJOR CONTOUR	25	25
MINOR CONTOUR		
GRADE BREAK LINE		GB
TREE & DRIP		REMOVAL
CONTROL POINT		100 100.00 PK
FINISH FLOOR ELEVATION	FF: 123.00	FF: 123.00
SPOT ELEVATION (ASPHALT CONCRETE)		13.34 AC
MATCH (E) GRADE ELEVATION		13.61 AC MATCH (E)
TRUNCATED DOMES		
BUILDING		

AREA OF PARCEL:
1.58± ACRES

JURISDICTION:
CITY OF SACRAMENTO

ZONING:
EXISTING: RMX-SPD - RESIDENTIAL MIXED USE/SPECIAL PLANNING DISTRICT
PROPOSED: NO CHANGE

FIRE DISTRICT:
CITY OF SACRAMENTO

EXISTING USE:
COMMERCIAL BUSINESS

PROPOSED USE:
RESIDENTIAL CONDOMINIUMS

PROPOSED IMPROVEMENTS:
CITY OF SACRAMENTO STANDARDS

SEWER:
SRCSD

WATER:
CITY OF SACRAMENTO

STORM:
CITY AND COUNTY STORM DRAIN SYSTEMS NEARBY

ELECTRICAL SERVICE:
S.M.U.D.

GAS SUPPLY:
P.G. & E.

TELEPHONE SERVICE:
A.T. & T.

SCHOOL DISTRICT:
TWIN RIVERS UNIFIED SCHOOL DISTRICT

PARK DISTRICT:
CITY OF SACRAMENTO PARK DISTRICT

THIS PROJECT WILL CONTAIN THE FOLLOWING:
21 TOWNHOMES

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY. INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ARV	AIR RELEASE VALVE
BC	BEGIN CURVE
BCR	BEGIN CURVE RETURN
BLDG	BUILDING
BOC	BACK OF CURB
BOW	BACK-OF-WALK
BVC	BEGIN VERTICAL CURVE
BW	BOTTOM OF WALL
CAB	CABINET
CONC	CONCRETE
C&G	CURB & GUTTER
CG&S	CURB, GUTTER & SIDEWALK
CH	CHORD
℄	CENTERLINE
CMP	CORRUGATED METAL PIPE
CR	CURB RETURN
CTV	CABLE TV
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DRAIN / DROP INLET
DIP	DUCTILE IRON PIPE
DS	DOWN SPOUT
(E)	EXISTING
EC	END CURVE
ECR	END CURB RETURN
EP	EDGE OF PAVEMENT
ETW	EDGE OF TRAVELED WAY
EVC	END OF VERTICAL CURVE
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISHED GROUND
FGBW	FINISHED GROUND @ BOT. WALL
FGTW	FINISHED GROUND @ TOP OF WALL
FH	FIRE HYDRANT
FL	FLOW LINE
FOC	FACE OF CURB
FP	FINISH PAVEMENT
FS	FIRE SPRINKLER
GB	GRADE BREAK
GR	GRATE ELEVATION
GV	GATE VALVE
GVW	GROSS VEHICLE WEIGHT
HC	HANDICAP
HCR	HANDICAP RAMP
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
IRR	IRRIGATION
INV	INVERT
I.E.	INVERT ELEVATION
JP	JOINT POLE
L	LENGTH
LF	LINEAL FEET
LIP	LIP OF GUTTER
LP	LOW POINT
LT	LEFT TURN OR LEFT
MAX	MAXIMUM
MH	MAINTENANCE HOLE
MIN	MINIMUM
NE	NORTHEAST
NW	NORTHWEST
OC	ON CENTER
OH	OVERHEAD
OHT&E	OVERHEAD TELEPHONE & ELECTRIC
OMP	OPEN METAL PIPE
(P)	PROPOSED
PCC	PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVE
PG	PROFILE GRADE
PIV	POST INDICATOR VALVE
ℙ	PROPERTY LINE
POC	POINT OF CONNECTION
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVI	POINT OF VERTICAL INTERSECTION
RC	RELATIVE COMPACTION
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
RT	RIGHT TURN OR RIGHT
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
RW	RETAINING WALL
SDMH	STORM DRAIN MANHOLE
SD	STORM DRAIN
SE	SOUTHEAST
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SWCT	SAWCUT
SW	SIDEWALK OR SOUTHWEST
STA	STATION
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TS	TOP OF SIDEWALK
TW	TOP OF WALL
UNO	UNLESS NOTED OTHERWISE
W	WATER
WV	WATER VALVE
WM	WATER METER
WWF	WELDED WIRE FABRIC
VCP	VITRIFIED CLAY PIPE
VIF	VERIFY-IN-FIELD

DEVELOPMENT STANDARDS

EXISTING GENERAL PLAN: 2035 GENERAL PLAN: NORTH SACRAMENTO COMMUNITY: TRADITIONAL CENTER
ZONE: RMX-SPD
USE: TOWNHOMES

ITEM	REQUIREMENTS	PROVIDED
MINIMUM FRONT SETBACK	10 FT.(MIN) , 25 FT. (MAX)	14.17 FT.
MINIMUM SIDE SETBACK	5 FT.(WEST), 0 FT. (EAST)	6.67 FT. (WEST) 12.72 FT. (EAST)
MINIMUM REAR SETBACK	15 FT.	15.17 FT.
MAXIMUM BUILDING HEIGHT	45 FT.	45 FT.
PROPERTY AREA	1.58 AC GROSS 1.44 AC NET	

PARKING INFORMATION

ITEM	REQUIREMENTS	PROVIDED
PARKING REQUIRED	1 SPACE PER UNIT+21	53 SPACES

*PARKING STANDARDS PER 17.608.1 TRADITIONAL DISTRICT

TOTAL DISTURBED AREA: 1.58 AC

811
Know what's below.
Call before you dig.
or (800) 227-2600

SHEET INDEX:

C1 TITLE SHEET
C2 EXISTING CONDITIONS PLAN
C3.1 TENTATIVE SUBDIVISION MAP
C3.2 PRELIMINARY SITE PLAN
C3.3 PRELIMINARY OFF-SITE IMPROVEMENT PLAN
C4 PRELIMINARY GRADING, DRAINAGE, & PAVING PLAN
C5 PRELIMINARY WATER & SANITARY SEWER PLAN
C6 PRELIMINARY SHED MAP AND STORMWATER CONTROL PLAN

TOPOGRAPHIC SURVEY:

RFE ENGINEERING, INC.
FIELD SURVEY DATED: AUGUST 13, 2018

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CITY OF SACRAMENTO CONTROL SURVEY RECORDED IN BOOK 63 OF SURVEYS, AT PAGE 29, AND WAS ESTABLISHED BETWEEN POINTS G3807 AND G3911, THE BEARING OF WHICH IS N 15° 12' 49" E.

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY WAS THE CITY OF SACRAMENTO BENCHMARK NO. 278-C2B, WHICH IS A HILTI NAIL SET IN THE CONCRETE BASE AND A FENCE POST AT THE NORTHEAST CORNER OF THE FENCE AROUND WELL NO. 150 LOCATED ON THE WEST SIDE OF ASTORIA STREET AT DOWNAR WAY.

ELEVATION = 60.111 (NAVD 88 DATUM)

JURISDICTION:

CITY OF SACRAMENTO

ZONING FOR ALL PARCELS:

RMX-SPD

FLOOD PLAIN:

SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X". AREAS WITHIN ZONE "X" ARE DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 06067C0068H
DATED: 08/16/2012

GEOTECHNICAL REPORT:

PENDING

PROPERTY OWNER / DEVELOPER:

LE PROPERTY I, LLC
2336 BELL AVENUE
SACRAMENTO, CA 95838
(916) 437-0373

BUILDING INFO:

1. OCCUPANCY TYPE: R-3 CBC 310.5
2. CONSTRUCTION TYPE: TYPE V-B TYPICAL
3. GROSS S.F. OF MAX BUILDING: 17,493 S.F.
4. BUILDINGS ARE SPRINKLERED
5. MAXIMUM BUILDING HEIGHT: 45'-0"
6. APPLICABLE CODES:
   2016 CALIFORNIA BUILDING CODE (CBC)
   2016 CALIFORNIA MECHANICAL CODE (CMC)
   2016 CALIFORNIA PLUMBING CODE (CPC)
   2016 CALIFORNIA ELECTRICAL CODE (CEC)
   2016 CALIFORNIA ENERGY CODE (CEC T-24)
   2016 CALIFORNIA FIRE CODE (CFC)
   2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)

LICENSED PROFESSIONAL ENGINEER TAYLOR ELZE C 83580 PRELIMINARY NOT FOR CONSTRUCTION OF CA

RFE ENGINEERING, INC.
Civil Engineers • Planners • Surveyors
2280 Douglas Blvd., Suite 150, Roseville, CA 95661
Ph: (916) 797-3900 Fax: (916) 797-3901
www.RFEengineering.com

GSB ARCHITECTURE
5110 GARLENDA DRIVE
EL DORADO HILLS, CA 95762
CONTACT: GREG BALDERREE
PH: (916) 933-8033

McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE
SACRAMENTO, CA 95838

TITLE SHEET

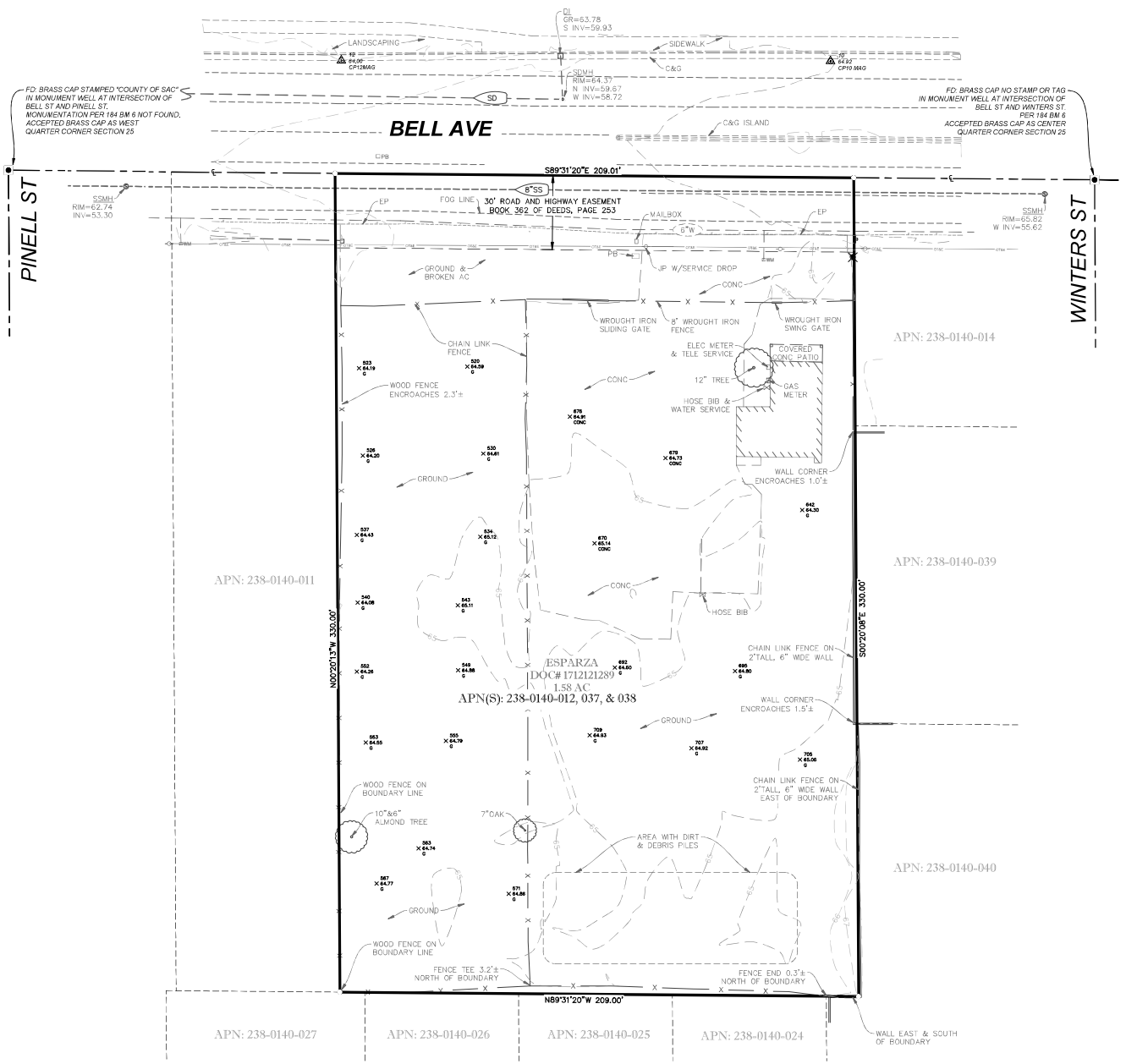
Sheet C1
1 of 8
10/12/2021

RFE PROJECT #18079 BELL AVE TOWNHOMES

NO.	REVISION	DATE	BY	APPR'D

BY: DESIGN TEE, DRAWN TEE, QUANT.
CHECK: RFE, RFE
ORIGINAL SCALE IS IN INCHES 0 1 2

Z:\2018 Projects\18079 Bell Ave Townhomes\WORKING CAD\C1--TENTATIVE MAP--18079.dwg Oct 12, 2021 - 12:57 pm



UTILITY NOTE:

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NOTICE TO CONTRACTOR - ORDER OF WORK:

PRIOR TO THE START OF ANY CIVIL WORK, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES BY POTHOLING AT ALL POINTS OF POTENTIAL CONFLICT WITH PROPOSED UTILITIES OR PROPOSED POINTS OF CONNECTION WITH EXISTING UTILITIES. IF THE ACTUAL LOCATIONS OF THE EXISTING UTILITIES FOUND IN THE FIELD ARE DIFFERENT FROM WHAT IS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT RFE ENGINEERING IMMEDIATELY AND PROVIDE THE ACTUAL LOCATION INFORMATION. RFE ENGINEERING WILL VERIFY IF THERE ARE ANY CONFLICTS WITH THE IMPROVEMENTS AND WILL PROVIDE MODIFICATIONS TO THE DESIGN TO MITIGATE THE CONFLICTS IF ANY CONFLICTS EXIST.

NOTE:

REFER TO TITLE SHEET C1 FOR NOTICE TO CONTRACTOR ABOUT VERIFYING UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE PROJECT FLOOD ZONE. BASIS OF BEARING, AND PROJECT DATUM.

20 0 20 40
1 INCH = 20 FEET

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NO.	REVISION	DATE	BY	APPR'D

	BY	CHECK
DESIGN	TEE	RFE
DRAWN	TEE	RFE
QUANT.		

ORIGINAL SCALE IS 1/2 INCHES

LICENSED PROFESSIONAL ENGINEER TAYLOR E. LEE C 83580 PRELIMINARY NOT FOR CONSTRUCTION OF CA

RFE ENGINEERING, INC.
Civil Engineers • Planners • Surveyors
2280 Douglas Blvd. Suite 150, Roseville, CA 95661
Ph: 916-772-7090 Fax: 916-772-7094
www.RFEengineering.com

GSB ARCHITECTURE
5110 GARLENDA DRIVE
EL DORADO HILLS, CA 95762
CONTACT: GREG BALDERREE
PH: (916) 933-8033

McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE
SACRAMENTO, CA 95838

EXISTING CONDITIONS PLAN

Sheet
C2
2 of 8
10/12/2021

RFE PROJECT #18079 BELL AVE TOWNHOMES

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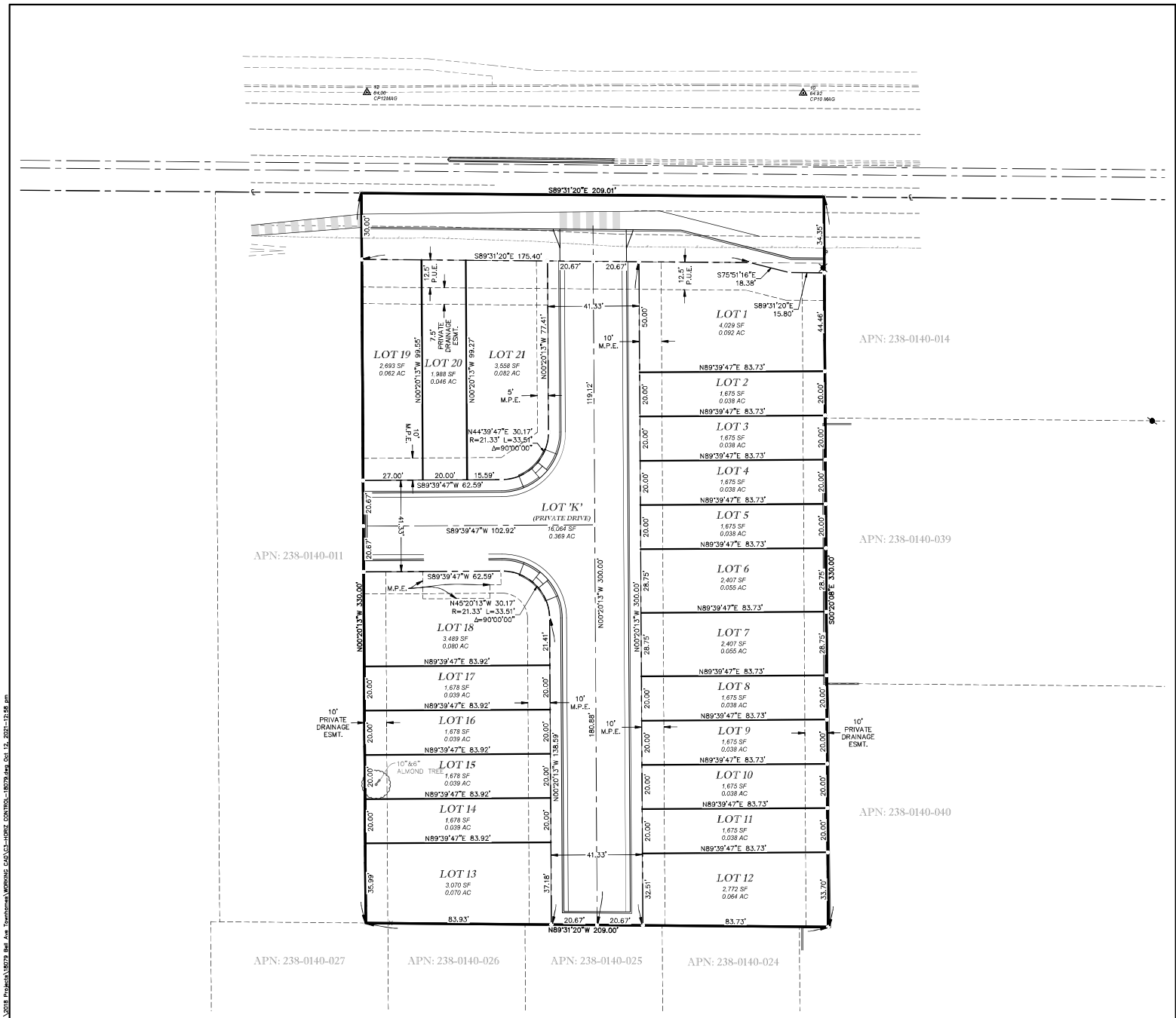

LEGEND:

- PROPERTY LINE
- ROW
- EASEMENT
- LOT LINE
- CENTERLINE
- CURB & GUTTER

GENERAL NOTES:

1. SEE SHEET C1 FOR FIELD SURVEY, FLOOD PLAIN, BENCHMARK, BASIS OF BEARINGS, DEVELOPMENT STANDARDS, AND PARKING REQUIREMENT INFORMATION
2. AREA 'K' IS A COMMON AREA LOT OWNED AND MAINTAINED BY THE SUBDIVISION HOME OWNER'S ASSOCIATION FOR PRIVATE ROADWAY

20 0 20 40
1 INCH = 20 FEET

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BY	DATE	REVISION	NO.	CHECK
DESIGN TEE				RFE
DRAWN TEE				RFE
QUANT.				

APPR'D

ORIGINAL SCALE IS ¾ INCHES (0 1 2)

LICENSED PROFESSIONAL ENGINEER TAYLOR ELZE C 83580 PRELIMINARY NOT FOR CONSTRUCTION STATE OF CALIF.

RFE ENGINEERING, INC
Civil Engineers • Planners • Surveyors
2180 Douglas Blvd. Suite 150, Roseville, CA 95661
Ph: 916.772.7700 Fax: 916.772.7704
www.RFEengineering.com

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CONTACT: GREG BALDERREE
PH: (916) 933-8033

McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE
SACRAMENTO, CA 95838

TENTATIVE SUBDIVISION MAP

Sheet
C3.1
3 of 8
10/12/2021

RFE PROJECT #18079 BELL AVE TOWNHOMES

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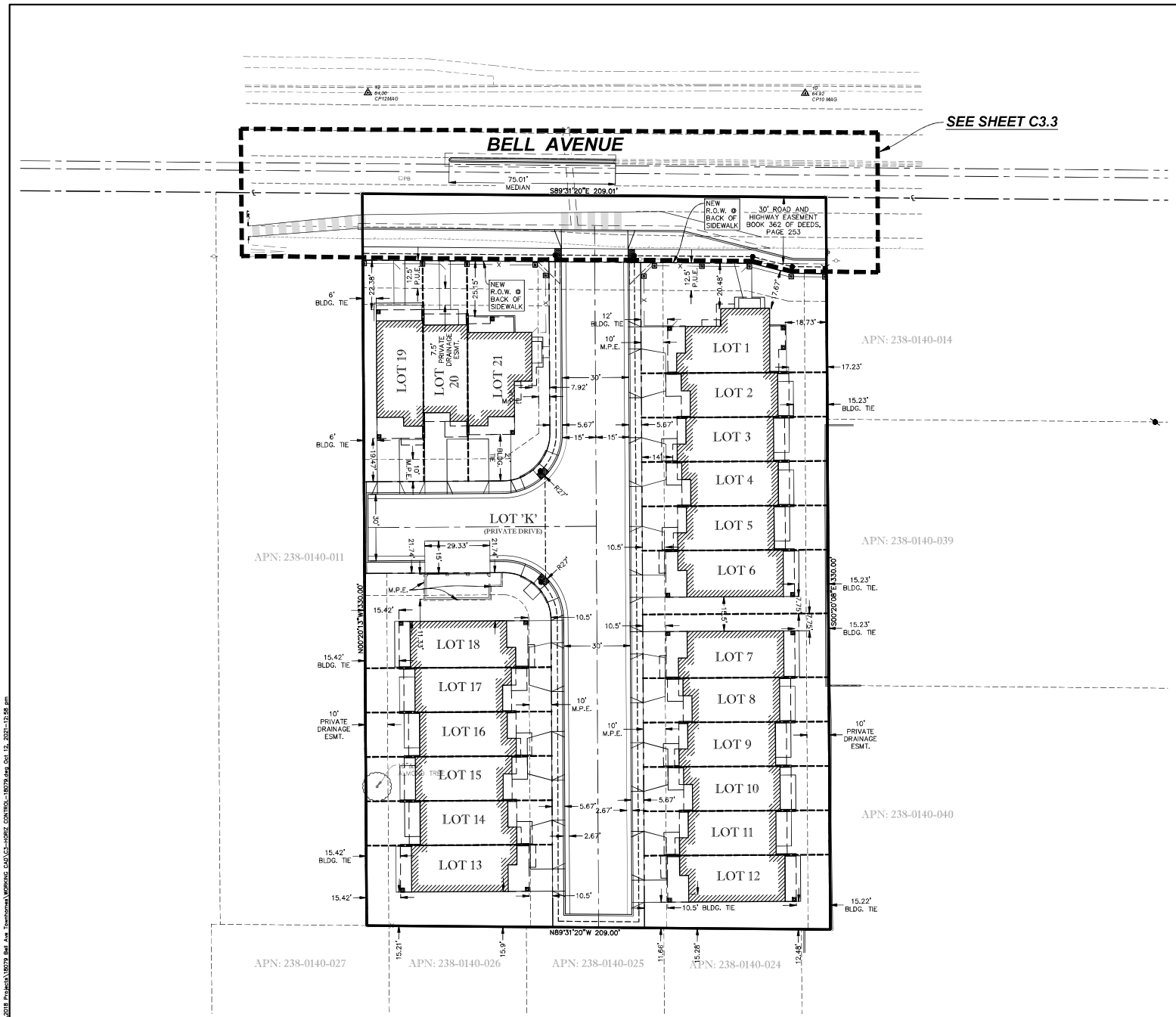

LEGEND:

- PROPERTY LINE
- ROW
- EASEMENT
- LOT LINE
- CENTERLINE
- CURB & GUTTER
- ADA PATH OF TRAVEL
- CONTROL POINTS (100 100.00 PK)
- PROPOSED BUILDING

GENERAL NOTES:

1. UNLESS SHOWN OR SPECIFIED OTHERWISE, ALL DIMENTIONS ARE TO FACE OF CURB.
2. BUILDING OUTLINE REPRESENTS OUTER-MOST ARCHITECTURAL ELEMENT OF BUILDING.

20 0 20 40
1 INCH = 20 FEET

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BY	DATE	REVISION	NO.	CHECK	BY	APPR'D
DESIGN TEE				RFE		
DRAWN TEE				RFE		
QUANT.						

ORIGINAL SCALE IS 24 INCHES (0 1 2)

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PH: (916) 933-8033

McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE
SACRAMENTO, CA 95838

PRELIMINARY SITE PLAN

Sheet C3.2
4 of 8
10/12/2021

RFE PROJECT #18079 BELL AVE TOWNHOMES

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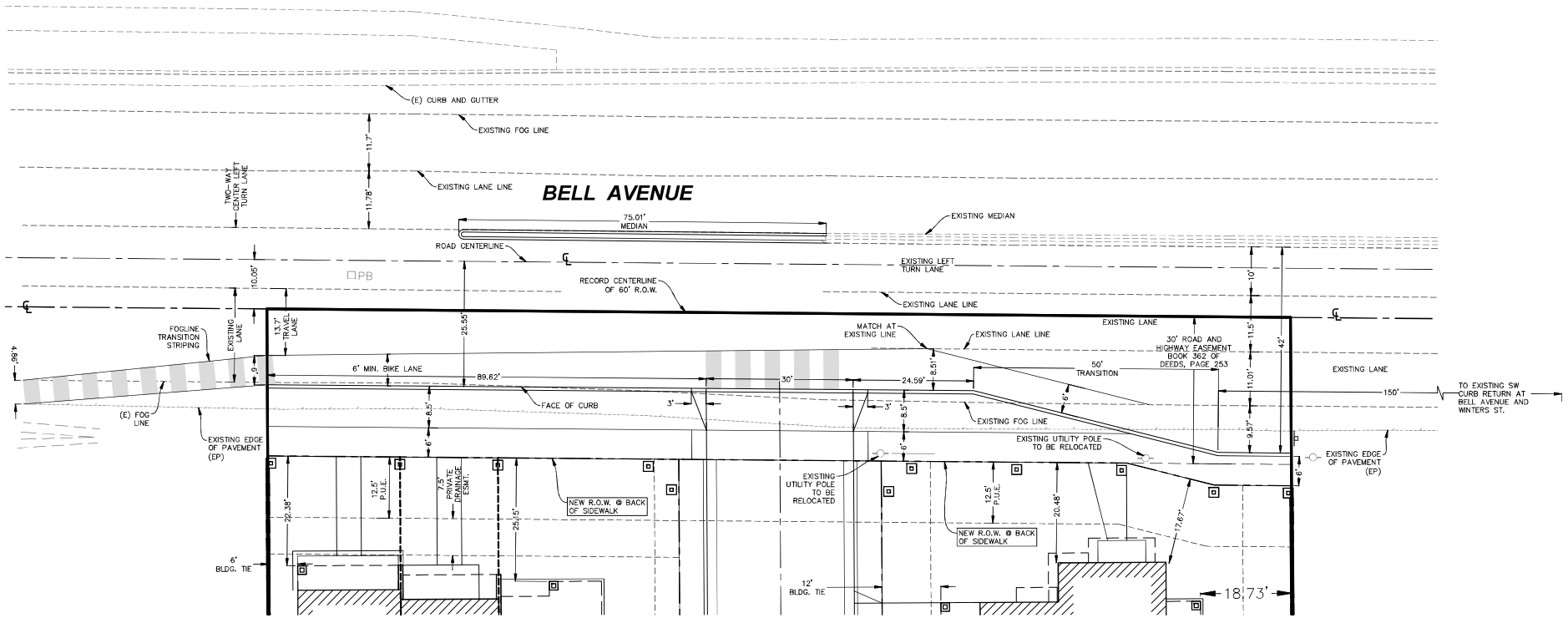
GENERAL NOTES:

1. UNLESS SHOWN OR SPECIFIED OTHERWISE, ALL DIMENTIONS ARE TO FACE OF CURB.
2. BUILDING OUTLINE REPRESENTS OUTER-MOST ARCHITECTURAL ELEMENT OF BUILDING.

LEGEND:

PROPERTY LINE
ROW
EASEMENT
LOT LINE
CENTERLINE
CURB & GUTTER
PROPOSED BUILDING



20 0 20 40
1 INCH = 20 FEET

811
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NO.	REVISION	DATE	BY	APPR'D

	BY	CHECK
DESIGN	TEE	RFE
DRAWN	TEE	RFE
QUANT.		

ORIGINAL SCALE IS 11 INCHES (0 1 2)

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PH: (916) 933-8033

McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE
SACRAMENTO, CA 95838

PRELIMINARY OFF-SITE IMPROVEMENT PLAN

Sheet
C3.3
5 of 8
10/12/2021

RFE PROJECT #18079 BELL AVE TOWNHOMES

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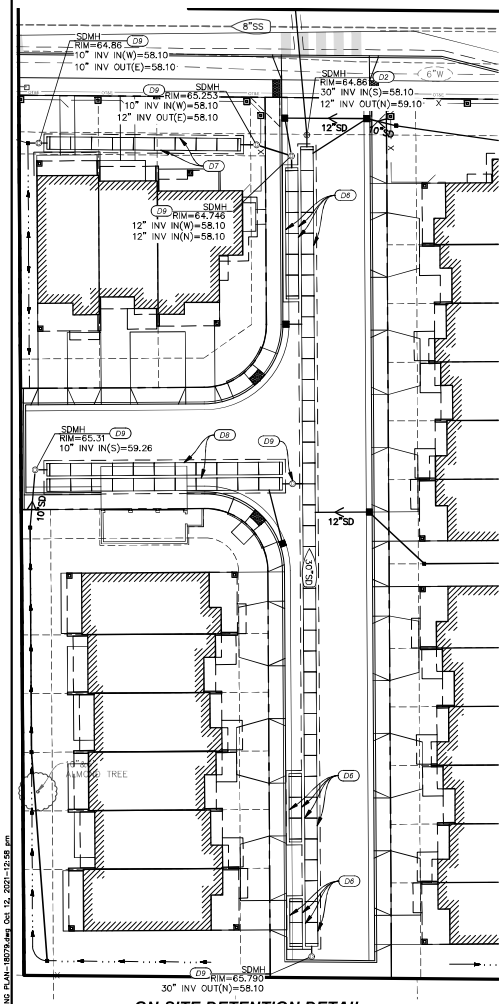
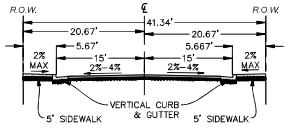


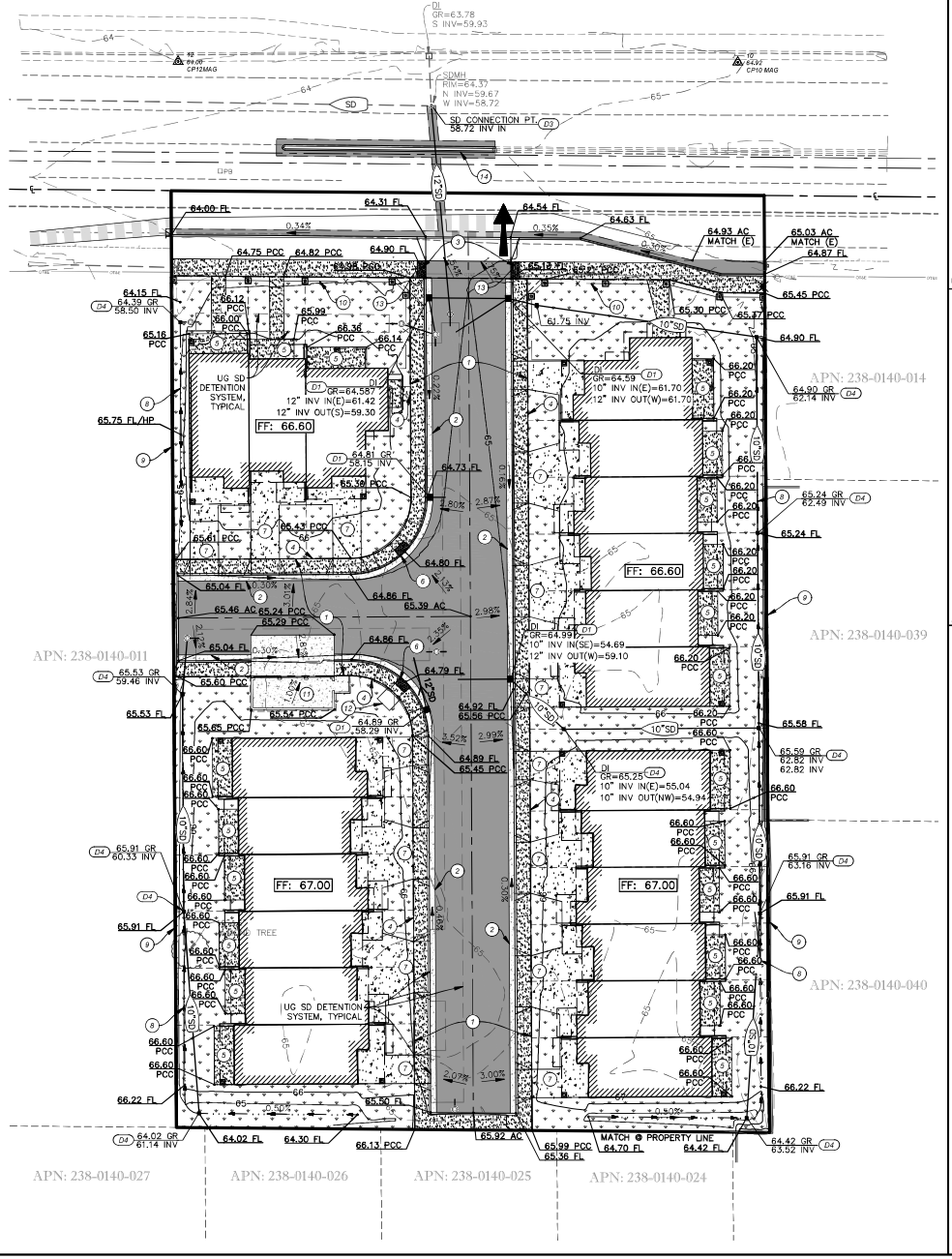
ON-SITE DETENTION DETAIL

SCALE: 1"=20'



TYPICAL ROAD SECTION

SCALE: 1"=10'



LEGEND:

AC DRIVE AISLE (PENDING SOILS REPORT)		SPOT ELEVATION (ABBREVIATION)	13.34 FG
AC PARKING (PENDING SOILS REPORT)		MATCH (E) GRADE ELEVATION	13.61 AC MATCH (E)
HEAVY DUTY PCC (PENDING SOILS REPORT)		INTERMEDIATE CONTOURS	25
LIGHT DUTY PCC (PENDING SOILS REPORT)		INDEX CONTOUR	
LANDSCAPING SEE PLANS BY OTHERS		STORM DRAIN PIPE	XX"SD
RETAINING WALL		DRAINAGE INLET	
TRUNCATED DOMES		STORM DRAIN MANHOLE	
GRADE BREAK LINE	GB	SURFACE FLOW / DRAINAGE FLOW	
FINISHED FLOOR ELEVATION	FF: 123.00	OVERLAND RELEASE	
UNDERGROUND SD DETENTION SYSTEM			

CONSTRUCTION KEYNOTES:

1. CONSTRUCT RESIDENTIAL STREET WITH MODIFIED CITY OF SACRAMENTO DETAIL 15-2.
2. CONSTRUCT TYPE 2 CONCRETE CURB & GUTTER PER CITY OF SACRAMENTO DWG. T-11.
3. CONSTRUCT TYPE 3 CONCRETE CURB PER CITY OF SACRAMENTO DWG. T-11.
4. CONSTRUCT 5-FOOT CONCRETE SIDEWALK.
5. CONSTRUCT ON-SITE CONCRETE SIDEWALK IN PATIO AREA PER ARCHITECTURAL DRAWINGS.
6. CONSTRUCT SINGLE PAN CURB RAMP PER CITY OF SACRAMENTO DWG. T-71.
7. CONSTRUCT RESIDENTIAL DRIVEWAY PER CITY OF SACRAMENTO DWG. T-22.
8. CONSTRUCT DRAINAGE SWALE. SEE "FL" CALLOUTS FOR FLOWLINE ELEVATIONS.
9. CONSTRUCT CMU WALL PER ARCHITECTURAL DRAWINGS.
10. CONSTRUCT FENCE PER ARCHITECTURAL DRAWINGS.
11. CONSTRUCT TRASH ENCLOSURE WITH CONCRETE APRON - SEE ARCHITECTURAL DRAWINGS FOR DETAILS. CONCRETE SLAB TO HAVE THICKENED EDGES.
12. CONSTRUCT MAIL BOX PAD AND MAILBOXES PER ARCHITECTURAL DRAWINGS.
13. CONSTRUCT ADA ACCESSIBLE CURB RAMP.
14. PROPOSED 2 FOOT MEDIAN PER CITY STANDARDS. MATCH EXISTING IN KIND.

DRAINAGE KEYNOTES:

- D1 CONSTRUCT TYPE "B" DROP INLET PER CITY OF SACRAMENTO DWG. S-10.
- D2 CONSTRUCT STANDARD MANHOLE NO. 3 PER CITY OF SACRAMENTO STANDARD DWG. S-70. INVERT ELEVATIONS (I.E.) SHOWN ON PLAN. ORIFICE INSIDE STRUCTURE TO BE CONSTRUCTED TO RESTRICT FLOWS.
- D3 CORE DRILL AND CONNECT INTO EXISTING STORM DRAIN MANHOLE WITH NEW STORM DRAIN LINE (COUNTY APPROVAL NEEDED). VERIFY ALL INVERT ELEVATIONS PRIOR TO CONNECTION. MORTAR AND FINISH CONCRETE PER COUNTY SPECIFICATIONS.
- D4 INSTALL 12" NYLOPLAST DRAIN BASIN (OR APPROVED EQUAL). INVERT ELEVATIONS (I.E.) AS SHOWN PER PLAN. DOME GRATE TO BE USED IN LANDSCAPE AREAS.
- D5 ROOF DOWNSPOUT TO CONNECT TO STORM DRAIN SYSTEM. DOWNSPOUT LOCATIONS PER ARCHITECT.
- D6 INSTALL UNDERGROUND STORM DRAIN DETENTION SYSTEM USING ADS STORMTECH SC-740 CHAMBERS:
  49 CHAMBERS
  8 END CAPS
  BOTTOM OF CHAMBER ELEVATION=58.10
- D7 INSTALL UNDERGROUND STORM DRAIN DETENTION SYSTEM USING ADS STORMTECH SC-740 CHAMBERS:
  9 CHAMBERS
  2 END CAPS
  BOTTOM OF CHAMBER ELEVATION=58.10
- D8 INSTALL UNDERGROUND STORM DRAIN DETENTION SYSTEM USING ADS STORMTECH SC-740 CHAMBERS:
  22 CHAMBERS
  4 END CAPS
  BOTTOM OF CHAMBER ELEVATION=58.10
- D9 INSTALL ADS SC-740 DETENTION BASIN ACCESS MANHOLE.

NOTE: ALL STORM DRAIN MATERIAL TO BE HDPE OR APPROVED EQUIVALENT. CONTRACTOR TO SUBMIT PRODUCT SUBMITTAL TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

GENERAL GRADING AND DRAINAGE NOTES:

1. ALL VALVES, MANHOLES, CLEANOUTS, DI'S, PULLBOXES, ETC. WITHIN LIMITS OF CONSTRUCTION TO BE ADJUSTED TO FINISH GRADE AS NEEDED.
2. GRADING AND PAVING SHALL BE IN ACCORDANCE WITH PROJECT GEOTECHNICAL REPORT.
3. VERIFY ALL UTILITY LOCATIONS, PIPE ELEVATIONS, ETC. PRIOR TO CONSTRUCTION.
4. THE ACCESSIBLE PATH OF TRAVEL SHALL SLOPE AT 5% MAX IN THE DIRECTION OF TRAVEL AND 2% MAX CROSS-SLOPE, PER CBC 11B-403 (UNLESS RAMPS ARE PROPOSED). WHERE THE ACCESSIBLE ROUTE MAKES A 90 DEGREE TURN, THE INTERMEDIATE CORNER SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION. RAMPS SHALL NOT BE GREATER THAN 8.33%.

20 0 20 40
1 INCH = 20 FEET

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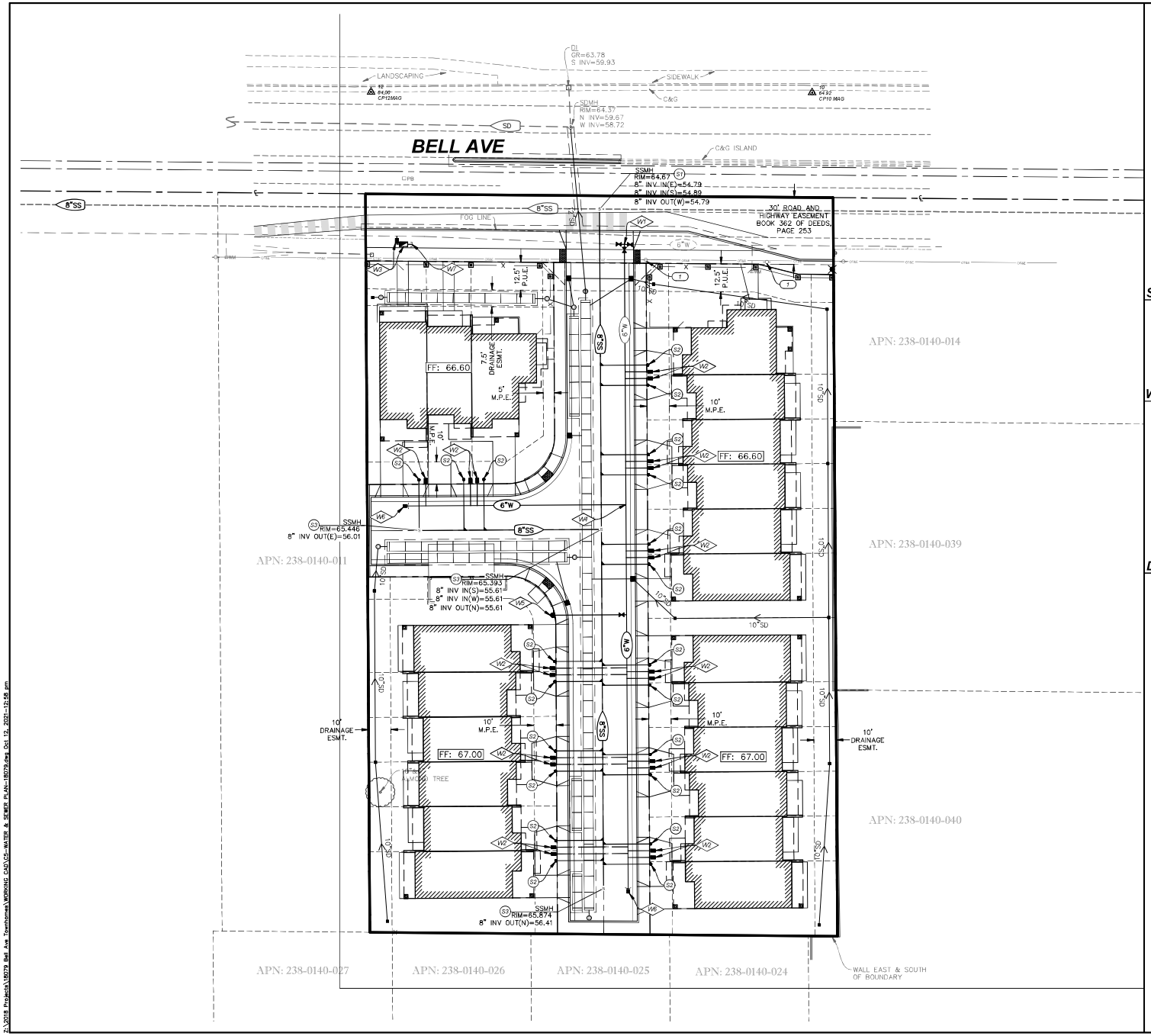
GRADING, DRAINAGE, & PAVING PLAN

Sheet
C4
6 of 8
10/12/2021

RFE PROJECT #18079 BELL AVE TOWNHOMES

Z:\2018 Projects\18079 Bell Ave Townhomes\WORKING CAD\C4-GRADING PLAN-18079.dwg Oct 12, 2021 - 12:58 pm



LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER	XX"SS	XX"SS
WATER	XX"W	XX"W
FIRE SERVICE	XX"FS	XX"FS
STORM DRAIN	XX"SD	XX"SD
SSMH		
SSCO		
FIRE HYDRANT		
P/V		
FDC		
WATER VALVE		
WATER METER	DWM	WM
CONCENTRIC REDUCER		
REDUCED PRINCIPAL PRESSURE ASSEMBLY		
REDUCED PRESSURE BACKFLOW PREVENTER	RP	RP
STREET LIGHT		
FITTINGS		90° TEE 45° 22.5° 11.25°

SANITARY SEWER CONSTRUCTION KEYNOTES:

- (S1) PLACE NEW SEWER STANDARD MANHOLE NO. 3 PER CITY OF SACRAMENTO DETAIL S-70. VERIFY SIZE, LOCATION, AND INVERT ELEVATIONS OF PIPE CONNECTION(S) PRIOR TO CONSTRUCTION. IF DIFFERENT FROM WHAT IS SHOWN ON PLANS, CONTACT ENGINEER. TRENCH RESTORATION PER CITY STANDARDS AND SPECIFICATIONS.
- (S2) CONSTRUCT NEW SANITARY SEWER SERVICE (WITH CLEANOUT BOX) PER CITY OF SACRAMENTO DETAIL S-260. INVERT ELEVATIONS (I.E.) SHOWN ON PLAN.
- (S3) PLACE NEW SEWER STANDARD MANHOLE NO. 3 PER CITY OF SACRAMENTO DETAIL S-70.

WATER CONSTRUCTION KEYNOTES:

- (W1) CUT IN AND INSTALL 6"x6"x6" TEE PER CITY OF SACRAMENTO DETAIL W-105. PLACE 6" GATE VALVES (3 TOTAL) IN EACH DIRECTION.
- (W2) CONSTRUCT 1" DOMESTIC WATER SERVICE WITH 1" WATER METER PER CITY OF SACRAMENTO STANDARD DETAIL W-405 AND IN ACCORDANCE WITH CITY STANDARDS. METER SET BY CITY.
- (W3) CONSTRUCT 1" IRRIGATION WATER SERVICE WITH 1" WATER METER AND RP DEVICE PER CITY OF SACRAMENTO STANDARD DETAIL W-406 AND IN ACCORDANCE WITH CITY STANDARDS. METER SET BY CITY.
- (W4) PLACE 6" x 6" x 6" TEE PER CITY OF SACRAMENTO STANDARDS.
- (W5) INSTALL FIRE HYDRANT ASSEMBLY PER CITY OF SACRAMENTO DETAIL W-201.
- (W6) INSTALL STANDARD 2" BLOW-OFF ASSEMBLY PER CITY OF SACRAMENTO DETAIL W-301.
- (W7) POC FOR IRRIGATION SERVICE - SEE LANDSCAPING PLANS FOR CONTINUATION.

DRY UTILITY CONSTRUCTION KEYNOTES:

- (T) EXISTING UTILITY POLES TO BE RELOCATED PER PLANS FROM UTILITY PROVIDER.

UTILITY GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATIONS OF UTILITY POINTS OF CONNECTION AT BUILDING WITH THE BUILDING PLANS PRIOR TO CONSTRUCTION.
2. ALL SEWER MATERIALS AND INSTALLATION OF PUBLIC SEWER FACILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS.
3. THE CONTRACTOR SHALL POTHOLE AND VERIFY THE DEPTH OF ALL EXISTING UTILITIES PRIOR TO THE INSTALLATION OF PROPOSED UTILITIES. ANY UNANTICIPATED CONFLICTS SHALL BE REDESIGNED PRIOR TO BEGINNING WORK.
4. ALL TRENCHING FOR WATER AND SEWER UTILITIES SHALL COMPLY WITH CITY. TRENCH RESTORATION CONSTRUCTED PER CITY SPECIFICATIONS.
5. WATERLINES TO BE INSTALLED WITH 36" MIN. COVER.
6. ALL SEWER MAINS SHALL BE CONSTRUCTED WITH SDR-35 PVC PIPE.
7. SITE LIGHT LOCATIONS SHOWN FOR REFERENCE ONLY. VERIFY LOCATIONS WITH SITE ELECTRICAL PLANS.
8. WATERLINES TO CROSS ABOVE SANITARY SEWER OR STORM DRAIN PIPES WITH MIN. 12" CLEAR FROM OUTER DIAMETER OF PIPE.
9. ALL WATER MATERIALS AND INSTALLATION OF PUBLIC WATER FACILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS.

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PRELIMINARY WATER & SANITARY SEWER PLAN

Sheet
C5
7 of 8
10/12/2021

RFE PROJECT #18079 BELL AVE TOWNHOMES

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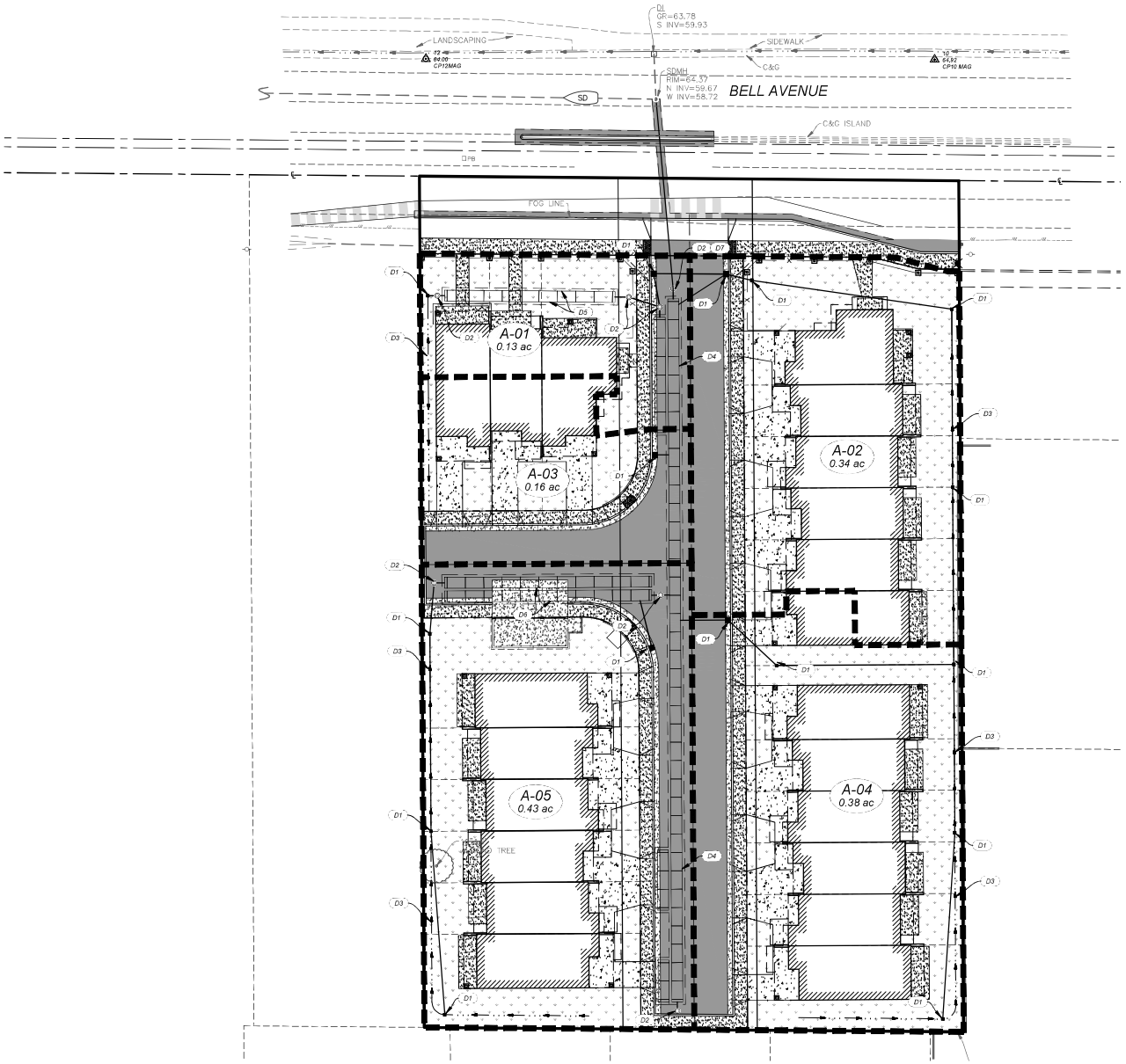
POST-CONSTRUCTION SHED MAP & STORMWATER CONTROL PLAN



LEGEND

- DRAINAGE SHED DESIGNATIONS AND AREA — A-01, 1.00 AC
- DRAINAGE AREA BOUNDARY
- OVERLAND RELEASE
- LANDSCAPING
- UNDERGROUND STORM DRAIN DETENTION SYSTEM
- STORM DRAIN STRUCTURE
- DRAINAGE INLET

DRAINAGE CONSTRUCTION KEYNOTES:

(D1) PROPOSED DRAINAGE INLET - SEE GRADING PLAN FOR DETAILS.

(D2) PROPOSED STORM DRAIN MANHOLE.

(D3) PROPOSED DRAINAGE SWALE.

(D4) INSTALL UNDERGROUND STORM DRAIN DETENTION SYSTEM (4,450 CF) USING ADS STORMTECH SC-740 CHAMBERS (AREAS A-03 & A-04):
49 CHAMBERS
8 END CAPS
BOTTOM OF CHAMBER ELEVATION=58.10

(D5) INSTALL UNDERGROUND STORM DRAIN DETENTION SYSTEM (830 CF) USING ADS STORMTECH SC-740 CHAMBERS (AREAS A-01 & A-02):
9 CHAMBERS
2 END CAPS
BOTTOM OF CHAMBER ELEVATION=58.10

(D6) INSTALL UNDERGROUND STORM DRAIN DETENTION SYSTEM (1,999.50 CF) USING ADS STORMTECH SC-740 CHAMBERS (AREA A-05):
22 CHAMBERS
4 END CAPS
BOTTOM OF CHAMBER ELEVATION=58.10

(D7) PROPOSED OUTLET STRUCTURE WITH ORIFICE AND OVERFLOW WEIR.

POST-CONSTRUCTION SHED AREAS

SHED	AREA (SF)	AREA (AC)	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	% IMPERVIOUS	REQ'D UNDERGROUND STORAGE (CF)
A-01	5,662	0.130	2,339	3,323	59%	534
A-02	14,645	0.336	4,669	9,976	68%	1,603
A-03	6,872	0.158	1,318	5,554	81%	893
A-04	16,598	0.381	4,898	11,700	70%	1,880
A-05	18,840	0.433	5,222	13,618	72%	2,188
TOTAL	62,618	1.44	18,447	44,171	71%	7,098

7,102 CF PROVIDED

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PRELIMINARY SHED MAP AND STORMWATER CONTROL PLAN

Sheet C6
8 of 8
10/12/2021

RFE PROJECT #18079 BELL AVE TOWNHOMES

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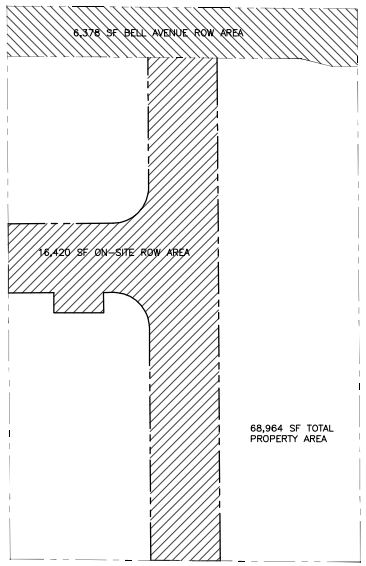
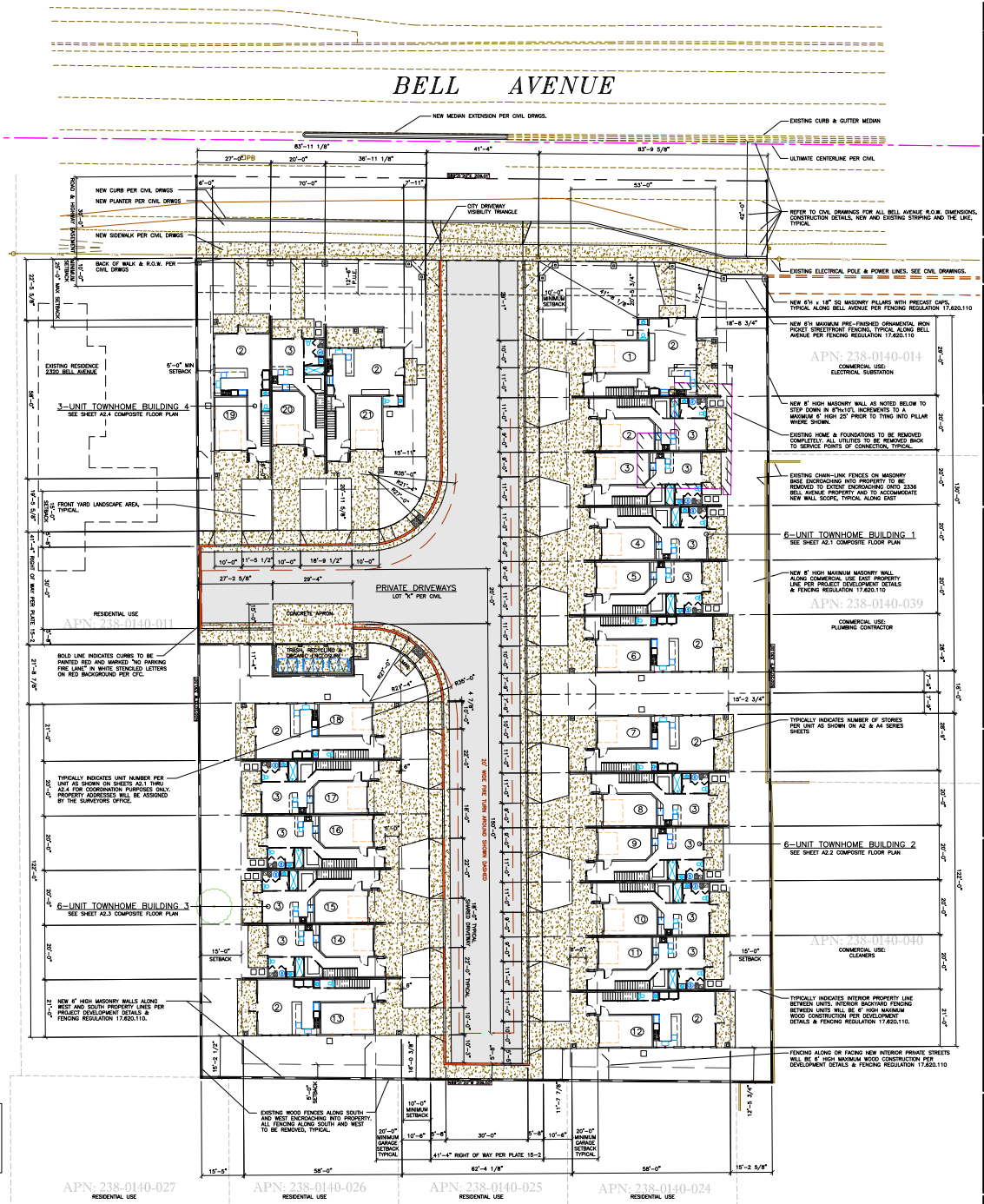


68,964 SF – 22,798 SF = 46,166 SF NET USABLE AREA

46,166 SF / 43,560 SF = 1.059 NET ACRE x 15 MINIMUM PER ACRE = 15.89 MINIMUM UNIT DENSITY OR 16 DU

21 DWELLINGS SHOWN

SITE PLAN NET USABLE AREA
41'-4" R.O.W.
1" = 30'-0"



SITE PLAN
1/16" = 1'-0"

GRAPHIC SCALE 1/16" = 1'-0"

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Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

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APN: 238-0140-012, 037 & 038

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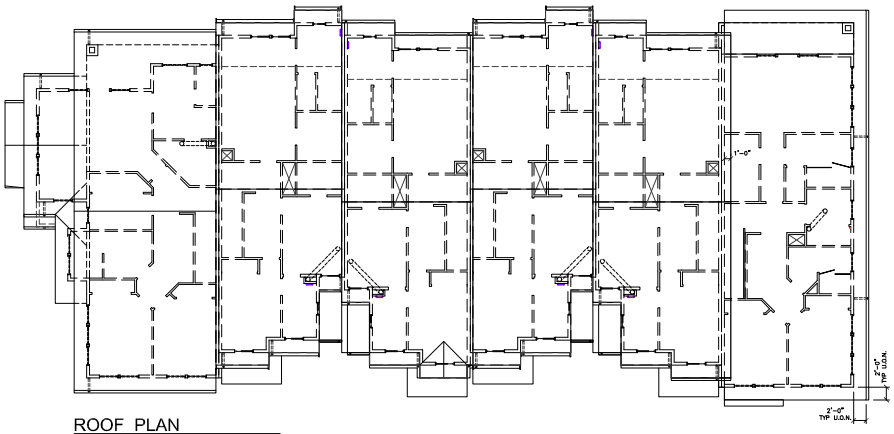
Sheet Title
SITE PLAN

SITE PLAN NET USABLE AREA 41'-4" R.O.W.

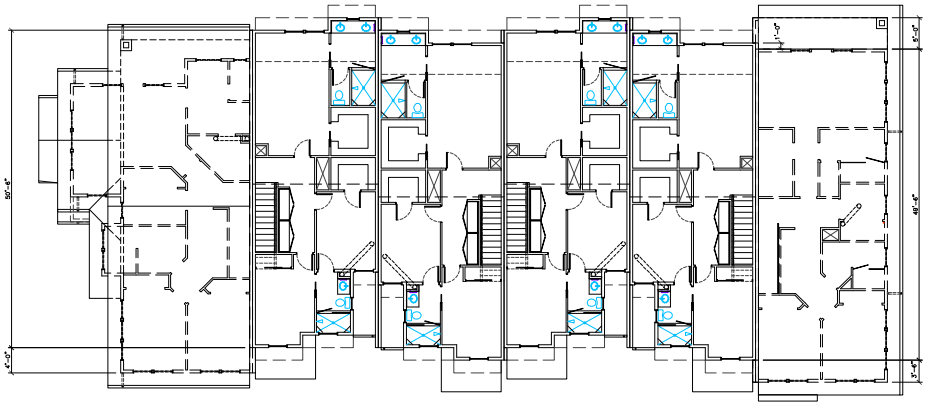
Revisions
9 APRIL 2021
PLANNING ENTITLEMENT RESUBMITTAL: REVISION REQUIREMENTS PER ALL PLANNING ENTITLEMENT AGENCY REVIEW COMMENTS RECEIVED UP TO 31 JULY 2020 WITH SUBSEQUENT REVISION, REVIEW AND APPROVAL.

12 OCTOBER 2021
PLANNING ENTITLEMENT RESUBMITTAL: REVISION REQUIREMENTS PER SRC CONDITIONS OF APPROVAL.

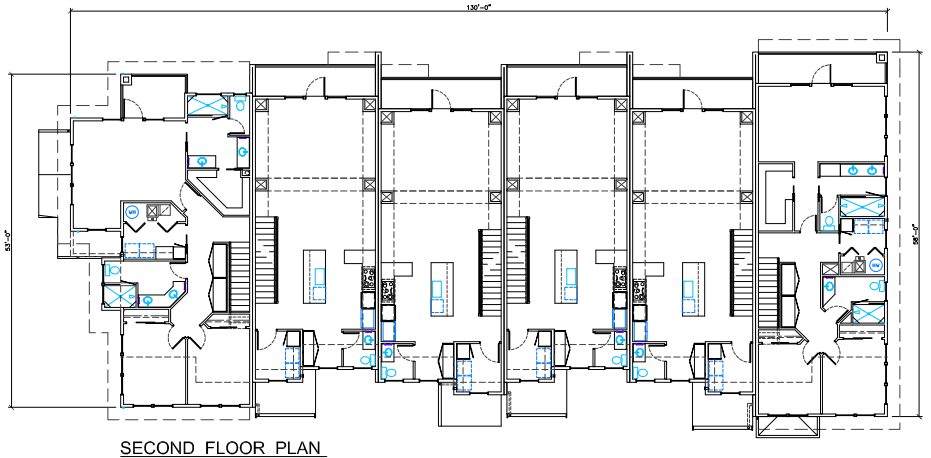
Project No. GSB18-07
Date: 14 MAY 2020
A1.1
of



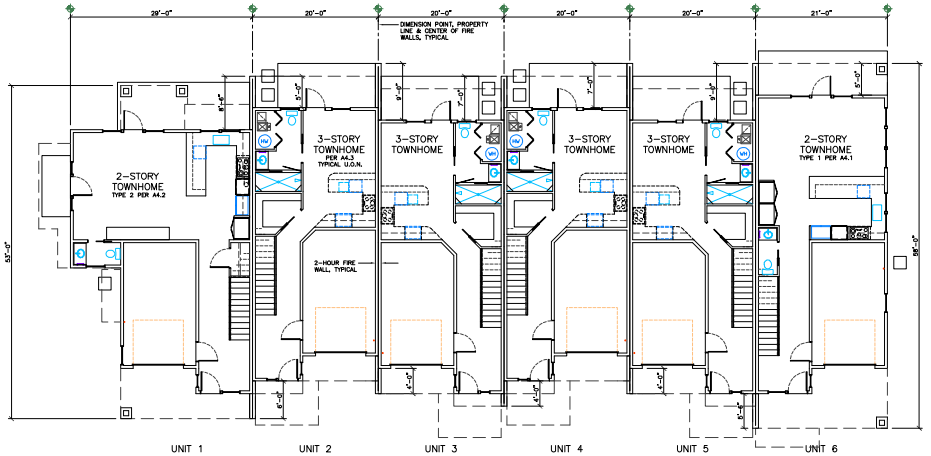
ROOF PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN

6-UNIT TOWNHOME BUILDING 1 COMPOSITE FLOOR & ROOF PLANS

BAT o/p

1/8" = 1'-0"

TYPICALLY REFER TO A4.1, A4.2 & A4.3 DETAIL FLOOR PLANS FOR ALL TYPICAL TOWNHOME UNIT DIMENSIONS AND WORKPOINTS.

10 0 5 10 20

GRAPHIC SCALE 1/8" = 1'-0"

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Approvals

Consultant

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6-UNIT TOWNHOME BUILDING 1 COMPOSITE FLOOR & ROOF PLANS

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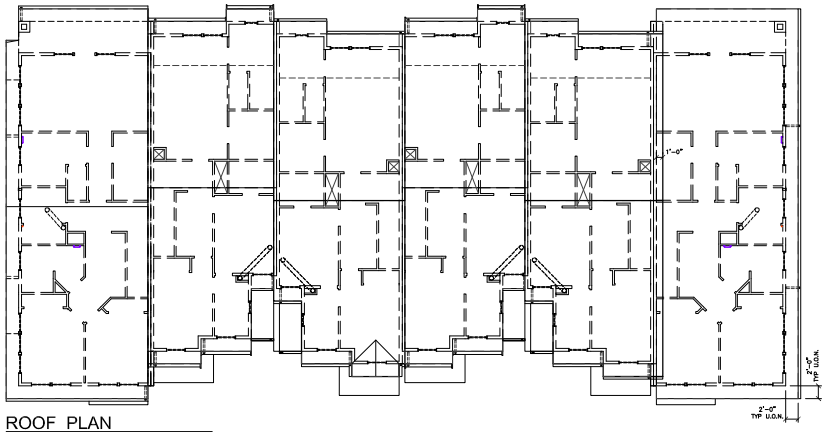
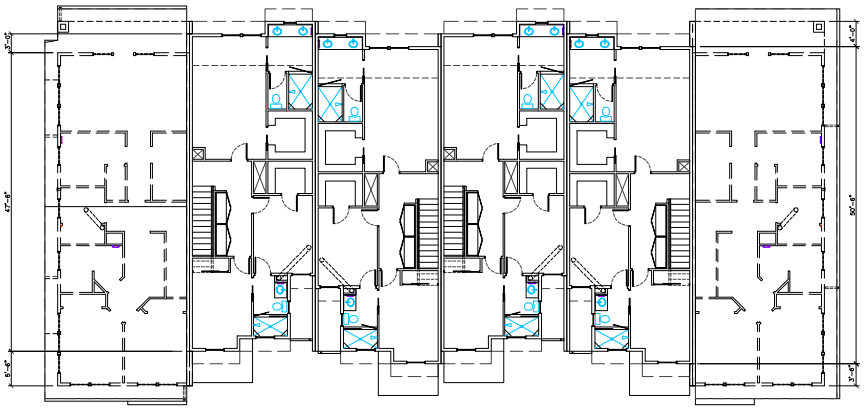
Revisions

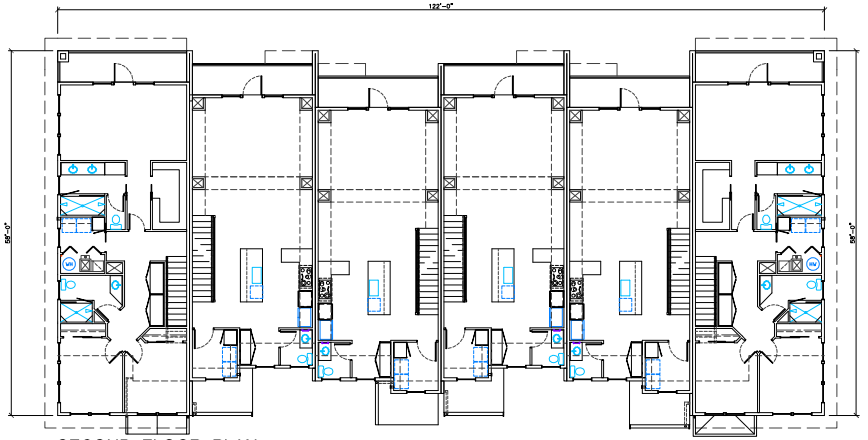
Project No. GSB18-07
Date: 14 MAY 2020
A2.1
of



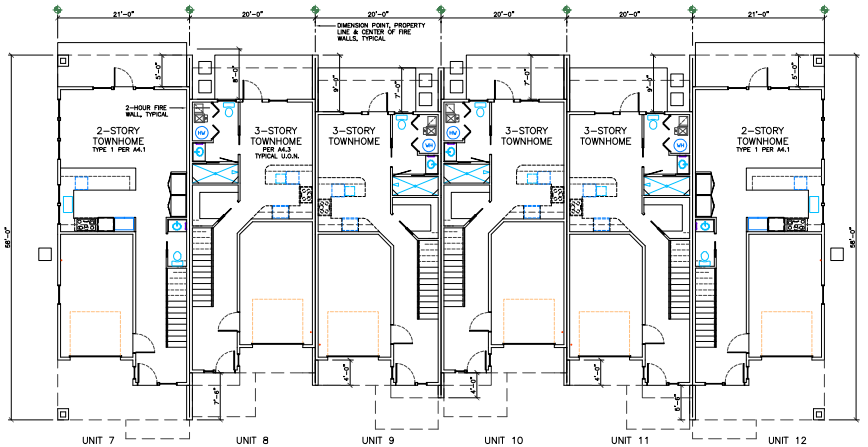
ROOF PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN

TYPICALLY REFER TO A4.1, A4.2 & A4.3 DETAIL FLOOR PLANS FOR ALL TYPICAL TOWNHOME UNIT DIMENSIONS AND WORKPOINTS.

10 0 5 10 20

GRAPHIC SCALE 1/8" = 1'-0"

6-UNIT TOWNHOME BUILDING 2 COMPOSITE FLOOR & ROOF PLANS

BAT o/p

1/8" = 1'-0"

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Date: 14 MAY 2020
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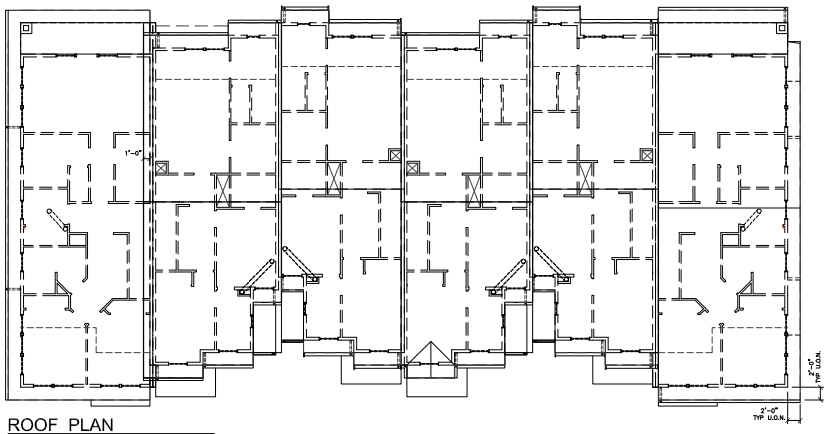
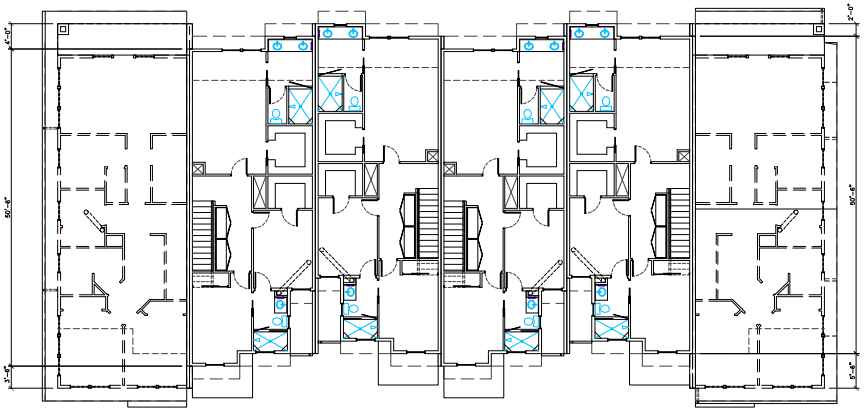
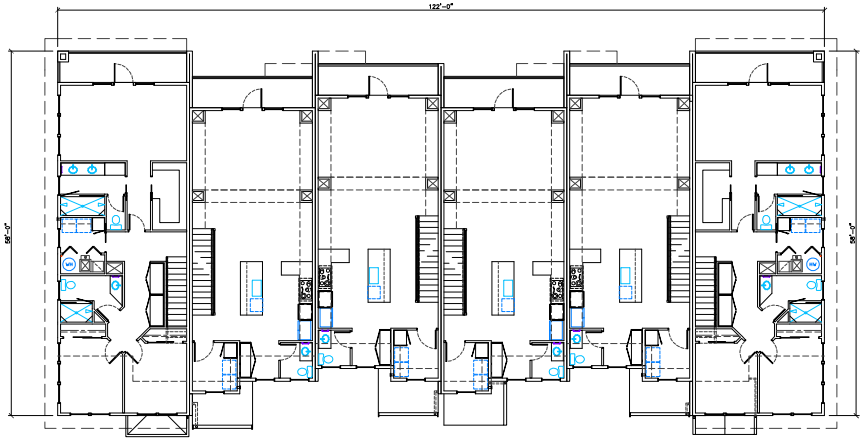


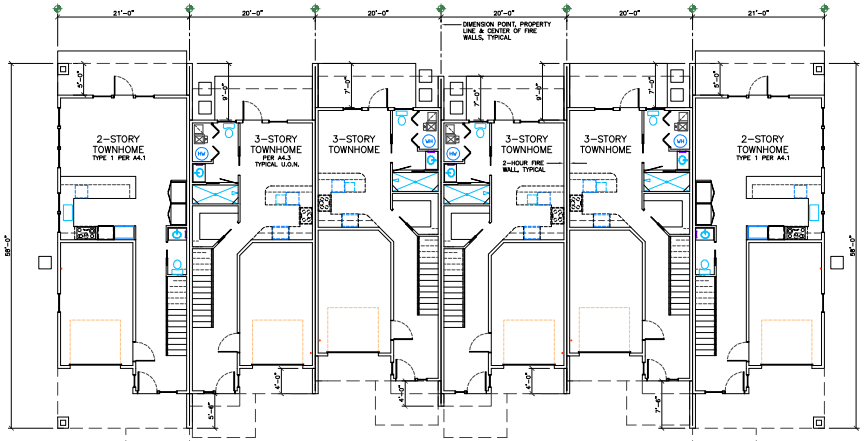
ROOF PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN

TYPICALLY REFER TO A4.1, A4.2 & A4.3 DETAIL FLOOR PLANS FOR ALL TYPICAL TOWNHOME UNIT DIMENSIONS AND WORKPOINTS.

10 0 5 10 20

GRAPHIC SCALE 1/8" = 1'-0"

6-UNIT TOWNHOME BUILDING 3 COMPOSITE FLOOR & ROOF PLANS

BAT o/p

1/8" = 1'-0"

GSB ARCHITECTURE
Architecture • Interiors • Planning
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Architect / CGBP / LEED AP
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LICENSED ARCHITECT GREG S. BALDERREE STATE OF CALIFORNIA NO. C27461 REN: 1-31-21

Seal

Designed By: GSB
Drawn By: GSB
Checked By: GSB

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Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

PLANNING ENTITLEMENTS SUBMITTAL

2310-2336 BELL AVENUE
SACRAMENTO
CALIFORNIA 95838
APN: 238-0140-012, 037 & 038

LE PROPERTY I, LLC
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(916) 437-0373

Client / Owner

Sheet Title

9 APRIL 2021
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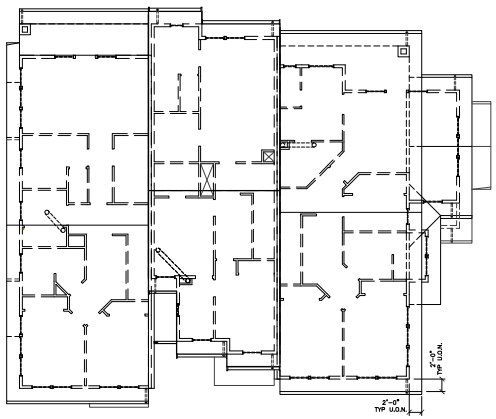
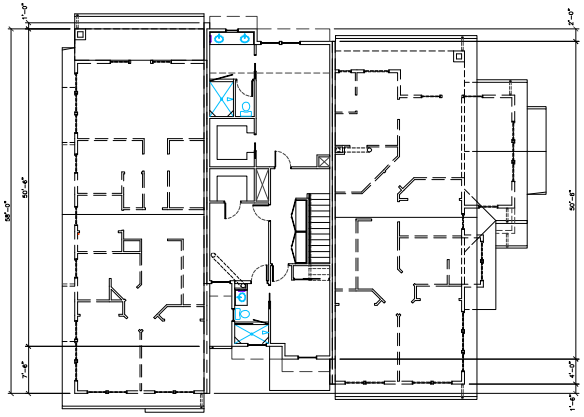
Revisions

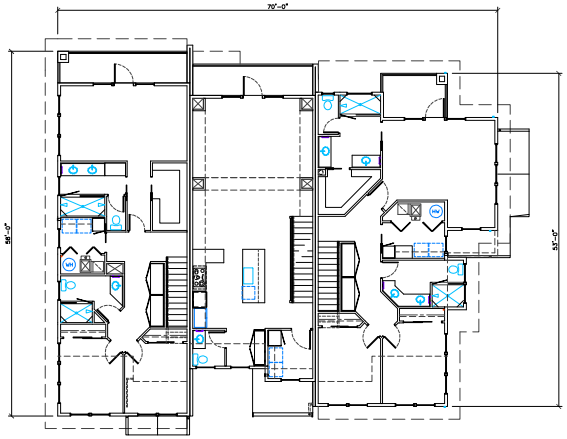
Project No. GSB18-07
Date: 14 MAY 2020
A2.3
of



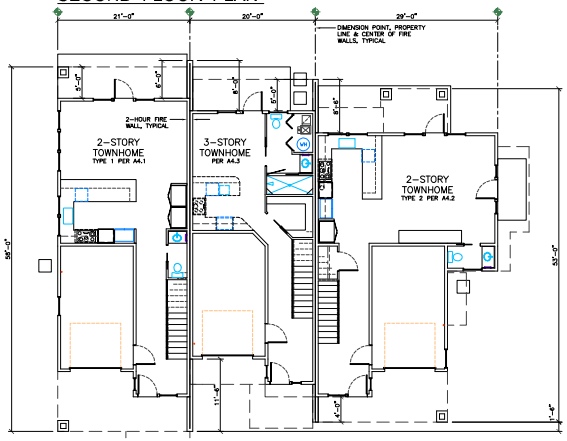
ROOF PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN

TYPICALLY REFER TO A4.1, A4.2 & A4.3 DETAIL FLOOR PLANS FOR ALL TYPICAL TOWNHOME UNIT DIMENSIONS AND WORKPOINTS.

10 0 5 10 20
GRAPHIC SCALE 1/8" = 1'-0"

3-UNIT TOWNHOME BUILDING 4 COMPOSITE FLOOR & ROOF PLANS
BAT a/p
1/8" = 1'-0"

GSB ARCHITECTURE
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3-UNIT TOWNHOME BUILDING 4 COMPOSITE FLOOR & ROOF PLANS
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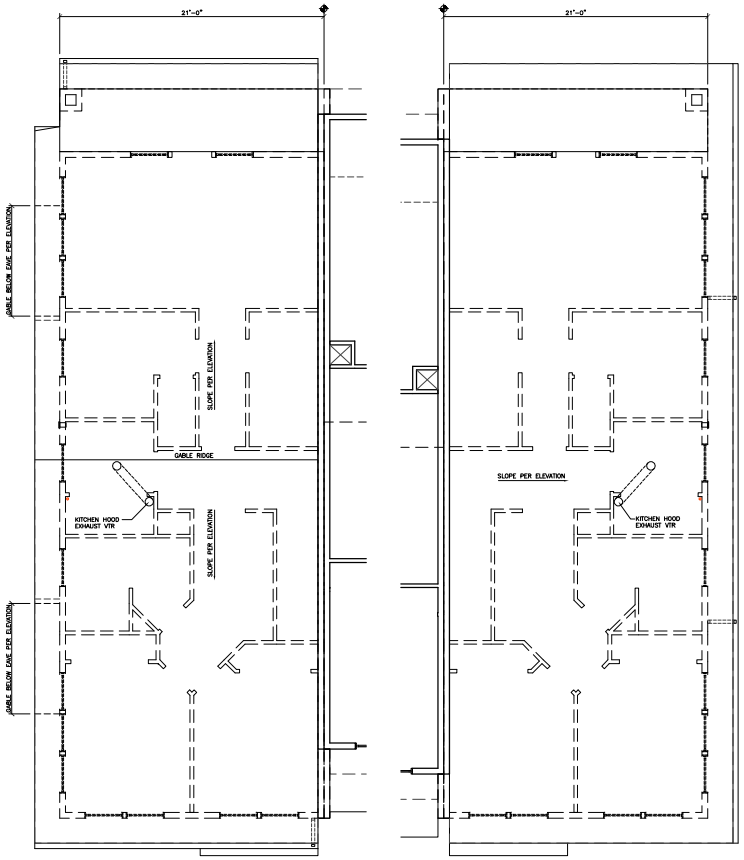


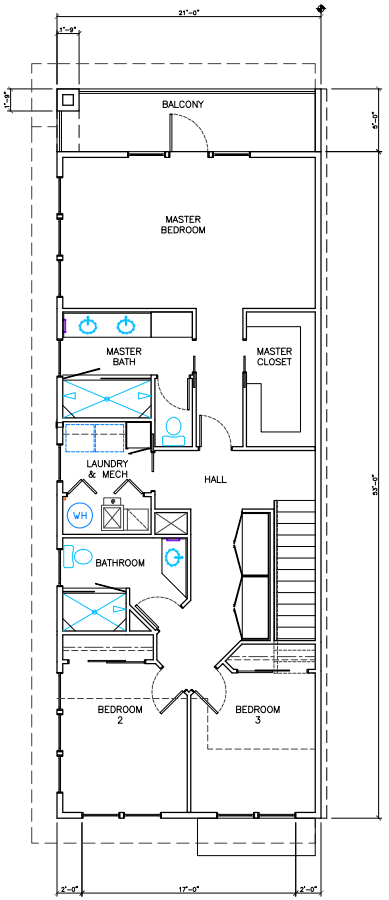
STYLE 1 GABLE

STYLE 2 SHED - SOUTH END ONLY

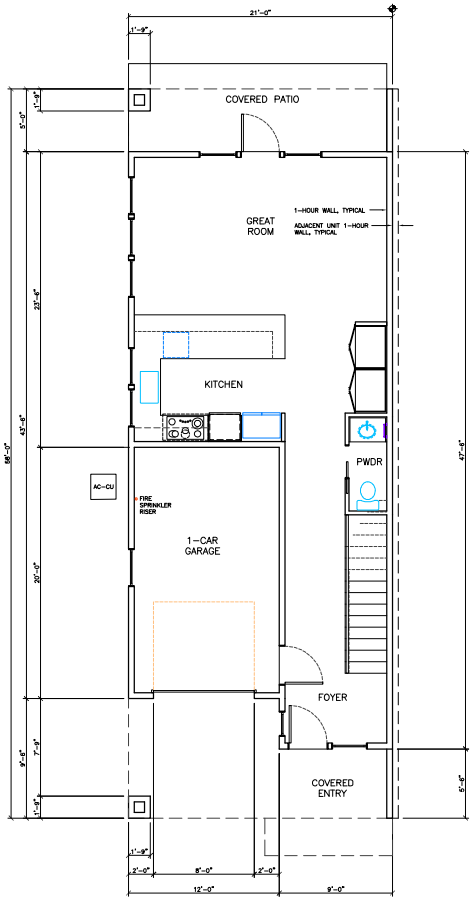
2-STORY TYPE 1 TOWNHOME DETAIL ROOF PLANS

BAT ofp

1/4" = 1'-0"



SECOND FLOOR PLAN



GROUND FLOOR PLAN

2-STORY TYPE 1 TOWNHOME DETAIL FLOOR PLANS - 1,723 SF LIVING SPACE

BAT ofp

1/4" = 1'-0"

ORIENTATION PER A1.1 SITE PLAN & A2 SERIES COMPOSITE FLOOR PLANS

N

10 0 5 10 20

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

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2-STORY TYPE 1 TOWNHOME DETAIL FLOOR & ROOF PLANS

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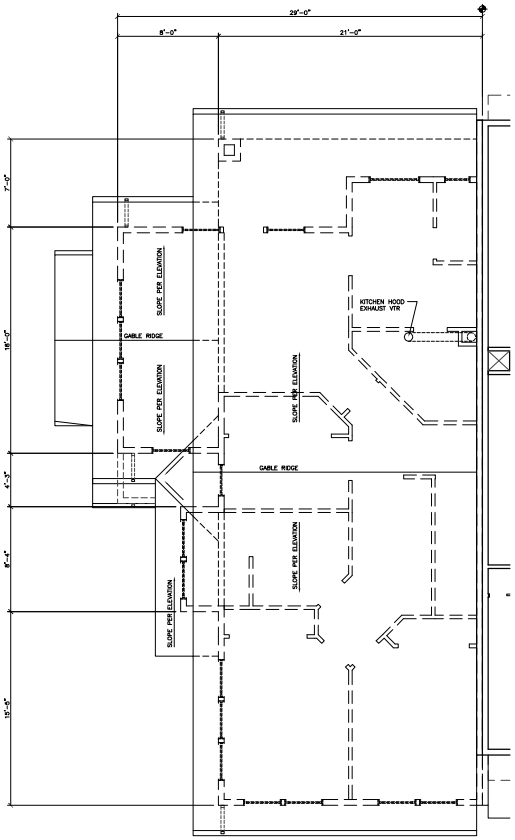
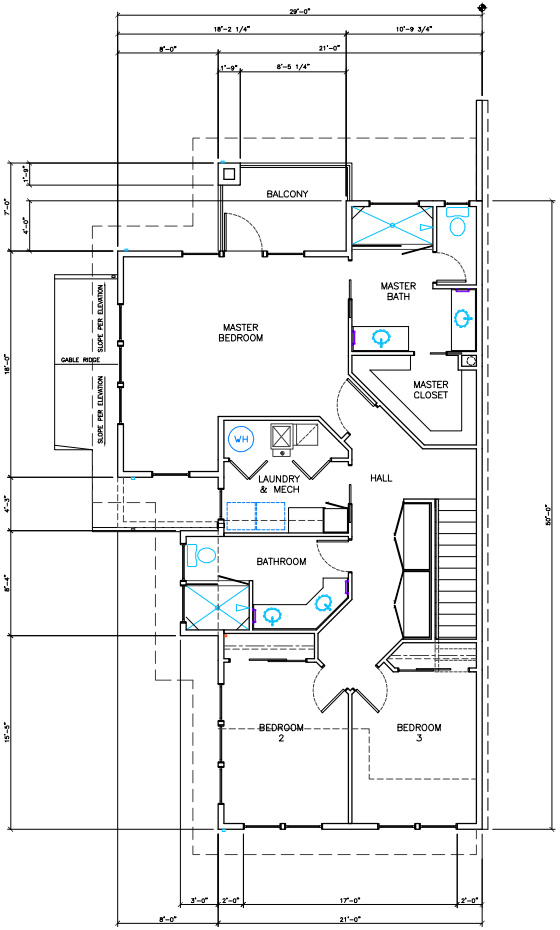


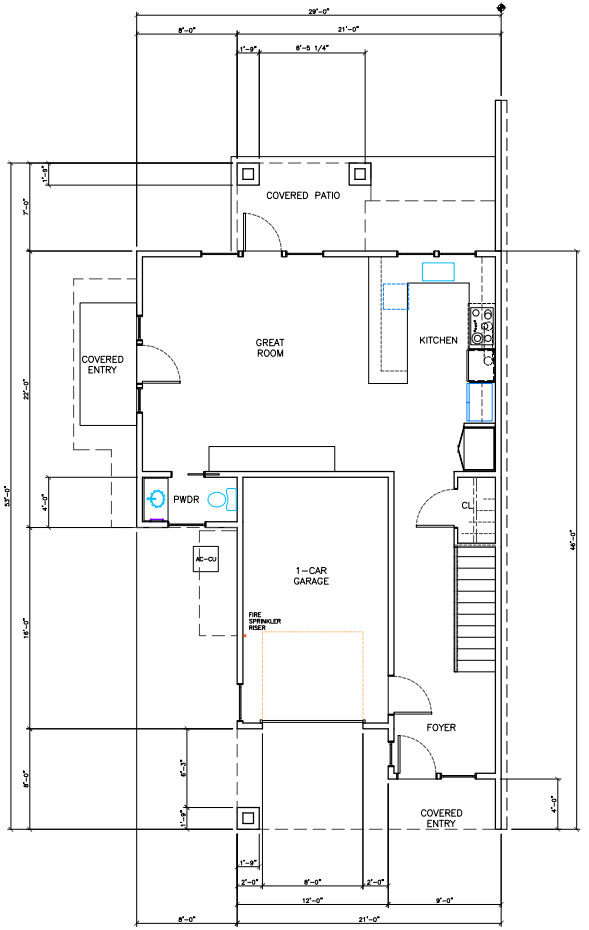
2-STORY TYPE 2 TOWNHOME DETAIL ROOF PLAN

BAT ofp

1/4" = 1'-0"



SECOND FLOOR PLAN



GROUND FLOOR PLAN

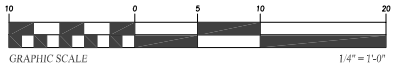
2-STORY TYPE 2 TOWNHOME DETAIL FLOOR PLANS - 1,869 SF LIVING SPACE

BAT ofp

ORIENTATION PER A1.1 SITE PLAN & A2.1 SERIES COMPOSITE FLOOR PLANS

N

1/4" = 1'-0"



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Seal

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Consultant

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PLANNING ENTITLEMENTS SUBMITTAL

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CALIFORNIA 95838
APN: 238-0140-012, 037 & 038

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2-STORY TYPE 2 TOWNHOME DETAIL FLOOR & ROOF PLANS

Sheet Title

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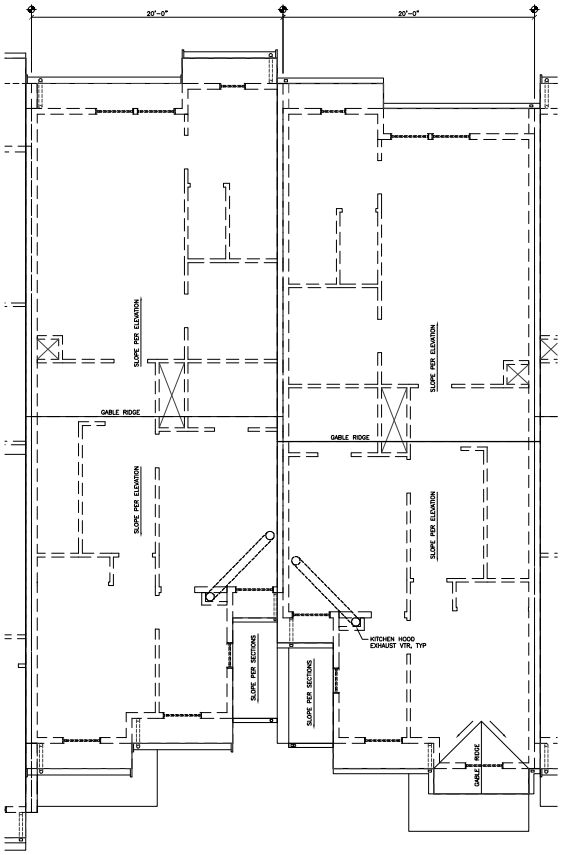
Revisions

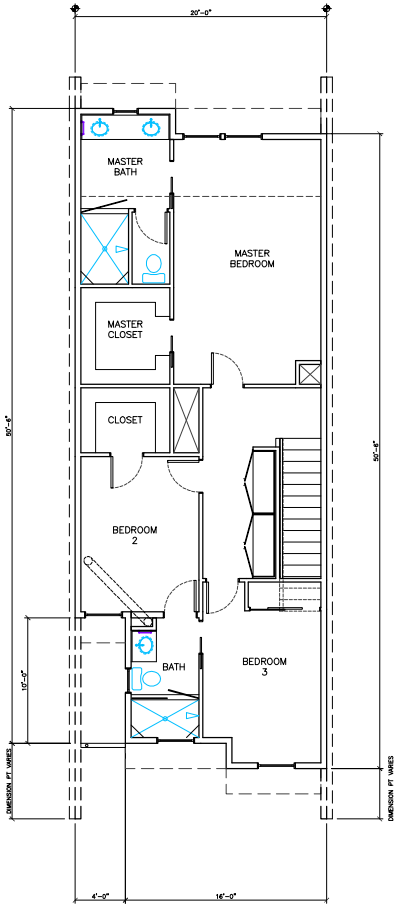
Project No. GSB18-07
Date: 14 MAY 2020
A4.2
of



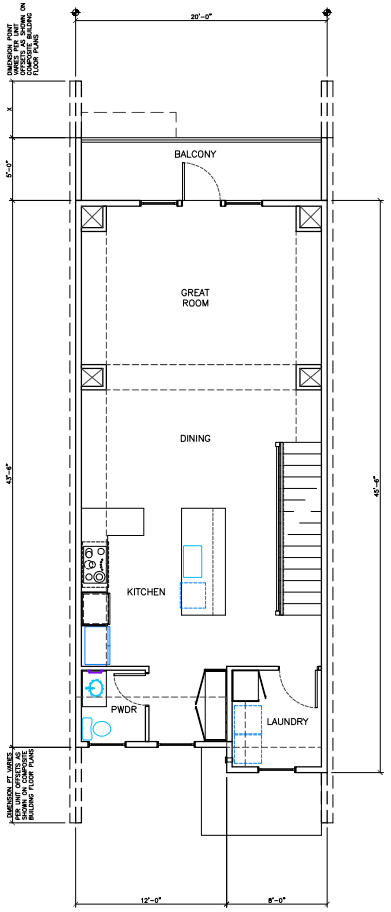
3-STORY TOWNHOME DETAIL ROOF PLANS

BAT afp

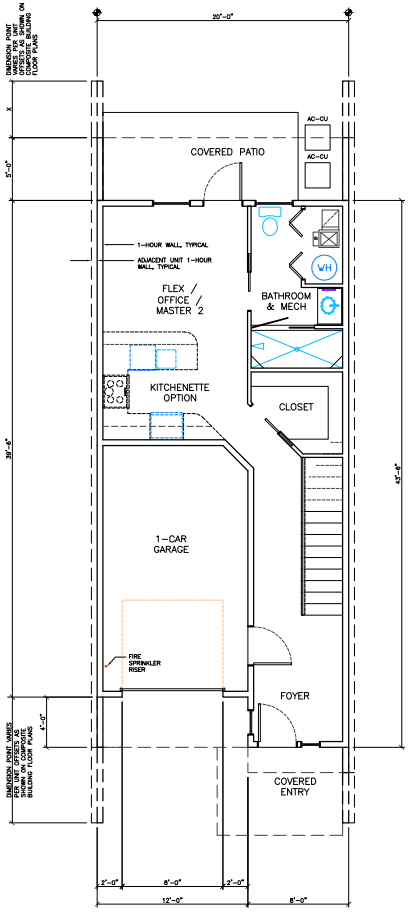
1/4" = 1'-0"



THIRD FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN

3-STORY TOWNHOME DETAIL FLOOR PLANS - 2,291 SF LIVING SPACE

BAT afp

1/4" = 1'-0"

ORIENTATION PER A1.1 SITE PLAN & A2 SERIES COMPOSITE FLOOR PLANS

N

GSB ARCHITECTURE
Architecture • Interiors • Planning
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LICENSED ARCHITECT GREG S. BALDERREE NO. C27461 REN: 1-31-21 STATE OF CALIFORNIA

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3-STORY TOWNHOME DETAIL FLOOR & ROOF PLANS

Sheet Title

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A4.3
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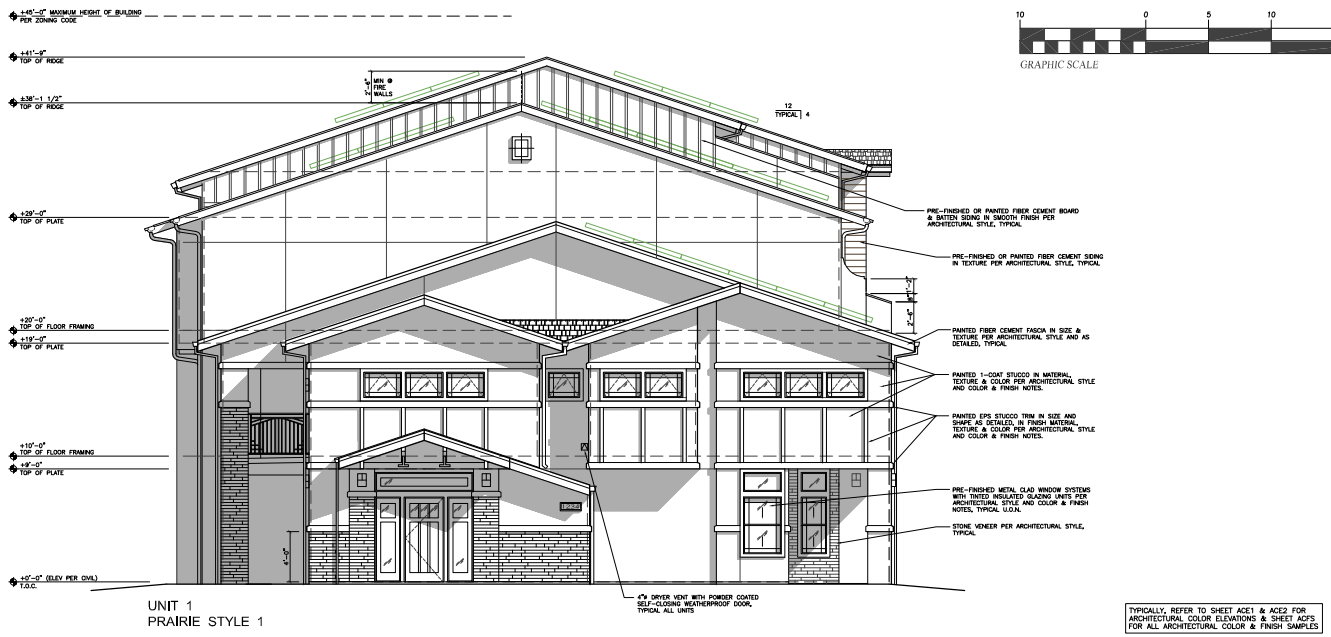

UNIT 1
PRAIRIE STYLE 1

TOWNHOME BUILDING 1 NORTH ELEVATION FACING BELL AVENUE

1/4"=1'-0"

10 0 5 10 20

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

TYPICALLY, REFER TO SHEET ACE1 & ACE2 FOR ARCHITECTURAL COLOR ELEVATIONS & SHEET ACF5 FOR ALL ARCHITECTURAL COLOR & FINISH SAMPLES



UNIT 1 PRAIRIE STYLE 1 | UNIT 2 SPANISH COLONIAL STYLE 1 | UNIT 3 MONTEREY STYLE 1 | UNIT 4 SPANISH COLONIAL STYLE 2 | UNIT 5 MONTEREY STYLE 2 | UNIT 6 PRAIRIE STYLE 2

TOWNHOME BUILDING 1 WEST ELEVATION

1/4"=1'-0"

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BUILDING 1
EXTERIOR ELEVATIONS
Sheet Title

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A3.1A
of



UNIT 6
PRAIRIE STYLE 2

TOWNHOME BUILDING 1 SOUTH ELEVATION

1/4"=1'-0"

TYPICALLY, REFER TO SHEET A3.1A FOR ALL OTHER TYPICAL NOTES, DIMENSIONS & DETAIL REFERENCES.



UNIT 6
PRAIRIE STYLE 2

UNIT 5
MONTEREY STYLE 2

UNIT 4
SPANISH COLONIAL STYLE 2

UNIT 3
MONTEREY STYLE 1

UNIT 2
SPANISH COLONIAL STYLE 1

UNIT 1
PRAIRIE STYLE 1

TOWNHOME BUILDING 1 EAST ELEVATION

1/4"=1'-0"

10 0 5 10 20

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

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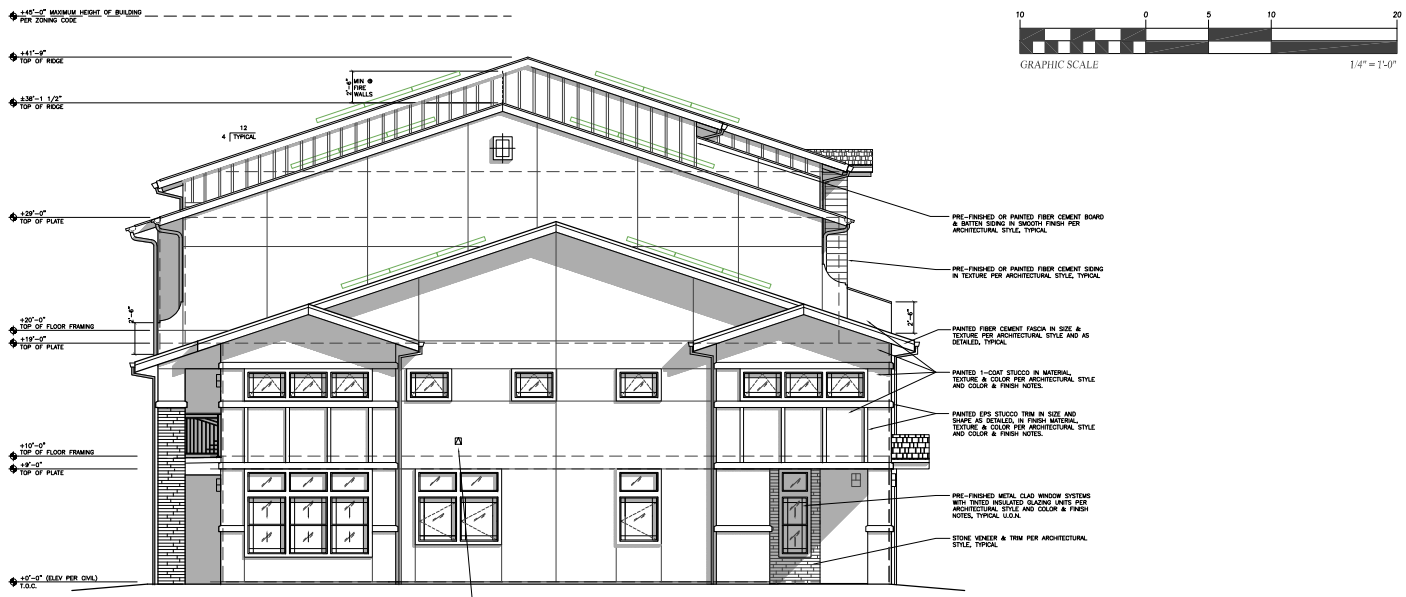

UNIT 7
PRAIRIE STYLE 1

TOWNHOME BUILDING 2 NORTH ELEVATION

1/4"=1'-0"

TYPICALLY, REFER TO SHEET ACE1 & ACE2 FOR ARCHITECTURAL COLOR ELEVATIONS & SHEET ACF5 FOR ALL ARCHITECTURAL COLOR & FINISH SAMPLES

10 0 5 10 20

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



UNIT 7 PRAIRIE STYLE 1 | UNIT 8 SPANISH COLONIAL STYLE 1 | UNIT 9 MONTEREY STYLE 1 | UNIT 10 SPANISH COLONIAL STYLE 2 | UNIT 11 MONTEREY STYLE 2 | UNIT 12 PRAIRIE STYLE 2

TOWNHOME BUILDING 2 WEST ELEVATION

1/4"=1'-0"

GSB ARCHITECTURE
Architecture • Interiors • Planning
Greg S. Balderree, AIA
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LICENSED ARCHITECT GREG S. BALDERREE NO. C27461 REN: 1-31-21 STATE OF CALIFORNIA

Seal

Designed By: GSB
Drawn By: GSB
Checked By: GSB

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Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

PLANNING ENTITLEMENTS SUBMITTAL

2310-2336 BELL AVENUE
SACRAMENTO
CALIFORNIA 95838
APN: 238-0140-012, 037 & 038

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(916) 437-0373

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BUILDING 2
EXTERIOR ELEVATIONS

Sheet Title

9 APRIL 2021
PLANNING ENTITLEMENT RESUBMITTAL:
REVISION REQUIREMENTS PER ALL PLANNING ENTITLEMENT AGENCY REVIEW COMMENTS RECEIVED UP TO 31 JULY 2020 WITH SUBSEQUENT REVISION, REVIEW AND APPROVAL.

Revisions

Project No. GSB18-07
Date: 14 MAY 2020
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of



UNIT 12
PRAIRIE STYLE 2

TOWNHOME BUILDING 2 SOUTH ELEVATION

1/4"=1'-0"

TYPICALLY, REFER TO SHEET A3.2A FOR ALL OTHER TYPICAL NOTES, DIMENSIONS & DETAIL REFERENCES.



UNIT 12
PRAIRIE STYLE 2

UNIT 11
MONTEREY STYLE 2

UNIT 10
SPANISH COLONIAL STYLE 2

UNIT 9
MONTEREY STYLE 1

UNIT 8
SPANISH COLONIAL STYLE 1

UNIT 7
PRAIRIE STYLE 1

TOWNHOME BUILDING 2 EAST ELEVATION

1/4"=1'-0"

10 0 5 10 20

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

GSB ARCHITECTURE
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BUILDING 2
EXTERIOR ELEVATIONS

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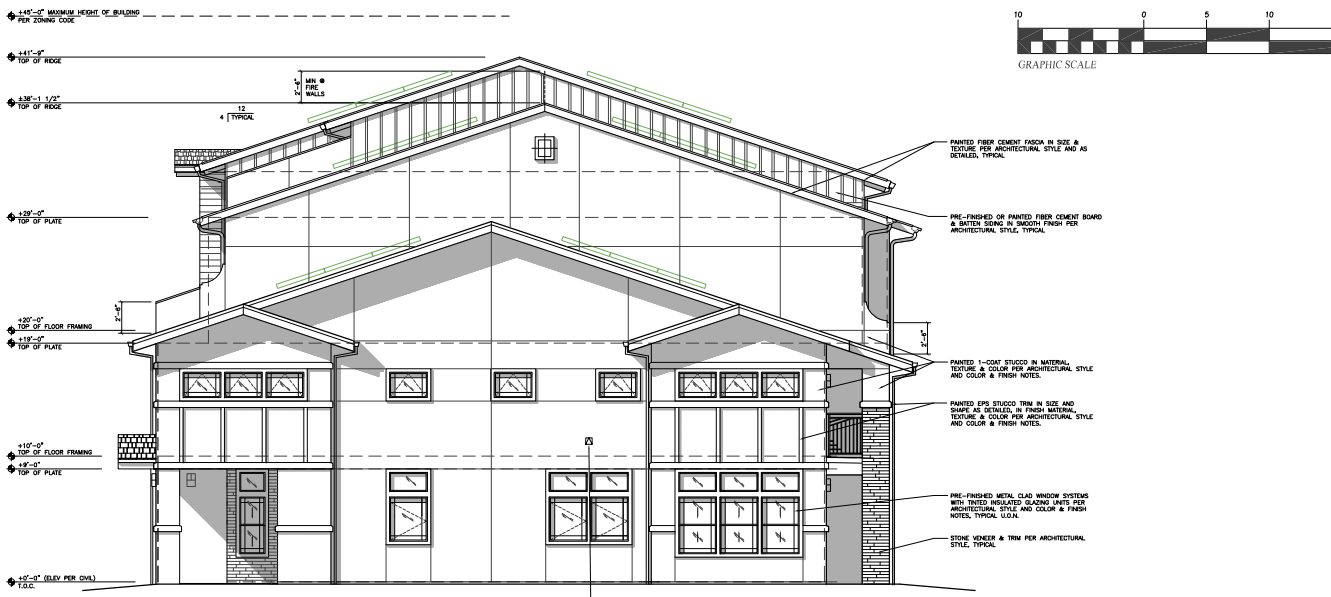

UNIT 18
PRAIRIE STYLE 1

TOWNHOME BUILDING 3 NORTH ELEVATION

1/4"=1'-0"

TYPICALLY, REFER TO SHEET ACE1 & ACE2 FOR ARCHITECTURAL COLOR ELEVATIONS & SHEET ACF5 FOR ALL ARCHITECTURAL COLOR & FINISH SAMPLES

10 0 5 10 20

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



UNIT 18
PRAIRIE STYLE 1

UNIT 17
SPANISH COLONIAL STYLE 1

UNIT 16
MONTEREY STYLE 1

UNIT 15
SPANISH COLONIAL STYLE 2

UNIT 14
MONTEREY STYLE 2

UNIT 13
PRAIRIE STYLE 2

TOWNHOME BUILDING 3 WEST ELEVATION

1/4"=1'-0"

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BUILDING 3
EXTERIOR ELEVATIONS

Sheet Title

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UNIT 13
PRAIRIE STYLE 2

TOWNHOME BUILDING 3 SOUTH ELEVATION

1/4"=1'-0"

TYPICALLY, REFER TO SHEET A3.3A FOR ALL OTHER TYPICAL NOTES, DIMENSIONS & DETAIL REFERENCES.

10 0 5 10 20

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



UNIT 13
PRAIRIE STYLE 2

UNIT 14
MONTEREY STYLE 2

UNIT 15
SPANISH COLONIAL STYLE 2

UNIT 16
MONTEREY STYLE 1

UNIT 17
SPANISH COLONIAL STYLE 1

UNIT 18
PRAIRIE STYLE 1

TOWNHOME BUILDING 3 EAST ELEVATION

1/4"=1'-0"

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A3.3B
of

10 0 5 10 20

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



UNIT 21
PRAIRIE STYLE 1

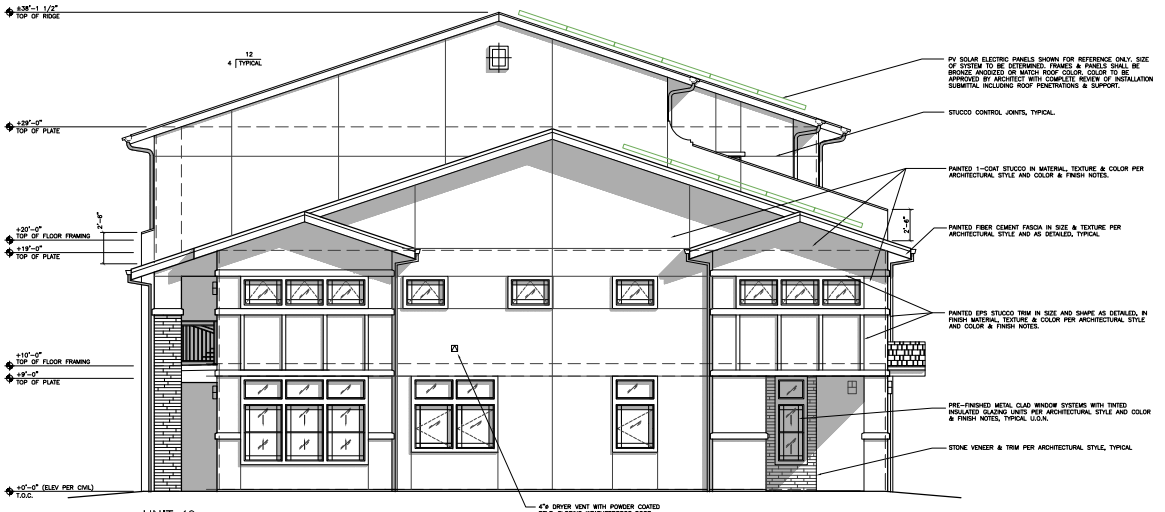
UNIT 20
SPANISH COLONIAL STYLE 1

UNIT 19
PRAIRIE STYLE 1

TOWNHOME BUILDING 4 NORTH ELEVATION FACING BELL AVENUE

1/4"=1'-0"

TYPICALLY, REFER TO SHEET ACE1 & ACE2 FOR ARCHITECTURAL COLOR ELEVATIONS & SHEET ACF5 FOR ALL ARCHITECTURAL COLOR & FINISH SAMPLES



UNIT 19
PRAIRIE STYLE 1

TOWNHOME BUILDING 4 WEST ELEVATION

1/4"=1'-0"

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PLANNING ENTITLEMENTS SUBMITTAL

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BUILDING 4
EXTERIOR ELEVATIONS

Sheet Title

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Project No. GSB18-07
Date: 14 MAY 2020
A3.4A
of

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



UNIT 19 PRAIRIE STYLE 1 | UNIT 20 SPANISH COLONIAL STYLE 1 | UNIT 21 PRAIRIE STYLE 1

TOWNHOME BUILDING 4 SOUTH ELEVATION

1/4"=1'-0"

TYPICALLY, REFER TO SHEET A3.4A FOR ALL OTHER TYPICAL NOTES, DIMENSIONS & DETAIL REFERENCES.



UNIT 21
PRAIRIE STYLE 1

TOWNHOME BUILDING 4 EAST ELEVATION

1/4"=1'-0"

GSB ARCHITECTURE
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Consultant

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APN: 238-0140-012, 037 & 038

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BUILDING 4
EXTERIOR ELEVATIONS

Sheet Title

9 APRIL 2021
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Project No. GSB18-07
Date: 14 MAY 2020
A3.4B
of



CS3: COOL ROOF COMPOSITION SHINGLE.
LANDMARK "HEATHER BLEND" BY CERTAINTEED.



SV3: STONE VENEER.
CLIFFSTONE "WHITE BARK" BY ELDORADO STONE.



SVW: STONE VENEER WAINSCOT SILL,
CHISLED EDGE TRIM "EARTH" BY ELDORADO STONE.

PAINT COLOR EP8: "WHISPER" DEW340
BY DUNN EDWARDS: FIELD



PAINT COLOR EP9: "WEATHERED BROWN" DEC756
BY DUNN EDWARDS: GUTTER, DOWNSPOUT, EAVE, TRIM



PFDW: PRE-FINISHED METAL CLAD DOORS & WINDOWS.
"071 DARK BRONZE" BY SIERRA PACIFIC WINDOWS

SPANISH COLONIAL STYLE 1
McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE SACRAMENTO, CA 95838
CONCEPTUAL EXTERIOR
ARCHITECTURAL COLORS & FINISHES
Project No. GSB18-07
Date: 11 MAY 2020
ACF3
1 of 1

GSB ARCHITECTURE, INC.
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CS4: COOL ROOF COMPOSITION SHINGLE.
LANDMARK "BURNT SIENNA" BY CERTAINTEED.



SV4: STONE VENEER,
CLIFFSTONE "MANZANITA" BY ELDORADO STONE.



SVT: STONE VENEER TRIM HEAD & SILL.
CHISLED EDGE TRIM "EARTH" BY ELDORADO STONE.

PAINT COLOR EP10: "BONE" DEC765
BY DUNN EDWARDS: FIELD



PAINT COLOR EP9: "WEATHERED BROWN" DEC756
BY DUNN EDWARDS: GUTTER, DOWNSPOUT, EAVE, TRIM



PFDW: PRE-FINISHED METAL CLAD DOORS & WINDOWS.
"071 DARK BRONZE" BY SIERRA PACIFIC WINDOWS

SPANISH COLONIAL STYLE 2
McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE SACRAMENTO, CA 95838
CONCEPTUAL EXTERIOR
ARCHITECTURAL COLORS & FINISHES
Project No. GSB18-07
Date: 11 MAY 2020
ACF4
1 of 1

GSB ARCHITECTURE, INC.
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CS2: COOL ROOF COMPOSITION SHINGLE.
LANDMARK "MOHAVE TAN" BY CERTAINTEED.



SV2: STONE VENEER.
LEDGECUT 33 "WHITE CAP" BY ELDORADO STONE.

PAINT COLOR EP5: "BIRCHWOOD" DEC752
BY DUNN EDWARDS: FIELD



PAINT COLOR EP6: "BISON BEIGE" DEC750
BY DUNN EDWARDS: TRIM



PAINT COLOR EP3: "FLOATING FEATHER" DE6142
BY DUNN EDWARDS: 2ND FLOOR HORIZ BAND



PAINT COLOR EP7: "COCOA" DEC755
BY DUNN EDWARDS: GUTTER, DOWNSPOUT, EAVE

PRAIRIE STYLE 2
McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE SACRAMENTO, CA 95838
CONCEPTUAL EXTERIOR
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ACF2
1 of 2

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"071 DARK BRONZE" BY SIERRA PACIFIC WINDOWS

PRAIRIE STYLE 2
McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE SACRAMENTO, CA 95838
CONCEPTUAL EXTERIOR
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Project No. GSB18-07
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ACF2
2 of 2

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GSB-Arch@comcast.net



CS1: COOL ROOF COMPOSITION SHINGLE.
LANDMARK "RESAWN SHAKE" BY CERTAINTEED.



SV1: STONE VENEER.
LEDGECUT 33 "BIRCH" BY ELDORADO STONE.

PAINT COLOR EP1: "GRAHAM CRACKER" DE6144
BY DUNN EDWARDS: FIELD



PAINT COLOR EP2: "TAN PLAN" DE6137
BY DUNN EDWARDS: TRIM



PAINT COLOR EP3: "FLOATING FEATHER" DE6142
BY DUNN EDWARDS: 2ND FLOOR HORIZ BAND



PAINT COLOR EP4: "STOCKHORSE" DE6147
BY DUNN EDWARDS: GUTTER, DOWNSPOUT, EAVE

PRAIRIE STYLE 1
McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE SACRAMENTO, CA 95838
CONCEPTUAL EXTERIOR
ARCHITECTURAL COLORS & FINISHES
Project No. GSB18-07
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ACF1
1 of 2

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2310-2336 BELL AVENUE SACRAMENTO, CA 95838
CONCEPTUAL EXTERIOR
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ACF1
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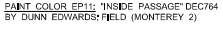
CS5: COOL ROOF COMPOSITION SHINGLE.
LANDMARK "WEATHERED WOOD" BY CERTAINTEED.

PAINT COLOR EP5: "BIRCHWOOD" DEC752
BY DUNN EDWARDS: FIELD (MONTEREY 1)



PAINT COLOR EP11: "INSIDE PASSAGE" DEC764
BY DUNN EDWARDS: FIELD (MONTEREY 2)



PAINT COLOR EP7: "COCOA" DEC755
BY DUNN EDWARDS: BOARD & BATTEN



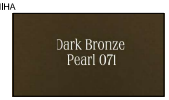
PAINT COLOR EP9: "WEATHERED BROWN" DEC756
BY DUNN EDWARDS: GUTTER, DOWNSPOUT, EAVE, TRIM



PFCP1: PRE-FINISHED FIBER CEMENT PANELS,
CASING & SHUDDERS IN WOOD GRAIN
TEXTURE (MONTEREY 1 & 2)
"VINTAGEWOOD BARK" BY NICHIHA



PFCP2: PRE-FINISHED FIBER CEMENT PANELS
IN WOOD GRAIN TEXTURE (MONTEREY 1 ONLY)
"CEDAR" BY NICHIHA



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MONTEREY STYLE 1 & 2
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MONTEREY STYLE 1 & 2
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GSB-Arch@comcast.net

TYPICAL FINISH COLOR NOTE:

ARCHITECTURAL STYLE COLORS & FINISHES SHOWN ON THIS SHEET ARE THE SPECIFIED MANUFACTURER'S SYSTEMS. IMAGES MAY VARY TO THE VIEWER AS THE COLORS ARE DEPENDANT ON THE COLOR RANGE OF A PRINTER AND THE QUALITY OF THE COMPUTER MONITOR COLOR SPECTRUM. THE ACCURACY OF THESE SAMPLE IMAGES SHOULD BE USED ONLY FOR DESIGNATION OF WHERE AND WHAT PROPOSED MATERIALS ARE TO BE APPLIED. ACTUAL FINISH SAMPLES BY THE ARCHITECT OR MANUFACTURER SHOULD BE OBSERVED FOR CORRECTNESS.

GSB ARCHITECTURE
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LICENSED ARCHITECT
GREG S. BALDERREE
NO. C27461
REN: 1-31-21
STATE OF CALIFORNIA

Seal

Designed By: GSB
Drawn By: GSB
Checked By: GSB

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Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

PLANNING ENTITLEMENTS SUBMITTAL

2310-2336 BELL AVENUE
SACRAMENTO
CALIFORNIA 95838
APN: 238-0140-012, 037 & 038

LE PROPERTY I, LLC
2336 BELL AVENUE
SACRAMENTO, CA
95838
(916) 437-0373

Client / Owner

ARCHITECTURAL COLOR & FINISH SAMPLES

Sheet Title

9 APRIL 2021
PLANNING ENTITLEMENT RESUBMITTAL
REVISION REQUIREMENTS PER ALL PLANNING ENTITLEMENT AGENCY REVIEW COMMENTS RECEIVED UP TO 31 JULY 2020 WITH SUBSEQUENT REVISION, REVIEW AND APPROVAL.

Revisions

Project No. GSB18-07
Date: 14 MAY 2020
ACF5
of

PLANT LEGEND

TYPE	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	HEIGHT/WIDTH
STREET TREE					
+	ZELKOVA SERRATA 'WIRELESS'	BROAD SAWLEAF ZELKOVA	M	24" BOX	24'x36'
SHADE TREES					
	LAURUS NOBILIS	SWEET BAY	L	15 GAL.	25'x25
	PISTACIA CHINENSIS 'KEITH DAVEY'	FRUITLESS CHINESE PISTACHE	L	15 GAL.	35'x35'
ACCENT TREES					
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	M	15 GAL.	18'x12'
	LAGERSTROEMIA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	L	15 GAL.	22'x12'
GROUNDCOVER (< 2'-0" HIGH)					
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	L	1 GAL	2' x 6' O.C.
	LANTANA MONTEVIDENSIS 'SPREADING WHITE'	TRAILING WHITE LANTANA	L	1 GAL.	2' x 6', 48" O.C.
	NEPETA 'WALKERS LOW'	WALKERS LOW CATMINT	L	1 GAL.	2' x 2' O.C.
	DIANELLA REVOLUTA 'COOLVISTA'	COOLVISTA DIANELLA	L	1 GAL	2' x 2' O.C.
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD	DWARF ENGLISH LAVENDER	L	1 GAL.	1.5' x 1.5', 18" O.C.
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY DWARF FOUNTAIN GRASS	L	1 GAL.	1' x 1' O.C.
	WESTRINGIA FRUTICOSA MUNDI	LOW COAST ROASEMARY	L	1 GAL.	2' x 5' O.C.
TURF					
	LAWN BOLERO PLUS; (90% BOLERO DWARF FESCUE & 10% KENTUCKY BLUEGRASS) *AS AVAILABLE FROM DELTA BLUEGRASS		H	SOD	

PLANTING NOTES

1. PLANT MATERIAL QUANTITIES SHOWN ON DRAWINGS ARE INFORMATIONAL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REQUIRED.
2. IMMEDIATELY AFTER AWARD OF CONTRACT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF SPECIFIED PLANT MATERIAL IS AVAILABLE FROM COMMERCIAL NURSERIES. IN CASE A PLANT IS NOT AVAILABLE, THE LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS. SUCH CHANGES WILL NOT ALTER THE CONTRACTOR'S ORIGINAL BID PRICE UNLESS A CREDIT IS DUE THE OWNER.
3. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN 6 HOURS OF FILLING. THE CONTRACTOR SHALL ENSURE ALL PLANT PITS HAVE POSITIVE DRAINAGE. SEE SPECIFICATIONS FOR EXACT REQUIREMENTS.
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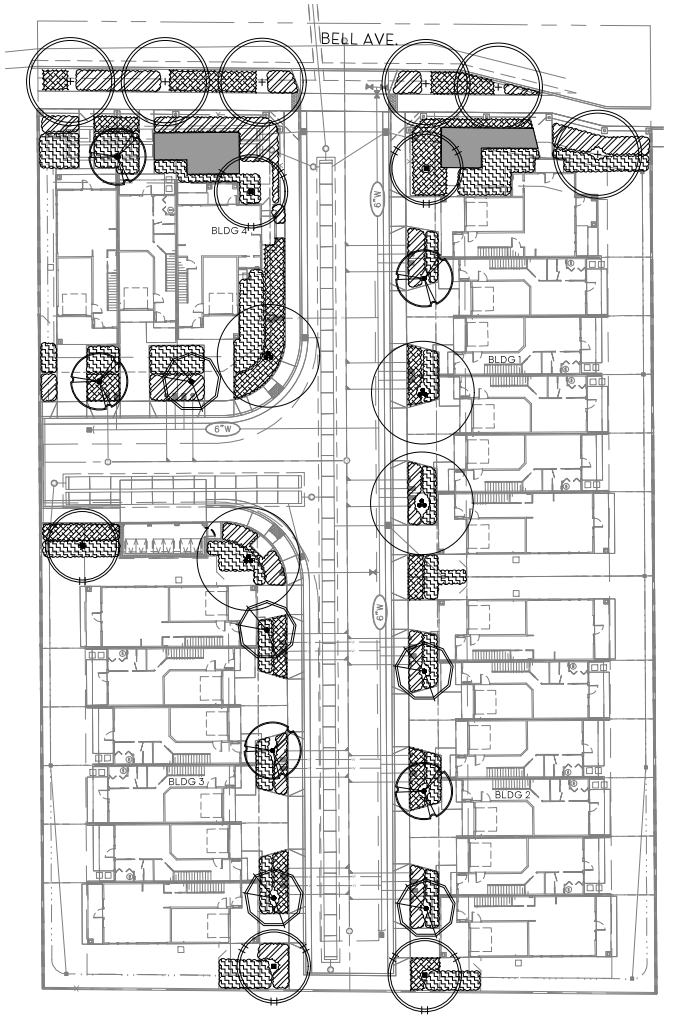
7. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITY SYSTEMS PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION THAT MAY CAUSE DAMAGE TO EXISTING STRUCTURES. CALL U.S.A. TO LOCATE ALL EXISTING UTILITIES (800) 227-2600. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/REPLACEMENT OF DAMAGED UTILITIES, TO THE SATISFACTION OF THE OWNER OR GOVERNING AGENCY AND AT NO EXTRA COST TO THE OWNER OR INCREASE IN BID AMOUNT.
8. INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF SIX INCHES INTO LANDSCAPE AREA (UNLESS CONTRA-INDICATED BY A SOIL TEST).
9. ALL NON-TURF PLANTING AREAS (EXCEPT BIOSWALE AREAS) SHALL BE TOP DRESSED WITH A 3" LAYER OF CHIPPED BARK MULCH. PARTICLE SIZE SHALL BE A MINIMUM OF TWO (2) INCHES. BIOSWALE AREAS TO RECEIVE A 3" MIN. LAYER OF 1"-3" COBBLE IN LIEU OF BARK MULCH.
10. NO TREE SHALL BE PLANTED WITHIN FIVE (5) FEET OF UNDERGROUND WATER MAINS.
11. TREES PLANTED WITHIN FIVE (5) FEET OF SIDEWALKS OR CURBS SHALL RECEIVE ROOT BARRIERS.
12. ALL PLANTING WORK SHALL BE IN ACCORDANCE WITH CURRENT CITY OF SACRAMENTO'S STANDARD SPECIFICATIONS.
13. AT THE END OF THE ESTABLISHMENT PERIOD, A FINAL WALK THROUGH WILL BE CONDUCTED BY THE CONTRACTOR, TO INCLUDE THE LANDSCAPE ARCHITECT OF RECORD AND THE OWNER'S REPRESENTATIVE.
14. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED LANDSCAPE DOCUMENTATION TO THE LANDSCAPE ARCHITECT OF RECORD SO THE LANDSCAPE ARCHITECT MAY COMPLETE THE CERTIFICATE OF COMPLETION DOCUMENTATION TO ACHIEVE PERMIT ACCEPTANCE AND SIGN OFF AT THE END OF MAINTENANCE PERIOD, AS REQUIRED BY THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE.



0' 10' 20'
(1" = 20'-0")

McCLELLAN HEIGHTS TOWNHOMES

2310-2336 BELL AVE, SACRAMENTO, CA 95838

PRELIMINARY LANDSCAPE PLAN L1

MARCH 31, 2021

WDSLA
Wilson Design Studio Landscape Architecture
1631 Alhambra Blvd., Suite 100
Sacramento, CA 95816
916.924.5814 | www.wdsla.com

/Volumes/Projects/McClellan Heights Townhomes_19119/Plans/19119_Landscape.dwg, $(DETVIEWPT) , 18:16:58, 03-31-21

IRRIGATION LEGEND

SYMBOL	MAN. / MODEL NO.	DESCRIPTION	RADIUS	PSI.	GPM	PRECIP. RATE
	HUNTER HDL-06-18	HDL DRIP TUBING /0.60 GPH EMITTERS SPACED AT 18" O.C. INSTALL TUBING ON-GRADE, PER MANUFACTURERS INSTRUCTIONS, IN 18" SPACED ROWS WHERE SHOWN.	N/A	30	0.69/100'	0.43
	HUNTER ECO-MAT	ECO-MAT FLEECE IRRIGATION MAT WITH FLEECE WRAPPED HDL TUBING / 0.60 GPH EMITTERS SPACED AT 12" WITH ROW SPACING AT 14". INSTALL 8"-9" BELOW FINISHED GRADE WHERE SHOWN.	N/A	30	1.00/100'	0.83
	HUNTER MP ROTATOR	TURF AREAS TO BE WATERED WITH HUNTER MP ROTATORS. SIZE SPRAY NOZZLE TO ACCOMMODATE HEAD-TO-HEAD SPRAY COVERAGE. ALL SPRAY NOZZLES TO BE USED WITH HUNTER SPRAY BODY.				
	HUNTER PLD-BV	PLD MANUAL FLUSH VALVE. INSTALL AT GRADE IN 10" ROUND VALVE BOX IN PLANTER AREA LOCATED AT LOWEST POINT FROM DRIP ZONE CONTROL KIT, TYP.				
	HUNTER ECO-ID	HUNTER ECO-INDICATOR FOR SUB-SURFACE IRRIGATION. INSTALL IN A VISIBLE LOCATION AT LOWEST POINT FROM DRIP ZONE VALVE.				
NOT SHOWN	HUNTER VARIES	PLD CONNECTION FITTINGS, AS REQUIRED.				
	HUNTER RZWS-18-25-CV	ROOT ZONE WATERING SYSTEM TWO (2) PER TREE*	N/A	30	0.25 *0.50	0.86 *1.72
	HUNTER ICV	HUNTER ICV CONTROL VALVE, SIZE AS NOTED.				
	HUNTER ICV /HY100	HUNTER ICV CONTROL VALVE WITH HY100 FILTER, SIZE AS NOTED.				
	NIBCO T-113	1" BRONZE GATE VALVE, LINE SIZE.				
	HUNTER HQ44-LRC	1" BRASS QUICK COUPLING VALVE W/ LOCKING COVER.				
MV	HUNTER ICV	X" MASTER VALVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.				
FS	CST FSI-TXX-001	X" FLOW SENSOR FOR USE WITH CONTROLLER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.				
A	HUNTER IC-600-SS /ICM-600 /WSS-SEN	I-CORE 6 STATION CONTROLLER WITH SOLAR SYNC WIRELESS WEATHER SENSOR MOUNTED IN STAINLESS STEEL PEDISTAL MOUNTED ENCLOSURE WITH ONE (1) 6-STATION PLUG IN MODULE (12 STATIONS TOTAL). COORDINATE WEATHER STATION PLACEMENT AND ELECTRICAL CONNECTION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. CONTACT AARON MADSEN AT (916)-516-3314 FOR PRICING, PRE-CONSTRUCTION MEETING AND INSTALLATION.				

MAINLINE: SCHEDULE 40 PVC FOR SIZES 2" OR SMALLER, PVC CLASS 315 FOR SIZES 2" OR ABOVE. SOLVENT WELD FITTINGS AT 24" DEPTH, SIZE AS NOTED.

ELECTRICAL SERVICE CONDUIT WITH WIRES, RUN ALONG MAINLINE TO VALVE CONNECTIONS.

IRRIGATION LATERAL LINE: CLASS 200 PVC UP TO 2"; SCHEDULE 40 PVC PIPE FOR 2.5" OR ABOVE. SOLVENT WELD FITTINGS AT 18" DEPTH, SIZE AS NOTED.

IRRIGATION SLEEVE: SCHEDULE 40 PVC, SIZE TO BE 2X THE TOTAL OF PIPE DIAMETER. INSTALL UNDER ALL NEW PAVING AND EXTEND 12" BEYOND HARDSCAPE EDGES

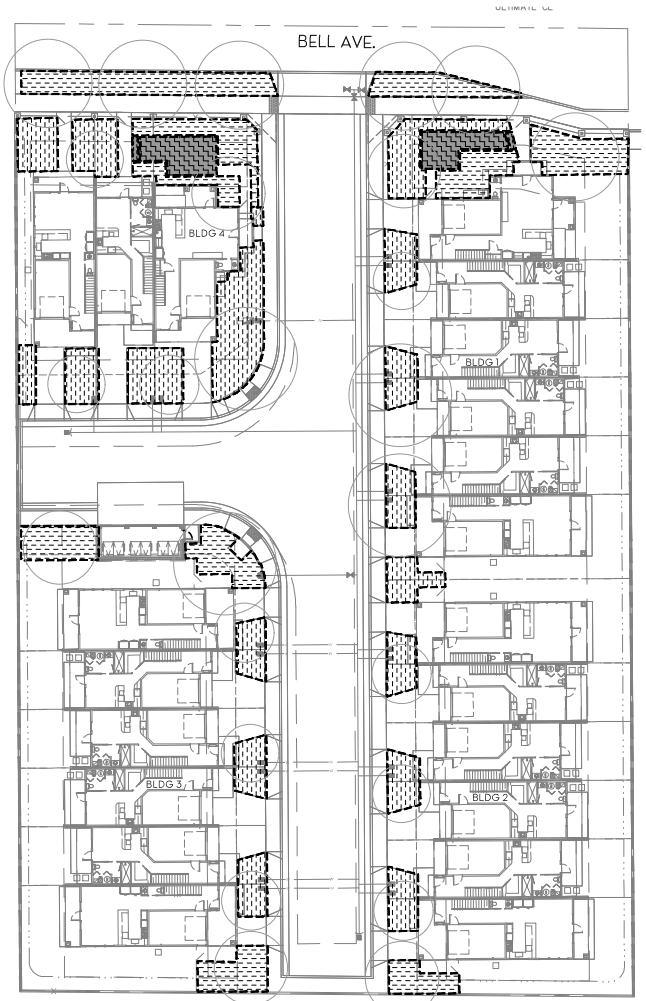
HYDROZONE AREA DELINEATION

CONTROLLER/ HYDROZONE # - GPM (IRRIGATION PRODUCT TYPE)
VALVE SIZE - PRECIP.RATE/PSI/HYDROZONE AREA (SF)
VALVE WATER USE TYPE

FULL IRRIGATION SYSTEM COVERAGE DELINEATION WILL BE SUBMITTED WITH PLANS FOR BUILDING PERMITS

IRRIGATION NOTES

1. THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT, PIPING, VALVES, ETC... SHOWN WITHIN PAVED AREAS ARE FOR DESIGN PURPOSES ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. ALL IRRIGATION LINES AND WIRING SHALL BE IN SLEEVING WHEN CROSSING UNDER PAVING.
2. THE X" IRRIGATION WATER METER AND BACKFLOW PREVENTION DEVICE PROVIDED (REFER TO CIVIL PLANS) IS CAPABLE OF PROVIDING A MAXIMUM FLOW OF XX GPM. THIS SYSTEM DESIGNED TO OPERATE AT 50% OF THE MAXIMUM FLOW, OR XX GPM. NO COMBINATION OF VALVES SHALL BE OPERATED AT THE SAME TIME SO THAT THE COMBINED FLOW EXCEEDS XX GPM.
3. THIS SYSTEM IS EXPECTED TO MAINTAIN A MINIMUM OPERATING PRESSURE OF 30 PSI AT THE FURTHEST POINT AWAY FROM THE P.O.C. THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE ON THE SITE PRIOR TO INSTALLATION OF THE SYSTEM. REPORT TO THE OWNER AND THE LANDSCAPE ARCHITECT ANY DIFFERENCES BETWEEN THE CONDITIONS ASSUMED ON THESE PLANS AND THE CONDITIONS ON SITE. IN THE EVENT PRESSURE AND/OR FLOW DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS REQUIRED.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, STRUCTURES AND FACILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS AROUND EXISTING AND PROPOSED SITE STRUCTURES AND FACILITIES, UNDER PAVING, ETC...
5. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
6. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL EQUIPMENT AND VALVES FOR OPTIMUM COVERAGE. INSTALL ALL SPRINKLER HEADS WITH NOZZLE OF THE APPROPRIATE DEGREE AND RADIUS FOR THE AREAS TO BE COVERED. ADJUST ADDITIONAL NOZZLES TO ELIMINATE SPRAYING ONTO WALKS, STREETS, WALLS, ETC...
7. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
8. THE CONTRACTOR SHALL PROVIDE AND PASS A WATER AUDIT BY A CALIFORNIA CERTIFIED LANDSCAPE IRRIGATION AUDITOR, AS REQUIRED BY THE CITY OF SACRAMENTO'S WATER EFFICIENT LANDSCAPE ORDINANCE PRIOR TO THE INSTALLATION OF PLANT MATERIALS AND MAKE ALL RECOMMENDED CHANGES BEFORE THE START OF THE LANDSCAPE MAINTENANCE PERIOD.
9. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED LANDSCAPE DOCUMENTATION TO THE LANDSCAPE ARCHITECT OF RECORD SO THE LANDSCAPE ARCHITECT MAY COMPLETE THE CERTIFICATE OF COMPLETION DOCUMENTATION TO ACHIEVE PERMIT ACCEPTANCE AND SIGN OFF AT THE END OF MAINTENANCE PERIOD, AS REQUIRED BY THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE.



TREE CANOPIES SHOWN FOR REFERENCE ONLY. SEE PLANTING PLAN FOR MORE INFORMATION.

0' 10' 20'
(1" = 20'-0")

McCLELLAN HEIGHTS TOWNHOMES, SACRAMENTO, CA
WATER EFFICIENT LANDSCAPE WORKSHEET
(APN: 238-0140-012, 037, & 038)

REGULAR LANDSCAPE AREAS

VALVE NUMBER	IRRIGATION METHOD	PLANT WATER USE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY* (IE)	LANDSCAPE AREA (SF)	ETAF (PF/IE)	ETAF x AREA	ETWU
A1	DRIP	LOW	0.2	0.81	7,264	0.25	1,793.58	37,714
A2	TREE RUBBLER	LOW	0.2	0.90	420	0.25	103.70	3,337
A3	TREE BUBBLER	MODERATE	0.5	0.81	280	0.62	172.84	5,562
A4	MP ROTATOR	HIGH	0.8	0.75	579	1.07	616.53	19,839
TOTALS:				(A)	8,541	(B)	2,686.66	86,451

SPECIAL LANDSCAPE AREAS

VALVE NUMBER	IRRIGATION METHOD	PLANT WATER USE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY* (IE)	LANDSCAPE AREA (SF)	ETAF (PF/IE)	ETAF x AREA	ETWU
N/A	N/A	N/A	0	0.00	0	1.00	0.00	0
TOTALS:				(C)	0	(D)	0.00	0

TOTAL AREA: 8,541

ETO:	51.90
ETAF:	0.45

ETWU = (ETO x 0.62 x ETAF x AREA)
MAWA = (ETO x 0.62 [(ETAF x LA) + (1- ETAF) x SLA])

ETWU TOTAL:	86,451
MAWA TOTAL:	123,689

ETWU < MAWA

*ETAF IS 0.55 FOR RESIDENTIAL APPLICATIONS AND 0.45 FOR COMMERCIAL APPLICATIONS.
*TREE AREA IS CALCULATED BY THE AREA COVERED BY ROOT BALL IRRIGATION (28 SF EA.)

ETAF CALCULATIONS

REGULAR LANDSCAPE AREAS		
TOTAL ETAF x AREA	(B)	2,686.66
TOTAL AREA	(A)	8,542
AVERAGE ETAF	(B) / (A) =	0.31
ALL LANDSCAPE AREAS		
TOTAL ETAF x AREA	(B + D)	2,686.66
TOTAL AREA	(A + C)	8,542
SITEWIDE ETAF	(B + D) / (A + C) =	0.31

A WATER EFFICIENT LANDSCAPE WORKSHEET
NO SCALE

McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVE, SACRAMENTO, CA 95838

IRRIGATION PLAN L2
MARCH 31, 2021

WDSLA
Wilson Design Studio Landscape Architecture
1631 Alhambra Blvd. Suite 100
Sacramento, CA 95816
916.324.5614 | www.wdsla.com

PLANT LEGEND

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	WALK-ON BARK MULCH ONLY				

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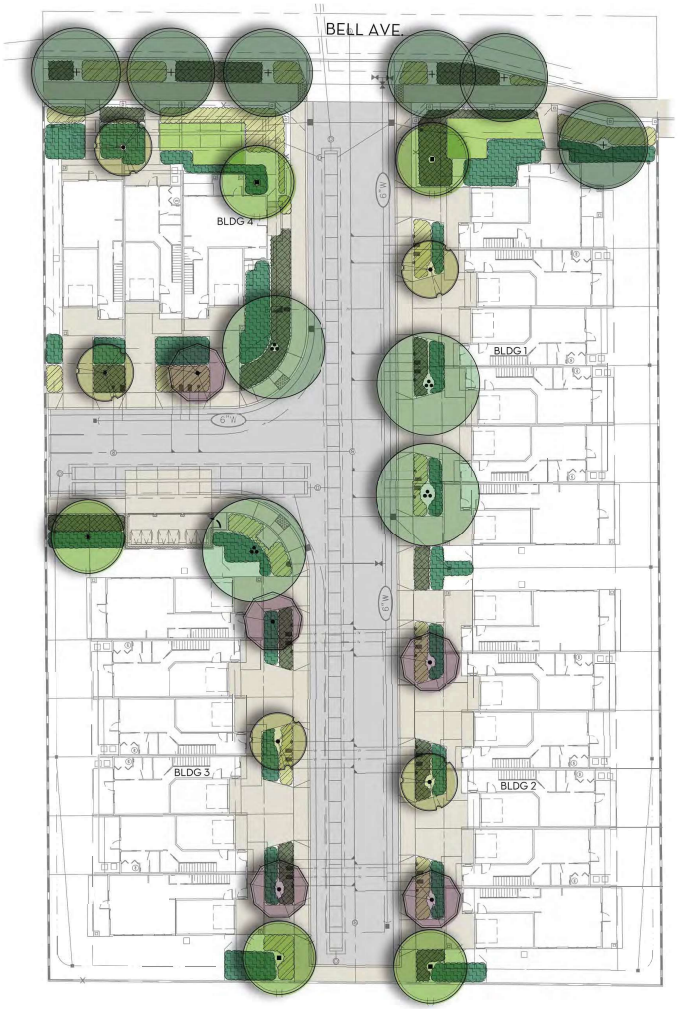
13. AT THE END OF THE ESTABLISHMENT PERIOD, A FINAL WALK THROUGH WILL BE CONDUCTED BY THE CONTRACTOR, TO INCLUDE THE LANDSCAPE ARCHITECT OF RECORD AND THE OWNER'S REPRESENTATIVE.
14. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED LANDSCAPE DOCUMENTATION TO THE LANDSCAPE ARCHITECT OF RECORD SO THE LANDSCAPE ARCHITECT MAY COMPLETE THE CERTIFICATE OF COMPLETION DOCUMENTATION TO ACHIEVE PERMIT ACCEPTANCE AND SIGN OFF AT THE END OF MAINTENANCE PERIOD, AS REQUIRED BY THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE.



0' 10' 20'
(1" = 20'-0")

McCLELLAN HEIGHTS TOWNHOMES

2310-2336 BELL AVE, SACRAMENTO, CA 95838

PRELIMINARY LANDSCAPE PLAN L3

MARCH 31, 2021

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J:\Projects\Projects_2019\Projects\19119_McClellan Heights Townhomes\Drawings\Landscape\19119_McClellan Heights Townhomes_L3.dwg, 3/31/2021 10:54:50, Chris Ortiz