

# Agenda

## Director Hearing

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

### DIRECTOR(S)

**Bruce Monighan**, Design Director,  
**Sean de Courcy**, Preservation Director  
**Kevin Colin**, Zoning Administrator

### CITY STAFF

**Jordyn Tanaka**, Administrative Technician

**Thursday April 23, 2026**  
**1:00 p.m.**

### Join this meeting via Zoom

<https://cityofsacramento-org.zoom.us/j/87279332547?pwd=YbShY1pQF5dXajYGOtTVgN7Eq67dmJ.1>

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Webinar ID: 872 7933 2547

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Public Participation Instructions: Click the link below

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**1. 22 Lake Vista Addition (DR26-074) (Noticed 4/10/2026)**

**Location:** 22 Lake Vista Court; APN(s): 030-0660-035-0000; (District 7)  
Entitlements: **Item A.** Environmental Exemption (Per CEQA 15301-Existing Facilities); and **Item B.** Request for a minor modification to previously approved DR25-128 for a front residential addition to an existing single family residence with setback deviations on a 0.22 acre parcel in the Single-Unit Dwelling (R-1) Zone within the Citywide Design Review Area;

**Contact:** Matthew Sites, Senior Architect, (916) 808-7646,  
[MSites@cityofsacramento.org](mailto:MSites@cityofsacramento.org)

**2. Boulevard 15 Tentative Map Time Extension (Z26-012) (Noticed 4/10/2026)**

**Location:** 2001 and 2005 Del Paso Boulevard; APN(s): 275-0042-007-0000, 275-0042-008-0000; (District 2)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** A request for Tentative Subdivision Map Time Extension for 2 years (until May 18, 2028) of a previously approved Tentative Subdivision Map (Z22-084) to subdivide 2 parcels into 15 parcels in the General Commercial Zone, Transit Overlay (C-2-TO-SPD) within the Del Paso/Arden Special Planning District with a Tentative Map Design Deviation to create parcels with no public street frontage.

**Contact:** Jose Quintanilla, Associate Planner, (916) 808-5879,  
[JQuintanilla@cityofsacramento.org](mailto:JQuintanilla@cityofsacramento.org)

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#### Director Hearings

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**Webinar ID:** 872 7933 2547    **Passcode:** 955195

**Dial in via telephone:** +16694449171 (Toll Free)

**Meeting ID:** 87279332547    **Passcode:** \*955195#

### Notetaking and meeting minutes:

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A recording of the meeting can viewed upon request, please contact the planner associated with the project their contact information can be found on the agenda.

All meeting minutes can be found on the [City's webpage](#), organized by year, any minutes not shown can be viewed upon request.

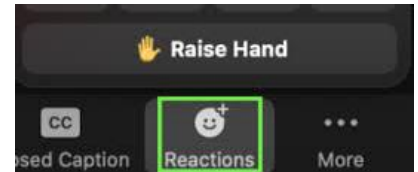
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1. **LOCATE** the meeting agenda and Zoom link here:

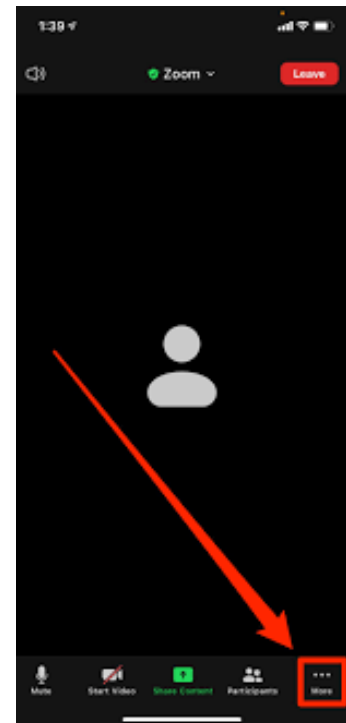
<https://www.cityofsacramento.gov/community-development/meetings-and-hearings/director-hearings>

2. **LOGIN** to the meeting by either clicking on the Zoom webinar link on the meeting’s agenda or dialing the Zoom phone number and entering the webinar ID.
3. **“RAISE YOUR HAND”** to speak when a Director confirms the public comment speaking period for your desired item.

- a. **Online:** If you are online, click on “Raise Hand” on the bottom of your screen. First click “reactions”; then click “Raise Hand” (see image at right).



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- c. **Telephone:** If you are calling in via telephone, to raise your hand, dial \*9 (star-nine). Then to unmute or mute, dial \*6 (star-six). Speakers will be called on by the last four digits of their phone number.



When it is your time to speak, it is recommended, but not required, that you give your name. All speakers will have 3 minutes to address the Director(s) and will be muted after the allocated time. Participants who wish to speak on multiple agenda items will follow the same process.

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**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 minor modifications to the 22 Lake Vista Addition for project known as file **DR26-074**. Draft Findings of Fact and Conditions of Approval for the project are included below.

**Project Information:**

1. **Environmental Determination** project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities).
2. **Site Plan and Design Review** for a minor modification to previously approved DR25-128 for a front residential addition to an existing single family residence with setback deviations on a 0.22 acre parcel in the Single-Unit Dwelling (R-1) Zone within the Citywide Design Review Area.

Location: 22 Lake Vista Court, Sacramento, 95831 (District 7)

Assessor's Parcel Numbers: 030-0660-035-0000

Applicant: Mike Bouchard  
MJB Homes Inc dba MJB Construction

Property Owner: Angie Wei

Project Planner: Matthew Sites, Senior Architect

General Plan Designation: Neighborhood  
Community Plan Area: Pocket  
Design Review Area: Citywide SPDR  
Existing Land Use of Site: Residential  
Existing Zoning: Single-Unit Dwelling Zone (R-1)

**Surrounding Zoning and Land Use:**

North (front):	(R-1)	Residential
South (rear):	(A)	Open Space (Lake)
East (interior):	(R-1)	Residential
West (interior):	(R-1)	Residential

## Site Information:

Existing Property Size:	Approx. 0.22 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

## Project Analysis:

The subject parcel is located within the well-established Greenhaven Community. The project is proposing an in-law quarters addition at the front of the home which was previously approved under entitlement DR25-128. This entitlement does not modify the previously approved addition and exterior renovation which features vertical wood siding, new windows, and the reintroduction of a period-appropriate mansard roof to match the existing structure. Designed to maintain a consistent aesthetic, the addition will complement the architectural character of the home and serve as a welcome enhancement to this lake-centric community.

The proposal does not meet Sacramento City Code (SCC) 17.204.240(A)1:

*If there are at least two other buildings with front-yard setbacks on the same side of the street on the same block as the lot for which the setback is being determined, the front-yard setback must be equal to either of the two nearest buildings' setbacks or in between the two nearest buildings' setbacks.*

After issuing the Building Permit for the proposed addition, field verification measurements identified inconsistencies between the approved plans and existing site conditions. Based on measurements taken from the existing structure, the addition encroaches into the required front yard setback by up to 3 feet 9 inches at its furthest point, whereas the approved plans indicated compliance with a 25-foot front setback.

The 25-foot front yard setback approved under DR25-128 was considered appropriate based on the adjacent property (File No. DR23-274), which established a reduced front setback through a Director-level review. As the parcel to the north remains vacant, the property at 22 Lake Vista is required to adhere to the established 25-foot front yard setback or request a deviation. The addition also extends approximately six inches into the 5-foot interior side yard setback. Noting the discrepancies, the applicant requests a front and interior side yard setback deviation to 17.204.240(A)2 and 17.204.240(B)1 to continue the construction of the addition as is.

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

- 1) The existing front setback's residences located on Lake Vista Court range from approximately 13 to 32 feet. The proposed front setback of 21 feet 3 inches does not further decrease the street façade variation along the established street
- 2) The proposed front and interior side yard encroachment does not significantly impact the privacy of adjacent neighbors

- 3) The encroachment does not significantly impact the established assemblage of homes on the block as the street is curved and variation will not be visually detectable
- 4) The design will remain consistent with the neighborhood design aesthetic as all the residences have been constructed with variations to the front yard setbacks.

### **Public / Neighborhood Outreach And Comments:**

The project was notified to property owners, tenants, and neighborhood groups within 500 feet of the subject site, and the site was posted for the hearing on Thursday, April 9, 2026. Neighborhood associations that were notified for the hearing include Preservation Sacramento, Lake Greenhaven Neighborhood Association (HOA), and Pocket Greenhaven Community Association. Staff received seven letters of support for the deviations as of the drafting of this report.

### **Environmental Considerations:**

Class 15301 consists of 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.

### **Draft Findings of Fact:**

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 dwellings, with exception of the front and interior side yard setbacks. Furthermore, the project meets the citywide design principles in relation to single-family residences. Justification for the deviations can be found within the Project Analysis section of the staff report.
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 dwellings.
5. The design, layout, and physical characteristics of the proposed project ensure energy consumption is minimized and use of renewable energy sources is encouraged.

6. The design, layout, and physical characteristics of the proposed project are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance and will not be a detriment to the neighborhood.
7. The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2025 Adequate Progress Annual Report accepted by the City Council on October 21, 2025 (Resolution No. 2025-0282).
- 8.

#### **DRAFT CONDITIONS OF APPROVALS:**

##### **Planning Department / Design Review – Matthew Sites**

1. The development shall be constructed by approved plans and conditions of approval.
2. Provide the following building materials on the single unit dwelling addition as indicated by the approved plans.
  - a. Single ply membrane roof with minimum 30-year dimensional composite shingle wrapped mansard roof around perimeter
  - b. Vertical fiber cement panel siding (Hardie Sierra 8 panel basis of design - no grooved plywood) and trim painted to match the existing paint color
  - c. Horizontal sliding and fixed dual pane vinyl windows with wood or fiber cement trim to match existing
  - d. Solid core wood entry door with raised panels
  - e. Double sliding vertical vinyl patio door
  - f. Fascia gutters and downspouts to match existing

##### *General*

3. Construct landscape improvements including all required irrigation, ground coverings, shrubs, and trees as shown on the final approved landscape plan exhibit. Additional landscaping can be added beyond what was previously approved to facilitate a softer transition to the new front setback.
4. City Tree and Private Protected Tree removal is not permitted as part of this entitlement.

5. Any work involving a city tree, private protected tree, or within the park strip requires a tree permit. If any work involving a city tree, private protected tree, or within the park strip a tree permit shall be obtained from Urban Forestry.
6. All newly installed ground-mounted and roof-mounted mechanical equipment must be completely concealed from all adjacent and approaching right-of-way views. At a minimum, the screening shall be as high as the mechanical equipment being installed. The equipment shall be screened from any street view using parapet, fencing, landscaping, or an architecturally integrated screen wall.
7. Trash receptacles and irrigation controls shall be screened from street view.
8. The applicant shall obtain all necessary building permits prior to commencing construction. No permits shall be issued within the 7-day reconsideration period.
9. 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.
10. Any modification to the project shall be subject to the review and approval of planning staff (and may require additional entitlements).
11. This approval shall expire in three (3) years from the approval date.

**Sacramento Area Sewer District** – Manjot Dhugga, EIT

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

**PG&E** – Pacific Gas and Electric Company Plan Review Team

13. Before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work.

**Park Planning and Development Department** – Molivann Phlong

14. 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, Doreen Chia, (916)808-5447, [dchia@cityofsacramento.org](mailto:dchia@cityofsacramento.org)*).

*Advisory:*

- ADV.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 combined sewer system drainage impact 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.

- ADV.2. DOU - If the aggregate landscape area of this project is equal to or greater than 500 sq. ft., it is subject to Water Efficient Landscape Requirements, Chapter 15.92 of the Sacramento City Code, consistent with Chapter 2.7 of the California Code of Regulations, the Model Water Efficient Landscape Ordinance.
- ADV.3. PARKS - Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at \$3,452. This project proposes a total of one (1) single family dwelling unit, with 1,569 square feet of residential development. The Park Development Impact Fee due for this project is based on the Central City Incentive Zone Rate of \$2.20 per square foot for residential projects, with a minimum rate of \$1,634 for units under 750 square feet and a maximum of \$4,360 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. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

## ATTACHMENTS:

Exhibit A: Site Plan, Floor Plan, Elevations

Exhibit B: Letters of Support

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Recommendation Approved:



Matthew Sites (Apr 16, 2026 14:32:45 PDT)

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Matthew Sites  
Senior Architect, AIA

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

**SHEET INDEX**

- A-0 RFD PLAN & TITLE SHEET
- A-01 CALGREEN MANDATORY MEASURES
- A-1 FOUNDATION PLAN
- A-2 PROPOSED ADDITION
- A-3 EXISTING FOUNDATION & SECTION
- A-4 LEFT & RIGHT ELEVATION
- A-5 FOUNDATION PLAN
- A-6 ELECTRICAL PLAN
- A-7 ELECTRICAL PLAN
- 300 STRUCTURAL NOTES
- 301 STRUCTURAL DETAILS

**SCOPE OF WORK**

PROJECT SCOPE INCLUDES THE CONSTRUCTION OF A 375 S.F. ADDITION TO THE EXISTING RESIDENCE.

**STRUCTURAL DESIGN INFO.**

DESIGN WIND SPEED LOCATION 38.510018R -121.554925  
 ROOF U/C LOAD 20 PSF  
 GROUND SNOW LOAD 0 PSF  
 BASIC WIND SPEED 115 MPH  
 RISK CATEGORY "II"  
 WIND EXPOSURE "C"  
 SITE CLASS CATEGORY "D"  
 S<sub>w</sub> 0.2 sec 0.77g  
 S<sub>1</sub> 1.0 sec 0.20g

**OWNER INFORMATION**

MFN: 030-0860-035-000  
 ADDRESS: 22 LAKE VISTA CT  
 SACRAMENTO, CA 95831  
 OWNER: MJB HOMES

**GENERAL CONTRACTOR**

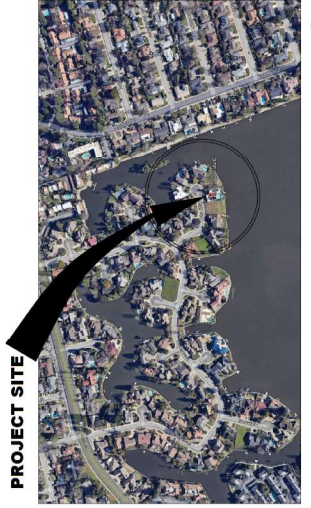
CONTRACTOR: MJB HOMES  
 ADDRESS: 1500 YUBA BLVD #270  
 SACRAMENTO, CA 95811  
 PHONE: 916-442-9725  
 THESE PLANS ARE FOR THE USE OF MJB HOMES ONLY.  
 THESE PLANS ARE THE PROPERTY OF CS ENGINEERING BY AMERICAN DESIGN SOLUTIONS & MJB HOMES.

**DESIGN CRITERIA**

USE THE FOLLOWING GROUP RISK CATEGORY: MODERATE  
 (C) RESIDENCE (NOT IN SCOPE)  
 (E) GARAGE (NOT IN SCOPE)  
 (N) PROPOSED ADDITION  
 (M) EXISTING RESIDENCE IS NOT CURRENTLY EQUIPPED WITH A FIRE SPRINKLER SYSTEM

**GENERAL NOTES**

1. THE DRAWING LOCATION, DIMENSIONS, REFERENCE AND TYPICAL DETAILS OF CONSTRUCTION. THE DRAWINGS DO NOT INDICATE EVERY CONDITION. SIMILAR TO PARTS THAT ARE DETAIL.
  2. DO NOT SCALE DRAWINGS.
  3. REVISIONS TO THESE DRAWINGS SHALL BE INDICATED BY A REVISION TABLE. THE DESIGNER AND ENGINEER FOR RESOLUTION, AS SOON AS POSSIBLE.
  4. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS SHALL PRECEDE OVERLAP DRAWINGS. THE DESIGNER AND ENGINEER FOR RESOLUTION, AS SOON AS POSSIBLE.
  5. CONFLICT DIMENSIONS ARE GIVEN TO FACE OF CONCRETE, AND/OR TO FACE OF BRICK.
  6. BUILDING DIMENSIONS ARE GIVEN TO FACE OF FOUNDATION WALLS. FOUNDATION WALLS SHALL BE CONSTRUCTED TO FACE OF FOUNDATION WALLS. FOUNDATION WALLS SHALL BE CONSTRUCTED TO FACE OF FOUNDATION WALLS.
  7. ALL WORK, MATERIALS, METHODS, ETC. SHALL CONFORM TO ALL GOVERNING BUILDING CODES, REGULATIONS AND ORDINANCES. 2022 CBC.
  8. SITE BOUNDARY LINES, BOUNDARY DIMENSIONS AND BOUNDARY DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL SITE CONDITIONS MAY VARY FROM THE DRAWINGS. THE CONTRACTOR SHALL VERIFY THE SITE AND SETBACKS HIMSELF AS TO ACTUAL GRASSES, UTILITIES, AND OTHER FEATURES. TRUE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
  9. WHERE NO MATERIAL NOTES OCCUR, THE MATERIAL INDICATION SHALL INDICATE MATERIAL TYPES AND ITEMS.
- THESE DRAWINGS AND ANY ELECTRONIC MEDIA ARE THE PROPERTY OF CS ENGINEERING. NO PARTS OF THESE DRAWINGS MAY BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF CS ENGINEERING. THESE DRAWINGS ARE THE PROPERTY OF CS ENGINEERING. NO PARTS OF THESE DRAWINGS MAY BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF CS ENGINEERING.

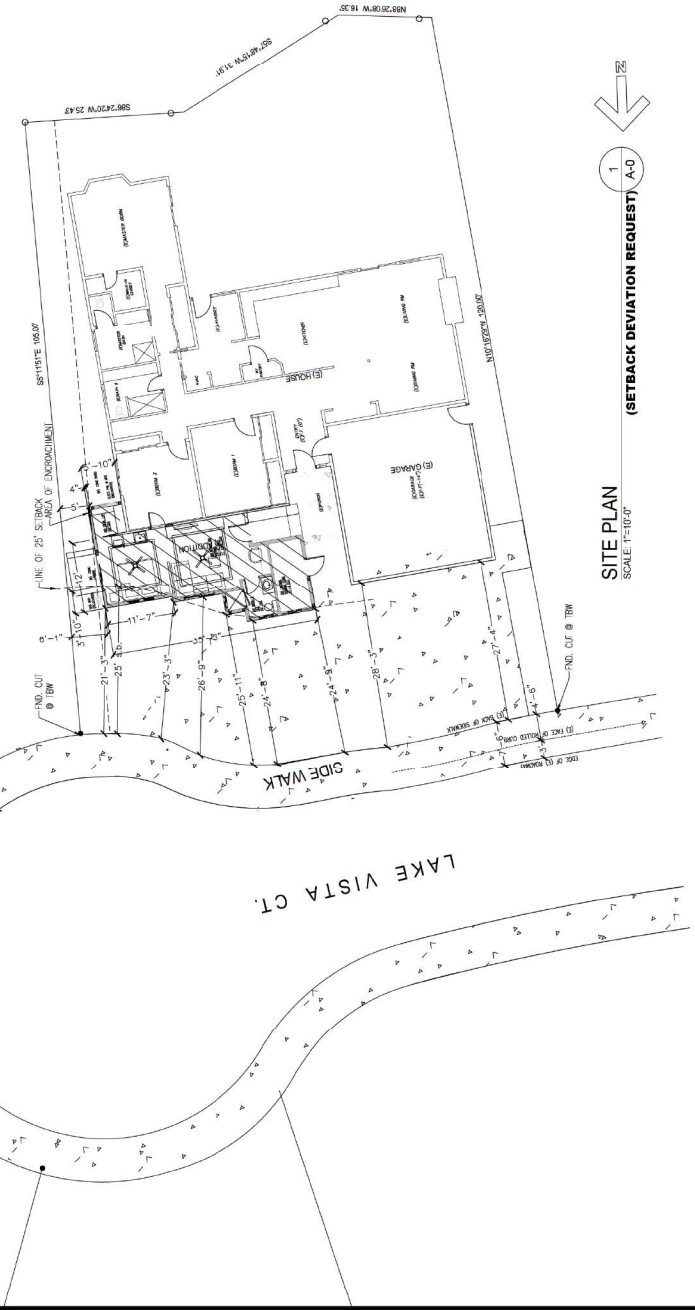


**PROJECT SITE**



**VICINITY MAP**  
 NO SCALE

**THIS IS NOT A SURVEY**  
 OWNER AND CONTRACTOR SHALL VERIFY ALL PROPERTY LINES, SETBACKS, RECORDS TO DETERMINE THE EXACT LOCATION OF A CONSTRUCTION. THE CONTRACTOR SHALL VERIFY REFERENCE ELEVATIONS BEFORE GRADING. CONDUCT GUT & UPGRADE ELECTRICAL SERVICE PANEL TO ROOMS.



**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

**(SETBACK DEVIATION REQUEST)**

REVISIONS:	DATE	BY

DRAWING BY:  
 JM

RESIDENTIAL ADDITION TO EXISTING SINGLE-FAMILY HOME  
 22 LAKE VISTA CT,  
 SACRAMENTO, CA 95831

**OVERALL  
 SITE PLAN**

SCALE: AS NOTED  
 DATE: 06/04/2025  
 PROJECT NO.: 2025-03  
 DRAWING NO.

**A0.1**



**OVERALL SITE PLAN**  
 SCALE: 3/32" = 1'-0"

1  
 A0.1

REVISIONS:

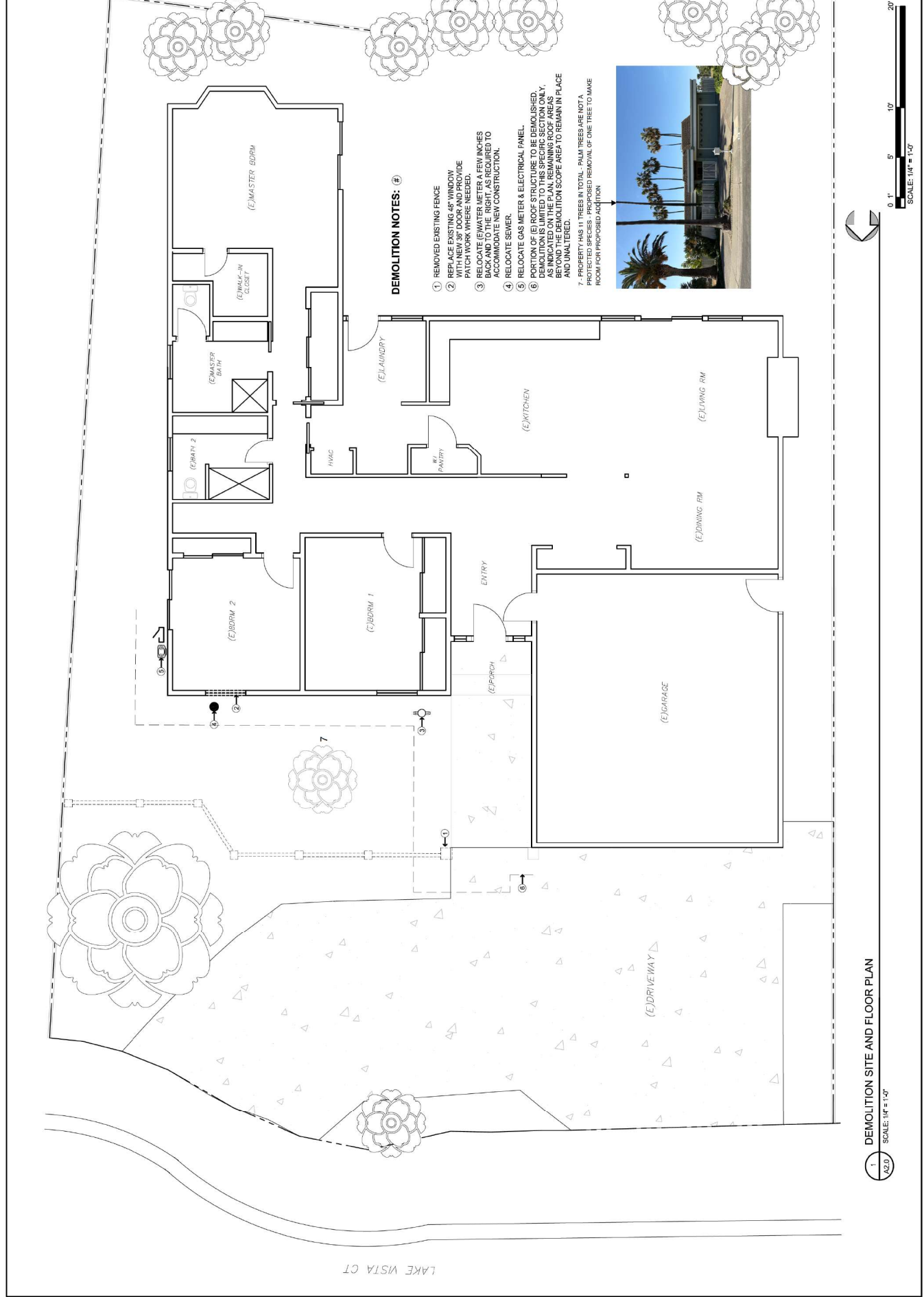

DRAWING BY:  
JM

RESIDENTIAL ADDITION TO EXISTING SINGLE-FAMILY HOME  
22 LAKE VISTA CT.  
SACRAMENTO, CA 95831

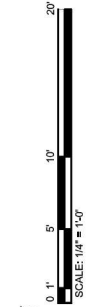
DEMO SITE  
AND FLOOR  
PLAN

SCALE: AS NOTED  
DATE: 08/14/25  
PROJECT NO.: 2025-03  
DRAWING NO.:

A2.0



- DEMOLITION NOTES: #**
- 1) REMOVED EXISTING FENCE
  - 2) REPLACE EXISTING 48" WINDOW WITH NEW 36" DOOR AND PROVIDE PATCH WORK WHERE NEEDED.
  - 3) RELOCATE E) WATER METER A FEW INCHES FROM EXISTING LOCATION TO ACCOMMODATE NEW CONSTRUCTION.
  - 4) RELOCATE SEWER.
  - 5) RELOCATE GAS METER & ELECTRICAL PANEL.
  - 6) PORTION OF E) ROOF STRUCTURE TO BE DEMOLISHED. DEMOLITION TO BE LIMITED TO AREAS INDICATED ON THE PLAN. REMAINING ROOF AREAS BEYOND THE DEMOLITION SCOPE AREA TO REMAIN IN PLACE AND UNALTERED.
  - 7 - PROPERTY HAS 11 TREES IN TOTAL - PALM TREES ARE NOT A PROTECTED SPECIES - PROPOSED REMOVAL OF ONE TREE TO MAKE ROOM FOR PROPOSED ADDITION



1 DEMOLITION SITE AND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

LAKE VISTA CT

REVISIONS:

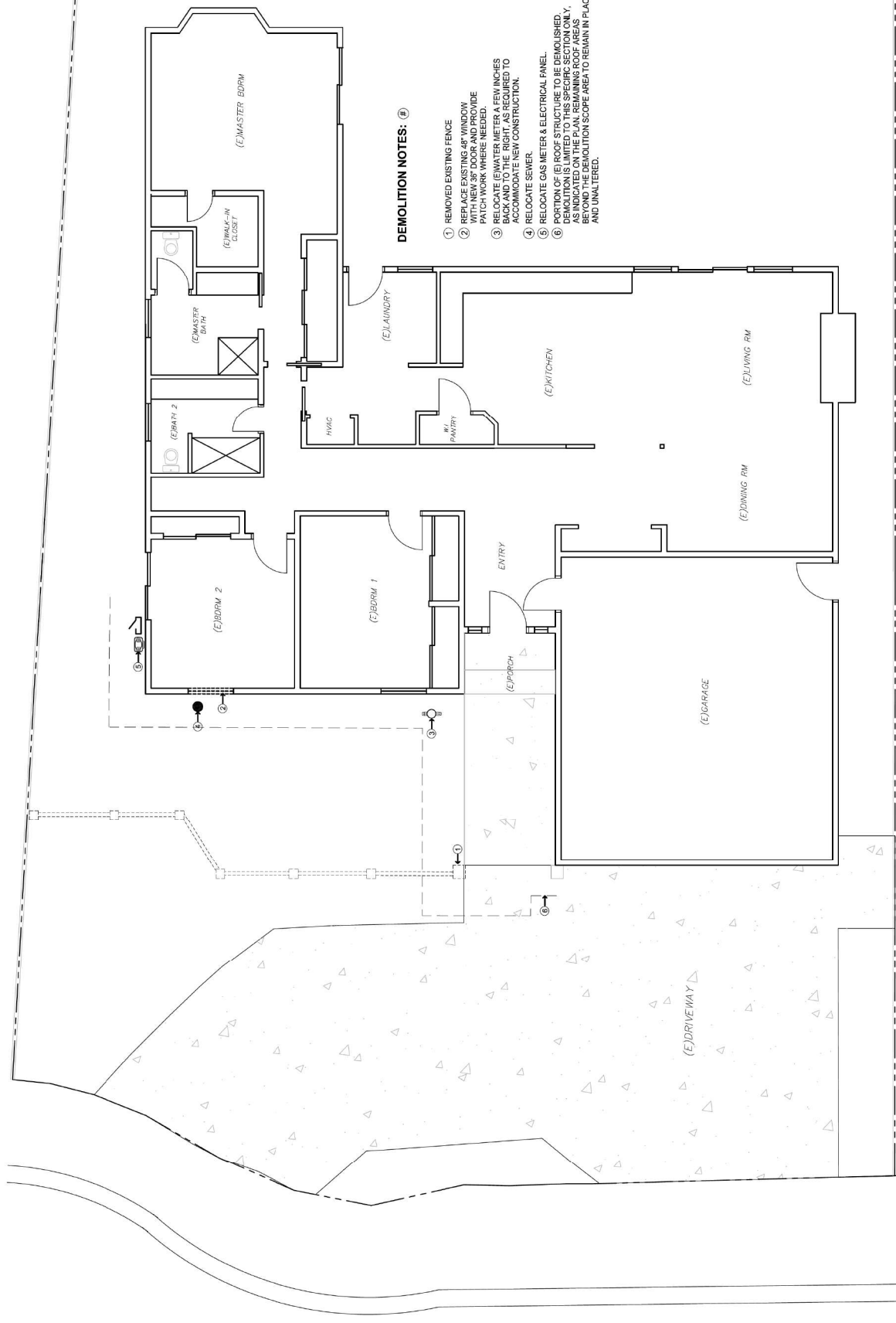

DRAWING BY: JM

RESIDENTIAL ADDITION TO EXISTING SINGLE-FAMILY HOME  
 22 LAKE VISTA CT.  
 SACRAMENTO, CA 95831

DEMO SITE AND FLOOR PLAN

SCALE: AS NOTED  
 DATE: 06/05/2025  
 PROJECT NO: 2025-03

DRAWING NO: A2.0



LAKE VISTA CT

1 DEMOLITION SITE AND FLOOR PLAN  
 A2.0 SCALE: 1/4" = 1'-0"





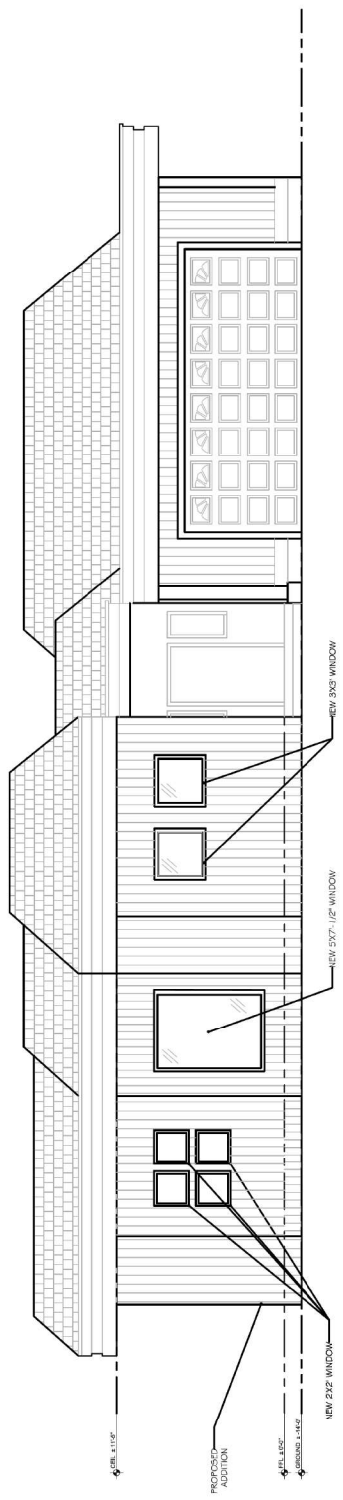
REVISIONS:	DATE:	BY:

DRAWING BY:  
JM

RESIDENTIAL ABSENTEE CARE CENTER - FAMILY HOME  
22 LAKE VISTA CT.  
SACRAMENTO, CA 95831

**PROPOSED ELEVATIONS**  
SCALE: AS NOTED  
DATE: 06/05/2025  
PROJECT NO: 2025-03  
DRAWING NO:

**A3.1**



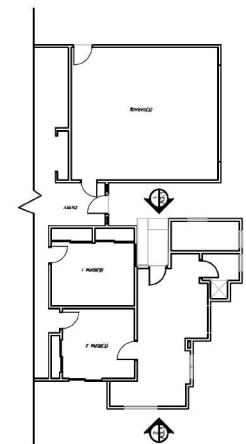
**3 FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"  
A3.1

**OPERABLE WINDOW IN ALL BEDROOMS PER CALIFORNIA BUILDING CODE AND CALIFORNIA RESIDENTIAL CODE 2022**  
PROVIDE AT LEAST ONE OPERABLE WINDOW OR DOOR APPROVED FOR EMERGENCY ESCAPE FOR EACH ROOM. THE REQUIRED OPENING MUST BE SHOWN TO COMPLY WITH ALL OF THE WINDOW WILL MEET THE FOLLOWINGS

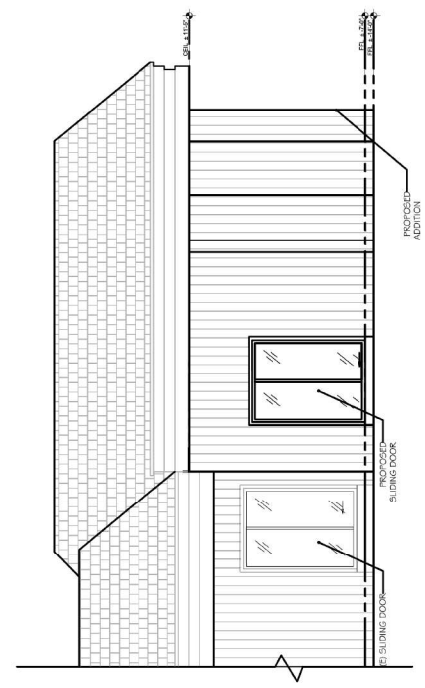
- MAXIMUM FINISHED FLOOR HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.
- SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET.
- THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 20".
- THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20".

**TEMPERED GLASS LOCATIONS**  
PROVIDE TEMPERED GLASS AT ALL HAZARDOUS LOCATION.

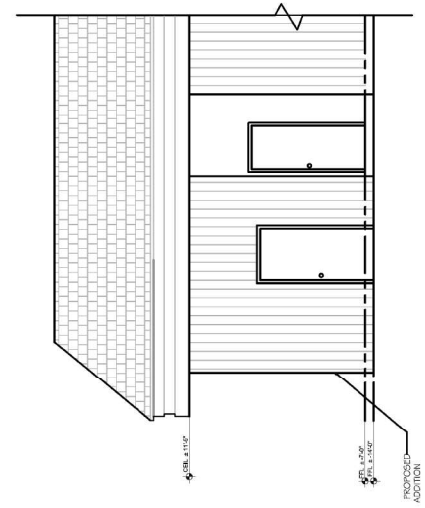
- GLASS IN ENCLOSING SHOWER DOORS, SLIDING GLASS DOORS, SHOWER DOORS.
- GLASS ENCLOSING SHOWER, BATH, HOT TUB OR SAUNA WHERE WINDOW IS LESS THAN 60" ABOVE FLOOR.
- GLASS WITH 20% ARC OF EITHER DOOR EDGE IN A CLOSED POSITION WHERE WINDOW IS LESS THAN 60" ABOVE FLOOR.
- ANY GLASS PANEL - 8' S.F. AND < 8" BUT > 36" ABOVE THE FLOOR.



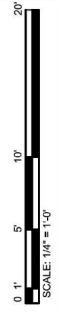
**1 FLOOR PLAN**  
SCALE: 1/4" = 1'-0"  
A3.1



**2 EAST SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"  
A3.1



**1 WEST SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"  
A3.1



REVISIONS:

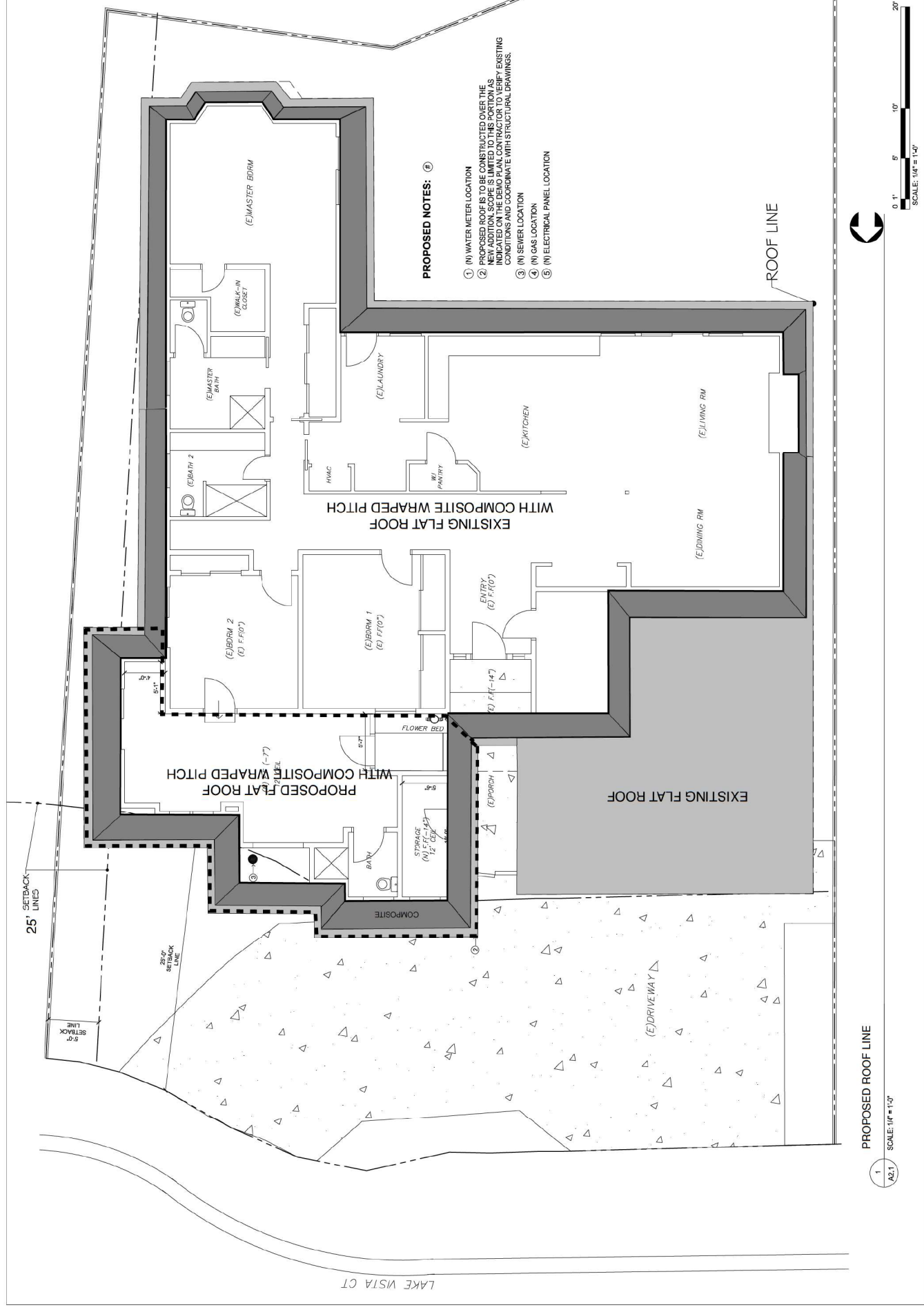

DRAWING BY: JM

RESIDENTIAL ADDITION TO EXISTING SINGLE-FAMILY HOME  
 22 LAKE VISTA CT.  
 SACRAMENTO, CA 95831

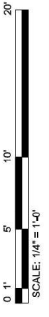
PROPOSED ROOF LINE

SCALE: AS NOTED  
 DATE: 08/06/2023  
 PROJECT NO: 230204

A4.1



- PROPOSED NOTES:**
- (1) WATER METER LOCATION
  - (2) PROPOSED ROOF TO BE CONSTRUCTED OVER THE EXISTING ROOF. SEE STRUCTURAL DRAWINGS FOR DETAILS. INDICATED ON THE PERM PLAN CONTRACTOR TO VERIFY EXISTING CONDITIONS AND COORDINATE WITH STRUCTURAL DRAWINGS.
  - (3) SEWER LOCATION
  - (4) GAS LOCATION
  - (5) ELECTRICAL PANEL LOCATION



PROPOSED ROOF LINE

1  
 A2.1 SCALE: 1/4" = 1'-0"

April, 2026

The City of Sacramento  
Community Development Department

Dear Design Reviewer:

We write in support of Angie and Jerry's permit application to add a guest suite to the front of their home at 22 Lake Vista Court. We appreciate them as neighbors, we support their long term planning for Mama Wei's care, and their own plans to stay and age in our community.

We have seen the proposed design of their home addition, including the minor modification they are seeking. We believe that it still maintains the current look and feel of their home and our street. We support their request for a deviation at the Director's hearing on April 23<sup>rd</sup>.

We urge you to support their permit application and thank you for the work you do.

Sincerely,

A solid black rectangular redaction box covering the signature area.

Martha Diaz

1 Lake Vista Court

Sacramento, CA 95831

April, 2026

The City of Sacramento  
Community Development Department

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Sincerely,

A large black rectangular redaction box covering the signature area.

Roger Willms and Ron Robinett

6 Lake Vista Court

Sacramento, CA 95831

April, 2026

The City of Sacramento  
Community Development Department

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Sincerely,



Rafiq and Sojeila Sheikh

10 Lake Vista Court

Sacramento, CA 95831

April, 2026

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Community Development Department

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Sincerely,



Dede and Atif Wardany )

30 Lake Vista Court

Sacramento, CA 95831

April, 2026

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Community Development Department

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Sincerely,



Chaundra Bailey

29 Lake Vista Court

Sacramento, CA 95831

April, 2026

The City of Sacramento  
Community Development Department

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Sincerely,



Roz Yee

26 Lake Vista Court

Sacramento, CA 95831

April, 2026

The City of Sacramento  
Community Development Department

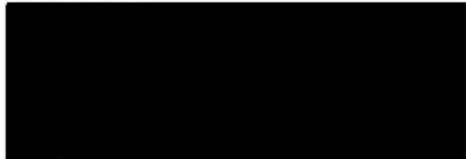
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We urge you to support their permit application and thank you for the work you do.

Sincerely,




Phyllis Mills and Sharon Leonard

21 Lake Vista Court

Sacramento, CA 95831

*I have lived across the street from this beautiful home for 46 years and I appreciate these changes !!*



## DIRECTOR REPORT

### STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve with conditions a Tentative Map Time Extension, for the project known as **Z26-012 (Boulevard 15 Tentative Map 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 May 18, 2028) of a previously approved Tentative Subdivision Map (Z22-084) to subdivide 2 parcels into 15 parcels in the General Commercial zone, Transit overlay (C-2-TO-SPD) within the Del Paso/Arden Special Planning District with a Tentative Map Design Deviation to create parcels with no public street frontage.

### PROJECT INFORMATION

Location: 2001-2005 Del Paso Boulevard

Parcel Number: 275-0042-007-0000, -008

Council District: 2

Applicant: Shaun Taylor, New Faze Development  
1825 Del Paso Blvd.,  
Sacramento, CA 95815

Property Owner: Boulevard 15, LLC,  
1825 Del Paso Blvd.,  
Sacramento, CA 95815

Project Planner: Jose Quintanilla, Associate Planner, (916) 808-5879

Hearing Date: April 23, 2026

### Land Use Information

General Plan Designation: Residential Mixed Use (RMU)

Community Plan Area: North Sacramento

Housing Element Site: Yes (20 moderate-income units)

Specific Plan: N/A

Zone: General Commercial, Transit Overlay (C-2-TO-SPD)

Special Planning District: Del Paso/Arden Special Planning District

Planned Unit Development: N/A

Design Review Area: North Sacramento

Parking District: Urban

Historic District: N/A  
Historic Landmark: N/A

Surrounding Zoning and Land Uses

North:	C-2-SPD	Commercial; Residential
South:	C-2-SPD	Commercial
East:	C-2-SPD	Commercial
West:	R-1; C-2-SPD	Residential; Commercial

Site Characteristics

Existing Property Area: 14,984 square feet / 0.344 acres  
Topography: Flat  
Street Improvements: Required  
Utilities: Required  
Existing Land Use of Site: Vacant

Other Information

Previous Files: Z22-084; P06-141

**ATTACHMENTS**

Attachment 1: Record of Decision, Boulevard 15, File Z22-084  
Attachment 2: Tentative Map.

**PROPOSED PROJECT AND ANALYSIS**

Background

The project is located on two parcels at the northeast corner of Del Paso Boulevard and Fairfield Street within the Del Paso / Arden Way Special Planning District (SPD). The site is approximately 1/3-mile from the Arden/Del Paso Light Rail Station. The project site is comprised of two vacant parcels previously used for commercial uses. The site previously contained two commercial structures which were demolished between late 2006 and early 2007. Surrounding uses include residential uses to the north, and commercial uses to the south, east, and west. The site is served by existing public infrastructure.

The subject Tentative Subdivision Map to subdivide the 0.344-acre site into 15 parcels and Tentative Map Design Deviation to create parcels without public street frontage, was approved by the Zoning Administrator and Design Director on May 18, 2023. As such, the original entitlements were set to expire on May 18, 2026.

Project Details

The applicant is requesting a two-year time extension of the Tentative Subdivision Map entitlement. This request requires Zoning Administrator approval of the Tentative Subdivision Map Time Extension to extend the validity of the entitlements until May 18, 2028. No changes to the previous approval are proposed as part of this request.

### Time Extension Entitlement Review

Sacramento City Code (SCC) section 17.828.170 requires that a tentative map be finalized within three years of approval unless a time extension is approved. SCC section 17.828.17- and the Subdivision Map Act (Cal. Gov. Code, § 66452.6(e)) allows for an extension of a tentative map up to six years. To date, the applicant has not applied for any time extensions pursuant to SCC sections 17.828.170. The tentative subdivision map has not been finalized and is valid until May 18, 2026. Staff is supportive of the request to extend the Tentative Subdivision Map for 2 years, while the applicant continues to work towards submitting the final map.

The approvals associated with Record No. Z22-084 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: Preservation Sacramento, Benito Juarez Neighborhood Association, Del Paso Boulevard Partnership (PBID), North Sacramento Chamber of Commerce, Old North Sac Neighborhood Association, Old North Sacramento (Uptown/Dixieanne) Community Association, and Rancho Del Paso Neighborhood Association. Staff has not received any objection from the above listed groups and any members of the public at the writing of this report.

### **ENVIRONMENTAL DETERMINATION**

The original approval (project Z22-084) 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).

## **FINDINGS OF FACT**

### **A. Environmental Determination: Exempt, Sections 15332**

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 May 18, 2028) of a previously approved Tentative Subdivision Map (Z22-084) to subdivide 2 parcels into 15 parcels in the General Commercial zone, Transit overlay (C-2-TO-SPD) within the Del Paso/Arden Special Planning District with a Tentative Map Design Deviation to create parcels with no public street frontage **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. 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).

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

1. The project does not include a reduction of residential capacity within the meaning of Government Code § 65863 (housing element no net loss) or Government Code § 66300 (housing crisis act no net loss).

**CONDITIONS OF APPROVAL**

- B1. The entitlements associated with Record No. Z22-084 (Tentative Subdivision Map) are extended until May 18, 2028.
- B2. The project shall comply with the conditions of approval for Record No. Z22-084 as established in the Record of Decision (see Attachment 1).
- B3. Development shall be consistent with the approved plans under Record No. Z22-084 (see Attachment 2). 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.

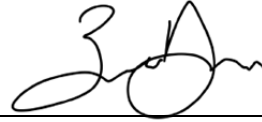
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Respectfully Submitted:



\_\_\_\_\_  
José Quintanilla  
Associate Planner

Recommendation Approved:



\_\_\_\_\_  
Zach Dahla  
Senior Planner

---

The decision of the Zoning Administrator may be appealed to the Planning and Design 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.

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.



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**CITY OF SACRAMENTO  
ZONING ADMINISTRATOR  
RECORD OF DECISION  
300 Richards Boulevard, Sacramento, CA 95811**

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Project Name:	Boulevard 15		
Project Number:	Z22-084		
Project Location:	2001-2005 Del Paso Boulevard		
Assessor's Parcel No.:	275-0042-007-0000 through -008		
Applicant:	DaJshey Chatman, New Faze Development, 1825 Del Paso Blvd., Sacramento, CA 95815		
Owner:	Boulevard 15, LLC, 1825 Del Paso Blvd., Sacramento, Ca 95815		
Action Status:	Approved with Conditions	Action Date:	5/18/2023

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- REQUESTED ENTITLEMENT(S):**
- A. **Environmental Determination:** Exempt (CEQA Guidelines Section 15332, In-Fill Development).
  - B. **Tentative Subdivision Map** to subdivide 2 parcels into 15 parcels in the General Commercial zone, Transit overlay (C-2-TO-SPD) within the Del Paso/Arden Special Planning District with a Tentative Map Design Deviation to create parcels with no public street frontage.


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**ACTIONS TAKEN:** On May 18, 2023, the Zoning Administrator took the following actions based on the attached findings of fact:  
Approved with Conditions entitlements (A) through (B)

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**Action certified by:**   
Kevin Colin, Zoning Administrator

**Sent to Applicant:** 6/8/2023

**By:**   
Jose Quintanilla, Associate Planner

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## **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, May 29, 2023**

If the 10<sup>th</sup> day falls on a Sunday or holiday, the appeal may be filed on the following business day.

## **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 developments will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016, and the SAFCA 2022 Adequate Progress Annual Report accepted by City Council Resolution No. 2022-0313 on October 11, 2022.

## **CONDITIONS OF APPROVAL**

- B. **Tentative Subdivision Map** to subdivide 2 parcels into 15 lots for residential use in the General Commercial zone, Transit overlay (C-2-TO-SPD) within the Del Paso/Arden Special Planning District with a Tentative Map Design Deviation to create parcels with no public street frontage **is approved** subject to the following Conditions of Approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z22-084). 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 City Planning Commission approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

**General: All Projects**

- B1. 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. *(For 5 or more residential lots)*
- B2. 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 Lots 1 through 15 at no cost, at the time of sale or other conveyance of either parcel.
- B3. Show all continuing and proposed/required easements on the Final Map.

**Public Works: Matthew Ilagan (916) 808-8502**

- B4. 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.
- B5. The applicant shall repair or replace/reconstruct (in concrete) any deteriorated portion of the alley adjacent to the subject property (from the subject property's eastern property line to Fairfield Street) per City standards to the satisfaction of the Department of Public Works.
- B6. The applicant shall widen the existing alley entrance driveway along Fairfield Street adjacent to the subject property to be 20-ft wide to the satisfaction of the Department of Public Works.
- B7. With the proposed development along the alley, the applicant shall install alley name signs at both alley entrances when required by either the Building, Police and/or Fire Departments. In the event the alley name signs are required, the applicant shall coordinate with the Department of Public Works on the location of the alley name signs at alley entrances. The installation of the alley name signs shall be to the satisfaction of the Department of Public Works.
- B8. 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.

- B9. The applicant shall relocate any existing utility poles or utility infrastructure in conflict with any of the required improvements per City Standards to the satisfaction of the Department of Public Works.

**Department of Utilities:** Lorenzo Hernandez (916) 808-4939

- B10. 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.
- B11. 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."
- B12. Public water, sanitary sewer and drainage mains will not be allowed within the proposed private road and private open spaces.
- B13. 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.
- B14. A water supply test will be required for this project. Depending on the water supply test results, a project specific water study may be required for review and approval by the DOU. 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.
- B15. Easements for water meters off of the private water mains within the private road 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.)
- B16. Provide separate sanitary sewer services to each parcel to the satisfaction of the DOU.
- B17. 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 5,800 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.26 cfs/acre. The drainage study shall be consistent with the latest Basin 151 drainage model for the project area.

Alternately, the applicant may submit to the City for review and approval, a basin wide drainage study and dynamic model per the requirements of Section 11.3 of the Design and Procedures Manual, to shift the project site from Basin 151 to Basin 154. The project shall implement all mitigation measures determined in the study and demonstrate that there are no adverse drainage impacts to Basin 154.

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.

- B18. The proposed development is not contiguous to an existing public drainage main. The property owner/developer shall construct a drainage main extension as determined by the DOU. The drainage main line shall be placed within the asphalt section of the public right-of-ways per the City's Design and Procedures Manual. (Note: The closest City drainage main for Basin 151 is located at the intersection of Del Paso Boulevard and Dixianne Avenue, manhole #202 and manhole #201.)
- B19. 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 service and drainage maintenance agreements are required for any common water and drainage facilities within the private road.)
- B20. All on-site drainage systems shall be designed to the standards specified in the DOU onsite design manual.
- B21. Prior to the initiation of water, sewer and storm drainage service to the development, a privately funded maintenance district or a homeowners association (HOA) shall be formed and C.C.&R's shall be approved by the City and recorded assuring maintenance of water, sewer and surface and subsurface storm drainage facilities within the private drive. 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.
- B22. 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.
- B23. 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.

- B24. All lots shall be graded so that drainage does not cross property line or private drainage easements shall be dedicated.
- B25. 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.
- B26. 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.
- B27. 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 less than one-acre of new or modified impervious area, therefore only source control and certified full capture trash control devices measures will be required. Improvement plans must include the measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" Chapter 4 for appropriate source control measures and Appendix H for full capture trash control devices.
- B28. 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.

**Fire Department:** King Tunson (916) 808-1358

- B29. 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)
- B30. 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
- B31. Provide the required fire the required fire hydrants in accordance with California Fire Code Section 507 and Appendix C, Section C102.1 as amended the Sacramento City Code Section 507.5.1.
- B32. Fire service mains shall not cross property lines unless a reciprocal easement agreement is provided.
- B33. A reciprocal ingress egress agreement shall be provided for review by City Attorney for all shared driveways being used for Fire Department access.

The City does not have any standard template for the ingress access agreement as specifics can vary from project to project. Any specific questions can be directed to King

Tunson, Program Specialist Fire Planning and Administration:  
[ktunson@sfd.cityofsacramento.org](mailto:ktunson@sfd.cityofsacramento.org)

- B34. Maintenance agreements shall be provided for the interior roadways of the proposed complex and for the fire protection systems. The agreement shall be record with the Public Records Office having jurisdiction and shall provide for the following:
- a. Provisions for the necessary repair and maintenance of the roadway surface
  - b. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20')
  - c. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping
  - d. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems
  - e. Unrestricted use of and access to the roadways covered by the agreements.
  - f. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.
  - g. Maintenance and timely repair of all fire protection systems, including but not limited to hydrants, fire alarm systems and fire sprinklers.

The City does not have any standard template for a maintenance agreement as specifics can vary from project to project. Any specific questions can be directed to King Tunson, Program Specialist Fire Planning and Administration: [ktunson@sfd.cityofsacramento.org](mailto:ktunson@sfd.cityofsacramento.org)

**Parks:** Karina Patwardhan (916) 808-5200

- B35. **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)
- B36. **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*).

**SMUD:** John Yu (916) 732-6321

- B37. SMUD has existing overhead 12kV facilities northwest 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.
- B38. 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.

- B39. 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.
- B40. 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.
- B41. 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.
- B42. 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.).
- B43. 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.
- B44. 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>.
- B45. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
- B46. The applicant shall dedicate an 8-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to the Redwood Avenue Alley.
- B47. 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.
- B48. 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.

#### **Miscellaneous**

- B49. CC&R's shall be approved by the City and recorded assuring maintenance of the private road/access easement, common lights, common landscaping, common utilities, and all common areas.

## Advisory Notes:

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

- B50. 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.
- B51. All future house plans shall comply with City code 17.508 regarding residential driveway spacing requirements which include:
- 17.508.040.J All residential driveways shall be at least 5-ft away from the property line.
  - 17.508.050.A Residential driveways shall have a width of at least 10-ft and a depth of at least 20-ft measured from the right-of-way line.
  - 17.508.070.D.3 Garages off alleys shall be set back at least 4-feet away from the alley right-of-way.
- B52. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if Regional San impact fees are due. Fees are to be paid prior to the issuance of building permits.
- B53. 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.
- B54. 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).
- B55. 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.
- B56. Water meters shall be located at the point of service, which is back of curb for separated sidewalks, back of walk for connected sidewalks or at the inside edge of the right-of-way for public alleys.
- B57. Water meter boxes located in driveways shall be traffic rated per the requirements of the City Standard Specifications.

- B58. 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 \$8,460. This is based on the creation of 15 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. The fee is due at the time of the final map.
  - b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.
- B59. Project must meet the requirements outlined in City Code Chapter 13.10.
- B60. There must be sufficient space to store three cans for each dwelling unit (garbage, mixed recycling, and organics recycling). The space needed is approximately 35 inches by 87 inches and be screened from the public right-of-way, per City Code Chapter 13.10.100 C. Future development plans must show where cans will be stored.
- B61. There must be sufficient space to set out three cans (garbage, mixed recycling, and organics recycling) and remain in compliance with City Code Chapter 13.10.100. Depending on service levels, this may mean up to 8 feet of curb space required. Cans must be placed along the curb closest to the property for service.
- B62. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the bins and cans safely.
- B63. Applicant must provide a trash management plan that shows where containers will be placed for pickup on service days.

### **FINDINGS OF FACT**

- A. **Environmental Exemption.** Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the project, the Zoning Administrator finds that:
1. The project is consistent with the applicable general plan designation of Urban Corridor Low and all applicable general plan policies as well as with applicable zoning designation and regulations of the General Commercial and Transit Overlay zone.
  2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project site is 0.344 acres in size and is located within the Del Paso / Arden Way Special Planning District.
  3. The project site has no value as habitat for endangered, rare, or threatened species.
  4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

5. The site can be adequately served by all required utilities and public services in that there are existing utilities in the project vicinity.

B. **Tentative Subdivision Map** to subdivide 2 parcels into 15 parcels in the General Commercial zone, Transit overlay (C-2-TO-SPD) within the Del Paso/Arden Special Planning District with a Tentative Map Design Deviation to create parcels with no public street frontage **is approved** based on the following Findings of Fact:

1. None of the conditions described in Government Code section 66476 exist with respect to the proposed subdivision as follows:
  - a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code.
  - b. The design and improvement of the proposed subdivision is consistent with the General Plan, and all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code.
  - c. The site is physically suitable for the type of development.
  - d. The site is physically suitable for the proposed density of development.
  - e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.
  - f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems.
  - g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5).
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. Code §66474.6).
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1).

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

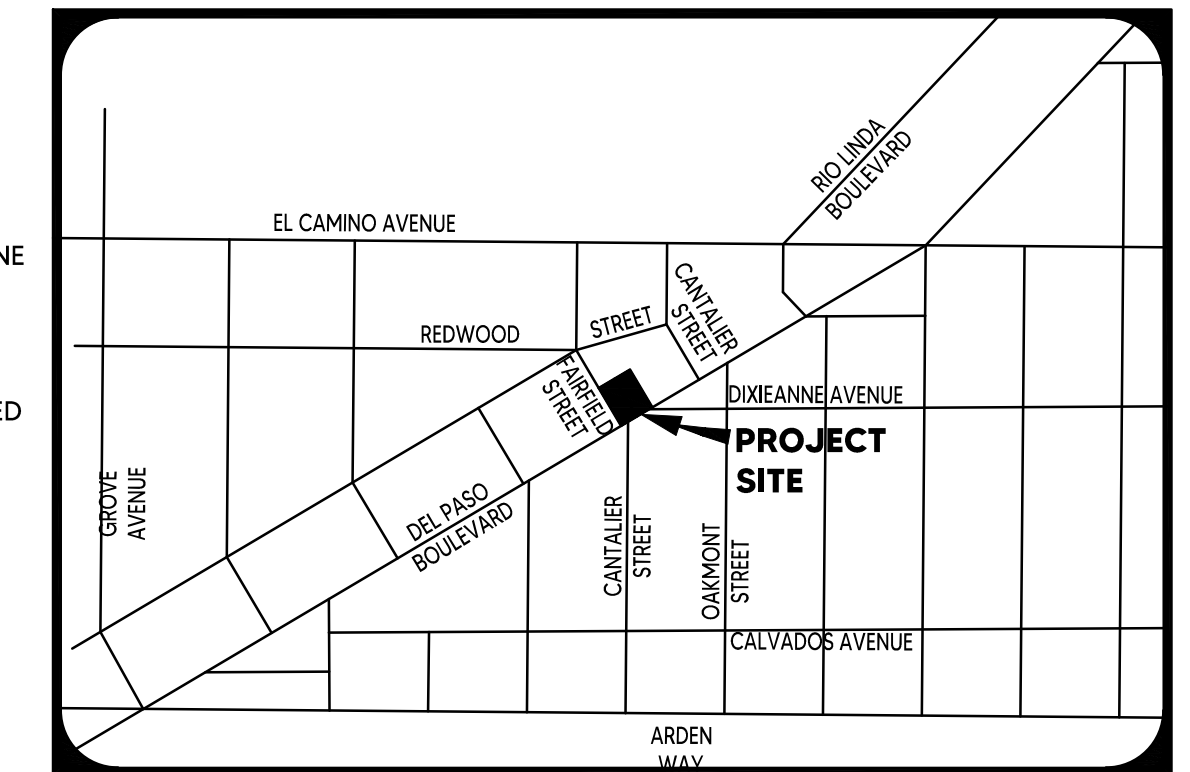
# TENTATIVE SUBDIVISION MAP

## BOULEVARD 15

LOTS 8 & 9 OF BLOCK 6,  
 PLAT OF NORTH SACRAMENTO SUBDIVISION NO. 9  
 IN BOOK 15 OF MAPS, AT PAGE 2  
 APN: 275-0042-007, -008

### LEGEND

ITEM	DESCRIPTION
---	BOUNDARY LINE
- - -	EASEMENT
- · - · -	ADJACENT BOUNDARY LINE
—○—	CENTERLINE
—●—	DIMENSION PT.
—○—	CONTROL POINT AS NOTED
[Hatched Box]	BUILDING
[Dashed Line]	SW, CURB & GUTTER
[Symbol]	EP
[Symbol]	(E) STORM DRAIN
[Symbol]	(E) SANITARY SEWER
[Symbol]	(E) WATER
[Symbol]	SDMH
[Symbol]	DRAINAGE INLET
[Symbol]	SSMH
[Symbol]	COTG (SS)
[Symbol]	WATER VALVE
[Symbol]	WATER METER
[Symbol]	BACKFLOW PREVENTER / RP DEVICE
[Symbol]	FIRE HYDRANT
[Symbol]	TREE LOCATION
[Symbol]	SITE LIGHT
[Symbol]	JOINT UTILITY POLE
[Symbol]	ELECTRICAL (UG POWER/COMM)
[Symbol]	ADA PARKING STALL



AREAS OF EXISTING LOTS:	AREA OF NEW LOTS:
LOT 1: 1,118 SF LOT 2: 760 SF (0.017 AC) LOT 3: 950 SF (0.022 AC) LOT 4: 950 SF (0.022 AC) LOT 5: 760 SF (0.017 AC) LOT 6: 938 SF (0.022 AC) LOT 7: 991 SF (0.023 AC)	LOT 8: 1,149 SF (0.026 AC) LOT 9: 1,342 SF (0.031 AC) LOT 10: 1,036 SF (0.024 AC) LOT 11: 840 SF (0.019 AC) LOT 12: 1,049 SF (0.024 AC) LOT 13: 1,049 SF (0.024 AC) LOT 14: 840 SF (0.019 AC) LOT 15: 1,233 SF (0.028 AC)

**ZONING:**  
 EXISTING: C-2-TO-SPD (GENERAL COMMERCIAL / TRANSIT OVERLAY / SPECIAL PLANNING DISTRICT)  
 PROPOSED USE: RESIDENTIAL: LOTS 1-6, LOTS 10-15  
 RESIDENTIAL (LIVE-WORK): LOTS 7-9

**SETBACKS:**  
 SIDE = 0 FEET  
 STREET SIDE-YARD = 0 FEET  
 INTERIOR = 0 FEET  
 REAR = 0 FEET  
 (SEE NOTE BELOW)

**MAX BUILDING HEIGHT = 45 FEET - 65 FEET**  
 1. THE MAJORITY OF THE SITE FALLS OUTSIDE OF THE TRANSITIONAL HEIGHT REQUIREMENTS IN THE C-2 ZONE. THE HEIGHT LIMIT FOR THAT ZONE IS 65 FEET.  
 2. PORTIONS OF LOTS 1, 2, AND 3 ARE WITHIN 79 FEET OF R-1 ZONED PROPERTIES AND FALL WITHIN THE TRANSITIONAL HEIGHT REQUIREMENTS OF THE C-2 ZONE. THE HEIGHT LIMIT FOR THE PORTIONS OF BUILDINGS LOCATED WITHIN THIS TRANSITIONAL HEIGHT ZONE IS 55 FEET. MINIMUM LOT SIZE = N/A. MAX DENSITY IS 60 DWELLING UNITS PER NET ACRE. (SEE NOTE BELOW)

**MINIMUM LOT WIDTH: N/A.**  
**DENSITY: URBAN CORRIDOR LOW, 20-110 DWELLING UNITS PER NET AC.**  
**FLOOR AREA RATIO: 0.3-3.0.**  
 1. RESIDENTIAL DEVELOPMENT THAT IS PART OF A MIXED-USE BUILDING SHALL APPLY FLOOR AREA RATIO (FAR) RANGE AND IS NOT SUBJECT TO THE ALLOWED DENSITY RANGE.

**NOTE:** ALL DEVELOPMENT STANDARDS LISTED TO BE CONFIRMED WITH PLANNING PRIOR TO APPROVAL.

### PROPERTY OWNER / DEVELOPER:

APN 275-0042-008: BOULEVARD 15 LLC  
 APN 275-0042-007: BOULEVARD 15 LLC

### TOPOGRAPHIC / BOUNDARY SURVEY:

ROSE'S ENGINEERING SUPPLEMENTED BY FIELD SURVEYING FROM LODESTAR ENGINEERING AND SURVEYING, INC.  
 FIELD SURVEY DATED: 09-28-2022

### BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 2, GRID NORTH, AS ESTABLISHED BY GPS OBSERVATIONS.

### BENCHMARK:

CONTROL POINT ELEVATIONS SHOWN HEREON ARE BASED UPON CALIFORNIA SURVEYING AND DRAFTING SUPPLY VIRTUAL SURVEY NETWORK (VSN), WHICH IS ON THE NAVD 88 DATUM.

### FLOOD PLAIN:

SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE. THE AREA IS WITHIN THE 0.2 ANNUAL CHANCE FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM AND SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 06067C0177J  
 DATED: 06/16/2015

### SURVEYOR'S NOTE:

BLOCK BREAKDOWN BY SPLIT OF IMPROVEMENTS AROUND DEL PASO BLVD, FAIRFIELD STREET, CANTALIER STREET, AND REDWOOD STREET. THIS SPLIT ESTABLISHED THE CENTERLINES OF THE STREETS AS SHOWN.

### REFERENCE DOCUMENTS

(1)..... 15 BM 2, PLAT OF NORTH SACRAMENTO SUBDIVISION NO. 9

### DEVELOPER:

BOULEVARD 15, LLC  
 1825 DEL PASO BLVD,  
 SACRAMENTO, CA 95815

### JURISDICTION:

CITY OF SACRAMENTO

### UTILITY DISTRICTS:

STORM DRAINAGE: CITY OF SACRAMENTO  
 SANITARY/COMBINED SEWER: CITY OF SACRAMENTO  
 WATER DISTRICT: CITY OF SACRAMENTO  
 ELECTRIC: SMUD  
 GAS: PG&E  
 TELEPHONE: AT&T

### PARK DISTRICT:

CITY OF SACRAMENTO

### FIRE DISTRICT:

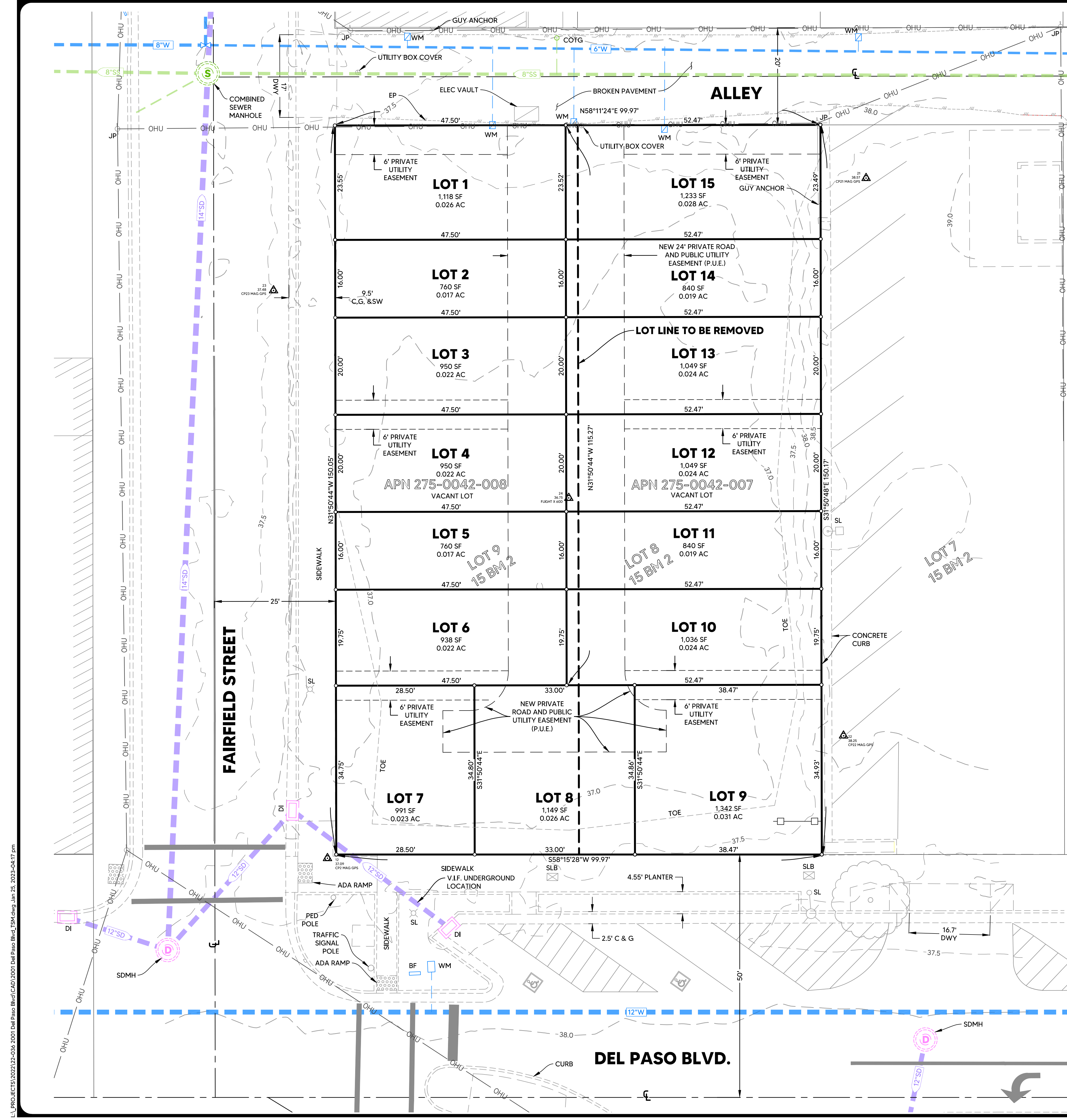
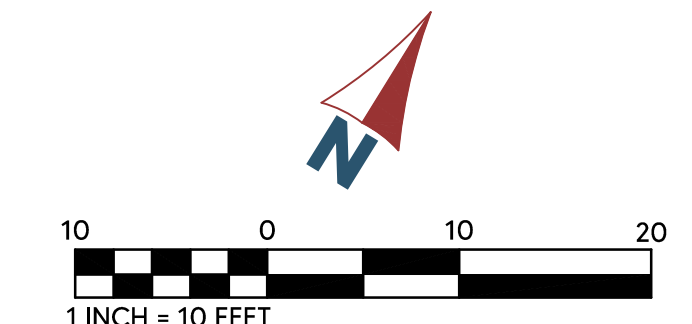
CITY OF SACRAMENTO

### SCHOOL DISTRICT:

TWIN RIVERS UNIFIED

### ABBREVIATIONS:

AC	ASPHALT CONCRETE	MH	MANHOLE
BF	BACKFLOW PREVENTER	NE	NORTHEAST
BLDG	BUILDING	NW	NORTHWEST
CONC	CONCRETE	OH	OVERHEAD
C&G	CURB & GUTTER	OHU	OVERHEAD UTILITIES
CG&S	CURB, GUTTER & SIDEWALK	PUE	PUBLIC UTILITY EASEMENT
CL	CENTERLINE	SDMH	STORM DRAIN MANHOLE
DI	DRAIN / DROP INLET	SD	STORM DRAIN
(E)	EXISTING	SE	SOUTHEAST
EP	EDGE OF PAVEMENT	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSCO	SANITARY SEWER CLEAN OUT
JP	JOINT POLE	SSMH	SANITARY SEWER MANHOLE
L	LENGTH	SW	SIDEWALK OR SOUTHWEST
LF	LINEAL FEET	TYP	TYPICAL
LIP	LIP OF GUTTER	UNO	UNLESS NOTED OTHERWISE
LP	LOW POINT	W	WATER
LT	LEFT TURN OR LEFT	WV	WATER VALVE
MAX	MAXIMUM	WM	WATER METER
		VIF	VERIFY-IN-FIELD



BY: [ ] CHECK: [ ] DATE: [ ] REVISION: [ ]

DESIGN: [ ] DRAWN: [ ] QUANT: [ ]

APPROVED: [ ]

PRELIMINARY

**LODESTAR**

**BOULEVARD 15, LLC**  
 1825 DEL PASO BLVD.  
 SACRAMENTO, CA 95815  
 CONTACT: DAISHEE CHATMAN  
 PH: (916) 929-6402

**2001 DEL PASO BLVD.**  
 SACRAMENTO, CA 95815  
 APNS: 275-0042-008, -007

**TENTATIVE SUBDIVISION MAP**

Sheet  
**TSM**  
 1 of 1  
 1/25/2023

PROJECT #22-036 - 2001 DEL PASO BLVD., SACRAMENTO, CA 95815