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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 August 06, 2026
1:00 p.m.

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1. **Trecinto (Z25-091) (Noticed 7/06/2026) [Continued from 7/16/2026]**
   Location: 7615 Jacinto Rd; APN(s):117-0202-025-0000 (District 8)
   Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Tentative Map to subdivide a 2.4-acre parcel into 29 parcels within the Single-Unit Dwelling (R-1) zone; **Item C.** Site Plan and Design Review to review the tentative map layout with deviations to minimum lot size, width, and depth standard and construction of 29 single-unit dwellings with deviations to setback and lot coverage standards; and **Item D.** Tree Permit for the removal of one private-protected tree
   Contact: Michael Crampton, Assistant Planner, (916) 808-8951, MCrampton@cityofsacramento.org

2. **8770 Elder Creek Road Tentative Map and Site Plan and Design Review (Z25-074) (Noticed 7/24/2026)**
   Location: 8770 Elder Creek Rd; APN(s):064-0020-049-0000 (District 6)
   Entitlements: **Item A.** Environmental Exemption (Per CEQA 15183-Projects Consistent with a Community Plan, General Plan, or Zoning); **Item B.** Tentative Map to subdivide a 9.59-acre parcel into three parcels within the Light Industrial (M-1(S)-R) zone; **Item C.** Site Plan and Design Review to review the tentative map layout and review of the construction of three buildings totaling 76,341 square feet with a deviation to tree shading standards and wall requirements; and **Item D.** Tree Permit to review the removal of 1 private protected tree.
   Contact: Michael Crampton, Assistant Planner, (916) 808-8951, MCrampton@cityofsacramento.org

3. **Robla Estates Time Extension (Z26-040) (Noticed 7/17/2026) [Continued from 7/30/2026]**
   Location: 5240 Rio Linda Boulevard; APN(s): 226-0062-014-0000, (District 1)
   Entitlements: **Item A.** Environmental Exemption (Original Approval: P21-009, Mitigated Negative Declaration and Mitigation Monitoring Program (MMP) Resolution 2023-0247); **Item B.** Tentative Subdivision Map Time Extension for two years (until July 25, 2028) of a previously approved Tentative Subdivision Map to subdivide 19.58 gross acres into 177 residential lots, 33 lots for common facilities including alleys, public and private open space, landscaping, water detention, and a public park in the Multi-Unit Dwelling (R-2A) Zone; **Item C.** Site Plan and Design Review Time Extension for two years for review of the tentative subdivision map layout with deviations to reduce the minimum required lot depth, lot size, lot coverage, minimum required street frontage, and the construction of 177 single-unit dwellings with five house models/plans and four elevations; and **Item D.** Tree Permit Time Extension for two years for the removal of 40 City Street Trees and two Private Protected Trees.
   Contact: Jose Quintanilla, Associate Planner, (916) 808-5879, jquintanilla@cityofsacramento.org

City of SACRAMENTO
Community Development

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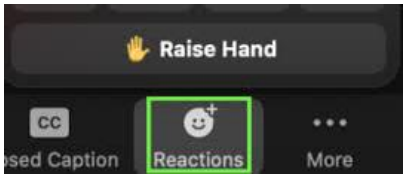
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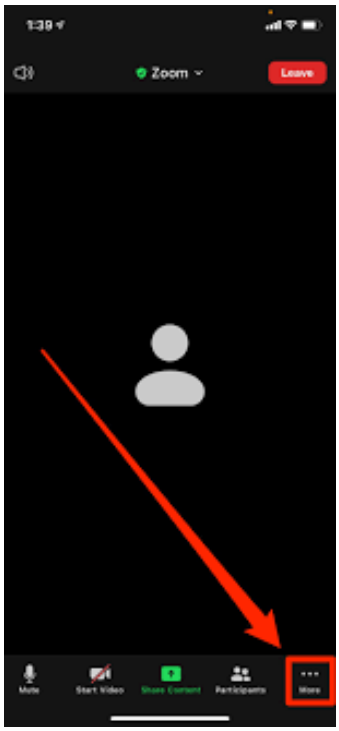
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DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Tentative Map and recommends the Urban Design Director approve, with conditions, Site Plan and Design Review and Tree Permit for the project known as **Z25-074 (8770 Elder Creek Road Tentative Map and Site Plan and Design Review)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Map** to subdivide a ±9.59-acre parcel into three parcels within the Light Industrial (M-1(S)-R) zone.

2. **Site Plan and Design Review** to review the tentative map layout and review the construction of three buildings totaling 76,341 square feet with a deviation to parking lot shading and wall requirements.

3. **Tree Permit** for the removal of one private protected tree.

PROJECT INFORMATION

Location:	8770 Elder Creek Road
Parcel Number:	064-0020-049-0000
Council District:	6
Applicant:	Bret Hogge Buzz Oates LLC 555 Capitol Mall, Suite 900 Sacramento, CA 95814
Property Owner:	Bret Hogge Buzz Oates LLC 555 Capitol Mall, Suite 900 Sacramento, CA 95814
Project Planner:	Michael Crampton, Assistant Planner
Hearing Date:	August 6, 2026

Land Use Information

General Plan:	Industrial Mixed Use (IMU)
Community Plan Area:	Fruitridge/Broadway
Zoning:	Light Industrial (M-1(S)-R)
Overlay Zone:	N/A
Special Planning District:	N/A
Planned Unit Development:	N/A
Design Review Area:	Citywide
Parking District:	Traditional
Historic Landmark:	No
Historic District:	No

Surrounding Land Use and Zoning		
North:	M-2(S)	Warehouse
South:	M-1(S)-R	Vacant
East:	M-1(S)-R, M-1-R	Single-unit dwelling, industrial, vacant land
West:	M-1(S)-SWR	Single-unit dwelling, vacant land

Site Characteristics	
Existing Property Area:	417,740 square feet / 9.59 acres
Existing Dimensions:	≈ 1320.0 feet x 331.4 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use:	Vacant

Other Information	
Previous Files:	None

ATTACHMENTS

Attachment A: Tentative Map
Attachment B: Project Plans
Attachment C: Arborist Report
Attachment D: Public Comment Letters

PROPOSED PROJECT AND ANALYSIS

Background

The 9.59-acre project site is located south of Elder Creek Road between Younger Creek Drive and S. Watt Avenue. The site is currently undeveloped, and surrounding uses include a mix of vacant land, warehousing, and single-unit dwellings.

The applicant proposes to subdivide the property and construct three new warehouse-style buildings for heavy commercial and industrial uses, consistent with the M-1(S) zone. There are no proposed tenants at this time. The property will not be used for logistics use development, as defined in California Government Code Section 65098.

Tentative Map

The applicant is proposing to subdivide the property into three parcels. The site is currently undeveloped, and each of the three new buildings will be located on an individual parcel. The existing parcel and its proposed subdivision will maintain adequate access to the public street and available utility infrastructure with the use of reciprocal access easements. Parcels 2 and 3 do not abut public street frontage (Elder Creek Road), however a 39’-0” ingress/egress easement along the western portion of Parcels 1 and 2 will provide access to the public street for Parcels 2 and 3.

Two large transmission easements run across the property, affecting the possible site layout. A 75-0" easement for Great West Power Company runs northwest-to-southeast across Parcels 1 and 2, and a 160'-0" wide easement for SMUD runs east-to-west across Parcels 2 and 3. No structures or trees are proposed within the two transmission easements.

Site Plan and Design Review

Site Plan and Design Review is required to ensure that the physical aspects of the development are consistent with the General Plan, Planning and Development Code development standards, and applicable design guidelines, including review of the tentative map.

Commercial and mixed-use development is subject to the floor area ratio (FAR) standard in the 2040 General Plan. The subject property is designated in the General Plan as "Industrial Mixed Use" with a FAR requirement of 0.15 to 1.0. The proposed project meets the requirement with a FAR of 0.18.

The M-1(S) zone development standards are detailed below in Table 1.

Table 1: M-1(S) Development Standards (Title 17.220)

		Required	Proposed	Deviation
Height		70ft (max.)	30'-0"	No
Setbacks	Front-yard (ft)	25 (min.)	85'-5/12"	No
	Rear-yard (ft)	0 (min.)	132'	No
	Interior side-yard (ft)	0 (min.)	East: Building 1: 6'-0" Building 2: approx. 146' Building 3: 23'-6" West: Building 1: approx.72' Building 2: 66' Building 3: approx. 63'	No
Open Space	1 sqft per 15 sf office, based on 20% office	1,017 sqft	1,050 sqft	No
Parking	Bicycle (Long-term)	1 space per 12,000 gross square feet	B1: 4 B2: 4 B3: 6	No
	Bicycle (Short-term)	2 spaces	B1: 4 B2: 4 B3: 4	No

In the M-1(S) zone, all uses must be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least six feet in height. No outdoor uses are proposed.

The project requires the following deviations:

1) Thirty-nine percent (39%) of the parking lot is proposed to be shaded, where a minimum of 50% of the parking lot shall be shaded (17.610.040(B)).
2) No wall is proposed along the eastern property line, where a minimum 6-foot high solid wall of masonry, brick, or similar material is required along all property lines which abut a residential zone or use (17.620.120(A))

Tree Shade Deviation

Pursuant to SCC17.612.040(B), trees shall be planted and maintained throughout a surface parking facility to ensure that, within 15 years after establishment of the parking facility, at least 50% of the parking facility will be shaded.

The shading requirement applies to all surface parking facilities, including maneuvering areas and parking stalls. Exceptions include truck loading areas in front of overhead doors, truck maneuvering and parking areas unconnected to and exclusive of any vehicle parking, and storage areas. The landscape plans identify the surface parking facilities subject to the tree shading requirement, resulting in a total parking lot area of 78,066 square feet. The portion required to be shaded is 39,033 square feet (or 50%).

Planning staff evaluated the landscape plans and proposed tree shading plan with Urban Forest staff. The size and location of the two large transmission easements that cross the site limit the project site's ability to comply with tree shading standards, as no trees are permitted to be planted within the easements, however the square footage beneath those easements still counts toward the total site square footage that must be shaded. As a result, the applicant is only able to achieve 39% shading (or 30,063 square feet).

Staff supports the requested deviation from the tree shading standards because of the hardship presented by the overhead powerline easements and because the remaining parking lot area is shaded, The trees planted along the frontage of Elder Creek Road, along the adjoining property line to the adjacent parcels, around the proposed detention ponds which—while not counting towards tree shading requirement—serve to reduce urban heat island effect, achieving the purpose and intent of the standard. Therefore, staff supports the deviation request.

Wall Deviation

Pursuant to SCC 17.620.120, non-residential developments that abut a residential use shall provide a minimum 6-foot high solid wall of masonry, brick, or similar material along the property line that abuts a residential zone and/or use. A single-dwelling unit is located on the adjacent parcel to the west (8726 Elder Creek Road). A 6' high CMU wall is proposed around the shared property line. Trees will be planted next to the wall, providing additional visual screening and sound dampening between the proposed project and the adjacent property to the west.

The property to the east (8780 Elder Creek Road) is developed with what appears to be a single-unit dwelling and accessory structures associated with an outdoor equipment storage yard. An existing 6' tall chain link fence is located along the shared property line. The site was approved for a minor recycling center use in 2012 under Z12-027 and has active business license for a concrete buggy rental enterprise.

The County Assessor Office classifies "Residential" for the property as the most probable use. Staff attempted to contact the business to verify whether the structure was still being used as a residence, however staff was not able to get into contact with anyone associated with the property.

The property was fenced off on the two occasions staff conducted a site visit, so staff was unable to confirm with a site visit whether a residence is on site. Public hearing notices were mailed out on June 17th and July 17th and a notice was posted on the site June 24th.and July 27th. Staff did not receive any comment letters from the property confirming a residence on site.

There is no solid wall proposed along the extent of the east property line. Upon review of the circumstances, staff supports a deviation request to waive the solid wall requirement for the following reasons:

1. The site's building layout minimizes, to the extent feasible, noise and other negative externalities that can accompany commercial and industrial activity adjacent to the residential building. Building 1 is 100-feet long and is located 6' from the east property line adjacent to the residence, effectively acting as a wall in that location.
2. Extending south beyond Building 1 for another approximately 50' is a long accessory structure on the east property, that also effectively acts as a solid wall between the two properties. The accessory building is approximately 90' long and is located between the residential building and the subject property. The intent of the wall standards for nonresidential uses adjacent to residential uses is to minimize the impacts commercial and industrial activities create. The existing 6' high chain link perimeter fence and structures against the property line partially screen the site.
3. The driveway where heavy trucks will enter and exit the property is on the opposite (west) side of the site, minimizing noise from commercial and industrial activity.
4. The proposed outdoor storage areas are located away from the neighboring residence and adjacent to the neighbor's existing outdoor storage yard.

For these reasons, staff supports the deviation request.



Figure 1. Site photo of 8770 and 8780 Elder Creek Road. A 6' chain link fence is located on the shared property line. Several structures associated with the existing outdoor storage yard are located along the property line.

Building Design

Three shell buildings, ranging from 17,000 to 36,750 square feet, are proposed. The buildings will have a white concrete tilt-up wall panel exterior with grey and blue accent tiles. A raised parapet is utilized at the corner of the building entrances to add articulation, and cable-supported metal awnings are proposed over the store entrances. Each building has a dedicated outdoor storage yard enclosed with an 8' chain link fence and gate which can be accessed with docks and overhead doors located at the rear of each building. No buildings or structures are proposed within the transmission easements.

Assembly Bill 98 (Logistics Facilities)

California Government Code Section 65098, effective January 1, 2026, prescribes various statewide warehouse design and build standards for any proposed new or expanded logistics use developments, including: standards for building design and location, parking, truck loading bays, landscaping buffers, entry gates, and signage.

"Logistics use development" means *a building that is primarily used as a warehouse for the movement or the storage of cargo, goods, or products that are moved to business or retail customers, or both, that does not predominantly serve retail customers for onsite purchases, and heavy-duty trucks are primarily involved in the movement of the cargo, goods, or products*.

The project site is zoned for industrial uses and proposes buildings with loading bays that are within 900-feet of a "sensitive receptor" (a residence), as defined under AB98. As such, a logistics use development is not allowed without a 50-foot landscape buffer and other site improvements.

The Applicant/Property Owner understands that the site, as currently designed, does not meet the provisions of AB 98 and logistic uses are not allowed. The applicant has stated that although they do not have any pending leases, they cannot lease space in any of the three warehouses to tenants that would be classified as "logistics use developments" as defined. There are many other commercial or industrial uses that could occupy space in these buildings, including contractor storage yard, manufacturing, service, and repair, or auto/truck repair. However, due to the future possibility that a logistic use could be interested in leasing space at the site, staff has included a condition of approval which would require AB98 compliance, if applicable.

Tree Permit

Pursuant to Sacramento City Code (SCC) chapter 12.56, the removal of private protected trees and City trees requires a tree permit. This project proposes to remove one (1) private protected tree, Tree #2774. The tree is a 36-inch Black Locust according to the Arborist report, performed by Canopy Tree Consulting, dated 6/25/2025. The tree is proposed for removal because it conflicts with the proposed curb, gutter, and sidewalk improvements. Four new street trees will be planted in the new planters along Elder Creek Road. The applicant has provided a supplemental fee waiver request from Canopy Consulting LLC dated 11/06/25. The applicant has requested a waiver for tree #2774, siting the tree's poor health and location.

SUBDIVISION REVIEW COMMITTEE

The tentative map was heard at the Subdivision Review Committee on February 18, 2026. During

the meeting, the proposed conditions of approval specific to the map were presented. The Tentative Parcel Map conditions of approval were accepted by the applicant and forwarded by the committee. The resulting conditions are listed under Conditions of Approval below.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENT

The project was routed to the Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, Region Builders, and the Power Inn Alliance. All property owners and residents within 500 feet of the subject site, were mailed a public hearing notification. A public hearing notice was posted at the project site on June 24 and July 27, 2026. At the time of writing this report, staff received one letter of support from the Power Inn Alliance for this project. No opposition to the project has been received.

ENVIRONMENTAL DETERMINATION

On February 27, 2024, the City of Sacramento adopted the 2040 General Plan and certified an associated Master Environmental Impact Report (Master EIR). (Resolution No. 2024-0065). The Master EIR is a program EIR, prepared pursuant to Section 15168 of the California Environmental Quality Act (CEQA) Guidelines (Title 14, California Code of Regulations [CCR], Sections 15000 et seq.). The Master EIR analyzed full implementation of the 2040 General Plan and identified measures to mitigate the significant adverse impacts that could occur with project approval.

Under Section 15183 of the CEQA Guidelines, where a project is consistent with the use and density established for a property under an existing general plan or zoning ordinance for which the City already certified an EIR, additional environmental review is not required “except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.”

The City prepared a Modified Initial Study/15183 Checklist that supports the conclusion that the proposed project would not result in any significant impacts that: (1) were peculiar to the project or the project site; (2) were not identified as a significant effect in the Master EIR; (3) are potentially significant off-site impacts and cumulative impacts which were not discussed in the Master EIR; or (4) were previously identified significant effects, and which as a result of substantial new information that was not known at the time that the Master EIR was certified, were determined to have a more severe adverse impact than discussed in the Master EIR.

The Environmental Services Manager has, based upon the analysis of the Modified Initial Study/15183 Checklist, concluded the project is exempt from further review. The Modified Initial Study is available on the City’s webpage at the following URL:

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

FLOOD HAZARD ZONE

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The 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

Draft Findings of Fact – Environmental

1. Environmental Determination: Exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183, Consistency with 2040 General Plan.

   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 the Project is exempt from review under Section 15183 of the California Environmental Quality Act Guidelines as follows:

   a. Finding that no further environmental review is necessary under CEQA pursuant to State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning).
      i. Pursuant to Section 15183 of the CEQA Guidelines, the project is consistent with the use and density established under the existing 2040 General Plan for which the City has certified the Master EIR.

      ii. The Modified Initial Study/15183 Checklist, provided for in the CEQA Guidelines, concluded that the proposed project would not result in any significant impacts that: (1) were peculiar to the project or the project site; (2) were not identified as a significant effect in the Master EIR; or (3) were previously identified significant effects, and which as a result of substantial new information that was not known at the time that the Master EIR was certified, were determined to have a more severe adverse impact than discussed in the Master EIR.

      iii. Based upon 15183(f), the Modified Initial Study/15183 Checklist identifies the 2040 General Plan policies and/or actions that apply to the development of the project, and have been determined in the Master EIR to substantially mitigate environmental effects. To the extent that the 2040 General Plan policies and/or actions substantially mitigate a particular project impact, the impact shall not be considered peculiar, pursuant to 15183(f), thus, eliminating the requirement for further environmental review

Draft Findings of Fact — Tentative Map

2. None of the conditions described in Government Code section 66474 exist with response 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;

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.

3. 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)

4. 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).

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

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

Draft Findings of Fact — Site Plan and Design Review

7. The design, layout, and physical characteristics of the proposed development are consistent with the General Plan and any applicable specific plan or transit village plan, in that the development is consistent with floor area ratio (FAR) requirements. There is no specific plan or transit plan for this area.

8. The design, layout, and physical characteristics of the project are consistent with all applicable design guidelines and with all applicable development standards, or if deviations from design guidelines or development standards are approved, the proposed development is consistent with the purpose and intent of the applicable design guidelines and development standards, in that the deviation to tree shading standards is consistent with the purpose and intent of the Planning and Development Code in that the area of the

property not covered by power line transmission easements is adequately shaded and additional trees are planted onsite, although they are not within the parking area. The deviation to the wall requirement on the east side of the property meets the purpose and intent of the standard, in that site, vehicle access, and location of outdoor storage yards is oriented with the intent to screen and minimize noise and visual impacts created by potential industrial uses.

9. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards, in that the project will dedicate and construct the necessary right-of-way improvements on Elder Creek Road, including curb, gutter, sidewalk, and tree planter. All necessary public and private utility infrastructure will be provided.

10. The design, layout, and physical characteristics of the proposed project are visually and functionally compatible with the surrounding neighborhood, in that the site design provide sufficient circulation, landscaping, and quality building design that will be compatible with and contribute positively to the surrounding area.

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

12. 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:
    a. The tentative map will result in three new parcels that can be adequately served by existing and conditioned infrastructure;
    b. The buildings incorporate a compatible architectural design with the surrounding industrial properties and adjacent single-unit dwellings; and
    c. The building complies with the development standards of the Light Industrial (M-1(S)) zone.

Tree Permit

13. The Tree Permit for the removal of one private protected tree, is approved based on the following Findings of Fact:
    a. The location of one (1) private protected tree conflicts with the most feasible placement of the proposed curb, gutter, and sidewalk improvements.
    b. Urban forestry supports a replacement waiver for Tree #2774 due to the structural defects and location of tree.

200-Year Flood Protection

14. 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 CONDITIONS OF APPROVAL

Tentative Map

General

A1. 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.

A2. Show all continuing and proposed/required easements on the Parcel Map.

Public Works

A3. 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.

A4. 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. 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.

A5. Dedicate an additional 22.5-ft of right-of-way and construct Elder Creek Road as a 4-lane arterial with separated sidewalks (52.5-ft to centerline with buffered bike lane) to City Standards and to the satisfaction of the Department of Public Works.

A6. 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.

A7. 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.

A8. The applicant shall relocate any existing utility poles that may be in conflict with the

required frontage improvements, at the applicant's expense, to the satisfaction of the Department of Public Works.

SMUD

A9. SMUD has existing overhead 69kV facilities double circuit goes cross the parcel , 12kV OH on east side and 12kv under built with 69kV OH on north of the parcel along Elder Creek Rd that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

A10. 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. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune & remove trees that encroach into the easement area. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity.

A11. 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.

A12. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15 feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to remove vegetation or trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation.

A13. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of fifteen feet tall at full maturity.

A14. 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.).

A15. 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. Landscaping improvements placed within the IOD or 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines and SMUD's regular vegetation management practices including but not limited to restriction of 15 feet high

at maturity and spacing as well as tree pruning, removal, or other standard vegetation management activities.

A16. 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.

A17. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

A18. 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.

A19. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways. The 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's vegetation management practices including but not limited to tree pruning, removal, and weed abatement and a height limit of fifteen feet at full maturity.

A20. The Applicant shall dedicate any private drive, ingress and egress easement, and 10-feet adjacent to each side thereof as a public utility easement for overhead and/or underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads. The private drive and 10-foot adjacent PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's landscaping and tree placement guidelines including but not limited to tree pruning, removal, and weed abatement and a maximum allowable height of fifteen feet at full maturity.

A21. The Applicant shall dedicate the East 5-feet of Parcel 1 & 2 as a public utility easement for (overhead and) underground facilities and appurtenances. The PUE area shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's vegetation management practices including but not limited to tree pruning, removal, a height limit of fifteen feet tall at full maturity and weed abatement.

A22. 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.

A23. The Applicant shall disclose existing or proposed 69kV electrical facilities to future and/or potential owners.

A24. The Applicant shall identify SMUD's transmission line easement as a "Restricted Building and Use Area" on the subject map. The transmission line easement area shall

be subject to SMUD's direction on suitable landscaping and tree placement within the easement area and such landscaping shall be subject to SMUD's vegetation management practices including but not limited to tree pruning, removal, a height restriction of fifteen feet tall at full maturity, and weed abatement.

A25. Additional transformer space may be required. This additional space will vary and the amount will depend on specific service requirements, including service size, voltage and other requirements. Furthermore, the location of this space will be site-dependent.

A26. SMUD occupies a transmission line easement within the boundaries of the subject map and certain uses are not permitted or compatible with the safety, operation, or maintenance and construction of our transmission line facilities. If the Applicant proposes any use within the transmission line easement, the Applicant shall route its plans to SMUD for review. Additionally, the transmission line easement area shall be subject to SMUD's landscaping and tree placement guidelines within the easement area, including but not limited to species type and height restriction of fifteen feet tall at full maturity, and such landscaping shall be subject to SMUD's vegetation management practices including but not limited to tree pruning, removal, and weed abatement. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. For more information regarding transmission encroachment, please visit: https://www.smud.org/en/Corporate/Do- Business-with-SMUD/Land-Use/Transmission-Right-of-Way.

A27. Prior to the issuance of any grading or building permits, the Applicant or its designee shall obtain a joint-use agreement from SMUD consenting to proposed development within SMUD's transmission line easement. Please contact SMUD's Property Administrator for application procedures.

SacSewer

A28. Prior to the RECORDATION OF THE PARCEL SPLIT: The legal description of the newly created parcels must include dedication of a private sewer easement. A note must be placed upon the plans stating, "A private sewer easement for the installation and or maintenance of a private sanitary sewer line across any of the parcels to serve another parcel shall be dedicated upon the close of escrow."

A29. Prior to the APPROVAL OF IMPROVEMENT PLANS: Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.

A30. Prior to the APPROVAL OF IMPROVEMENT PLANS: The minimum size for public sewer mainlines is 8-inch diameter. Public sewer must be located in the right-of-way when possible. The design engineer must satisfactorily demonstrate that placing the main line within a road ROW is not possible before locating a main line in a dedicated public sewer easement as approved by SacSewer. These improvements must be shown on the plans.

A31. Prior to the APPROVAL OF IMPROVEMENT PLANS: Abandonment of SacSewer assets per SacSewer Standards Section 302.9 is required. Abandon the 4-inch laterals on Elder Creek Rd. The abandonment must be shown on the plans.

A32. Prior to the APPROVAL OF IMPROVEMENT PLANS: To obtain sewer service,

construction of SacSewer sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.

A33. Prior to the APPROVAL OF IMPROVEMENT PLANS: The proposed onsite sewer crossing parcel boundaries is prohibited.

A34. Prior to the APPROVAL OF IMPROVEMENT PLANS: SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line upstream of any connection to the SacSewer sewer. Buildings on separate parcels must have a separate connection to a private or public sewer main line collector built to SacSewer's standards. This includes pipes designed at a minimum of 8-inches in diameter and 48-inch manholes as needed. If a private sewer main line is desired, a Private Sewer Maintenance Agreement must be executed with SacSewer before plan approval to ensure the private owner properly maintains the private main line collector. These improvements must be shown on the plans.

A35. Prior to the APPROVAL OF IMPROVEMENT PLANS: Private sewer main lines shall meet SacSewer Standards for collectors. A Private Sewer Maintenance Agreement shall be executed between SacSewer and the owner(s) of all lots to be served by the private sewer main line to ensure that the owner(s) will be solely responsible for the operation and maintenance of the onsite sewer, including the private main line.

A36. Prior to the APPROVAL OF IMPROVEMENT PLANS: Lower Laterals must not directly connect to main lines more than 19 feet deep / directly to trunk lines (lines with flow greater than 1 MGD). Connection to the line on Elder Creek Rd will not be allowed except at the manhole.

A37. Prior to the APPROVAL OF IMPROVEMENT PLANS: SacSewer Design Standards and Specifications require minimum 6-inch lower laterals for multi-family (duplexes, multiplexes, condominiums, and townhouses), commercial and industrial properties.

A38. Prior to the APPROVAL OF IMPROVEMENT PLANS: Sewer easements will be required to service this parcel. All public sewer easements will be dedicated to SacSewer in a form approved by the District Engineer. All public sewer easements will be at least 20 feet in width and will require continuous access for installation and maintenance. SacSewer will only provide maintenance in public right-of-ways and SacSewer dedicated sewer easements. No awning or overhang may encroach on the easement area. At minimum, an all-weather access road must be provided to all manholes.

A39. Prior to the APPROVAL OF IMPROVEMENT PLANS: Construction of sewer mainlines are prohibited within 100-year flood plains. The location of the 100-year flood plain must be shown on the improvement plan.

A40. Prior to the APPROVAL OF IMPROVEMENT PLANS: All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer via Sacramento County Site Improvement and Permit Section (SIPS) for review and approval.

A41. Prior to the APPROVAL OF IMPROVEMENT PLANS: All manholes not within public right of way must be accessible with an all-weather access road.

A42. Prior to the APPROVAL OF IMPROVEMENT PLANS: Alignment of all main lines and structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.

A43. Prior to the APPROVAL OF IMPROVEMENT PLANS. If any proposed garbage enclosure will contain a drain to the sewer, the enclosure must have a roof.

A44. Prior to the SUBMITTAL OF IMPROVEMENT PLANS: For this project, SacSewer requires a Level 3 sewer study prior to the submittal of improvement plans for plan check to SacSewer. The sewer study shall demonstrate the quantity of discharge and any “flow through sewage” along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with SacSewers’ most recent “Minimum Sewer Study Requirements”. The study shall be done on a no “Shed-Shift” basis unless approved by SacSewer in advance and in compliance with SacSewer Design Standards.

Utilities

A45. 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.

A46. The applicant shall grant and reserve easements, as needed, for water, drainage 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 Parcel Map: “Reciprocal easements for utilities, drainage, water 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.”

A47. Prior to the initiation of any water or storm drainage services to the project, business association (BA), or a privately funded maintenance district shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of water and storm drainage facilities within the private property. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water 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.

A48. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than

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

A49. 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 7,000 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.20 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.)

Fire

A50. Fire service mains shall not cross property lines unless a reciprocal easement agreement is provided.

A51. A reciprocal ingress-egress agreement shall be provided for review by City Attoenry for all shared driveways being used for Fire Department access.

A52. 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.

Urban Forestry

A53. The applicant shall retain all trees permitted for removal until all fees associated with a builing permit have been paid.

Miscellaneous

A54. Form a Business Owner's Association with CC&R's. BOA with CC&R's shall be recorded assuring maintenance of all private drive aisles, private driveway, lights, sewer services, drop inlets, drain leads, landscaping, irrigation, and all common/shared areas.

Advisory Notes

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

ADV 1. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

ADV 2. House plans shall comply with City Code Chapter 17.508 Driveways which includes:

17.508.040.J All driveways shall be at least 5-ft away from the property line.
17.508.050.A Residential driveways shall have a width of at least 10-ft and a depth of at least 20-ft measured from the right-of-way line.
17.508.070.D.3 Garages off alleys shall be set back at least 4-feet away from the alley right-of-way.

ADV 3. 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 SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits. Programs are available that support the economic vitality and job growth in the region by reducing sewer impact fees for eligible commercial and industrial customers. Please visit www.sacsewer.com/confluence- regional-partnership-program to learn more.

ADV 4. ONGOING: Public lower laterals must not be smaller than the upper laterals, sized according to the California Plumbing Code requirements.

ADV 5. ONGOING: Construction of a grease trap or a sand oil separator may be required. The applicant must verify with the applicable jurisdiction's building department.

ADV 6. The proposed development is located within Sacramento Area Sewer District (SacSewer). Satisfy all SacSewer requirements.

ADV 7. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

ADV 8. The applicant shall coordinate with any adjacent property owner(s), where a grade change along property lines is proposed and ensure all related issues and concerns are addressed.

ADV 9. The applicant is responsible for the protection and repair of the City drainage main during construction of the proposed structure. Contact Underground Service Alert at 1-800-642-2444, 48 hours before work is to begin.

ADV 10. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

a)Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at $16,394. This project proposes a total of 74,520 square feet of Industrial development. The Park Development Impact Fee due for this project is based on the Remainder of City Rate of $0.22 per square foot for Industrial projects. 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.

Site Plan and Design Review

Planning & Design Review

B1. Any proposed tenant that is a logistics use development, as defined by California Government Code Section 65098, shall comply with State law.

B2. This approval is for the tentative map, site plan and design review, deviation to tree shade standard, and tree permit per the attached exhibits and conditions of approval.

B3. No building permit shall be applied for until after the expiration of the 10-day appeal period, unless approved through a concurrent review. If an appeal is filed, no permit shall be issued.

B4. Development of the site shall be in compliance with the approved plans. Any modification(s) to the project shall be subject to additional planning review and may require subsequent entitlements prior to issuance of building permits.

B5. The applicant shall obtain all necessary building and encroachment permits prior to commencement of construction.

B6. All landscaping and planting shall conform to City standards for sightline requirements at driveways.

B7. 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 condition 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.

B8. Each building elevation shall incorporate exterior materials, color palettes, and architectural features as shown on the approved plans.

B9. Window design and fenestration shall be as shown on the approved plans.

B10. Provide the following building materials on the buildings as indicated per approved plans:

a. Painted concrete tilt-up wall panels
b. Cable-supported metal awning over storefront entrance entry
c. Painted metal coping cap

B11. Trash receptacles and irrigation controls shall be screened from street view.

B12. A photometric plan shall be provided for all outdoor lighting in and around the site at the time of plan check. Any new building mounted lighting shall be subject to final review and approval by Planning staff.

B13. Construct landscape improvements including all required irrigation, ground coverings, shrubs, and trees as shown on the final approved landscape plan exhibit.

B14. Per Section 17.612.030(B), exterior lighting shall reflect away from public streets. Fixtures shall be unobtrusive and complementary to the architectural design of the building. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.

B15. The project shall comply with the thirty-nine percent (minimum) shading requirement for parking lots.

B16. The project shall provide the required short- and long-term bicycle parking spaces as prescribed by the Planning and Development Code. Bicycle parking shall comply with the City's Bicycle Rack Design and Placement Design Standards.

B17. Any signage shall comply with the City's Sign Code requirements and is subject to a separate review and approval process.

B18. This approval is valid for three years from approval date, subject to SCC 17.828.160.

B19. In the event that archaeological resources or human remains are encountered during construction, work within 100 feet of the discovery shall cease until a notice to proceed is issued by the City. The applicant shall notify the City of Sacramento Manager of Environmental Planning Services (phone 311 or (916) 808-5842; email SRJohnson@cityofsacramento.org) and shall comply with City direction, and federal and State regulations and guidelines regarding the treatment of cultural resources and human remains. The Coroner shall be notified in the event human remains are discovered; the applicant shall be responsible for the employment of a qualified archaeologist to advise regarding treatment of any artifacts.

B20. The project applicant shall conduct any tree removal activities required for project construction outside of the migratory bird and raptor breeding season (February 1 through August 31) where feasible. All trees slated for removal during the nesting season shall be surveyed by a qualified biologist no more than 48-hours before removal to ensure that no nesting birds are occupying the tree. (See federal Migratory Bird Treaty Act, California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3800).

B21. For any construction activities that will occur between February 1 and August 31, the applicant shall employ a qualified biologist to conduct preconstruction surveys in suitable nesting habitat on or near the construction area for nesting raptors and migratory birds. If the biologist determines that construction may occur without impacting the breeding effort, the nest(s) shall be monitored by the biologist during construction. If the biologist concludes that the project would impact the nest, construction activities will cease until the nest is no longer active. Completion of the nesting cycle shall be determined by the biologist.

B22. Sacramento Metropolitan Air Quality Management District Basic Construction Emission Control Practices apply and compliance is required. See www.airquality.org. Other air district rules may apply and the air district should be consulted.

Fire

B23. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. California Fire Code Section 501.4.

B24. Upon submitting improvement plans for review, identify that appropriate Knox access for the site and any structures has been provided. California Fire Code Section 506.

B25. Upon submitting improvement plans for review, identify that 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).

B26. Upon submitting improvement plans for review, identify that Fire Department Connections (FDCs) have been provided 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.

B27. Upon submitting improvement plans for review, 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.

Public Works

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

B29. Dedicate an additional 22.5-ft of right-of-way and construct Elder Creek Road as a 4-lane arterial with separated sidewalks (52.5-ft to centerline with buffered bike lane) to City Standards and to the satisfaction of the Department of Public Works.

B30. 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.

B31. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.

B32. Reciprocal access easements are required for shared use of the driveways w/ the adjacent parcel, if not already in place.

B33. 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.

B34. The site plan shall conform to the parking requirements set forth in City Code 17.608.040.

B35. The applicant shall provide sufficient signage, striping, and pavement markings to indicate one-way directional flow for the proposed eastern driveway and corresponding drive aisle to the satisfaction of the Department of Public Works.

B36. 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.

B37. The applicant shall relocate any existing utility poles that may be in conflict with the required frontage improvements, at the applicant's expense, to the satisfaction of the Department of Public Works.

B38. 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

B39. Project must meet the requirements outlined in City Code Chapter 13.24 and 17.616.

B40. The trash enclosure must have sufficient space to accommodate bins for trash, recycling, and organics. Service level minimums for recycling and organics can be found in Ch. 13.24.600. Trash and organics must be collected at least weekly. Recycling must be collected at least monthly.

B41. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the bins and cans safely.

B42. This project will be required to submit a Construction and Demolition (C&D) Debris plan, as outlined on the City's web site at https://www.cityofsacramento.gov/public-works/recycling-solid-waste/Commercialwasteservices/construction---demolition-recycling. Please contact the Solid Waste C&D team if you have any questions:

Phone: (916) 808-0965
Email: C&D@cityofsacramento.org

Sacramento City Code can be found online here:
• Chapter 13.24:
https://codelibrary.amlegal.com/codes/sacramentoca/latest/sacramento_ca/0-0-0-27221#JD_Chapter13.24
• Chapter 17.616:
https://codelibrary.amlegal.com/codes/sacramentoca/latest/sacramento_ca/0-0-0-39390#JD_Chapter17.616

Utilities

B43. 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: There is a 12-inch public water main located within Elder Creek Road. The manifold of metered water services off a private fire service is not permitted. The proposed domestic and irrigation water services

shall have its own service connection from the City water main.)

B44. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any water related requirements. Failure to submit the water study may delay review and approval.

B45. Common area landscaping exceeding 5,000 square feet shall have a separate street tap for a metered irrigation service.

B46. 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 7,000 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.20 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.)

B47. This project is in Drainage Basin G259 which is subject to the new Drainage Gravity Impact Fee per City Council Resolution 2023-0368.

B48. The onsite water and storm drain systems shall be private systems maintained by the association or other approved entity.

B49. Prior to the initiation of any water or storm drainage services to the project, business association (BA), or a privately funded maintenance district shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of water and storm drainage facilities within the private property. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water 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.

B50. 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.

B51. 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 drainage systems shall be designed to the standard specified in the DOU onsite design manual.

B52. 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.

B53. 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.

B54. 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.

B55. 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), Hydromodification Management Plan (HMP), certified full capture trash control devices and on-site treatment control measures will be required. The on-site storm water treatment control measures required may affect site design and site configuration and should be considered during early planning stages.

B56. A maintenance agreement may be required for both on-site treatment control measures and full capture control devices. Contact DOU for a list of accepted proprietary devices considered for treatment control and full capture trash control. Construction drawings must include all proposed source controls and on-site water quality measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for appropriate measures.

Advisory Notes

The following advisory notes are informational in nature and are not a requirement of Site Plan and Design Review:

ADV 1. The proposed development is located within Sacramento Area Sewer District (SacSewer). Satisfy all SacSewer requirements.

ADV 2. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in

an area with no requirements to elevate or flood proof.

ADV 3. The applicant shall coordinate with any adjacent property owner(s), where a grade change along property lines is proposed and ensure all related issues and concerns are addressed.

ADV 4. The applicant is responsible for the protection and repair of the City drainage main during construction of the proposed structure. Contact Underground Service Alert at 1-800-642-2444, 48 hours before work is to begin.

ADV 5. The applicant is responsible for obtaining all necessary permits, easements, and approvals from federal, state, and local agencies for the construction of this project.

Respectfully Submitted: _____

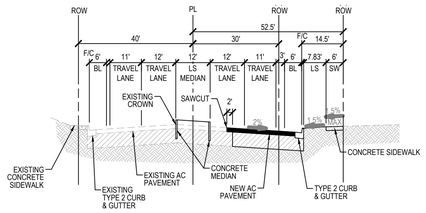
Michael Crampton
Assistant Planner

Recommendation Approved: Marcus Adams (Jul 31, 2026 09:58:30 PDT)

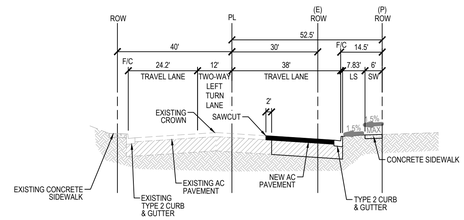
Marcus Adams
Senior Planner

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.

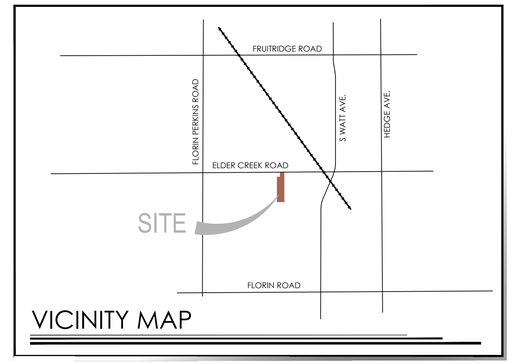
Note: The applicant will need to contact the Public Works Department after the appeal period is over to submit for a Final Map. A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable 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.



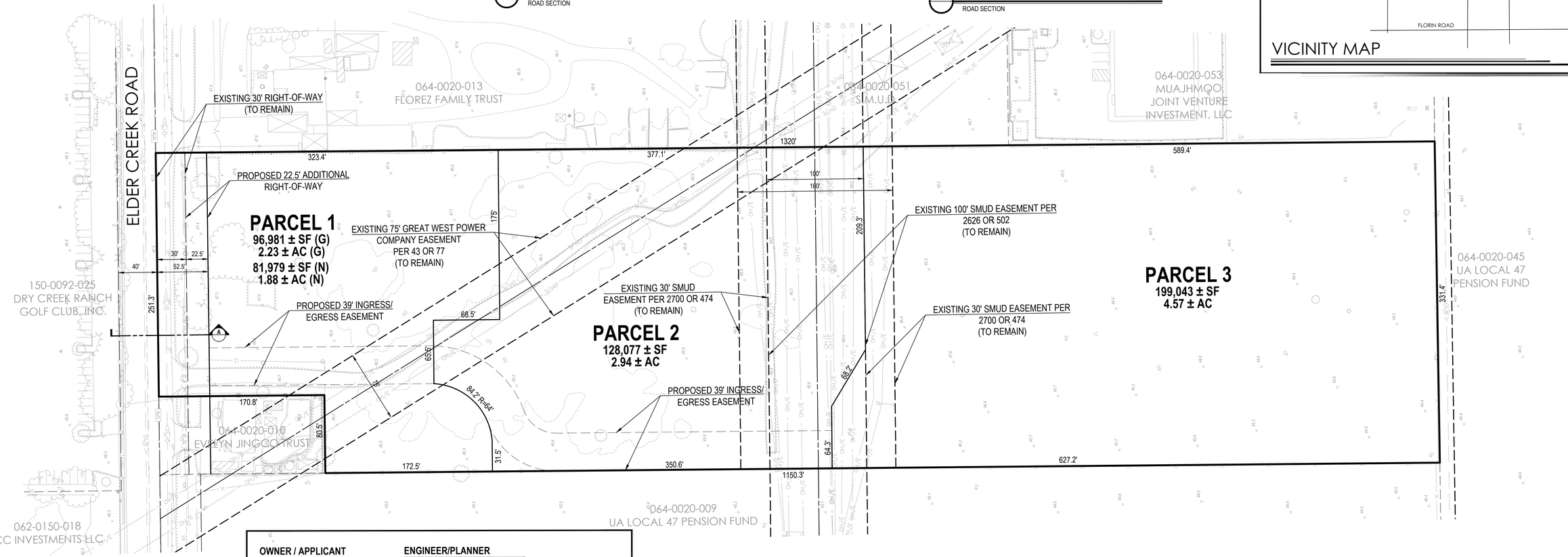
A1 **ULTIMATE CONDITION**
ROAD SECTION



A2 **INTERIM CONDITION**
ROAD SECTION



VICINITY MAP



OWNER / APPLICANT

BUZZ OATES LLC
555 CAPITOL MALL, STE. 900
SACRAMENTO, CA 95814
CONTACT: BRET HOGGE
PHONE: (916) 379-3854
EMAIL: BRETHOGGE@BUZZOATES.COM

ENGINEER/PLANNER

MORTON PITALO, INC.
600 COOLIDGE DR., STE. 140
FOLSOM, CA 95630
CONTACT: KEN TOPPER
PHONE: (916) 927-2400
EMAIL: EYU@MPENGR.COM
EMAIL: KTOPPER@MPENGR.COM

UTILITY PROVIDERS

WATER:	CITY OF SACRAMENTO
SEWER:	CITY OF SACRAMENTO
ELECTRIC:	SMUD
GAS:	PG&E

SERVICE PROVIDERS

SCHOOL DISTRICT:	SACRAMENTO CITY UNIFIED
FIRE PROTECTION :	CITY OF SACRAMENTO
POLICE PROTECTION:	SACRAMENTO POLICE
STORM DRAINAGE:	CITY OF SACRAMENTO
SOLID WASTE:	CITY OF SACRAMENTO

PROJECT INFORMATION

ASSESSOR PARCEL NUMBERS 064-0020-049

USE:	VACANT
EXISTING ZONING:	M-1
PROPOSED ZONING:	M-1
EXISTING GENERAL PLAN:	INDUSTRIAL MIXED USE
PROPOSED GENERAL PLAN:	INDUSTRIAL MIXED USE

EXISTING	#	ACRES
EXISTING NUMBER OF PARCELS	1	9.74 ± AC

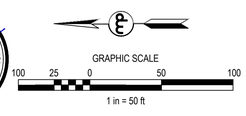
PROPOSED	#	ACRES
PROPOSED NUMBER OF PARCELS	3	9.57± AC
PUBLIC R/W (ELDER CREEK ROAD)		.17± AC

PROJECT INFORMATION

1. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
2. MINOR MODIFICATION MAY BE MADE TO LOT LINES AT FINAL MAP.
3. FOR PRELIMINARY PLANNING PURPOSES ONLY. BOUNDARY, TOPO, EASEMENTS AND SITE CONDITIONS TO BE VERIFIED PRIOR TO FINAL MAP AND ENGINEERING.
4. PURSUANT TO GOVERNMENT CODE SECTION 66456.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP, INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
5. ALL UTILITY SYSTEMS ILLUSTRATED ON THE PRELIMINARY UTILITY PLAN ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
6. GRADING SHOWN ON THE PRELIMINARY GRADING AND DRAINAGE PLAN ILLUSTRATES A GENERAL GRADING CONCEPT AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
7. WHILE THE ULTIMATE INTENT IS TO PROVIDE A RECIPROCAL ACCESS AND PARKING EASEMENT BETWEEN ALL PARCELS CONSISTENT WITH THE OVERALL SITE PLAN, A 39' INGRESS/EGRESS EASEMENT HAS BEEN ADDED TO THIS MAP TO ENSURE ACCESS TO PARCELS 2 AND 3.

NOTES





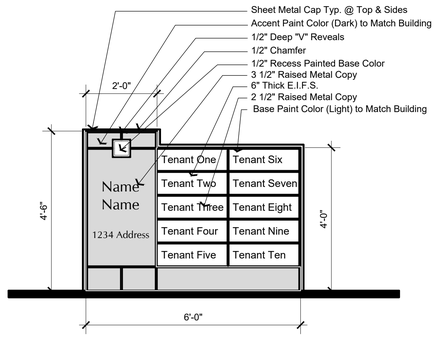
8770 ELDER CREEK ROAD

TENTATIVE PARCEL MAP

PARCELS A & B OF 74 PM 1
NOVEMBER 19, 2025
SHEET 1 of 1

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom ∗ Fresno
600 Coolidge Dr., Suite #140
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

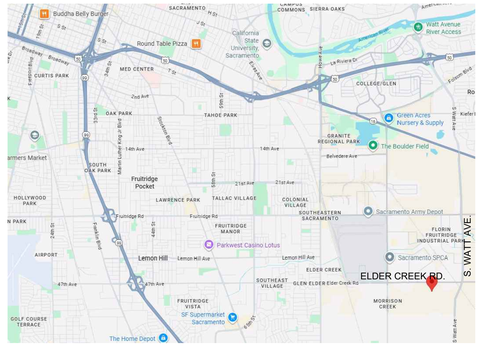
Plot By: JOSEPHINE DE LA PAZ | 2025-11-19 at 2:56:04pm | Layout: 24 x 36 | Drawing: C:\Users\josephine\Documents\Projects\8770 Elder Creek Road\Drawings\8770 Elder Creek Road.dwg



MONUMENT SIGN

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

VICINITY MAP



SITE DATA

APN: 064-0020-049-0000

JURISDICTION: CITY OF SACRAMENTO

ZONING: M-1-R

SITE AREA: 9.56 ACRES NET (416,523 SF)

OCCUPANCY GROUPS B, F-1, S-1

BUILDING AREAS

BUILDING 1	17,000
BUILDING 2	22,591
BUILDING 3	36,750
TOTAL	76,341 SF

SITE COVERAGE (F.A.R.): 18.3%

MAXIMUM OFFICE AREA ALLOWED PER PARCEL: 19,085 SF (25% OF TOTAL)

MAXIMUM HEIGHT ALLOWED: 70 FEET

OFFICE AREA OPEN SPACE REQUIRED (1 SF FOR EVERY 15 SF OF OFFICE) BASED ON 20% OFFICE:

BUILDING	MAXIMUM OFFICE AREA	OPEN SPACE
1	3,400 SF	226 SF
2	4,518 SF	301 SF
3	7,350 SF	490 SF
TOTAL OPEN SPACE REQUIRED		1,017 SF

VEHICLE AND BICYCLE PARKING DATA

PARKING DISTRICT: TRADITIONAL

REQUIRED PARKING: NO MINIMUM

PARKING PROVIDED:

BUILDING	STANDARD (8'-6" x 18')	ACCESSIBLE (9' x 18') (8' x 18' stripping)	EVSE READY (8'-6" x 18')	EVSE INSTAL. (9' x 18') (12' X 18') (5' x 18' stripping)	COMPACT (8' X 15')	TOTAL
1	5 (+7 Future)	2	4	0	4	15 (+7 Future)
2	10 (+6 Future)	2	4	0		16 (+6 Future)
3	20	2	6	2		30
TOTALS	59	8	14	2		61 (+13 Future)

MAXIMUM PARKING RATIO BY USE:

OFFICE	1:250
MANUFACTURING	1:500
WAREHOUSE	1:500

BICYCLE PARKING REQUIRED

BUILDING	OFFICE- LONG	OFFICE- SHORT	WH / MAN.- LONG	WH / MAN.- SHORT
1	2	2	2	2
2	2	2	2	2
3	2	2	4	2
TOTALS	6	6	8	6

SHEET INDEX

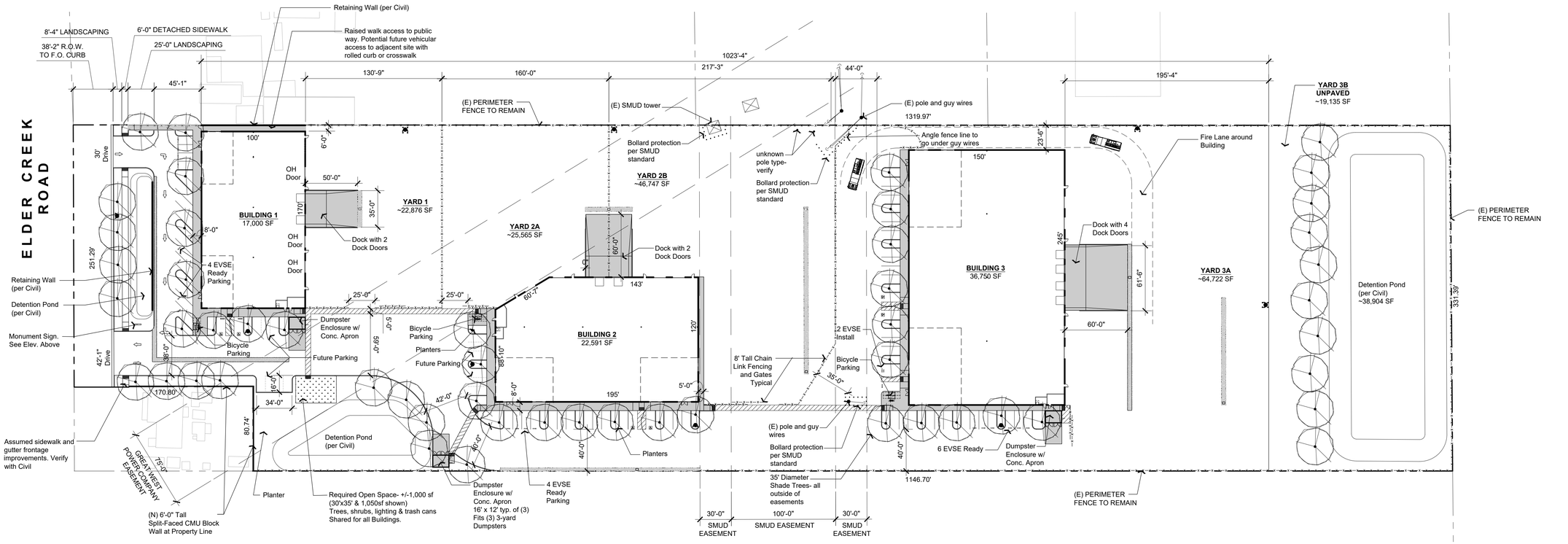
SD-1	SITE PLAN
SD-2.1	FLOOR PLAN- BUILDING 1
SD-2.2	FLOOR PLAN- BUILDING 2
SD-2.3	FLOOR PLAN- BUILDING 3
SD-3.1	ELEVATIONS- BUILDING 1
SD-3.2	ELEVATIONS- BUILDING 2
SD-3.3-A	NORTH AND SOUTH ELEVATIONS- BUILDING 3
SD-3.3-B	EAST AND WEST ELEVATIONS- BUILDING 3
SD-4.1	BUILDING SECTION- BUILDING 1
SD-4.2	BUILDING SECTION- BUILDING 2
SD-4.3	BUILDING SECTION- BUILDING 3

TEAM OF DESIGN PROFESSIONALS

ARCHITECTURAL: COMSTOCK JOHNSON ARCHITECTS
10850 GOLD CENTER DRIVE, SUITE 250, RANCHO CORDOVA, CA 95670
ATTN : RACHEL LUHRSEN
EMAIL: RACHEL@CJA-ARCHITECTS.COM
PH: (916) 362-6303 EXT. 121

CIVIL ENGINEERING: MORTON & PITALO
ADDRESS: 600 COOLIDGE DRIVE, SUITE 140, FOLSOM, CA 95630
ATTN : CRAIG KENDALL
EMAIL: CKENDALL@MPENGR.COM
PH: (916) 496-8768

LANDSCAPE: YAMASAKI LANDSCAPE ARCHITECTURE
ADDRESS: 1223 HIGH STREET, AUBURN, CA 95603
ATTN: JEFF AMBROSIA
EMAIL: JEFF@YAMASAKI-LA.COM
PH: (530) 885-0040 EXT. 325



Proposed Site Plan

1"=50.00'

NORTH

0' 10' 50' 100'



BUZZ OATES CONSTRUCTION, INC.
CA Lic. 979634 | NV Lic. 0089229
AZ ROC Lic. 343859 | ID Lic. RCE-70903

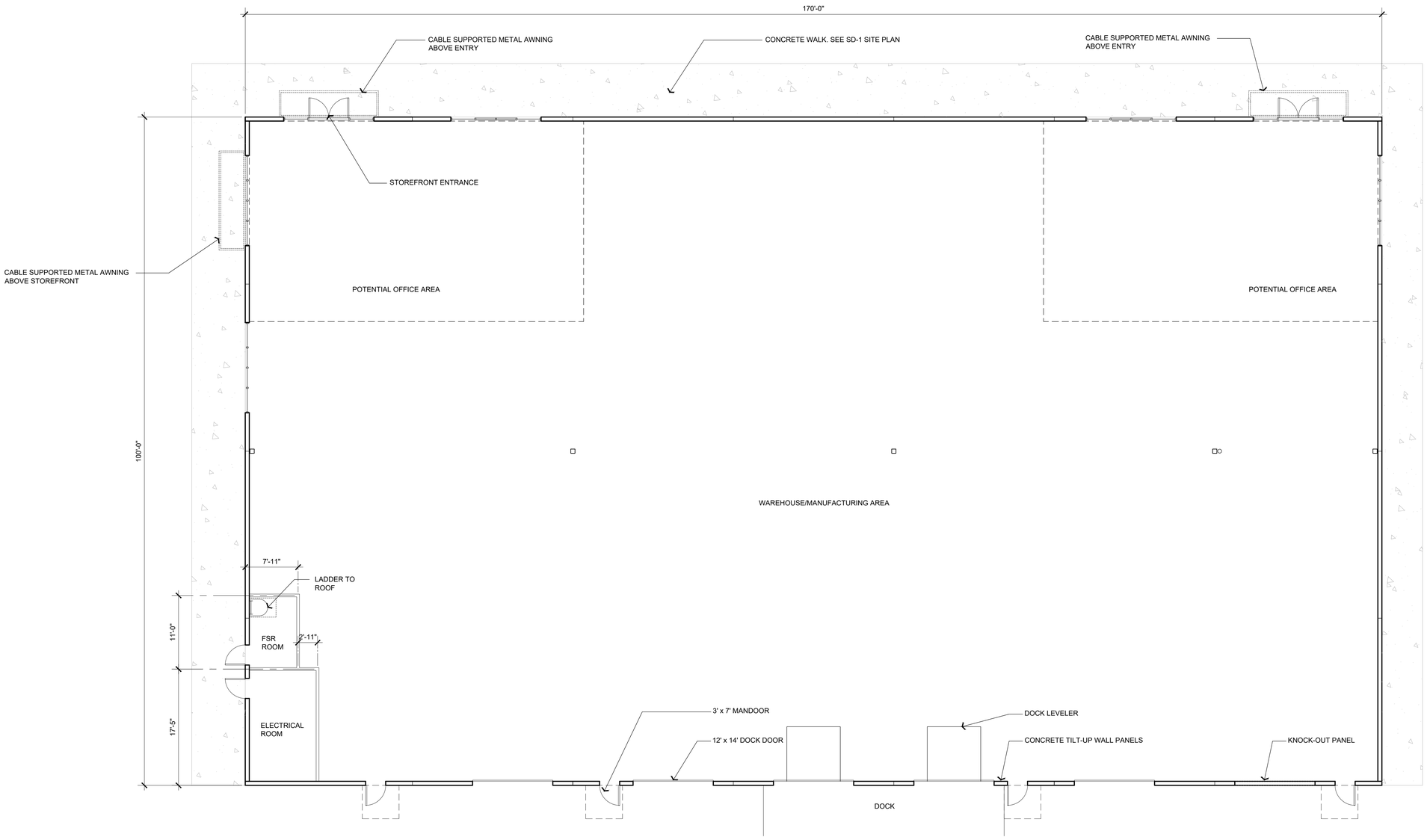
THREE BUILDING PROJECT

8770 Elder Creek Road

Sacramento, California

Comstock Johnson ARCHITECTS INC.

SD-1



PROPOSED FLOOR PLAN- BUILDING 1

1/8"=1'-0"

0' 5' 15' 25'

NORTH

LICENSED ARCHITECT
DANIEL P. GREEN
No. C 19641
REN. 7/2027
STATE OF CALIFORNIA

THREE BUILDING PROJECT

8770 Elder Creek Road

Sacramento, California

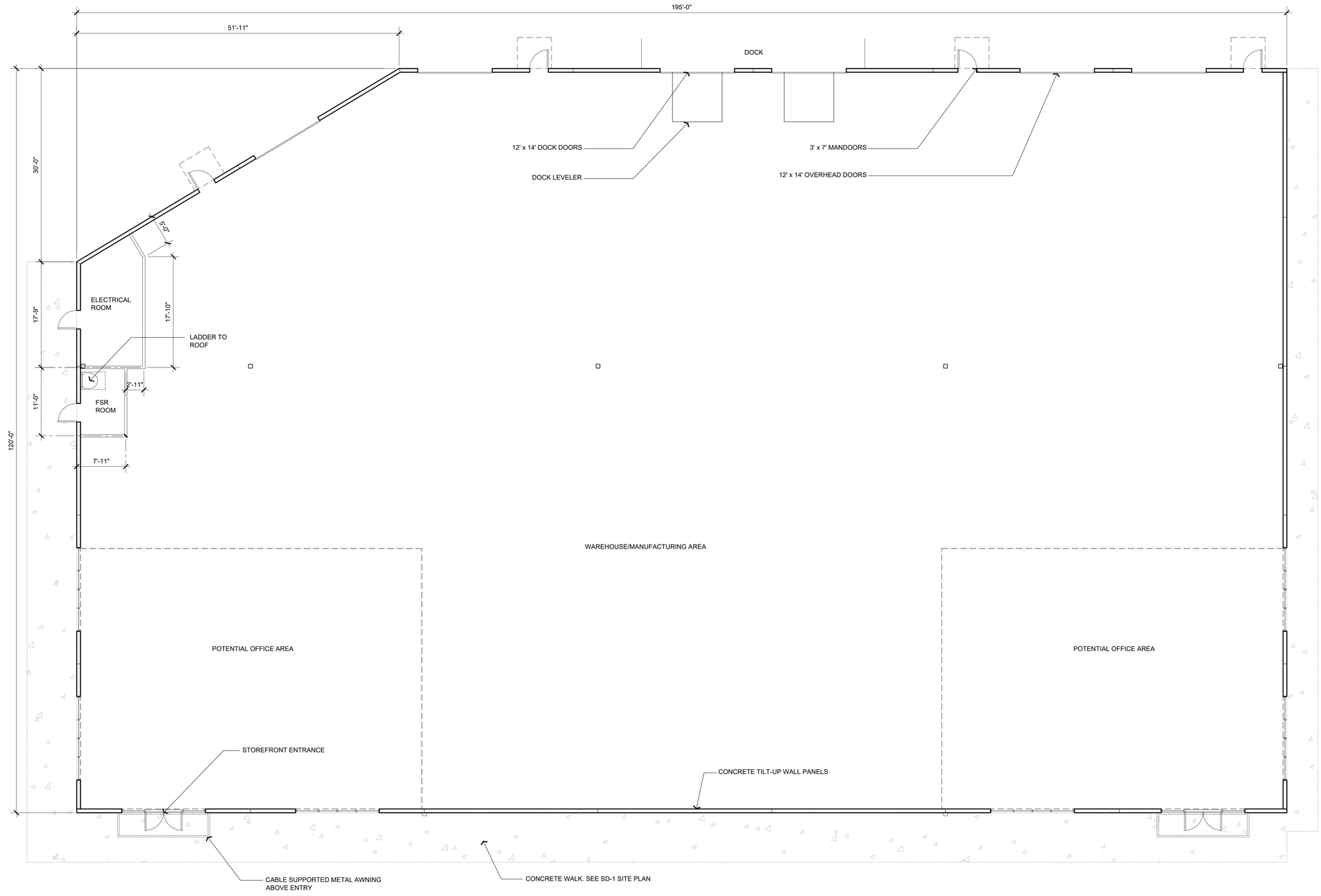
SD-2.1

BUZZ OATES CONSTRUCTION, INC.
CA Lic. 979634 | NV Lic. 0089329
AZ ROC Lic. 343859 | ID Lic. RCE-70903

Comstock Johnson ARCHITECTS INC.

COMSTOCK JOHNSON ARCHITECTS, INC. 10850 GOLD CENTER DRIVE, SUITE 250, RANCHO CORDOVA, CA 95670
916.362.6303 (PHONE) WWW.CJA-ARCHITECTS.COM

DESIGNED/DRAWN BY: RML/DPE
CJA PROJECT NUMBER: 25114
DATE: 09.16.2025
REV. 11.18.2025



PROPOSED FLOOR PLAN-BUILDING 2

1/8"=1'-0"

0' 5' 15' 25'

NORTH

THREE BUILDING PROJECT

8770 Elder Creek Road

Sacramento, California

LICENSED ARCHITECT — DANIEL P. GREEN — No. C 19641 — REN. 7/2027 — STATE OF CALIFORNIA

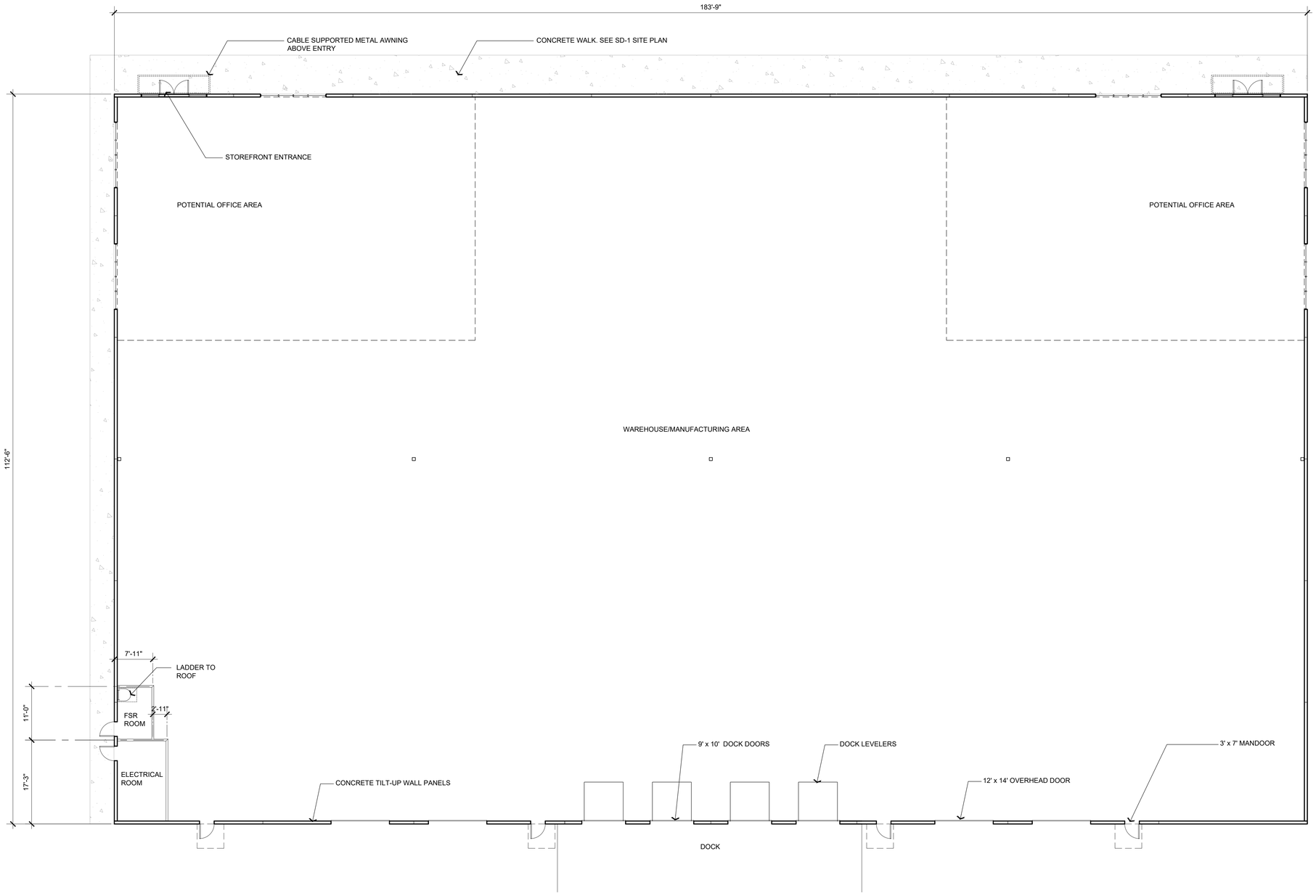
BUZZ OATES CONSTRUCTION, INC.
CA Lic. 979634 | NV Lic. 0089329
AZ ROC Lic. 343859 | ID Lic. RCE-70903

Comstock Johnson ARCHITECTS INC.

SD-2.2

COMSTOCK JOHNSON ARCHITECTS, INC. 10850 GOLD CENTER DRIVE, SUITE 250, RANCHO CORDOVA, CA 95670
916.362.6303 (PHONE) WWW.CJA-ARCHITECTS.COM

DESIGNED/DRAWN BY: RML/DPE
CJA PROJECT NUMBER: 25114
DATE: 09.16.2025
REV. 11.18.2025



PROPOSED FLOOR PLAN- BUILDING 3

3/32"=1'-0"

0' 5' 15' 25'

NORTH

LICENSED ARCHITECT
DANIEL P. ENGSTROM
No. C 19641
REN. 7/2027
STATE OF CALIFORNIA

THREE BUILDING PROJECT

8770 Elder Creek Road
Sacramento, California

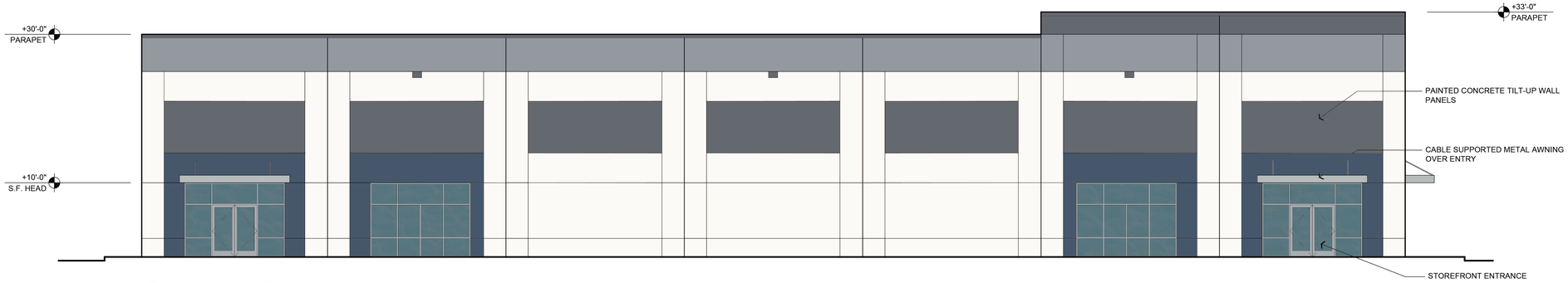
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CA Lic. 979634 | NV Lic. 0089329
AZ ROC Lic. 343819 | ID Lic. RCE-70903

SD-2.3

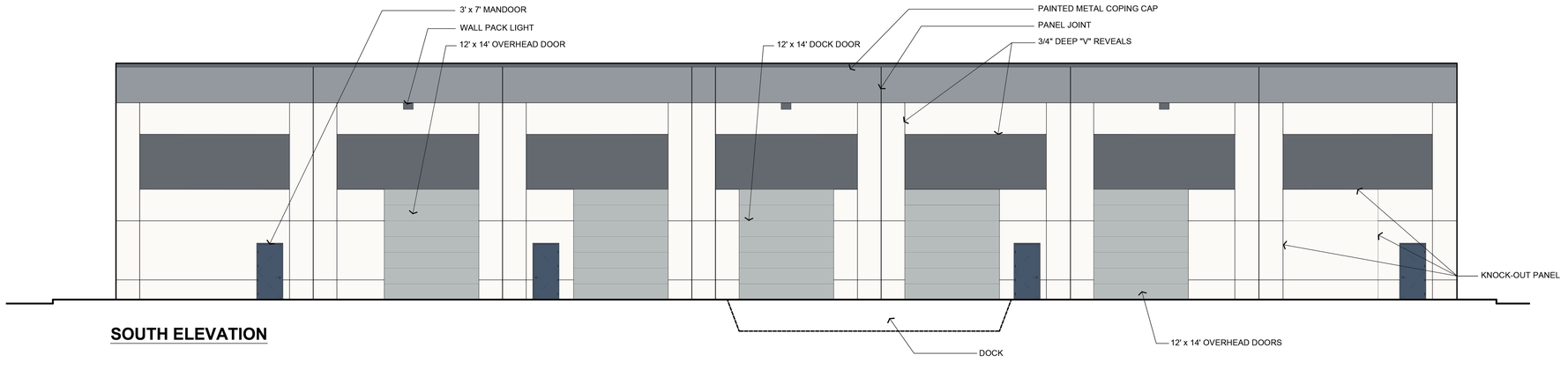
Comstock Johnson ARCHITECTS INC.

COMSTOCK JOHNSON ARCHITECTS, INC. 10850 GOLD CENTER DRIVE, SUITE 250, RANCHO CORDOVA, CA 95670
916.362.6303 (PHONE) WWW.CJA-ARCHITECTS.COM

DESIGNED/ DRAWN BY: RML/DPE
CJA PROJECT NUMBER: 25114
DATE: 09.16.2025
REV. 11.18.2025



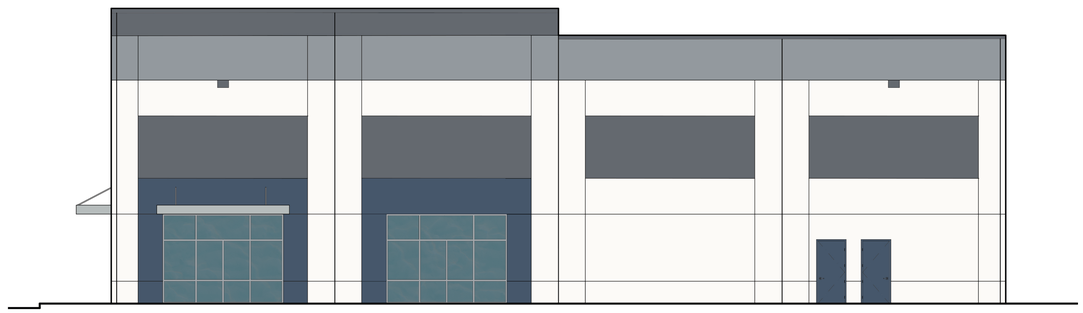
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

COLOR / MATERIAL SELECTIONS:

ALL CANOPIES:
COLOR: SW7663 MONORAIL SILVER

PAINT- FIELD:
COLOR: SW7009 PEARLY WHITE

STOREFRONT:
ALUMATONE

PAINT- ACCENT 1:
COLOR: SW9162 AFRICAN GRAY

GLASS:
DARK REFLECTIVE

PAINT- ACCENT 2:
COLOR: SW7075 WEB GRAY

PAINTED METAL DOORS & PAINT- ACCENT 3:
COLOR: KM995 NAVY DAMASK

PROPOSED ELEVATIONS- BUILDING 1

1/8"=1'-0"

0' 5' 15' 25'

THREE BUILDING PROJECT

8770 Elder Creek Road

Sacramento, California

LICENSED ARCHITECT
DANIEL P. ENGEL
No. C 19641
REN. 7/2027
STATE OF CALIFORNIA

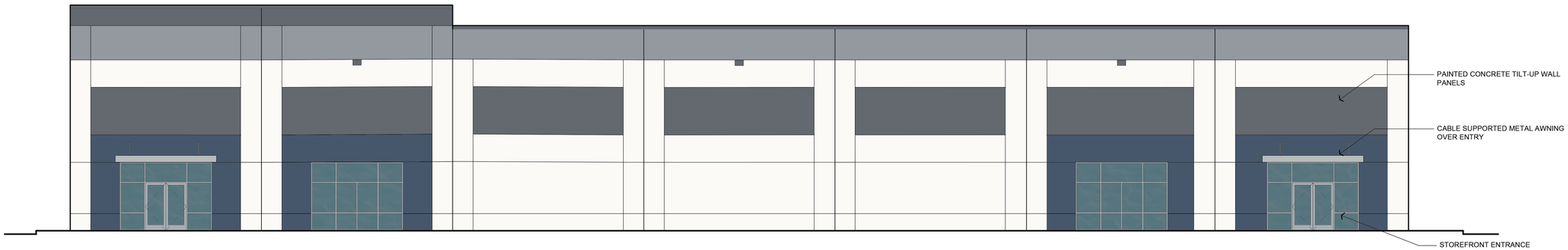
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Comstock Johnson ARCHITECTS INC.

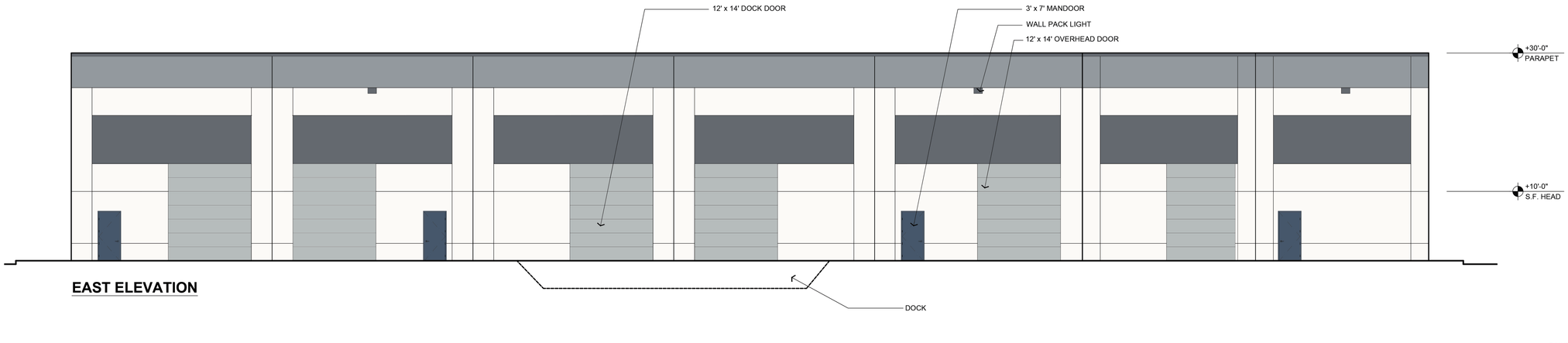
SD-3.1

COMSTOCK JOHNSON ARCHITECTS, INC. 10850 GOLD CENTER DRIVE, SUITE 250, RANCHO CORDOVA, CA 95670
916.362.6303 (PHONE) WWW.CJA-ARCHITECTS.COM

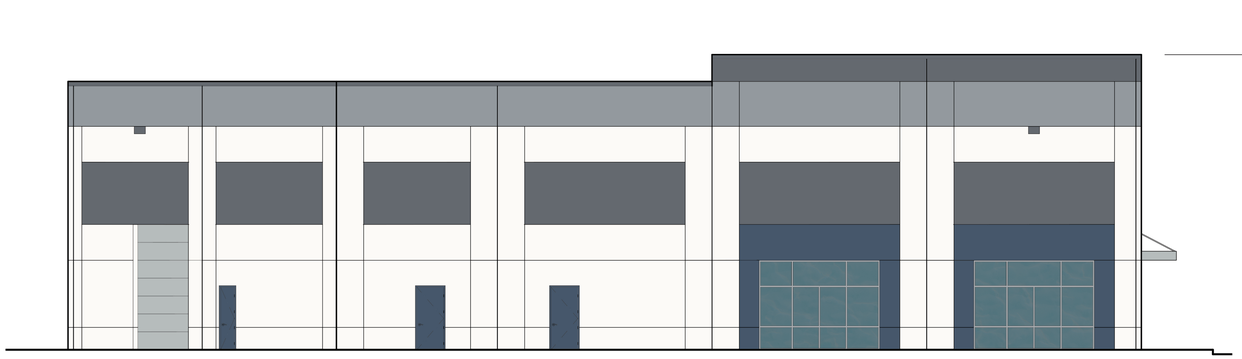
DESIGNED/ DRAWN BY: RML/DPE
CJA PROJECT NUMBER: 25114
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REV. 11.18.2025



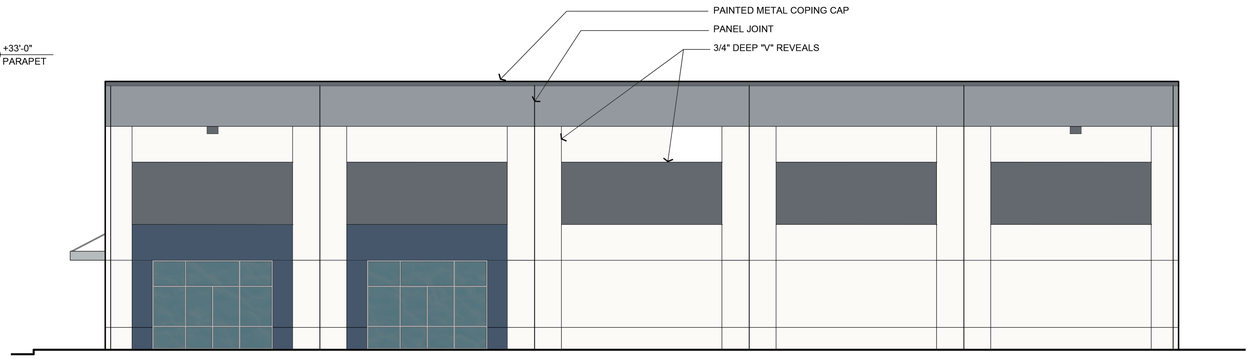
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

COLOR / MATERIAL SELECTIONS:

ALL CANOPIES:
COLOR: SW7663 MONORAIL SILVER

PAINT- FIELD:
COLOR: SW7009 PEARLY WHITE

STOREFRONT:
ALUMATONE

PAINT- ACCENT 1:
COLOR: SW9162 AFRICAN GRAY

GLASS:
DARK REFLECTIVE

PAINT- ACCENT 2:
COLOR: SW7075 WEB GRAY

PAINTED METAL DOORS & PAINT- ACCENT 3:
COLOR: KM995 NAVY DAMASK

PROPOSED ELEVATIONS- BUILDING 2

1/8"=1'-0"

0' 5' 15' 25'

THREE BUILDING PROJECT

8770 Elder Creek Road

Sacramento, California

LICENSED ARCHITECT — DANIEL P. LOVELL GRAGSON — No. C 19641 — REN. 7/2027 — STATE OF CALIFORNIA

BUZZ OATES CONSTRUCTION, INC.
CA Lic. 979834 | NV Lic. 0089329
AZ ROC Lic. 343819 | ID Lic. RCE-70903

Comstock Johnson ARCHITECTS INC.

SD-3.2

COMSTOCK JOHNSON ARCHITECTS, INC. 10850 GOLD CENTER DRIVE, SUITE 250, RANCHO CORDOVA, CA 95670
916.362.6303 (PHONE) WWW.CJA-ARCHITECTS.COM

DESIGNED/ DRAWN BY: RML/DPE
CJA PROJECT NUMBER: 25114
DATE: 09.16.2025
REV. 11.18.2025

COLOR / MATERIAL SELECTIONS:

ALL CANOPIES:
COLOR: SW7663 MONORAIL SILVER

GLASS:
DARK REFLECTIVE

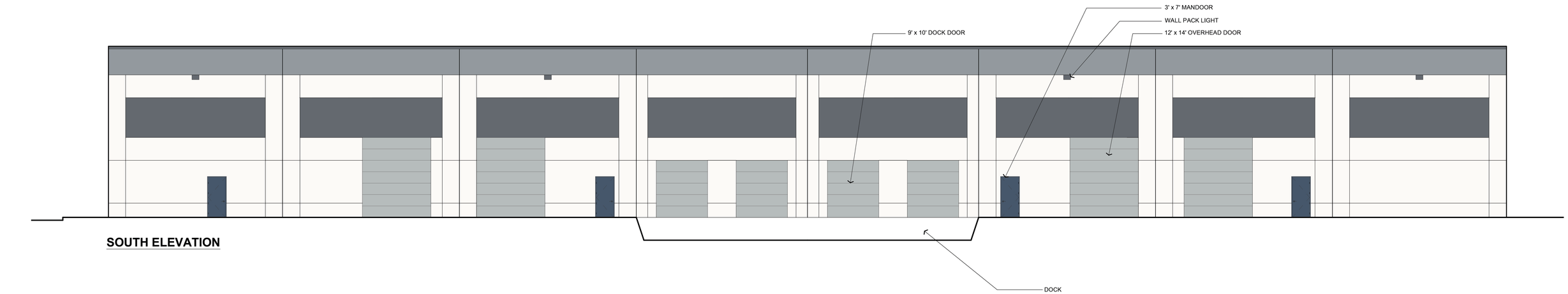
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COLOR: SW7009 PEARLY WHITE

PAINT- ACCENT 2:
COLOR: SW7075 WEB GRAY

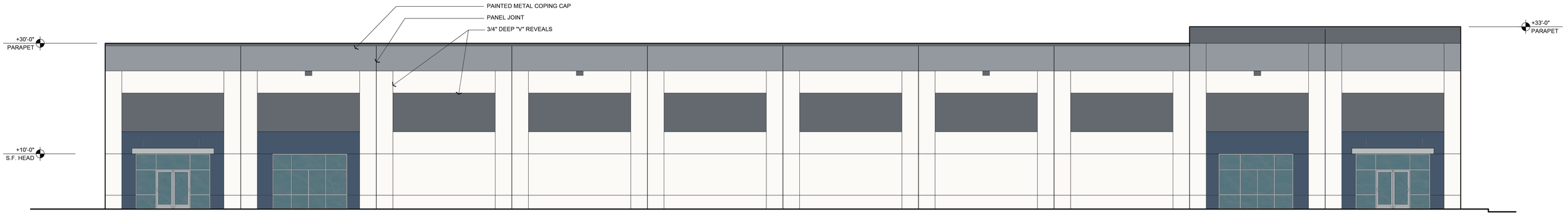
STOREFRONT:
ALUMATONE

PAINTED METAL DOORS &
PAINT- ACCENT 3:
COLOR: KM995 NAVY DAMASK

PAINT- ACCENT 1:
COLOR: SW9162 AFRICAN GRAY



SOUTH ELEVATION



NORTH ELEVATION

PROPOSED ELEVATIONS- BUILDING 3

1/8"=1'-0"

0' 5' 15' 25'

THREE BUILDING PROJECT

8770 Elder Creek Road

Sacramento, California

LICENSED ARCHITECT
DANIEL PAUL ERICKSON
No. C 19641
REN. 7/2027
STATE OF CALIFORNIA

BUZZ OATES CONSTRUCTION, INC.
CA Lic.: 979634 | NV Lic.: 0089329
AZ ROC Lic.: 343819 | ID Lic.: RCE-70903

Comstock Johnson ARCHITECTS INC.

SD-3.3-A

COMSTOCK JOHNSON ARCHITECTS, INC. 10850 GOLD CENTER DRIVE, SUITE 250, RANCHO CORDOVA, CA 95670

916.362.6303 (PHONE) WWW.CJA-ARCHITECTS.COM

DESIGNED/ DRAWN BY: RML/DPE
CJA PROJECT NUMBER: 25114
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REV. 11.18.2025

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PAINT- FIELD:
COLOR: SW7009 PEARLY WHITE

STOREFRONT:
ALUMATONE

PAINT- ACCENT 1:
COLOR: SW9162 AFRICAN GRAY

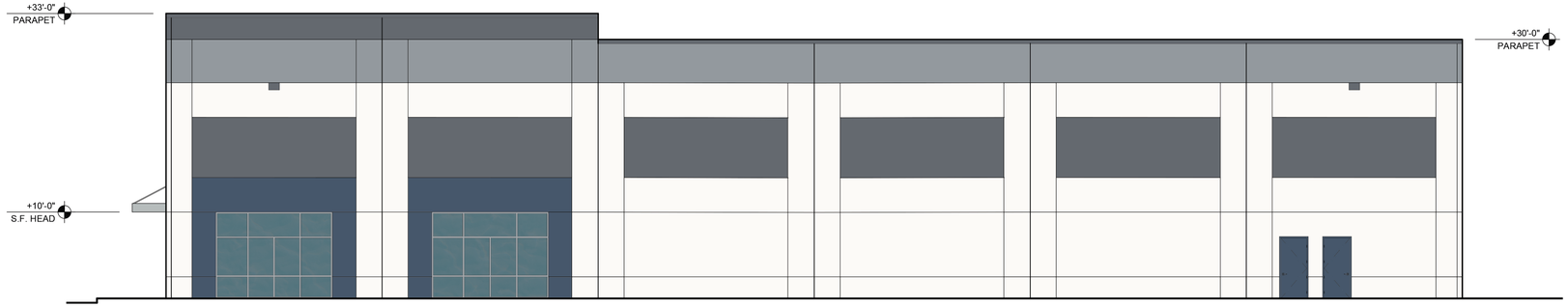
GLASS:
DARK REFLECTIVE

PAINT- ACCENT 2:
COLOR: SW7075 WEB GRAY

PAINTED METAL DOORS & PAINT- ACCENT 3:
COLOR: KM995 NAVY DAMASK



EAST ELEVATION



WEST ELEVATION

PROPOSED ELEVATIONS- BUILDING 3

1/8"=1'-0"

0' 5' 15' 25'

THREE BUILDING PROJECT

8770 Elder Creek Road

Sacramento, California

LICENSED ARCHITECT
DAVID P. ERICKSON
No. C 19641
REN. 7/2027
STATE OF CALIFORNIA

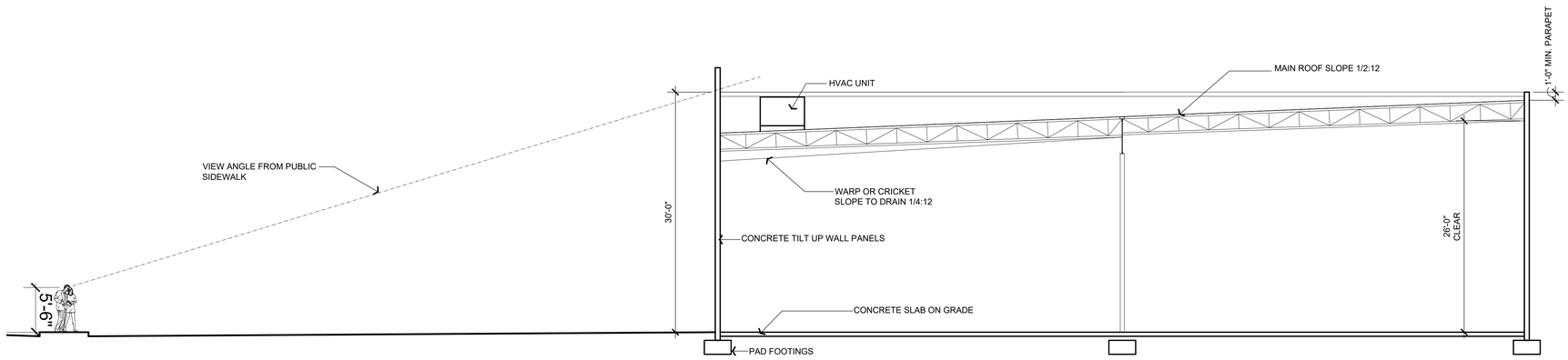
BUZZ OATES CONSTRUCTION, INC.
CA Lic. 979834 | NV Lic. 0089329
AZ ROC Lic. 343819 | ID Lic. RCE-70955

Comstock Johnson ARCHITECTS INC.

SD-3.3-B

COMSTOCK JOHNSON ARCHITECTS, INC. 10850 GOLD CENTER DRIVE, SUITE 250, RANCHO CORDOVA, CA 95670
916.362.6303 (PHONE) WWW.CJA-ARCHITECTS.COM

DESIGNED/DRAWN BY: RML/DPE
CJA PROJECT NUMBER: 25114
DATE: 09.16.2025
REV. 11.18.2025



PROPOSED BUILDING SECTION- BUILDING 1

1/8"=1'-0"

0' 5' 15' 25'

LICENSED ARCHITECT
DANIEL PAUL GREEN
No. C 19641
REN. 7/2027
STATE OF CALIFORNIA

BUZZ OATES CONSTRUCTION, INC.
CA Lic. 979634 | NV Lic. 0089329
AZ ROC Lic. 343819 | ID Lic. RCE-70905

THREE BUILDING PROJECT

8770 Elder Creek Road

Sacramento, California

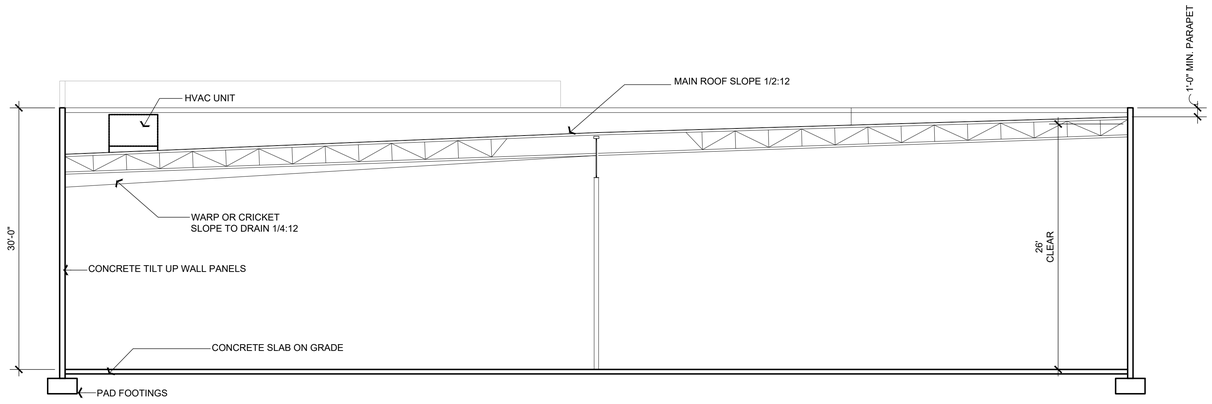
Comstock Johnson ARCHITECTS INC.

SD-4.1

COMSTOCK JOHNSON ARCHITECTS, INC. 10850 GOLD CENTER DRIVE, SUITE 250, RANCHO CORDOVA, CA 95670

916.362.6303 (PHONE) WWW.CJA-ARCHITECTS.COM

DESIGNED/DRAWN BY: RML/DPE
CJA PROJECT NUMBER: 25114
DATE: 09.16.2025
REV. 11.18.2025



PROPOSED BUILDING SECTION- BUILDING 2

1/8"=1'-0"

0' 5' 15' 25'

LICENSED ARCHITECT
DANIEL P. ELLIOTT
No. C 19641
REN. 7/2027
STATE OF CALIFORNIA

BUZZ OATES CONSTRUCTION, INC.
CA Lic. 979634 | NV Lic. 0089329
AZ ROC Lic. 343819 | ID Lic. RCE-70903

THREE BUILDING PROJECT

8770 Elder Creek Road

Sacramento, California

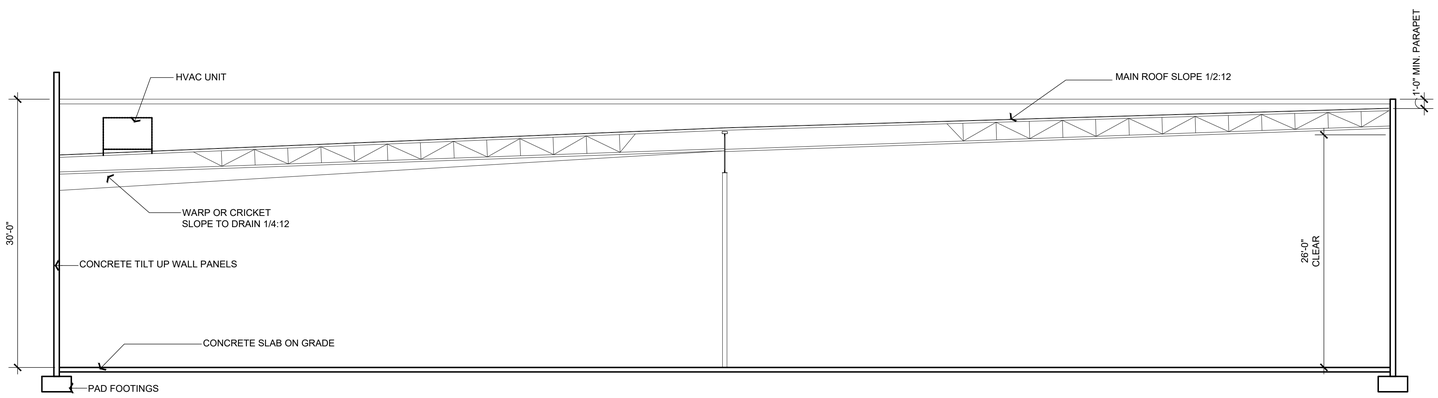
Comstock Johnson ARCHITECTS INC.

SD-4.2

COMSTOCK JOHNSON ARCHITECTS, INC. 10850 GOLD CENTER DRIVE, SUITE 250, RANCHO CORDOVA, CA 95670

916.362.6303 (PHONE) WWW.CJA-ARCHITECTS.COM

DESIGNED/DRAWN BY: RML/DPE
CJA PROJECT NUMBER: 25114
DATE: 09.16.2025
REV. 11.18.2025



PROPOSED BUILDING SECTION- BUILDING 3

1/8"=1'-0"

0' 5' 15' 25'

LICENSED ARCHITECT
DANIEL P. GREEN
No. C 19641
REN. 7/2027
STATE OF CALIFORNIA

BUZZ OATES CONSTRUCTION, INC.
CA Lic. 979634 | NV Lic. 0089329
AZ ROC Lic. 343859 | ID Lic. RCE-70903

THREE BUILDING PROJECT

8770 Elder Creek Road

Sacramento, California

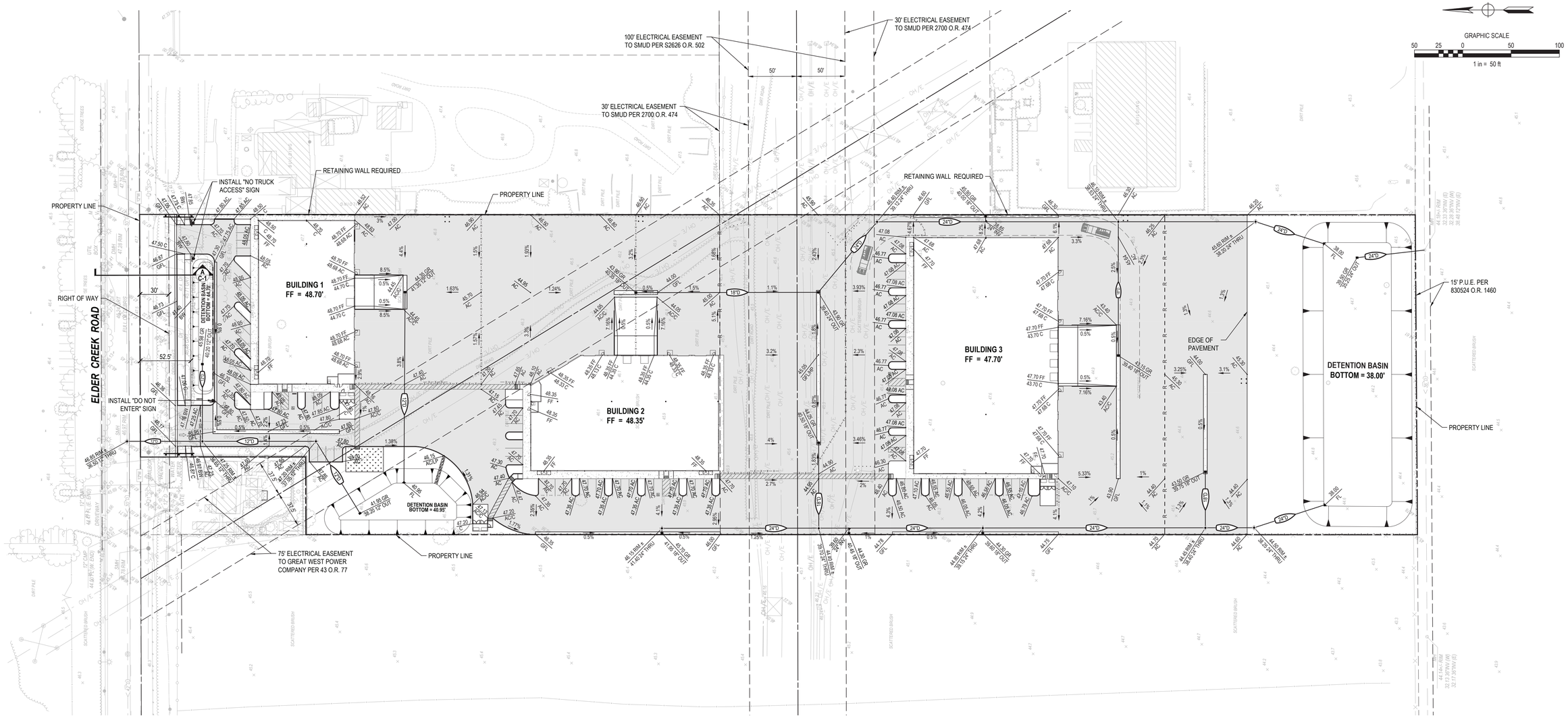
Comstock Johnson ARCHITECTS INC.

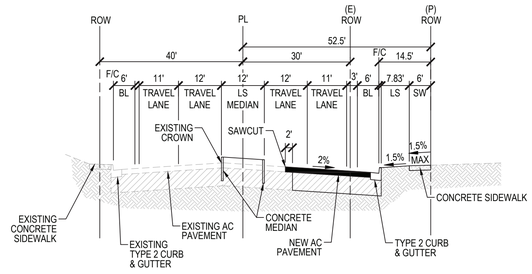
SD-4.3

COMSTOCK JOHNSON ARCHITECTS, INC. 10850 GOLD CENTER DRIVE, SUITE 250, RANCHO CORDOVA, CA 95670

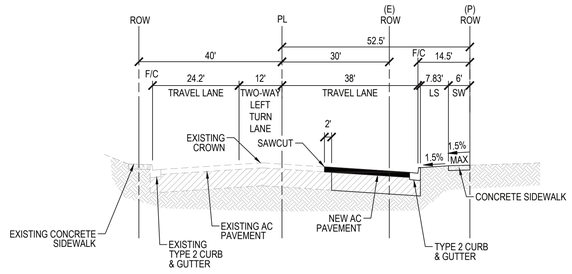
916.362.6303 (PHONE) WWW.CJA-ARCHITECTS.COM

DESIGNED/DRAWN BY: RML/DPE
CJA PROJECT NUMBER: 25114
DATE: 09.16.2025
REV. 11.18.2025





A1 ULTIMATE CONDITION
ROAD SECTION



A2 INTERIM CONDITION
ROAD SECTION

DIG ALERT
Before You Dig Call
800-227-2600

REVISIONS NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE
△					
△					
△					
△					
△					

SCALE:
HORIZ. 1" = 50'
VERT. 1" = N/A

BENCH MARK COUNTY B.M. 24-022
ELEV=55.45' (NAVD88)
7/8" METAL DISC STAMPED "CO. B.M. 24-22" LOCATED IN NORTHWEST CORNER OF 5' CONCRETE BASE OF SMUD TRANSMISSION TOWER 150' EAST OF OF C.C.T.R.R. 2300' WEST OF HEDGE AVE. & 660' SOUTH OF ELDER CREEK RD. SEE L.L. M-26 PG. BM-4 LEVELS RUN FROM U.S.G.S. TT1W 1947 & U.S.C.&G.S. B-128. (APRIL 1961)
SUPERCEDED ELEVATION = 53.12
ADJUSTED 01/04. SEE L.L. S-362, PG. B.M. 8, 1/9/04

COMPUTED	MJC
DESIGNED	CSQ
DRAWN	CSQ
PROJ. ENGR.	CDK

REGISTERED PROFESSIONAL ENGINEER
EDWIN KHO YU
No. C59345
CIVIL
STATE OF CALIFORNIA

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom ∗ Fresno
600 Coolidge Drive, Suite #140
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

PRELIMINARY PLANS

8770 ELDER CREEK
PRELIMINARY GRADING & DRAINAGE PLAN

CITY OF SACRAMENTO, CALIFORNIA

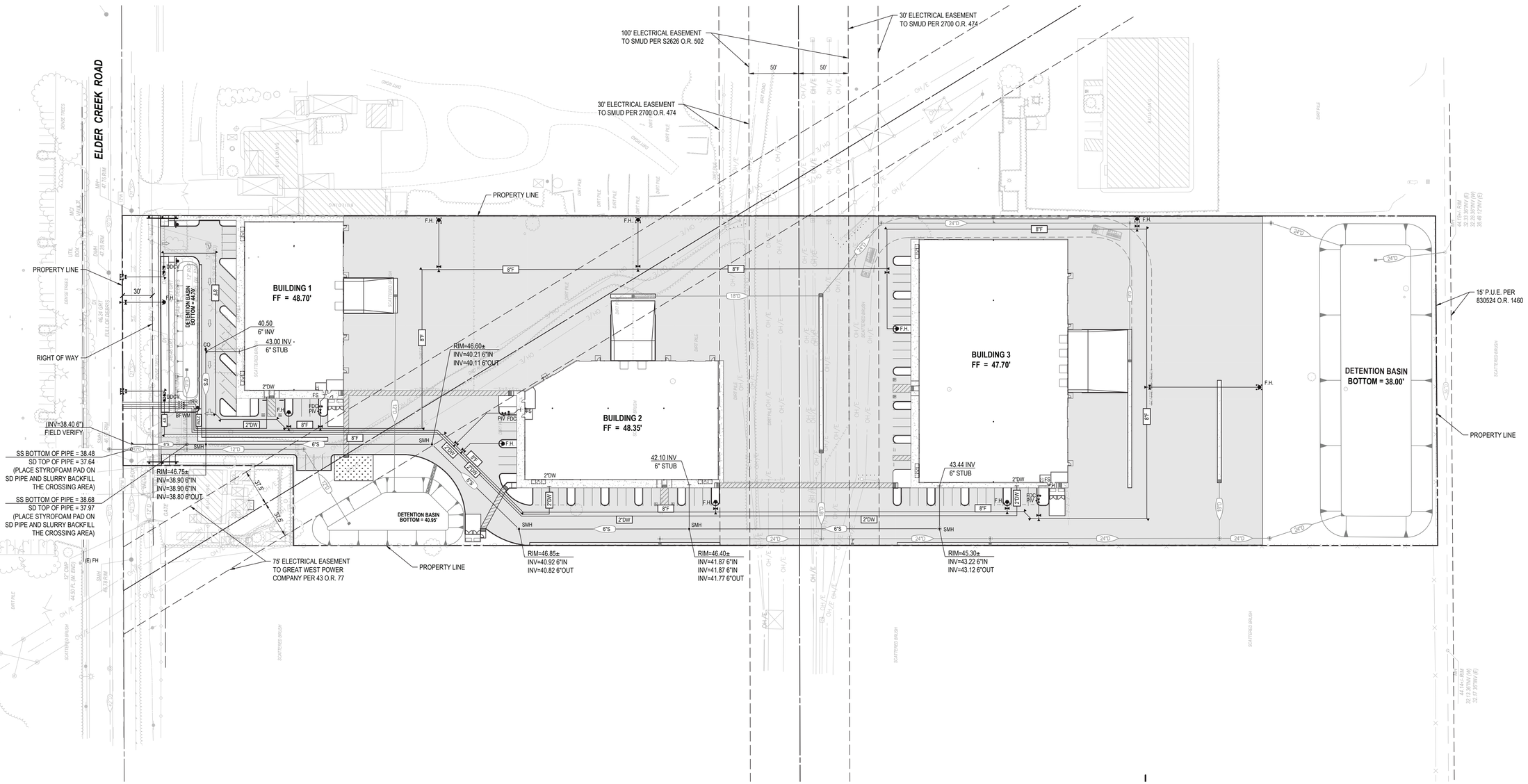
DATE 11/19/25
SHEET C-1
OF 2

JOB NO. 25-0022

8770 ELDER CREEK

Dwg: X:\2025\25-0022.00 (8770 ELDER CREEK ROAD)\DWG\PLAN\WORKING\250022-P1G1.PG01.DWG | Saved: 11-19-25 11:21am OKENDALL

GRAPHIC SCALE
50 25 0 50 100
1 in = 50 ft



DIG ALERT

Before You Dig Call 800-227-2600

REVISIONS NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE
△					
△					
△					
△					
△					

SCALE:
HORIZ. 1" = 50'
VERT. 1" = N/A

BENCH MARK COUNTY B.M. 24-022
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SUPERCEDED ELEVATION = 53.12
ADJUSTED 01/04; SEE L.L. S-362, PG. B.M. 8, 1/9/04

COMPUTED	MJC
DESIGNED	CSQ
DRAWN	CSQ
PROJ. ENGR.	CDK

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PRELIMINARY PLANS

8770 ELDER CREEK
PRELIMINARY UTILITY PLAN

CITY OF SACRAMENTO, CALIFORNIA

DATE 11/19/25
SHEET C-2
OF 2

8770 ELDER CREEK

JOB NO. 25-0022

Dwg: \\MP-FLEET\PROJECTS\2025\25-0022-00 (8770 ELDER CREEK ROAD)\DWG\P-ANWORK\25-0022-P100-PU01.DWG | Saved: 11:19:25 11:17am CKENDALL

8770 Elder Creek Road

Provide the following:

- Source Control
- LID Control
- Treatment Control
- Hydromodification
- Trash Capture Control? – What is the project going to be?

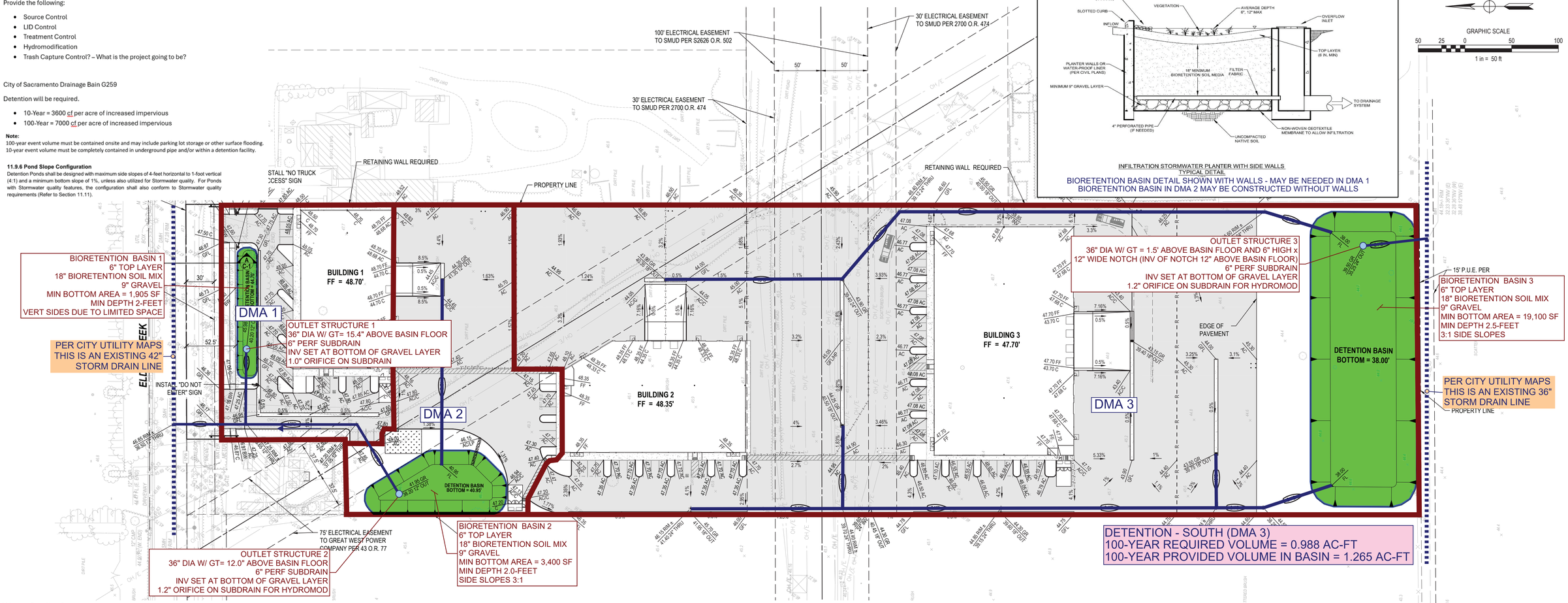
City of Sacramento Drainage Bain G259

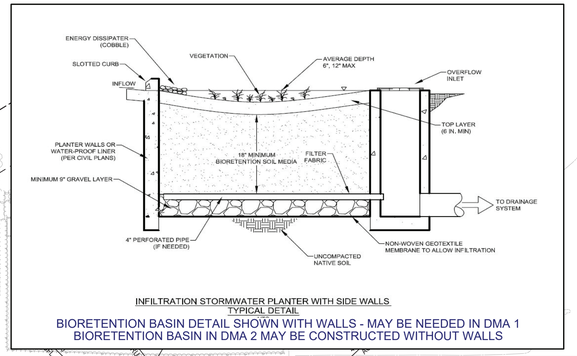
Detention will be required.

- 10-Year = 3600 cf per acre of increased impervious
- 100-Year = 7000 cf per acre of increased impervious

Note:
100-year event volume must be contained onsite and may include parking lot storage or other surface flooding. 10-year event volume must be completely contained in underground pipe and/or within a detention facility.

11.9.6 Pond Slope Configuration
Detention Ponds shall be designed with maximum side slopes of 4-feet horizontal to 1-foot vertical (4:1) and a minimum bottom slope of 1%, unless also utilized for Stormwater quality. For Ponds with Stormwater quality features, the configuration shall also conform to Stormwater quality requirements (Refer to Section 11.11).





INFILTRATION STORMWATER PLANTER WITH SIDE WALLS
TYPICAL DETAIL

BIORETENTION BASIN DETAIL SHOWN WITH WALLS - MAY BE NEEDED IN DMA 1
BIORETENTION BASIN IN DMA 2 MAY BE CONSTRUCTED WITHOUT WALLS

GRAPHIC SCALE
50 25 0 50 100
1 in = 50 ft

Water Quality Summary

DMA Name	Area sf	Area ac	Pervious sf	Pervious ac	Impervious sf	Impervious ac	Assumed Percent Impervious
DMA 1	44559	1.02	6684	0.15	37875	0.87	85%
DMA 2	56317	1.29	8448	0.19	47869	1.10	85%
DMA 3	315198	7.24	47280	1.09	267918	6.15	85%
Total	416074	9.55	62411	1.43	353663	8.12	85%

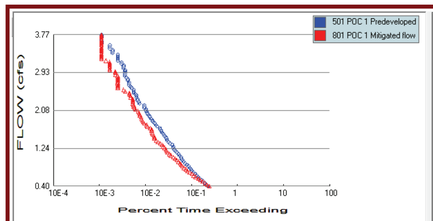
10-Year cf/imp ac	10-Year Required Volume cf	10-Year Required Volume ac-ft
3600	3130	0.072
3600	3956	0.091
3600	22142	0.508
	29228	0.671

100-Year cf/imp ac	100-Year Required Volume, cf cf	100-Year Required Volume, cf ac-ft
7000	6086	0.140
7000	7693	0.177
7000	43054	0.988
	56833	1.305

Nominal Capacity cfs/ac	Allowable Discharge, cfs
0.2	0.20
0.2	0.26
0.2	1.45
	1.91

Bioretention Basin Area sf	LID Points	DMA % of Total Area	Pro-Rated LID Points	
1900	153.7	11%	16.5	Needs Treatment
3400	207.3	14%	28.1	Treatment Good
19100	207.3	76%	157.0	Treatment Good
			201.6	

Required Treatment/WQ Volume Treatment Flow Rate, cfs	WQ Volume ac-ft	WQ Volume cf	Additional Depth for WQV, ft	Grate to Basin Floor Depth, in	Side Opening (height x width)
0.044	0.0122	531	0.28	15.4	-
-	-	-	-	-	-
-	-	-	-	18.0	6" x 12"

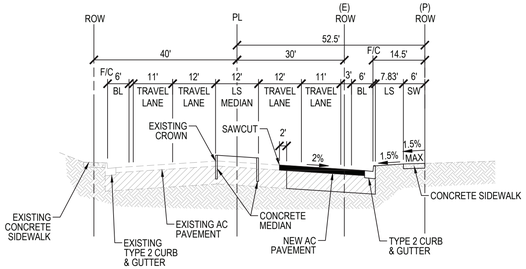


The Facility PASSED

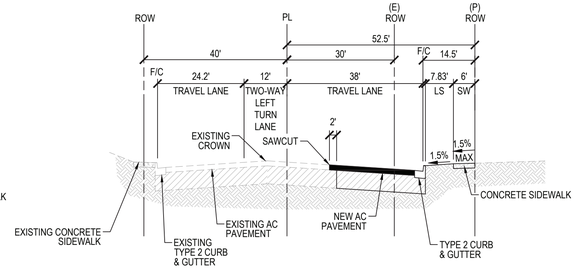
Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.3963	830	883	106	Pass
0.4304	770	784	101	Pass
0.4645	698	705	101	Pass
0.4986	638	623	97	Pass
0.5327	589	556	94	Pass
0.5669	542	506	93	Pass
0.6010	506	446	88	Pass
0.6351	464	403	86	Pass
0.6692	430	367	85	Pass
0.7033	395	326	82	Pass
0.7374	365	292	80	Pass
0.7715	352	276	78	Pass
0.8056	332	249	75	Pass
0.8397	311	228	73	Pass
0.8738	286	213	74	Pass

HYDROMODIFICATION SUMMARY

DETENTION - NORTH (DMA 1+DMA 2)
100-YEAR REQUIRED VOLUME = 0.316 AC-FT
100-YEAR PROVIDED VOLUME IN BASINS = 0.285 AC-FT
MAY NEED TO PROVIDE 0.031 AC-FT ADDITIONAL STORAGE



A1 ULTIMATE CONDITION
ROAD SECTION



A2 INTERIM CONDITION
ROAD SECTION

DIG ALERT
Before You Dig Call
800-227-2600

REVISIONS NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

SCALE:
HORIZ. 1" = 50'
VERT. 1" = N/A

BENCH MARK COUNTY B.M. 24-022
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SUPERCEDED ELEVATION = 53.12
ADJUSTED 01/04, SEE L.L. S-362, PG. B.M. 8, 1/9/04

COMPUTED	MJC
DESIGNED	CSQ
DRAWN	CSQ
PROJ. ENGR.	CDK

REGISTERED PROFESSIONAL ENGINEER
EDWIN KHO YU
No. C59345
CIVIL
STATE OF CALIFORNIA

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Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

PRELIMINARY PLANS
8770 ELDER CREEK
PRELIMINARY WATER QUALITY EXHIBIT
CITY OF SACRAMENTO, CALIFORNIA

DATE 11/19/25
SHEET C-1
OF 2

JOB NO. 25-0022

8770 ELDER CREEK

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THREE BUILDING PROJECT

8770 ELDER CREEK ROAD
CITY OF SACRAMENTO, CALIFORNIA

Landscape Development Plans

PLANTING NOTES

1. Installing Contractor shall verify quantities and areas to be planted prior to start of job. Notify Landscape Architect of any discrepancies prior to starting work.

2. All planting areas shall be completely free of trash, debris, rocks, and construction materials larger than 2", and shall be brought to finish grade before planting begins. Finish grade shall be 2" below surface of walks, curbs, and paved areas in planting areas where bark is to be installed. Grades shall be flush at catch basins. Surfaces shall be sloped with regard to drainage requirements so that water does not puddle or stand.

3. If additional soil is required, it shall be approved loam as similar to the existing soil as possible, free of debris and noxious weeds. Prior to placing additional soil, disc or scarify the sub-grade to a depth of at least 8" to permit bonding to the sub-grade. Spread and rototill a one inch layer of new soil, then proceed to place remaining soil and establish finish grade.

4. Landscape contractor must conduct a soils test to determine amendment quantities. For bid purposes, assume the following soil preparation for all planting areas: Apply nitrified wood product amendment at a minimum rate of 6 cubic yards per 1000 sq. ft. and commercial fertilizer (16-16-16 NPK or equal) at a rate of 30 lbs. per 1000 sq.ft. for shrub and ground cover areas, 20 lbs. per 1000 sq.ft. for lawn areas. Rototill to a depth of 6" to 10". Compact and settle all areas by application of heavy irrigation to a minimum depth of 12".

5. Concrete headers shall be installed between all lawn and shrub/ground cover areas. Install per plans and details provided.

6. All plants shall be top quality nursery stock, free of disease and insect pests. Plants shall be normal size for container, vigorous, and true to name and variety. Plant holes shall be the same depth as the root ball, and three times the width for shrubs and four times the width for trees, see details.

7. Backfill for the plant holes shall be existing soil which has been previously amended. Apply Osmocote Controlled Release Formula fertilizer (18-6-12, 4 month formula) per manufacturer's recommendations.

8. When planted, crown of plant shall be 1-1/2" above finish grade. Prepare a water basin by forming a soil ring at least 3" high and as wide around the outer edge of the new plant hole. Water thoroughly to eliminate air pockets.

9. Upon completion of planting all containerized material, rake all shrub and ground cover areas to smooth grade, leaving watering basins intact. Prior to placement of bark mulch, all shrub and ground cover areas shall be treated with a pre-emergent herbicide (Ronstar or equal) per manufacturer's directions. Contractor to verify with manufacturer that pre-emergent will not adversely affect plant health.

10. Place a 3" layer of 'Walk-On' fir bark mulch, or approved equal, in all shrub and ground cover areas. Shredded redwood 'Gorilla Hair' is not acceptable.

11. Ground cover plants shall be planted in straight rows and evenly triangularly spaced a intervals noted in plant legend. Plant each rooted plant with its proportionate amount of rooting soil in a manner that will insure minimum disturbance of the root system.

12. Root barriers are required in all locations where trees are placed closer than 48" from curbs, sidewalks, concrete or asphalt. Refer to detail for specification and installation.

13. All standard trees require staking. Use two 2" diameter treated lodgepole stakes set at minimum of 12" into undisturbed subgrade below the root ball. Place ties and stakes only to the level which will hold the tree upright; proper height is 6" above the point where the tree will snap to an upright position by itself if the top is pulled to one side as if wind loaded and then released. Ties shall be cinch-tie flexible vinyl (or equal) nailed to stake with galvanized nails. Trim stakes to a height approximately 3" above ties. See also tree planting detail.

14. Hydroseed: After soil preparation, carefully smooth all surfaces and roll to expose depressions and irregularities. Regrade as necessary. Apply hydroseed slurry in an even mixture. Water thoroughly; soil should be moistened at least 8 inches deep. Repeat sprinkling at regular intervals to keep hydroseed moist at all times until rooted. After seed is established, decrease frequency and increase amount of water per application as necessary.

15. Contractor shall furnish all labor, material, equipment, and services required to maintain the landscape in an attractive condition as specified herein for a period of 90 days after final acceptance by Owner. Maintenance Period shall commence after all planting and related work has been completed to a substantial level of completion as determined by the Landscape Architect. A prime requirement of substantial completion is a fully operational irrigation system, any sod knitted with root growth into the soil, and minimum 95% of plant material installed. Any materials found to be dead, missing, or in poor condition during the Maintenance Period shall be replaced within 10 days of written notification by the Owner. Contractor shall not be held responsible for damage arising from acts of God, vandalism, theft, or negligence by Owner during the Maintenance Period.

IRRIGATION NOTES

1. Installing Contractor shall verify all dimensions and areas prior to start of job. Intent is for full coverage of planting. Notify Landscape Architect of any discrepancies prior to trenching.

2. Plan is diagrammatic and not intended to show exact locations of piping and valves. Install valves and piping in landscape areas wherever possible. Install valves near curbs and sidewalks whenever possible. Sprinkler head spacings are shown accurately and shall be installed as indicated by the center of the symbol. Contractor is responsible for pipe sizing the irrigation system correctly.

3. All materials shall be new and in perfect condition. No deviations from the specifications will be allowed without prior written approval of Landscape Architect.

4. Mainline shall be SCH 40 PVC or CL 315 PVC at a minimum depth of 18" below finish grade. Lateral lines shall be SCH 40 PVC or CL 315 PVC at a minimum depth of 12" below grade. Use only the solvent supplied and recommended by the pipe manufacturer to make plastic pipe joints. Allow 15 minutes set-up curing time before moving or handling, and 24 hour curing time before water is placed in PVC pipe. Center load pipe with a small amount of backfill to prevent arching and whipping under pressure.

5. Where more than one pipe is installed in a trench, place pipe side by side at a minimum of 2" apart. Where soil conditions are rocky, place a 4" layer of fine material on bottom of trench prior to installation of pipe.

6. All valves shall be installed in Carson poly-plastic valve boxes with flush covers, or approved equal. Remote control valves shall be installed in Carson 1419 12" depth standard rectangular valve boxes; Drip zone remote control valves with filters and PRVs shall be installed in Carson 1220 12" depth jumbo rectangular valve boxes; Ball valves shall be installed in Carson 0011 10" diameter round valve boxes. Top of valve boxes shall be 1" above finish grade.

7. Install pop-up shrub heads and lawn spray heads 2" from curbs and walks.

8. Securely mount controller as directed by manufacturer. Complete all electrical connections to controller. All control wire shall be #14 U.L. direct burial. Taped and bundled every 20'. Place at a minimum depth of 18", installing in common trenches with mainline whenever possible. Where wire crosses paving, encase wire in a SCH 40 PVC sleeve. Run one extra wire, of a different color, to the last valve on each mainline leg, looping the wire through each valve box and label for future use.

9. At valves, both wires shall be brought into valve box and shall have an excess loop of 24" before being spliced into the solenoid pigtails using Pentite connectors.

10. After valves have been installed, test all mainlines for leaks at full line pressure for a period of 2 hours with couplings exposed and pipe sections center loaded. Before testing, fill line with water for at least 24 hours. Provisions shall be made for thoroughly bleeding the line of air and debris. Correct all defects and retest.

11. All excavations shall be backfilled with fine material to 4" above crown of pipe and tamped; then fill with earth and tamp. All trenches shall be left flush with adjoining grade and in a firm unyielding condition. Any subsequent settling shall be corrected by the Contractor.

12. Install systems without spray nozzles, drip emitters or rotor heads. Open flush valves. Flush and operate each valve system at full pressure until all debris is removed. Install spray nozzles, drip emitters and rotor heads. Close flush valves.

13. Test to determine that all sprinklers function according to manufacturer's data and give full coverage according to intent of drawing. Replace and adjust as necessary. Additional heads shall be provided by the Contractor to cover areas shown to be deficient by test.

14. Contractor shall set initial program for the controller. Contractor shall provide Owner with the instruction manual and demonstrate its operation to the Owner.

15. Contractor shall guarantee all parts and labor for one year with exception of damage caused by vandalism, theft, adverse natural conditions, or anything beyond the control of the Contractor.

GENERAL NOTES

1. Landscape areas not covered with live material shall be covered with a 3" 'Walk-On' fir bark mulch layer.

2. Adjust location of plant material to avoid interference with building numbers and addresses at mature height.

3. Provide a minimum three foot clearance around all fire protection equipment and associated landscape apparatus.

4. All trees planted adjacent to fire lanes shall have their canopies maintained at 13'-6" or higher where they overhang into the required width of the fire lane.

5. Landscaping shall be placed and pruned as to retain the required clearance for ladder access to windows around the building and to not interfere at maturity with 13'-6" emergency vehicle access clearance.

6. Landscape contractor shall provide protection for all concrete surfaces when installing landscape materials. Staining of concrete from dirt, tire marks and damaged curbs will not be permitted. All damaged surfaces shall be cleaned or replaced.

7. Landscape contractor shall coordinate and install the sleeving and stubbing for irrigation crossing parking lots and paved areas.

8. Landscape contractor shall grade all landscape areas 2% min. to drain to the street or drain inlet. Landscape contractor is responsible to provide positive drainage away from all buildings. All planters and planter islands should be crowned to prevent standing water.

9. Quantities found in the plant legend are for contractor convenience. In the event that the quantities in the legend differ from those found on the plans, the quantities found on the plans will take precedence.

10. Contractor to hand dig only under existing tree canopies, no mechanical excavation will be allowed, do not cut any roots 2" or larger in diameter. If it is necessary to prune roots 2" in diameter or larger, contractor shall hire the services of a licensed arborist to supervise and direct the work. All arborist recommendations shall be followed.

DRAWING INDEX

L0.1 - COVER SHEET
L1.1 - IRRIGATION PLAN A
L1.2 - IRRIGATION PLAN B
L1.3 - IRRIGATION PLAN C
L1.4 - IRRIGATION SCHEDULE & NOTES
L2.1 - PLANTING PLAN A
L2.2 - PLANTING PLAN B
L2.3 - PLANTING PLAN C
L2.4 - PLANT SCHEDULE & SHADE CALCULATIONS
L3.1 - IRRIGATION DETAILS
L3.2 - IRRIGATION CALCULATIONS
L-3.3 - PLANTING DETAILS

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LANDSCAPE DEVELOPMENT PLANS

THREE BUILDING PROJECT

8770 ELDER CREEK ROAD
SACRAMENTO, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA

Drawn By: JMA

Scale:

Date: 9/9/25

File Name: TPB CV

No.	Date	Revision
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THERESA V. ZARO 5124
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8/26
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11/10/25
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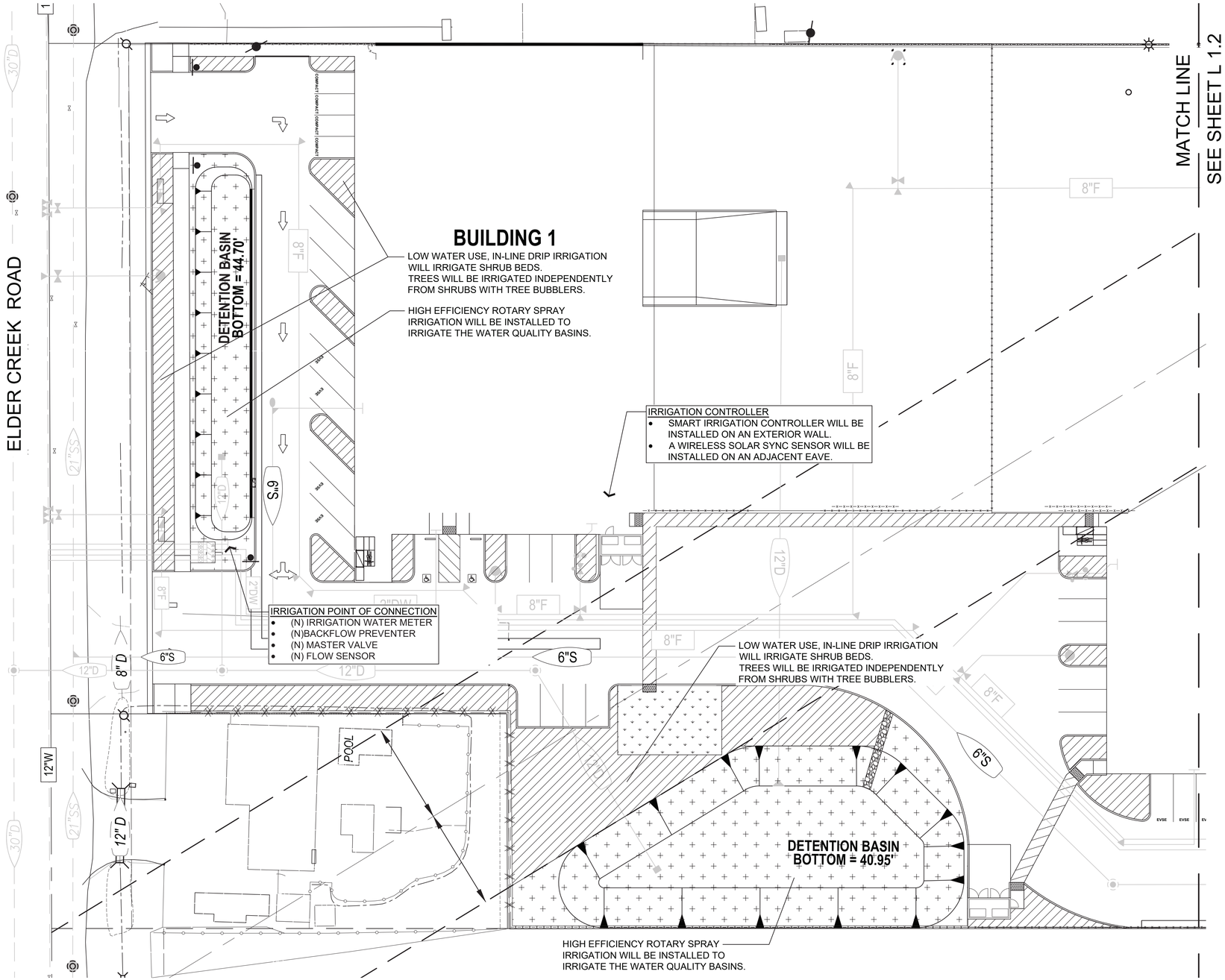
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COVER SHEET

Sheet No

L0.1

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IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL
	Hunter MP Corner PROS-12-PRS30-CV-F
	Hunter MP Strip PROS-12-PRS30-CV-F
	Hunter MP1000 PROS-12-PRS30-CV-F
	Hunter MP2000 PROS-12-PRS30-CV-F
	Hunter MP3000 PROS-12-PRS30-CV-F
	Hunter MP3500 PROS-12-PRS30-CV-F
	Hunter MP800SR PROS-12-PRS30-CV-F
	Hunter MP815 PROS-12-PRS30-CV-F
	Hunter PCB

SYMBOL	MANUFACTURER/MODEL
	Hunter ICZ-101-25
	Hunter ICZ-151-XL-40
	Hunter PLD-BV
	Hunter ECO-ID-12
	Area to Receive Dripline PLD tubing

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICV-G 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Hunter IBV 1in. Brass Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Febco 825Y Reduced Pressure Backflow Preventer
	Hunter i2C-1600-SS 16-Station controller with modules in an outdoor stainless steel wall mount enclosure.
	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.
	Hunter HFS-158 Flow Sensor for use with ICC controller, 1 in. Schedule 80 Sensor Body, 24 VAC, 2 amp.

SEE SHEET L1.4 FOR COMPLETE IRRIGATION SCHEDULE

NORTH

0' 40' 20' 80'

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LANDSCAPE DEVELOPMENT PLANS

THREE BUILDING PROJECT

8770 ELDER CREEK ROAD
SACRAMENTO, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA

Drawn By: JMA

Scale: 1"=20'-0"

Date: 9/9/25

File Name: TPB IR

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Renewal Date 11/18/25 Date
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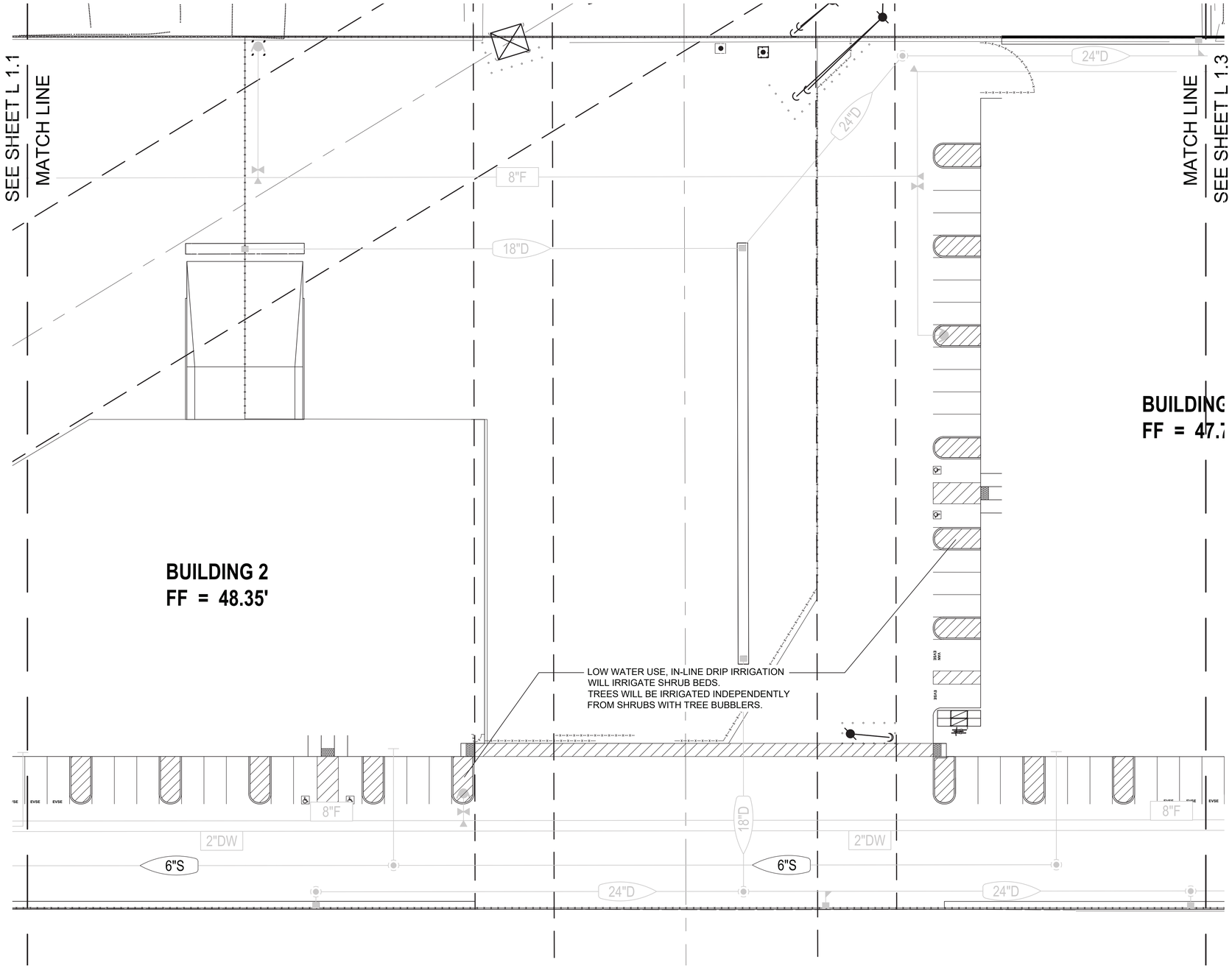
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IRRIGATION PLAN A

Sheet No

L1.1

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IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL
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	Hunter MP Strip PROS-12-PRS30-CV-F
	Hunter MP1000 PROS-12-PRS30-CV-F
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	Hunter MP3000 PROS-12-PRS30-CV-F
	Hunter MP3500 PROS-12-PRS30-CV-F
	Hunter MP800SR PROS-12-PRS30-CV-F
	Hunter MP815 PROS-12-PRS30-CV-F
	Hunter PCB

SYMBOL	MANUFACTURER/MODEL
	Hunter ICZ-101-25
	Hunter ICZ-151-XL-40
	Hunter PLD-BV
	Hunter ECO-ID-12
	Area to Receive Dripline PLD tubing

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
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	Hunter IBV 1in. Brass Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
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	Hunter i2C-1600-SS 16-Station controller with modules in an outdoor stainless steel wall mount enclosure.
	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.
	Hunter HFS-158 Flow Sensor for use with ICC controller, 1 in. Schedule 80 Sensor Body, 24 VAC, 2 amp.

SEE SHEET L1.4 FOR COMPLETE IRRIGATION SCHEDULE

NORTH

0' 40' 20' 80'

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LANDSCAPE DEVELOPMENT PLANS

THREE BUILDING PROJECT

8770 ELDER CREEK ROAD
SACRAMENTO, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA
Drawn By: JMA
Scale: 1"=20'-0"
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Renewal Date
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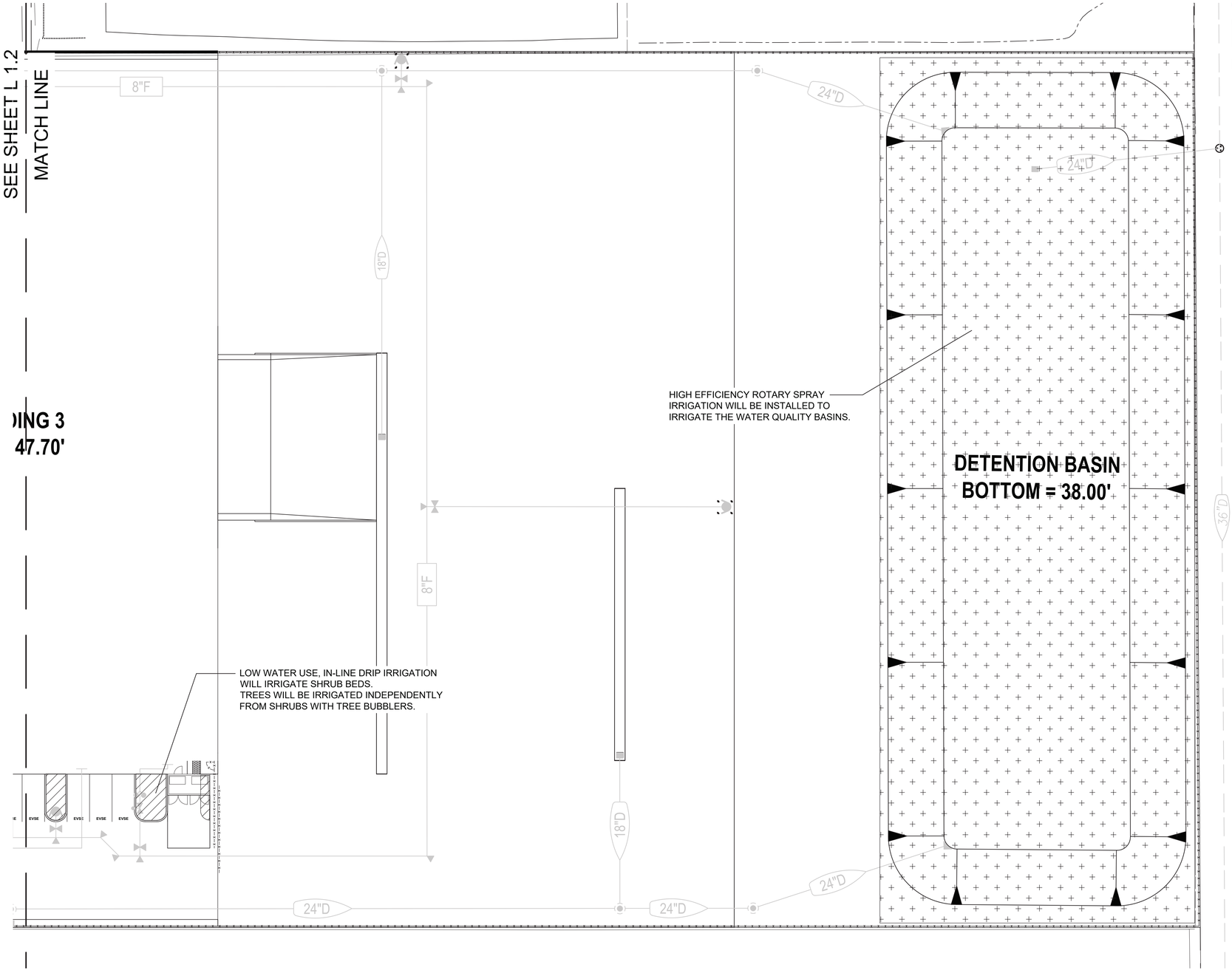
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IRRIGATION PLAN B

Sheet No

L1.2

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IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL
	Hunter MP Corner PROS-12-PRS30-CV-F
	Hunter MP Strip PROS-12-PRS30-CV-F
	Hunter MP1000 PROS-12-PRS30-CV-F
	Hunter MP2000 PROS-12-PRS30-CV-F
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	Hunter MP3500 PROS-12-PRS30-CV-F
	Hunter MP800SR PROS-12-PRS30-CV-F
	Hunter MP815 PROS-12-PRS30-CV-F
	Hunter PCB

SYMBOL	MANUFACTURER/MODEL
	Hunter ICZ-101-25
	Hunter ICZ-151-XL-40
	Hunter PLD-BV
	Hunter ECO-ID-12
	Area to Receive Dripline PLD tubing

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
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	Hunter IBV 1in. Brass Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Febco 825Y Reduced Pressure Backflow Preventer
	Hunter i2C-1600-SS 16-Station controller with modules in an outdoor stainless steel wall mount enclosure.
	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.
	Hunter HFS-158 Flow Sensor for use with ICC controller, 1 in. Schedule 80 Sensor Body, 24 VAC, 2 amp.

SEE SHEET L1.4 FOR COMPLETE IRRIGATION SCHEDULE

NORTH

0' 40' 20' 80'

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LANDSCAPE DEVELOPMENT PLANS

THREE BUILDING PROJECT

8770 ELDER CREEK ROAD
SACRAMENTO, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA

Drawn By: JMA

Scale: 1"=20'-0"

Date: 9/9/25

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IRRIGATION PLAN C

Sheet No

L1.3

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IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL
	Hunter MP Corner PROS-12-PRS30-CV-F
	Hunter MP Strip PROS-12-PRS30-CV-F
	Hunter MP1000 PROS-12-PRS30-CV-F
	Hunter MP2000 PROS-12-PRS30-CV-F
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	Hunter MP800SR PROS-12-PRS30-CV-F
	Hunter MP815 PROS-12-PRS30-CV-F
	Hunter PCB

SYMBOL	MANUFACTURER/MODEL
	Hunter ICZ-101-25
	Hunter ICZ-151-XL-40
	Hunter PLD-BV
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
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	Hunter HFS-158 Flow Sensor for use with ICC controller, 1 in. Schedule 80 Sensor Body, 24 VAC, 2 amp.
	Water Meter 2"

IRRIGATION NARRATIVE

The irrigation system will be serviced by a new point of connection. The irrigation design will consist of low volume inline drip irrigation. Proposed trees shall utilize bubbler irrigation to encourage deep root watering. The overall irrigation system will be designed with a smart irrigation controller. A weather sensor will be used to automatically adjust duration of application in accordance with recent weather conditions based on evapotranspiration. Maximum water allowance will be determined by State code. To also be consistent with the planting design, the irrigation design will create separate irrigation stations by hydrozone, locating plants of different water and solar needs into groups.

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LANDSCAPE DEVELOPMENT PLANS

THREE BUILDING PROJECT

8770 ELDER CREEK ROAD
SACRAMENTO, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA

Drawn By: JMA

Scale:

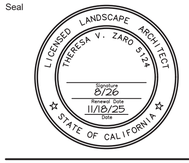
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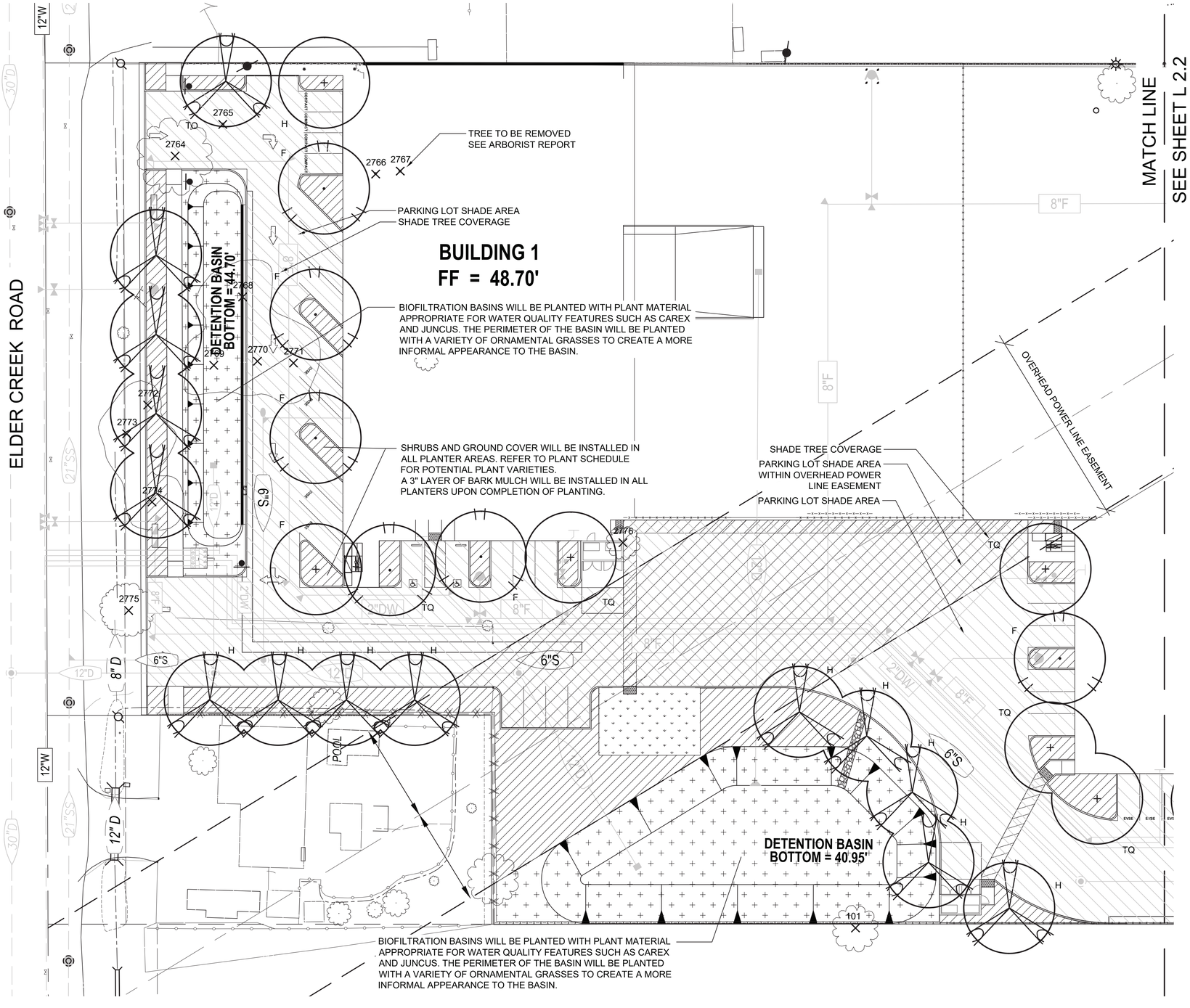
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IRRIGATION SCHEDULE AND NOTES

Sheet No

L1.4

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PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
+	Acer x freemanii / Autumn Blaze Maple
+	Platanus x acerifolia 'Columbia' / Columbia London Plane Tree
+	Quercus lobata / Valley Oak
·	Quercus wislizeni / Interior Live Oak
·	Zelkova serrata `Village Green` / Village Green Japanese Zelkova

	BOTANICAL / COMMON NAME
SHRUBS	
	Callistemon viminalis `Little John` / Dwarf Weeping Bottlebrush
	Cistus salviifolius `Prostratus` / Sageleaf Rockrose
	Mahonia aquifolium / Oregon Grape
	Nandina domestica `Gulf Stream` / Heavenly Bamboo
	Prunus caroliniana `Compacta` / Compact Carolina Laurel Cherry
	Rhamnus californica `Eve Case` / California Coffeeberry
	Rhaphiolepis umbellata `Minor` / Gulf Green™ Indian Hawthorn
	Xylosma congestum `Compacta` / Compact Xylosma
BIOSWALE	
	Carex barbarae / Santa Barbara Sedge
	Juncus patens / California Gray Rush
GRASSES	
	Lomandra longifolia 'Roma' / Platinum Beauty Variegated Mat Rush
	Muhlenbergia rigens / Deer Grass
VINES	
	Ficus pumila / Creeping Fig

	BOTANICAL / COMMON NAME
GROUND COVERS	
	Acacia redolens `Low Boy` / Low Boy Bank Catclaw
	Cotoneaster dammeri `Lowfast` / Lowfast Bearberry Cotoneaster
BIOSWALE	
	Native Ornamental Bioswale Mix / Available from: Pacific Coast Seed
	Festuca rubra Molate — Native Red Fescue
	Festuca occidentalis — Western Fescue
	Festuca idahoensis — Idaho Fescue
	Deschampsia cespitosa — Tufted Hairgrass
	Carex praegracilis — Clustered Field Sedge
	SEED — 80 lbs. / acre
	WOOD MULCH — 2000 lbs. / acre
	M-BINDER TACKIFIER — 150 lbs. / acre

SEE SHEET L2.4 FOR COMPLETE PLANT SCHEDULE

NORTH

0' 40' 20' 80'

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LANDSCAPE DEVELOPMENT PLANS

THREE BUILDING PROJECT

8770 ELDER CREEK ROAD
SACRAMENTO, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA
Drawn By: JMA
Scale: 1"=20'-0"
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File Name: TPB PL

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Sheet Title

PLANTING PLAN A

Sheet No

L2.1

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SEE SHEET L 2.1
MATCH LINE

MATCH LINE
SEE SHEET L 2.3

OVERHEAD POWER LINE EASEMENT

OVERHEAD POWER LINE EASEMENT

BUILDING 2
FF = 48.35'

BUILDIN
FF = 47

8"F
18"D
24"D
2"DW
6"S

SHRUBS AND GROUND COVER WILL BE INSTALLED IN ALL PLANTER AREAS. REFER TO PLANT SCHEDULE FOR POTENTIAL PLANT VARIETIES.
A 3" LAYER OF BARK MULCH WILL BE INSTALLED IN ALL PLANTERS UPON COMPLETION OF PLANTING.

PARKING LOT SHADE AREA
SHADE TREE COVERAGE

SHADE TREE COVERAGE
PARKING LOT SHADE AREA
PARKING LOT SHADE AREA WITHIN OVERHEAD POWER LINE EASEMENT

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
+	Acer x freemanii / Autumn Blaze Maple
	Platanus x acerifolia 'Columbia' / Columbia London Plane Tree
	Quercus lobata / Valley Oak
·	Quercus wislizeni / Interior Live Oak
·	Zelkova serrata `Village Green` / Village Green Japanese Zelkova

SYMBOL	BOTANICAL / COMMON NAME
SHRUBS	
	Callistemon viminalis `Little John` / Dwarf Weeping Bottlebrush
	Cistus salviifolius `Prostratus` / Sageleaf Rockrose
	Mahonia aquifolium / Oregon Grape
	Nandina domestica `Gulf Stream` / Heavenly Bamboo
	Prunus caroliniana `Compacta` / Compact Carolina Laurel Cherry
	Rhamnus californica `Eve Case` / California Coffeeberry
	Rhaphiolepis umbellata `Minor` / Gulf Green™ Indian Hawthorn
	Xylosma congestum `Compacta` / Compact Xylosma
BIOSWALE	
	Carex barbarae / Santa Barbara Sedge
	Juncus patens / California Gray Rush
GRASSES	
	Lomandra longifolia 'Roma' / Platinum Beauty Variegated Mat Rush
	Muhlenbergia rigens / Deer Grass
VINES	
	Ficus pumila / Creeping Fig

SYMBOL	BOTANICAL / COMMON NAME
GROUND COVERS	
	Acacia redolens `Low Boy` / Low Boy Bank Catclaw
	Cotoneaster dammeri `Lowfast` / Lowfast Bearberry Cotoneaster
BIOSWALE	
	Native Ornamental Bioswale Mix / Available from: Pacific Coast Seed

Festuca rubra Molate	Native Red Fescue
Festuca occidentalis	Western Fescue
Festuca idahoensis	Idaho Fescue
Deschampsia cespitosa	Tufted Hairgrass
Carex praegracilis	Clustered Field Sedge

SEED	80 lbs. / acre
WOOD MULCH	2000 lbs. / acre
M-BINDER TACKIFIER	150 lbs. / acre

SEE SHEET L2.4 FOR COMPLETE PLANT SCHEDULE

NORTH
0' 40' 20' 80'

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LANDSCAPE DEVELOPMENT PLANS

THREE BUILDING PROJECT

8770 ELDER CREEK ROAD
SACRAMENTO, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA
Drawn By: JMA
Scale: 1"=20'-0"
Date: 9/9/25
File Name: TPB PL

No.	Date	Revision
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LICENSED LANDSCAPE ARCHITECT
THERESA V. ZARO 5724
Exp. 8/26
Renewal Date 11/18/25
date
STATE OF CALIFORNIA

Sheet Title

PLANTING PLAN B

Sheet No

L2.2

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SEE SHEET L 2.2
MATCH LINE

.DING 3
= 47.70'

8"F
24"D
18"D
24"D
8"F
18"D
24"D
24"D
24"D
36"D

DETENTION BASIN
BOTTOM = 38.00'

SHRUBS AND GROUND COVER WILL BE INSTALLED IN ALL PLANTER AREAS. REFER TO PLANT SCHEDULE FOR POTENTIAL PLANT VARIETIES.
A 3" LAYER OF BARK MULCH WILL BE INSTALLED IN ALL PLANTERS UPON COMPLETION OF PLANTING.

BIOFILTRATION BASIN WILL BE PLANTED WITH A HYDROSEED MIX GROWN SPECIFICALLY FOR WATER QUALITY FEATURES.

EVSE EVSE EVSE EVSE
F
TQ

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	Acer x freemanii / Autumn Blaze Maple
	Platanus x acerifolia 'Columbia' / Columbia London Plane Tree
	Quercus lobata / Valley Oak
	Quercus wislizeni / Interior Live Oak
	Zelkova serrata `Village Green` / Village Green Japanese Zelkova

BOTANICAL / COMMON NAME	
SHRUBS	
	Callistemon viminalis `Little John` / Dwarf Weeping Bottlebrush
	Cistus salviifolius `Prostratus` / Sageleaf Rockrose
	Mahonia aquifolium / Oregon Grape
	Nandina domestica `Gulf Stream` / Heavenly Bamboo
	Prunus caroliniana `Compacta` / Compact Carolina Laurel Cherry
	Rhamnus californica `Eve Case` / California Coffeeberry
	Rhaphiolepis umbellata `Minor` / Gulf Green™ Indian Hawthorn
	Xylosma congestum `Compacta` / Compact Xylosma
BIOSWALE	
	Carex barbarae / Santa Barbara Sedge
	Juncus patens / California Gray Rush
GRASSES	
	Lomandra longifolia 'Roma' / Platinum Beauty Variegated Mat Rush
	Muhlenbergia rigens / Deer Grass
VINES	
	Ficus pumila / Creeping Fig

BOTANICAL / COMMON NAME	
GROUND COVERS	
	Acacia redolens `Low Boy` / Low Boy Bank Catclaw
	Cotoneaster dammeri `Lowfast` / Lowfast Bearberry Cotoneaster
BIOSWALE	
	Native Ornamental Bioswale Mix / Available from: Pacific Coast Seed

Festuca rubra Molate	Native Red Fescue
Festuca occidentalis	Western Fescue
Festuca idahoensis	Idaho Fescue
Deschampsia cespitosa	Tufted Hairgrass
Carex praegracilis	Clustered Field Sedge
SEED	80 lbs. / acre
WOOD MULCH	2000 lbs. / acre
M-BINDER TACKIFIER	150 lbs. / acre

SEE SHEET L2.4 FOR COMPLETE PLANT SCHEDULE

NORTH
0' 40' 20' 80'

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Signature 8/26
Renewal Date 11/18/25 Date
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Sheet Title

PLANTING PLAN C

Sheet No

L2.3

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PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	H X W	WATER USE
TREES				
+	Acer x freemanii / Autumn Blaze Maple	15 gal	50`x35`	LOW
	Platanus x acerifolia 'Columbia' / Columbia London Plane Tree	15 gal	40`x35'	MED
	Quercus lobata / Valley Oak	15 gal	50`x40`	LOW
·	Quercus wislizeni / Interior Live Oak	15 gal	50`x40`	LOW
·	Zelkova serrata `Village Green` / Village Green Japanese Zelkova	15 gal	35'X35'	LOW
	BOTANICAL / COMMON NAME	SIZE	H X W	WATER USE
SHRUBS				
	Callistemon viminalis `Little John` / Dwarf Weeping Bottlebrush	5 gal	3`x5`	LOW
	Cistus salviifolius `Prostratus` / Sageleaf Rockrose	5 gal	2'x5'	LOW
	Mahonia aquifolium / Oregon Grape	5 gal	3`x4`	LOW
	Nandina domestica `Gulf Stream` / Heavenly Bamboo	5 gal	2`x2`	LOW
	Prunus caroliniana `Compacta` / Compact Carolina Laurel Cherry	5 gal	8`x6`	LOW
	Rhamnus californica `Eve Case` / California Coffeeberry	5 gal	6`x7`	LOW
	Rhaphiolepis umbellata `Minor` / Gulf Green™ Indian Hawthorn	5 gal	4`x4`	LOW
	Xylosma congestum `Compacta` / Compact Xylosma	5 gal	6`x6`	LOW
BIOSWALE				
	Carex barbarae / Santa Barbara Sedge	1 gal	2`x3`	MEDIUM
	Juncus patens / California Gray Rush	1 gal	3`x3`	MEDIUM
GRASSES				
	Lomandra longifolia 'Roma' / Platinum Beauty Variegated Mat Rush	1 gal	3`x3`	LOW
	Muhlenbergia rigens / Deer Grass	1 gal	4`x4`	LOW
VINES				
	Ficus pumila / Creeping Fig	5 gal	1`x6`	MED

BOTANICAL / COMMON NAME	SIZE	H X W	WATER USE	SPACING
GROUND COVERS				
Acacia redolens `Low Boy` / Low Boy Bank Catclaw	1 gal	2`x6`	LOW	72" o.c.
Cotoneaster dammeri `Lowfast` / Lowfast Bearberry Cotoneaster	1 gal	1.5`x6`	LOW	60" o.c.
BIOSWALE				
Native Ornamental Bioswale Mix / Available from: Pacific Coast Seed	Hydroseed			

Festuca rubra Molate	Native Red Fescue
Festuca occidentalis	Western Fescue
Festuca idahoensis	Idaho Fescue
Deschampsia cespitosa	Tufted Hairgrass
Carex praegracilis	Clustered Field Sedge
SEED	80 lbs. / acre
WOOD MULCH	2000 lbs. / acre
M-BINDER TACKIFIER	150 lbs. / acre

PLANTING NARRATIVE

The proposed landscape plant palette consists of low water use shrubs, groundcover, trees, and ornamental grasses that are considered low maintenance and hardy. Choice of plants is guided by considerations of solar exposure and climate conditions of the site. Plant selection aims for longevity by selecting plants that are long lived varieties of trees, shrubs, groundcover, and grasses.

Shrubs and groundcover are minimum #1 size. Trees are minimum #15 size. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning.

PARKING LOT SHADE CALCULATIONS

TREE CODE	SHADE (SF)	QTY	(F)100%	QTY	(TQ)75%	QTY	(H)50%	QTY	(Q)25%
ACE FRE	962	4	3848	5	3608	1	481		0
PLA COL	962		0	1	722	9	4329		0
ZEL SER	962	17	16354	1	722		0		0

PARKING LOT AREA (SF)	78,066
SHADE REQUIRED (50%)	39,033
SHADE PROVIDED (SF)	30,063
SHADE PROVIDED	39%

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Project Mgr: JMA

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Scale:

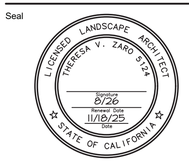
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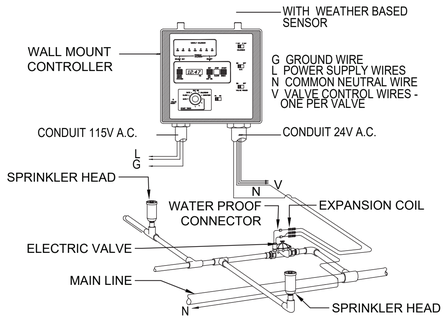
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PLANT SCHEDULE & SHADE CALCULATION

Sheet No

L2.4

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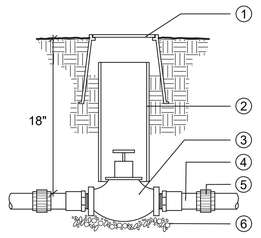
NOTE:
MOUNT CONTROLLER TO WALL STUDS WITH FOUR EACH 3/8" X 3" MINIMUM GALVANIZED LAG SCREWS, IMBED 2" MIN.

CONTROLLER INSTALLATION (A)

CTRL1 SCALE: N.T.S.

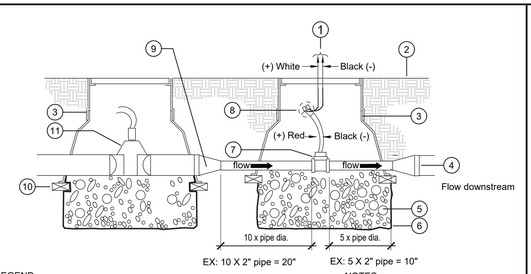
LEGEND

1. 9" VALVE BOX
2. 6" PVC SLEEVE
3. GATE VALVE
4. IRRIGATION MAINLINE
5. PVC UNION
6. PEAGRAVEL SUMP 6" MIN.



GATE VALVE (B)

VLV-GATE SCALE: N.T.S.



LEGEND

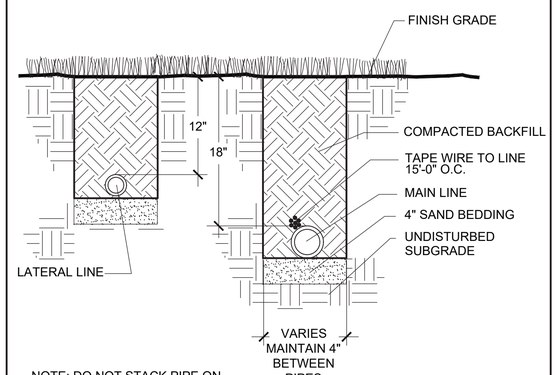
1. SENSOR CABLE - TWO #20 FOIL SHIELD W/DRAIN, BLACK JACKET, DIRECT BURIAL BLACK, WHITE. ALLOW 2' OF EXTRA CABLE.
2. FINISHED GRADE OR SURFACE.
3. VALVE BOX WITH EXTENSIONS AS REQUIRED.
4. FITTING OR REDUCING COUPLING AT DISTANCE EQUAL TO 5 X PIPE DIAMETER FROM FLOW SENSOR.
5. 3/4 " PEA GRAVEL SUMP, 6" DEEP.
6. FILTER FABRIC.
7. FLOW SENSOR BODY.
8. WATERPROOF CONNECTIONS * NOTE POLARITY ON SENSOR TO SENSOR CABLE HOOKUP.
9. FITTING OR REDUCING COUPLING AT DISTANCE EQUAL TO 10 X PIPE DIAMETER FROM FLOW SENSOR.
10. STANDARD BRICK.
11. MASTER VALVE.

NOTES:

- NOTE: FLOW SENSOR MUST BE INSTALLED WITH INSERT (TOP) POSITIONED VERTICALLY AND BODY (TEE) POSITIONED HORIZONTALLY.
- NOTE: FLOW SENSOR CABLE MUST BE RUN IN 1" PVC CONDUIT FROM FLOW SENSOR TO CONTROLLER ENCLOSURE.
- NOTE: CONTRACTOR TO FOLLOW ALL MASTER VALVE AND FLOW SENSOR COMPANIES' DETAILS AND INSTALLATION PROCEDURES FOR INSTALLATION.

FLOW SENSOR/MASTER VALVE (C)

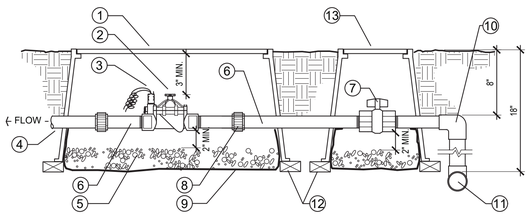
FLW-SENS-MST-VLV SCALE: N.T.S.



NOTE: DO NOT STACK PIPE ON TOP OF OTHER PIPE.

IRRIGATION TRENCH (D)

TRNCH1 SCALE: N.T.S.



LEGEND

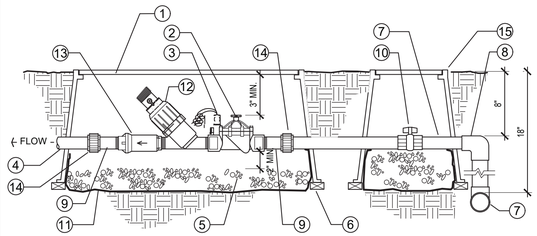
1. JUMBO RECTANGULAR VALVE BOX (15"x21")
2. REMOTE CONTROL VALVE
3. SOLENOID
4. PVC LATERAL
5. 6" PEA GRAVEL SUMP
6. PVC SCH 80 TOE NIPPLE, TYP.
7. PVC BALL VALVE
8. SCH. 80 PVC UNION, TYP.
9. FILTER FABRIC
10. SCH. 80 ST ELL
11. PVC MAIN LINE
12. STANDARD BRICK (3 ⅝"x2 ½"x8")
13. 10" ROUND VALVE BOX

NOTES:

- USE TEFLON TAPE ON ALL THREADED MANIFOLD COMPONENTS
- USE A PVC BALL VALVE WITH EVERY VALVE OR MANIFOLD OF VALVES.
- LINE SUMP WITH FILTER FABRIC AND LEAVE EXPOSED ABOVE GRAVEL 2" MIN.

REMOTE CONTROL VALVE (E)

VLV-RMT-2 SCALE: N.T.S.



LEGEND

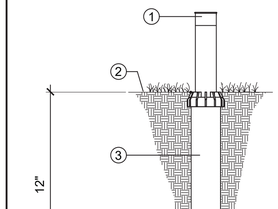
1. RECTANGULAR VALVE BOX
2. REMOTE CONTROL VALVE
3. SOLENOID
4. PVC LATERAL
5. 6" PEA GRAVEL SUMP
6. STANDARD BRICK (3 ⅜"x2 ¼"x8")
7. PVC MAINLINE
8. PVC ELL
9. SCH. 80 PVC TOE NIPPLE
10. PVC BALL VALVE
11. FILTER FABRIC
12. FILTER
13. PRESSURE REGULATOR
14. SCH. 80 PVC UNION, TYP.
15. 10" ROUND VALVE BOX

NOTES:

- ¾" - 1" VALVES, USE 15"X21" VALVE BOX
- 1 ½" VALVE, USE 17"X30" VALVE BOX
- USE TEFLON TAPE ON ALL THREADED MANIFOLD COMPONENTS
- USE A PVC BALL VALVE WITH EVERY VALVE
- LINE SUMP WITH FILTER FABRIC AND LEAVE EXPOSED OVER GRAVEL 2" MIN.

REMOTE CONTROL VALVE FOR DRIP (F)

VLV-PRVF-2 SCALE: N.T.S.



LEGEND

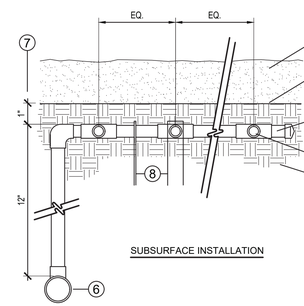
1. CAP GLUED TO STEM
2. GRADE
3. 12" POP-UP SPRAY
4. BODY
5. SWING JOINT TEFLON TAPE FOR ALL THREADED CONNECTIONS.
6. IRRIGATION SUPPLY PIPE OR DRIP LINE.

NOTES:

- INSTALL IN MULCH BED.
- TO BE PLACED AT THE FARTHEST POINT ON EACH ZONE. IF A ZONE SPLITS PLACE ONE ON EACH SPLIT.
- DO NOT INSTALL WITHIN 5' OF A CURB.

OPERATION MONITOR (G)

OPR-MON SCALE: N.T.S.



SUBSURFACE INSTALLATION

LEGEND

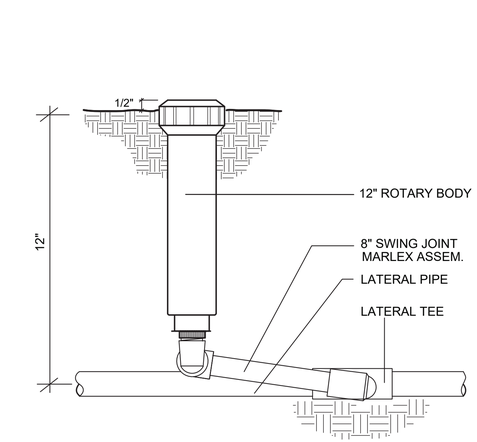
1. MULCH
2. FINISHED GRADE
3. HEADER
4. DRIPLINE, SEE PLANS FOR SPACING
5. SUBGRADE
6. SUPPLY LATERAL
7. DRIPLINE DEPTH
8. STAPLES

NOTES:

- CHOOSE HEADER STYLE BASED ON FLOW AND HEADER LAYOUT REQUIREMENTS.
- STAPLES ARE REQUIRED AT ALL BLANK TUBING HEADERS AND DRIPLINE, PER MANUFACTURES SPECIFICATIONS AND RECOMMENDATIONS.
- STAPLES ARE NOT REQUIRED ON PCV HEADERS.

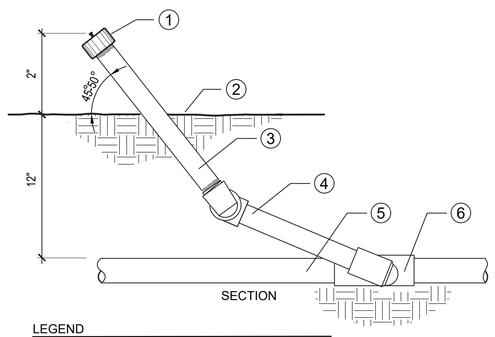
SUBSURFACE HEADER & DRIPLINE INSTALLATION (H)

NTFM-DPTH SCALE: N.T.S.



12" POP-UP ROTARY NOZZLE (I)

HDS-1.0 SCALE: N.T.S.

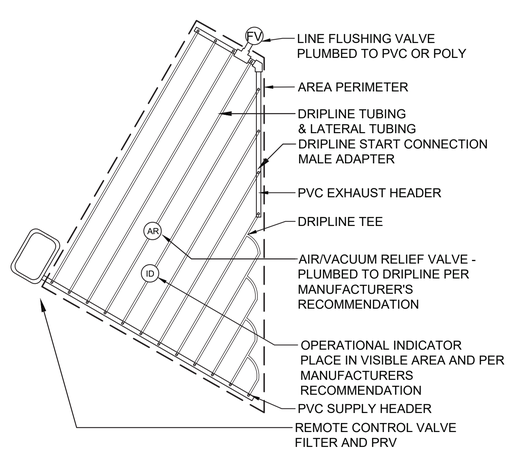


LEGEND

1. ADJUSTABLE FLOOD BUBBLER - INSTALLED AT AN ANGLE (45 DEGREES - 50 DEGREES)
2. FINISHED GRADE
3. SCH 80 RISER
4. 12" SWING JOINT MARLEX ASSEMBLY
5. LATERAL PIPE
6. LATERAL TEE

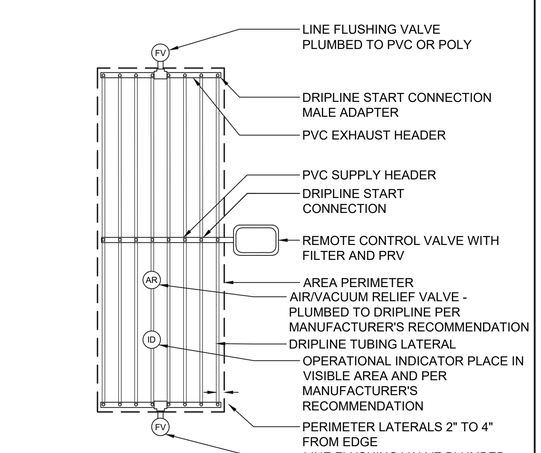
TREE BUBBLER (J)

BBLR-1 at angle SCALE: N.T.S.



DRIPLINE IRREGULAR AREAS LAYOUT (K)

NTFM-IRR SCALE: N.T.S.



DRIPLINE LAYOUT - CENTER FEED (L)

DRP-MID LAY SCALE: N.T.S.

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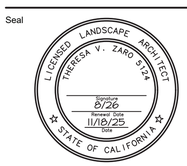
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Sheet Title

IRRIGATION DETAILS

Sheet No

L3.1

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CALCULATIONS SUBMITTED WITH PERMIT DRAWINGS

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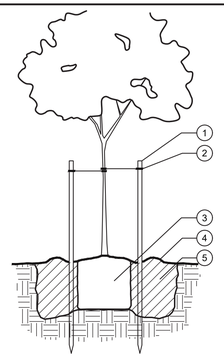
Sheet Title

IRRIGATION CALCULATIONS

Sheet No

L3.2

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LEGEND

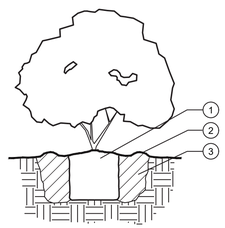
1. TREE STAKE
2. TREE TIE
3. ROOTBALL
4. SOIL RING
5. AMENDED BACKFILL

NOTES:

- WIDTH OF HOLE SHALL BE 3 TIMES THE WIDTH OF THE ROOTBALL
- DEPTH OF THE HOLE SHALL BE HEIGHT OF THE ROOTBALL WITH 1 1/2" OF TOP OF ROOTBALL HIGHER THAN SURROUNDING FINISH GRADE
- CUT TREE STAKES WITHIN 2" OF TIES
- WATER BACKFILL HEAVILY TO REDUCE AIR POCKETS
- REMOVE NURSERY STAKE PRIOR TO THE END OF THE MAINTENANCE PERIOD
- MAINTAIN A MINIMUM DISTANCE OF 18" BETWEEN EDGE OF LAWN AND TRUNK OF TREE(S)

TREE PLANTING AND STAKING — A

PLT-TREE1 SCALE: N.T.S.



LEGEND

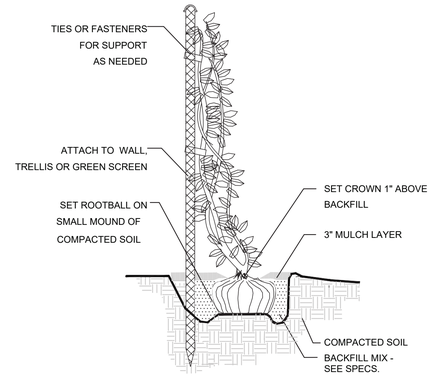
1. ROOTBALL
2. SOIL RING
3. AMENDED BACKFILL

NOTES:

- WIDTH OF HOLE SHALL BE 3 TIMES THE WIDTH OF THE ROOTBALL
- DEPTH OF THE HOLE SHALL BE DEPTH OF THE ROOTBALL WITH 1 1/2" OF TOP OF ROOTBALL HIGHER THAN SURROUNDING FINISH GRADE
- WATER BACKFILL HEAVILY TO REDUCE AIR POCKETS

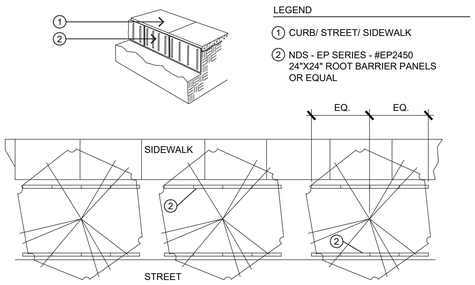
SHRUB PLANTING — B

PLT-SHRB1 SCALE: N.T.S.



VINE PLANTING — C

PLT-VINE SCALE: N.T.S.



LEGEND

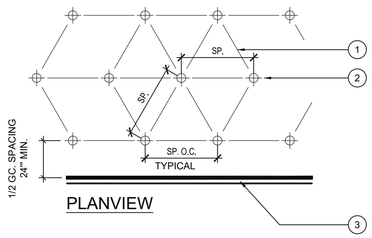
1. CURB/ STREET/ SIDEWALK
2. NDS - EP SERIES - #EP2450 24"X24" ROOT BARRIER PANELS OR EQUAL

NOTES:

- INSTALL (4) 24" PANELS ON EACH SIDE OF TREE
- CENTER THE PANELS ON TRUNK OF TREE
- ROOT BARRIERS ARE REQUIRED IN ALL LOCATIONS WHERE TREES ARE PLACED CLOSER THAN 48" FROM CURBS, SIDEWALKS, CONCRETE OR ASPHALT, AND WHERE SHOWN ON PLANS.
- SET TOP OF ROOT BARRIER 4" BELOW TOP OF WALK OR CURB, OR 2" BELOW FINISHED GRADE, WHICHEVER IS LOWER.

TREE ROOT BARRIER — D

PLT-BARR SCALE: N.T.S.



PLANVIEW

LEGEND

1. GROUNDCOVER SPACING PER PLANT SCHEDULE.
2. GROUNDCOVER CENTERS.
3. WALL, WALK OR EDGE OF GROUNDCOVER PLANTING.

GROUNDCOVER PLANTING — E

PLT-GRDCVR SCALE: N.T.S.

F

G

H

I

J

K

L

YAMASAKI
LANDSCAPE ARCHITECTURE

1223 HIGH STREET
AUBURN, CALIFORNIA 95603
530.885.0040
www.yamasaki-la.com

LANDSCAPE DEVELOPMENT PLANS

THREE BUILDING PROJECT

8770 ELDER CREEK ROAD
SACRAMENTO, CALIFORNIA

Client/Subconsultant

Project Mgr: JMA

Drawn By: JMA

Scale:

Date: 9/9/25

File Name: TPB DTPL

No.	Date	Revision
△		

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Seal



Sheet Title

PLANTING DETAILS

Sheet No

L3.3

S:\Projects\8770 Elder Creek\DWGs\CD\TBP DTPL.dwg\L3.3\19 Nov 2025 9:18 AM by: Jeff Ambrosio

Canopy Tree Consulting LLC

PRELIMINARY ARBORIST REPORT

June 25, 2025

Bret Hogge
Buzz Oates Construction, Inc.
555 Capitol Mall, Suite 900
Sacramento, CA 95814
brethogge@buzzoates.com
(916) 379-3854

Re: 8770 Elder Creek Road [APN 064-0200-049], City of Sacramento jurisdiction, California

SUMMARY:

Bret Hogge, of Buzz Oates Construction, Inc., retained Canopy Tree Consulting to inventory and evaluate the trees on the parcel. The property is located at 8770 Elder Creek Road and falls within the jurisdiction of the City of Sacramento, California. See Supporting Information Appendix 1 –Tree Location Map.

Cory Kinley, ISA Certified Arborist #WE-9717A, was on site June 9, 2025 to evaluate the trees & onsite conditions, collect data and capture photographs. 14 trees were included in the survey. One (1) off-site tree was included because its canopy overhangs onto the subject parcel. Four (4) trees on the parcel are protected by the City of Sacramento Tree Preservation code chapter 12.56.

Table 1 - Protected Tree Impact Summary

Tree Species		Inventoried	Trees located on the Parcel	Protected by Sacramento City Tree Preservation Code	Protected Trees Proposed for Removal	Total Trees Proposed for Removal	Trees impacted by the proposed development and requiring special protection measures
black locust	*Robinia pseudoacacia*	1	1	1 (Private-Protected)	tbd	tbd	tbd
California fan palm	*Washingtonia filifera*	3	3	3 (Private-Protected)	tbd	tbd	tbd
Chinese Pistache	*Pistacia chinensis*	1	1		tbd	tbd	tbd
Modesto ash	*Fraxinus velutina*	3	3		tbd	tbd	tbd
mulberry	*Morus alba*	2	2		tbd	tbd	tbd
olive	*Olea europea*	1	1		tbd	tbd	tbd
Valley Oak	Quercus lobata	3	2		tbd	tbd	tbd
Total		**14**	**13**	**4**	**tbd**	**tbd**	**tbd**

METHODS

(See Appendix 3)

DISCUSSION

Tree Ordinance-

According to the City of Sacramento Tree Conservation Ordinance 12.56:

1. City Tree -
   - Any tree the trunk of which, when measured four and one-half feet above ground, is partially or completely located in a city park, on real property the city owns in fee, or on a public right-of-way, including any street, road, sidewalk, park strip, mow strip, or alley.
2. Private Protected Tree –
   - Any native Valley Oak, Blue Oak, Interior Live Oak, Coast Live oak, California Buckeye, California Sycamore that has a DSH of twelve (12) inches or more and is located on private property.
   - A tree that has a DSH of twenty-four (24) inches or more located on private property that is an Undeveloped Lot or Does Not Include Any Single Unit Or Duplex.
   - 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.
   - 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.

Tree Preservation-

The goal of tree preservation is not simply to ensure tree survival during development, but maintenance of tree health, contribution and beauty for the long-term. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Carefully coordinating any construction activity inside the TREE PROTECTION ZONE (TPZ) with the input of the Project Arborist can minimize these impacts.
The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the demolition, clearing, grading and construction phases:

RECOMMENDATIONS

Specific Tree Preservation Guidelines:
(Tree preservation guidelines can be created when final construction, grading & utility plans are provided)

GENERAL TREE PRESERVATION GUIDELINES

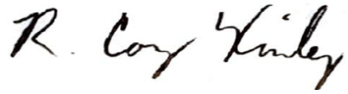
Pre-Construction

- Irrigation- Supplemental watering should be provided. A rule of thumb for construction-site stressed trees is 10-20 gallons per trunk diameter inch per month, particularly critical during hot weather. This is modified by the Project Arborist on site with root zone inspections and monitoring as water demands will obviously be lower during cool, damp weather. Inspection should find soil between 3" and 18" below grade moist enough for roots to thrive.
- Tree Pruning- Tree pruning should occur before the start of demolition/construction. In order to protect the trees during the construction process, the project arborist or jurisdictional authority may prescribe necessary pruning to protect the trees from the encroachment of the proposed building. Trees should also be pruned to protect them from potential damage from construction vehicle and pedestrian traffic. Pruning should be done by a qualified and certified arborist and all work must conform to published ANSI A-300 Standards.

During Construction

- Fencing and other root zone protection- Tree protection fencing(TPF) must be in place before demolition or any other project site work. Though generally expected to extend to the dripline, here the TPF can be installed as close to that as possible. One (1) 24- to 36-inch opening or gate should be left for inspection access to each area. Depending on jurisdictional requirements, fence material is to be 4' high-vis plastic fencing or 6-foot-high chain link fence supported by 8-foot long, 2-inch diameter galvanized fence posts driven 2-feet into the soil. Where no plant material root zone buffer is growing (e.g. ivy, shrubs, turf), a wood chip mulch is to be spread evenly to a 4-inch depth from the dripline to 6-inches from the base of the trunk. Taper to existing ground level at the base of the trunk with a slope of about 2:1. Additional root zone areas requiring protection can be buffered as Project Arborist requires, e.g., if project scope changes. Commonly acceptable buffer materials often include wood chips, crushed rock, plywood, steel trench plates, and/or a combination of such materials. Consult Project Arborist for depth specifications (which vary depending on use of area and/or specific traffic). Root zone areas to be protected may be modified by the Municipal Arborist or Project Arborist as plans develop.
- Avoiding Compaction & Damage- 1.) No parking or vehicle traffic over any root zones, unless using buffers approved by Project Arborist. 2.) No pouring or storage of fuel, oil, chemicals, or hazardous materials under these foliage canopies. 3.) No grade changes (cuts, fills, etc.) under these foliage crowns without prior Project Arborist approval. For instance, hand excavation and thinner base prep may be required in the redwood root zone areas. 4.) Any additional pruning required must be performed under arborist supervision – including root pruning – clean, smooth cuts with no breaking, scraping, shattering, or tearing of wood tissue and/or bark. 5.) No storage of construction materials under any foliage canopy without prior Project Arborist approval. 6.) No trenching within the critical root zone area. Consult Project Arborist before any trenching or root cutting beneath any tree's foliage canopy. It is best to route all trenching out from under trees' driplines. Often trenches in root zones must be hand excavated to leave roots intact. 7.) No clean out of trucks, tools, or other equipment over the critical root zone. Keep this debris outside of any existing or future root zone. 8.) No attachment of signs or other construction apparatus to these trees.
- Irrigation- Monitor root zone moisture and maintain as per above.
- Maintenance & Monitoring- Monitor root zone moisture and maintain as per above. Maintain/repair tree protection fences and/or root zone mulch/buffer material. Schedule the Project Arborist to monitor the trees as construction progresses, have the Project Arborist promptly inspect any damage to trees and notify them of any changes that may affect areas where trees are present.

Report Prepared by:



R. Cory Kinley
ISA Certified Arborist #WE-9717A, TRAQ

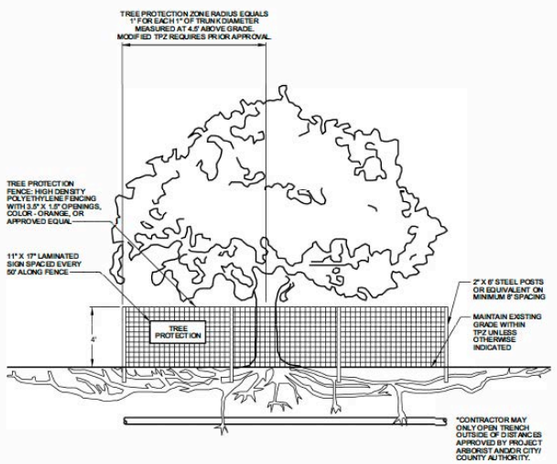
Appendix 1 – Tree Location Map
Appendix 2 – Tree Inventory Data
Appendix 3 – Methods
Appendix 4 – Site Photographs

CORY KINLEY - PROJECT ARBORIST

(916) 955-6162 ISA# WE9717A

PO Box 6406, Folsom CA 95673

NOTES:
1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. TREE PROTECTION FENCE MUST BE MAINTAINED UNTIL COMPLETION OF WORK.
3. NO TREE PRUNING SHALL BE DONE EXCEPT BY PRUNING PERMIT.
4. NO STORAGE OF MATERIALS OR OPERATION OF EQUIPMENT MAY TAKE PLACE INSIDE TPZ.





8770 Elder Creek Road

Sacramento, 95828

APN 064-0200-049

North

Property Line
Measured Tree Canopy
Tree Protection Fencing
X Proposed Tree Removal

0 Dead
1 Extreme Structure or Health Problems
2 Significant Structure or Health Problems
3 Fair- Minor Problems
4 Good- No Apparent Structural or Health Issues
5 Excellent

TREE INVENTORY 6/25/25

Appendix 2- Tree Information Data

Tag #	Arborist Rating	Protected By Code	Protected Status	Off Site	Species Botanical Name	Species Common Name	DSH (in.)	DSH Multi Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Dvlpmnt Status	Notes	Protection Measures
2764	2-Major Structure or health problems				*Morus alba*	mulberry	22		54	15		Non-irrigated. Crown severely reduced for power line clearance. Several broken branch stubs with decay. Abnormal foliage indicating stress.	
2765	2-Major Structure or health problems	Yes	private protected		*Washingtonia filifera*	California fan palm	28		54	10		Non-irrigated. Soil compacted. Trunk girdled with decay at 48 inches.	
2766	2-Major Structure or health problems	Yes	private protected		*Washingtonia filifera*	California fan palm	29		54	10		Non-irrigated. Soil compacted. Trunk girdled with decay at base. 2 foot grade cut in drip line.	
2767	2-Major Structure or health problems	Yes	private protected		*Washingtonia filifera*	California fan palm	29.5		24	10		Non-irrigated. Soil compacted. Trunk girdled with decay at base. 2 foot grade cut in drip line.	
2768	2-Major Structure or health problems				*Morus alba*	mulberry	15.5		54	18		Non-irrigated, compacted soil. Topped, severe dieback. Dead bark on trunk.	
2769	2-Major Structure or health problems				*Fraxinus velutina*	Modesto ash	14		54	20		Non-irrigated, asphalt in critical root zone. Canopy reduced significantly for power line clearance. Vigor fair, root sprouts.	
2770	2-Major Structure or health problems				*Fraxinus velutina*	Modesto ash	15		48	18		Non-irrigated, asphalt in critical root zone. Severe trunk cavity, broken branch stubs with decay. Vigor fair, root sprouts.	

Tag #	Arborist Rating	Protected By Code	Protected Status	Off Site	Species Botanical Name	Species Common Name	DSH (in.)	DSH Multi Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Dvlpmnt Status	Notes	Protection Measures
2771	2-Major Structure or health problems				*Fraxinus velutina*	Modesto ash	17		54	18		Non-irrigated, asphalt in critical root zone. Severe trunk cavity from branch failure. Vigor fair, epicormic wound sprouts.	
2772	2-Major Structure or health problems				*Olea europea*	olive	21	11,10,10	54	15		Non-irrigated. Severely topped for power line clearance.	
2773	1-Extreme Structure or Health Problems				*Quercus lobata*	valley oak	10		54	10		Severely topped for power line clearance. Suppressed, very poor structure.	
2774	1-Extreme Structure or Health Problems	Yes	private protected		*Robinia pseudoacacia*	black locust	26		36	10		Severely topped for power line clearance. Buried flare, compacted soil. Severe bark decay. Very poor structure and condition.	
2775	2-Major Structure or health problems				*Quercus lobata*	valley oak	10		54	12		Topped for power line clearance.	
2776	2-Major Structure or health problems				*Pistacia chinensis*	Chinese pistache	6		24	10		Growing under power lines. Buried flare. Volunteer growing in a dirt pile.	
101	3-Minor Problems		off site	Yes	*Quercus lobata*	valley oak	10		54	10		Located 1 foot west of property line. Canopy overhangs parcel 10 feet east.	

APPENDIX 3 – METHODS

The trees evaluated as part of this report have a numbered tag that was placed on each tree. They are installed at approximately 6 feet above ground level on the approximate north side of the tree.

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. Occasionally, limiting factors can inhibit visual assessment of the tree and will be noted in the tree inventory.

Tree Location: The GPS location of each tree was collected using the ESRI's ArcGIS collector application on an Apple iPhone.

Tree Measurements: DBH (diameter breast high) is 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 cloth diameter tape or Biltmore Stick was used to measure the DBH for all trees. Pacing was used to estimate canopy measurements.

Terms

Tag #: The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree.

Old Tag #: If additional field tags are found on the trees and are legible, they are listed here.

Species: The species of a tree is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.

DBH: Diameter at breast 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"

Measured at: Height above average ground level where the measurement of DBH was taken

Canopy Radius: 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 can further define a protection zone if specified in the local ordinance as such or can indicate if pruning may be required for development.

Protected Root Zone: The radius of the protected root zone is a circle equal to the trunk diameter inches converted to feet and factored by tree age, condition and health pursuant to the industry standard.

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.

No problem(s)	Excellent	**5**	No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect

No apparent problem(s)	Good	**4**	The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.
Minor problem(s)	Fair	**3**	The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated and/or health can be improved.
Major or uncorrectable problems (2)	Poor	**2**	The tree has major problems. If the option is taken to preserve the tree, additional evaluation to identify if health or structure can be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. Additionally, risk should be evaluated as a tree rated 2 may have structural conditions which indicate there is a high likelihood of some type of failure. Tree rated 2 should be removed if these additional evaluations will not be performed.
Extreme problem(s)	Hazardous	**1**	The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.
Dead	Dead	**0**	This indicates the tree has no significant sign of life.

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

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%.

Appendix 4 – Site Photographs

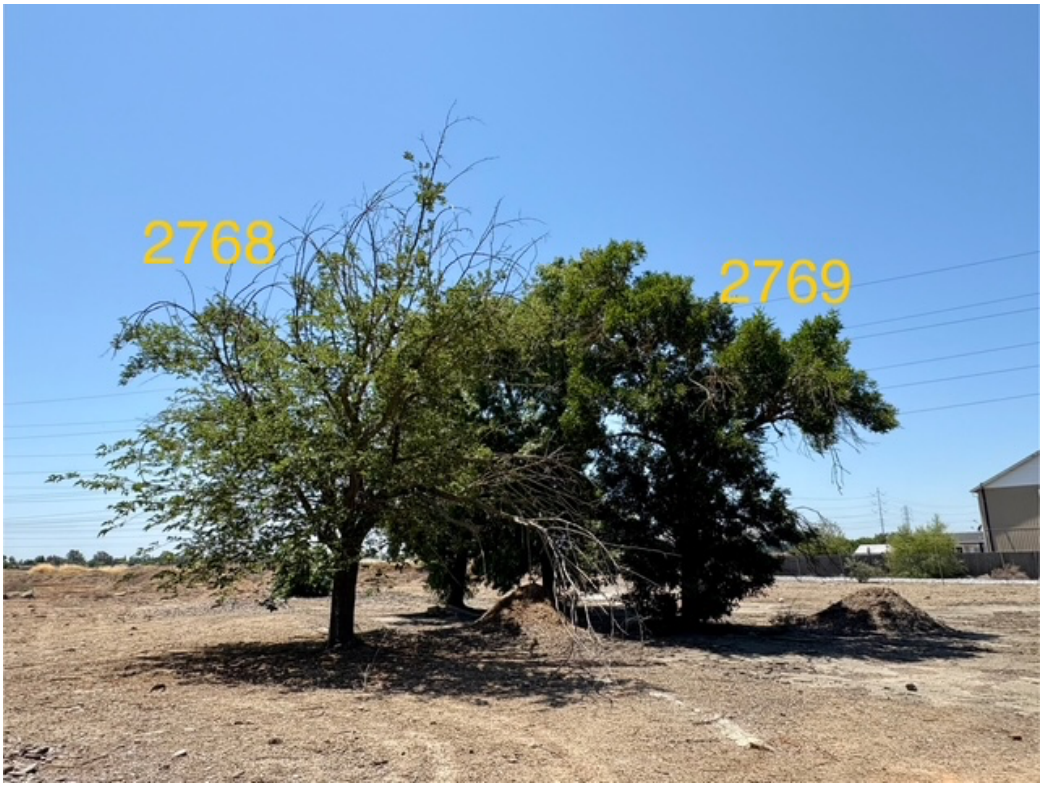


Top: Road Frontage. View facing south.
Bottom: View facing east.





Top: View facing east.
Bottom: View facing south.





Top: View facing north.
Bottom: View facing west.





Top: View facing south.
Bottom: View facing south.



December 10, 2025

Marcus Adams
Senior Planner
300 Richards Blvd.
Sacramento, CA 95811

Subject: Support for Development Application Z25-074 – Parcel Split and Warehouse Facilities

Dear Mr. Adams,

I am reaching out to voice our enthusiastic support for the project proposed at 8770 Elder Creek. The Power Inn Alliance (PIA) believes this project is illustrative of the investment and economic development sought within the mission of our district.

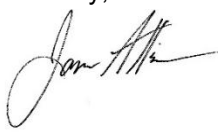
PIA is a property and business improvement district (PBID) located in Council District 6 of the City of Sacramento and encompasses roughly 30 million square feet of commercial land use, covering an area of 6.2 square miles, the largest of such districts in the country. Our district is home to over 1,400 businesses which create more than 27,000 direct jobs and generate more than $4.2 billion in annual economic output.

This project was brought by the applicant and discussed during our December Planning & Business Development Committee meeting, this year. The committee is tremendously excited to see new activity brought to the district, especially on a particularly challenging and long-vacant parcel. The proposed use is entirely consistent with the surrounding community land uses and a notable physical improvement to the currently blighted and vacant parcel.

Of considerable challenge, the parcel is heavily impacted by overhead power transmission lines, which have ultimately prevented development until now. The applicant has proposed a notable product, in line with the goals and mission of the Power Inn Alliance, while navigating the challenges posed by the transmission through the variances sought within the application, which we believe to be immaterial to neighbors or the community. The applicant is a valued member of the Power Inn Alliance community, a major employer, and is the producer of well-known, highly trusted products. This project will be critical in allowing sustainable growth and serving as a major economic investment in our area.

We thank you for the opportunity to weigh in on this matter and hope that you will join us in supporting this project in seeing it through to completion. If you have any questions or seek to discuss this matter further, please do not hesitate to reach out at your convenience.

Sincerely,



James Allison | Executive Director
james@powerinn.org | 916.453.8888

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve, with conditions, a Tentative Map and recommends the Urban Design Director approve, with conditions, Site Plan and Design Review for the project known as **Z25-091 (Trecinto)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Map** to subdivide a ±2.4-acre parcel into 29 parcels within the Single-Unit Dwelling (R-1-R) zone.

2. **Site Plan and Design Review** to construct 29 single-unit dwellings, with deviations to building setback and lot coverage, and review the tentative map layout with deviations to minimum lot size, width and depth.

PROJECT INFORMATION

Location:	7615 Jacinto Road
Parcel Number:	117-0202-025-0000
Council District:	8
Applicant:	Andrew MacDonald Cartwright NorCal, Inc. 3010 Lava Ridge Court, Suite 160 Roseville, CA 95661
Property Owner:	Donnie Hanly NGC Trecinto, LLC 2339 Gold Meadow Way, #206 Gold River, CA 95670
Project Planner:	Michael Crampton, Assistant Planner
Hearing Date:	August 6, 2026

Land Use Information

General Plan:	Neighborhood (N)
Community Plan Area:	South
Zoning:	Single-Unit Dwelling Zone (R-1-R)
Overlay Zone:	N/A
Special Planning District:	N/A
Planned Unit Development:	N/A
Design Review Area:	Citywide
Parking District:	Suburban
Historic Landmark:	No
Historic District:	No

Surrounding Land Use and Zoning		
North:	R-1A	Single-unit dwellings
South:	R-1-R	Single-unit dwellings
East:	R-1-R	Single-unit dwelling
West:	R-1-R	Single-unit dwelling

Site Characteristics	
Existing Property Area:	6,098 square feet / 0.14 acres
Existing Dimensions:	≈ 639.90 feet x 170.59 feet
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use:	Single-Unit Dwelling

Other Information	
Previous Files:	IR25-189

ATTACHMENTS

Attachment A: Tentative Map
Attachment B: Project Plans
Attachment C: Arborist Report
Attachment D: Historical Evaluation Report
Attachment E: Public Comment

PROJECT INFORMATION

BACKGROUND

The 2.4-acre project site is located north of Jacinto Road between Bruceville and Ardennes Way in the Shasta Neighborhood in South Sacramento. The site is currently developed with a single-unit dwelling and is surrounded by single-unit dwellings on large lots, with newer residential development to the south and east. The site is located within ½ mile from the Consumnes River College Light Rail Station.

The project site is located within the Single-Unit Dwelling (R-1-R) Zone. The purpose of the R-1 zone is to accommodate low-density residential uses composed of single-unit detached residences and duplex dwellings on corner lots. This zone may also include recreational, religious, and educational facilities as the basic elements of a balanced neighborhood.

Housing Crisis Act of 2019

The Housing Crisis Act of 2019 (SB-330) allows a housing developer to submit a “Preliminary Application” to a local agency for a housing development project (Government Code section 65589.5). A housing development project is subject to the ordinances, policies, and standards adopted at the time of completion of the Preliminary Application. An applicant for a housing

development project is deemed to have submitted a Preliminary Application upon providing all information required by Government Code section 65941.1 and upon payment of the permit processing fee. The applicant then has 180 days from the completion of a Preliminary Application ("vesting date") to submit a complete planning entitlement application for the project that includes all information necessary for the City to review the housing development through its typical application process.

This applicant submitted a complete Preliminary Application and paid fees for a 32-unt housing development project at this site (IR25-189), with an effective vesting date of November 17, 2025. The applicant subsequently submitted a planning application for a 32 unit-housing development project at the site, consistent with the Preliminary Application, that was determined to be complete on December 2, 2025. A complete planning application was submitted within 180 days of the Preliminary Review vesting date, therefore this project is subject to the permitting fees and development standards applicable to the project as of November 17, 2025; staff has reviewed this project consistent with those standards.

Housing Accountability Act

The Housing Accountability Act (HAA) limits local governments' ability to disapprove, condition, or reduce the density of housing development projects, emergency shelters, or farmworker housing that is consistent with local objective development standards and contribute to meeting housing needs.

After an application is determined to be complete, local agencies have a set time limit to inform the applicant in writing if the project proposal is inconsistent with objective general plan, zoning, subdivision, and design standards and criteria; otherwise, the application is deemed consistent by default. Consistency review for projects containing 150 or fewer units are limited to 30 days from the date a project application is determined to be complete.

Planning staff provided a consistency letter to the applicant on December 5, 2025, within 30 days of the project being determined to be complete. The letter identified the project was not consistent with lot size, lot width, lot depth, lot coverage, and setback (front, streetside, interior side, rear) standards, however, it did not identify inconsistency with bulk control, non-standard street section, and parcels with no street frontage. Since inconsistencies to bulk control, non-standard street standards, and parcels with no street frontage were not identified, the project is deemed consistent with these standards. Jurisdictions cannot deny a housing project based on inconsistencies that were deemed consistent, pursuant to the Housing Accountability Act.

A housing development proposal that is deemed complete cannot be disapproved or approved with a condition that reduces the density of the project unless the jurisdiction makes both of the following findings:

> *Finding #1. Specific, Adverse Impact on Public Health or Safety.* That the proposed development would have a "specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density." Specific, adverse impact means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete, *and*
>
> *Finding #2. No Possible Mitigation.* That "there is no feasible method to satisfactorily mitigate or avoid the adverse impact."

PROPOSED PROJECT AND ANALYSIS

The project requires entitlements for a Tentative Map to subdivide the property into 29 parcels and Site Plan and Design Review to review the tentative map layout and the construction of 29 single-unit dwellings. The development has a density of 13.2 du/na. This request requires a public hearing before the Zoning Administrator and Design Director to review the tentative map and consideration of the requested deviations to R-1 development standards.

Tentative Map

The proposed tentative subdivision map would subdivide the 2.4 acre site into 29 parcels for residential development. The proposed street layout facilitates future development in the area by providing for the extension of Ardennes Way, which currently exists east of the subdivision and is planned to extend west and eventually connect to existing Gimron Way.

Jacinto Road: Additional right-of-way would be dedicated on the north side of Jacinto Road for the construction of curb, gutter, tree planter, and a separated sidewalk in front of the property, as none currently exists. The new sidewalk will meet-up with existing sidewalk to the west that currently terminates at the edge of this property, extending sidewalk into the neighborhood and improving accessibility in the area. There will be a 12.5' public utility easement behind the sidewalk on Jacinto Road for the provision of utilities to serve the subdivision and surrounding area.

Private Street: Access to the lots is provided from Jacinto Road via a 40' wide private reciprocal access and public utility easement at the front of Parcels 1-12 and 18-29. The private drive includes a 10-foot utility space on both sides of the drive and a 4-foot flush concrete sidewalk on the east side of a 16-foot roadway that will provide access between Jacinto Road and Ardennes Way. There will be no parking on the private street.

Fire Department and Solid Waste staff have reviewed the private street section and stated they can service the site. Both departments require a minimum width of 20 feet, and since a 20-foot width is proposed (16-ft drive and 4-ft flush sidewalk), Fire and Solid Waste determined the private street is physically suitable to provide emergency and collection services to the new subdivision.

Ardennes Way: The project will dedicate a new section of Ardennes Way as a public, 53-foot wide street that will eventually connect to the existing portion of Ardennes Way to the east, and Gimron Way to the west. For the time being, this roadway section will terminate with temporary barrier curbs and sidewalk barricades. Street parking is typically allowed on the 53-foot street cross-section, to the satisfaction of Public Works and the Fire Department.

Site Plan and Design Review

Site Plan and Design Review is required to evaluate the tentative map layout and identify any deviations from applicable development standards. The site is currently developed with a single-unit dwelling which is proposed to be demolished.

Demolition of the existing single-unit dwelling

The existing single-unit dwelling has been on the property since 1967 and is proposed to be demolished as part of the project. When a project involves the demolition or significant alteration of a building over 50 years old, the City is required to consider whether the building (or the site in which it is located on) might qualify as a historic resource, pursuant to criteria in Sacramento City Code Section 17.604.210, the California Register, and by the National Register. The Preservation

Director has made a preliminary determination that the structure is not eligible as a historical resource for CEQA purposes, nor for listing in the Sacramento Register.

Lot Size Development Standards

The R-1 zone has minimum requirements for lot size, width, and depth as detailed below in Table 1.

Table 1: R-1 Development Standards: Lot size, width, and depth (17.204.230)				
		Required	Proposed	Deviation
Lot	Size (sqft)	5,200 (min.)	2,904 (min.) 4,516 (max.)	**Yes (Parcel 2-11, 13-17, 19-28)[1]**
		6,200* (min.)	3,534 (min.) 3,781 (max.)	**Yes (Parcel 1, 12, 18, and 29)[1]**
	Width (ft)	52 (min.)	34.11 (min.) 34.20 (max.)	**Yes (Parcel 2-11, 13-17, 19-28)[2]**
		62* (min.)	41.50 (min.) 44.72 (max.)	**Yes (Parcel 1, 12, 18, 29)[2]**
	Depth (ft)	100 (min.)	84.90 (min.) 132.40 (max.)	**Yes (Parcel 1-12, 18-29)[3]**
		160 (max.)		

*Applicable standard for corner lots.

Deviations- Lot Size Development Standards

The purpose and intent of lot size and dimension standards in the R-1 zone is to ensure new lots are developable, provide adequate public safety access, and are supported by necessary infrastructure when development occurs. The standard dimensions and size also assured a density of approximately eight (8) du/na, the traditional density in the R-1 zone. Staff supports the requested lot size deviations for the following reasons:

1. As conditioned, the smaller lots will have sufficient roadway access for City services and emergency response within the subdivision.
2. The lots can be developed with housing types that provide a mix of housing options while also being architecturally compatible with adjacent residences.
3. The site is within ½ mile of a light rail transit station, a community park, and library, which benefit from increased housing density in close proximity.

Without the requested deviation, it is estimated that the applicant would only be able to develop 18 dwelling units, a decrease of 10 dwellings units (or 38%). The applicant is seeking to develop an alternative housing product that provides opportunities for upward housing mobility, and offers new housing options. Staff believes the lot size deviations are reasonable and will contribute positively to the community by offering diverse housing options within close proximity to transit and other public services.

Residential Development Standards

The R-1 zone has standards for height, density, lot coverage, floor area ratio (FAR), and setbacks

[1] City Code Section 17.204.230(A)
[2] City Code Section 17.204.230(B)
[3] City Code Section 17.204.230(C)

as detailed below in Table 2 and 3.

Table 2: R-1 Development Standards: Height, Density, Lot Coverage, FAR (17.204.220)				
		Required	**Parcels 1-29**	**Deviation**
Height		35ft (max.)	14'-0" - 27'-0"	No
Density	Dwelling units per net acre (du/na)	3 (min.)	9.6-14.92	No
Lot	Coverage (%)	40 (max.) *or 50 (if ≤ 2,500 sqft)*	31-**56**	**Yes (Parcels 13-17)**
Floor Area Ratio (FAR)		1 (max.)	0.44-0.65	No

Table 3: R-1 Setback Standards (SCC: 17.204.240)									
Required – Setbacks (ft)				**Lot Number**	**Proposed – Setbacks (ft)**				**Deviation**
Front	**Street Side**	**Interior**	**Rear**		**Front**	**Street-Side**	**Interior**	**Rear**	
20	**12.5**	**3***	**15**	**1**	**15**	14.2	3.5	**10.4**	**Yes**
				2	20	**-**	3.5, 3.7	**7.4**	**Yes**
				3	**15**	**-**	3.5, 3.7	**10.4**	**Yes**
				4	20	**-**	3.5, 3.7	**7.5**	**Yes**
				5	**15**	**-**	3.5, 3.7	**10.5**	**Yes**
				6	20	**-**	3.5, 3.7	**7.5**	**Yes**
				7	**15**	**-**	3.5, 3.7	**10.5**	**Yes**
				8	20	**-**	3.5, 3.7	**7.6**	**Yes**
				9	**15**	**-**	3.5, 3.7	**10.6**	**Yes**
				10	**15**	**-**	3.5, 3.7	**10.6**	**Yes**
				11	20	**-**	3.5, 3.7	**7.6**	**Yes**
				12	**15**	**11**	3.5	**10.6**	**Yes**
				13	20	**-**	3.5, 3.7	**11.9**	**Yes**
				14	20	**-**	3.5, 3.6	**11.9**	**Yes**
				15	20	**-**	3.5, 3.6	**11.9**	**Yes**
				16	20	**-**	3.5, 3.6	**11.9**	**Yes**
				17	20	**-**	3.5, 3.6	**11.9**	**Yes**
				18	**11**	**11**	3.5'	**10.9**	**Yes**
				19	20	**-**	3.5, 3.7	**7.9**	**Yes**
				20	**15**	**-**	3.5, 3.7	**10.9**	**Yes**
				21	20	**-**	3.5, 3.7	**7.9**	**Yes**
				22	**15**	**-**	3.5, 3.7	**10.9**	**Yes**
				23	20	**-**	3.5, 3.7	**7.9**	**Yes**
				24	**15**	**-**	3.5, 3.7	**11.0**	**Yes**
				25	20	**-**	3.5, 3.7	**8.0**	**Yes**
				26	**15**	**-**	3.5, 3.7	**11.0**	**Yes**
				27	**15**	**-**	3.5, 3.7	**11.0**	**Yes**
				28	20	**-**	3.5, 3.7	**8.0**	**Yes**
				29	**11**	13.6	3.5	**11.0**	**Yes**

*Interior side setback for parcels less than 52' in width.

The house plans require the following deviations to residential development standards in the R-1 zone:

1) Parcels 13-17 have a lot coverage of 56%, where the maximum lot coverage in the R-1 zone is 50%.
2) Parcels 1, 3, 5, 7, 9, 10, 12, 18, 20, 22, 24, 26, 27, and 29 have a front-setback of 11-15 feet, where the minimum front-yard setback is 20 feet.
3) Parcel 12 and 18 have a street side setback of 11 feet, where the minimum street side setback is 12.5 feet.
4) Parcels 1-29 have a rear-yard setback of 7.4-11.9 feet, where the minimum rear yard setback is 15 feet.

Deviations- Residential Development Standards

The purpose and intent of development standards such as setbacks and lot coverage is to ensure a certain uniformity of development within a neighborhood, assuring private outdoor open space, adequate light and air around structures, and space for landscaping and trees.

Staff supports the requested deviations as they facilitate the following 2040 General Plan policies:

> ***LUP-1.1 Compact Urban Footprint.*** *The City shall promote a land- and resource-efficient development pattern and the placement of infrastructure to support efficient delivery of public services and conserve open space, reduce vehicle miles traveled, and improve air quality.*
>
> ***LUP 2.4 Development Intensity Linked to Transit.*** *The City shall plan for higher development intensities around current and planned transit to optimize public investments and support an accessible, convenient network.*
>
> ***LUP-6.2 Range of Residential Development Intensities.*** *The City shall allow for a range of residential development intensities throughout the community to cultivate a mix of housing types at varying sales price points and rental rates, provide options for residents of all income levels, and protect existing residents from displacement.*
>
> ***H-1.4 Facilitate Infill Housing Development.*** *The City shall facilitate infill housing along commercial corridors, near employment centers, near high-frequency transit areas, and in all zones that allow residential development as a way to revitalize commercial corridors, promote walkability and increased transit ridership, and provide increased housing options.*

The proposed density (13.2 du/na) exceeds the 2040 General Plan's minimum density designation (3 du/na). An increased density is consistent with General Plan policies to optimize public investments in transit by supporting higher development intensities around current and planned transit. Supporting a broad range of housing, including single-unit dwellings on small lots, is identified within the 2040 General Plan as a foundation for providing homeownership opportunities for residents of varying income levels, supporting efficient delivery of public services, reducing vehicle miles travelled, and improving air quality.

Setback and lot coverage standards ensure residents have adequate access to open space. The project's request for deviations to setbacks and lot coverage reduces the individual open space

available for each home, however the project site's proximity to Jacinto Creek Park and Shasta Community Park (0.5 and 0.7 miles/11 and 16 minute walk respectively) provide several options for open space within walking and biking distance.

House Plans

This project is subject to standards listed within the Citywide Single-Unit Dwelling and Duplex Dwelling Design Guidelines. These guidelines seek to provide design principles for residential structures to improve the character of neighborhoods by making them more attractive and inviting places to live while maintaining visual interest and a sense of place. Overall, the Design Guidelines are intended to encourage contextual design solutions while allowing for variety and innovation. Four house plans are proposed, each with two elevation styles. Enhanced trim is proposed on all street-side elevations. The floor plans offer a variety of single and two-story homes and garages.

Floorplan 1 is proposed on parcels 1, 9, 12, 18, 22, 26, 29. This two-story floorplan has a net floor area of 1,745 square feet and has three bedrooms, three bathrooms, a single-car garage, and a parking pad. This floorplan offers a "Modern" and "Modern Farmhouse" elevation. The modern elevation utilizes compositional roofing, stucco and horizontal siding, and a shed roof design, whereas the modern farmhouse elevation utilizes board and batten siding and masonry veneer (instead of horizontal siding) and utilizes a side gable roof design.

Floorplan 2 is proposed on parcels 2, 4, 6, 8, 11, 19, 21,23, 25, 28. This two-story floorplan has a net floor area of 1,889 square feet and has three bedrooms (with the option to convert the loft into a fourth bedroom), two and a half bathrooms, a two-car garage, and a parking pad. This floorplan offers a "Prairie" and "Bungalow" elevation. The prairie elevation utilizes compositional roofing, stucco and horizontal lap siding, and a hip roof design, whereas the bungalow elevations offers board and batten siding (instead of horizontal lap siding), masonry veneer, and a gable roof design.

Floorplan 3 is proposed on parcels 3, 5, 7, 10, 20, 24, 27. This two-story floorplan has a net floor area of 1,902 square feet and has four bedrooms, three bathrooms, a single-car garage, and a parking pad. This floorplan offers a "Modern" and "Cottage" elevation. The modern elevation utilizes compositional roofing, stucco and horizontal lap siding, and a hip and side gable roof design, whereas incorporates masonry veneer and utilizes hip and gable roofing.

Floorplan 4 is proposed on parcels 13-17. This single-story floorplan has a net floor area of 1,998 square feet and has four bedrooms, three bathrooms, a covered patio, and a two-car garage and a parking pad. The floorplan offers a "Modern" and "Bungalow" elevation. The modern elevation utilizes compositional roofing, stucco and horizontal siding, two single-car garage doors, and a gable roof, whereas the bungalow elevation utilizes board and batten siding (instead of horizontal lap siding), masonry veneer, and hip roofing.

Street Trees

Shade trees, with a height and width of up to 40 feet at full maturity, are proposed in the new tree planters that will be constructed along Jacinto Road and Ardennes Way. Planters are not proposed along the private street. 2040 General Plan Policy ERC-3.4 provides guidance for expanding the urban forest on private streets when street trees are not feasible:

> ***ERC-3.4 Private Streets.*** *The City shall, when private streets are approved, require inclusion of trees unless clearly infeasible. If street trees are not feasible, locations within the development should be identified for inclusion of green space and tree canopy.*

Street trees are not feasible within the reduced right-of-way, however alternate locations are identified within the project area for greenspace and tree canopy:

1. With the exception of corner lots with expanded street side yards, all lots provide a 15-20' front yard setbacks where tree species will be planted with a height and width of up to 30 feet at full maturity.
2. Conditions have been added (e.g., A8, A9, and B32) to require at least one tree within the front-yard and street-side setback area.

Staff believe requiring trees in the front yard with comparable tree canopy as shade trees meets the intention of 2040 General Plan Policy ERC-3.4.

Tree Permit

Pursuant to Sacramento City Code (SCC) chapter 12.56, the removal of private protected trees requires a tree permit. This project proposes to remove one (1) private protected tree identified as Tree #3062, a 35-in DSH Silver Maple according to the Arborist report, by California Tree and Landscape Consulting, dated November 12, 2025 and related exhibits.

The tree is proposed for removal because it conflicts with the most reasonable placement of buildings and because its health and condition make it unlikely to survive construction or to provide sustainable shade benefit to the new development.

The applicant has requested a replacement waiver per Sacramento City Code 12.56.060 due to the tree's health and condition as described in the arborist letter by California Tree and Landscape Consulting dated March 26, 2026. Urban Forestry supports of the replacement waiver for the reasons provided.

SUBDIVISION REVIEW COMMITTEE

The proposed tentative map was heard at the Subdivision Review Committee on February 18, 2026. During the meeting, the proposed conditions of approval specific to the map were presented. The Tentative Subdivison Map conditions of approval were accepted by the applicant and forwarded by the committee. The resulting conditions are listed under Conditions of Approval below.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENT

The project was routed to the Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, Region Builders, North Laguna Creek Valley Hi Community Association and North Laguna Creek Neighborhood Association. All property owners, residents, and community associations within 500 feet of the subject site, were mailed a public hearing notification. A public hearing notice was posted at the project site on July 7, 2026. At the time of writing this report, staff received one public comment letter opposing the project with concerns relating to density, traffic, removal of the private protected tree, and bulk control. No letters of support for the project has been received.

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, Infill Development (Categorical Exemption – Class 32). The project is consistent with the General Plan "Neighborhood" designation and the R-1 zone. The project site is within the city limits on a site that is less than five acres and is substantially surrounded by urban uses. The project site has no value as habitat for endangered, rare, or threatened species. The project would have no significant effect on traffic, noise, air, or water quality because the project is consistent with the standards of the General Plan Neighborhood designation and the R-1 zone. The site is adequately served with all urban services and utilities and will have adequate access including emergency vehicle access. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

FLOOD HAZARD ZONE

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The project site is ***not*** located within a flood hazard zone as defined by section 17.108.070 of the city code.

DRAFT FINDINGS OF FACT

Draft Findings of Fact – Environmental

1. The Zoning Administrator and Design Director have 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 15). The project is consistent with the Neighborhood (N) General Plan designation and the Single-Unit Dwelling (R-1) zone.

    a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations with approval of deviation requests.

    b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

    c. The project site has no value as habitat for endangered, rare, or threatened species.

    d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

    e. The site can be adequately served by all required utilities and public services.

    f. The subject property is within an urbanized area zoned for residential use.

    g. The parcel does not have an average slope greater than 20 percent.

Draft Findings of Fact — Tentative 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

6. The design, layout, and physical characteristics of the proposed development are consistent with the with the General Plan Neighborhood designation and R-1 zone, in that the project supports the General Plan's goals for infill residential development,

compact urban form, and the provision of diverse housing types near transit and neighborhood-serving amenities.

7. The design, layout, and physical characteristics of the proposed development are consistent with applicable development standards and design guidelines, or where deviations are requested, the project is consistent with the purpose and intent of those standards. Staff finds the deviations do not alter the fundamental form of development and the project remains consistent with the intent of the zoning standards. The proposed parcel configurations reflect planned small lot development, providing adequate building area, setbacks, and functional access.

8. 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. The project will dedicate and construct the necessary right-of-way improvements on Ardennes Way and the private street, including curb, gutter, sidewalk, and tree planter (on Ardennes Way). All necessary public and private utility infrastructure will be provided.

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

10. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged. The compact building forms reduce land consumption and support efficient infrastructure use consistent with infill development principles.

11. 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. The proposed design incorporates lighting, visibility, and active frontage elements that enhance safety along both the private and public street frontages.

Tree Permit

12. The Tree Permit for the removal of one private protected tree is approved based on the following Findings of Fact:
    a. The location of the one private protected trees conflicts with the most feasible placement of proposed buildings.
    b. The requested replacement waiver is appropriate given the tree's health and condition, per SCC 12.56.060.

DRAFT CONDITIONS OF APPROVAL

A. Tentative Map

General

A1. 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.

A2. 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.

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

A4. Improvement plans shall be consistent with the Infrastructure and Utilities Plan, and the Drainage Master Plan that will provide for ultimate development of the Jacinto Creek Planning Area (JCPA).

A5. The Applicant shall participate in the JCPA Financing Plan.

A6. Comply with all requirements listed in the Cosumnes Annexation Agreement to the satisfaction of the Infrastructure Financing Section of the Sacramento County Public Works Department.

A7. This approval is valid for three years from approval date, subject to SCC 17.828.160.

Planning

A8. Lots 1 through 29 shall have one tree within the public utility easement along each street frontage. Lots 1, 12, 18, and 29 shall have at minimum one additional tree within the street side yard public utility easement. The tree species, size, location, and planting specifications shall be determined by the Urban Forestry Division of the Public Works Department. The applicant shall obtain Urban Forestry Division approval prior to Final Map recordation.

A9. The subdivision's homeowner's association (HOA) bylaws or conditions, covenants, and restrictions (CC&Rs) shall include a declaration that conveys the requirements of Condition A8 and which also informs homeowners that removal of trees required by that condition constitutes a violation of this approval. The subdivider shall obtain Zoning Administrator approval of draft bylaws or CC&Rs before they are recorded.

Public Works

A10. 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.

A11. 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.

A12. The applicant shall dedicate in the form of an Irrevocable Offer of Dedication (I.O.D.) of a public right-of-way easement and construct the extension of Ardennes Way as shown on the tentative map to a 53-ft right-of-way local residential street section per City standards to the satisfaction of the Department of Public Works.

A13. The applicant shall dedicate and construct Jacinto Road adjacent to the subject property to a 54-ft right-of-way JCPA local enhanced street section (half-street only) per city standards to the satisfaction of the Department of Public Works.

A14. The applicant shall relocate any existing utility pole(s) that are in conflict with any of the required public frontage improvements per city standards to the satisfaction of the Department of Public Works and the utility agency concerned.

A15. 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.

A16. 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.

A17. 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.

A18. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit.

A19. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Department of Public Works.

A20. Design the private drive to meet the city standards (structural only). The private drive shall be inspected to the satisfaction of the Department of Public Works.

A21. Dedicate the private drive as a temporary access easement for city vehicles and utility agency vehicles to the satisfaction of the Department of Public Works.

A22. Provide city standard driveways at the entrance to the private drive along Jacinto Road and along Ardennes Way to the satisfaction of the Department of Public Works.

Urban Forestry

A23. The applicant shall design all street planters to have shade trees with an expected mature canopy diameter of 35 feet, planted 40 feet on center with consideration given to driveways and underground and above ground utilities to the satisfaction of Urban Forestry.

SMUD

A24. SMUD has existing overhead 12kV facilities along Jacinto Road 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.

A25. 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. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune & remove trees that encroach into the easement area. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity.

A26. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15 feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to remove vegetation or trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation.

A27. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of fifteen feet tall at full maturity.

A28. 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. Landscaping improvements placed within the IOD or 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines and SMUD's regular vegetation management practices including but not limited to restriction of 15 feet high at maturity and spacing as well as tree pruning, removal, or other standard vegetation management activities.

A29. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

A30. 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.

A31. The Applicant shall dedicate the following public utility easements adjacent to public street rights-of-way:
   a. Dedicate a 12.5-foot Public Utility Easement adjacent to the N/S of Jacinto Road for overhead and/or underground facilities and appurtenances.
   b. Dedicate a 12.5-foot Public Utility Easement adjacent to the N/S of Ardennes Way for underground facilities and appurtenances.
   c. Dedicate a 10-foot Public Utility Easement adjacent to the S/S of Ardennes for underground facilities and appurtenances.

A32. The Applicant shall dedicate the following public utility easements adjacent to public street rights-of-way:
   a. Dedicate a 12.5-foot Public Utility Easement adjacent to the N/S of Jacinto Road for overhead and/or underground facilities and appurtenances.

A33. 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.

A34. Applicant will include phasing of development and order of planned construction upon submitting a new service application to SMUD for the initial subdivision phase(s) and/or road improvement backbone project(s).

A35. Development should be phased to start adjacent to existing electrical infrastructure to minimize temporary overhead and/or underground electrical facilities.

A36. Development phases submitted for new service should include all lots fronting streets.

Regional Sanitation

A37. Prior to the APPROVAL OF IMPROVEMENT PLANS: Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.

A38. Prior to the APPROVAL OF IMPROVEMENT PLANS: Each owner is responsible for installing collector sized sewer pipeline and appurtenances across the parcel frontage as a condition of approval. These improvements must be shown on the plans.

A39. Prior to the APPROVAL OF IMPROVEMENT PLANS: The minimum size for public sewer mainlines is 8-inch diameter. Public sewer must be located in the right-of-way when possible. The design engineer must satisfactorily demonstrate that placing the main line within a road ROW is not possible before locating a main line in a dedicated

public sewer easement as approved by SacSewer. These improvements must be shown on the plans.

A40. Prior to the APPROVAL OF IMPROVEMENT PLANS: To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.

A41. Prior to the APPROVAL OF IMPROVEMENT PLANS: SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system or to a private sewer main line. If a private sewer main line is proposed, the private main line must connect at a manhole with a public lower lateral sized at a minimum of 8 inches in diameter. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line upstream of any connection to the SacSewer sewer. These improvements must be shown on the plans.

A42. Prior to the APPROVAL OF IMPROVEMENT PLANS: If a private sewer main line is proposed, a Private Sewer Maintenance Agreement must be executed between SacSewer and the owner(s) of all lots to be served by the private sewer main line to ensure that the owner(s) will be solely responsible for the operation and maintenance of the private main line. A separate sewer maintenance agreement must be executed between the owner(s) and all necessary private sewer easements must be recorded to address the operation and maintenance responsibilities and provide access.

A43. Prior to the APPROVAL OF IMPROVEMENT PLANS: Lower Laterals must not directly connect to main lines more than 19 feet deep / directly to trunk lines (lines with flow greater than 1 MGD). Connection to the line on Jacinto Rd will not be allowed except at the manhole.

A44. Prior to the APPROVAL OF IMPROVEMENT PLANS: Sewer easements will be required to service this parcel. All public sewer easements will be dedicated to SacSewer in a form approved by the District Engineer. All public sewer easements will be at least 20 feet in width and will require continuous access for installation and maintenance. SacSewer will only provide maintenance in public right-of-ways and SacSewer dedicated sewer easements. No awning or overhang may encroach on the easement area. At minimum, an all-weather access road must be provided to all manholes.

A45. Prior to the APPROVAL OF IMPROVEMENT PLANS: Construction of sewer mainlines are prohibited within 100-year flood plains. The location of the 100-year flood plain must be shown on the improvement plan.

A46. Prior to the APPROVAL OF IMPROVEMENT PLANS: All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer via Sacramento County Site Improvement and Permit Section (SIPS) for review and approval.

A47. Prior to the APPROVAL OF IMPROVEMENT PLANS: All manholes not within public right of way must be accessible with an all-weather access road.

A48. Prior to the APPROVAL OF IMPROVEMENT PLANS: Alignment of all main lines and structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.

A49. Prior to the SUBMITTAL OF IMPROVEMENT PLANS: For this project, SacSewer requires a Level 3 sewer study prior to the submittal of improvement plans for plan check to SacSewer. The sewer study shall demonstrate the quantity of discharge and any “flow through sewage” along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with SacSewers’ most recent “Minimum Sewer Study Requirements”. The study shall be done on a no “Shed-Shift” basis unless approved by SacSewer in advance and in compliance with SacSewer Design Standards.

Utilities

A50. Applicant shall participate in the Jacinto Creek Planning Area (JCPA) Finance Plan and pay all required fees. Improvement plans shall be consistent with the JCPA Drainage Master Plan that will provide for the ultimate development of the JCPA.

A51. 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.

A52. Dedicate all necessary easements, IOD easements right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage and water studies.

A53. 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 will 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.

A54. The applicant shall construct an 8-inch private water main within Ardennes Way to public standards to the satisfaction of the DOU.

A55. Easements for water meters located along the private street shall be dedicated to the City and shall include language assuring unrestricted access at all times for DOU personnel and maintenance vehicles. (Note: Water meters shall be placed within

softscapes when possible. Any meter located within hardscapes will require a hold harmless agreement.)

A56. Concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. The drainage study shall be consistent with the JCPA Drainage Master Plan. The proposed development is located within Watershed 2 of the JCPA. 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.)

A57. The onsite water and storm drain system shall be private systems maintained by the homeowner association (HOA) or other approved entity. (Note: A private water and drainage service maintenance agreement is required for the common water and drainage facilities within the private street.)

A58. Prior to the initiation of any water or storm drainage services to the project, a homeowner association (HOA) or a privately funded maintenance district shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of water and storm drainage facilities within the private street. Private easements shall be dedicated for these facilities or as otherwise approved by the DOU. The CC&Rs must provide that the City-approved provisions regarding water, surface and subsurface storm drainage facilities may not be revised without City consent. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.

A59. Finished floor elevations shall be a minimum of 1-foot above the 100-year HGL or 1.5-feet above the overland flow release elevation, whichever is higher or as approved by the DOU.

A60. 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.

A61. All lots shall be graded so that drainage does not cross property lines.

A62. 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.

A63. 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.

A64. 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.

A65. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is in an area not served by an existing regional water quality control facility, and the project is less than 20-acres of gross area for single family residential, therefore, only source control, Low Impact Development (LID) measures, and certified full capture trash control devices will be required. Improvement plans must include the measures selected for the site. Refer to "Stormwater Quality Design Manual for the Sacramento Region" Chapter 4 for appropriate source control measures and chapter 5 for appropriate LID measures.

A66. A maintenance agreement may be required for both LID measures and full capture control devices. Contact DOU for a list of accepted measures considered for LID and proprietary devices considered full capture trash control. Construction drawings must include all proposed source controls, LID measures, and full capture control devices selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for appropriate measures.

Fire

A67. 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.

Parks

A68. 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)

A69. 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, Doreen Chia, (916)808-5447, dchia@cityofsacramento.org).

Miscellaneous

A70. 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:

ADV 1. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

ADV 2. House plans shall comply with City Code Chapter 17.508 Driveways which includes:

17.508.040.J All driveways shall be at least 5-ft away from the property line.
17.508.050.A Residential driveways shall have a width of at least 10-ft and a depth of at least 20-ft measured from the right-of-way line.
17.508.070.D.3 Garages off alleys shall be set back at least 4-feet away from the alley right-of-way.

ADV 3. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

ADV 4. The proposed development is located within Sacramento Area Sewer District (SacSewer). Satsify all SacSewer requirements.

ADV 5. Water meters shall be located at the point of service, which is back of curb for separated sidewalks, back of walk for connected sidewalks.

ADV 6. Two points of service for the public water distribution system for this subdivision or any phase of this subdivision may be required once Ardennes Way is fully constructed through the adjacent parcels connecting to the existing streets to the West and East.

ADV 7. 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.

ADV 8. ONGOING: Public lower laterals must not be smaller than the upper laterals, sized according to the California Plumbing Code requirements.

ADV 9. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.

ADV 10. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).

ADV 11. 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.

ADV 12. 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 $77,691. This is based on the tentative subdivision map to create 29 residential single-family lots. The Quimby in lieu fee is based on the total number of units approved for construction or allowed by zone with an average land value of $235,000 per acre for the South Sacramento Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of finalizing conditions on the final map. The Department of Public Works is the lead for resolving the conditions on the map, including the invoicing and payment of the in-lieu fee.

ADV 13. 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 $77,691. This is based on the tentative subdivision map to create 29 residential single-family lots. The Quimby in lieu fee is based on the total number of units approved for construction or allowed by zone with an average land value of $235,000 per acre for the South Sacramento Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of finalizing conditions on the final map. The Department of Public Works is the lead for resolving the conditions on the map, including the invoicing and payment of the in-lieu fee.

b.Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at $188,799. This project proposes a total of 29 residential units, totaling 54,409 square feet of residential development. The Park Development Impact Fee due for this project is based on the Remainder of City Rate of $3.47 per square foot for residential projects, with a minimum rate of $2,604 for units under 750 square feet and a maximum of $6,947 for units over

2,000 square feet. The applicant would likely receive credit for the demolition of the existing structures. Please note, the Park Development Impact Fee rates will be updating on July 1, 2026. 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.

B. Site Plan and Design Review

Planning & Design Review

B1. This approval is effective for three years and subject to SCC Section 17.808.400.

B2. This approval is for the tentative map and construction of 29 single-unit dwellings and per the attached exhibits and conditions of approval.

B3. Deviations to the following are approved as follows:

a. Lots 1-29: Lot size
b. Lots 1-29: Lot width
c. Lots 1-29: Lot depth
d. Lots 13-17: Lot coverage
e. Lots 1, 3, 5, 7, 9, 10, 12, 18, 20, 22, 24, 26, 27, 29: Setback—Front yard
f. Lots 12 and 18: Setback—Street side yard
g. Lots 1-29: Setback—Rear yard

B4. No building permit shall be applied for until after the expiration of the 10-day appeal period, unless approved through a concurrent review. If an appeal is filed, no permit shall be issued until final approval is received.

B5. Development of the site shall be in compliance with the approved plans. Any modification(s) to the project shall be subject to additional planning review and may require subsequent entitlements prior to issuance of building permits.

B6. The applicant shall obtain all necessary building and encroachment permits prior to commencement of construction.

B7. All landscaping and planting shall conform to City standards for sightline requirements at driveways.

B8. 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.

B9. Plot plans consistent with the approved Final Map shall be submitted to the Building Division demonstrating compliance with setbacks and lot coverage for all lots included in this approval.

B10. The first submittal of each master plan type to obtain a Building Permit shall be identified as a Model for inspection purposes. Inspections: In addition to an 89

Planning Final (to be scheduled prior to a 29 Bldg Final), each model will receive an auto-scheduled 94 Planning-Foundation In-Progress and 95 Planning-Frame In-Progress inspection during construction. The Model home inspection process shall serve as the benchmark for all other production home construction.

B11. All development projects must provide at least one model subject to the provisions in SCC Chapter 15.154 within each marketed phase, series, village, or section of the project. When model homes are utilized within a master plan, at least one model home must have the universal design (accessibility standards) features built in or show detailed illustrations of those options on placards in a minimum size of 18” x 24” throughout the home where features are applicable.

B12. When model homes are not accessible by the public in each marketed phase, series, village, or section of the project, the universal design (accessibility standards) features identified within SCC 15.154 must be prominently displayed in an accessible sales Page 15 of 28 offices on display boards in a minimum size of 18” x 24” and in marketing materials made available in the sales office. D13. Brochures must be made available to all prospective buyers in all sales offices associated with the development that identify and describe the universal design features that are available. Each brochure shall include a postage-paid, pre-addressed comment card that prospective buyers may use to evaluate the effectiveness of SCC Chapter 15.154.

B13. 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 condition 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.

B14. No building permit shall be applied for until after the expiration of the 10-day appeal period, unless approved through a concurrent review. If an appeal is filed, no permit shall be issued until final approval is received.

B15. The applicant shall obtain all necessary building and encroachment permits prior to commencement of construction.

B16. Signs were not reviewed as part of the review and approval of the proposed project. All signs shall require review and approval by Design Review and shall conform to the sign ordinance and require sign permit issuance.

B17. 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.

B18. Plot plans consistent with the approved Final Map shall be submitted to the Building Division demonstrating compliance with setbacks and lot coverage for all lots included in this approval.

B19. The first submittal of each master plan type to obtain a Building Permit shall be identified as a Model for inspection purposes. Inspections: In addition to an 89 Planning Final (to be scheduled prior to a 29 Bldg Final), each model will receive an

auto-scheduled 94 Planning-Foundation In-Progress and 95 Planning-Frame In-Progress inspection during construction. The Model home inspection process shall serve as the benchmark for all other production home construction.

B20. All development projects must provide at least one model subject to the provisions in SCC Chapter 15.154 within each marketed phase, series, village, or section of the project. When model homes are utilized within a master plan, at least one model home must have the universal design (accessibility standards) features built in or show detailed illustrations of those options on placards in a minimum size of 18” x 24” throughout the home where features are applicable.

B21. When model homes are not accessible by the public in each marketed phase, series, village, or section of the project, the universal design (accessibility standards) features identified within SCC 15.154 must be prominently displayed in an accessible sales

B22. offices on display boards in a minimum size of 18” x 24” and in marketing materials made available in the sales office.

B23. Brochures must be made available to all prospective buyers in all sales offices associated with the development that identify and describe the universal design features that are available. Each brochure shall include a postage-paid, pre-addressed comment card that prospective buyers may use to evaluate the effectiveness of SCC Chapter 15.154.

B24. Each building elevation shall incorporate exterior materials, color palettes, and architectural features as shown on the approved plans.

B25. Window design and fenestration shall be as shown on the approved plans.

B26. Provide the following design elements at all elevations as shown on the approved plans:
   a. Minimum 30-year dimensional composition roofing
   b. Smooth coat stucco
   c. 6” Horizontal lap siding
   d. 16” Board and Batten Siding
   e. Masonry veneer
   f. Decorative beam(Plan 3 “Cottage” elevation)
   g. Fascia / Barge board trim at roof
   h. Roll up metal garage door
   i. Exterior light fixture

B27. There shall be a minimum of one 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).

B28. Trash receptacles and irrigation controls shall be screened from street view.

B29. 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 any street view using fencing, landscaping, or an architecturally integrated screen wall.

B30. 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.

B31. Fencing shall be provided on private property, between every lot, as shown on the approved plans. Site fencing shall be consistent with Sacramento City Code section 17.620.110, Wall and Fence Regulations for Residential Development.

B32. The requirements of Condition A8 are hereby incorporated by reference and made conditions of the Site Plan and Design Review approval.

B33. None of the same house plans may be placed on more than two adjacent/consecutive lots and shall be a different elevation when adjacent. The applicant shall provide the Building Division with a map that indicates the plan and elevation on the adjacent lots.

B34. Prior to final building occupancy of the first unit, the project shall be subject to an on-site inspection by Planning staff to ensure all conditions of approval are satisfied. If the residential development is phased, the project shall be subject to an on-site inspection by Planning staff prior to final building occupancy of the first unit of each phase to ensure all conditions of approval have been satisfied.

Fire

B35. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. California Fire Code Section 501.4

B36. Upon submitting improvement plans for review, identify that private roads used for Fire Department access less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.

B37. Upon submitting improvement plans for review, provide a water flow test. (Make arrangements with the Department of Utilities at 916-808-7890 or by email at DOUdevelopmentreview@cityofsacramento.org California Fire Code Section 507.4

B38. Per the most recently adopted California Residential Code, all new residential construction including 1 and 2 family dwellings and townhouses shall be provided with an approved NFPA 13 D sprinkler system.

B39. Upon submitting improvement plans for review, 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.

Solid Waste

B40. Project must meet the requirements outlined in City Code Chapter 13.10.

B41. There must be sufficient space to store a minimum of one garbage container and one mixed recycling container per unit, and one organics recycling container per parcel, to ensure all material generated on the parcel is diverted into the correct waste stream. The minimum space needed is approximately 35 inches by 87 inches per unit.

B42. There must be sufficient space to set out all containers (garbage, mixed recycling, and organics recycling) in front of each parcel and remain in compliance with City Code Chapter 13.10.100.
   a. Containers must be placed in accordance with the trash management plan.
   b. Applicant shall install no parking on service day signs on the north side of Ardennes Way to ensure sufficient space for homes placing containers on Ardennes Way.
   c. Applicant shall red curb the first ten feet of curbs on Jacinto Road and curbs on Ardennes Way to ensure there are no parked vehicles that will impact the truck's ability to turn onto the private road or Ardennes Way.

B43. Solid waste trucks must be able to safely move about the project, with minimum backing and able to empty the bins and containers safely.
   a. HOA/Builder shall sign an ongoing parking enforcement agreement with the City of Sacramento to ensure there is sufficient access for solid waste trucks down private road.

Utilities

B44. Applicant shall participate in the Jacinto Creek Planning Area (JCPA) Finance Plan and pay all required fees. Improvement plans shall be consistent with the JCPA Drainage Master Plan that will provide the ultimate development of the JCPA.

B45. 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.

B46. 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 will 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.

B47. Two points of service for the public water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual or as otherwise approved by the DOU. The construction of public water mains shall be to the satisfaction of the DOU. (Note: The second point of connection shall be to either the existing 12-in public water main in Gimron Way (Northwest of the project) or the 8-in public water main in Ardennes Way located to the West of the site.)

B48. The applicant shall construct an 8-inch water main within the proposed private drive between Ardennes Way and Jacinto Road. (Note: The public water main within Ardenness Way West of the cross shall be a 12-inch water main and an 8-inch water main East of the cross.)

B49. Easements for water meters located along the private streets shall be dedicated to the City and shall include language assuring unrestricted access at all times for DOU personnel and maintenance vehicles. (Note: Lot 13 thru 20 may require water meters to be banked along Ardennes Way. A hold harmless agreement may be required for water meters located adjacent to the private streets and/or paved areas.)

B50. The onsite water and storm drain system shall be private systems maintained by the homeowner association (HOA) or other approved entity. (Note: A private water service and drainage maintenance agreements are required for any common water and drainage facilities within the private lane.)

B51. All on-site drainage systems shall be designed to the standards specified in the DOU onsite design manual.

B52. Prior to the initiation of any water or storm drainage services to the project, a homeowner association (HOA) or a privately funded maintenance district shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of water and storm drainage facilities within the private property. Private easements shall be dedicated for these facilities or as approved by the DOU. The CC&Rs must provide that the City-approved provisions regarding water, surface and

subsurface storm drainage facilities may not be revised without City consent. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.

B53. Finishes floor elevations shall be a minimum of 1-foot above the 100-year HGL or 1.5-feet above the overland flow release elevation, whichever is higher or as approved by the DOU.

B54. 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.

B55. All lots shall be graded so that drainage does not cross property line or private drainage easements shall be dedicated.

B56. 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.

B57. 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.

B58. 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.

B59. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is in an area not served by an existing regional water quality control facility, and the project is less than 20-acres of gross area for single family residential. Therefore, only source control, Low Impact Development (LID) measures, and certified full capture trash control devices are required. Improvement plans must include the measures selected for the site. Refer to "Stormwater Quality Design Manual for the Sacramento Region (July 2018)" Chapter 4 for appropriate source control measures and chapter 5 for appropriate LID measures.

B60. A separate maintenance agreement may be required for both LID measures and full capture control devices. Contact DOU for a list of accepted measures considered for

LID and proprietary devices considered full capture trash control. Construction drawings must include all proposed source controls, LID measures, and full capture control devices selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for appropriate measures.

Advisory Notes:

ADV 1. Building: 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).

ADV 2. DOU: The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

ADV 3. DOU: The proposed development is located within Sacramento Area Sewer District (SacSewer). Satisfy all SacSewer requirements.

ADV 4. DOU: The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

ADV 5. DOU: The proposed development is located within Sacramento Area Sewer District (SacSewer). Satisfy all SacSewer requirements.

ADV 6. DOU: Water meters shall be located at the point of service, which is back of curb for separated sidewalks, back of walk for connected sidewalks.

Respectfully Submitted: Michael Crampton

Michael Crampton
Assistant Planner

Recommendation Approved: Stacia Cosgrove

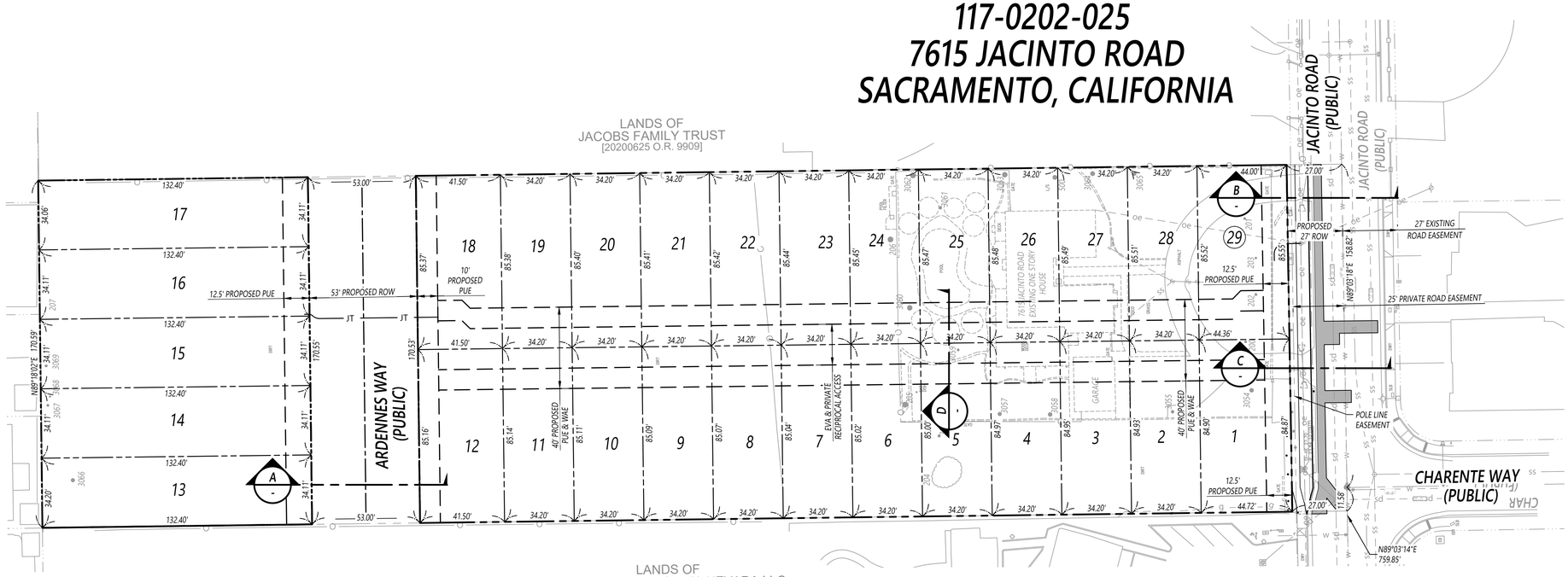
Stacia Cosgrove
Principal Planner

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.

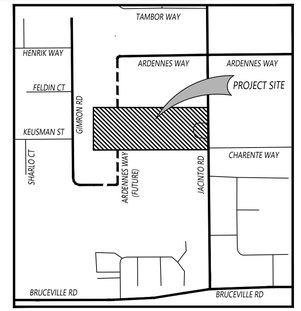
Note: The applicant will need to contact the Public Works Department after the appeal period is over to submit for a Final Map. A discretionary permit expires and is thereafter void if the use or development project for which the

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.

TENTATIVE MAP FOR
TRECINTO
117-0202-025
7615 JACINTO ROAD
SACRAMENTO, CALIFORNIA







VICINITY MAP
NOT TO SCALE

TENTATIVE MAP NOTES:

SUBDIVISION NAME: TRECINTO
ASSESSOR'S PARCEL NUMBER (APN): 117-0202-025

PROPERTY OWNER / SUBDIVIDER:
NGC TRECINTO LLC
DONNIE HANLY
GOLD MEADOW WAY, SUITE 206
GOLD RIVER, CA 95670
PHONE: 916-822-3200
DHANLY@NEXTGENERATIONCAPITAL.US

APPLICANT/CIVIL ENGINEER:
CARTWRIGHT NOR CAL, INC.
ANDREW MACDONALD, PE
3010 LAVA RIDGE CT, SUITE 160
ROSEVILLE, CA 95661
PHONE: 916-978-4001
ANDREWM@CARTWRIGHTENGINEERS.COM

SITE SURVEYOR:
BARBER SURVEYING, INC.
SHANE R. BARBER
261 BOEING CT
LIVERMORE, CA 94551
PHONE: 925-344-6461
SBARBER@BARBERSURVEYING.COM
DATE OF SURVEY: AUGUST 2025

FLOOD PLAIN:
ZONE X, AREA OF MINIMAL FLOOD HAZARD
CITY OF SACRAMENTO
COMMUNITY PANEL NUMBER 060266 0308 H - AUGUST 2012

FIRE DISTRICT:
CITY OF SACRAMENTO

POLICE DISTRICT:
SACRAMENTO COUNTY SHERIFF DEPARTMENT

SCHOOL DISTRICT:
ELK GROVE UNIFIED

PARK DISTRICT:
CITY OF SACRAMENTO

WATER DISTRICT:
CITY OF SACRAMENTO WATER

REFUSE DISTRICT:
SACRAMENTO COUNTY SOLID WASTE SERVICES

STORM DRAIN DISTRICT:
CITY OF SACRAMENTO DEPT OF UTILITIES

SANITARY SEWER DISTRICT:
SACRAMENTO AREA SEWER DISRICT

EXISTING/PROPOSED ZONING:
R-1 SINGLE FAMILY - EXISTING
R-1 SINGLE FAMILY - PROPOSED

EXISTING USE:
RESIDENTIAL - SINGLE FAMILY

PROPOSED USE:
SINGLE-FAMILY RESIDENTIAL - 29 LOTS

EXISTING PLAN DESIGNATION:
2040 GENERAL PLAN: RESIDENTIAL MIXED USE

PROPOSED GENERAL PLAN DESIGNATION:
2040 GENERAL PLAN: RESIDENTIAL MIXED USE

EXISTING PARCEL AREA(S):
(APN): 117-0202-025 = 109,162 S.F. / 2.506 AC

PROPOSED PARCEL AREA(S):
TOTAL PROPOSED NET AREA (29 LOTS) = 95,523 S.F. / 2.19 AC
PROPOSED ROW DEDICATION = 13,640 S.F. / 0.31 AC

SEE TABLE BELOW FOR INDIVIDUAL LOT AREAS

PROPOSED DENSITY:
13.2 DU/ACRE (NET)

LEGEND

- EXISTING PROPERTY LINE
- EXISTING PARCEL LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EXISTING CENTER LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRICAL LINE
- EXISTING 1-FT CONTOUR LINE
- EXISTING 5-FT CONTOUR LINE
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE

DATUM NOTE:

BASIS OF BEARINGS: NORTH 00°45'20" WEST TAKEN ON THE CENTERLINE OF BRUCEVILLE ROAD AS SHOWN ON THE FINAL MAP OF BRUCEVILLE TERRACE, BOOK 416 OF MAPS AT PAGE 8.

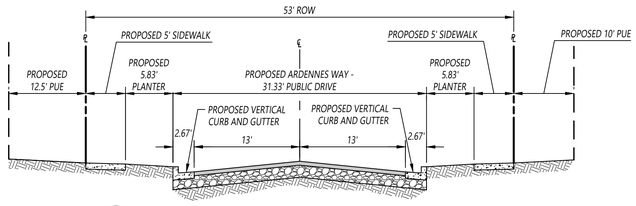
VERTICAL DATUM: NAVD 88 CITY OF SACRAMENTO BM 358-B1H (28.002')

PUBLIC EASEMENT NOTE:

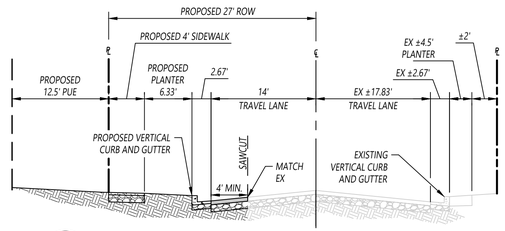
A PUBLIC UTILITY EASEMENT (PUE) FOR DRY UTILITIES ONLY, AND A CITY WATER METER EASEMENT (WAE) WILL BE PROPOSED OVER 10' ADJACENT TO THE ONSITE PRIVATE STREET. EMERGENCY VEHICLE ACCESS AGREEMENTS WILL BE PROVIDED OVER THE PRIVATE ALLEY THROUGH PORTIONS OF LOTS 1-12 AND 18-29.

GENERAL MAP NOTES:

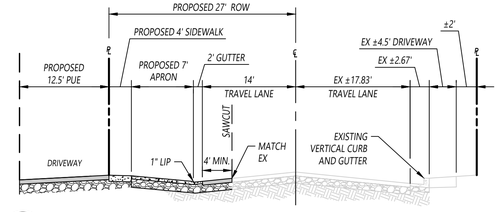
1. CURRENT ON-SITE CONDITION INCLUDES EXISTING SINGLE-FAMILY DWELLING UNIT WITH A DETACHED GARAGE, SHED AND A POOL. THE EXISTING STRUCTURES, UTILITIES, ETC. THAT ARE IN CONFLICT WITH THE PROPOSED OFF-SITE IMPROVEMENTS SHALL BE REMOVED/RELOCATED.
2. EXISTING SITE IS RELATIVELY FLAT WITH DRAINAGE AREAS THAT SHEET FLOW SLIGHTLY FROM 29.5 TO 29, IN THE DIRECTION OF NORTH TO SOUTH.
3. SANITARY SEWER AND WATER SERVICE WILL BE PROVIDED BY EXISTING PUBLIC MAIN LINES IN JACINTO ROAD.
4. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY ORANGE COAST TITLE COMPANY OF NORTHERN CALIFORNIA DATED OCTOBER 17, 2024, ORDER NO. 525-2406709-62. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE BOUNDARY LINES, EXCEPTIONS, OR EASEMENTS AFFECTING THE PROPERTY.
5. THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED UNDER THE DIRECTION OF SHANE R. BARBER, LS 9097.
6. NO VERNAL POOLS OR WETLANDS EXIST ON THE SITE. THERE ARE 28 TOTAL TREES ON SITE AND NONE ARE PROTECTED. DUE TO THE PROPOSED DEVELOPMENT, THE TREES ON-SITE WILL BE REMOVED.



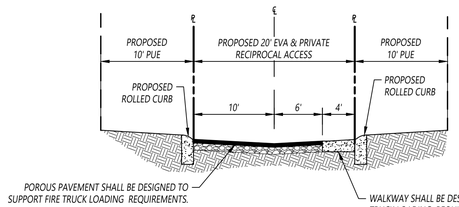
A PUBLIC ROAD SECTION - ARDENNES WAY
NOT TO SCALE



B PUBLIC ROAD SECTION - JACINTO ROAD
NOT TO SCALE



C PUBLIC ROAD SECTION - JACINTO ROAD
NOT TO SCALE



D PRIVATE ROAD SECTION
NOT TO SCALE

PROPOSED PARCEL INFORMATION

PARCEL #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
LOT AREA (SF)	3781	2904	2905	2906	2907	2907	2908	2909	2910	2911	2911	3534	4522	4516	4516	4516
LOT AREA (AC)	0.087	0.067	0.067	0.067	0.067	0.067	0.067	0.067	0.067	0.067	0.067	0.081	0.104	0.104	0.104	0.104
PARCEL #	17	18	19	20	21	22	23	24	25	26	27	28	29			
LOT AREA (SF)	4513	3543	2920	2921	2921	2922	2922	2923	2923	2924	2924	2925	3778			
LOT AREA (AC)	0.104	0.081	0.067	0.067	0.067	0.067	0.067	0.067	0.067	0.067	0.067	0.067	0.087			

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T (916) 978-4001
WWW.CARTWRIGHTENGINEERS.COM

REGISTERED PROFESSIONAL ENGINEER
GUSTAVO LARA
C88308
CIVIL
STATE OF CALIFORNIA

REVISIONS

DELTA	DATE	DESCRIPTION
1	-	-
2		
3		
4		
5		

CITY OF SACRAMENTO
DATE: 07/17/2026
DRAWN BY: EM/GS

Login Name: gurtavol
Plot Date: July 22, 2026 - 2:40 pm
File Name: U:\25009-Jacinto R\CAD_LDP\Production Drawings\25009-00- TM.dwg



TRECINTO

SINGLE FAMILY RESIDENTIAL

NGC Next Generation Capital

CARTWRIGHT NOR CAL
CIVIL ENGINEERING & PROJECT MANAGEMENT

JDA JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

Roach & Campbell

CITY OF SACRAMENTO, CALIFORNIA
05.27.2026 I SPDR SUBMITTAL

VICINITY MAP



CONTEXT MAP



PROJECT TEAM

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LANDSCAPE ARCHITECT
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CONTACT: DAVID CAMPBELL
PHONE: 916.827.4020
EMAIL: DAVID@ROACHCAMPBELL.COM

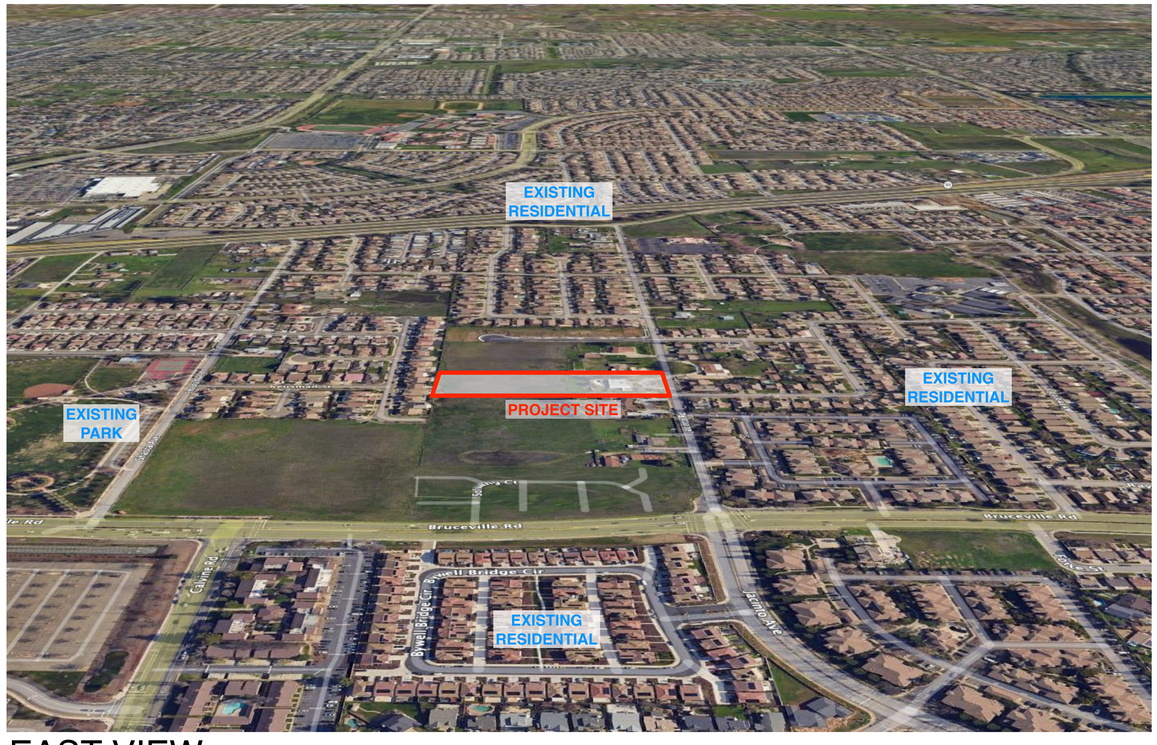
SHEET INDEX

A0.0	COVER SHEET
A1.1	SITE CONTEXT
A1.2	SCHEMATIC RENDERING
A1.3	SCHEMATIC RENDERING
A1.4	SCHEMATIC RENDERING
A1.5	SCHEMATIC RENDERING
C1.0	PRELIMINARY SITE PLAN
C1.1	PRELIMINARY DEMOLITION PLAN
C2.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C3.0	PRELIMINARY UTILITY PLAN
C4.0	PRELIMINARY STORMWATER QUALITY CONTROL PLAN
C5.0	SITE PHOTOS
C6.0	SITE PHOTOS
C7.0	PRELIMINARY WASTE MANAGEMENT PLAN
L1	PRELIMINARY LANDSCAPE PLAN
L2	PRELIMINARY CONSTRUCTION DETAILS
A2.1	SCHEMATIC FLOOR PLAN I PLAN 1 - 1,745 SF
A2.3	SCHEMATIC ELEVATIONS I PLAN 1 - ‘MODERN’
A2.4	SCHEMATIC ELEVATIONS I PLAN 1 - ‘MODERN FARMHOUSE’
A2.5	SCHEMATIC ROOF PLANS I PLAN 1
A3.1	SCHEMATIC FLOOR PLAN I PLAN 2 - 1,895 SF
A3.2	SCHEMATIC ELEVATIONS I PLAN 2 - ‘PRAIRIE’
A3.3	SCHEMATIC ELEVATIONS I PLAN 2 - ‘BUNGALOW’
A3.4	SCHEMATIC ROOF PLANS I PLAN 2
A4.1	SCHEMATIC FLOOR PLAN I PLAN 3 - 1,902 SF
A4.2	SCHEMATIC ELEVATIONS I PLAN 3 - ‘MODERN’
A4.3	SCHEMATIC ELEVATIONS I PLAN 3 - ‘COTTAGE’
A4.4	SCHEMATIC ROOF PLANS I PLAN 3
A5.1	SCHEMATIC FLOOR PLAN I PLAN 4 - 1,998 SF
A5.2	SCHEMATIC ELEVATIONS I PLAN 4 - ‘MODERN’
A5.3	SCHEMATIC ELEVATIONS I PLAN 4 - ‘BUNGALOW’
A5.4	SCHEMATIC ROOF PLANS I PLAN 4
A6.1	COLOR AND MATERIAL SELECTIONS ‘PRAIRIE’
A6.2	COLOR AND MATERIAL SELECTIONS ‘MODERN’
A6.3	COLOR AND MATERIAL SELECTIONS ‘MODERN FARMHOUSE’
A6.4	COLOR AND MATERIAL SELECTIONS ‘BUNGALOW’
A6.5	COLOR AND MATERIAL SELECTIONS ‘COTTAGE’
A7.1	BULK CONTROL ANALYSIS
A7.2	ALTERNATE BULK CONTROL ANALYSIS

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NORTH VIEW



EAST VIEW



SOUTH VIEW



WEST VIEW

SPDR SUBMITTAL

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TRECINTO

CITY OF SACRAMENTO, CALIFORNIA

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SITE CONTEXT

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 25041
DATE: 05.27.2026

A1.1

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TRECINTO

CITY OF SACRAMENTO, CALIFORNIA

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SCHEMATIC RENDERING | INTERNAL NEIGHBORHOOD VIEW

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 25041
DATE: 05.27.2026

A1.2

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TRECINTO

CITY OF SACRAMENTO, CALIFORNIA

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SCHEMATIC RENDERING | VIEW NORTH FROM ARDENNES WAY

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 25041
DATE: 05.27.2026

A1.3

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SPDR SUBMITTAL

NGC Next Generation Capital

TRECINTO

CITY OF SACRAMENTO, CALIFORNIA

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SCHEMATIC RENDERING | VIEW SOUTH ACROSS ARDENNES (JACINTO SIMILAR)

JEFFREY DeMURE + ASSOCIATES
ARCHITECTS PLANNERS

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 25041
DATE: 05.27.2026

A1.4

/Users/jbattaz/Library/CloudStorage/Egnyte-jdaaron/Shared/02 PROJECTS/NEXT GENERATION CAPITAL/25041 TRECINTO (7815 JACINTO)/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/DSR7/25041_A1_RENDERINGS_30x42L



SPDR SUBMITTAL

NGC Next Generation Capital

TRECINTO

CITY OF SACRAMENTO, CALIFORNIA

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SCHEMATIC RENDERING | VIEW SOUTH ACROSS ARDENNES (JACINTO SIMILAR)

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 25041
DATE: 05.27.2026

A1.5

PROJECT SUMMARY:

SUBDIVISION NAME: TRECINTO
ASSESSOR'S PARCEL NUMBER
(APN): 117-0202-025

EXISTING/PROPOSED ZONING:
EXISTING: R-1 - SINGLE FAMILY
PROPOSED: R-1 - SINGLE FAMILY

BUILDING SQUARE FOOTAGE:
PLAN 1 - 1745 S.F.
PLAN 1 CORNER - 1745 S.F.
PLAN 2 - 1889 S.F.
PLAN 3 - 1902 S.F.
PLAN 4 - 1998 S.F.

LOT SUMMARY:

EXISTING USE:
RESIDENTIAL - SINGLE FAMILY

PROPOSED USE:
SINGLE-FAMILY RESIDENTIAL - 29 LOTS

EXISTING PLAN DESIGNATION:
2040 GENERAL PLAN: RESIDENTIAL MIXED USE

PROPOSED GENERAL PLAN DESIGNATION:
2040 GENERAL PLAN: RESIDENTIAL MIXED USE

EXISTING PARCEL AREA(S):
(APN): 117-0202-025 = 109,162 S.F. / 2.506 AC

PROPOSED PARCEL AREA(S):
TOTAL PROPOSED NET AREA (29 LOTS) = 95,523 S.F. / 2.19 AC
PROPOSED ROW DEDICATION = 13,640 S.F. / 0.31 AC

SEE TABLE BELOW FOR INDIVIDUAL LOT AREAS

PROPOSED DENSITY:
13.2 DU/ACRE (NET)

NOTE:

PLANS ARE SHOWN ON LOTS FOR VISUAL PURPOSES ONLY. EACH PLAN MAY BE SUBSTITUTED FOR ANOTHER AT TIME OF BUILDING PERMIT, AS DETERMINED BY THE APPLICANT OR TO ACCOMMODATE REQUIREMENTS DURING FINAL MAP AND IMPROVEMENT PLAN APPROVALS.

OFF-SITE CONSTRUCTION KEYNOTES:

1. EXISTING UTILITY STRUCTURES TO REMAIN - RAISE TO GRADE.
2. EXISTING UTILITY POLE TO BE RELOCATED.
3. EXISTING DITCH BOX TO BE REPLACED WITH A STORM DRAIN INLET.
4. CONSTRUCT SIDEWALK BARRICADE.
5. CONSTRUCT TEMPORARY BARRIER CURB.
6. CONSTRUCT STANDARD VERTICAL CURB AND GUTTER.

ON-SITE CONSTRUCTION KEYNOTES:

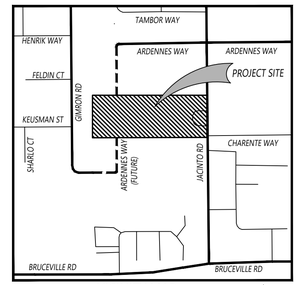
1. CONSTRUCT MITRED CURB TO ROLLED CURB TRANSITION.
2. CONSTRUCT ROLLED CURB.

LEGEND

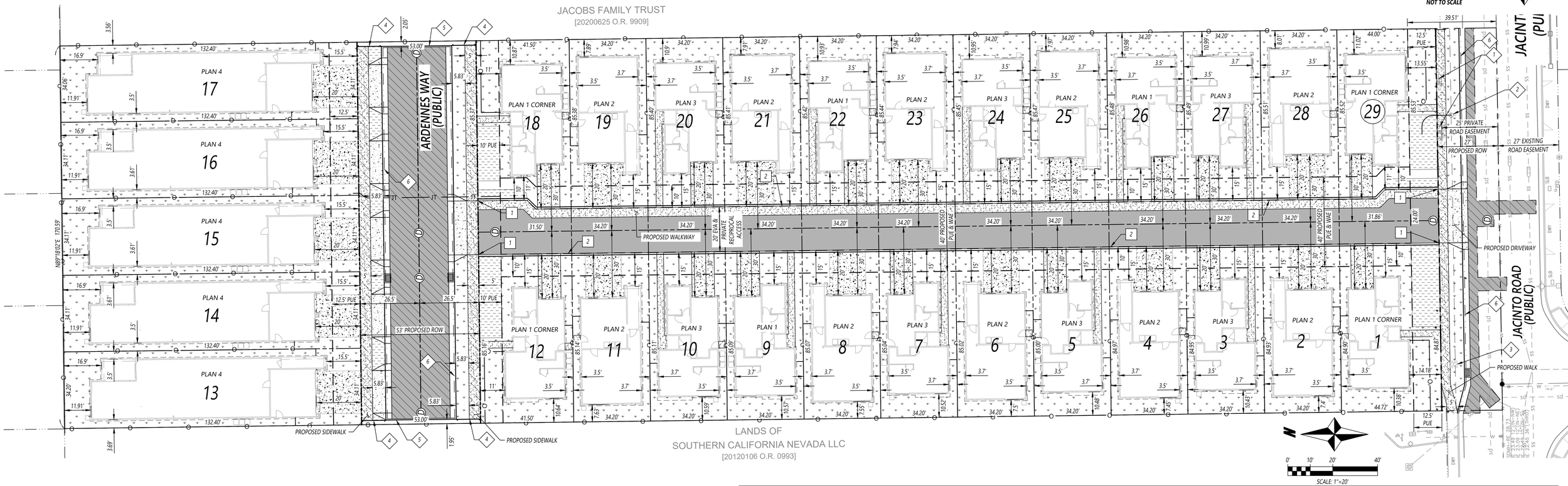
- EXISTING PROPERTY LINE
- EXISTING PARCEL LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EXISTING CENTER LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED FENCE (SEE LANDSCAPE ARCHITECT PLANS FOR DETAILS)
- EXISTING RETAINING WALL
- PROPOSED ROOF OVERHANG

LEGEND

- PROPOSED DRIVEWAY CONCRETE
- PROPOSED POROUS ASPHALT
- PROPOSED IMPERVIOUS ASPHALT
- PROPOSED WALKWAY CONCRETE
- PROPOSED COMPOST SOIL
- PROPOSED SIDEWALK CONCRETE



VICINITY MAP
NOT TO SCALE



PROPOSED PARCEL INFORMATION

PARCEL #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
LOT AREA (SF)	3781	2904	2905	2906	2907	2907	2908	2909	2910	2911	2911	3534	4522	4516	4516	4516
LOT AREA (AC)	0.087	0.067	0.067	0.067	0.067	0.067	0.067	0.067	0.067	0.067	0.067	0.081	0.104	0.104	0.104	0.104
BLDG. FOOTPRINT (SF)	1165	1319	1165	1319	1165	1319	1165	1319	1165	1165	1319	1165	2549	2549	2549	2549
NET BLDG. AREA (SF)	1745	1889	1902	1889	1902	1889	1902	1889	1745	1902	1889	1745	1998	1998	1998	1998
LOT COVERAGE (%)	31	45	40	45	40	45	40	45	40	40	45	33	56	56	56	56
FAR	0.46	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.60	0.65	0.65	0.49	0.44	0.44	0.44	0.44

PARCEL #	17	18	19	20	21	22	23	24	25	26	27	28	29
LOT AREA (SF)	4513	3543	2920	2921	2921	2922	2922	2923	2923	2924	2924	2925	3778
LOT AREA (AC)	0.104	0.081	0.067	0.067	0.067	0.067	0.067	0.067	0.067	0.067	0.067	0.067	0.087
BLDG. FOOTPRINT (SF)	2549	1165	1319	1165	1319	1165	1319	1165	1319	1165	1165	1319	1165
NET BLDG. AREA (SF)	1998	1745	1889	1902	1889	1745	1889	1902	1889	1745	1902	1889	1745
LOT COVERAGE (%)	56	33	45	40	45	40	45	40	45	40	40	45	31
FAR	0.44	0.49	0.65	0.65	0.65	0.60	0.65	0.65	0.65	0.60	0.65	0.65	0.46

R-1 ZONE DEVIATIONS

PARCEL #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
REAR YARD SETBACK LESS THAN 15'	10.38	7.40	10.43	7.45	10.48	7.50	10.52	7.55	10.57	10.59	7.63	10.64	11.91	11.91	11.91	11.91	11.91	10.87	7.89	10.90	7.91	10.93	7.94	10.95	7.97	10.98	10.99	8.01	11.02
LOT DEPTH LESS THAN 100'	84.87	84.90	84.93	84.95	84.97	85.00	85.02	85.04	85.07	85.09	85.11	85.14	-	-	-	-	-	85.37	85.38	85.40	85.41	85.42	85.44	85.45	85.47	85.48	85.49	85.51	85.52
FRONT SETBACK LESS THAN 20'	15.00	-	15.00	-	15.00	-	15.00	-	15.00	15.00	-	15.00	-	-	-	-	-	11.00	-	15.00	-	15.00	-	15.00	-	15.00	15.00	-	11.00
MIN LOT WIDTH LESS THAN 52'	-	34.20	34.20	34.20	34.20	34.20	34.20	34.20	34.20	34.20	34.20	-	34.11	34.11	34.11	34.11	34.11	-	34.20	34.20	34.20	34.20	34.20	34.20	34.20	34.20	34.20	34.20	-
MIN CORNER LOT WIDTH LESS THAN 62'	44.72	-	-	-	-	-	-	-	-	-	-	41.50	-	-	-	-	-	41.50	-	-	-	-	-	-	-	-	-	-	44.00
MIN LOT SIZE LESS THAN 5,200 SF	-	2904	2905	2906	2907	2907	2908	2909	2910	2911	2911	-	4522	4516	4516	4516	4513	-	2920	2921	2921	2922	2922	2923	2923	2924	2924	2925	-
MIN CORNER LOT SIZE LESS THAN 6,200 SF	3781	-	-	-	-	-	-	-	-	-	-	3534	-	-	-	-	-	3543	-	-	-	-	-	-	-	-	-	-	3778
MIN CORNER LOT SIDE SET BACK LESS THAN 12.5'	-	-	-	-	-	-	-	-	-	-	-	11.00	-	-	-	-	-	11.00	-	-	-	-	-	-	-	-	-	-	-
LOT COVERAGE GREATER THAN 50%	-	-	-	-	-	-	-	-	-	-	-	-	56	56	56	56	56	-	-	-	-	-	-	-	-	-	-	-	-

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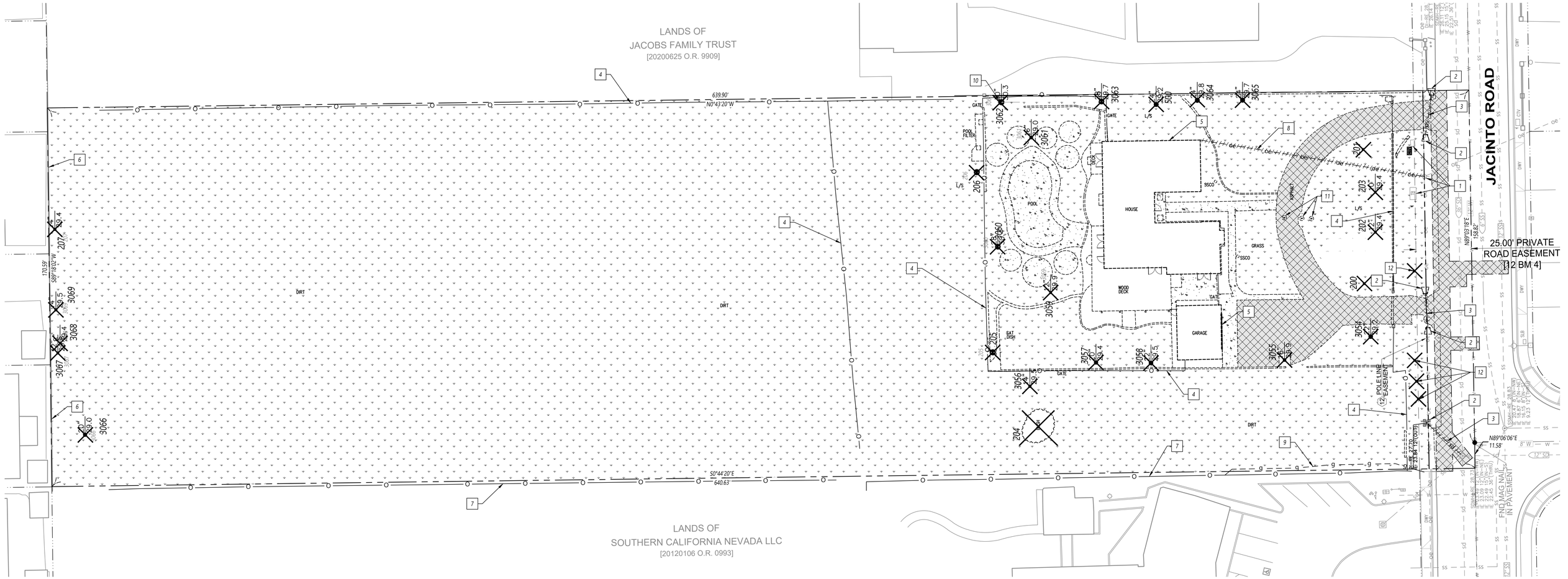
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PRELIMINARY SITE PLAN
TRECINTO

7615 JACINTO ROAD
SACRAMENTO, CA 95758

C1.0

DATE: 06/01/2026
DRAWN BY: EM/GS
SCALE: 1"=20'



DEMOLITION KEYNOTES:

1. EXISTING UTILITY - PROTECT IN PLACE.
2. REMOVE EXISTING DRAINAGE STRUCTURE.
3. REMOVE EXISTING STORM DRAIN PIPE.
4. REMOVE EXISTING FENCE.
5. REMOVE EXISTING HOUSE WITH DETACHED GARAGE AND BUILDING FOUNDATION.
6. EXISTING RETAINING WALL AND FENCE - PROTECT IN PLACE.
7. EXISTING FENCE TO REMAIN - PROTECT IN PLACE.
8. REMOVE EXISTING UTILITY LINE.
9. RELOCATE EXISTING GAS SERVICE TO ADJACENT PROPERTY.
10. EXISTING PRIVATE PROTECTED TREE TO BE REMOVED.
11. REMOVE EXISTING UTILITY STRUCTURES.
12. REMOVE EXISTING TREE TRUNK.

EXISTING UTILITY NOTES:

1. CONTRACTOR SHALL LOCATE, DISCONNECT, AND PROPERLY REMOVE OR CAP ALL EXISTING UTILITIES (WATER, SEWER, GAS, ELECTRIC, COMMUNICATION, ETC.) SERVING THE STRUCTURES TO BE DEMOLISHED. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY PROVIDER AND CITY STANDARDS. VERIFY ALL DISCONNECTION AND CAPPING LOCATIONS IN THE FIELD PRIOR TO DEMOLITION.

DEMOLITION LEGEND

- PROPOSED SAWCUT LINE
- EXISTING UTILITY TO BE REMOVED OR ABANDONED
- EXISTING ON-SITE VEGETATIVE AREA TO BE DISTURBED AS PART OF PROPOSED SITE IMPROVEMENTS.
- REMOVE ASPHALT PAVING.
- REMOVE EXISTING CONCRETE PAVING.
- EXISTING TREE OR SHRUB TO BE REMOVED, INCLUDING ENTIRE ROOTBALL AND ALL ROOTS LARGER THAN 1 INCH IN DIAMETER.

NOTE: ONE EXISTING PRIVATE PROTECTED TREE TO BE REMOVED.

0' 10' 20' 40'
SCALE: 1"=20'

PRELIMINARY DEMOLITION PLAN
TRECINTO

7615 JACINTO ROAD
SACRAMENTO, CA 95758

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C1.1

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Plot Date: June 01, 2026 - 2:19 pm
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LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED LANDSCAPE (PERVIOUS AREA)
- PROPOSED DRIVEWAY CONCRETE
- PROPOSED POROUS ASPHALT
- PROPOSED IMPERVIOUS ASPHALT
- PROPOSED WALKWAY CONCRETE
- PROPOSED COMPOST SOIL
- PROPOSED SIDEWALK CONCRETE

PRELIMINARY STORM DRAIN KEYNOTES:

1. PROPOSED STORM DRAIN MANHOLE.
2. PROPOSED STORM DRAIN INLET.
3. PROPOSED STORM DRAIN PIPE. SIZE TO BE CONFIRMED AS PART OF THE CONSTRUCTION DOCUMENTS.
4. CONNECT PROPOSED STORM DRAIN PIPE TO EXISTING STORM DRAIN MANHOLE.
5. CONNECT PROPOSED STORM DRAIN PIPE TO NEW PROPOSED STORM DRAIN MANHOLE.

PARCEL AREA(S):

PROPOSED NET AREA:	2.19 AC
PROPOSED PERVIOUS AREA:	0.93 AC (42%)
PROPOSED IMPERVIOUS AREA:	1.26 AC (58%)

PERCENT IMPERVIOUS IS LESS THAN 60% (SEE JACINTO CREEK DRAINAGE MASTER PLAN, WATERSHED 2, FOR REFERENCE); THEREFORE NO ADDITIONAL DETENTION MITIGATION IS REQUIRED.

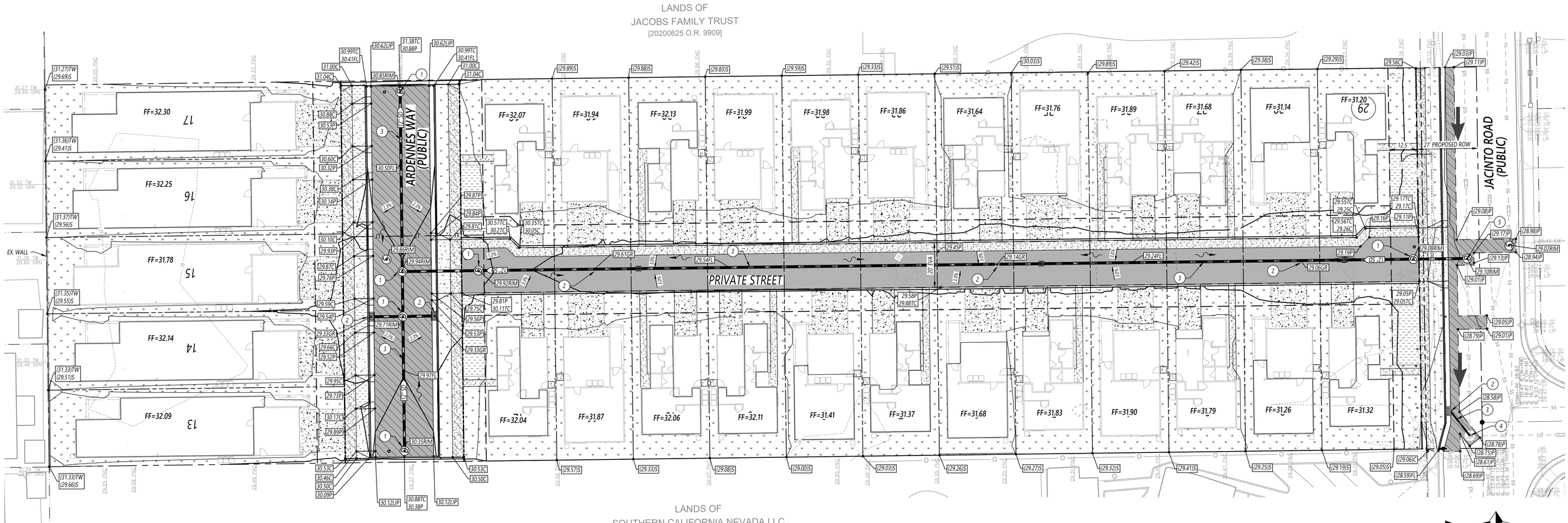
GRADING LEGEND:

- EXISTING 1-FT CONTOUR
- EXISTING 5-FT CONTOUR
- PROPOSED 1-FT CONTOUR
- PROPOSED 5-FT CONTOUR
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED STORM DRAIN LINE
- PROPOSED SWALE FLOWLINE
- PROPOSED DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED OVERLAND RELEASE ROUTE
- PROPOSED OVERLAND RELEASE POINT

- ???C CONCRETE ELEVATION
- ???FL FLOWLINE ELEVATION
- ???P PAVEMENT ELEVATION
- ???RIM RIM ELEVATION
- ???S GROUND ELEVATION
- ???TC TOP OF CURB ELEVATION
- ???GR GRATE ELEVATION
- ???TW TOP OF WALL ELEVATION
- ???LIP LIP ELEVATION
- FF=??? BUILDING FINISHED FLOOR ELEVATION
- X.X% PROPOSED GROUND SLOPE
- (X.X%) EXISTING GROUND SLOPE
- R RIDGE LINE/ HIGH POINT

NOTES:

1. FINISH FLOOR ELEVATIONS (FFE) ARE PRELIMINARY AND SUBJECT TO CHANGE.



0' 10' 20' 40'

SCALE: 1"=20'

PRELIMINARY GRADING AND DRAINAGE PLAN
TRECINTO

7615 JACINTO ROAD
SACRAMENTO, CA 95758

C2.0

DATE: 06/01/2026
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PRELIMINARY WATER KEYNOTES:

1. PROPOSED WATER SERVICE AND METER.
2. PROPOSED PUBLIC WATER LINE.
3. PROPOSED FIRE HYDRANT.
4. PROPOSED GATE VALVE.
5. PROPOSED BLOW-OFF VALVE.
6. CONNECT TO EXISTING WATER MAIN.
7. EXISTING FIRE HYDRANT.
8. PROPOSED RP/DCDA
9. PROPOSED PRIVATE WATER LINE.

PRELIMINARY SANITARY SEWER KEYNOTES:

1. PROPOSED SEWER CLEANOUT.
2. PROPOSED PUBLIC SANITARY SEWER LINE.
3. PROPOSED SANITARY SEWER MANHOLE.
4. CONNECT TO EXISTING MAIN WITH NEW SEWER MANHOLE.
5. PROPOSED PRIVATE SANITARY SEWER LINE.

PRELIMINARY DRY UTILITY KEYNOTES:

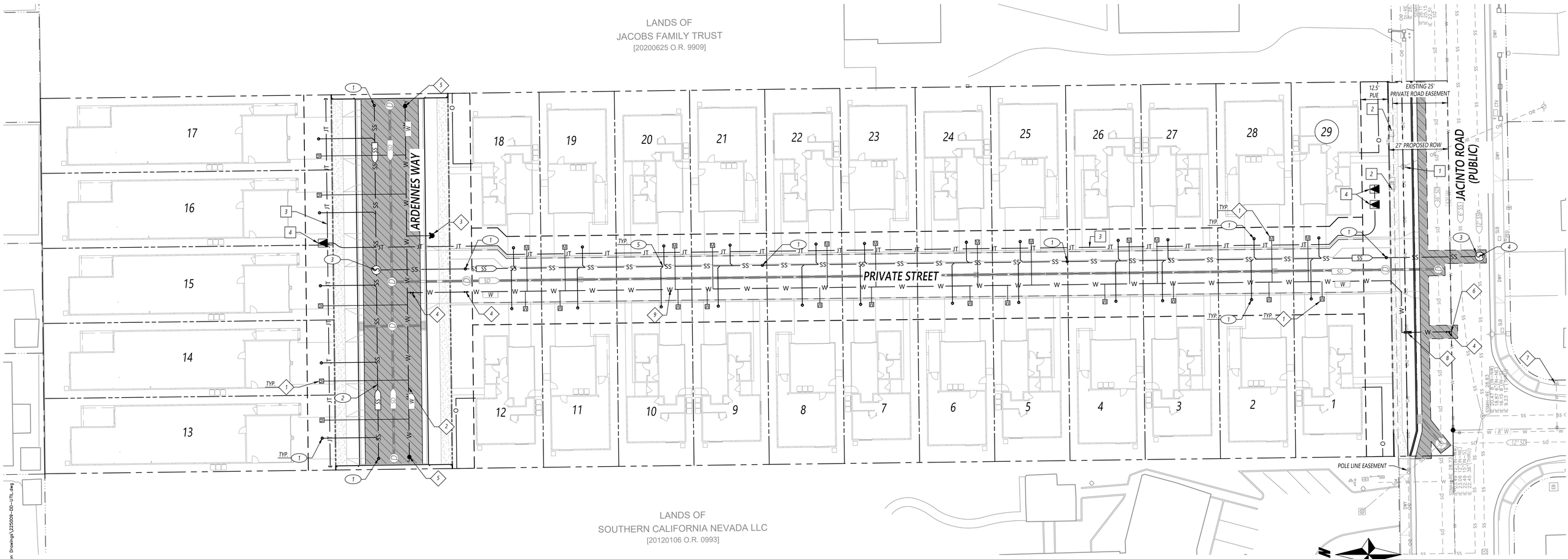
1. EXISTING UTILITY POLE TO BE RELOCATED.
2. EXISTING UTILITY BOX BE ADJUSTED TO MATCH PROPOSED SIDEWALK GRADE.
3. APPROXIMATE LOCATION OF PROPOSED JOINT TRENCH. LOCATION SHALL BE APPROVED BY SMUD AND OTHER DRY UTILITY PURVEYORS.
4. PROPOSED TRANSFORMER LOCATION TO MEET ALL SMUD REQUIREMENTS. LOCATION SHOWN IS APPROXIMATE AND SHALL BE APPROVED BY SMUD.

CONCEPTUAL UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE PENDING FURTHER DESIGN COORDINATION.
2. WATER LINE TO REMAIN PRIVATE UNTIL LOOP TO EXISTING PUBLIC MAIN COMPLETED.

LEGEND

- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING ELECTRICAL LINE
- EXISTING OVERHEAD LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED WATER LINE
- PROPOSED JOINT TRENCH
- PROPOSED TRANSFORMER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED RP/DCDA
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET



0' 10' 20' 40'
SCALE: 1"=20'

PRELIMINARY UTILITY PLAN
TRECINTO

7615 JACINTO ROAD
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IMPERVIOUS SURFACE INFORMATION

GROSS AREA: 2.506 ACRES (± 109,162 SF)
NET AREA: 2.19 ACRES (± 95,523 SF) [EXCLUDES PUBLIC ROW]

EXISTING ON-SITE IMPERVIOUS SURFACING

IMPERVIOUS AREA:	0.24 ACRES- 11 % OF NET
TOTAL EXISTING IMPERVIOUS	0.24 ACRES - 11 % OF NET

EXISTING ON-SITE PERVIOUS SURFACING

NATURAL GROUND AREA:	±1.92 ACRES - 89 % OF NET
TOTAL EXISTING PERVIOUS	±1.92 ACRES - 89 % OF NET

PROPOSED ON-SITE IMPERVIOUS SURFACING

PAVED/BUILDING AREA:	±1.26 ACRES - 58 % OF NET
TOTAL PROPOSED IMPERVIOUS	±1.26 ACRES - 58 % OF NET

PROPOSED ON-SITE PERVIOUS SURFACING

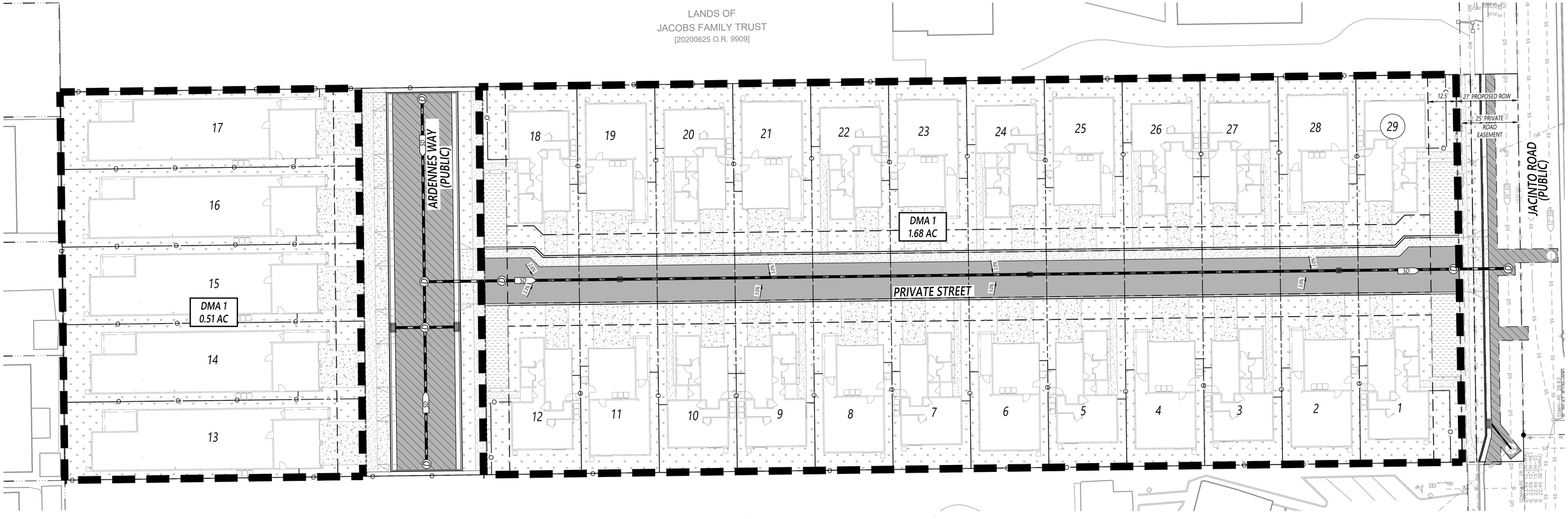
LANDSCAPE AREA:	±0.73 ACRES - 33 % OF NET
PERVIOUS PAVEMENT:	±0.16 ACRES - 7 % OF NET
COMPOST AMENDED SOIL:	±0.04 ACRES - 2 % OF NET
TOTAL PROPOSED PERVIOUS	±0.93 ACRES - 42 % OF NET

PRELIMINARY DRAINAGE NOTES:

1. PERCENT IMPERVIOUS IS LESS THAN 60% (SEE JACINTO CREEK DRAINAGE MASTER PLAN FOR REFERENCE); THEREFORE NO ADDITIONAL DETENTION MITIGATION IS REQUIRED.
2. LID CREDITS WERE CALCULATED VIA THE RESIDENTIAL LID SPREADSHEET. 100 CREDIT MINIMUM WAS ACHIEVED VIA PERVIOUS PAVEMENT, INTERCEPTOR TREES, COMPOST AMENDED SOIL AND LANDSCAPE AREA CREDITS FOR TOTAL OF 100.6 LID CREDITS. IMPERVIOUS AREA IN THE PUBLIC RIGHT OF WAY WAS EXCLUDED FOR LID CALCULATIONS.

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING RIGHT OF WAY
- DMA BOUNDARY
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED STORM DRAIN MANHOLE
- DMA NO. AND AREA (DMA XX / X.XX AC)
- PROPOSED PERVIOUS PAVEMENT
- PROPOSED COMPOST AMENDED SOIL
- PROPOSED IMPERVIOUS PAVEMENT
- PROPOSED LANDSCAPE



PRELIMINARY STORMWATER QUALITY CONTROL PLAN
TRECINTO

7615 JACINTO ROAD
SACRAMENTO, CA 95758

C4.0

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SCALE: 1"=20'

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① NORTHWEST



② NORTHWEST



③ NORTH

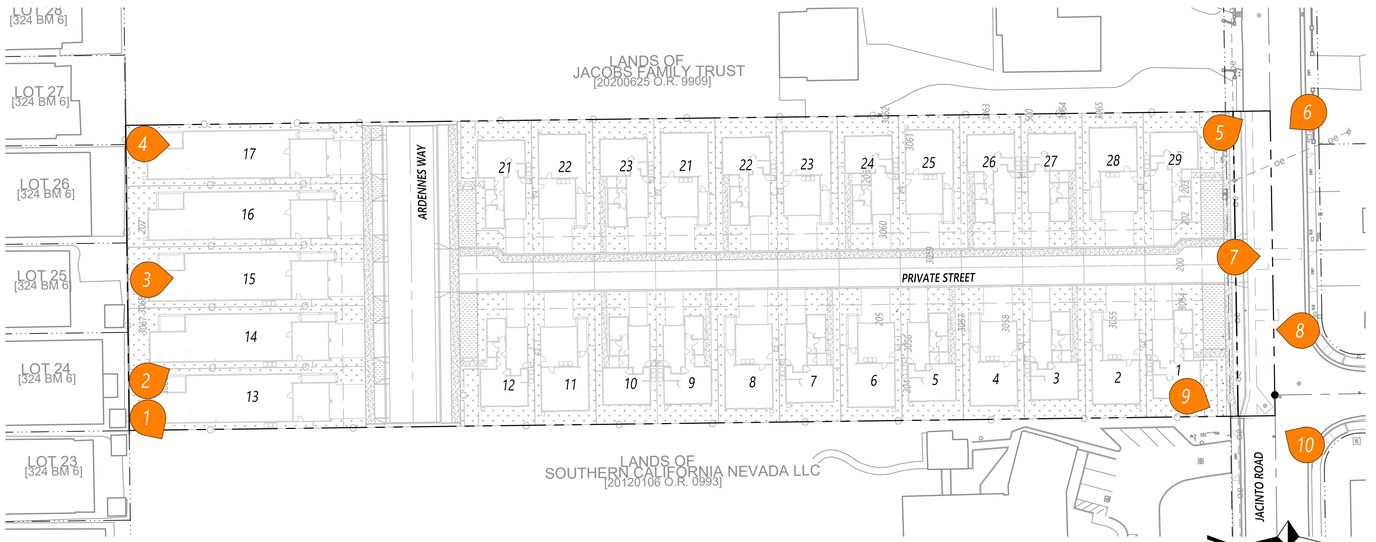


④ NORTHEAST



⑩ SOUTHWEST





⑤ SOUTHEAST



⑨ SOUTHWEST



⑧ SOUTH



⑦ SOUTH



⑥ SOUTHEAST



SITE PHOTOS
TRECINTO

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⑩ WEST



① NORTHWEST



② NORTHEAST

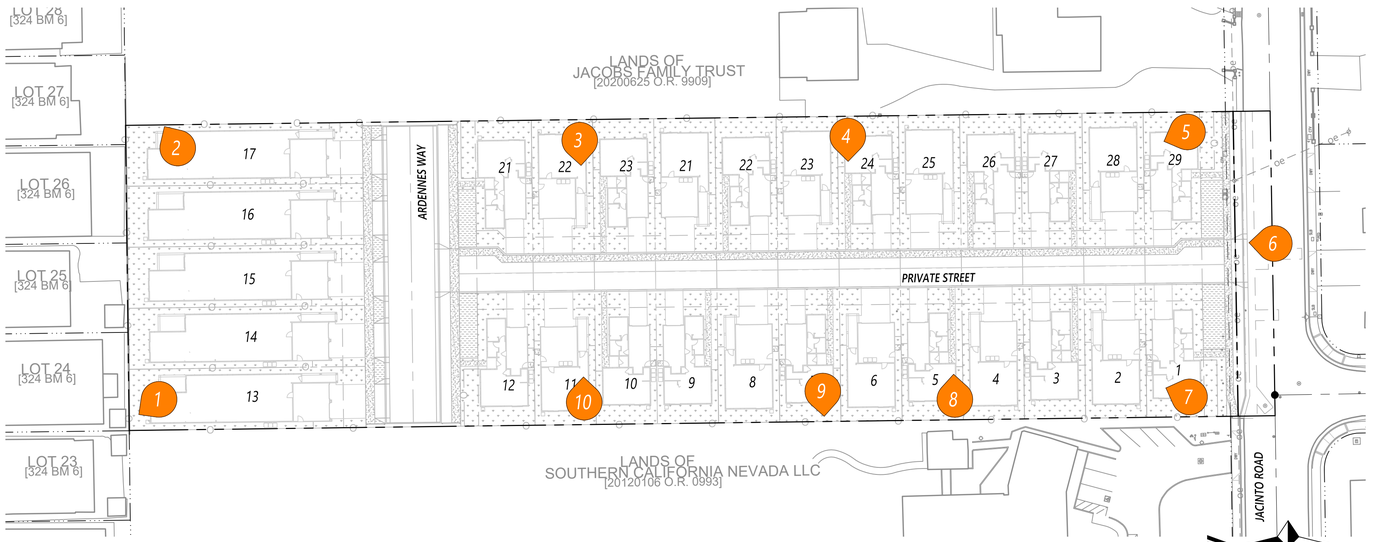


③ EAST



⑨ WEST





④ EAST



⑧ WEST



⑦ SOUTHWEST



⑥ SOUTH



⑤ SOUTHEAST



SITE PHOTOS
TRECINTO

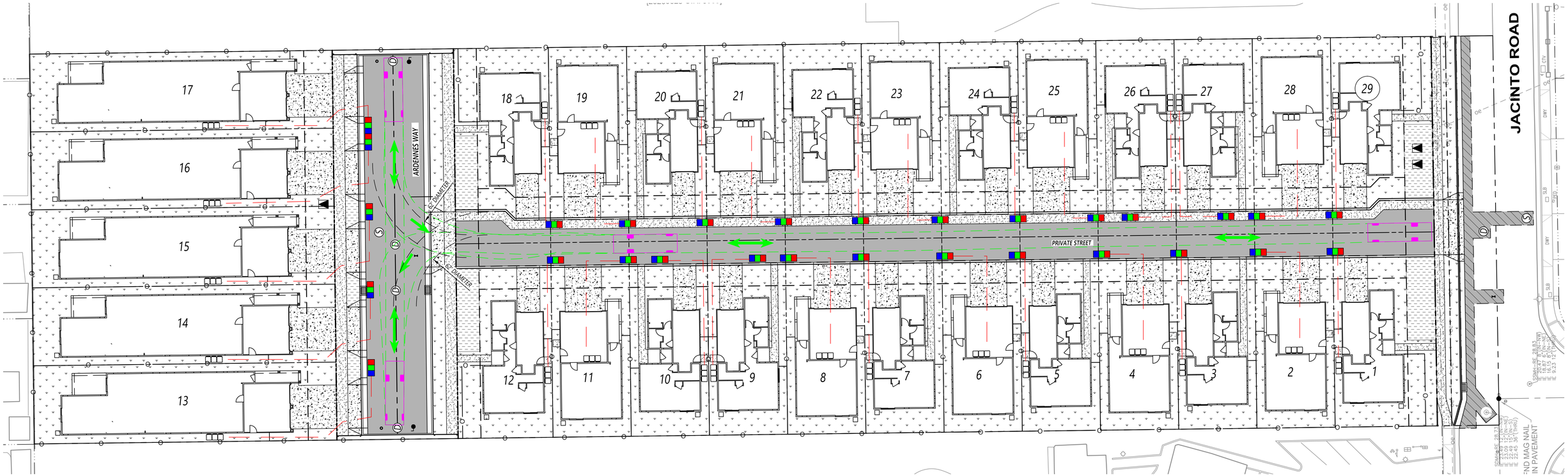
7615 JACINTO ROAD
SACRAMENTO, CA 95758

CARTWRIGHT NOR CAL
CIVIL ENGINEERING & PROJECT MANAGEMENT
3010 LAVA RIDGE COURT, SUITE 160
ROSEVILLE, CALIFORNIA 95661
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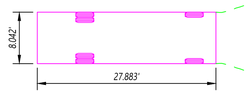
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DATE: 06/01/2026
DRAWN BY: EM/GS
SCALE: 1"=40'

Login Name: emmam
Plot Date: June 01, 2026 - 2:19 pm
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SOLID WASTE KEY



HINO 338 M + WAYNE ROYAL GT14 REFUSE TRUCK

GARBAGE , MIXED RECYCLE, AND ORGANICS CONTAINERS OVERALL DIMENSIONS 87" W X 35" D (UP TO 8' AVAILABLE IF REQUIRED)

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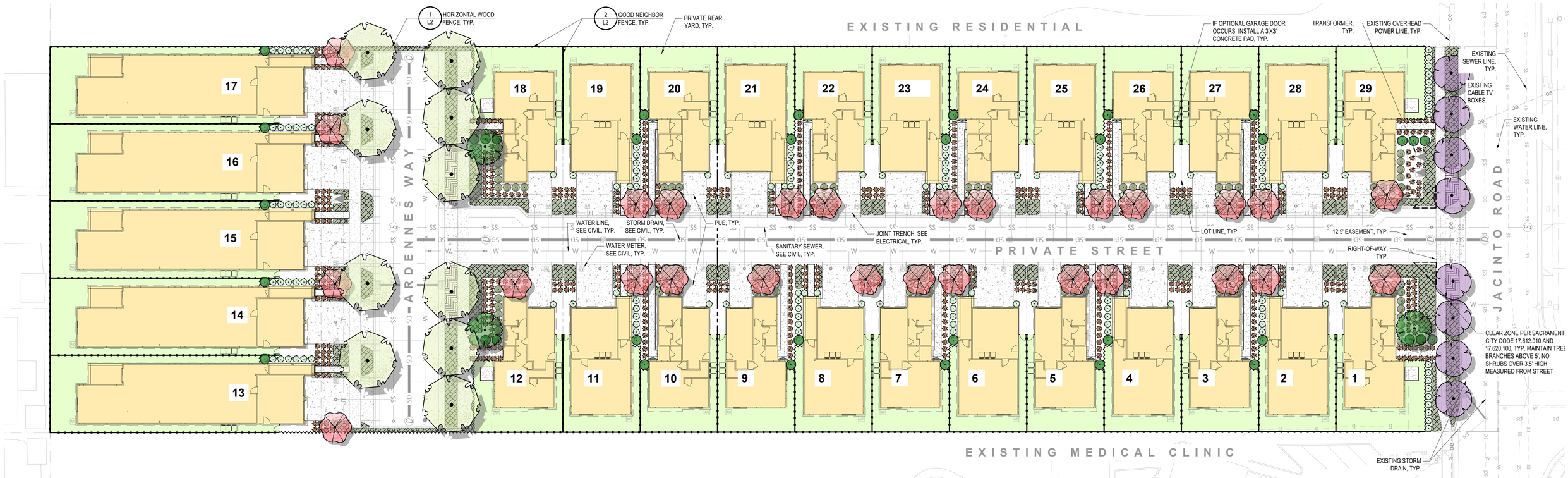
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WASTE MANAGEMENT PLAN
TRECINTO

7615 JACINTO ROAD
SACRAMENTO, CA 95758

DATE: 02/18/2026
DRAWN BY: EM/GS
SCALE: 1"=20'

Login Name: gustavol
Plot Date: June 02, 2026 - 9:46 am
File Name: U:\225009-Jacinto II\CAD_LDV\Exhibits\V225009-WMP EXH.dwg



PLANT LEGEND

SHADE TREE
SINGLE SPECIES AT EACH STREET SELECTED FOR SHADE AND MODERATE CANOPY GROWTH

PISTACIA X `RED PUSH` / RED PUSH PISTACHE	15 GAL.
WUCOLS (L), 25' - 40' H X 25' - 40' W AT MATURITY.	
ULMUS PROPINQUA `JFS-BIEBERICH` / EMERALD SUNSHINE® ELM	15 GAL.
WUCOLS (M), 25' - 40' H X 15' - 25' W AT MATURITY.	

ACCENT TREE
ACCENT TREES: SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES. LOCATED NEAR FRONT WALK BUT NOT DIRECTLY IN LINE WITH DOORS OR WINDOWS

CERCIS CANADENSIS `OKLAHOMA` / OKLAHOMA REDBUD	15 GAL.
WUCOLS (M), 20' - 30' H X 20' - 30' W AT MATURITY.	
CHIONANTHUS RETUSUS / CHINESE FRINGE TREE	15 GAL.
WUCOLS (M), 10' - 30' H X 10' - 30' W AT MATURITY.	
LAGERSTROEMIA INDICA `NATCHEZ` / WHITE CRAPE MYRTLE	15 GAL.
WUCOLS (L), 20' - 30' H X 15' - 20' W AT MATURITY.	
MAGNOLIA GRANDIFLORA 'KAY PARRIS' / KAY PARRIS SOUTHERN MAGNOLIA	15 GAL.
WUCOLS (M), 15' - 20' H X 8' - 10' W AT MATURITY.	

SECONDARY TREE
EVERGREEN SECONDARY TREES FOR BUFFER

ELAEOCARPUS DECIPIENS / JAPANESE BLUEBERRY TREE	15 GAL.
WUCOLS (M), 6' - 10' H X 3' - 6' W AT MATURITY.	
MAGNOLIA GRANDIFLORA `LITTLE GEM` / DWARF SOUTHERN MAGNOLIA	15 GAL.
WUCOLS (M), 15' - 20' H X 8' - 10' W AT MATURITY.	
PRUNUS CAROLINIANA / CAROLINA CHERRY LAUREL	15 GAL.
WUCOLS (M), TREE FORM. 15' - 25' H X 15' - 25' W AT MATURITY.	
RHAPHIOLEPIS X 'MONTIC' TM / MAJESTIC BEAUTY INDIAN HAWTHORN	15 GAL.
WUCOLS (M), TREE FORM. 15' - 25' H X 10' - 15' W AT MATURITY.	

TREE WITHIN RIGHT-OF-WAY
POWERLINE-FRIENDLY SPECIES TO BE PLANTED WITHIN THE PLANTER STRIP ALONG JACINTO ROAD, PRUNE TO ENSURE TREES ARE GENERALLY NO TALLER THAN 10 FEET IN HEIGHT.

CERCIS CANADENSIS `OKLAHOMA` / OKLAHOMA REDBUD	15 GAL.
WUCOLS (M), 20' - 30' H X 20' - 30' W AT MATURITY.	
MAGNOLIA GRANDIFLORA `LITTLE GEM` / DWARF SOUTHERN MAGNOLIA	15 GAL.
WUCOLS (M), 15' - 20' H X 8' - 10' W AT MATURITY.	
ZELKOVA SERRATA 'SCHMIDTLOW' / WIRELESS® JAPANESE ZELKOVA	15 GAL.
WUCOLS (M), 15' - 25' H X 25' - 40' W AT MATURITY.	

S1
VERTICAL SCREENING SHRUBS - UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC.

ELAEOCARPUS DECIPIENS `LITTLE EMPEROR` / DWARF JAPANESE BLUEBERRY TREE	15 GAL.
WUCOLS (M), 8'-10' H X 6'-8' W AT MATURITY	
LAURUS X 'SARATOGA' / SARATOGA HYBRID LAUREL	15 GAL.
WUCOLS (L), 10'-15' H X 8'-10' W AT MATURITY	
LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS PRIVET	15 GAL.
WUCOLS (M), 10' H X 6' W AT MATURITY	
PODOCARPUS MACROPHYLLUS `MAKI` / MAKI YEW PODOCARPUS	15 GAL.
WUCOLS (M), 8' -10' H X 6'-8' W AT MATURITY	
PRUNUS CAROLINIANA "COMPACTA" / DWARF CAROLINA LAUREL	15 GAL.
WUCOLS (M), 8'-10' H X 6'-8' W AT MATURITY	

S2
LARGE, EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING.

ESCALLONIA X `COMPACTA` / COMPACT ESCALLONIA	5 GAL.,
WUCOLS (M), 3'-4' H X 5'-6' W AT MATURITY.	
PITTOSPORUM TOBIRA `VARIEGATA` / VARIEGATED MOCK ORANGE	5 GAL.,
WUCOLS (M), S/W EXPOSURES, 3'-5' H X 3'-6' W AT MATURITY.	
RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDO HAWHORNE	5 GAL.,
WUCOLS (L), 4'-5' H X 4'-5' W AT MATURITY.	

S4
ACCENT PLANTS FOR SPECIAL INTEREST DUE TO UNIQUE FLOWERS OR FOLIAGE.

ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE GLOSSY ABELIA	5 GAL.
WUCOLS (M), 1'-3' H X 3'-6' W AT MATURITY	
DIANELLA REVOLUTA `LITTLE REV` / `LITTLE REV` FLAX LILY	5 GAL.,
WUCOLS (L), S/W EXPOSURE, 2'-4' H X 1'-2' W AT MATURITY.	
DIETES VEGETA / FORTNIGHT LILY	5 GAL.,
WUCOLS (L), 2'-3' H X 2'-3' W AT MATURITY.	
NANDINA DOMESTICA 'FIREPOWER' / FIREPOWER HEAVENLY BAMBOO	5 GAL.
WUCOLS (L), 1'-3' H X 1'-3' W AT MATURITY	
NANDINA DOMESTICA 'LEMON-LIME' / LEMON-LIME HEAVENLY BAMBOO	5 GAL.,
WUCOLS (L), 1'-3' H X 1'-3' W AT MATURITY	
ROSA X 'MEIRADENA' / ICECAP™ FLORIBUNDA ROSE	5 GAL.
WUCOLS (L), 1.5-3' H X 1-3' H AT MATURITY. DO NOT USE ADJACENT TO WALKS	

S5
UPRIGHT SHRUBS FOR SMALL SPACES, TYPICALLY EVERGREEN.

BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY' / GREEN BEAUTY JAPANESE BOXWOOD	5 GAL.,
WUCOLS (M), 3'-5' H X 3'-6' W AT MATURITY.	
ESCALLONIA X 'NEWPORT DWARF' / NEWPORT DWARF ESCALLONIA	5 GAL.,
WUCOLS (M), 2'-3' H X 4'-6' W AT MATURITY.	
ROSMARINUS OFFICINALIS 'BARBEQUE' / BARBEQUE ROSEMARY	5 GAL.,
WUCOLS (L), 4'-5' H X 3'-4' W AT MATURITY	
SPIRAEA JAPONICA `ANTHONY WATERER` / ANTHONY WATERER SPIREA	5 GAL.,
WUCOLS (M), 3'-4' H X 4'-5' W AT MATURITY	

VINES
VINES AT FENCES WHERE SPACE DOES NOT ALLOW LARGE SHRUBS

LOROPETALUM CHINENSE RUBRUM / PURPLELEAF FRINGE FLOWER	5 GAL.
WUCOLS (M), 3-6' H X 6-10' W AT MATURITY.	
MAGNOLIA GRANDIFLORA 'LITTLE GEM' ESPALIER / ESPALIER MAGNOLIA	5 GAL.
WUCOLS (M), 10-12' H X 6-8' W AT MATURITY	
PHOTINIA X FRASERI / PHOTINIA	5 GAL.
WUCOLS (M), 10-15' H X 10'-15' W AT MATURITY.	

GROUNDCOVER
GROUNDCOVER: SPREADING PLANTS, TYPICALLY EVERGREEN, AS FOREGROUND AND TURF SUBSTITUTE.

ARCTOSTAPHYLOS X `EMERALD CARPET` / EMERALD CARPET MANZANITA	1 GAL.	36" o.c.
WUCOLS (M), 1' H X 4' W AT MATURITY		
JUNIPERUS HORIZONTALIS `BLUE RUG` / BLUE RUG JUNIPER	1 GAL.	36" o.c.
WUCOLS (L), ALL EXPOSURES, 0.5' H X 8' W AT MATURITY		
MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM	1 GAL.	36" o.c.
WUCOLS (L), 1' H X 12' W AT MATURITY		
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	1 GAL.	36" o.c.
WUCOLS (L), ALL EXPOSURES, 1' - 2' H X 8' W AT MATURITY		
TRACHELOSPERMUM JASMINOIDES 'STAR' / STAR JASMINE	1 GAL.	36" o.c.
WUCOLS (M), 2' H AT MATURITY		

FLOWERING GROUNDCOVERS
LOW FLOWERING GROUNDCOVERS, USED TO ADD INTEREST AND COLOR AT CORNERS.

GREVILLEA LANIGERA 'MT. TAMBORITHA' / MT. TAMBORITHA WOOLLY GREVILLEA	1 GAL.	30" o.c.
WUCOLS (L), 1' - 2' H X 4' - 5' W AT MATURITY		
ROSA X 'MEIZORLAND` TM / WHITE DRIFT GROUNDCOVER ROSE	1 GAL.	30" o.c.
WUCOLS (M), ALL EXPOSURES, 1' - 1.5' H X 2.5' - 3' W AT MATURITY.		
ROSA X 'NOARE` / FLOWER CARPET® RED GROUNDCOVER ROSE	1 GAL.	30" o.c.
WUCOLS (M), ALL EXPOSURES, 2' - 3' H X 3' - 4' W AT MATURITY		
VERBENA CANADENSIS `HOMESTEAD PURPLE` / HOMESTEAD PURPLE VERBENA	1 GAL.	30" o.c.
WUCOLS (L), 0.5' H X 1.5' - 2.5' W AT MATURITY		

IRRIGATION DESIGN STATEMENT

IRRIGATION SYSTEM WILL CONFORM TO THE LOCALLY ADOPTED MODEL WATER USE ORDINANCE. ALL LANDSCAPED AREAS SHALL BE IRRIGATED FROM INDIVIDUAL LOTS, BUT WILL BE HOA-MAINTAINED. CONTROLLER WILL BE "SMART" WITH SELF-ADJUSTING PROGRAMS BASED ON LOCAL WEATHER CONDITIONS. A EVAPOTRANSPIRATION/WEATHER SENSOR, RAIN SENSOR, FLOW SENSOR, AND MASTER VALVE WILL BE INSTALLED. HYDROZONES WILL BE BASED ON EXPOSURE, PLANT WATER REQUIREMENTS AND EMISSION TYPE. IRRIGATION EMISSION SYSTEM WILL GENERALLY CONSIST OF:

- POINT-SOURCE DRIP EMITTERS FOR ALL SHRUBS AND GROUNDCOVER
- DRIP RINGS FOR TREES

TREE PLANTING NOTES

1. STREET TREES:
   - 1.1. TREES WILL BE SPACED SUCH THAT ALL TREES ARE A MINIMUM OF 5' CLEAR OF ALL DRIVEWAY APRONS AND SIDEWALKS, 10' FROM STREET LIGHTS, 8' FROM TRANSFORMER, 5' FROM UTILITY LINES AND FIRE HYDRANTS.
   - 1.2. SPACE STREET TREES TO AVOID OBSTRUCTIONS (AND OMIT TREE IF REQUIRED BY SPECIFIC LOT CONDITIONS), BUT MAINTAIN AN AVERAGE SPACING OF 25' O.C. ACROSS ALL FRONTAGE WITHIN THIS PROJECT.
   - 1.3. NO TREES SHALL BE PLANTED DIRECTLY ON PROPERTY LINES.

PRELIMINARY LANDSCAPE DESIGN STATEMENT

*Trecinto is a proposed commun*ity of single family residences. Interest and variation is provided through the various differing styles (elevations) of single family residential homes, while a consistent palette of planting unites public-facing landscaped areas within the neighborhood.

Within the landscape, most plant types emphasize flowering species. Combined with striking seasonal and year-round leaf color planting selections provide a diverse range of color and texture. Front yard planting shown is indicative of builder-installed landscape, within a typical grouping around a shared driveway. Planting will include a mixed palette of plants, from low foreground planting to large background shrubs. Turf is omitted throughout the site due to the relatively small allowable size. ***Note: proposed plant legend is representative, and not intended to be exclusive. Conversely, additional plants may be added depending upon availability.***

All planting and irrigation will conform to the City's Water Efficient Landscape Ordinance (WELO). Point-source drip emitters will be used to irrigate shrubs and groundcover. Irrigation controllers will include weather sensors, and be "smart" (self-adjusting). All other requirements of the ordinance will be followed, including a minimum 3" deep layer of bark mulch in all non-turf planter areas.

ROOT BARRIER NOTES

1. RIGID ROOT BARRIER: FOLLOW ALL JURISDICTIONAL REQUIREMENTS. AT MINIMUM IF NOT OTHERWISE REQUIRED OR NOTED: WHERE STREET TREES ARE WITHIN 5 FEET OF THE PAVING OR CURB (HARDSCAPE), PROVIDE A ROOT CONTROL BARRIER PANEL ALONG THE FACE OF HARDSCAPE. PANELS SHALL BE MINIMUM 18" DEEP. FROM CENTERLINE OF TREE, EXTEND PANELS EXTEND 10' IN EACH DIRECTION AT EDGE OF HARDSCAPE. ADDITIONALLY, MEDIANS WITH TREES SHALL HAVE A 24" DEEP CONTINUOUS ROOT CONTROL BARRIER PANEL. "ENCIRCLING" APPLICATIONS ARE NOT ALLOWED.
2. FLEXIBLE ROOT BARRIER: INSTALL FLEXIBLE ROOT BARRIER WITHIN 10 FEET OF THE SEWER MAIN LINES OR LATERALS, APPLICABLE TO ANY TREES OR SHRUBS PLANTED WITHIN THE EASEMENT AREA. (PER SACSEWER STANDARDS AND SPECIFICATIONS 201.4.6)

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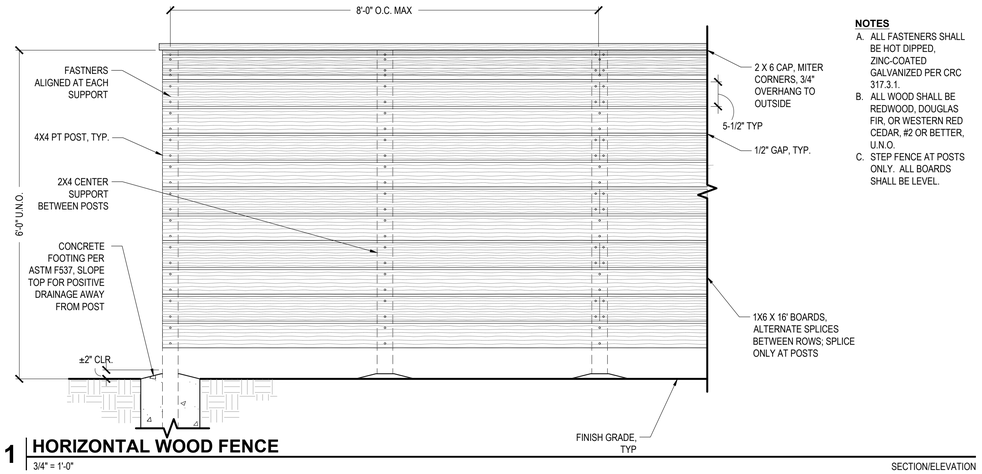
Roach & Campbell

June 1, 2026
Sacramento, California
R&C PN: 25055A

0' 20' 40' N
1" = 20'

Trecinto
Preliminary Landscape Plan

L1

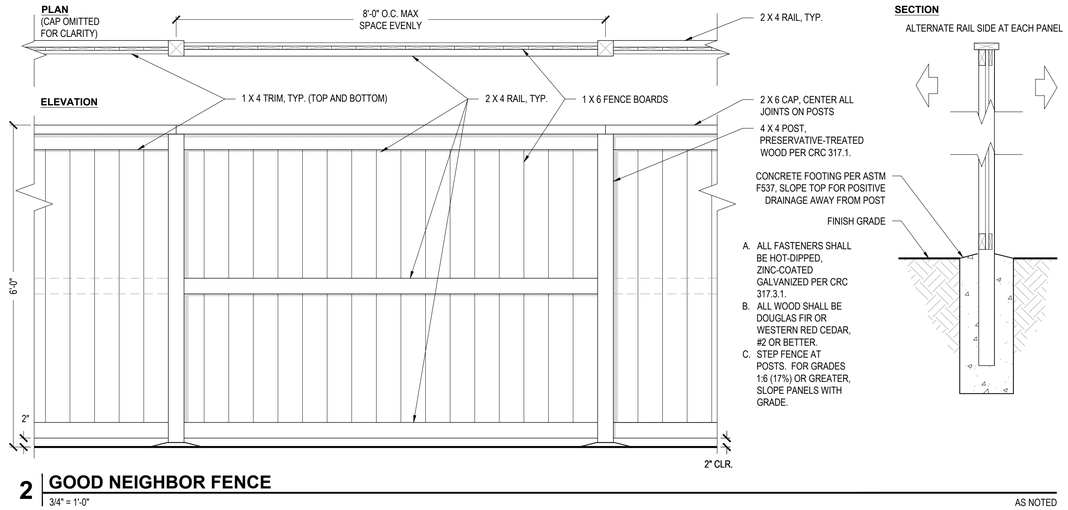


NOTES

A. ALL FASTENERS SHALL BE HOT DIPPED, ZINC-COATED GALVANIZED PER CRC 317.3.1.
B. ALL WOOD SHALL BE REDWOOD, DOUGLAS FIR, OR WESTERN RED CEDAR, #2 OR BETTER, U.N.O.
C. STEP FENCE AT POSTS ONLY. ALL BOARDS SHALL BE LEVEL.

1 HORIZONTAL WOOD FENCE

3/4" = 1'-0" SECTION/ELEVATION



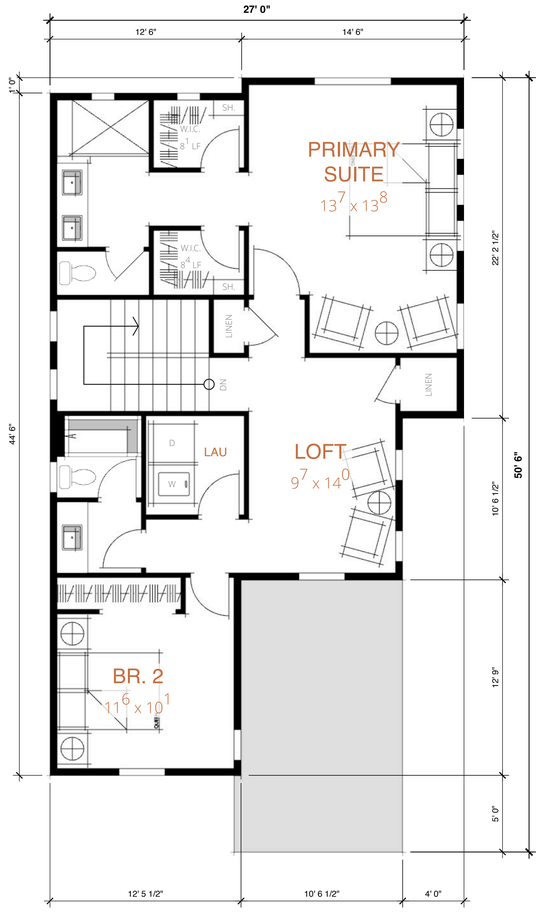
A. ALL FASTENERS SHALL BE HOT-DIPPED, ZINC-COATED GALVANIZED PER CRC 317.3.1.
B. ALL WOOD SHALL BE DOUGLAS FIR OR WESTERN RED CEDAR, #2 OR BETTER.
C. STEP FENCE AT POSTS. FOR GRADES 1:6 (17%) OR GREATER, SLOPE PANELS WITH GRADE.

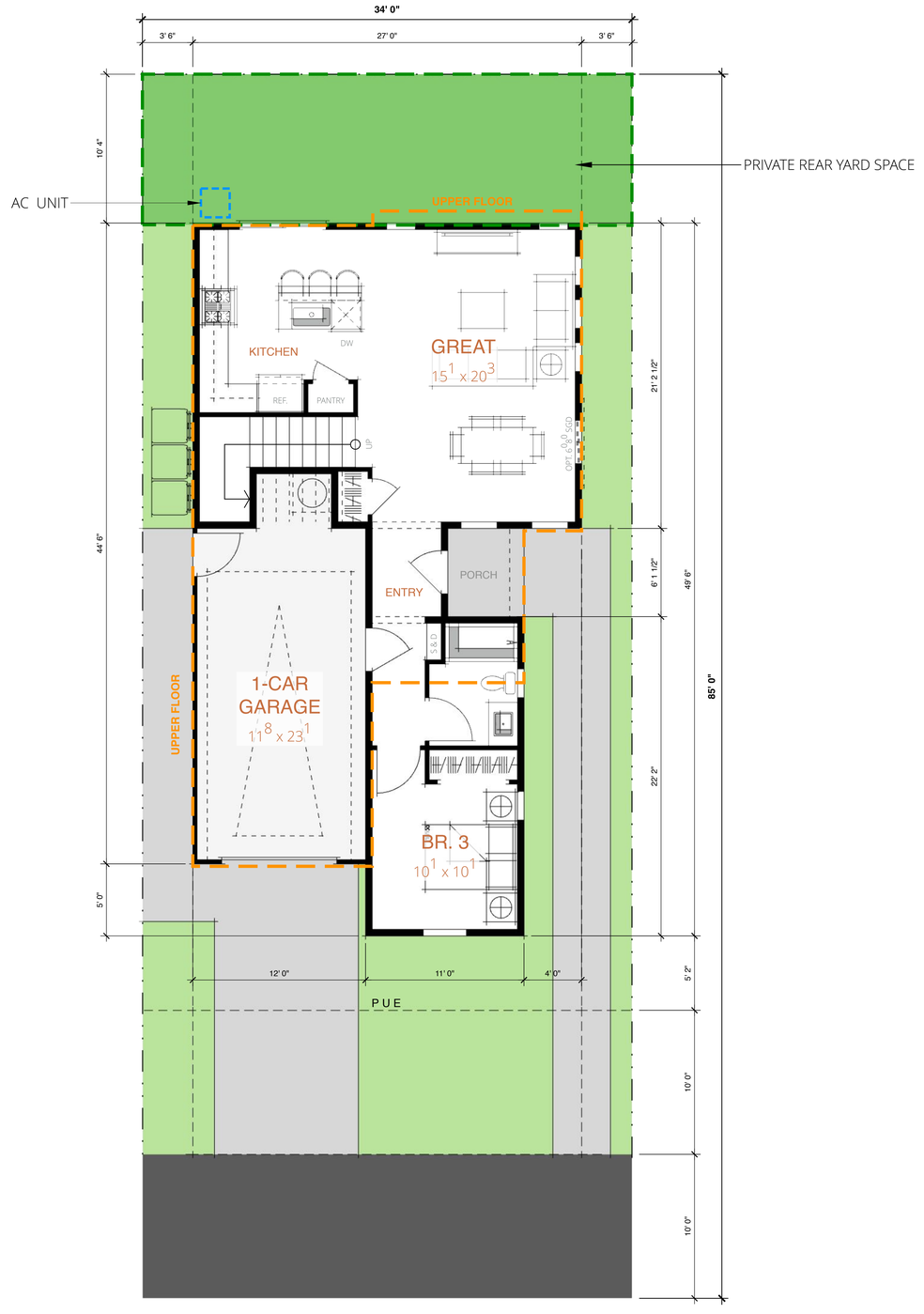
2 GOOD NEIGHBOR FENCE

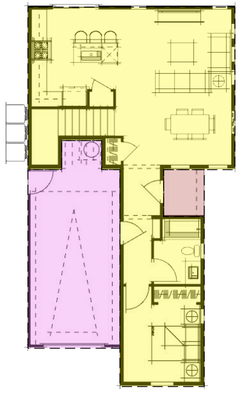
3/4" = 1'-0" AS NOTED

PROPOSED MATERIALS ARE INCLUDED AS "BASIS OF DESIGN" AND SUBJECT TO AVAILABILITY.

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LIVING AREA: 832 SF

GARAGE AREA: 300 SF

PORCH AREA: 33 SF

TOTAL COVERAGE: 1,165 SF

UPPER FLOOR I 913 SF

MAIN FLOOR I 832 SF

SPDR SUBMITTAAL

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TRECINTO

CITY OF SACRAMENTO, CALIFORNIA

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SCHEMATIC FLOOR PLAN | PLAN 1 - 1,745 SF

0 2 4 8

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

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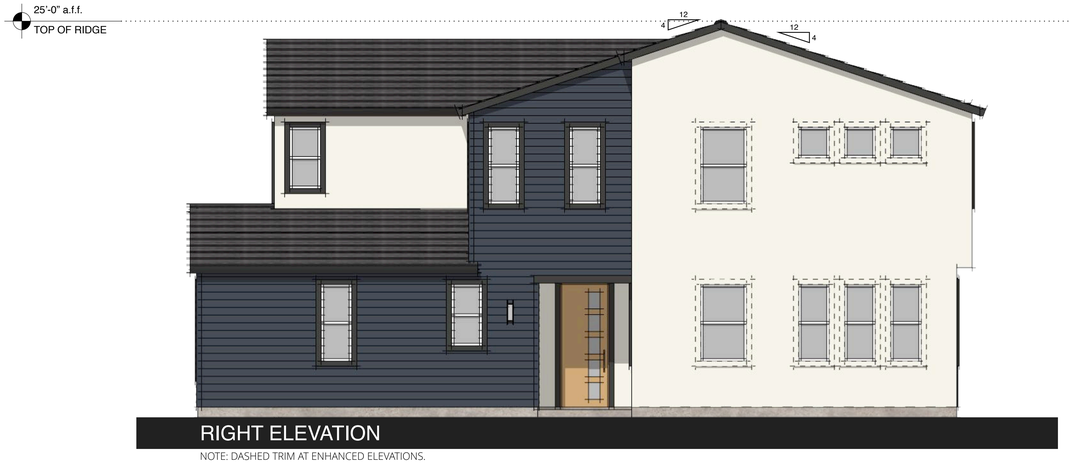
3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

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DATE: 05.27.2026

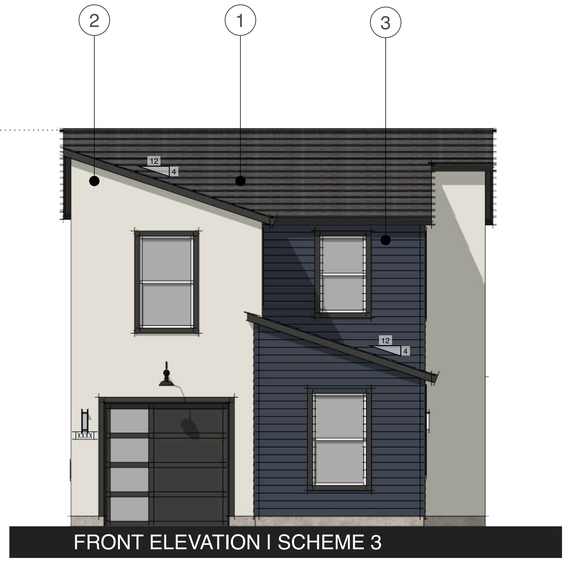
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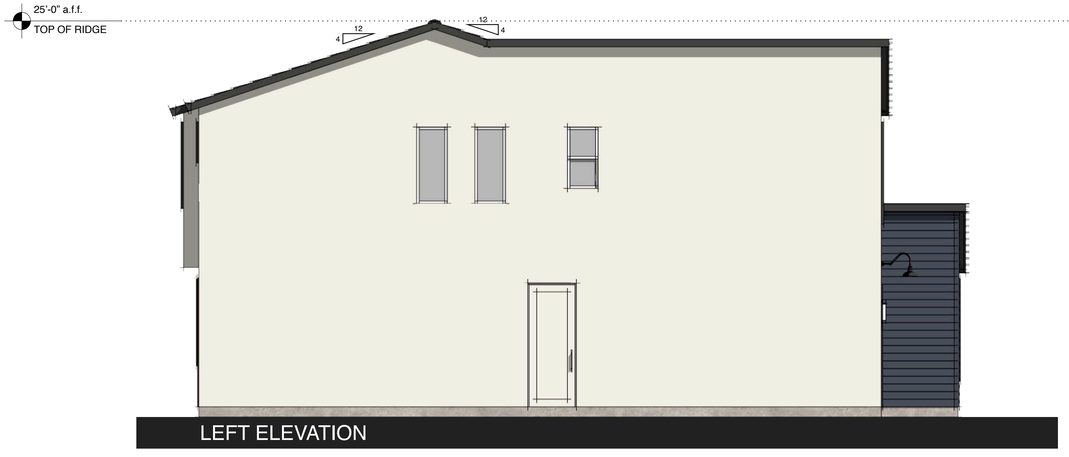


RIGHT ELEVATION

NOTE: DASHED TRIM AT ENHANCED ELEVATIONS.



FRONT ELEVATION I SCHEME 3



LEFT ELEVATION



REAR ELEVATION

SHEET NOTES

MATERIALS

1. COMPOSITION ROOFING
2. STUCCO
3. HORIZONTAL SIDING
   6" REVEAL

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SCHEMATIC ELEVATIONS | PLAN 1 - 'MODERN'

0 2 4 8

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

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DATE: 05.27.2026

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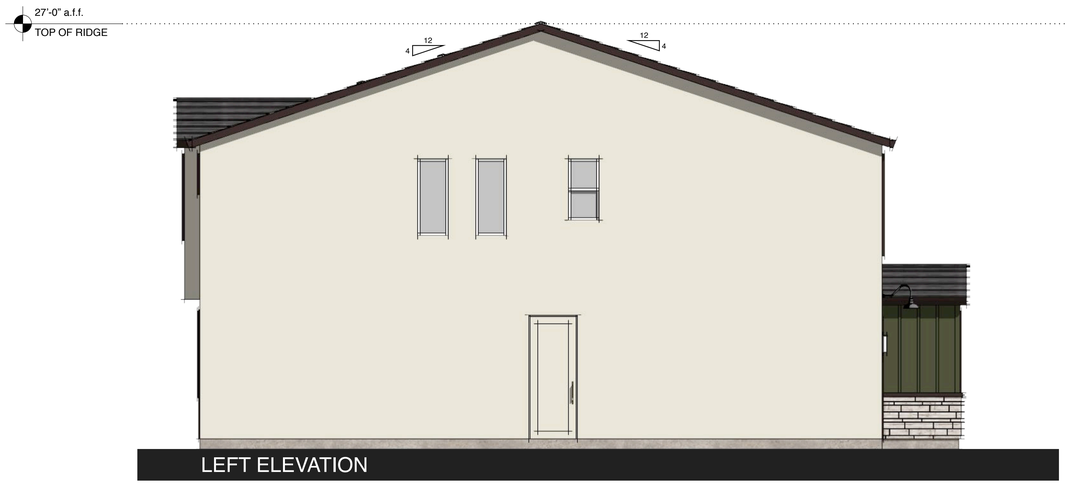


RIGHT ELEVATION

NOTE: DASHED TRIM AT ENHANCED ELEVATIONS.



FRONT ELEVATION I SCHEME 8



LEFT ELEVATION



REAR ELEVATION

SHEET NOTES

MATERIALS

1. COMPOSITION ROOFING
2. STUCCO
3. BOARD + BATTEN SIDING 16" O.C.
4. MASONRY VENEER

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TRECINTO

CITY OF SACRAMENTO, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 1 - 'MODERN FARMHOUSE'

0 2 4 8

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

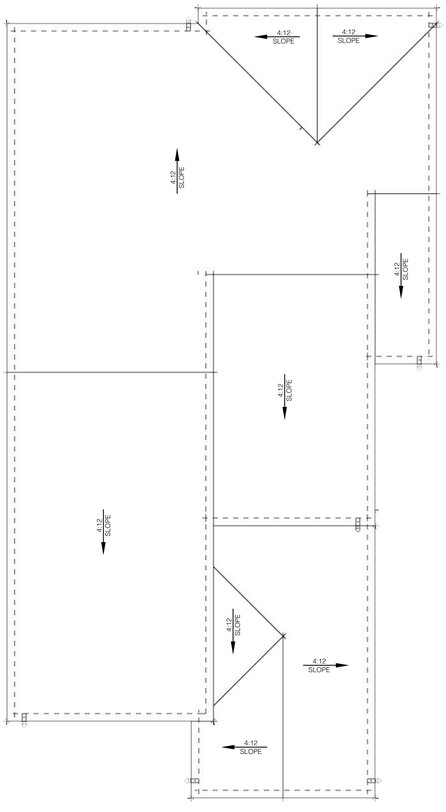
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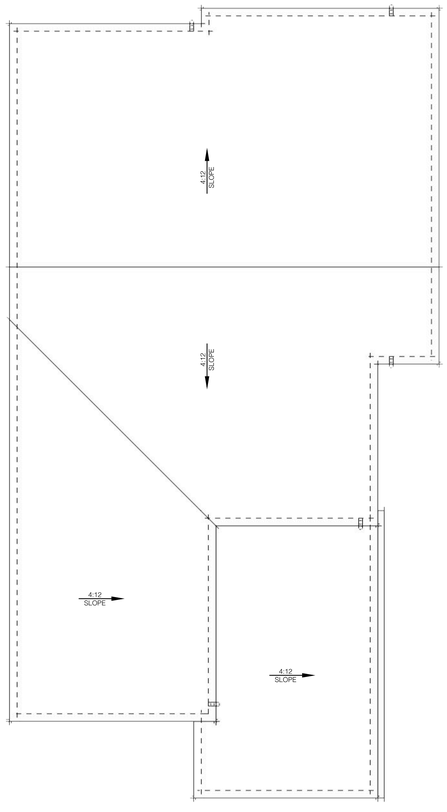
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A2.3

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MODERN FARMHOUSE



MODERN

SPDR SUBMITTAAL

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SCHEMATIC ROOF PLAN | PLAN 1

0 2 4 8

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

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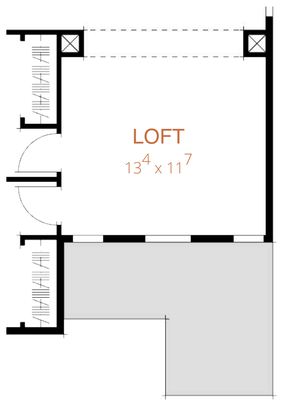
3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 25041

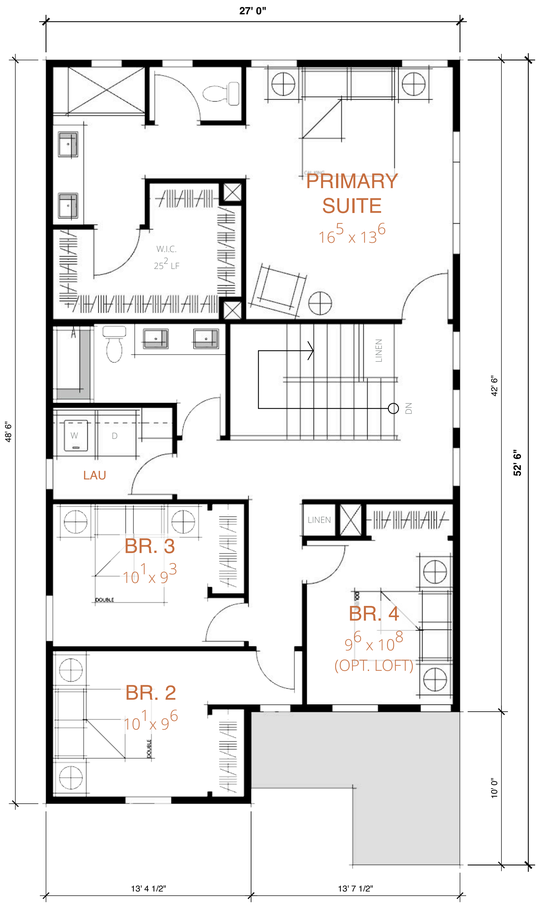
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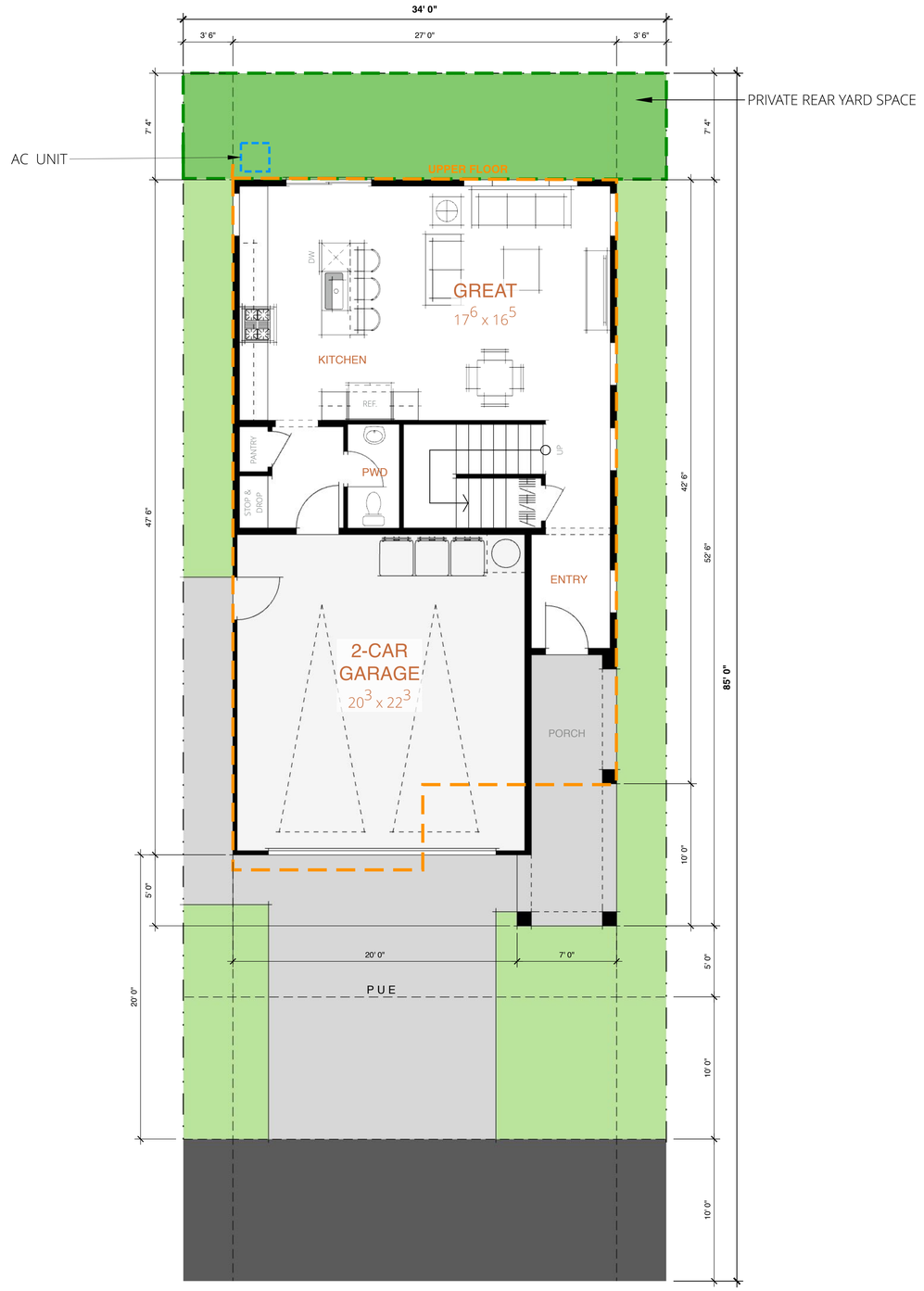
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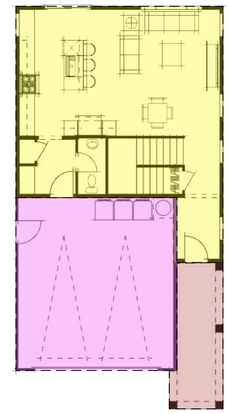
LOFT OPTION



UPPER FLOOR I 1,160 SF



MAIN FLOOR I 729 SF



LIVING AREA:	729 SF
GARAGE AREA:	470 SF
PORCH AREA:	120 SF
TOTAL COVERAGE:	1,319 SF

SCHEMATIC FLOOR PLAN | PLAN 2 - 1,889 SF

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

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NGC Next Generation Capital

TRECINTO

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JD+A JOB NUMBER: 25041
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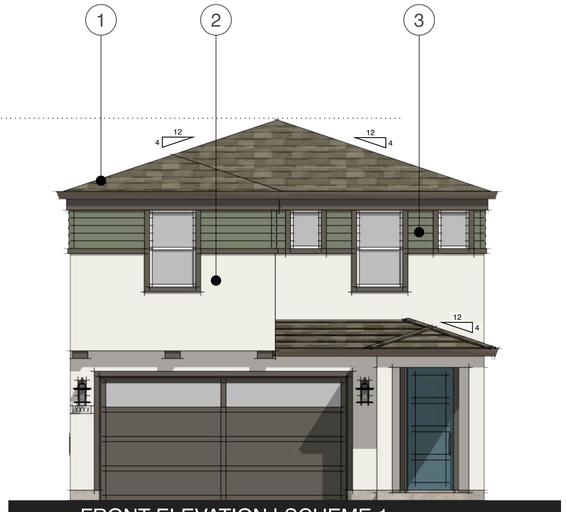
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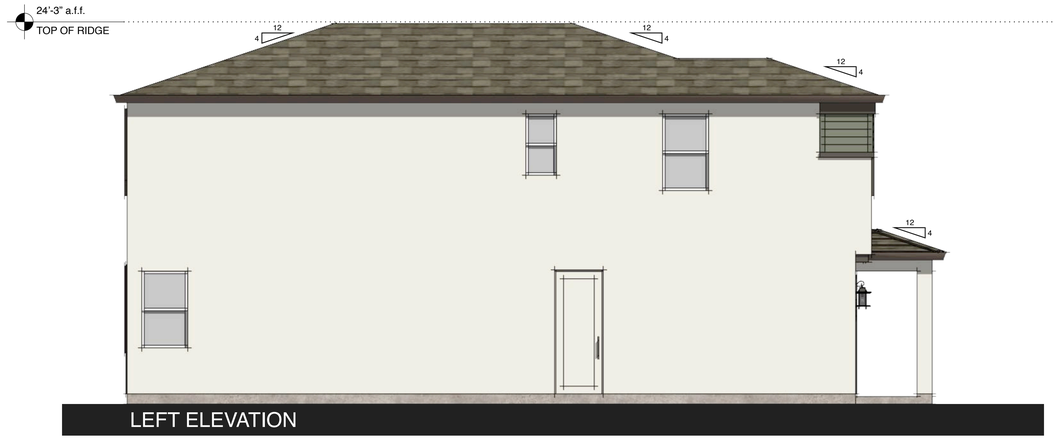


RIGHT ELEVATION

NOTE: DASHED TRIM AT ENHANCED ELEVATIONS.



FRONT ELEVATION I SCHEME 1



LEFT ELEVATION



REAR ELEVATION

SHEET NOTES

MATERIALS

1. COMPOSITION ROOFING
2. STUCCO
3. HORIZONTAL SIDING
   6" REVEAL

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SCHEMATIC ELEVATIONS | PLAN 2 - 'PRAIRIE'

0 2 4 8

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

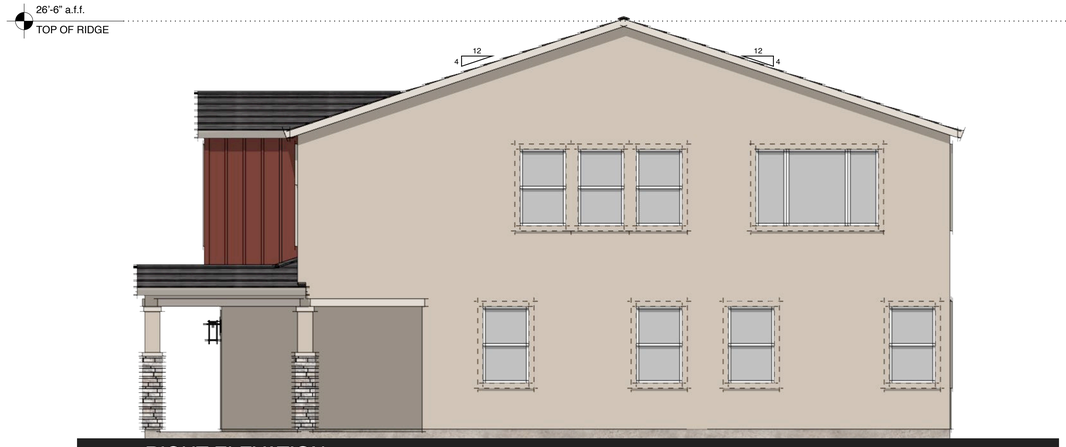
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JD+A JOB NUMBER: 25041
DATE: 05.26.2026

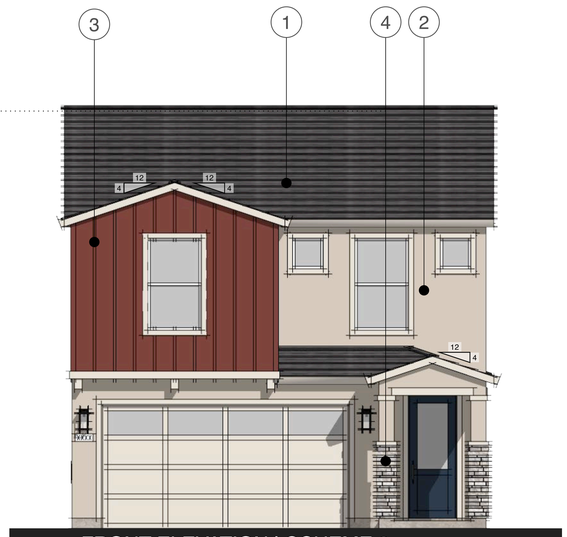
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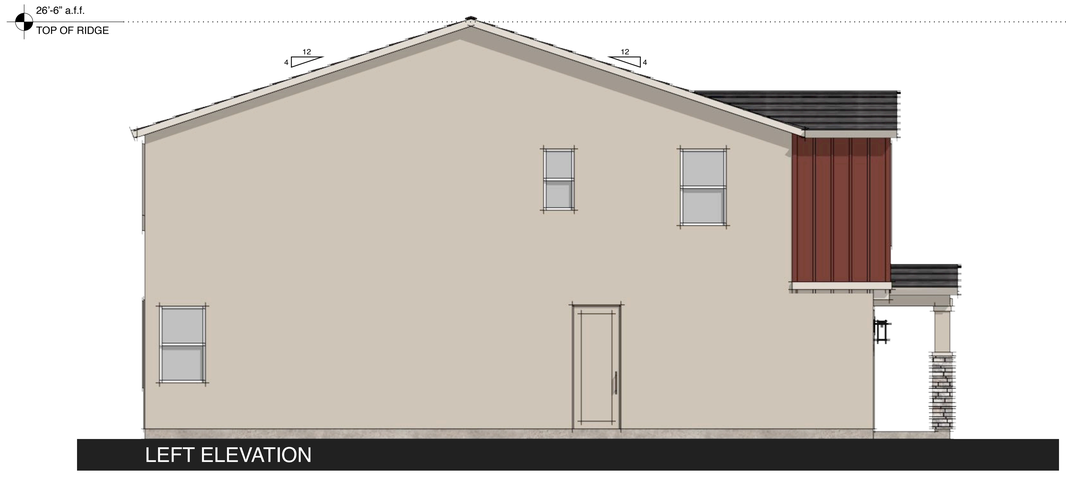


RIGHT ELEVATION

NOTE: DASHED TRIM AT ENHANCED ELEVATIONS.



FRONT ELEVATION I SCHEME 9



LEFT ELEVATION



REAR ELEVATION

SHEET NOTES

MATERIALS

1. COMPOSITION ROOFING
2. STUCCO
3. BOARD + BATTEN SIDING 16" O.C.
4. MASONRY VENEER

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SCHEMATIC ELEVATIONS | PLAN 2 - 'BUNGALOW'

0 2 4 8

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

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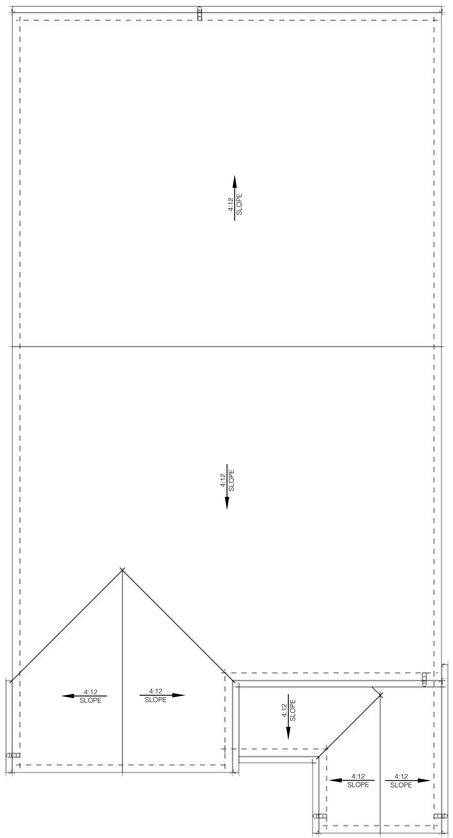
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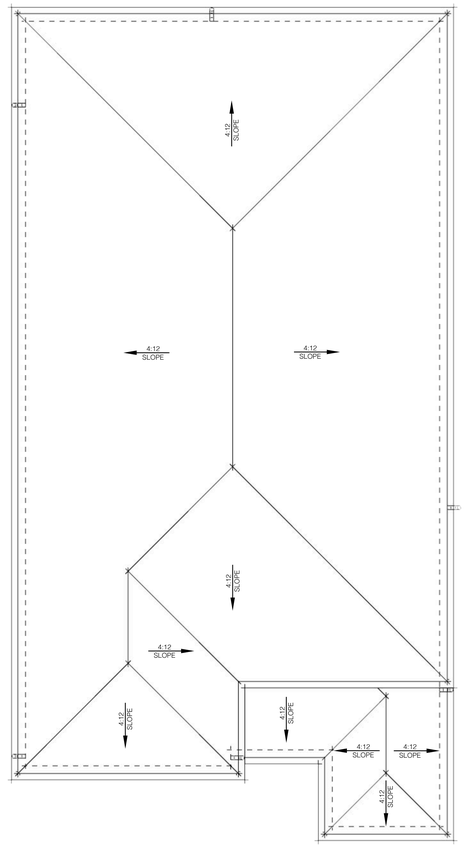
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BUNGALOW



PRAIRIE

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SCHEMATIC ROOF PLAN | PLAN 2

0 2 4 8

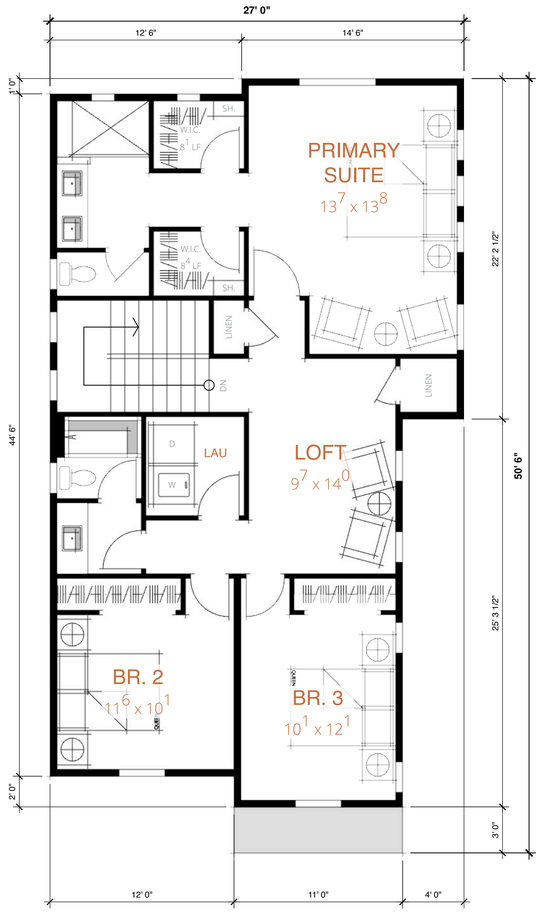
SCALE: 1/4" = 1'-0"

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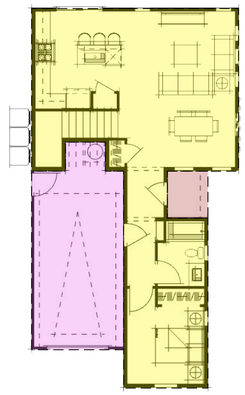
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UPPER FLOOR I 1,070 SF



MAIN FLOOR I 832 SF



LIVING AREA:	832 SF
GARAGE AREA:	300 SF
PORCH AREA:	33 SF

TOTAL COVERAGE: 1,165 SF

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SCHEMATIC FLOOR PLAN | PLAN 3 - 1,902 SF

0 2 4 8

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

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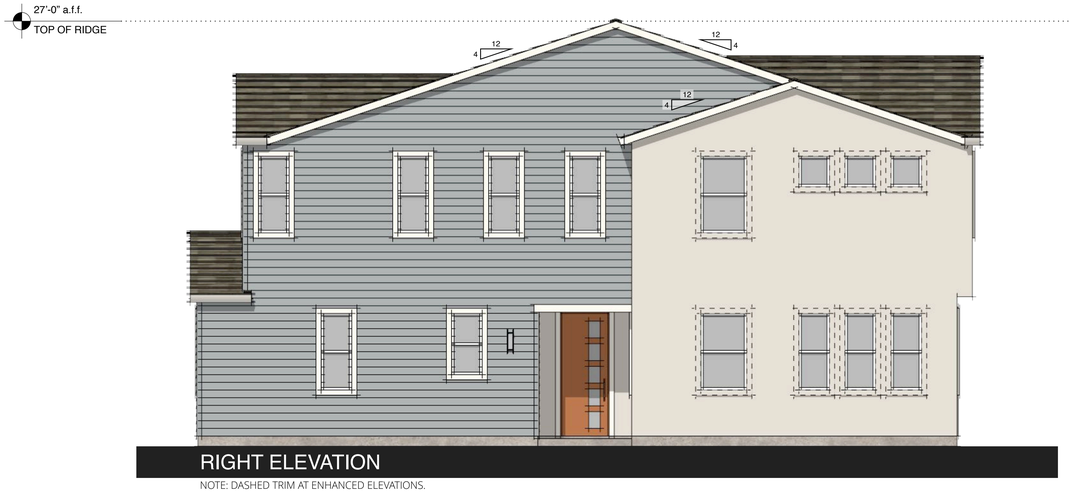
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JD+A JOB NUMBER: 25041

DATE: 05.27.2026

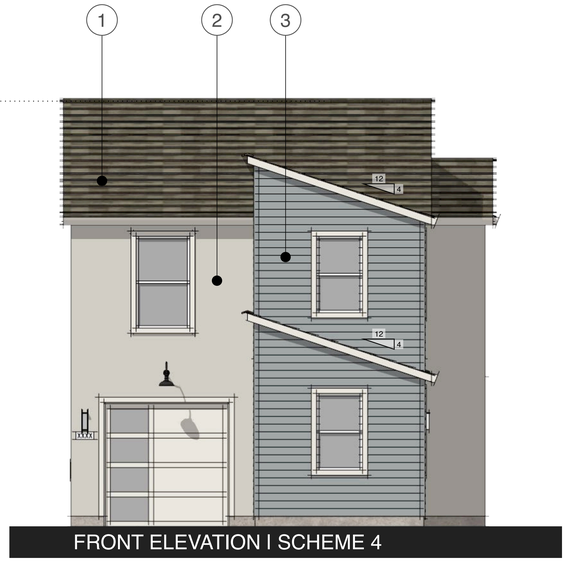
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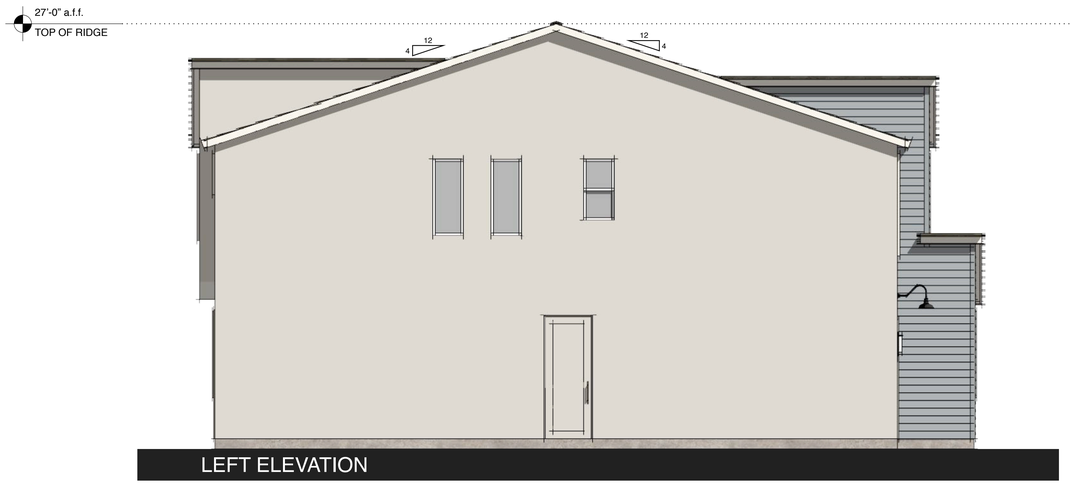


RIGHT ELEVATION

NOTE: DASHED TRIM AT ENHANCED ELEVATIONS.



FRONT ELEVATION I SCHEME 4



LEFT ELEVATION



REAR ELEVATION

SHEET NOTES

MATERIALS

1. COMPOSITION ROOFING
2. STUCCO
3. HORIZONTAL SIDING
   6" REVEAL

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SCHEMATIC ELEVATIONS | PLAN 3 - 'MODERN'

0 2 4 8

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

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DATE: 05.27.2026

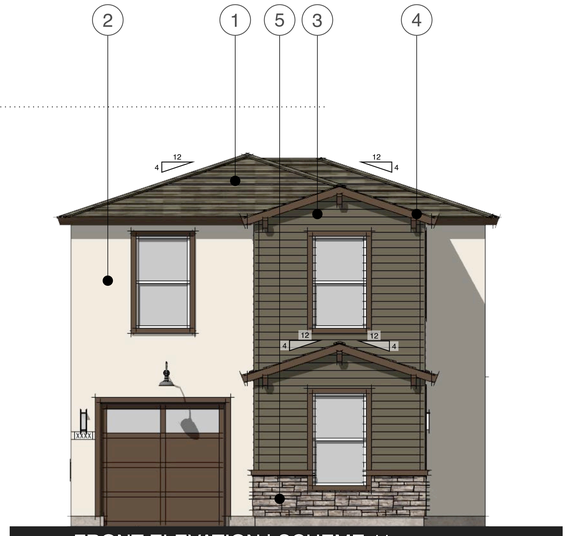
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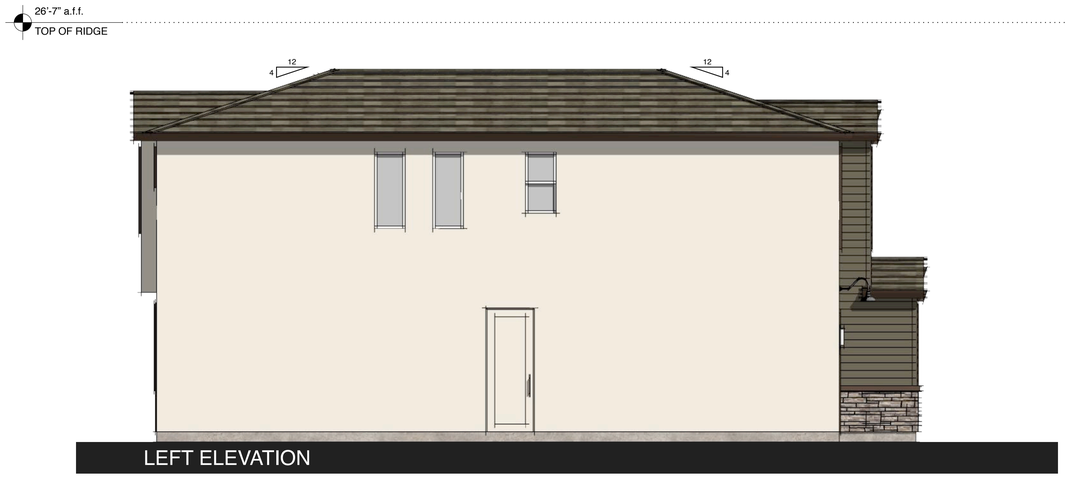


RIGHT ELEVATION

NOTE: DASHED TRIM AT ENHANCED ELEVATIONS.



FRONT ELEVATION I SCHEME 11



LEFT ELEVATION



REAR ELEVATION

SHEET NOTES

MATERIALS

1. COMPOSITION ROOFING
2. STUCCO
3. HORIZONTAL SIDING I 6" EXPOSURE
4. DECORATIVE BEAM
5. MASONRY VENEER

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SCHEMATIC ELEVATIONS | PLAN 3 - 'COTTAGE'

0 2 4 8

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

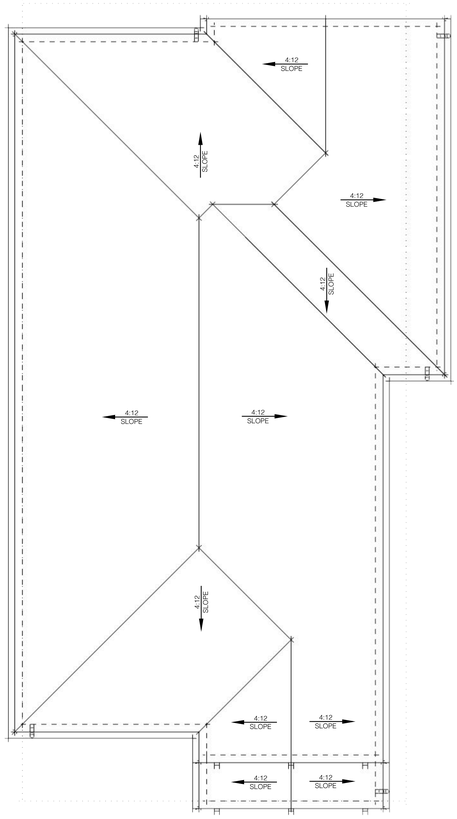
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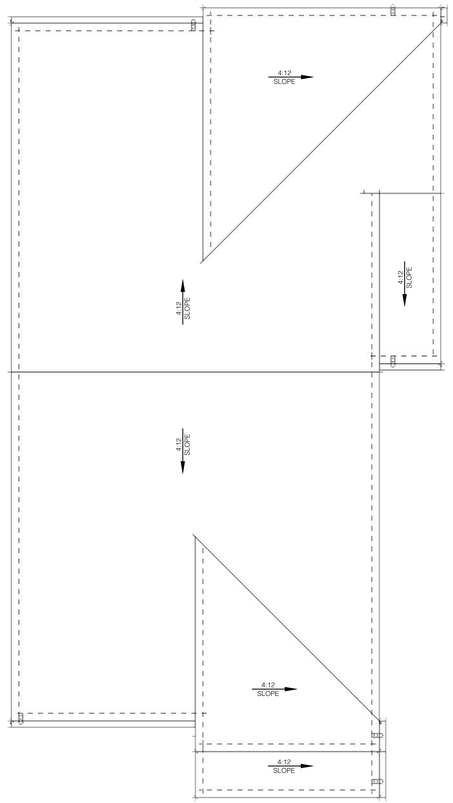
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COTTAGE



MODERN

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SCHEMATIC ROOF PLAN | PLAN 3

0 2 4 8

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

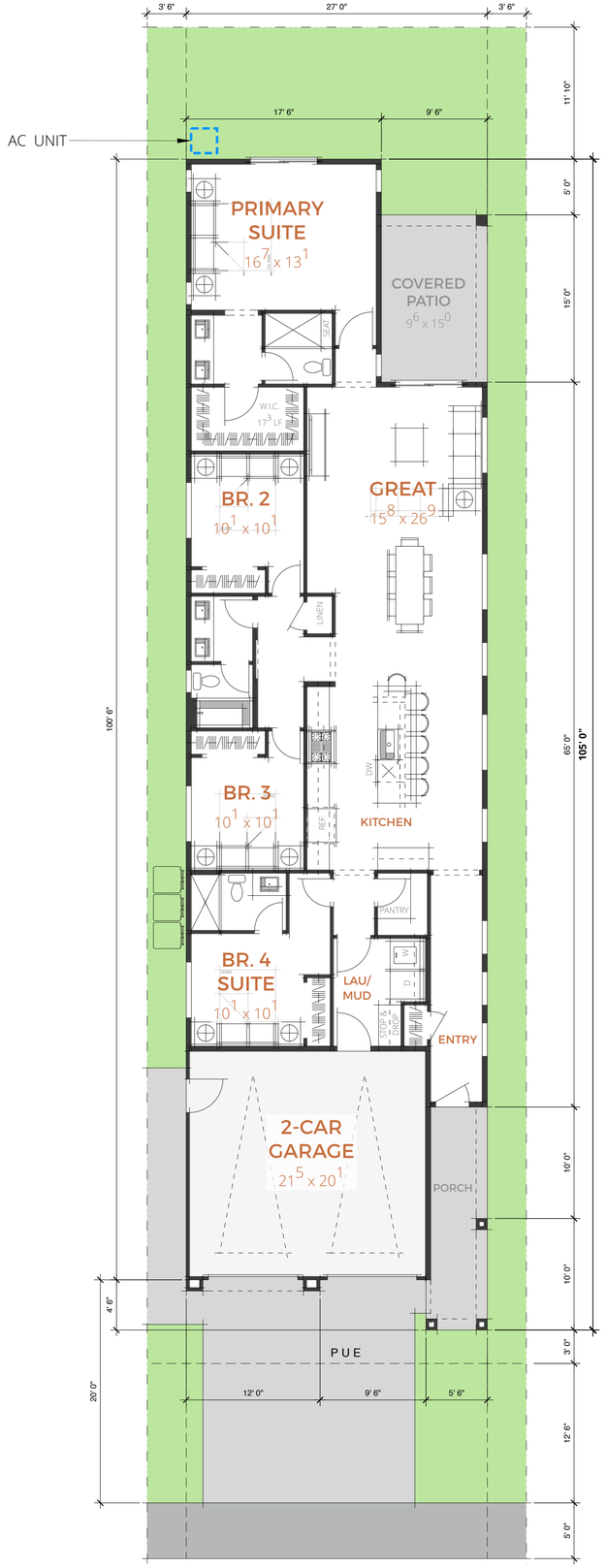
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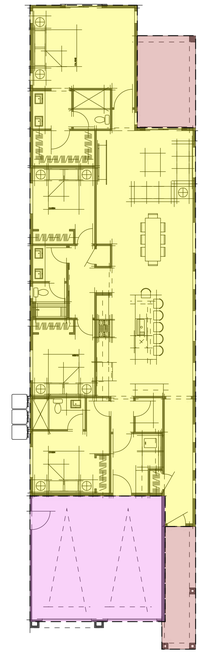
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LIVING AREA:	1,998 SF
GARAGE AREA:	447 SF
PORCH AREA:	104 SF
TOTAL COVERAGE:	2,549 SF

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SCHEMATIC FLOOR PLAN | PLAN 4 - 1,998 SF

SCALE: 3/16" = 1'-0"

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A5.1

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SHEET NOTES

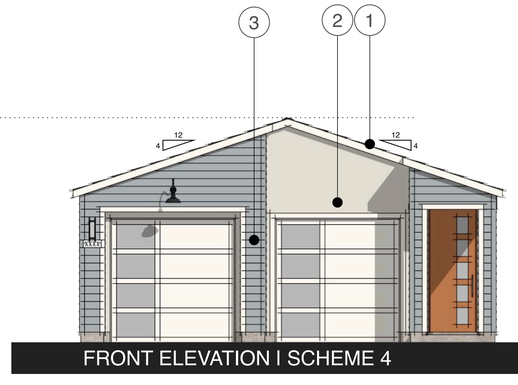
MATERIALS

1. COMPOSITION ROOFING
2. STUCCO
3. HORIZONTAL SIDING
   6" REVEAL



RIGHT ELEVATION

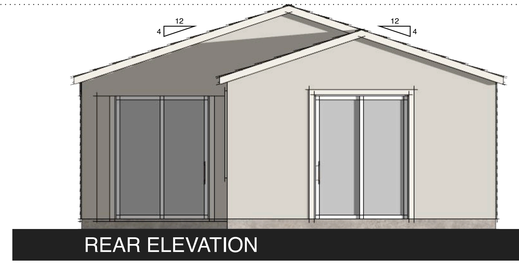
NOTE: DASHED TRIM AT ENHANCED ELEVATIONS.



FRONT ELEVATION I SCHEME 4



LEFT ELEVATION



REAR ELEVATION

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SCHEMATIC ELEVATIONS | PLAN 4 - 'MODERN'

0 2 4 8

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

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DATE: 05.26.2026

A5.2

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SHEET NOTES

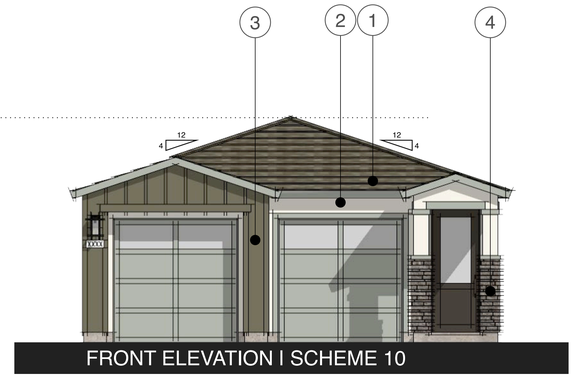
MATERIALS

1. COMPOSITION ROOFING
2. STUCCO
3. BOARD + BATTEN SIDING
   16" O.C.
4. MASONRY VENEER



RIGHT ELEVATION

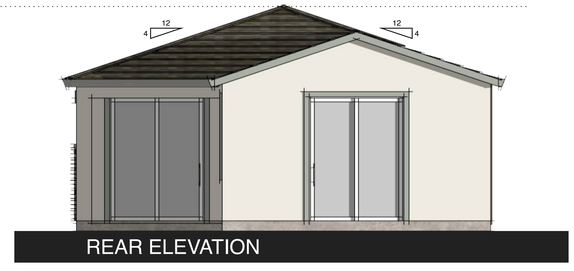
NOTE: DASHED TRIM AT ENHANCED ELEVATIONS.



FRONT ELEVATION I SCHEME 10



LEFT ELEVATION



REAR ELEVATION

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SCHEMATIC ELEVATIONS | PLAN 4 - 'BUNGALOW'

0 2 4 8

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

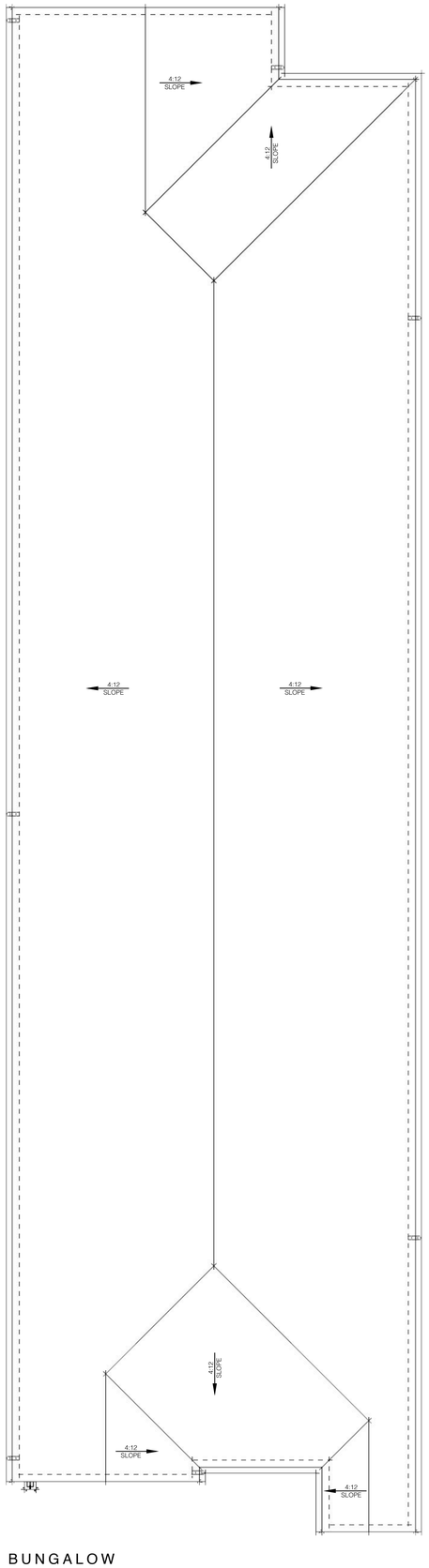
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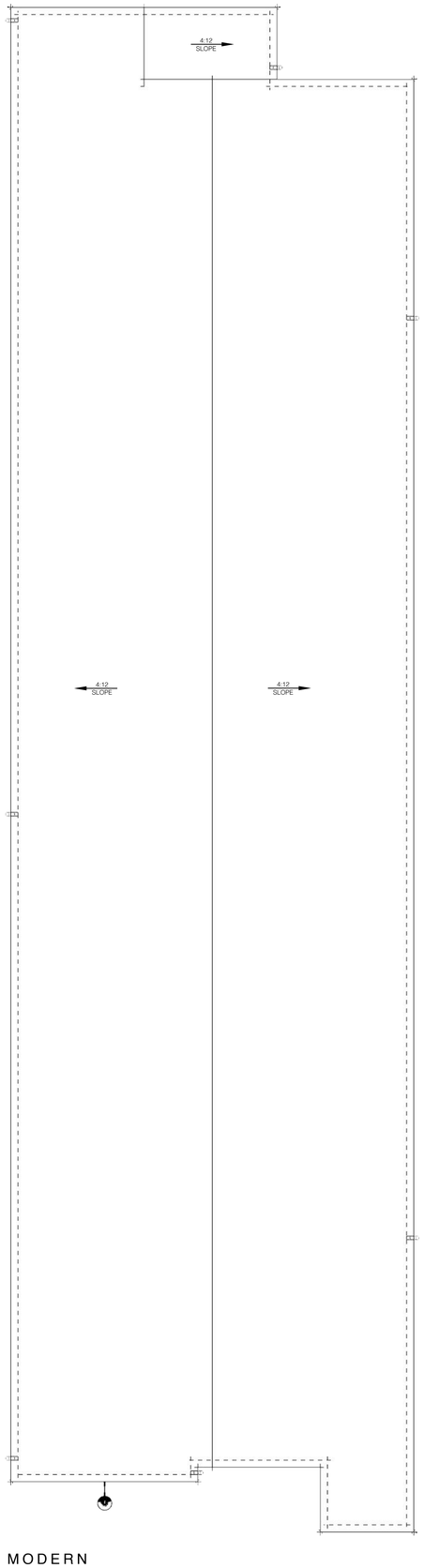
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DATE: 05.26.2026

A5.3

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BUNGALOW



MODERN

SCHEMATIC ROOF PLAN | PLAN 4

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

SPDR SUBMITTAAL

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DATE: 05.26.2026

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SCHEME 1



LANDMARK SOLARIS | WEATHERED WOOD
COMP ROOFING BY CERTAINTEED

SW 7048 | URBANE BRONZE
FASCIA + TRIM + GARAGE

SW 9504 | COLD FOAM
STUCCO BODY

SW 6186 | DRIED THYME
HORIZONTAL SIDING + VERTICAL CORNER TRIM

SW 6229 | TEMPE STAR
ENTRY DOOR

SCHEME 2



LANDMARK SOLARIS | GRAPHITE
COMP ROOFING BY CERTAINTEED

SW 7675 | SEALSKIN
FASCIA + TRIM + GARAGE

SW 7029 | AGREEABLE GRAY
STUCCO BODY

SW 7068 | GRIZZLE GRAY
HORIZONTAL SIDING + VERTICAL CORNER TRIM

SW 6027 | CORDOVAN
ENTRY DOOR

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SCHEME 3



LANDMARK SOLARIS | GRAPHITE
COMP ROOFING BY CERTAINTEED

SW 7069 | IRON ORE
FASCIA + TRIM + GARAGE

SW 7008 | ALABASTER
STUCCO BODY

SW 9640 | SEA MARINER
HORIZONTAL SIDING + VERTICAL CORNER TRIM

SW 9024 | VINTAGE GOLD
ENTRY DOOR

SCHEME 4



LANDMARK SOLARIS | WEATHERED WOOD
COMP ROOFING BY CERTAINTEED

SW 7566 | WESTHIGHLAND WHITE
FASCIA + TRIM + GARAGE

SW 9165 | GOSSAMER VEIL
STUCCO BODY

SW 9162 | AFRICAN GRAY
HORIZONTAL SIDING + VERTICAL CORNER TRIM

SW 6356 | COPPER MOUNTAIN
ENTRY DOOR

SCHEME 5



LANDMARK SOLARIS | WEATHERED WOOD
COMP ROOFING BY CERTAINTEED

SW 7026 | GRIFFIN
FASCIA + TRIM + GARAGE

SW 7012 | CREAMY
STUCCO BODY

SW 7026 | GRIFFIN
HORIZONTAL SIDING + VERTICAL CORNER TRIM

SW 6207 | RETREAT
ENTRY DOOR

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SCHEME 6



LANDMARK SOLARIS | WEATHERED WOOD
COMP ROOFING BY CERTAINTEED

SW 6990 | CAVIAR
FASCIA + TRIM + GARAGE

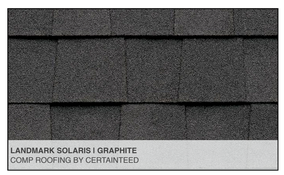
SW 7004 | SNOWBOUND
STUCCO BODY

SW 7625 | MOUNT ETNA
BOARD & BATTEN + VERTICAL CORNER TRIM



EL DORADO STONE
VINTAGE RANCH | PARCHWOOD

SCHEME 7



LANDMARK SOLARIS | GRAPHITE
COMP ROOFING BY CERTAINTEED

SW 6258 | TRICORN BLACK
FASCIA + TRIM + GARAGE

SW 7757 | HIGH REFLECTIVE WHITE
STUCCO BODY

SW 7757 | HIGH REFLECTIVE WHITE
BOARD & BATTEN + VERTICAL CORNER TRIM

SW 6321 | RED BAY
ENTRY DOOR



EL DORADO STONE
VINTAGE RANCH | STRATUSWOOD

SCHEME 8



LANDMARK SOLARIS | GRAPHITE
COMP ROOFING BY CERTAINTEED

SW 6006 | BLACK BEAN
FASCIA + TRIM + GARAGE

SW 7637 | OYSTER WHITE
STUCCO BODY

SW 6181 | SECRET GARDEN
BOARD & BATTEN + VERTICAL CORNER TRIM

SW 6006 | BLACK BEAN
ENTRY DOOR



EL DORADO STONE
VINTAGE RANCH | DAWNWOOD

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COLOR + MATERIAL | MODERN FARMHOUSE

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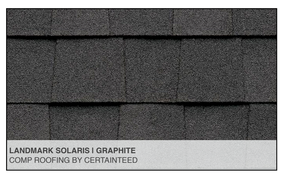
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SCHEME 9



LANDMARK SOLARIS | GRAPHITE
COMP ROOFING BY CERTAINTEED

SW 7035 | AESTHETIC WHITE
FASCIA + TRIM + GARAGE

SW 7036 | ACCESSIBLE BEIGE
STUCCO BODY

SW 7591 | RED BARN
HORIZONTAL SIDING + VERTICAL CORNER TRIM

SW 6244 | NAVAL
ENTRY DOOR



EL DORADO STONE
LEDGECUT33 | WHITECAP

SCHEME 10



LANDMARK SOLARIS | WEATHERED WOOD
COMP ROOFING BY CERTAINTEED

SW 6206 | OYSTER BAY
FASCIA + TRIM + GARAGE

SW 7551 | GREEK VILLA
STUCCO BODY

SW 2851 | SAGE GREEN LIGHT
HORIZONTAL SIDING + VERTICAL CORNER TRIM

SW 7675 | SEALSKIN
ENTRY DOOR



EL DORADO STONE
LEDGECUT33 | SAGE

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COLOR + MATERIAL | BUNGALOW

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SCHEME 11



LANDMARK SOLARIS | WEATHERED WOOD
COMP ROOFING BY CERTAINTEED

SW 9193 | DARK CLOVE
FASCIA + TRIM + GARAGE

SW 7012 | CREAMY
STUCCO BODY

SW 6167 | GARDEN GATE
HORIZONTAL SIDING

SW 7705 | WHEAT PENNY
ENTRY DOOR



ELDORADO STONE
STACKED STONE | ALDERWOOD

SCHEME 12



LANDMARK SOLARIS | GRAPHITE
COMP ROOFING BY CERTAINTEED

SW 7005 | PURE WHITE
FASCIA + TRIM + GARAGE

SW 7042 | SHOJI WHITE
STUCCO BODY

SW 7673 | PEWTER CAST
HORIZONTAL SIDING

SW 9130 | EVERGREEN FOG
ENTRY DOOR



ELDORADO STONE
STACKED STONE | DAYBREAK

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COLOR + MATERIAL | COTTAGE

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ARCHITECTURE PLANNING

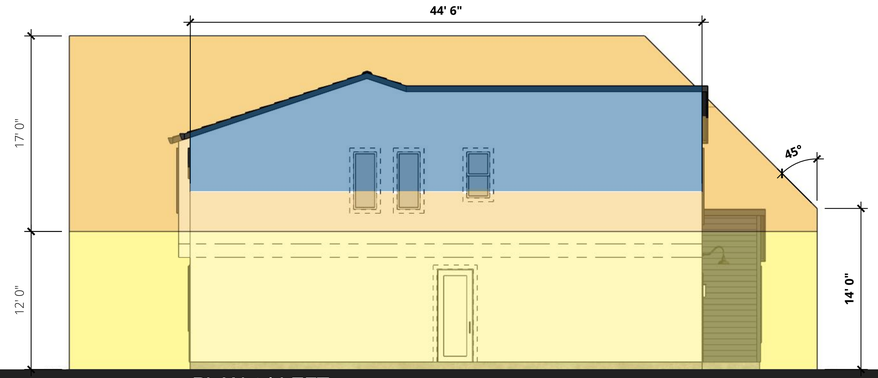
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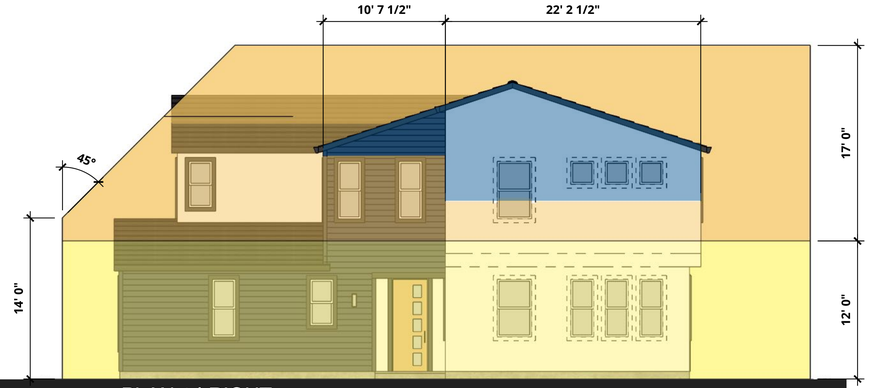
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PLAN 1 | FRONT



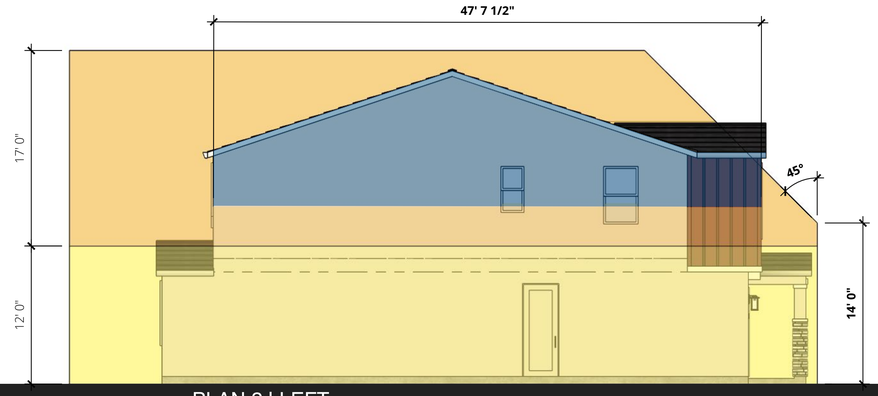
PLAN 1 | LEFT



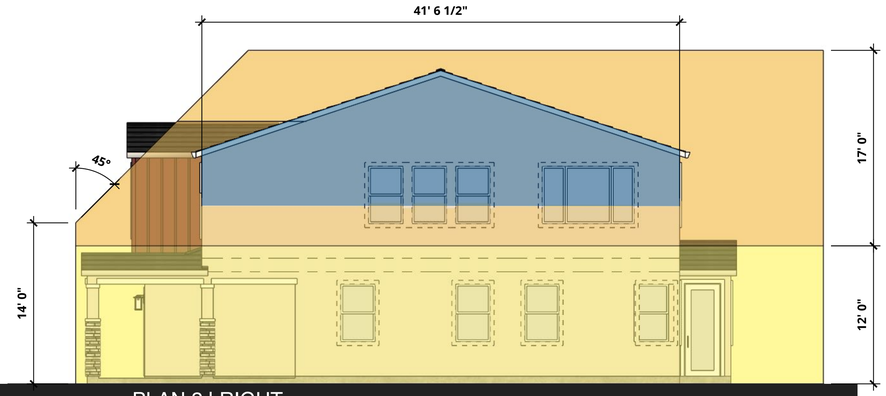
PLAN 1 | RIGHT



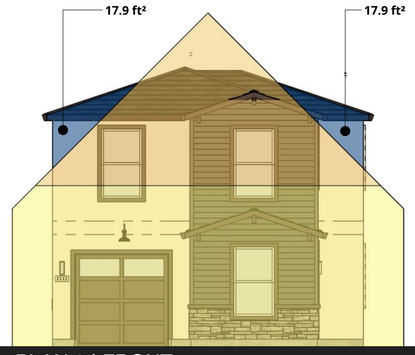
PLAN 2 | FRONT



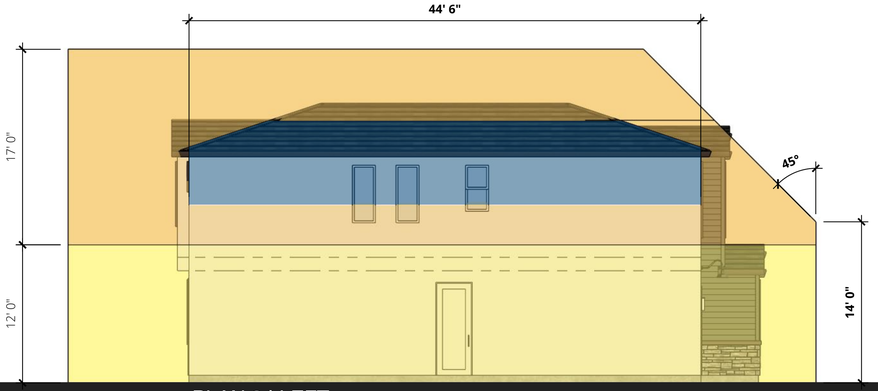
PLAN 2 | LEFT



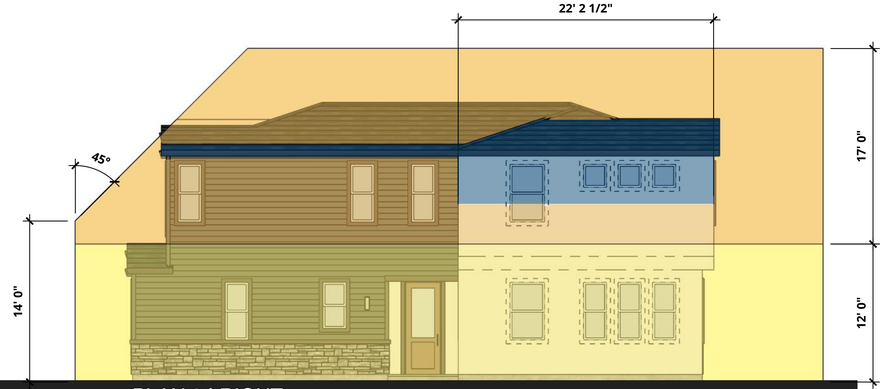
PLAN 2 | RIGHT



PLAN 3 | FRONT



PLAN 3 | LEFT



PLAN 3 | RIGHT



PLAN 4 | FRONT

NOTES

1. AREAS SHOWN VARY PER ELEVATION STYLE
2. THE BULK CONTROL ENVELOPE IS SHOWN AS TRANSPARENT YELLOW
3. ENCROACHMENTS INTO THE BULK CONTRO LENVELOPE ARE SHOWN IN TRANSPARENT BLUE
4. THE FRONT PLANE OF THE BULK CONTROL ENVELOPE IS LOCATED 20' FROM THE FRONT PROPERTY LINE
5. THE PROPOSED PLAN 4, SINGLE STORY HAS NO ENCROACHMENTS INTO THE BULK CONTROL ENVELOPE

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BULK CONTROL ANALYSIS

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

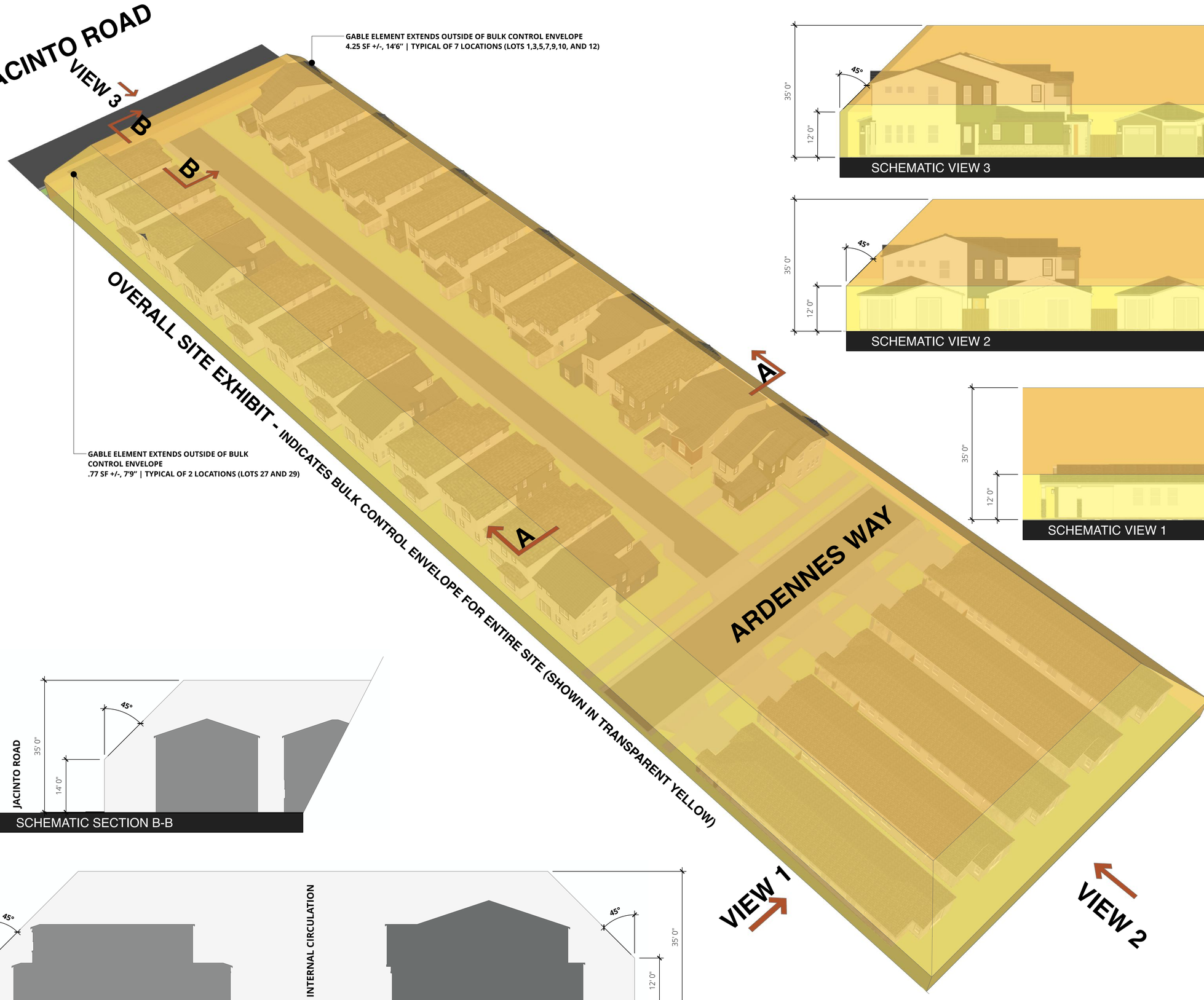
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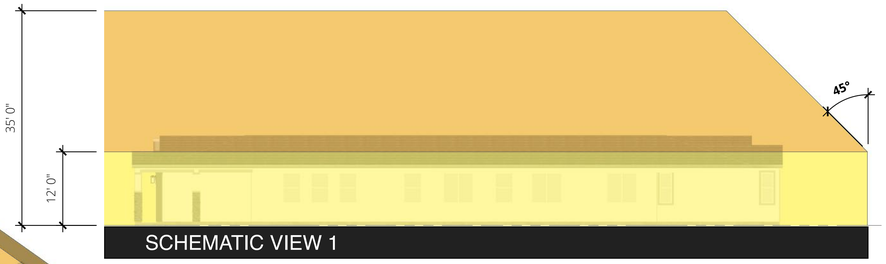
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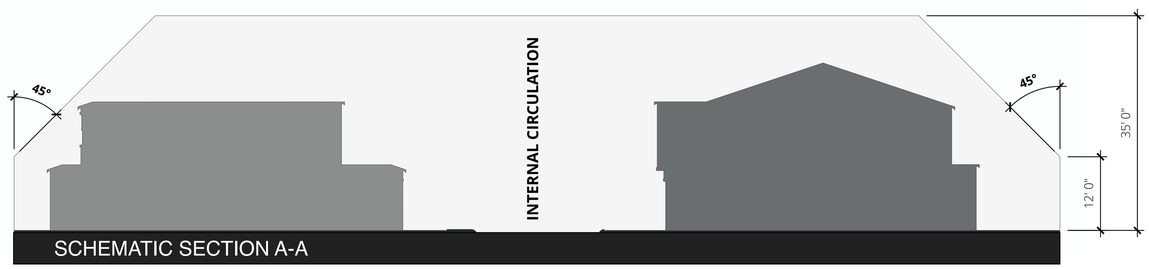
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NOTES

1. SCHEMATIC VIEWS 1-3 INDICATE ELEMENTS THAT EXTEND OUTSIDE OF THE BULK CONTROL ENVELOPE AND THE APPROXIMATE WALL AREA OF EACH ELEMENT. WHERE INDICATED, "GUTTER" INDICATES THAT ONLY THE GUTTER EXTENDS OUTSIDE OF THE ENVELOPE. THE LOT NUMBERS INDICATED ARE THE ONLY LOTS THAT HAVE ANY ELEMENT EXTENDING BEYOND THE BULK CONTROL ENVELOPE.

3. SITE-WIDE BULK CONTROL ENVELOPE PLACED AT PROJECT BOUNDARY; 12' HIGH THEN AT A 45 DEGREE ANGLE SLOPED INWARD TO A HEIGHT OF 35'

2. REFER TO CIVIL ENGINEERING DRAWINGS FOR DETAILED SITE INFORMATION.

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ALTERNATE BULK CONTROL ANALYSIS

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A7.2

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

November 12, 2025

Next Generation Capital
Attn: Nick Foster
Phone: (805) 325-6002
Via Email: nfoster@nextgenerationcapital.us

PRE-DEVELOPMENT ARBORIST REPORT & TREE INVENTORY

RE: 7615 Jacinto Road, APN 117-0202-025-000; City of Sacramento Jurisdiction

Executive Summary:
Nick Foster of Next Generation Capital, on behalf of the property owner, contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the trees on the site or within 25' of development for purposes of evaluating the impacts to the trees from the proposed development. The property is 7615 Jacinto Road and falls within the jurisdiction of the City of Sacramento. See Supporting Information Appendix 1 –Tree Location Map.

Tyler Thomson, ISA Certified Arborist #WE-12751A, was on site October 28, 2025. A total of 20 trees on this property and 4 offsite trees were evaluated. There is 1 tree on the property considered 'Private-Protected' by the City of Sacramento Tree Preservation code chapter 12.56.

TABLE 1 – Tree Inventory Summary

Tree Species	Trees Inventoried	Trees located on the Parcel[1]	Protected by Sacramento City Tree Preservation Code	Proposed for Removal	Trees impacted by the proposed development and requiring special protection measures
Almond, *Prunus dulcis*	1	1	0	1	0
Canary Island date palm, *Phoenix canariensis*	2	1	0	1	1
Chinese tallow tree, *Triadica sebifera*	3	3	0	3	0
Coast redwood, *Sequoia sempervirens*	1	0	0	0	1
Mexican fan palm, *Washingtonia robusta*	1	1	0	1	0
Mulberry, *Morus sp.*	3	3	0	3	0

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

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Tree Species	Trees Inventoried	Trees located on the Parcel[1]	Protected by Sacramento City Tree Preservation Code	Proposed for Removal	Trees impacted by the proposed development and requiring special protection measures
Pacific willow, *Salix lasiandra*	1	1	0	1	0
Palm sp.	7	0	0	0	1
Silk tree, *Albizia julibrissin*	1	1	0	1	0
Silver maple, *Acer saccharinum*	5	5	1	5	0
Sweetgum, *Liquidambar sp.*	1	0	0	0	1
White alder, *Alnus rhombifolia*	1	0	0	0	1
0-Dead/666-Unprotected	9	9	0	9	0
Total	**36**	**25**	**1**	**25**	**5**

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

Methods

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

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

Tree Location: The GPS location of each tree was collected using the ESRI's ArcGIS collector application on an Apple iPhone or 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 steel diameter tape was used to measure the DSH. A Stanley laser distance meter was used to measure distances. Canopy radius measurements may also have been estimated due to obstructions.

Terms

Field Tag # The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree.

City Tag # The number listed on the City of Sacramento tree inventory in the ARC GIS system found online at: saccity.maps.arcgis.com

Protected by Code The definition of protected trees in 12.56.020 Definitions is:

"City tree" means any tree the trunk of which, when measured four and one-half feet above ground, is partially or completely located in a city park, on real property the city owns in fee, or on a public right-of-way, including any street, road, sidewalk, park strip, mow strip, or alley.

"Private protected tree" means:

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;

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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.

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

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Minor problem(s)	Fair	**3**
Major problem(s)	Fair to Poor	**2**
Extreme problem(s)	Poor	**1**
Dead	Dead	**0**

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

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

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

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

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.

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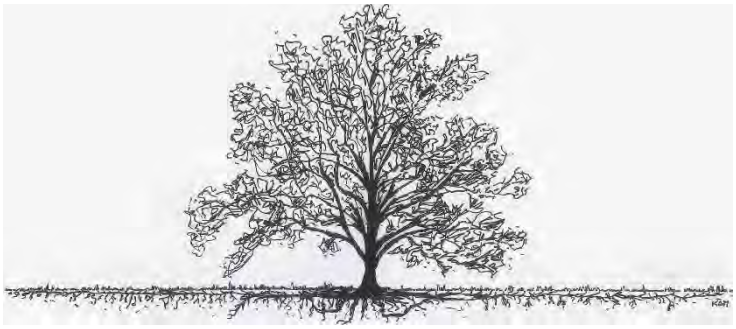
Critical	Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.

Discussion

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

Root Structure

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



The reality of where roots are generally located

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

Arborist Classifications

There are different types of Arborists:

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

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

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

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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

RECOMMENDATIONS: Summary of Tree Protection Measures for Site Planning

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

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

Report Prepared by:

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Arborist Assistant

Project Arborist:

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

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

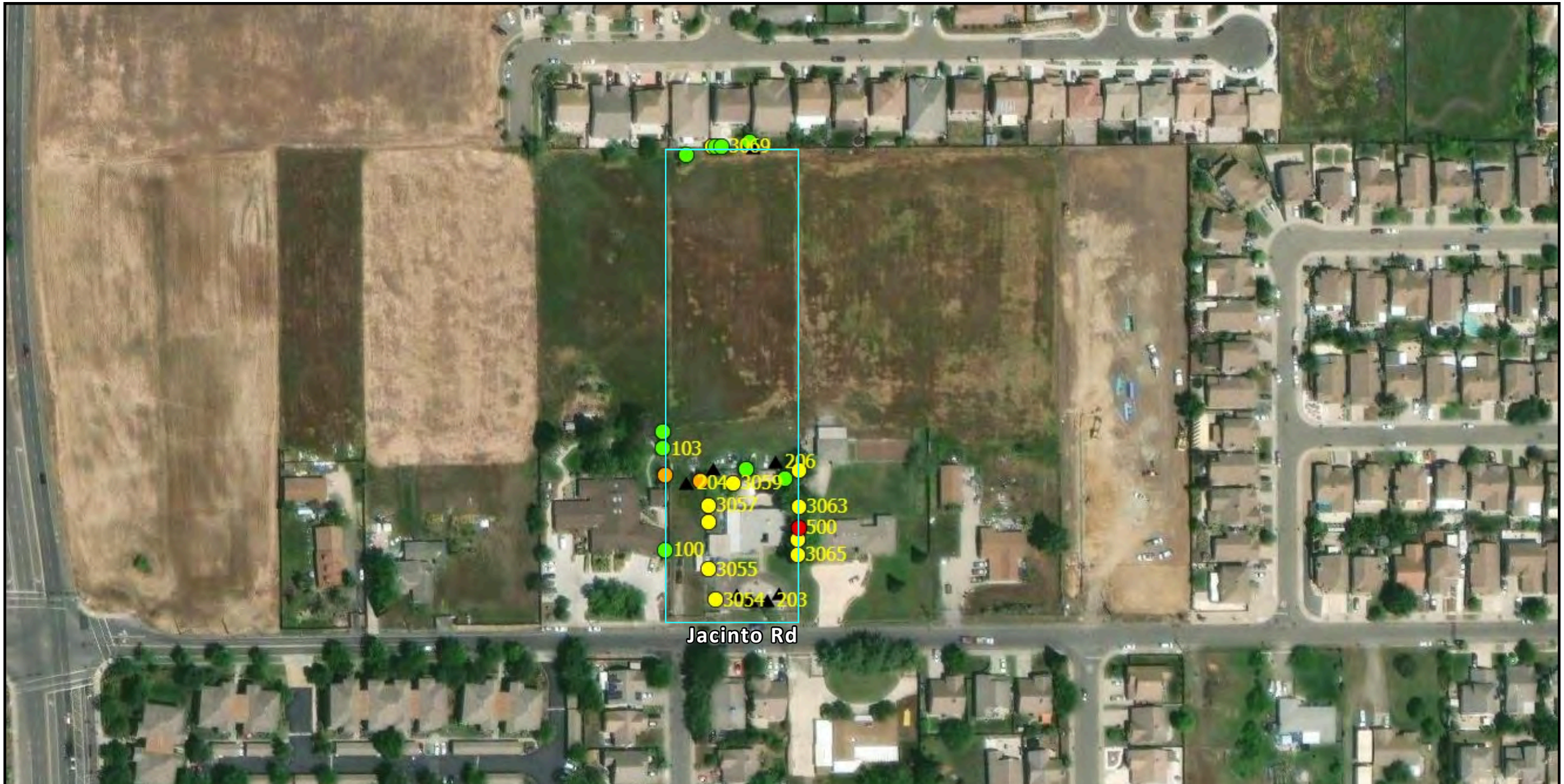
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California Tree & Landscape Consulting, Inc.

411 Grass Valley Hwy #1050
Auburn, CA 95603

MAP OF PROPERTY SHOWING APPROXIMATE TREE LOCATIONS

The GIS locations used in this exhibit were collected using IOS and Android technology and are not surveyed locations.

Due to the age of the aerial imagery provided by ESRI there are times when vegetation that appears in the aerial image had in fact been previously removed.

APPROXIMATE PARCEL BOUNDARY

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

Sheet No. 1

7615 Jacinto Road

City of Sacramento, CA

Prepared for: Next Generation Capital

Date: 11/11/2025



California Tree & Landscape Consulting, Inc.

411 Grass Valley Hwy #1050
Auburn, CA 95603

MAP OF PROPERTY SHOWING APPROXIMATE TREE LOCATIONS

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Arborist Rating

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

Sheet No. 2

7615 Jacinto Road

City of Sacramento, CA

Prepared for: Next Generation Capital

Date: 11/11/2025



California Tree & Landscape Consulting, Inc.

411 Grass Valley Hwy #1050
Auburn, CA 95603

MAP OF PROPERTY SHOWING APPROXIMATE TREE LOCATIONS

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Arborist Rating

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

7615 Jacinto Road

City of Sacramento, CA

Sheet No. 3

Prepared for: Next Generation Capital

Date: 11/11/2025

APPENDIX 2 – TREE DATA

Tag #	Protected By Code	Offsite	Species Common Name	Species Botanical Name	DSH (in.)	DBH Multi-Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	Notes	Dvlpmnt Status	Impacts
100	No	Yes	Sweetgum	*Liquidambar sp.*	7		54	14	3-Minor Problems	Offsite by 4 feet. Overlaps property line high and low by approximately 4 feet.	Retain, off site.	Existing neighbor will protect. Minor encroachment possible for retaining wall/property fence. Root prune any roots 1" in diameter or larger.
101	No	Yes	White alder	*Alnus rhombifolia*	11		54	12	1-Extreme Structure or Health Problems	Offsite by 4 feet. Overlaps property line high and low by approximately 7 feet.	Retain, off site.	Existing neighbor will protect. Minor encroachment possible for retaining wall/property fence. Root prune any roots 1" in diameter or larger.
102	No	Yes	Palms	*N/A*					3-Minor Problems	7 offsite palms. Some palms less than 1 foot from property line. Overlap of 6 feet.	Retain, off site.	Existing neighbor will protect. Minor encroachment possible for retaining wall/property fence. Root prune any roots 1" in diameter or larger.
103	No	Yes	Canary Island date palm	*Phoenix canariensis*	13		54	11	3-Minor Problems	Offsite by 6 feet. Overlaps by 2 feet.	Retain, off site.	Existing neighbor will protect. Minor encroachment possible for retaining wall/property fence. Root prune any roots 1" in diameter or larger.
104	No	Yes	Coast redwood	*Sequoia sempervirens*	14		54	12	3-Minor Problems	Offsite by 6 feet. Overlaps by 3 feet.	Retain, off site.	Existing neighbor will protect. Minor encroachment possible for retaining wall/property fence. Root prune any roots 1" in diameter or larger.

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Tag #	Protected By Code	Offsite	Species Common Name	Species Botanical Name	DSH (in.)	DBH Multi-Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	Notes	Dvlpmnt Status	Impacts
200	No	No	Silk tree	*Albizia julibrissin*					666-Unprotected	Cut stump to 2 feet. Dense sprouts in response	To be removed.	N/A
201	No	No	Silk tree	*Albizia julibrissin*					666-Unprotected	Cut stump to 2 feet. Dense sprouts in response	To be removed.	N/A
202	No	No	Crape myrtle	*Lagerstroemia indica*					666-Unprotected	Small diameter stems. Short tree.	To be removed.	N/A
203	No	No	Crape myrtle	*Lagerstroemia indica*					666-Unprotected	Small diameter stems. Short tree.	To be removed.	N/A
204	No	No	Fig	*Ficus sp*				7	666-Unprotected	Small diameter stems. Bush-like fig, short.	To be removed.	N/A
205	No	No	Mixed sp.						666-Unprotected	3 bushes. Lemon and crab apple.	To be removed.	N/A
206	No	No	Canary Island date palm	*Phoenix canariensis*				9	666-Unprotected	Short/young date palm.	To be removed.	N/A
207	No	No	Chinese tallow tree	*Triadica sebifera*					666-Unprotected	Small diameter. Multi-stem. Bush-like.	To be removed.	N/A
500	No (dead)	No	Silver maple	*Acer saccharinum*	25		54		0-Dead	Standing mostly intact dead.	To be removed.	N/A
3054	No	No	Silk tree	*Albizia julibrissin*	14	6, 6, 5, 5	54	16	2-Major Structure or health problems	Crowded multi-stem union at grade, included bark and swollen base. Decayed flush cuts on stems.	To be removed.	N/A
3055	No	No	Mulberry	*Morus sp.*	19		54	18	2-Major Structure or health problems	Elevated roots 50% bark loss. Multi-stem at 6 feet. Pollarded structure.	To be removed.	N/A
3056	No	No	Silver maple	*Acer saccharinum*	14		54	14	1-Extreme Structure or Health Problems	Severe/extensive bark loss and decay. Poor structure and vigor.	To be removed.	N/A
3057	No	No	Mulberry	*Morus sp.*	20.5		54	18	2-Major Structure or health problems	Swollen base, damaged elevated roots. Bark loss throughout. Pollarded structure.	To be removed.	N/A

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Tag #	Protected By Code	Offsite	Species Common Name	Species Botanical Name	DSH (in.)	DBH Multi-Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	Notes	Dvlpmnt Status	Impacts
3058	No	No	Mulberry	*Morus sp.*	20.5		54	21	2-Major Structure or health problems	Swollen base, damaged elevated roots. Bark loss throughout. Pollarded structure.	To be removed.	N/A
3059	No	No	Almond	*Prunus dulcis*	10.5	7.5, 6	54	16	2-Major Structure or health problems	Unbalanced base trunk and stems. Sparse foliage. Moderate/low vigor.	To be removed.	N/A
3060	No	No	Canary Island date palm	*Phoenix canariensis*	29		54	13	3-Minor Problems	Fair base. Balanced/healthy fronds. Approximately 25 feet tall	To be removed.	N/A
3061	No	No	Mexican fan palm	*Washingtonia robusta*	18		54	8	3-Minor Problems	Base growing over concrete. Dead fronds. Fair frond health/balance. Approximately 40 feet tall.	To be removed.	N/A
3062	Yes	No	Silver maple	*Acer saccharinum*	35.5		30	23	2-Major Structure or health problems	Flare against east property line. Large/unbalanced stems. Large stem failures. Significant die-back in upper middle crown.	To be removed.	N/A
3063	No	No	Silver maple	*Acer saccharinum*	30		30	30	2-Major Structure or health problems	Dsh approximate. Flare against east property line. Large/unbalanced stems with unstable stem unions. Healthy foliage.	To be removed.	N/A
3064	No	No	Silver maple	*Acer saccharinum*	23.5		54	26	2-Major Structure or health problems	Flare against east property line. Large /unbalanced stems with unstable stem unions. Healthy foliage.	To be removed.	N/A
3065	No	No	Silver maple	*Acer saccharinum*	26.5		54	25	2-Major Structure or health problems	Flare against east property line. Large /unbalanced stems with unstable stem unions. Significant die-back. Healthy foliage.	To be removed.	N/A
3066	No	No	Pacific willow	*Salix lasiandra*	17		6	12	3-Minor Problems	Fair structure and vigor. Multi-stem at 1 foot.	To be removed.	N/A

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Tag #	Protected By Code	Offsite	Species Common Name	Species Botanical Name	DSH (in.)	DBH Multi-Stem (in.)	Measured At (in.)	Canopy Radius (ft.)	Arborist Rating	Notes	Dvlpmnt Status	Impacts
3067	No	No	Chinese tallow tree	*Triadica sebifera*	8	6,4	54	10	2-Major Structure or health problems	Poor primary stem connections. One-sided south, against north fence/property line. Healthy foliage.	To be removed.	N/A
3068	No	No	Chinese tallow tree	*Triadica sebifera*	6.5		24	10	3-Minor Problems	Fair structure and vigor. 4 feet south of north property line.	To be removed.	N/A
3069	No	No	Chinese tallow tree	*Triadica sebifera*	6		54	10	3-Minor Problems	Fair structure and vigor. 4 feet south of north property line.	To be removed.	N/A

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APPENDIX 3 – GENERAL PRACTICES FOR TREE PROTECTION

Definitions

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

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

Methods Used in Tree Protection:

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

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

Irrigate, Fertilize, Mulch: Supplemental irrigation, fertilization and or addition of mulch may be required at some point in time during the course of construction. The project arborist will recommend any or all of these mitigation measures as necessary during the course of construction.

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.

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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.

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APPENDIX 4 – SITE PHOTOGRAPHS by Tyler Thomson, October 28, 2025



Photo #1, Shows Trees #200-203, in front yard



Photo #2, Shows Trees #100 & #101 (both offsite), from left to right

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Photo #3, Shows Tree #3056, tree has severe/extensive bark loss and decay



Photo #4, Shows Trees #3058 & #3057, from left to right

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Photo #5, Shows Tree #500 (dead)



Photo #6, Shows Tag #102 (7 offsite palms)

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AN EVALUATION OF 6715 JACINTO ROAD,

CITY OF SACRAMENTO, CALIFORNIA

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October 2025

(Job #25-104)

INTRODUCTION

A development has been planned for the property that currently includes a residential building at 7615 Jacinto Road. For the City of Sacramento to issue a waiver for a major study of the building, we have prepared an analysis of the significance of the property under the California Register of Historical Resources (CRHR) that we believe will suffice.

REGULATORY CONTEXT

State historic preservation regulations affecting this project include the statutes and guidelines contained in the California Environmental Quality Act (CEQA; Public Resources Code sections 21083.2 and 21084.1 and sections 15064.5 and 15126.4 (b) of the CEQA Guidelines). CEQA Section 15064.5 requires that lead agencies determine whether projects may have a significant effect on archaeological and historical resources. Public Resources Code Section 21098.1 further states: A project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

An "historical resource" includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript that is historically or archaeologically significant (Public Resources Code section 5020.1).

Advice on procedures to identify such resources, evaluate their importance, and estimate potential effects is given in several agency publications such as the series produced by the Governor's Office of Planning and Research (OPR), CEQA and Archaeological Resources, 1994. The technical advice series produced by OPR strongly recommends that Native American concerns and the concerns of other interested persons and corporate entities, including, but not limited to, museums, historical commissions, associations, and societies be solicited as part of the process of cultural resources inventory. In addition, California law protects Native American burials, skeletal remains, and associated grave goods regardless of the antiquity and provides for the sensitive treatment and disposition of those remains (California Health and Safety Code Section 7050.5, California Public Resources Codes Sections 5097.94 et al).

The California Register of Historical Resources (Public Resources Code Section 5020 et seq.)

The State Historic Preservation Office (SHPO) maintains the California Register of Historical Resources (CRHR). Properties listed, or formally designated as eligible for listing, in the National Register of Historic Places are automatically listed on the CRHR, as well as State Landmarks and Points of Historical Interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

For the purposes of CEQA, an historical resource is a resource listed in, or determined eligible for listing in the California Register of Historical Resources. When a project will impact a site, it needs to be determined whether the site is an historical resource. The criteria are set forth in Section 15064.5(a) (3) of the CEQA Guidelines, and are defined as any resource that does any of the following:

Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

Is associated with the lives of persons important in our past;

Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

Has yielded, or may be likely to yield, information important in prehistory or history.

In addition, the CEQA Guidelines, Section 15064.5(a) (4) states:

The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code section 5020.1(j) or 5024.1.

7615 Jacinto Road, Sacramento

The residence of concern is located at 7615 Jacinto Road. A development plan has been proposed to include this parcel, requiring removal of the residence.

History

The belief is that the house was built for James B. Smooth, who was the only resident with his wife Diann and family. There is conflicting information from Sacramento City Directories indication the Smooth family lived in this residence from 1993-2020. There may have been a previous owner/resident from 1967-1993. Or the building may be of a later date of construction.

Little information is available on the Smooth family. In 1972, a directory lists his address as 60th Avenue in Sacramento. He is reported to be about 16, and attends Johnson High School. Again,

this may not be factual. In 1972, then reportedly 23, James Smooth marries Diann Smith, 24, of Siskyou County in July 1948.

Both of the Smooths, James and Diann, were involved in education in Sacramento while raising their family. James taught band and orchestra at Johnson High School. Diann spent 34 years working in the Del Paso United School District as a teacher/principal/ and assistant superintendent Diann Smooth passed away 2020, leaving behind husband James and 4 children.

Research

The house has never been recorded in the past and is not on any list of notable resources (North Central Information Center 2025; see References). The Smooths, although apparently contributors to the education of many young people, are not mentioned in the 2023 "Sacramento African American Experience History Project."

Building Description

This is a single family residence built in 1967, per County Assessor records. It is a one story frame structure with detached garage and an area of rock work on the front of an otherwise wooden structure. There is a full length wood deck between the two structures with a wood lattice sunshade over most of the deck. The house features wood framed windows and sliding doors, with all frames painted white, providing a strong contrast with the brown siding. There are no windows on the front, south, elevation, of the house, but there is a deeply recessed entry. The area that appears to be field stone is to the right of the entry and includes an exterior chimney. There is a similar brick chimney on the rear. The roof is a front gable, shallow pitched, with narrow, for the most part, closed eaves. There is a swimming pool with concrete apron in the rear. The building is generally in good condition, but the deck is badly deteriorated.

The building is currently owned by NGC Trecinto LLC.

Evaluation for the CRHR

There are four criteria for determining eligibility for a building. Each is discussed below.

Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; The building, dating back to possibly 1967, is not found to be associated with any events of note. It lies in a suburban/rural setting, more developed today in the area than when the house was built.

Is associated with the lives of persons important in our past; The Smooths were both involved with education for a number of years in Sacramento. But no notice has been made of their

contributions. In any event, their importance in teaching, and being the home of an educator does not point to any contributions to illustrate their value in the field of education.

Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; The property is not particularly unique, and has some serious problems

Has yielded, or may be likely to yield, information important in prehistory or history. There is no archeological value to such a recently use property.

The building is not important under any of the criteria of the California Register of Historical Resources. Our conclusion is that the building is not eligible. We do not believe any further research is necessary, and this report and site form will be filed with the North Central Information Center for future researchers.

References

Ancestry.com (city directories, marriage record, yearbooks, obituary)

City Registers

Elk Grove: https://elkgrove.gov/commissions-and-committees/historic-preservation-committee

Sacramento: https://www.cityofsacramento.gov/community-development/planning/preservation/sacramento-register

NCIC inventory.

OHP BERD online: https://ohp.parks.ca.gov/?page_id=30338.

Page & Turnbull (with Damany M. Fisher)

Sacramento African American Experience History Project, Historic Context Statement.

Outlook

Objection to Project Z25-091 | 7615 Jacinto Road Subdivision Public Hearing

From Lu Chunhui <luchunhui8888@gmail.com>
Date Thu 7/16/2026 11:58 AM
To Michael Crampton <MCrampton@cityofsacramento.org>

Dear Mr. Crampton,

I am writing to formally submit my objections to Project Z25-091, the tentative subdivision plan at 7615 Jacinto Road. I am a nearby resident within 500 feet of the proposed development, and this project will bring severe negative impacts to our neighborhood.

First, the plan proposes to build 29 single-family homes on merely 2.4 acres of land, which creates extremely high housing density for our R-1 single-unit residential zone. The request to waive minimum lot size, building setback and lot coverage standards will result in houses being built very close to property lines. This will drastically reduce residential privacy, block natural sunlight and outdoor views for surrounding homes, and destroy the quiet residential living environment we currently have.

Second, the dense new housing will generate a huge increase in daily vehicle traffic. Our local roads, parking spaces and street infrastructure were not designed to handle such a large volume of new cars. We will face constant traffic congestion, limited street parking and extra road noise all day long, which greatly lowers our quality of life.

Third, the application includes a permit to remove one mature protected private tree. Mature trees play a critical role in cooling the neighborhood, filtering air and reducing noise pollution. Removing this protected tree will permanently damage the local green landscape and ecological balance with no sufficient replacement plan provided.

In addition, relaxing bulk control standards will allow larger building footprints. Combined with dense housing, this will lead to overcrowding of the community and overburden local public facilities including drainage systems and city utilities.

I strongly request the city to reject this application. If the project moves forward, I demand the developer revise the plan: reduce the total number of housing units, follow the original zoning standards without variances, keep the protected tree, and complete a traffic improvement plan to offset the added vehicle volume.

I ask that all my concerns be officially recorded as part of the public hearing record for Project Z25-091, as I reserve all my legal rights related to this development proposal.

My residential address: 8517 Ardennes way Elk Grove Ca95758
Contact phone: +1 (916) 230-9837

Sincerely,
Ling Nin Sen

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 and Tree Permit Time Extension, for the project known as **Z26-040 (Robla Estates 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 July 25, 2028) of a previously approved Tentative Subdivision Map (P21-009) to subdivide 19.58 gross acres into 177 residential lots, 33 lots for common facilities including alleys, public and private open space, landscaping, water detention, and a public park in the Multi-Unit Dwelling (R-2A) zone.

2. **Site Plan and Design Review Time Extension** for two years (until July 25, 2028) for review of the tentative subdivision map layout with deviations to reduce the minimum required lot depth, lot size, lot coverage, and minimum required street frontage; and for the construction of 177 single-unit dwellings with five house models/plans and four elevations.

3. **Tree Permit Time Extension** for two years (until July 25, 2028) for the removal of 40 City street trees and two private protected trees.

PROJECT INFORMATION

Location:	5240 Rio Linda Boulevard
Parcel Number:	226-0062-014-0000
Council District:	1
Property Owner / Applicant:	Jeremy Jaeger 200 S Harding Blvd., Roseville, CA 95678
Project Planner:	Jose Quintanilla, Associate Planner, (916) 808-5879
Hearing Date:	July 30, 2026

Land Use Information

General Plan Designation:	Neighborhood (N)
Community Plan Area:	North Sacramento
Housing Element Site:	No
Specific Plan:	N/A
Zone:	R-2A (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:	A	Rio Linda Creek; Dry Creek Parkway; Vacant
South:	C-1-R; C-2	Residential; Vacant
East:	R-1	Single-Unit and Rural Residential; Bike Trail
West:	A; C-2-PUD; R-3-PUD	Rio Linda Creek; Residential; Vacant

Site Characteristics

Existing Property Area:	852,904 square feet / 19.58 gross acres
Topography:	Flat
Street Improvements:	Required
Utilities:	Required
Existing Land Use of Site:	Vacant

Other Information

Previous Files:	P21-009, SCR25-0008, FPM26-0013

ATTACHMENTS

Attachment 1: Resolution 2023-0249, Findings of Fact and Conditions of Approval for the Robla Estates Subdivision Project (P21-009)

Attachment 2: Resolution 2023-0247, adopting a Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP)

PROPOSED PROJECT AND ANALYSIS

Background

The project site is located on a vacant parcel totaling approximately 19.58 acres. Surrounding land uses include SAFCA-owned vacant land, Rio Linda Creek, and Dry Creek Parkway to the north; residential and vacant land to the south; single-unit and rural residential uses and the Sacramento Northern Bike Trail to the east; and residential, commercial, and vacant land to the west.

On July 25, 2023, the City Council adopted Ordinance 2023-0013, rezoning the project site from the Agricultural (A) zone to the Multi-Unit Dwelling (R-2A) zone. The City Council also adopted Resolution 2023-0248, amending the General Plan land use designation from Suburban Neighborhood Low Density to Suburban Neighborhood Medium Density, Resolution 2023-0247, adopting a Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) pursuant to the requirements of the California Environmental Quality Act (CEQA), and Resolution 2023-0249, approving the project entitlements, including a Tentative Subdivision Map, Site Plan and Design Review, and Tree Permit.

The approved project entitlements authorize the subdivision of the 19.58-acre site into 177 residential lots and 32 lots for private alleys, public and private open space, landscaping, water detention, and a public park to facilitate the development of 177 single-unit dwellings. The Tree Permit authorized the removal of 40 City street trees and two protected private trees. Although Resolution 2023-0249 describes the approved subdivision as consisting of 177 residential lots and 32 non-residential lots for private and public facilities, the approved Tentative Subdivision Map actually included 33 non-residential lots. These entitlements were set to expire on July 25, 2026.

It is noted that the applicant subsequently filed for a substantial conformance review of the Tentative Subdivision Map to make minor refinements to the subdivision layout in coordination with Development Engineering (File No. SCR25-0008 and FPM26-0013). Lot J was divided into two lots, resulting in a total of 34 non-residential lots. These refinements did not alter the intent or the overall design of the project. The subdivision map remains in substantial conformance with the 2023 approvals, and no changes to the previously approved project are proposed as part of this time extension request.

Project Details

The applicant is requesting a two-year extension of the Tentative Subdivision Map, Site Plan and Design Review, and Tree Permit entitlements. 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 and Tree Permit Time Extension. If approved, the entitlements would remain valid through July 25, 2028.

Time Extension Entitlement Review

Sacramento City Code (SCC) sections 17.828.160 and 17.808.400 require that a Tentative Map, Site Plan and Design Review, and Tree Permit 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 and Tree Permit entitlements. 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 and Tree Permit 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, Site Plan and Design Review, and Tree Permit for 2 years, while the applicant continues to work towards submitting the final map.

The approval of the Tentative Map, Site Plan and Design Review, and Tree Permit entitlements associated with Record No. P21-009 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: North Sacramento Chamber of Commerce, Preservation Sacramento, Robla Neighbors United, and Robla Park Community Association. Staff received no comments.

ENVIRONMENTAL DETERMINATION

As part of the original approval (project P21-009) the City Council adopted a Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP) pursuant to the requirements of the California Environmental Quality Act (CEQA) (Resolution 2023-0247). The City Council determined that the MND reflects the complete review of the environmental effects of the proposed project and that there is no substantial evidence that the project will have a significant effect on the environment. The Council adopted the MMP to require all reasonably feasible mitigation measures to be implemented by means of project conditions, agreements, or other measures as set forth in the MMP. None of the circumstances set forth in CEQA guidelines section 15162 are present (no change in project or circumstances, no new significant effects or mitigation measures, no new significant information) in that the request to extend the entitlements is consistent with the original project. No further CEQA review is required and the provisions of any applicable mitigation monitoring program remain in effect.

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**

1. The Zoning Administrator has reviewed this project and determined that the request to extend the life of the tentative map, site plan and design review, and tree permit entitlements are consistent with the original project. None of the circumstances set forth in CEQA guidelines section 15162 is present (no change in project or circumstances, no new significant effects or mitigation measures, no new significant information) and no further CEQA review is required. The provisions of any applicable mitigation monitoring program remain in effect.

B. **Tentative Subdivision Map Time Extension** for two years (until July 25, 2028) of a previously approved Tentative Subdivision Map (P21-009) to subdivide 19.58 gross acres into 177 residential lots, 33 lots for common facilities including alleys, public and private open space, landscaping, water detention, and a public park in the Multi-Unit Dwelling (R-2A) 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 July 25, 2028) for review of the tentative subdivision map layout with deviations to reduce the minimum required lot depth, lot size, lot coverage, and minimum required street frontage; and for the construction of 177 single-unit dwellings with five house models/plans and four elevations **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. **Tree Permit Time Extension** for two years (until July 25, 2028) for the removal of 40 City street trees and two private protected trees **is approved** based on the following findings of fact:

1. The location of 40 protected City trees (Trees # 13496, 13497, 2502/13472, 2503/13473, 2504/13483, 2505/13484, 391/13485, 393/13486, 2507/13487, 2510/13488, 2513/13489, 2515/13491, 2518/13492, 2519, 2516, 13494, 2525/13496, 1/13501, 7342/13502, 102, 103, 104, 119, 100, 101, 2281, 2282, 2283, 2284, 2285, 2286, 2506, 2520, 2523, 2524, 2526, 7340, 7341, 7343, 7344) conflict with the most feasible placement of the proposed roads and other improvements.

2. The location of 2 private protected trees (Trees # 2509 and 7332) conflict with the most feasible placement of the proposed roads and residential structures.

3. The landscape plan is consistent with the standards set forth in section 12.56.060 of the Tree Planting, Maintenance and Conservation Ordinance.

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).

CONDITIONS OF APPROVAL

1. The entitlements associated with Record No. P21-009 (Tentative Map, Site Plan and Design Review, Tree Permit) are extended until July 25, 2028.
2. The project shall comply with the conditions of approval for Record No. P21-009 as established in Resolution 2023-0249 (see Attachment 1).
3. Development shall be consistent with the approved plans under Record No. P21-009. 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: _____

Jose Quintanilla
Associate Planner

Recommendation Approved: _____

Zach 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.

RESOLUTION 2023-0249

Adopted by the Sacramento City Council

July 25, 2023

Adopting Findings of Fact and Conditions of Approval for the Robla Estates Subdivision Project (P21-009) (226-0062-014-0000)

BACKGROUND

A. On May 25, 2023, the City Planning and Design Commission conducted a public hearing on, and forwarded to the City Council, a recommendation to approve the Robla Estates Project.

B. On July 25, 2023, the City Council conducted a public hearing, for which notice was given under Sacramento City Code Section 17.812.010(2)(b).

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1.

Based on the verbal and documentary evidence received at the hearing on the Robla Estates Subdivision Project (Project), the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.

SECTION 2.

The City Council approves the Project entitlements based on the following findings of fact:

A. **Environmental Determination:** The California Environmental Quality Act (CEQA) determination for the project has been adopted by Resolution No. 2023-0247.

B. **General Plan Amendment:** Amendment to change the General Plan land use designation from Suburban Neighborhood Low Density (SNLD) to Suburban Neighborhood Medium Density (SNMD) has been adopted by Resolution No. 2023-0248.

C. **Rezone:** The rezoning of ±19.58 acres from the Agriculture zone (A) to the Multi-Unit Dwelling zone (R-2A) has been adopted by Ordinance No. 2023-0013.

D. **Tentative Subdivision Map** to subdivide one parcel into 177 residential lots, and 32 lots for common facilities including alleys, public and private open space, landscaping, water detention, and a public park **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).

E. **Site Plan and Design Review** of the tentative subdivision map with deviations to reduce the minimum required lot depth, lot size, lot coverage, and minimum required public street frontage; and for the construction of 177 single-unit dwellings with five house models/plans and four elevations **is approved** based on the following Findings of Fact:

1. The design, layout, and physical characteristics of the proposed development are consistent with the proposed general plan designation of Suburban Neighborhood Medium Density (SNMD) in that this designation allows for single-unit dwelling subdivision at a density of between 7-17 dwelling units per net acre. This project proposes a density of 14.54 dwelling units per net acre; and

2. The design, layout, and physical characteristics of proposed development are consistent with the purpose and intent of the applicable design guidelines and development standards in that the project layout has been evaluated for circulation, lot and home orientation and design, and relationship with the surrounding community. While the proposed subdivision requests deviations to lot size, lot depth, and lot coverage, as well as deviations to the minimum required public street frontage it meets the purpose and intent of the guidelines in that adequate pedestrian infrastructure is provided, the project meets the required setbacks, and there is a minimal number of lots which back onto public and private open spaces and the public right of way. With homes engaging public spaces there are additional “eyes” onto the community, which increases public safety and makes for a better place to live. Additionally, each lot has adequate access to the public right-of-way via a series of private driveways.

3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards in that in that all streets are designed to adopted street standards and has been reviewed by the Traffic Engineering Division of Public Works. Additionally, this development will provide three points of access to the Sacramento Northern Bike Trail; and

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that the proposed layout accounts for safe and efficient vehicle, bicycle, and pedestrian circulation while providing natural surveillance on public and private open spaces; 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 in that all new construction must meet Title 24 requirements for sustainability and green building; and

6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the proposed layout accounts for safe and efficient vehicle, bicycle, and pedestrian circulation while providing natural surveillance on public and private open spaces.

F. **Tree Permit** to remove 40 city street trees and 2 private protected trees **is approved** based on the following findings of fact:

1. The location of 40 protected City trees (Trees # 13496, 13497, 2502/13472, 2503/13473, 2504/13483, 2505/13484, 391/13485, 393/13486, 2507/13487, 2510/13488, 2513/13489, 2515/13491, 2518/13492, 2519, 2516, 13494, 2525/13496, 1/13501, 7342/13502, 102, 103, 104, 119, 100, 101, 2281, 2282, 2283, 2284, 2285, 2286, 2506, 2520, 2523, 2524, 2526, 7340, 7341, 7343, 7344) conflict with the most feasible placement of the proposed roads and other improvements.

2. The location of 2 private protected trees (Trees # 2509 and 7332) conflict with the most feasible placement of the proposed roads and residential structures.

3. The landscape plan is consistent with the standards set forth in section 12.56.060 of the Tree Planting, Maintenance and Conservation Ordinance.

G. **200-Year Flood Protection**

1. 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.

SECTION 3.

The City Council approves the Project entitlements subject to the following conditions of approval:

CONDITIONS OF APPROVAL

D. **Tentative Subdivision Map** to subdivide one parcel into 177 residential lots, and 32 lots for common facilities including alleys, public and private open space, landscaping, water detention, and a public park **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 (P21-009). 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 Subdivision 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 Planning and Design 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

D1. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.

D2. 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.

D3. 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.

D4. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P21-009).

D5. Show all continuing and proposed/required easements on the Final Map.

Public Works: Zarah Lacson (916) 808-8494

D6. 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.

D7. 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.

D8. Dedicate sufficient additional right-of-way and construct Rio Linda Boulevard adjacent to the subject property to a modified 99-ft right-of-way street section with one 12-ft travel lane, one 11-ft travel lane, an 8-ft wide buffered bike lane (2-ft wide buffer and 6-ft wide bike lane), 6.5-ft wide planter and 6-ft wide sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

The construction of Rio Linda Boulevard shall also include a solid median, sufficient pavement to accommodate an 11-foot southbound travel lane as well as acceptable shoulder and drainage adjacent to the southbound travel lane to the satisfaction of the Department of Public Works.

The applicant shall provide landscaping and irrigation within the solid median at locations determined appropriate by the Department of Public Works.

D9. Dedicate and construct a deceleration lane along Rio Linda Blvd at the intersection with Street A as shown on the map per City standards to the satisfaction of the Department of Public Works.

D10. Dedicate and construct a roundabout at the intersection of Rio Linda Boulevard and Circle B per City standards to the satisfaction of the Department of Public Works. The design and construction of the roundabout shall include (but not limited to) the following:

a. The installation of a hard-wired rectangular rapid flashing beacon on each of the three legs of the roundabout adjacent to the subject property to the satisfaction of the Department of Public Works;

b. The sidewalk along the north and south leg of the roundabout shall be constructed at the ultimate location, but the curb and gutter shall be constructed at the interim location as shown on the map to the satisfaction of the Department of Public Works; and

c. Trees, vegetation and any obstructions higher than 3.5-ft measured from the elevation of the roundabout's travel lanes shall be prohibited within and around the area of the roundabout to the satisfaction of the Department of Public Works.

D11. The applicant shall submit a Roundabout Design Concept Report per section 15.10 of the City's Design and Procedures Manual to the Department of Public Works for review and approval prior to the submittal of any improvement plans involving traffic signal work. The DCR provides crucial geometric information for signal design which may lead to additional right-of-way dedication and should be started as early as possible to avoid delays during the plan check process.

Note: The DCR for this project is currently in cycle 2 review with the Department of Public Works' Traffic Engineering section.

D12. Dedicate and construct Street A as shown on the map to a 53-ft right-of-way local residential street section per City standards to the satisfaction of the Department of Public Works.

D13. Dedicate and construct Circle B as shown on the map to a 53-ft right-of-way local residential street section per City standards to the satisfaction of the Department of Public Works.

D14. Where Circle B is adjacent to Lot A (Park), the applicant shall dedicate 54.17-ft of right-of-way and construct Circle B to a modified local residential street section.

The area of the planter adjacent to the park side shall be replaced with striped on-street parking per City standards to the satisfaction of the Department of Public Works.

D15. On-street parking shall be prohibited along Circle B adjacent to Lot B (detention basin), lots # 4, 89, 96, 97, 104, 105 and 114. Signs and markings shall be installed to prohibit on-street parking along the concerned area per City standards to the satisfaction of the Department of Public Works.

D16. On-street parking shall be prohibited along Street A adjacent to lots # 9, 13, 14, 15 and 16. Signs and markings shall be installed to prohibit on-street parking along the concerned area per City standards to the satisfaction of the Department of Public Works.

D17. On-street parking shall be prohibited on both sides of Circle B at the area of the roundabout's splitter island. Signs and markings shall be installed to prohibit on-street parking along the concerned area per City standards to the satisfaction of the Department of Public Works.

D18. Provide City standard driveways at the entrance to all private alleys to the satisfaction of the Department of Public Works.

D19. Install street names on all new proposed roadways per City standards to the satisfaction of the Department of Public Works.

D20. 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 and stop signs at intersections, etc., as determined by the Department of Public Works.

D21. The applicant shall coordinate with the Department of Public Works on the 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.

D22. The applicant shall install all-way stop signs, and any other additional signage and markings necessary to ensure and maintain sight distance clearance at the intersection of the proposed bike path within Lots F and G and the drive aisles directly north and south of said bike path per City standards to the satisfaction of the Department of Public Works. Parking within the area of the sight distance clearance triangle shall be prohibited. Landscaping within and around the area shall be limited to shrubs with maturity height of no greater than 3.5-ft.

D23. 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.

D24. The applicant shall provide a signing and striping improvement plan. The plans shall be to the satisfaction of the Department of Public Works.

D25. 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.

D26. Construct A.D.A. compliant ramps at all corners of the intersections bounded by the subject property (except along the west side of Rio Linda Boulevard) per City standards to the satisfaction of the Department of Public Works.

D27. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of the Department of Public Works in consultation with Regional Transit.

D28. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Department of Public Works.

Electrical: Kaleb Haile (916) 808-7020

D29. 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: Kevin Hocker (916) 808-4996 / Colleen Costa (916) 808-6258

D30. 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.

Recycling and Solid Waste: Sandy Saechao (916) 808-4929

D31. 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

SMUD: Ryan Daugherty (916) 732-6566

D32. SMUD has existing overhead 12kV/69kV facilities along Rio Linda Boulevard 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.

D33. 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.

D34. 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.

D35. 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.

D36. 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.

D37. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

D38. 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.

D39. 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.

D40. The Applicant shall disclose existing or proposed 69 kV electrical facilities to future and/or potential owners.

D41. 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.

D42. 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.

Pacific Gas & Electric Company (PG&E): Justin Newell (916) 594-4068

D43. PG&E recommends the following language be expressly stated for the offer to dedicate Public Utility Easements (PUE):

I/We the undersigned, as Owner(s) of the land shown hereon, do hereby state that I/we am/are the only person(s) whose consent is necessary to pass clear title to said land and do hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the Public Utility Easements (PUEs) shown on this map for public utility purposes including electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. The PUEs hereby offered for dedication are to be kept open and free of buildings, structures and wells of any kind.

The final map must contain a statement setting forth dedications and offers to dedicate interests in real property for public utility purposes. If the offer of dedication has terminated, or the local agency declines to accept it, the applicant maybe required to provide an easement in gross satisfactory to PG&E. Please note that this is our preliminary review and PG&E reserves the right for future review as needed.

Coordinate with PG&E's Service Planning department at www.pge.com/cco for additional services required, or for any modification and/or relocation requests.

REGIONAL SANITATION (REGIONAL SAN): Robb Armstrong (916) 876-6104

D44. Regional San has the 42” Dry Creek Interceptor (Regional San operating system N17) located within the proposed project’s boundaries. Direct connections to the interceptor will not be allowed.

Department of Utilities: Saraí Jimenez (916) 808-5426

D45. 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.

D46. Dedicate all necessary easements, IOD easements right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved sewer, drainage, and water studies. If required, execute an agreement with the City for the execution of the dedication of Lot B. The agreement shall be to the satisfaction of the DOU and the City Attorney.

D47. 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 Water Planning Section (916-808-1400) at the early planning stages to address any water related requirements.

D48. The applicant shall dedicate a no-build easement over Lot N-13 for the proposed public water main tie in connection to the public main in Rose Street to the satisfaction of the DOU.

D49. Common area landscaping shall have a separate street tap for a metered irrigation service.

D50. The applicant shall enter into a water service agreement with the DOU assuring maintenance of the common private water facilities.

D51. 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.

D52. Two points of service for the public water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public rights-of-way as per the City's Design and Procedures Manual.

D53. Provide separate sanitary sewer services to each parcel to the satisfaction of the DOU.

D54. 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.

D55. 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 DOU onsite project storage method, 6,700 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to 0.21 cfs/acre or per the latest approved onsite criteria. 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: Private and public drainage systems shall be separate systems and require its own separate drainage connection. Public drainage inlets are required to be installed to a manhole on the drainage main and are not permitted to connect to one another. Private drainage systems (including drainage inlets) are not permitted to connect to the back of public drainage inlets.)

D56. Construct new water, sewer, and drainage facilities per the approved water, sewer, and drainage studies within the asphalt section of the proposed public streets to the satisfaction of the DOU. (Note: The water main extension within Rio Linda Blvd will be required to be located on the East side of the median and shall be constructed per the specifications of the Design and Procedures Manual.)

D57. No City maintained public mains are allowed within private drives, streets, nor alleys. (Note: The proposed water, sewer, and drainage mains within the private drives, streets and alleys shall be private systems maintained by the association or other approved entity.)

D58. Prior to the initiation of water, sewer, and storm drainage service to the subdivision, a privately funded maintenance district or a homeowners' association (HOA) shall be formed and C.C.&Rs shall be approved by the City and recorded assuring maintenance of water, sewer, and surface and subsurface storm drainage facilities within the alleys, drive aisles, and common areas. Private easements shall be dedicated for these facilities. 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.

D59. Finished floor elevations shall be a minimum of 1-foot above the 100-year HGL or 1.5–feet above the overland flow release elevation, whichever is higher or as approved by the DOU.

D60. 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.

D61. A grading plan showing existing and proposed elevations is required. All lots and/or parcels shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one-foot off-site contours within 100 feet of the project boundary are required. No grading shall occur until the grading plan has been reviewed and approved by DOU.

D62. 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.

D63. 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.

D64. 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 twenty acres of new or modified impervious area, therefore, Low Impact Development (LID), Hydromodification Management Plan (HMP), certified full capture trash control devices and on-site treatment control measures will be required. The on-site storm water treatment control measures required may affect site design and site configuration and should be considered during early planning stages.

D65. A maintenance agreement may be required for both on-site treatment control measures and full capture control devices. Contact DOU for a list of accepted proprietary devices considered for treatment control and full capture trash control. Construction drawings must include all proposed source controls and on-site water quality measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for appropriate measures.

D66. Execute and deliver to the City, in recordable form, an IOD in fee title to Lot B for a water quality and flood control basin. If the exact location and dimensions differ from those specified for Lot B on the final map, the location and dimensions shall be revised on the final map according to the DOU determinations. The Detention/Water Quality Basins shall be sized to accommodate the detention volume per the approved drainage study, service roads, ramps, drainage structures and all appurtenances.

D67. The applicant may be required to provide access to Lot B from Circle B to the satisfaction of the DOU.

D68. The applicant shall construct the detention basin, and construct inlet and outlet structures for the detention basin that will be located in Lot B. The basin design and construction shall be to the satisfaction of the DOU. Applicant shall submit a separate set of improvement plans for the detention basin design. The CIP Drainage Group within the DOU shall review these plans. Prior to design of these facilities, the applicants' engineer shall meet with the CIP Drainage Group to discuss design standards.

D69. The developer shall maintain the Detention Facility for a period of two (2) years or until acceptance by the City into the District, whichever is less. The two-year period shall begin following the issuance of a notice of completion by the City for the Detention Facility. At the time of acceptance by the City, the developer shall remove any sediment or debris that has accumulated prior to acceptance.

D70. The proposed basin plan includes landscaping features that are above and beyond the City's standard maintenance obligations and will require the HOA or other legal entity acceptable to the DOU to be responsible for the payment of the basin landscape water bill and for the long-term maintenance of the basin. The applicant shall provide a backup public funding mechanism for the maintenance of the proposed detention basin (e.g. create a maintenance district, annex into an existing landscape maintenance district, etc.) to assure adequate funding is available for the City to take over maintenance in the event the maintenance of the detention basin by the HOA does not meet DOU performance standards. Basin inspection and maintenance guidelines shall be included in the maintenance agreement as required by the DOU.

D71. The applicant is responsible for obtaining all necessary permits, easements, and approvals from federal, state, and local agencies for the construction of this project.

D72. The proposed development is located within the Sacramento Area Flood Control Agency (SAFCA). The applicant shall comply with all SAFCA requirements and pay all required fees. (Note: The proposed storm drain connection to the Rio Linda Creek may require a permit from SAFCA.)

D73. The applicant shall coordinate with SAFCA to establish the minimum setback requirements for buildings or other improvements from the existing SAFCA levee. The SAFCA minimum setback requirements shall be obtained in writing and provided to the DOU.

Fire Department: King Tunson (916) 808-1358

D74. Provide the required fire hydrants in accordance with CFC 507 and Appendix C, Section C102. Hydrant spacing shall be decreased where T courts are used. Hydrants shall be provided halfway between each T court, on one side of the street, and to the satisfaction of the Fire Department.

D75. 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.

Special Districts: Sheri Smith (916) 808-7204 / Eric Frederick (916) 808-5129

D76. Dedicate to the City (easement only) in the form of Irrevocable Offer of Dedication (IOD) those areas identified on the Tentative Subdivision Map as Landscape Corridors, bike paths and Open Space areas. Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final Map. Design and construct landscaping, irrigation and masonry walls in dedicated easements or rights of way, to the satisfaction of the Community Development Department, and Parks Development Services (PPDS). Acceptance of the required landscaping, irrigation and walls by the City into the Landscape Maintenance District shall be coordinated with the Department of Public Works (Special Districts and Development Services) and YPCE. The Developer shall maintain the landscaping, irrigation and walls for two years or until acceptance by the City into the District (whichever is less). The two-year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and walls.

Parks: Dana Repan (916) 808-2762

D77. **Park Dedication – IOD:** Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall provide on City's form an irrevocable offer of dedication (IOD) of the park site identified on the tentative map as Lot A, excluding Lot B through Lot O and excluding any median/landscape lots and roundabout lots. At the time of delivery of the IOD, the applicant shall enter into an Agreement with the City to (1) provide to City a title report demonstrating that it holds full and clear title to Lot A, including all interests necessary for maintenance and access; (2) provide a Phase 1 environmental site assessment of Lot A; (3) if the environmental site assessment identifies any physical conditions or defects in

Lot A which would interfere with its intended use as a park, as determined by the Park Planning, Design and Development Division of the City Department of Youth, Parks, and Community Enrichment's Park Planning and Development Services Division (PPDS) in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDS; and (4) take all actions necessary to ensure that Lot A is free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with Lot A.

D78. **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)*.

D79. **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 Notes)

D80. **Improvements:** The Applicant shall construct the following public improvements within Lot A:

a. Full street improvements for Lot A, along the north south and western boundaries of said lot, including but not limited to curbs, gutters, accessible ramps, street paving, streetlights, and sidewalks; and improved surface drainage through the site.

b. A concrete sidewalk and vertical curb along all street frontages that open onto Lot A. The sidewalk shall be contiguous to the curb, otherwise approved by PPDS.

c. A six-foot-high masonry wall as approved by the City PPDS on property lines separating the public park and the designated open space areas from adjacent private uses. The masonry wall shall be split face block or similar material (to discourage graffiti) with decorative top cap and on-center pilasters, or as otherwise approved by PPDS.

d. A twelve-inch (12") storm drain stub and six inch (6") sanitary sewer stub to the back of the sidewalk to serve Lot A at a location approved by PPDS for

future service. Number of stubs and locations to be approved by PPDS. Storm Drain and Sewer stubs are to be marked with a 3' high, white 4" x 4" post indicating stub or service location.

e. One water tap for irrigation, one water tap for domestic water, and electrical and telephone service to Lot A, size, quantity, and location as approved by PPDS. Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.

f. A ten-foot (10') wide driveway into Lot A at a location approved by PPDS. The driveway is to provide future maintenance access to the park.

g. The Applicant shall rough grade Lot A as required by City Code to provide positive drainage as approved by PPDS.

h. Upon completion of all public improvements identified above, the Developer shall contact the Landscape Architecture Section (LAS) of the PPDS to schedule an inspection. This condition shall be considered complete when all improvements have been completed to the satisfaction of the LAS of the PPDS.

D81. **Site Plan:** The applicant shall submit a site plan and electronic file showing the location of all utilities on the park site to PPDS for review and approval.

D82. **Design Coordination for PUE's and Facilities:** If a 12.5-foot public utility easement (PUE) for underground facilities and appurtenances currently exists or is required to be dedicated adjacent to a public street right-of- way contiguous to Lot A, the applicant shall coordinate with PPDS and SMUD regarding the location of appurtenances within the PUE to minimize visual obstruction in relation to the park(s) and to best accommodate future park improvements. The applicant shall facilitate a meeting(s) with SMUD and PPDS prior to SMUD's facilities coordinating meeting for the project.

D83. **Turnkey Park Development:** If the Applicant desires to construct a turnkey park, the Applicant shall notify PPDS in writing no later than approval of the tentative subdivision map for the project and shall enter into a City standard turnkey park construction agreement to construct the park improvements to the satisfaction of the City's PPDS. The park construction agreement shall address (1) the preparation and approval of the park design and improvement plans, (2) time for completion of the park (or of each phase of the park if the park is not to be completed in one phase) as a function of build-out of the subdivision or issuance of occupancy permits, (3) any credits to be awarded to the applicant against the City's Park Impact Fee (PIF) that would be payable as a condition of issuance of

building permits for the dwelling units to be constructed in the subdivision, (4) maintenance of all improvements to be accepted into the park maintenance financing district for a minimum of one year and until a minimum of 50% of the residential units to be served by the park have received occupancy permits, unless the City agrees to accept park maintenance into the District at an earlier date. The one-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.

D84. The Developer shall be responsible for maintenance (weed abatement) of IOD Lot A until the time that the City records acceptance of the IOD.

D85. The applicant shall include in the environmental document for this project a list of proposed park improvements as provided by PPDS. Contact PPDS for typical neighborhood park amenities.

D86. The Developer shall obtain an Encroachment Permit from PPDS prior to use of any park site as a construction staging area.

D87. **Multi-Use Trail**: A multi-use trail and adjacent landscaping shall be dedicated and constructed as specified below and in compliance with the PPDS "Multi-Use Trail Design Guidelines" available by contacting PPDS.

a. The multi-use trail shall extend from Rio Linda Blvd. to the Sacramento Northern Bike Trail through Lot F and Lot G and shall be 12' of asphalt concrete paving with graded shoulders that are a minimum of 2' in width and 5.5' of landscape on either side.

b. The multi-use trail shall be dedicated as an easement as approved by PPDS. Take all actions necessary to ensure that the multi-use trail is free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat, or other development restrictions. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with the multi-use trail.

c. The applicant shall submit and obtain PPDS approval of the alignment and design of the multi- use trail prior to submitting improvement plans for the trail.

d. The proposed multi-use trail shall comply with Class I bike trail standards, including regulatory signage, as defined in Chapter 1000 of State Department of Transportation Highway Design Manual. The trail shall be 12' of asphalt concrete paving, with clear, graded shoulders that are a minimum of 2' in width with 5.5' of landscape on either side. Shoulders

should be decomposed granite, or an alternate material approved by PPDS. Pavement sections shall be 3" minimum asphaltic concrete over 6" minimum of aggregate base, with a centerline stripe (refer to PPDS Trail detail and specification).

e. Vehicular access controls shall be placed at the entrance to all access points to the trail (refer to PPDS details and specifications for approved designs).

f. The standard Class I bike trail through Lot F and G must address the sight distance clearance at the drive intersection at the apartment side to the south. This may include installing stop signs and any additional treatments needed to address the sight distance clearance requirement at all sides of the drive intersection. (Contact Public Works, Traffic Engineering, Zarah Lacson, (916) 808- 8494).

g. The Public Utility Easement and multi-use trail shall connect the right of way on Rio Linda Blvd. to the Sacramento Northern Bike Trail, without gates to the trail.

h. Wherever possible and as approved by PPDS and the Department of Utilities, multi-use trails shall be designed as joint-use with utility service roads utilizing the service roads aggregate base as the trail's aggregate base course. The applicant shall design the pavement to meet all required design loads.

i. Where a multi-use trail is located adjacent to any embankment with a greater than 4:1 slope, the Applicant shall, at their expense, install a post-and-cable fence along the top of the embankment, between the embankment and the multi-use trail.

j. The Applicant shall disclose the location of the planned multi-use trail to all future/potential owners of parcels within the subdivision.

Planning: Jose R Quintanilla (916) 808-5879

D88. Applicant shall provide notification and a formal written disclosure with the California Department of Real Estate to prospective buyers that the property is located within the overflight zone of Rio Linda Airport and is subject to periodic excessive noise, disturbances, annoyance, and discomfort from aircraft overflights and airport operations. Such formal written disclosure shall be made available to prospective buyers prior to purchase and a recorded notice shall be placed on the deed.

Miscellaneous

D89. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City.

D90. Form a Homeowner's Association with CC&R's to be approved by the City. CC&R's shall be recorded assuring perpetual maintenance of all private streets, paseos, lights, sewer services, drop inlets, drain leads, landscaping, irrigation, noise barriers and the bike paths on lots F and G.

Advisory Notes:

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

D91. 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.

D92. House plans shall comply with City Code Chapter 17.508 Driveways which includes:

17.508.050.B Two-way driveways serving more than 2 residential units shall have a minimum width of 24-ft and a maximum width of 35-ft.

17.508.070.D.3 Garages off alleys and private drives shall be set back sufficiently to allow for at least 24-ft of maneuvering space.

D93. There must be sufficient space to store three cans (garbage, mixed recycling, and organics recycling) on each parcel. The space needed is approximately 35 inches

by 87 inches and be screened from the public right-of-way, per City Code Chapter 13.10.100 C.

a. Future development plans must show where cans will be stored on each parcel.

D94. 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.

Contact the Solid Waste C&D team for any questions:
Phone: (916) 808-0965
Email: C&D@cityofsacramento.org.

D95. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the bins and cans safely. Cans must be placed along the curb closest to the property for collection. Cans may be required to be placed on one side of the private alley for collection.

a. Homes in private alleys that have dead-ends must place their cans on Circle B road.

b. Homes in private alleys that do not have a dead end must have a minimum of 20' of space for cans to be placed out and to be able to be picked up.

D96. Water meter boxes located in driveways shall be traffic rated per the requirements of the City Standard Specifications.

D97. The proposed project is located in a Special Flood Hazard Area (SFHA), designated as AE zone by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). City Code Chapter 15.104 Floodplain Management Regulations require that any new construction of and/or substantial improvement to any residential structure located in AE zone must have the lowest floor, including the basement, elevated a minimum of one (1) foot above the base flood elevation BFE. Commercial structures have the option of floodproofing (Floodproofing Certificate will be required) to one (1) foot above the BFE in lieu of the elevation requirement. New construction of and/or substantial improvement to any residential or commercial structure will require a Hold Harmless Agreement and an Elevation Certificate.

D98. 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.

D99. 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).

D100. 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.

D101. 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.).

D102. 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.

D103. 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 $201,780. This is based on the creation of 177 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. This project will be subject to a Quimby In-Lieu fee if no parkland dedication is included with the phased map.

b. The Quimby In-Lieu fee due for this project would be offset by a credit of 1.61 acres for the parkland dedication of Lot A, and shall apply to the net acreage of Lot A. The remaining Quimby In-Lieu fee due at the time of final map is estimated at $8,580.

c. 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

$655,785. The Park Development Impact Fee due for this project is based on the Housing Incentive Zone Rate of $1.86 per square foot for residential projects, with a minimum rate of $1,389 for units under 750 square feet and a maximum of $3,705 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.

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

e. On the Tentative Subdivision Map, include descriptive information about which lots are private open space, private landscape lots, public space, and detention basins. None of the private lots, medians/landscape lots, or roundabout lots count towards the Quimby parkland dedication obligation. The Tentative Subdivision Map should state the following:

    i. Public Park (YPCE maintained) (note that Lot A is the only YPCE maintained public park)

    ii. Private Parks (privately maintained) (i.e., Lot F, E, and G)

    iii. Planter areas (privately maintained)

    iv. Landscape areas (privately maintained) (i.e., Lot D and Lot C)

    v. Detention basin (privately maintained)

f. The applicant should ensure clearly marked trail access, i.e., signage, from the Robla Estates development to the Sacramento Northern Bike Trail.

g. The project would likely receive Citywide Park Impact Fee credit (Turnkey Park Development, Item 7 above) for a public access/pedestrian easement from Rio Linda Blvd. to the Sacramento Northern Bike Trail to the east of the project site, with the bike trail connection to the Sacramento Northern Bike Trail.

h. If feasible, make the bike path connection from the front of the homes, not from the garage/alley way.

i. If feasible, the park site should be a full block with housing development facing the park and open spaces to have “eyes on park” for increased security and safety.

E. **Site Plan and Design Review** of the tentative subdivision map with deviations to reduce the minimum required lot depth, lot size, lot coverage, and minimum required public street frontage; and for the construction of 177 single-unit dwellings with five house models/plans and four elevations **is approved** subject to the following Conditions of Approval:

PLANNING & DESIGN REVIEW: Jose R. Quintanilla (916) 808-5879

E1. Development of the site shall be in compliance with the approved plans. Any modification(s) to the project shall be subject to additional planning review and may require subsequent entitlements prior to issuance of building permits.

E2. This approval is for the development of 177 single-unit dwellings per the attached exhibits and conditions of approval.

E3. 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.

E4. No houses of the same floor plan and elevation design shall be allowed on adjacent lots.

E5. Full house plans will be required prior Building Permit submittal, including elevations for all house plans. Final design to be reviewed by Planning and Design Review staff for consistency with approved plans. Any modification(s) to the project shall be subject to additional planning review and may require subsequent entitlements.

E6. The applicant shall obtain all necessary building and encroachment permits prior to commencement of construction.

E7. All mechanical equipment shall be screened to prevent visibility from all street frontages.

E8. Where site mechanical equipment and utility vaults are incorporated into the project site including, but not limited to generators, SMUD transformers, fire pump, etc., shall be reviewed and approved by Design Review staff prior to Building Permit submittal. Backflow prevention devices shall be placed at a location that will minimize street and pedestrian views. The applicant shall submit final site

mechanical locations for review and approval by Design Review staff prior to Building Permit submittal.

E9. Pedestrian crossings shall utilize alternative paving. Alternative paving may include a change in grade, texture, material, color, or finish of paved areas. Final design to be reviewed by Planning and Design Review staff.

E10. Provide articulation of building mass with planar changes, varied rooflines, and color blocking per approved plans.

E11. Provide masonry and wrought-iron fencing as indicated on the approved plans to the satisfaction of Planning and the Police Department.

E12. Fencing along the eastern edge of the project site shall maximize views onto the Sacramento Northern Bike Trail. Solid fencing with no visibility onto the bike trail shall not be allowed.

E13. All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.

E14. Landscaping shall be provided as indicated on the approved plans, including street trees, ornamental trees, and shrubs as shown on the landscape plan.

E15. Provide the following design elements at all elevations as shown on the approved plans:

a. Horizontal and vertical Fiber cement siding

b. Stucco

c. Paneled garage doors

d. Shutters

e. Patio railings

E16. Rooftop mechanical equipment shall be screened from view from adjacent streets and public areas and concealed behind parapets or architecturally integrated screens.

E17. All gutters and downspouts shall be painted to match the building color scheme.

E18. Applicant shall provide notification and a formal written disclosure with the California Department of Real Estate to prospective buyers that the property is located within the overflight zone of Rio Linda Airport and is subject to periodic excessive noise, disturbances, annoyance, and discomfort from aircraft overflights and airport operations. Such formal written disclosure shall be made available to prospective buyers prior to purchase and a recorded notice shall be placed on the deed.

E19. Developer shall ensure that there is a prominent notice in the homebuilder/sales office disclosing the location of the Rio Linda Airport.

PUBLIC WORKS: Zarah Lacson (916) 808-8494

E20. 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.

E21. 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.

E22. Dedicate sufficient additional right-of-way and construct Rio Linda Boulevard adjacent to the subject property to a modified 99-ft right-of-way street section with one 12-ft travel lane, one 11-ft travel lane, an 8-ft wide buffered bike lane (2-ft wide buffer and 6-ft wide bike lane), 6.5-ft wide planter and 6-ft wide sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

The construction of Rio Linda Boulevard shall also include a solid median, sufficient pavement to accommodate an 11-foot southbound travel lane as well as acceptable shoulder and drainage adjacent to the southbound travel lane to the satisfaction of the Department of Public Works.

The applicant shall provide landscaping and irrigation within the solid median at locations determined appropriate by the Department of Public Works.

E23. Dedicate and construct a deceleration lane along Rio Linda Blvd at the intersection with Street A as shown on the map per City standards to the satisfaction of the Department of Public Works.

E24. Dedicate and construct a roundabout at the intersection of Rio Linda Boulevard and Circle B per City standards to the satisfaction of the Department of Public Works. The design and construction of the roundabout shall include (but not limited to) the following:

a. The installation of a hard-wired rectangular rapid flashing beacon on each of the three legs of the roundabout adjacent to the subject property to the satisfaction of the Department of Public Works;

b. The sidewalk along the north and south leg of the roundabout shall be constructed at the ultimate location, but the curb and gutter shall be constructed at the interim location as shown on the map to the satisfaction of the Department of Public Works; and

c. Trees, vegetation and any obstructions higher than 3.5-ft measured from the elevation of the roundabout's travel lanes shall be prohibited within and around the area of the roundabout to the satisfaction of the Department of Public Works.

E25. The applicant shall submit a Roundabout Design Concept Report per section 15.10 of the City's Design and Procedures Manual to the Department of Public Works for review and approval prior to the submittal of any improvement plans involving traffic signal work. The DCR provides crucial geometric information for signal design which may lead to additional right-of-way dedication and should be started as early as possible to avoid delays during the plan check process.

Note: The DCR for this project is currently in cycle 2 review with the Department of Public Works' Traffic Engineering section.

E26. Dedicate and construct Street A as shown on the map to a 53-ft right-of-way local residential street section per City standards to the satisfaction of the Department of Public Works.

E27. Dedicate and construct Circle B as shown on the map to a 53-ft right-of-way local residential street section per City standards to the satisfaction of the Department of Public Works.

E28. Where Circle B is adjacent to Lot A (Park), the applicant shall dedicate 54.17-ft of right-of-way and construct Circle B to a modified local residential street section. The area of the planter adjacent to the park side shall be replaced with striped on-street parking per City standards to the satisfaction of the Department of Public Works.

E29. On-street parking shall be prohibited along Circle B adjacent to Lot B (detention basin), lots # 4, 89, 96, 97, 104, 105 and 114. Signs and markings shall be installed to prohibit on-street parking along the concerned area per City standards to the satisfaction of the Department of Public Works.

E30. On-street parking shall be prohibited along Street A adjacent to lots # 9, 13, 14, 15 and 16. Signs and markings shall be installed to prohibit on-street parking along the concerned area per City standards to the satisfaction of the Department of Public Works.

E31. On-street parking shall be prohibited on both sides of Circle B at the area of the roundabout's splitter island. Signs and markings shall be installed to prohibit on-street parking along the concerned area per City standards to the satisfaction of the Department of Public Works.

E32. Install street names on all new proposed roadways per City standards to the satisfaction of the Department of Public Works.

E33. 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 and stop signs at intersections, etc., as determined by the Department of Public Works.

E34. The applicant shall coordinate with the Department of Public Works on the planned bicycle connections to the existing Northern Sacramento Bike Trail. The applicant shall obtain an encroachment permit and construct the bike trail connection to the satisfaction of the Department of Public Works.

E35. The applicant shall install all-way stop signs, and any other additional signage and markings necessary to ensure and maintain sight distance clearance at the intersection of the proposed bike path within lots F and G and the drive aisles directly north and south of said bike path per City standards to the satisfaction of the Department of Public Works. Parking within the area of the sight distance clearance triangle shall be prohibited. Landscaping within and around the area shall be limited to shrubs with maturity height of no greater than 3.5-ft.

E36. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.

E37. Reciprocal access easements are required for shared use of the driveways w/ the adjacent parcel, if not already in place.

E38. Construct A.D.A. compliant ramps at all corners of the intersections bounded by the subject property (except along the west side of Rio Linda Boulevard) per City standards to the satisfaction of the Department of Public Works.

E39. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of the Department of Public Works in consultation with Regional Transit.

E40. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Department of Public Works.

E41. 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.

E42. 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.

E43. The applicant shall provide a signing and striping improvement plan. The plans shall be to the satisfaction of the Department of Public Works.

E44. 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).

E45. 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.

E46. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P21-009).

E47. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans

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

DEPARTMENT OF UTILITIES: Saraí Jimenez (916) 808-5426

E48. 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.

E49. 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 Water Planning Section (916-808-1400) at the early planning stages to address any water related requirements.

E50. Common area landscaping shall have a separate street tap for a metered irrigation service.

E51. The applicant shall enter into a water service agreement with the DOU assuring maintenance of the common private water facilities.

E52. 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.

E53. Two points of service for the public water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public rights-of-way as per the City's Design and Procedures Manual.

E54. Provide separate sanitary sewer services to each parcel to the satisfaction of the DOU.

E55. 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.

E56. 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 DOU onsite project storage method, 6,700 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to 0.21 cfs/acre or per the latest approved onsite criteria. 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: Private and public drainage systems shall be separate systems and require its own separate drainage connection. Public drainage inlets are required to be installed to a manhole on the drainage main and are not permitted to connect to one another. Private drainage systems (including drainage inlets) are not permitted to connect to the back of public drainage inlets.)

E57. Construct new water, sewer, and drainage facilities per the approved water, sewer, and drainage studies within the proposed public streets to the satisfaction of the DOU.

E58. No City maintained public mains are allowed within private drives, streets, nor alleys. (Note: The proposed water, sewer, and drainage mains within the private drives, streets and alleys shall be private systems maintained by the association or other approved entity.)

E59. Prior to the initiation of water, sewer, and storm drainage service to the subdivision, a privately funded maintenance district or a homeowners' association (HOA) shall be formed and C.C.&Rs shall be approved by the City and recorded assuring maintenance of water, sewer, and surface and subsurface storm drainage facilities within the alleys, drive aisles, and common areas. Private easements shall be dedicated for these facilities. 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.

E60. Finished floor elevations shall be a minimum of 1-foot above the 100-year HGL or 1.5–feet above the overland flow release elevation, whichever is higher or as approved by the DOU.

E61. 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.

E62. A grading plan showing existing and proposed elevations is required. All lots and/or parcels shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one-foot off-site contours within 100 feet of the project boundary are required. No grading shall occur until the grading plan has been reviewed and approved by DOU.

E63. 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.

E64. 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.

E65. 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 twenty acres of new or modified impervious area, therefore, Low Impact Development (LID), Hydromodification Management Plan (HMP), certified full capture trash control devices and on-site treatment control measures will be required. The on-site storm water treatment control measures required may affect

site design and site configuration and should be considered during early planning stages.

E66. A maintenance agreement may be required for both on-site treatment control measures and full capture control devices. Contact DOU for a list of accepted proprietary devices considered for treatment control and full capture trash control. Construction drawings must include all proposed source controls and on-site water quality measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for appropriate measures.

E67. Execute and deliver to the City, in recordable form, an IOD in fee title to Lot B for a water quality and flood control basin. If the exact location and dimensions differ from those specified for Lot B on the final map, the location and dimensions shall be revised on the final map according to the DOU determinations. The Detention/Water Quality Basins shall be sized to accommodate the detention volume per the approved drainage study, service roads, ramps, drainage structures and all appurtenances.

E68. The applicant may be required to provide access to Lot B from Circle B to the satisfaction of the DOU.

E69. The applicant shall construct the detention basin, and construct inlet and outlet structures for the detention basin that will be located in Lot B. The basin design and construction shall be to the satisfaction of the DOU. Applicant shall submit a separate set of improvement plans for the detention basin design. The CIP Drainage Group within the DOU shall review these plans. Prior to design of these facilities, the applicants' engineer shall meet with the CIP Drainage Group to discuss design standards.

E70. The developer shall maintain the Detention Facility for a period of two (2) years or until acceptance by the City into the District, whichever is less. The two-year period shall begin following the issuance of a notice of completion by the City for the Detention Facility. At the time of acceptance by the City, the developer shall remove any sediment or debris that has accumulated prior to acceptance.

E71. The proposed basin plan includes landscaping features that are above and beyond the City's standard maintenance obligations and will require the HOA or other legal entity acceptable to the DOU to be responsible for the payment of the basin landscape water bill and for the long-term maintenance of the basin. The applicant shall provide a backup public funding mechanism for the maintenance of the proposed detention basin (e.g. create a maintenance district, annex into an existing landscape maintenance district, etc.) to assure adequate funding is available for the City to take over maintenance in the event the maintenance of the

detention basin by the HOA does not meet DOU performance standards. Basin inspection and maintenance guidelines shall be included in the maintenance agreement as required by the DOU.

E72. The applicant is responsible for obtaining all necessary permits, easements, and approvals from federal, state, and local agencies for the construction of this project.

E73. The proposed development is located within the Sacramento Area Flood Control Agency (SAFCA). The applicant shall comply with all SAFCA requirements and pay all required fees. (Note: The proposed storm drain connection to the Rio Linda Creek may require a permit from SAFCA.)

E74. The applicant shall coordinate with SAFCA to establish the minimum setback requirements for buildings or other improvements from the existing SAFCA levee. The SAFCA minimum setback requirements shall be obtained in writing and provided to the DOU.

FIRE DEPARTMENT: King Tunson (916) 808-1358

E75. Provide a water flow test. (Make arrangements with the Department of Utilities at 916-808-7890 or by email at DOUdevelopmentreview@cityofsacramento.org. California Fire Code Section 507.4

E76. Per the most recently adopted California Residential Code, all new residential construction including 1 and 2 family dwellings and townhouses shall be provided with an approved NFPA 13 D sprinkler system.

POLICE DEPARTMENT: Sgt. Matt Young (916) 808-0867

E77. 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.

E78. 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.

E79. Applicant shall install a ***law enforcement*** "Knox Box" for police access to common gated areas within the development.

E80. Applicant shall employ uniformed security to respond to disturbances within the development, 24/7. The security company shall conduct site inspections no less than three (3) times daily. 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.

E81. Perimeter fencing along the exterior of the development shall be of decorative tubular steel, no climb type and a minimum of 6' in height.

During Construction:

E82. 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.

E83. The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.

E84. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

PARK PLANNING AND DEVELOPMENT SERVICES: Brianna Moland (916) 808-6188

E85. **Park Dedication – IOD:** Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall provide on City's form an irrevocable offer of dedication (IOD) of the park site identified on the tentative map as Lot A, excluding Lot B through Lot O and excluding any median/landscape lots and roundabout lots. At the time of delivery of the IOD, the applicant shall enter into an Agreement with the City to (1) provide to City a title report demonstrating that it holds full and clear title to Lot A, including all interests necessary for maintenance and access; (2) provide a Phase 1 environmental site assessment of Lot A; (3) if the environmental site assessment identifies any physical conditions or defects in Lot A which would interfere with its intended use as a park, as determined by the Park Planning, Design and Development Division of the City Department of Youth, Parks, and Community Enrichment's Park Planning and Development Services Division (PPDS) in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDS; and (4) take all actions necessary to ensure that Lot A is free and clear of any wetland mitigation, endangered or threatened animal or plant species,

sensitive habitat or other development restrictions. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with Lot A.

E86. **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).*

E87. **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 Notes)

E88. **Improvements:** The Applicant shall construct the following public improvements within Lot A:

a. Full street improvements for Lot A, along the north south and western boundaries of said lot, including but not limited to curbs, gutters, accessible ramps, street paving, streetlights, and sidewalks; and improved surface drainage through the site.

b. A concrete sidewalk and vertical curb along all street frontages that open onto Lot A. The sidewalk shall be contiguous to the curb, otherwise approved by PPDS.

c. A six-foot-high masonry wall as approved by the City PPDS on property lines separating the public park and the designated open space areas from adjacent private uses. The masonry wall shall be split face block or similar material (to discourage graffiti) with decorative top cap and on-center pilasters, or as otherwise approved by PPDS.

d. A twelve-inch (12") storm drain stub and six inch (6") sanitary sewer stub to the back of the sidewalk to serve Lot A at a location approved by PPDS for future service. Number of stubs and locations to be approved by PPDS. Storm Drain and Sewer stubs are to be marked with a 3' high, white 4" x 4" post indicating stub or service location.

e. One water tap for irrigation, one water tap for domestic water, and electrical and telephone service to Lot A, size, quantity, and location as approved by

PPDS. Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.

f. A ten-foot (10') wide driveway into Lot A at a location approved by PPDS. The driveway is to provide future maintenance access to the park.

g. The Applicant shall rough grade Lot A as required by City Code to provide positive drainage as approved by PPDS.

h. Upon completion of all public improvements identified above, the Developer shall contact the Landscape Architecture Section (LAS) of the PPDS to schedule an inspection. This condition shall be considered complete when all improvements have been completed to the satisfaction of the LAS of the PPDS.

E89. **Site Plan:** The applicant shall submit a site plan and electronic file showing the location of all utilities on the park site to PPDS for review and approval.

E90. **Design Coordination for PUE's and Facilities:** If a 12.5-foot public utility easement (PUE) for underground facilities and appurtenances currently exists or is required to be dedicated adjacent to a public street right-of- way contiguous to Lot A, the applicant shall coordinate with PPDS and SMUD regarding the location of appurtenances within the PUE to minimize visual obstruction in relation to the park(s) and to best accommodate future park improvements. The applicant shall facilitate a meeting(s) with SMUD and PPDS prior to SMUD's facilities coordinating meeting for the project.

E91. **Turnkey Park Development:** If the Applicant desires to construct a turnkey park, the Applicant shall notify PPDS in writing no later than approval of the tentative subdivision map for the project and shall enter into a City standard turnkey park construction agreement to construct the park improvements to the satisfaction of the City's PPDS. The park construction agreement shall address (1) the preparation and approval of the park design and improvement plans, (2) time for completion of the park (or of each phase of the park if the park is not to be completed in one phase) as a function of build-out of the subdivision or issuance of occupancy permits, (3) any credits to be awarded to the applicant against the City's Park Impact Fee (PIF) that would be payable as a condition of issuance of building permits for the dwelling units to be constructed in the subdivision, (4) maintenance of all improvements to be accepted into the park maintenance financing district for a minimum of one year and until a minimum of 50% of the residential units to be served by the park have received occupancy permits, unless the City agrees to accept park maintenance into the District at an earlier date. The

one-year maintenance period shall begin following the issuance by the City of a notice of completion for the improvements.

E92. The Developer shall be responsible for maintenance (weed abatement) of IOD Lot A until the time that the City records acceptance of the IOD.

E93. The applicant shall include in the environmental document for this project a list of proposed park improvements as provided by PPDS. Contact PPDS for typical neighborhood park amenities.

E94. The Developer shall obtain an Encroachment Permit from PPDS prior to use of any park site as a construction staging area.

E95. **Multi-Use Trail**: A multi-use trail and adjacent landscaping shall be dedicated and constructed as specified below and in compliance with the PPDS "Multi-Use Trail Design Guidelines" available by contacting PPDS.

a. The multi-use trail shall extend from Rio Linda Blvd. to the Sacramento Northern Bike Trail through Lot F and Lot G and shall be 12' of asphalt concrete paving with graded shoulders that are a minimum of 2' in width and 5.5' of landscape on either side.

b. The multi-use trail shall be dedicated as an easement as approved by PPDS. Take all actions necessary to ensure that the multi-use trail is free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat, or other development restrictions. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with the multi-use trail.

c. The applicant shall submit and obtain PPDS approval of the alignment and design of the multi- use trail prior to submitting improvement plans for the trail.

d. The proposed multi-use trail shall comply with Class I bike trail standards, including regulatory signage, as defined in Chapter 1000 of State Department of Transportation Highway Design Manual. The trail shall be 12' of asphalt concrete paving, with clear, graded shoulders that are a minimum of 2' in width with 5.5' of landscape on either side. Shoulders should be decomposed granite, or an alternate material approved by PPDS. Pavement sections shall be 3" minimum asphaltic concrete over 6" minimum of aggregate base, with a centerline stripe (refer to PPDS Trail detail and specification).

e. Vehicular access controls shall be placed at the entrance to all access points to the trail (refer to PPDS details and specifications for approved designs).

f. The standard Class I bike trail through Lot F and G must address the sight distance clearance at the drive intersection at the apartment side to the south. This may include installing stop signs and any additional treatments needed to address the sight distance clearance requirement at all sides of the drive intersection. (Contact Public Works, Traffic Engineering, Zarah Lacson, (916) 808- 8494).

g. The Public Utility Easement and multi-use trail shall connect the right of way on Rio Linda Blvd. to the Sacramento Northern Bike Trail, without gates to the trail.

h. Wherever possible and as approved by PPDS and the Department of Utilities, multi-use trails shall be designed as joint-use with utility service roads utilizing the service roads aggregate base as the trail's aggregate base course. The applicant shall design the pavement to meet all required design loads.

i. Where a multi-use trail is located adjacent to any embankment with a greater than 4:1 slope, the Applicant shall, at their expense, install a post-and-cable fence along the top of the embankment, between the embankment and the multi-use trail.

j. The Applicant shall disclose the location of the planned multi-use trail to all future/potential owners of parcels within the subdivision.

SOLID WASTE: Adam Roitman (916) 808-3508

E96. Project must meet the requirements outlined in City Code Chapter 13.10.

E97. There must be sufficient space to store three cans (garbage, mixed recycling, and organics recycling) on each parcel. 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.

E98. There must be sufficient space to set out three cans (garbage, mixed recycling, and organics recycling) in front of each parcel 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.

E99. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the bins and cans safely. Cans must be placed along the curb closest to the property for collection.

a. Homes in private alleys that have dead-ends must place their cans on Circle B Road.

b. Homes in private alleys that do not have a dead end must have a minimum of 20' of space for cans to be placed out and to be able to be picked up.

E100. 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:

a. Phone: (916) 808-0965

b. Email: C&D@cityofsacramento.org.

SMUD: John Yu (916) 732-6321

E101. SMUD has existing overhead 12kV/69kV facilities along Rio Linda Boulevard 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.

E102. 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.

E103. 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.

E104. 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.

E105. 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.

E106. 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.).

E107. 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.

E108. 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.

E109. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

E110. 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.

E111. 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.

E112. 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.

E113. 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.

E114. The Applicant shall disclose existing or proposed 69 kV electrical facilities to future and/or potential owners.

REGIONAL SANITATION (REGIONAL SAN): Robb Armstrong (916) 876-6104

E115. Regional San has the 42" Dry Creek Interceptor (Regional San operating system N17) located within the proposed project's boundaries. Direct connections to the interceptor will not be allowed.

E116. Developing this property will require the payment of Regional San sewer impact fees (connection fees). Regional San sewer impact fees shall be paid prior to the issuance of building permits. For questions pertaining to Regional San sewer impact fees, please contact the Permit Services Unit at (916) 876-6100 or by email at PermitServices@sacsewer.com.

ADVISORIES:

E117. Water meter boxes located in driveways shall be traffic rated per the requirements of the City Standard Specifications.

E118. The proposed project is located in a Special Flood Hazard Area (SFHA), designated as AE zone by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). City Code Chapter 15.104 Floodplain Management Regulations require that any new construction of and/or substantial improvement to any residential structure located in AE zone must have the lowest floor, including the basement, elevated a minimum of one (1) foot above the base flood elevation BFE. Commercial structures have the option of floodproofing (Floodproofing Certificate will be required) to one (1) foot above the BFE in lieu of the elevation requirement. New construction of and/or substantial improvement to any residential or commercial structure will require a Hold Harmless Agreement and an Elevation Certificate.

E119. The applicant is responsible for obtaining all necessary permits, easements, and approvals from federal, state, and local agencies for the construction of this project.

E120. The proposed development is located within the Sacramento Area Flood Control Agency (SAFCA). The applicant shall comply with all SAFCA requirements and pay all required fees.

E121. The applicant shall coordinate with SAFCA to establish the minimum setback requirements for buildings or other improvements from the existing SAFCA levee. The SAFCA minimum setback requirements shall be obtained in writing and provided to the DOU.

E122. City of Sacramento permits must be obtained for private patrol, alarms, and camera systems.

E123. 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 $201,780. This is based on the creation of 177 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. This project will be subject to a Quimby In-Lieu fee if no parkland dedication is included with the phased map.

b. The Quimby In-Lieu fee due for this project would be offset by a credit of 1.68 acres for the required parkland dedication, or payment of in-lieu fees of $201,780 for the land dedication of Lot A. The land dedication shall apply to the net acreage of Lot A.

c. 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 $655,785. The Park Development Impact Fee due for this project is based on the Housing Incentive Zone Rate of $1.86 per square foot for residential projects, with a minimum rate of $1,389 for units under 750 square feet and a maximum of $3,705 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.

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

e. On the Tentative Subdivision Map, include descriptive information about which lots are private open space, private landscape lots, public space, and detention basins. None of the private lots, medians/landscape lots, or roundabout lots count towards the Quimby parkland dedication obligation. The Tentative Subdivision Map should state the following:

i. Public Park (YPCE maintained) (note that Lot A is the only YPCE maintained public park)

ii. Private Parks (privately maintained) (i.e., Lot F, E, and G)

iii. Planter areas (privately maintained)

iv. Landscape areas (privately maintained) (i.e., Lot D and Lot C)

v. Detention basin (privately maintained)

f. The applicant should ensure clearly marked trail access, i.e., signage, from the Robla Estates development to the Sacramento Northern Bike Trail.

g. The project would likely receive Citywide Park Impact Fee credit (Turnkey Park Development, Item 7 above) for a public access/pedestrian easement from Rio Linda Blvd. to the Sacramento Northern Bike Trail to the east of the project site, with the bike trail connection to the Sacramento Northern Bike Trail.

h. If feasible, make the bike path connection from the front of the homes, not from the garage/alley way.

i. If feasible, the park site should be a full block with housing development facing the park and open spaces to have "eyes on park" for increased security and safety.

E124. 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).

E125. Sac Metro Air District maintains its recommendations on strategies to reduce urban heat island effect impacts, as consistent with CAP Policy LU 2.6.8, which stipulates that "The City shall reduce the 'heat island effect' by promoting and requiring, where appropriate, such features as reflective roofing, green roofs, light-colored pavement, and urban shade trees and by reducing the unshaded extent of parking lots." These measures include the following:

a. Utilize "cool pavement" for new outdoor pavement, with an albedo of at least 0.25-0.5. For guidance on cool pavement strategies, please visit Sac Metro Air District's Recommended Cool Pavement Strategies, available on our website.

b. Utilize certified cool roofs for all project structures. 2019 California Building Energy Efficiency Standards suggests an aged solar reflectance of at least 0.63 for low-sloped roofs and at least 0.20 for steep-sloped roofs, and

minimum thermal emittance of 0.75. The Cool Roof Rating Council provides a product directory of roofs.

c. Provide shade trees at regular intervals along all walkways and public sidewalks, to provide continuous shade to the full extent feasible there. We recommend selecting air-quality supportive trees, a list of which is available in the Sacramento Tree Foundation's Shady Eighty guide, along with information for each species on tree shade canopy, distance between plantings, and more.

E126. All projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction. Please visit our website to find a list of the most common rules that apply at the construction phase of projects. Projects undergoing any California Environmental Quality Act (CEQA) review must implement Sac Metro Air District Basic Construction Emission Control Practices, also available on our website, to help avoid significant construction-related air quality impacts.

F. **Tree Permit** to remove 40 city street trees and two private protected trees **is approved** subject to the following Conditions of Approval:

F1. Trees shall be planted in the right-of-way and within the project site with at least the equivalent of 87 15-gallon trees planted in the right-of-way and at least 25 15-gallon trees planted within the project site, according to the landscape plan.

F2. The applicant shall retain the trees permitted for removal until a grading permit has been issued.

F3. Developer shall preserve Tree 7332, Black Willow, located in Lot A, Public Park.

TABLE OF CONTENTS:

Exhibit A – Tentative Subdivision Map, Site Plan, Landscape Plan
Exhibit B – House Plans
Exhibit C – Tree Replacement Plan

Adopted by the City of Sacramento City Council on July 25, 2023, by the following vote:

Ayes: Members Jennings, Kaplan, Maple, Loloee, Talamantes, Valenzuela, Vang, and Mayor Steinberg

Noes: None

Abstain: None

Absent: Member Guerra

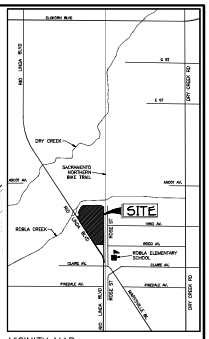
Attest: 08/10/2023

Mindy Cuppy, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.

TENTATIVE SUBDIVISION MAP
ROBLA ESTATES

CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA
MAY 17, 2023
SHEET 1 of 2



VICINITY MAP
NO SCALE



LEGEND

- BOUNDARY LINE
- EX. LOT LINES
- PROP. LOT LINES
- CENTERLINE
- EX. STORM DRAIN — 12"SD
- EX. SANITARY SEWER — 6"SS
- EX. WATER MAIN — 8"W
- PROP. 6' FENCE (2' MASONRY W/4' OPEN IRON)
- PROP. SIDEWALK
- PROP. DRIVEWAY
- PROP. CURB, GUTTER, & SIDEWALK
- PROP. PRIVATE STREETLIGHT
- PROP. SPEED BUMP
- EX. CONTOURS
- EX. SPOT ELEVATION
- EX. TREE TO BE REMOVED
- TREE NO. PER ARBORIST REPORT
- NOT A PART OF THIS SITE — N.A.P.O.T.S

DETAIL A -TYPICAL LOT-ALLEY DETAIL
SCALE 1"=20'

NOTES:
1. SEE SHEET 2 FOR TREE REMOVAL LIST
2. BUILDER RESERVES THE RIGHT TO MODIFY HOUSE PLANS SUBJECT TO CITY APPROVAL.

* DEVIATION FROM STANDARD TO ALLOW STREET PARKING ALONG PARK FRONTAGE.

OWNER/DEVELOPER:
RALPH M. SWIFT
SWIFT CONSTRUCTION
P.O. BOX 3038
GRANITE BAY, CALIFORNIA 95746
PH. (916) 747-5255

ENGINEER:
BAKER-WILLIAMS ENGINEERING GROUP
6939 SUNRISE BLVD, SUITE 112
CITRUS HEIGHTS, CALIFORNIA 95610
PH. (916) 331-4336
FAX (916) 331-4430

ASSESSOR'S PARCEL NUMBER:
226-0062-014

ACREAGE:
20.40± ACRES GROSS
12.60± NET ACRES

PROPOSED DENSITY:
177 RES. LOTS/12.60± NET AC = 14.05 du/na

EXISTING USE:
VACANT

PROPOSED USE:

PUBLIC LOTS:

LOT A (park)	= 1.61 AC
LOT B (basin)	= 1.36 AC
STREET A & CIR. B	= 3.07 AC
RIO LINDA BLVD.	= 1.76 AC
TOTAL PUBLIC	7.80 AC

PRIVATE LOTS:

177 RESIDENTIAL LOTS	= 9.46 AC
PRIVATE ALLEYS (N1-N18)	= 1.82 AC
LOT C (landscape)	= 0.09 AC
LOT D (landscape)	= 0.08 AC
LOT E (landscape)	= 0.15 AC
LOT F (park)	= 0.06 AC
LOT G (park)	= 0.12 AC
LOT H (open space)	= 0.11 AC
LOT I (open space)	= 0.05 AC
LOT J (open space)	= 0.26 AC
LOT K (open space)	= 0.10 AC
LOT L (open space)	= 0.06 AC
LOT M (open space)	= 0.08 AC
LOT N (open space)	= 0.06 AC
LOT O (open space)	= 0.10 AC
TOTAL PRIVATE	12.60 AC

PRIVATE OFF-STREET PARKING = 42 SPACES

EXISTING ZONING:
A

PROPOSED ZONING:
R-2A

COMMUNITY PLAN:
ROBLA NEIGHBORHOOD, SUBURBAN RESIDENTIAL-LOW

LOT SIZE:
LOT SIZE AS SHOWN

PROPOSED IMPROVEMENTS:
CITY OF SACRAMENTO STANDARDS

SEWER:
CITY OF SACRAMENTO

WATER SUPPLY:
CITY OF SACRAMENTO

DRAINAGE:
CITY OF SACRAMENTO

FIRE PROTECTION:
CITY OF SACRAMENTO

TELEPHONE SERVICE:
A T & T

ELECTRICAL SERVICE:
S.M.U.D.

GAS SUPPLY:
N/A

SCHOOL DISTRICT:
RIO LINDA UNION SCHOOL DISTRICT

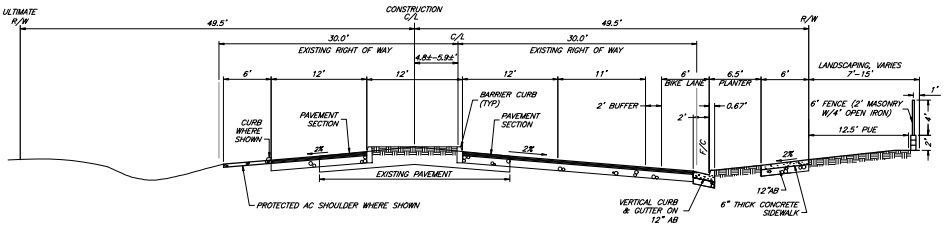
PARK DISTRICT:
CITY OF SACRAMENTO

SCALE: 1"=50'
GRAPHIC SCALE: 1"=50'

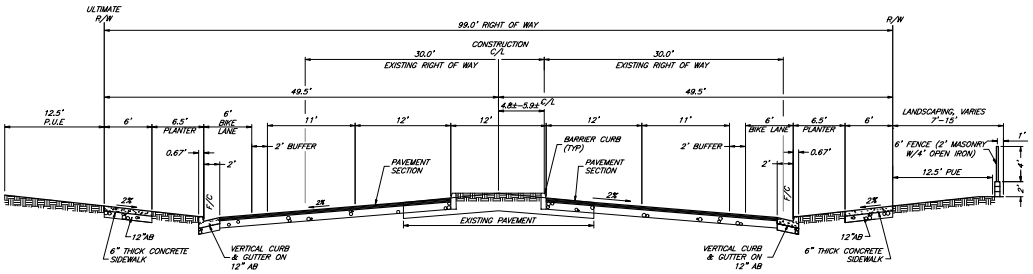
BAKER WILLIAMS ENGINEERING GROUP
6939 SUNRISE BLVD, SUITE 112
CITRUS HEIGHTS, CA 95610-3153
Phone (916)331-4336~Fax (916)331-4430
EMAIL: office@bwengineers.com

JOB # 20-02-009

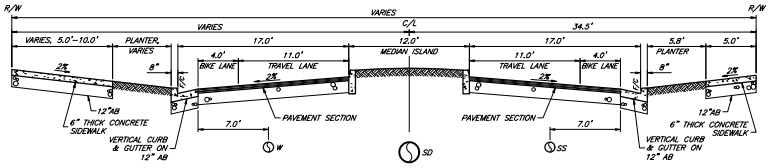
TENTATIVE SUBDIVISION MAP
ROBLA ESTATES
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA
MAY 17, 2023
SHEET 2 of 2



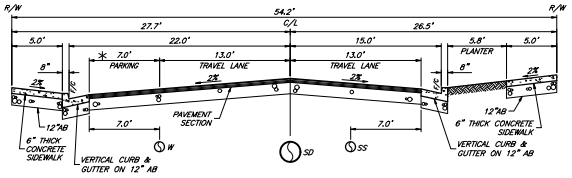
SECTION RIO LINDA BOULEVARD (INTERIM)
NO SCALE



SECTION RIO LINDA BOULEVARD (ULTIMATE)
NO SCALE

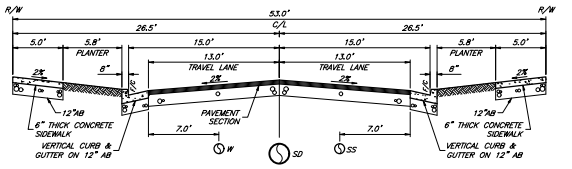


SECTION STREET B1 AT INTERSECTION TO RIO LINDA BLVD.
NO SCALE

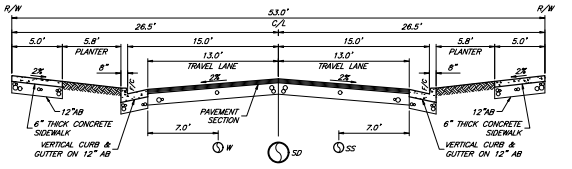


* DEVIATION FROM STANDARD STREET SECTIONS TO ALLOW STREET PARKING.

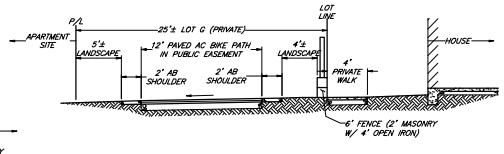
SECTION STREET B2 AT PARK
NO SCALE



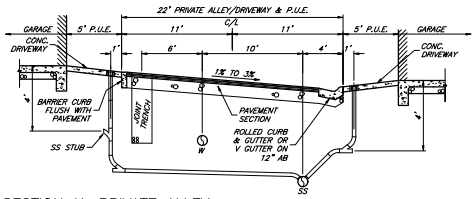
SECTION STREET B3– STANDARD
NO SCALE



SECTION STREET A
NO SCALE



SECTION P: ON–SITE BIKE PATH
NO SCALE



SECTION K: PRIVATE ALLEY
NO SCALE

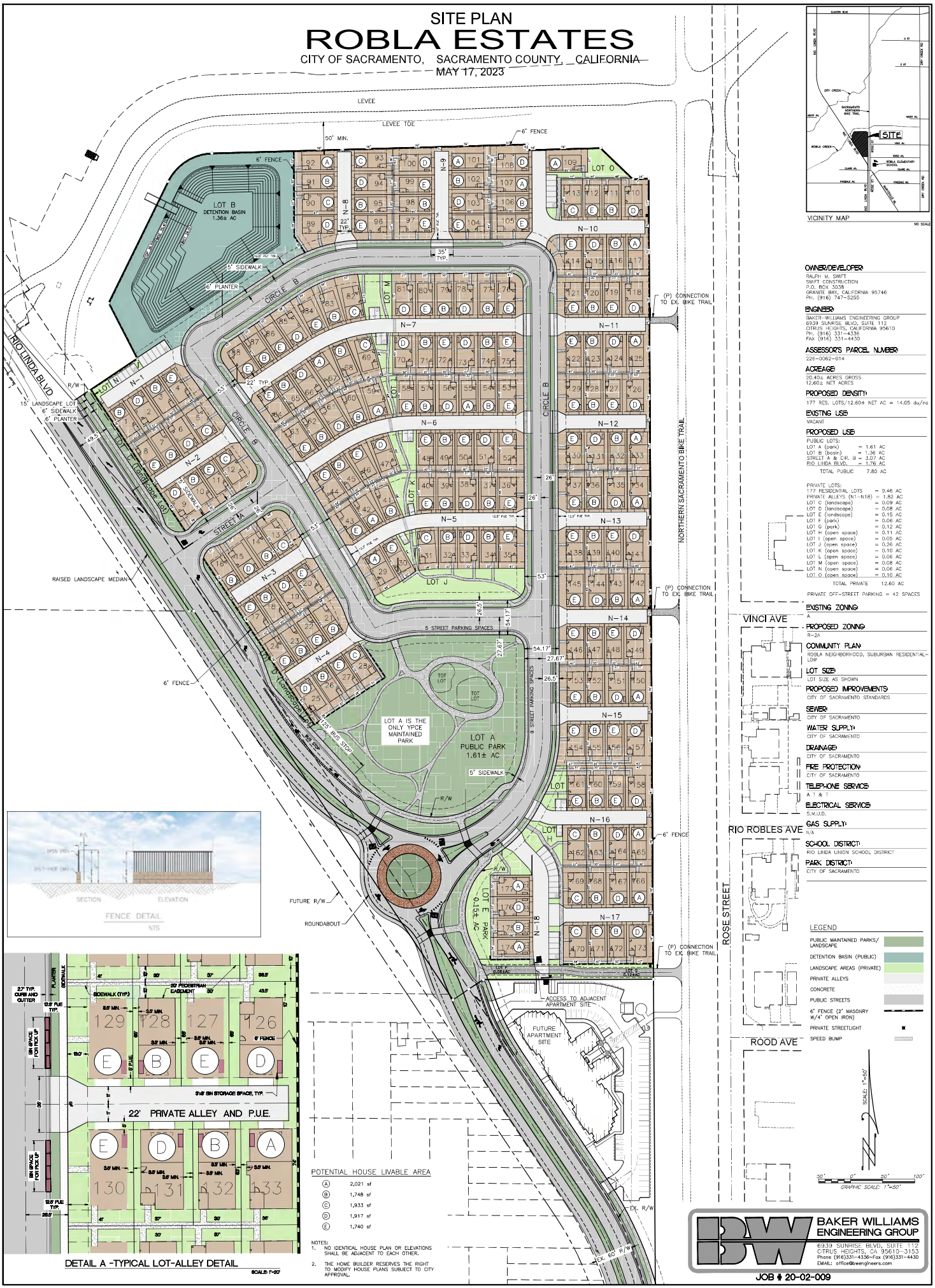
	TREE TO BE REMOVED TAG/ CITY ID #	SPECIES	CITY OR PRIVATE	LOCATED IN R/W?	ARBORIST RATING	INCHES TO BE REPLACED	TO BE REPLACED BY/ACTION PROPOSED
1.	13496	GREEN ASH	CITY	YES	1	0 OF 15	TO BE REMOVED DUE TO HEALTH-WAIVER REQUESTED
2.	13497	GREEN ASH	CITY	YES	2	0 OF 5	LOCATED IN ROAD CUT- WAIVER REQUESTED
3.	2502/13472	GREEN ASH	CITY	YES	1	0 OF 15	TO BE REMOVED DUE TO HEALTH-WAIVER REQUESTED
4.	2503/13473	GREEN ASH	CITY	YES	2	0 OF 19	LOCATED IN ROAD CUT- WAIVER REQUESTED
5.	2504/13483	GREEN ASH	CITY	YES	1	0 OF 38	TO BE REMOVED DUE TO HEALTH-WAIVER REQUESTED
6.	2505/13484	GREEN ASH	CITY	YES	1	0 OF 11	TO BE REMOVED DUE TO HEALTH-WAIVER REQUESTED
7.	392/13485	GREEN ASH	CITY	YES	1	0 OF 23	TO BE REMOVED DUE TO HEALTH-WAIVER REQUESTED
8.	393/13486	GREEN ASH	CITY	YES	1	0 OF 9	TO BE REMOVED DUE TO HEALTH-WAIVER REQUESTED
9.	2507/13487	GREEN ASH	CITY	YES	1	0 OF 20	TO BE REMOVED DUE TO HEALTH-WAIVER REQUESTED
10.	2510/13488	VALLEY OAK	CITY	YES	3	27 OF 27	TO BE REPLACED BY (9) 36 GALLON VALLEY OAKS LOCATED WITHIN THE R/W
11.	2513/13489	GREEN ASH	CITY	YES	1	0 OF 9	TO BE REMOVED DUE TO HEALTH-WAIVER REQUESTED
12.	2515/13491	GREEN ASH	CITY	YES	2	0 OF 17	LOCATED IN ROAD CUT- WAIVER REQUESTED
13.	2518/13492	VALLEY OAK	CITY	YES	2	0 OF 26	LOCATED IN ROAD CUT- WAIVER REQUESTED
14.	2519	GREEN ASH	CITY	YES	1	0 OF 19	TO BE REMOVED DUE TO HEALTH-WAIVER REQUESTED
15.	2516	GREEN ASH	CITY	YES	1	0 OF 17	TO BE REMOVED DUE TO HEALTH-WAIVER REQUESTED
16.	13494	VALLEY OAK	CITY	YES	2	15 OF 15	TO BE REPLACED BY (5) 36 GALLON VALLEY OAKS LOCATED WITHIN THE R/W
17.	2525/13496	VALLEY OAK	CITY	YES	3	10 OF 10	TO BE REPLACED BY (4) 36 GALLON VALLEY OAKS LOCATED WITHIN THE R/W
18.	1/13501	CHINESE EVERGREEN ELM	CITY	YES	2	0 OF 3	TO BE REMOVED DUE TO HEALTH-WAIVER REQUESTED
19.	7342/13502	VALLEY OAK	CITY	YES	2	0 OF 16	LOCATED UNDER DISTRIBUTION LINES-WAIVER REQUESTED
20.	102	TREE OF HEAVEN	CITY	YES	2	0 OF 9	TO BE REMOVED DUE TO HEALTH-WAIVER REQUESTED
21.	103	TREE OF HEAVEN	CITY	YES	2	0 OF 2	TO BE REMOVED DUE TO HEALTH-WAIVER REQUESTED
22.	104	TREE OF HEAVEN	CITY	YES	2	0 OF 4	TO BE REMOVED DUE TO HEALTH-WAIVER REQUESTED
23.	119	VALLEY OAK	CITY	YES	3	5 OF 5	TO BE REPLACED BY (2) 36 GALLON VALLEY OAKS LOCATED WITHIN THE R/W
24.	100	VALLEY OAK	CITY	YES	3	4 OF 4	TO BE REPLACED BY (2) 36 GALLON VALLEY OAKS LOCATED WITHIN THE R/W
25.	101	GREEN ASH	CITY	YES	3	0 OF 4	LOCATED IN ROAD CUT- WAIVER REQUESTED
26.	2281	FREEMONT COTTONWOOD	CITY	YES	3	0 OF 26	LOCATED IN ROAD CUT- WAIVER REQUESTED
27.	2282	GREEN ASH	CITY	YES	2	0 OF 9	TO BE REMOVED DUE TO HEALTH-WAIVER REQUESTED
28.	2283	GREEN ASH	CITY	YES	1	0 OF 5	TO BE REMOVED DUE TO HEALTH-WAIVER REQUESTED
29.	2284	GREEN ASH	CITY	YES	1	0 OF 10	LOCATED IN ROAD CUT- WAIVER REQUESTED
30.	2285	GREEN ASH	CITY	YES	2	0 OF 8	TO BE REMOVED DUE TO HEALTH-WAIVER REQUESTED
31.	2286	VALLEY OAK	CITY	YES	3	8 OF 8	TO BE REPLACED BY (3) 36 GALLON VALLEY OAKS LOCATED WITHIN THE R/W
32.	2506	BLACK WALNUT	CITY	YES	2	0 OF 7	TO BE REMOVED DUE TO HEALTH
33.	2509	VALLEY OAK	PRIVATE	NO	2	0 OF 13	TO BE REMOVED DUE TO HEALTH-WAIVER REQUESTED
34.	2520	VALLEY OAK	CITY	YES	3	20 OF 20	TO BE REPLACED BY (7) 36 GALLON VALLEY OAKS LOCATED WITHIN THE R/W
35.	2523	GREEN ASH	CITY	YES	1	0 OF 9	TO BE REMOVED DUE TO HEALTH-WAIVER REQUESTED
36.	2524	GREEN ASH	CITY	YES	1	0 OF 8	TO BE REMOVED DUE TO HEALTH-WAIVER REQUESTED
37.	2526	GREEN ASH	CITY	YES	1	0 OF 19	TO BE REMOVED DUE TO HEALTH-WAIVER REQUESTED
38.	7330	TREE OF HEAVEN	PRIVATE	NO	3	0 OF 6	TO BE REMOVED DUE TO DEVELOPMENT CONFLICT
39.	7331	TREE OF HEAVEN	PRIVATE	NO	3	0 OF 7.5	TO BE REMOVED DUE TO DEVELOPMENT CONFLICT
40.	7332	BLACK WILLOW	PRIVATE	NO	3	26 OF 26	TO BE REPLACED BY (9) 24 GALLON AUSTRALIAN WILLOW, (3) 15 GALLON AUSTRALIAN WILLOWS, (4) 15 GALLONG DESERT WILLOWS LOCATED IN THE VICINITY
41.	7340	ALMOND	CITY	YES	1	0 OF 4	TO BE REMOVED DUE TO HEALTH-WAIVER REQUESTED
42.	7341	GREEN ASH	CITY	YES	1	0 OF 9	TO BE REMOVED DUE TO HEALTH-WAIVER REQUESTED
43.	7343	BLUE OAK	CITY	YES	4	0 OF 8	TO BE REMOVED DUE TO DEVELOPMENT CONFLICT
44.	7344	BLUE OAK	CITY	YES	4	0 OF 9	TO BE REMOVED DUE TO DEVELOPMENT CONFLICT

BAKER WILLIAMS ENGINEERING GROUP
6939 SUNRISE BLVD, SUITE 112
CITRUS HEIGHTS, CA 95610–3153
Phone (916)331–4336–Fax (916)331–4430
EMAIL: office@bwengineers.com

JOB # 20-02-009

S:\BWEG Jobs\2020 Jobs\20-02-009 Riverview\3-1120 Rio Linda EIR\Planning\20020009-TENTCUBDMAP-ZONS Sheet-2_5/17/2023 2:35:17 PM GBest4

SITE PLAN
ROBLA ESTATES
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA
MAY 17, 2023



VICINITY MAP
NO SCALE

FENCE DETAIL
NTS

DETAIL A -TYPICAL LOT-ALLEY DETAIL
SCALE: 1"=20'

POTENTIAL HOUSE LIVABLE AREA

(A)	2,021 sf
(B)	1,748 sf
(C)	1,933 sf
(D)	1,917 sf
(E)	1,740 sf

NOTES:
1. NO IDENTICAL HOUSE PLAN OR ELEVATIONS SHALL BE ADJACENT TO EACH OTHER.
2. THE HOME BUILDER RESERVES THE RIGHT TO MODIFY HOUSE PLANS SUBJECT TO CITY APPROVAL.

OWNER/DEVELOPER
RALPH M. SWIFT
SWIFT CONSTRUCTION
P.O. BOX 3038
GRANITE BAY, CALIFORNIA 95746
PH: (916) 747-5255

ENGINEER
BAKER-WILLIAMS ENGINEERING GROUP
6939 SUNRISE BLVD, SUITE 112
CITRUS HEIGHTS, CALIFORNIA 95610
PH: (916) 331-4336
FAX (916) 331-4430

ASSESSOR'S PARCEL NUMBER
226-0062-014

ACREAGE:
20.40± ACRES GROSS
12.60± NET ACRES

PROPOSED DENSITY:
177 RES. LOTS/12.60± NET AC = 14.05 du/na

EXISTING USE:
VACANT

PROPOSED USE:

PUBLIC LOTS:

LOT A (park)	= 1.61 AC
LOT B (basin)	= 1.36 AC
STREET A & CIR. B	= 3.07 AC
RIO LINDA BLVD.	= 1.76 AC
TOTAL PUBLIC	7.80 AC

PRIVATE LOTS:

177 RESIDENTIAL LOTS	= 9.46 AC
PRIVATE ALLEYS (N1-N18)	= 1.82 AC
LOT C (landscape)	= 0.09 AC
LOT D (landscape)	= 0.08 AC
LOT E (landscape)	= 0.15 AC
LOT F (park)	= 0.06 AC
LOT G (park)	= 0.12 AC
LOT H (open space)	= 0.11 AC
LOT I (open space)	= 0.05 AC
LOT J (open space)	= 0.26 AC
LOT K (open space)	= 0.10 AC
LOT L (open space)	= 0.06 AC
LOT M (open space)	= 0.08 AC
LOT N (open space)	= 0.06 AC
LOT O (open space)	= 0.10 AC
TOTAL PRIVATE	12.60 AC

PRIVATE OFF-STREET PARKING = 42 SPACES

EXISTING ZONING:
A

PROPOSED ZONING:
R-2A

COMMUNITY PLAN:
ROBLA NEIGHBORHOOD, SUBURBAN RESIDENTIAL-LOW

LOT SIZE:
LOT SIZE AS SHOWN

PROPOSED IMPROVEMENTS:
CITY OF SACRAMENTO STANDARDS

SEWER:
CITY OF SACRAMENTO

WATER SUPPLY:
CITY OF SACRAMENTO

DRAINAGE:
CITY OF SACRAMENTO

FIRE PROTECTION:
CITY OF SACRAMENTO

TELEPHONE SERVICE:
A T & T

ELECTRICAL SERVICE:
S.M.U.D.

GAS SUPPLY:
N/A

SCHOOL DISTRICT:
RIO LINDA UNION SCHOOL DISTRICT

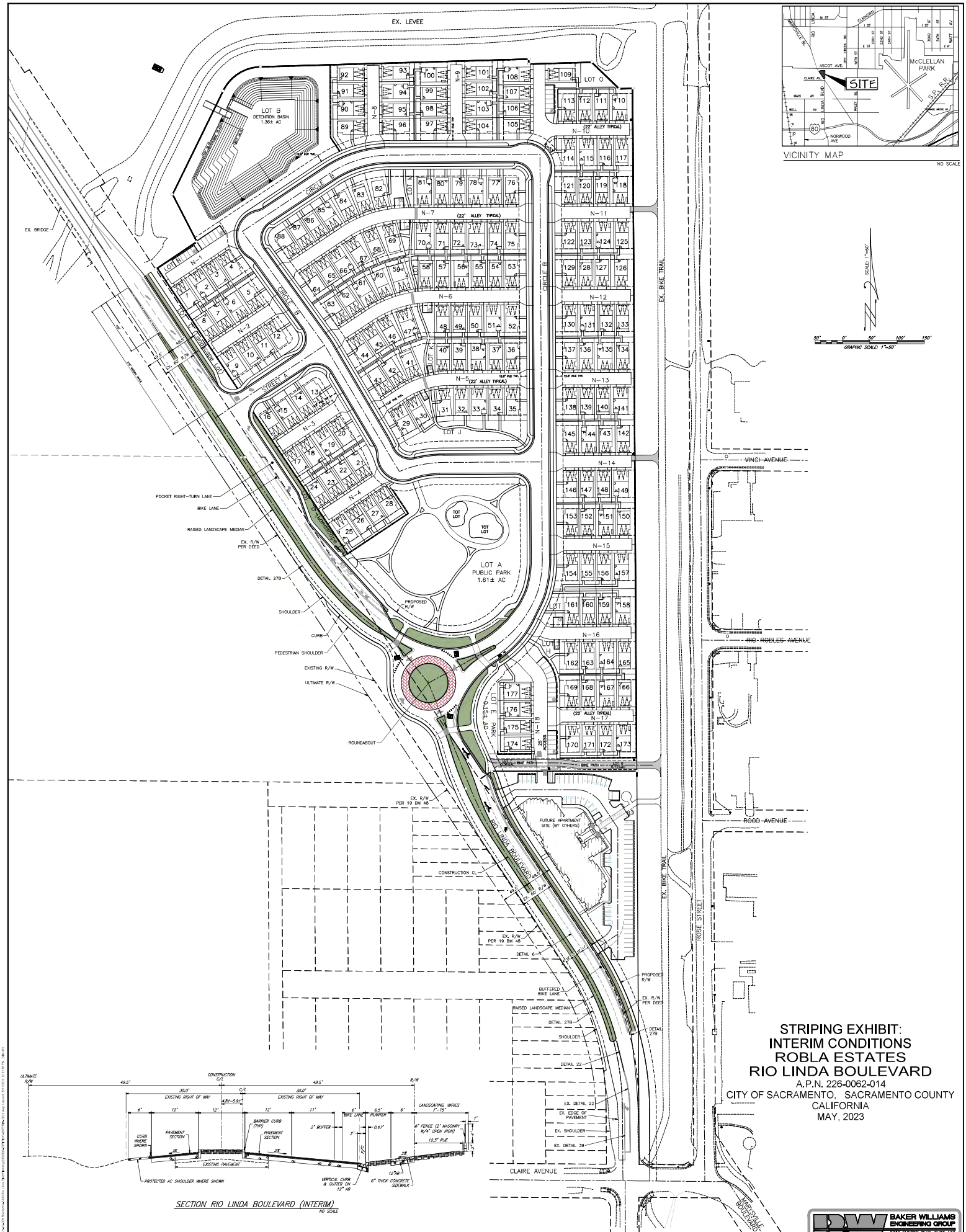
PARK DISTRICT:
CITY OF SACRAMENTO

LEGEND
- PUBLIC MAINTAINED PARKS/ LANDSCAPE
- DETENTION BASIN (PUBLIC)
- LANDSCAPE AREAS (PRIVATE)
- PRIVATE ALLEYS
- CONCRETE
- PUBLIC STREETS
- 6' FENCE (3' MASONRY W/4' OPEN IRON)
- PRIVATE STREETLIGHT
- SPEED BUMP

SCALE: 1"=50'
50' 0' 50' 100'
GRAPHIC SCALE: 1"=50'

BAKER WILLIAMS ENGINEERING GROUP
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JOB # 20-02-009



SECTION RIO LINDA BOULEVARD (INTERIM)
NO SCALE

STRIPING EXHIBIT:
INTERIM CONDITIONS
ROBLA ESTATES
RIO LINDA BOULEVARD

A.P.N. 226-0062-014

CITY OF SACRAMENTO, SACRAMENTO COUNTY
CALIFORNIA
MAY, 2023

BAKER WILLIAMS ENGINEERING GROUP
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CITRUS HEIGHTS, CA 95610-3153
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JOB # 20-02-009

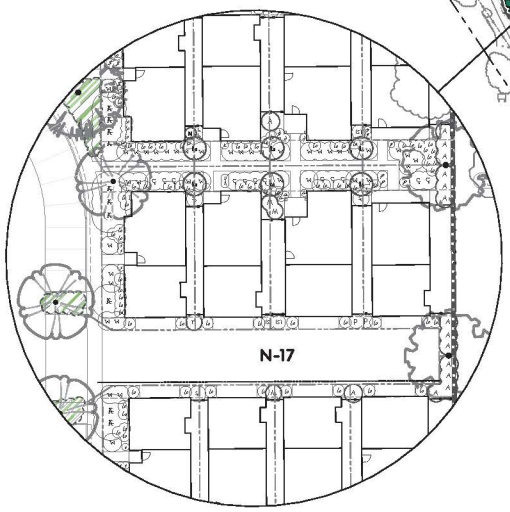


COMMON AREA PLANT LIST & LEGEND

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	QUANTITY
	CEDRUS DEODARA/DEODAR CEDAR	15 GALLON	12
	CERCIS OCCIDENTALIS/WESTERN REDBUD	15 GALLON	46
	CHILOPSIS LINEARIS 'TIMELESS BEAUTY/DESERT WILLOW	15 GALLON	25
	CINNAMOMUM CAMPHORA/CAMPHOR TREE	15 GALLON	12
	GEIJERA PARVIFLORA/AUSTRALIAN WILLOW	15 GALLON	39
	PISTACIA CHINENSIS/CHINESE PISTACHE	15 GALLON	34
	QUERCUS LOBATA/VALLEY OAK	15 GALLON	37
	QUERCUS SUBER/CORK OAK	15 GALLON	29
	ULMUS PROPINQUA'EMERALD SUNSHINE/HYBRID ELM	15 GALLON	23
	ULMUS WILSONIANA 'PROSPECTOR/PROSPECTOR ELM	15 GALLON	6
	ZELKOVA SERRATA/SAWLEAF ZELKOVA	15 GALLON	15
	SHRUB & GROUNDCOVER AREA:		
	ACACIA REDOLENS 'DESERT CARPET'/PROSTRATE ACACIA	1 GALLON	
	ARCTOSTAPHYLOS D. 'HOWARD McMINN'/MANZANITA	5 GALLON	
	BACCHARIS PILULARIS 'PIGEON POINT/DWF. COYOTE BRUSH	1 GALLON	
	BULBINE FRUTESCENS (YELLOW)/CAPE BALSAM	1 GALLON	
	CHONDROPETALUM TECTORUM/DWF. CAPE RUSH	5 GALLON	
	CISTUS HYBRIDUS/WHITE ROCKROSE	5 GALLON	
	CISTUS SALVIFOLIUS/SAGELEAF ROCKROSE	1 GALLON	
	CALLISTEMON V. 'LITTLE JOHN/DWF. BOTTLE BRUSH	5 GALLON	
	COREOPSIS GRANDIFLORA 'SUNBURST'/COREOPSIS	1 GALLON	
	CAREX DIVULSA/EURASIAN GRAY SEDGE	1 GALLON	
	DIANELLA REVOLUTA 'LITTLE REV/BLACK FLAX LILY	1 GALLON	
	DODONEA V. 'PURPUREA'/PURPLE HOP BUSH	5 GALLON	
	HETEROMELES ARBUTIFOLIA/TOYON	5 GALLON	
	HESPERALOE X 'BRAKE LIGHTS'/HYBRID RED YUCCA	2 GALLON	
	JUNIPERUS C 'SAN JOSE'/SAN JOSE JUNIPER	1 GALLON	
	KNIPHOFIA UVARIA 'FLAMENCO/RED HOT POKER	1 GALLON	
	LOMANDRA LONGIFOLIA 'BREEZE/DWF. MAT RUSH	1 GALLON	
	LANTANA MONTEVIDENSIS/LANTANA	5 GALLON	
	MUHLENBERGIA CAPILLARIS/PURPLE MUHLY GRASS	1 GALLON	
	MYOPORUM PARVIFOLIUM/PROSTRATE MYOPORUM	1 GALLON	
	NERIUM O. 'DWARF RED'/PETITE RED OLEANDER	5 GALLON	
	PANICUM VIRGATUM 'SHENANDOAH/SHENANDOAH SWITCH GRASS	1 GALLON	
	PENSTEMON HETEROPHYLLUS 'MARGARITA B.O.P./BEARD TONGUE	1 GALLON	
	PYRACANTHA F. 'MOHAVE'/MOHAVE PYRACANTHA	5 GALLON	
	ROSA CALIFORNICA/WILD ROSE	5 GALLON	
	SALVIA X. 'BEE'S BLISS/CREEPING SAGE	1 GALLON	
	SALVIA MICROPHYLLA 'HOT LIPS'/AUTUMN SAGE	5 GALLON	
	TULBAGHIA VIOLACEA/SOCIETY GARLIC	1 GALLON	
	TURF AREA	SEED	
	GRASSES, PERENNIAL MIX	SEED	

RESIDENTIAL PLANT LIST

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE
Ar	ACACIA REDOLENS 'DESERT CARPET'/PROSTRATE ACACIA	1 GALLON
A	ARCTOSTAPHYLOS D. "HOWARD McMINN'/MANZANITA	5 GALLON
p	BULBINE FRUTESCENS (YELLOW)/CAPE BALSAM	1 GALLON
Cj	COPROSMA P. 'VERDE VISTA'/COPROSMA	1 GALLON
d	DIANELLA REVOLUTA 'ALLYN- CITATION'/COOLVISTA FLAX LILY	1 GALLON
Ge	GERANIUM X. CANTABRIGIENSE 'BIOKOVO/BIOKOVO CRANESBILL	1 GALLON
a	HESPERALOE X. 'BRAKE LIGHTS'/HYBRID RED YUCCA	2 GALLON
I	IRIS DOUGLASIANA/DOUGLAS IRIS	1 GALLON
Ls	LAGERSTROEMIA X. 'ZUNI'/DWF. PURPLE CRAPE MYRTLE	5 GALLON
Lo	LOMANDRA LONGIFOLIA 'LOMLON/LIME TUFF MAT RUSH	1 GALLON
L	LAVONIUM PEREZII/SBA LAVENDER	1 GALLON
Ma	MAHONIA AQUIFOLIUM/OREGON GRAPE	5 GALLON
N	NERIUM O. 'DWARF RED'/PETITE RED OLEANDER	5 GALLON
N	NANDINA DOMESTICA/HEAVENLY BAMBOO	5 GALLON
P	PENSTEMON HETEROPHYLLUS 'MARGARITA B.O.P./BEARD TONGUE	1 GALLON
p	PUNICA GRANATUM 'NANA'/DWF. POMEGRANATE	5 GALLON
S	SCAEVOLA 'BLUE WONDER'/SCAEVOLA	1 GALLON
Sc	SALVIA CLEVELANDII 'WINNIFRED GILMAN'/COMPACT CLEVELAND SAGE	5 GALLON
Sc	SOLLYA HETEROPHYLLA/BLUEBELL CREEPER	5 GALLON
T	TULBAGHIA VIOLACEA/SOCIETY GARLIC	1 GALLON
W	WESTRINGIA FRUTICOSA 'MUNDY/MUNDI COAST ROSEMARY	1 GALLON



TYPICAL RESIDENTIAL PLANTING
SEE RESIDENTIAL PLAN LIST AT LEFT
SCALE: 1"=20'

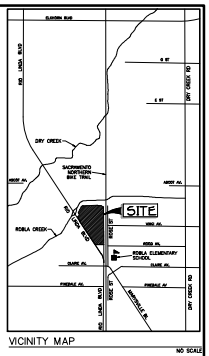
PRELIMINARY LANDSCAPE PLAN
ROBLA ESTATES
CITY OF SACRAMENTO
SACRAMENTO COUNTY, CALIFORNIA
MAY, 2023

Garth Ruffner Landscape Architect (916) 797-2676
429 Fenian Blvd, Suite 30, West Sacramento, CA 95616 U.S.
Garth's Business - California U.S.A. 95616

JOB #40088

TREE REPLACEMENT EXHIBIT
ROBLA ESTATES
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA
MAY 23, 2023





VICINITY MAP
NO SCALE

NOTE: TREES SHOWN IN COLOR TO BE COUNTED TOWARD MITIGATION. 87 INCHES OF REPLACEMENT TO BE LOCATED IN RIGHT-OF-WAY. 25 INCHES OF REPLACEMENT TO BE LOCATED ON PRIVATE LOT.

TREE TO BE REMOVED		LOCATED IN	INCHES TO BE
TAG	SPECIES	R/W?	REPLACED
7332	BLACK WILLOW	NO	25
13488	VALLEY OAK	YES	27
13494	VALLEY OAK	YES	13
13496	VALLEY OAK	YES	10
119	VALLEY OAK	YES	5
100	VALLEY OAK	YES	4
2286	VALLEY OAK	YES	8
2520	VALLEY OAK	YES	20
	TOTAL INCHES		112

COMMON AREA PLANT LIST & LEGEND

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE
	CEDRUS DEODARA/DEODAR CEDAR	15 GALLON
	CERCIS OCCIDENTALIS/WESTERN REDBUD	15 GALLON
	CHILOPSIS LINEARIS 'TIMELESS BEAUTY'/DESERT WILLOW	15 GALLON
	CINNAMOMUM CAMPHORA/CAMPHOR TREE	15 GALLON
	GEIJERA PARVIFLORA/AUSTRALIAN WILLOW	15 GALLON
	PISTACIA CHINENSIS/CHINESE PISTACHE	15 GALLON
	QUERCUS LOBATA/VALLEY OAK	15 GALLON
	QUERCUS SUBER/CORK OAK	15 GALLON
	ULMUS PROPINQUA'EMERALD SUNSHINE'/HYBRID ELM	15 GALLON
	ULMUS WILSONIANA 'PROSPECTOR'/PROSPECTOR ELM	15 GALLON
	ZELKOVA SERRATA/SAWLEAF ZELKOVA	15 GALLON

OWNER/DEVELOPER:
RALPH M. SWIFT
SWIFT CONSTRUCTION
P.O. BOX 3038
GRANITE BAY, CALIFORNIA 95746
PH. (916) 747-5255

ENGINEER:
BAKER-WILLIAMS ENGINEERING GROUP
6939 SUNRISE BLVD, SUITE 112
CITRUS HEIGHTS, CALIFORNIA 95610
PH: (916) 331-4336
FAX (916) 331-4430

ASSESSOR'S PARCEL NUMBER:
226-0062-014

ACREAGE:
20.40± ACRES GROSS
12.60± NET ACRES

PROPOSED DENSITY:
177 RES. LOTS/12.60± NET AC = 14.05 du/na

EXISTING USE:
VACANT

PROPOSED USE:

PUBLIC LOTS:

LOT A (park)	= 1.61 AC
LOT B (basin)	= 1.36 AC
STREET A & CIR. B	= 3.07 AC
RIO LINDA BLVD.	= 1.76 AC
TOTAL PUBLIC	7.80 AC

PRIVATE LOTS:

177 RESIDENTIAL LOTS	= 9.46 AC
PRIVATE ALLEYS (N1-N18)	= 1.82 AC
LOT C (landscape)	= 0.09 AC
LOT D (landscape)	= 0.08 AC
LOT E (landscape)	= 0.15 AC
LOT F (park)	= 0.06 AC
LOT G (park)	= 0.12 AC
LOT H (open space)	= 0.11 AC
LOT I (open space)	= 0.05 AC
LOT J (open space)	= 0.26 AC
LOT K (open space)	= 0.10 AC
LOT L (open space)	= 0.06 AC
LOT M (open space)	= 0.08 AC
LOT N (open space)	= 0.06 AC
LOT O (open space)	= 0.10 AC
TOTAL PRIVATE	12.60 AC

PRIVATE OFF-STREET PARKING = 42 SPACES

EXISTING ZONING:
A

PROPOSED ZONING:
R-2A

COMMUNITY PLAN:
ROBLA NEIGHBORHOOD, SUBURBAN RESIDENTIAL-LOW

LOT SIZE:
LOT SIZE AS SHOWN

PROPOSED IMPROVEMENTS:
CITY OF SACRAMENTO STANDARDS

SEWER:
CITY OF SACRAMENTO

WATER SUPPLY:
CITY OF SACRAMENTO

DRAINAGE:
CITY OF SACRAMENTO

FIRE PROTECTION:
CITY OF SACRAMENTO

TELEPHONE SERVICE:
A T & T

ELECTRICAL SERVICE:
S.M.U.D.

GAS SUPPLY:
N/A

SCHOOL DISTRICT:
RIO LINDA UNION SCHOOL DISTRICT

PARK DISTRICT:
CITY OF SACRAMENTO

SCALE: 1"=50'

50' 0' 50' 100'
GRAPHIC SCALE: 1"=50'

BAKER WILLIAMS ENGINEERING GROUP
6939 SUNRISE BLVD, SUITE 112
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JOB # 20-02-009

EX1
COLOR: MOUNTAIN SAGE JH 50-30
HARDIE-BOARD HORIZONTAL SIDING

EX2
COLOR: BOOTHBAY BLUE JH 70-20
HARDIE-BOARD HORIZONTAL SIDING

EX3
COLOR: SOFT GREEN JH 60-10
HARDIE-BOARD VERTICAL SIDING

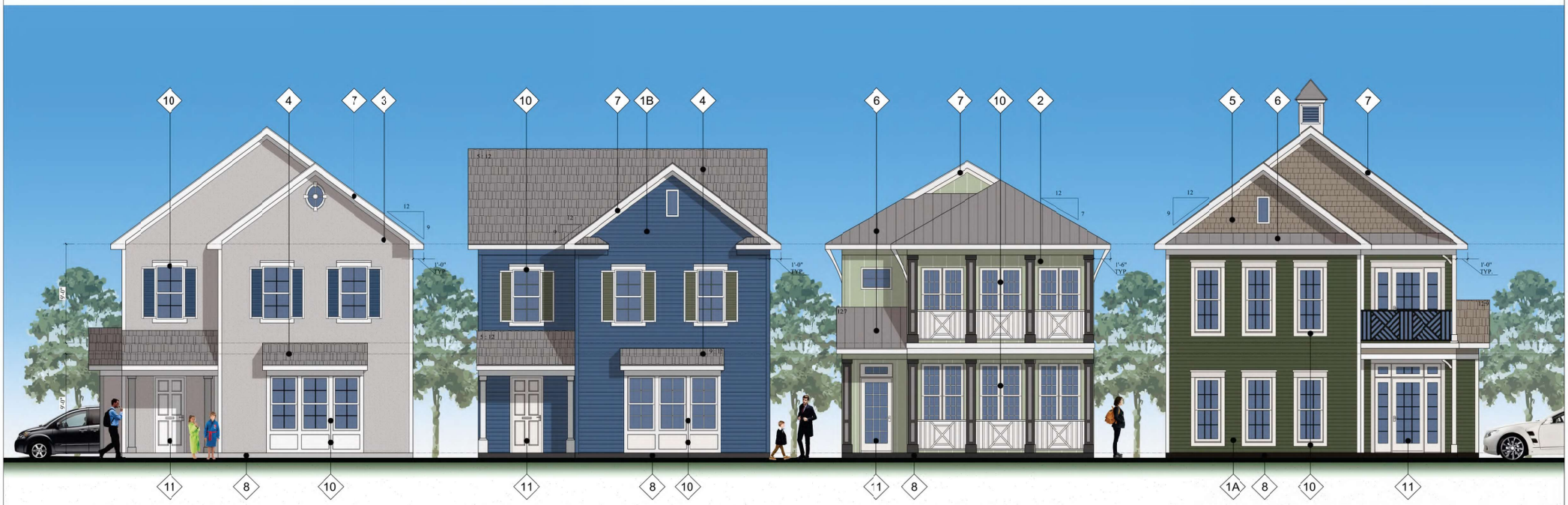
EX4
COLOR: BENJAMIN MOORE PAINT
OYSTER 2115-70
STUCCO - SAND FINISH BY DRYVIT

EX5
COLOR: GREY / BLUE
ROOFING ASPHALT - CLASS A FIRE RATED

EX6
COLOR: SLATE
ROOFING SHINGLES

EX7
COLOR: GREY
METAL ROOFING

EX8
COLOR: ALCOA ALUMINIUM WHITE
SOFFITS & GUTTERS



04 EXTERIOR ELEVATIONS - OPTION 4 (END UNIT)
1/4" = 1'-0"

03 EXTERIOR ELEVATIONS - OPTION 3 (MID UNIT)
1/4" = 1'-0"

02 EXTERIOR ELEVATIONS - OPTION 2 (MID. UNIT)
1/4" = 1'-0"

01 EXTERIOR ELEVATIONS - OPTION 1 (END UNIT)
1/4" = 1'-0"

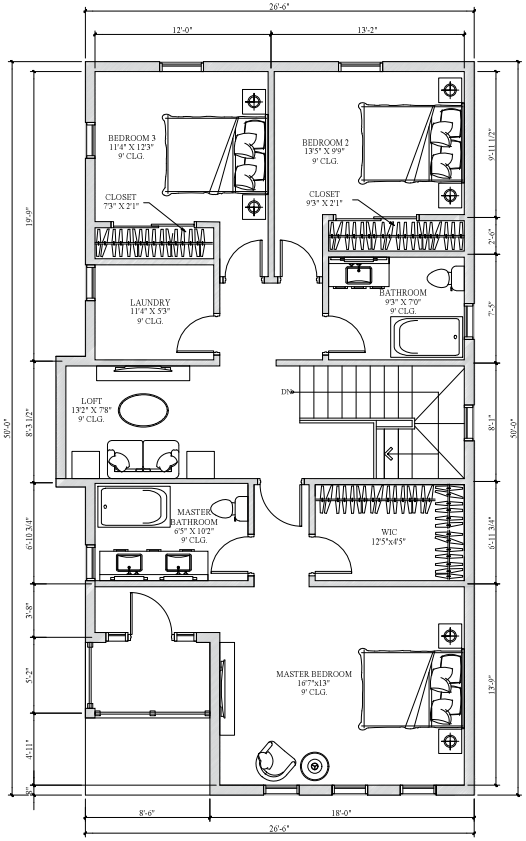
ARCHITECTURAL:

1A	HARDIE-BOARD HORIZONTAL SIDING EX1	4	ROOFING ASPHALT - CLASS A FIRE RATED EX5	9	GARAGE DOORS - METAL WHITE PANELED
1B	HARDIE-BOARD HORIZONTAL SIDING EX2	5	ROOFING SHINGLES EX6	10	WINDOWS - PELLA OR MARVIN HIGH E GLASS AND METAL CLADDING MATCH TRIM COLORS
2	HARDIE-BOARD VERTICAL SIDING EX3	6	METAL ROOFING EX7		
3	STUCCO - SAND FINISH BY DRYVIT EX4	7	SOFFITS & GUTTERS EX8	11	ENTRY DOORS - AS SELECTED BY THE OWNER / COLOR MATCHED
		8	CONCRETE - NATURAL		

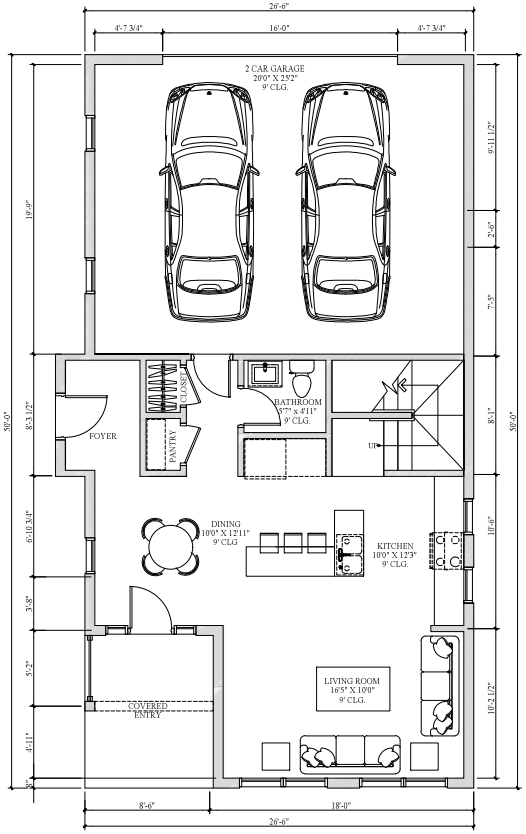
ROBLA HOUSING
RIO LINDA BLVD.
SACRAMENTO, CA

MWT

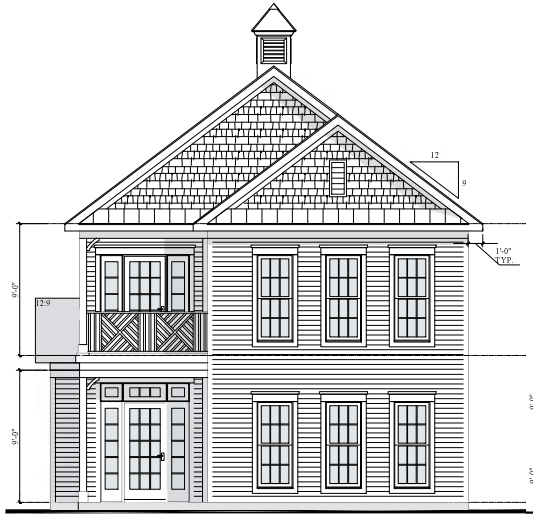
03/18/21



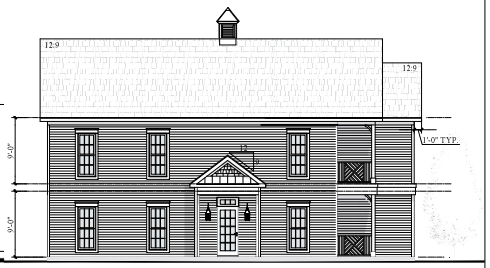
06 OPT.1 SECOND FLOORPLAN- END UNIT
1/4" = 1'-0"



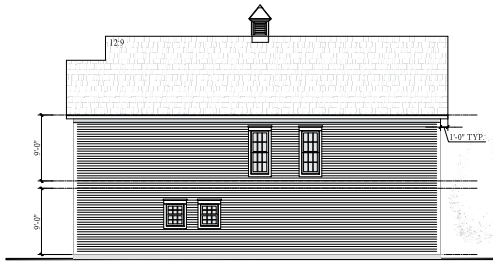
05 OPT. 1 FIRST FLOORPLAN- END UNIT
1/4" = 1'-0"



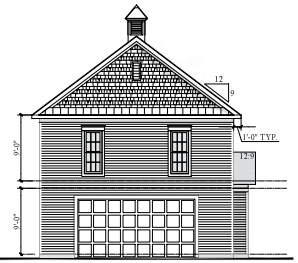
04 OPT.1 FRONT ELEVATION - END UNIT
1/4" = 1'-0"



03 OPT.1 SIDE ELEVATION - END UNIT
1/8" = 1'-0"



02 OPT.1 SIDE ELEVATION - END UNIT
1/8" = 1'-0"

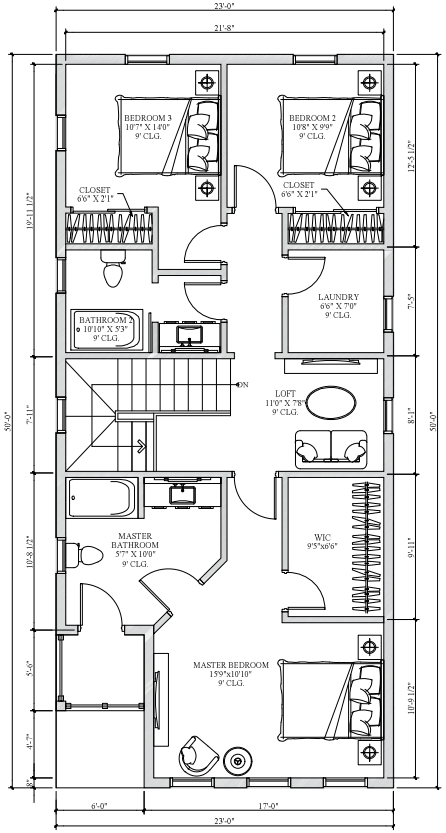


01 OPT.1 BACK ELEVATION - END UNIT
1/8" = 1'-0"

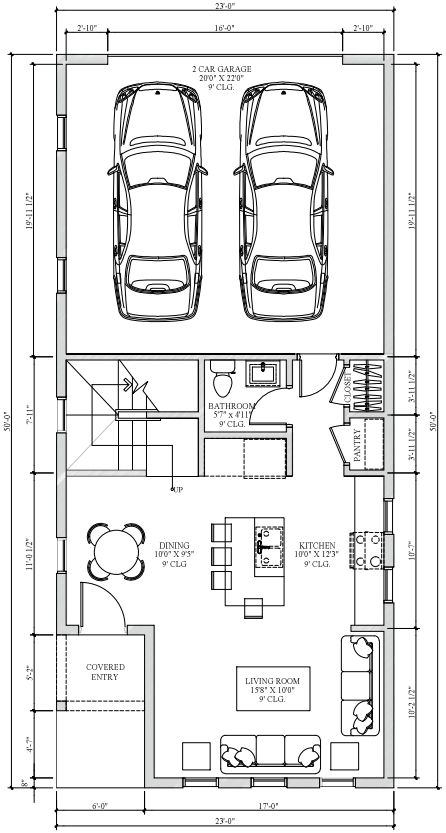
ROBLA
HOUSING
RIO LINDA
BLVD.
SACRAMENTO,
CA

PLAN A 2,021 SF

02/23/21



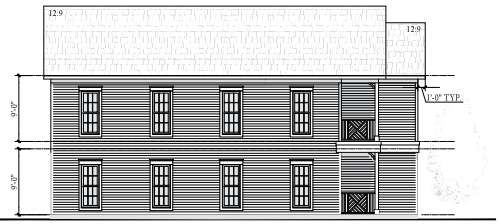
06 OPT.1 SECOND FLOORPLAN- MIDDLE UNIT
1/4" = 1'-0"



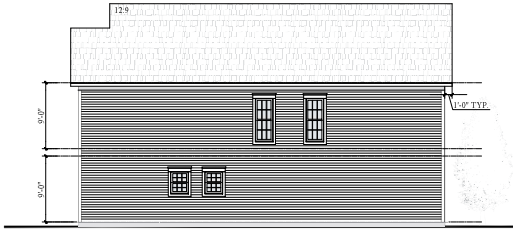
05 OPT.1 FIRST FLOORPLAN- MIDDLE UNIT
1/4" = 1'-0"



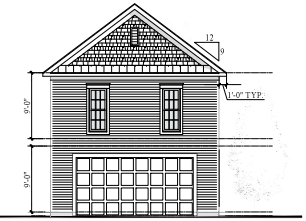
04 OPT.1 FRONT ELEVATION - MIDDLE UNIT
1/4" = 1'-0"



03 OPT.1 SIDE ELEVATION - MIDDLE UNIT
1/8" = 1'-0"



02 OPT.1 SIDE ELEVATION - MIDDLE UNIT
1/8" = 1'-0"

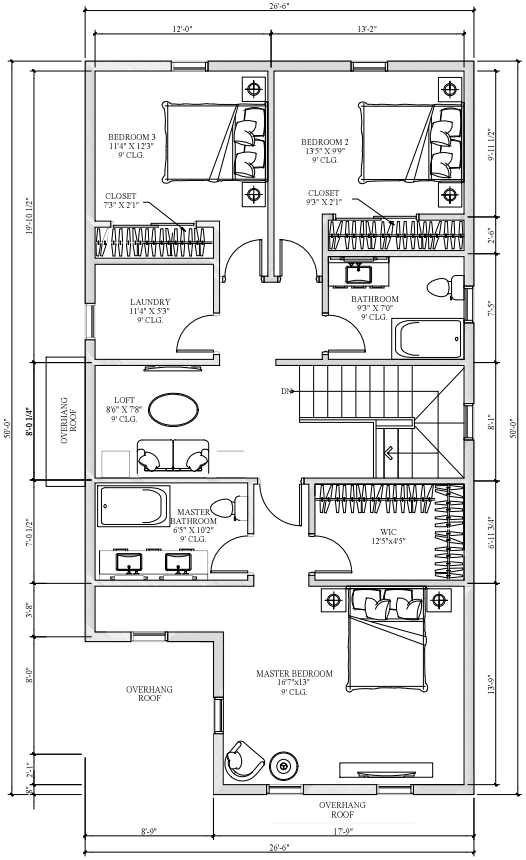


01 OPT.1 BACK ELEVATION - MIDDLE UNIT
1/8" = 1'-0"

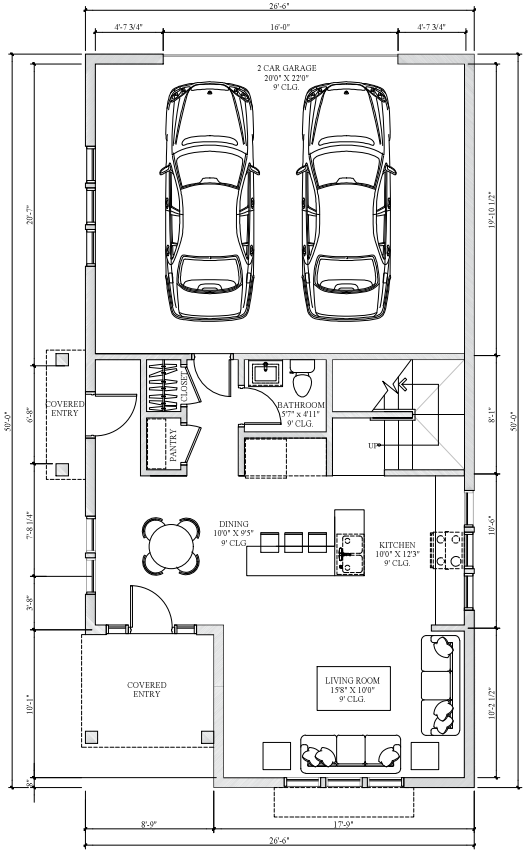
ROBLA
HOUSING
RIO LINDA
BLVD.
SACRAMENTO,
CA

PLAN B 1,748 SF

02/23/21



06 OPT.1 SECOND FLOORPLAN- END UNIT
1/4" = 1'-0"



05 OPT.1 FIRST FLOORPLAN- END UNIT
1/4" = 1'-0"



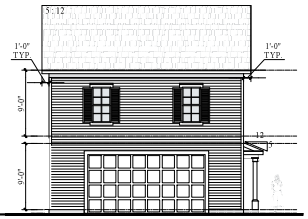
04 OPT.1 FRONT ELEVATION - END UNIT
1/4" = 1'-0"



03 OPT.1 SIDE ELEVATION - END UNIT
1/8" = 1'-0"



02 OPT.1 SIDE ELEVATION - END UNIT
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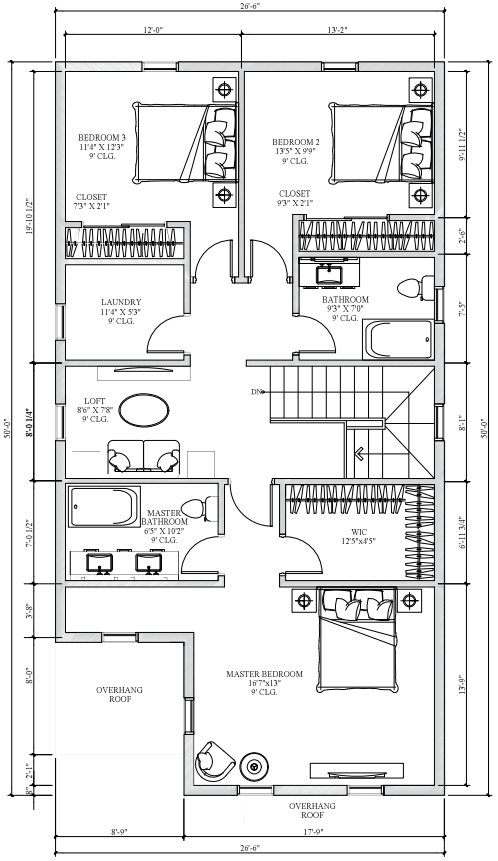


01 OPT.1 BACK ELEVATION - END UNIT
1/8" = 1'-0"

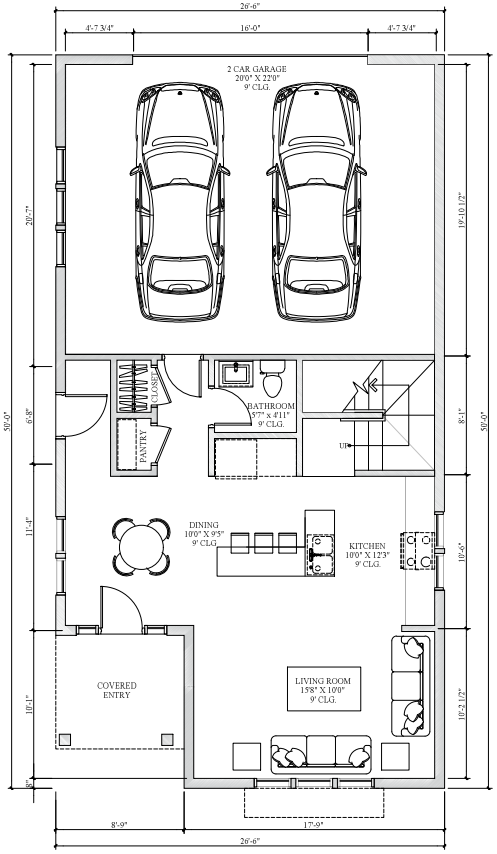
ROBLA
HOUSING
RIO LINDA
BLVD.
SACRAMENTO,
CA

PLAN C 1,933 SF

02/23/21



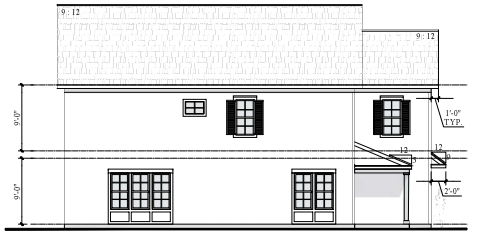
06 OPT.1 SECOND FLOORPLAN- MIDDLE UNIT
1/4" = 1'-0"



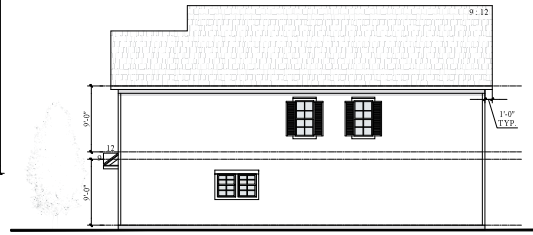
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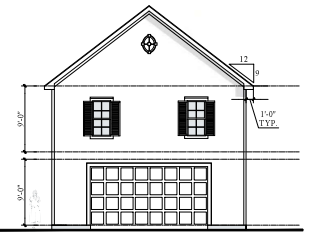
04 OPT.1 FRONT ELEVATION - MIDDLE UNIT
1/4" = 1'-0"



03 OPT.1 SIDE ELEVATION - MIDDLE UNIT
1/8" = 1'-0"



02 OPT.1 SIDE ELEVATION - MIDDLE UNIT
1/8" = 1'-0"



01 OPT.1 BACK ELEVATION - MIDDLE UNIT
1/8" = 1'-0"

ROBLA HOUSING
RIO LINDA BLVD.
SACRAMENTO, CA

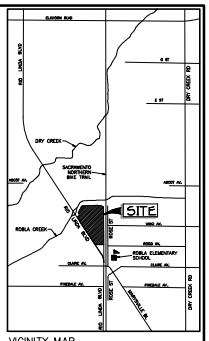
PLAN D 1,917 SF

02/23/21

MWT

TREE REPLACEMENT EXHIBIT
ROBLA ESTATES
CITY OF SACRAMENTO, SACRAMENTO COUNTY, CALIFORNIA
MAY 23, 2023





VICINITY MAP
NO SCALE

NOTE: TREES SHOWN IN COLOR TO BE COUNTED TOWARD MITIGATION. 87 INCHES OF REPLACEMENT TO BE LOCATED IN RIGHT-OF-WAY. 25 INCHES OF REPLACEMENT TO BE LOCATED ON PRIVATE LOT.

TREE TO BE REMOVED		LOCATED IN	INCHES TO BE
TAG	SPECIES	R/W?	REPLACED
7332	BLACK WILLOW	NO	25
13488	VALLEY OAK	YES	27
13494	VALLEY OAK	YES	13
13496	VALLEY OAK	YES	10
119	VALLEY OAK	YES	5
100	VALLEY OAK	YES	4
2286	VALLEY OAK	YES	8
2520	VALLEY OAK	YES	20
	TOTAL INCHES		112

COMMON AREA PLANT LIST & LEGEND

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE
	CEDRUS DEODARA/DEODAR CEDAR	15 GALLON
	CERCIS OCCIDENTALIS/WESTERN REDBUD	15 GALLON
	CHILOPSIS LINEARIS 'TIMELESS BEAUTY'/DESERT WILLOW	15 GALLON
	CINNAMOMUM CAMPHORA/CAMPHOR TREE	15 GALLON
	GEIJERA PARVIFLORA/AUSTRALIAN WILLOW	15 GALLON
	PISTACIA CHINENSIS/CHINESE PISTACHE	15 GALLON
	QUERCUS LOBATA/VALLEY OAK	15 GALLON
	QUERCUS SUBER/CORK OAK	15 GALLON
	ULMUS PROPINQUA'EMERALD SUNSHINE'/HYBRID ELM	15 GALLON
	ULMUS WILSONIANA 'PROSPECTOR'/PROSPECTOR ELM	15 GALLON

OWNER/DEVELOPER:
RALPH M. SWIFT
SWIFT CONSTRUCTION
P.O. BOX 3038
GRANITE BAY, CALIFORNIA 95746
PH. (916) 747-5255

ENGINEER:
BAKER-WILLIAMS ENGINEERING GROUP
6939 SUNRISE BLVD, SUITE 112
CITRUS HEIGHTS, CALIFORNIA 95610
PH: (916) 331-4336
FAX (916) 331-4430

ASSESSOR'S PARCEL NUMBER:
226-0062-014

ACREAGE:
20.40± ACRES GROSS
12.60± NET ACRES

PROPOSED DENSITY:
177 RES. LOTS/12.60± NET AC = 14.05 du/na

EXISTING USE:
VACANT

PROPOSED USE:

PUBLIC LOTS:

LOT A (park)	= 1.61 AC
LOT B (basin)	= 1.36 AC
STREET A & CIR. B	= 3.07 AC
RIO LINDA BLVD.	= 1.76 AC
TOTAL PUBLIC	7.80 AC

PRIVATE LOTS:

177 RESIDENTIAL LOTS	= 9.46 AC
PRIVATE ALLEYS (N1-N18)	= 1.82 AC
LOT C (landscape)	= 0.09 AC
LOT D (landscape)	= 0.08 AC
LOT E (landscape)	= 0.15 AC
LOT F (park)	= 0.06 AC
LOT G (park)	= 0.12 AC
LOT H (open space)	= 0.11 AC
LOT I (open space)	= 0.05 AC
LOT J (open space)	= 0.26 AC
LOT K (open space)	= 0.10 AC
LOT L (open space)	= 0.06 AC
LOT M (open space)	= 0.08 AC
LOT N (open space)	= 0.06 AC
LOT O (open space)	= 0.10 AC
TOTAL PRIVATE	12.60 AC

PRIVATE OFF-STREET PARKING = 42 SPACES

EXISTING ZONING:
A

PROPOSED ZONING:
R-2A

COMMUNITY PLAN:
ROBLA NEIGHBORHOOD, SUBURBAN RESIDENTIAL-LOW

LOT SIZE:
LOT SIZE AS SHOWN

PROPOSED IMPROVEMENTS:
CITY OF SACRAMENTO STANDARDS

SEWER:
CITY OF SACRAMENTO

WATER SUPPLY:
CITY OF SACRAMENTO

DRAINAGE:
CITY OF SACRAMENTO

FIRE PROTECTION:
CITY OF SACRAMENTO

TELEPHONE SERVICE:
A T & T

ELECTRICAL SERVICE:
S.M.U.D.

GAS SUPPLY:
N/A

SCHOOL DISTRICT:
RIO LINDA UNION SCHOOL DISTRICT

PARK DISTRICT:
CITY OF SACRAMENTO

SCALE: 1"=50'
50' 0' 50' 100'
GRAPHIC SCALE: 1"=50'

BAKER WILLIAMS ENGINEERING GROUP
6939 SUNRISE BLVD, SUITE 112
CITRUS HEIGHTS, CA 95610-3153
Phone (916)331-4336-Fax (916)331-4430
EMAIL: CIVIL@BAKERWILLIAMS.COM

JOB # 20-02-009

RESOLUTION 2023-0247

Adopted by the Sacramento City Council

July 25, 2023

Adopting the Mitigated Negative Declaration and the Mitigation Monitoring Plan for the Robla Estates Subdivision Project (P21-009) (226-0062-014-0000)

BACKGROUND

A. On May 25, 2023, the City Planning and Design Commission reviewed and considered the mitigated negative declaration and conducted a public hearing on, and forwarded to the City Council, a recommendation to approve with conditions the Robla Estates Subdivision Project (the Project) (P21-009).

B. On July 25, 2023, the City Council conducted a public hearing, for which notice was given under Sacramento City Code Section 17.812.010(2)(b).

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1.

The City Council finds as follows:

A. The Project initial study identified potentially significant effects of the Project. Revisions to the Project made by or agreed to by the Project applicant before the proposed mitigated negative declaration and initial study were released for public review were determined by City's Environmental Planning Services to avoid or reduce the potentially significant effects to a less than significant level, and, therefore, there was no substantial evidence that the Project as revised and conditioned would have a significant effect on the environment. A Mitigated Negative Declaration (MND) for the Project was then completed, noticed, and circulated in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines and the Sacramento Local Environmental Procedures as follows:

1. On August 5, 2022, a Notice of Intent to Adopt the MND (NOI) was circulated for public comments for 30 days. The NOI was sent to those public agencies that have jurisdiction by law with respect to the proposed project and to other interested parties and agencies, including property owners within 500 feet of the boundaries of the proposed project. The comments of such persons and agencies were sought.

2. On August 5, 2022, the NOI was published in the Sacramento Bulletin, a newspaper of general circulation, and the NOI was posted in the office of the Sacramento County Clerk.

3. The Initial Study was revised after public notice of availability; however, none of the conditions requiring recirculation (CEQA Guidelines section 15073.5(b)) is applicable to the project. The revisions included modifications to the mitigation measures for air quality to include an equipment list to the City and the Sacramento Metropolitan Air Quality Management District prior to ground disturbance activities and at the conclusion of project construction. Additionally, modifications to mitigation measures in the Biological Resources section have been made to address consistency with California Department of Fish and Wildlife guidance on Swainson's hawk.

4. These revisions do not result in new avoidable significant effects, and the new information added to the Mitigated Negative Declaration makes clarifications and insignificant modifications.

SECTION 2.

The City Council has reviewed and considered the information contained in the MND, including the initial study, the revisions and conditions incorporated into the Project, and the comments received during the public review process and the hearing on the Project. The City Council has determined that the MND constitutes an adequate, accurate, objective, and complete review of the environmental effects of the proposed project.

SECTION 3.

Based on its review of the MND and on the basis of the whole record, the City Council finds that the MND reflects the City Council's independent judgment and analysis and that there is no substantial evidence that the Project will have a significant effect on the environment.

SECTION 4.

The City Council adopts the MND for the project.

SECTION 5.

Pursuant to CEQA section 21081.6 and CEQA Guidelines section 15074, and in support of its approval of the Project, the City Council adopts a Mitigation Monitoring Plan to require all reasonably feasible mitigation measures be implemented by means of Project conditions, agreements, or other measures, as set forth in the Mitigation Monitoring Plan.

SECTION 6.

Upon approval of the Project, the City Manager shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and section 15075 of the State EIR Guidelines adopted pursuant thereto.

SECTION 7.

Pursuant to Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in and may be obtained from, the Office of the City Clerk at 915 I Street, Sacramento, California. The City Clerk is the custodian of records for all matters before the City Council

TABLE OF CONTENTS:
Exhibit A – Mitigation Monitoring Plan

Adopted by the City of Sacramento City Council on July 25, 2023, by the following vote:

Ayes: Members Jennings, Kaplan, Maple, Loloee, Talamantes, Valenzuela, Vang, and Mayor Steinberg

Noes: None

Abstain: None

Absent: Member Guerra

Attest: Mindy Cuppy 08/07/2023

Mindy Cuppy, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.

Robla Estates Project (P21-009)
Mitigation Monitoring Plan

In January 1989, Assembly Bill (AB) 3180 went into effect requiring the City to monitor all mitigation measures applicable to this project and included in the Mitigated Negative Declaration. For this project, mitigation reporting will be performed by the City of Sacramento in accordance with the monitoring and reporting program developed by the City to implement AB 3180.

This Mitigation Monitoring Plan is being prepared for the City of Sacramento Community Development Department, Environmental Planning Services, 300 Richards Boulevard, 3rd Floor, Sacramento, CA 95811, pursuant to the California Environmental Quality Act Guidelines, California Public Resources Code 21081.

Project Name (number): **Robla Estates Project (P21-009)**

Project Location: 5330 Rio Linda Boulevard, Sacramento, CA 95838
Assessor's Parcel Numbers (APNs) 226-0062-004, -008, -009, and -011

Project Description: The Robla Estates Project (proposed project) would include development of 177 two-story single-unit residences and two public parks, as well as a detention basin in the northwest corner of the project site. The main access point to the site would be provided from Rio Linda Boulevard through a new roundabout intersection to be located in the southern portion of the site, which would connect to the proposed internal roadway. A secondary access point would be provided from Rio Linda Boulevard in the northern portion of the site. The proposed internal roadway network would also include a number of private alleys from the main internal roadway. The proposed project would include a number of improvements to Rio Linda Boulevard along the project site's frontage, including landscaping, widening of the existing bicycle lane, a planter sidewalk, open iron fencing, and a masonry block wall. The proposed project would require approval of an amendment to the General Plan, Rezone, a Tentative Subdivision Map, and Site Plan and Design Review, with deviations for single-unit residential lot depth and area.

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)					
	Mitigation Measure	**Reporting Milestone**	**Reporting / Responsible Party**	**Verification of Compliance**	
				Initials	**Date**
	2. Air Quality				
2-1	*Prior to the initiation of ground disturbance, the project applicant shall show on the plans via notation that the contractor shall ensure that the heavy-duty off-road vehicles (50 horsepower or more) to be used in the construction project, including owned, leased, and subcontractor vehicles, shall not generate $PM_{2.5}$ emissions in excess of 0.0512 tons $PM_{2.5}$ per year. The $PM_{2.5}$ reduction shall be achieved by requiring a combination of engine Tier 4 off-road construction equipment or the use of hybrid, electric, or alternatively fueled equipment.* *In addition, all off-road equipment working at the construction site must be maintained in proper working condition according to manufacturer's specifications. Idling shall be limited to five minutes or less in accordance with the Off-Road Diesel Fueled Fleet Regulation as required by CARB. Portable equipment over 50 horsepower must have either a valid District Permit to Operate (PTO) or a valid statewide Portable Equipment Registration Program (PERP) placard and sticker issued by CARB.* *The aforementioned requirements shall be noted on Grading Plans and submitted for review and approval by the City of Sacramento Community Development Department.*	Prior to the initiation of ground disturbance	City of Sacramento Community Development Department		
	3. Biological Resources				
<u>Vernal Pool Species</u> *3-1*	*Prior to construction, the project applicant shall submit an Aquatic Resources Delineation Report to the USACE and RWQCB to determine if the seasonal wetlands on-site would be regulated by the USACE under Section 404 of the Clean Water Act and/or by the RWQCB under Section 401 of the Clean Water Act or the Porter-Cologne Water Quality Control Act. If the seasonal wetlands present on the project site are deemed to be waters of the U.S. and any are proposed to be filled by the proposed project, a Clean Water Act Section 404 permit from the U.S. Army Corps of Engineers would be required prior to any grading activities. If the U.S. Army Corps of Engineers determines the season wetlands to be habitat for the*	Prior to construction	USACE RWQCB City of Sacramento Community Development Department		

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)				
Mitigation Measure	**Reporting Milestone**	**Reporting / Responsible Party**	**Verification of Compliance**	
			Initials	**Date**
vernal pool fairy shrimp or the vernal pool tadpole shrimp, authorization from the USFWS is required. The authorization would happen through Section 7(ESA) consultation between the Corps of Engineers (the Federal Lead Agency) and the USFWS. RWQCB and USACE determinations, as well as proof of required permits, if any, shall be submitted to the City's Community Development Department for review.				
<u>Burrowing Owl</u>				
3-2 *A qualified biologist shall conduct Take Avoidance Surveys at the project site in accordance with Appendix D of the Staff Report on Burrowing Owl Mitigation (CDFW 2012). An initial Take Avoidance Survey shall be conducted no less than 14 days prior to initiating ground disturbance activities and a final survey shall be conducted within 24 hours prior to ground disturbance. The preconstruction survey for burrowing owls shall include all potential burrowing owl habitat within 500 feet of the project. Portions of the survey area located on private land shall be surveyed from all publicly accessible areas. A written summary of the survey results shall be submitted to the City of Sacramento Community Development Department before any construction permits are issued. If burrowing owl are not detected during pre-construction surveys, further mitigation is not required. If active burrowing owl burrows are found, the following measures shall be implemented at the project site:* • *During the non-breeding season (September 1 through January 31), the biologist shall establish a 160-foot ESA around the burrow. During the breeding season (February 1 through August 31), the biologist shall establish a 300-foot ESA around the burrow in consultation with CDFW.* • *The size of the ESA may be reduced if the biologist monitors the construction activities and determines that disturbance to the burrowing owl is not occurring. Reduction of ESA size depends on the location of the burrow relative to the proposed disturbance area, project activities during*	Within 14 days prior to initiating ground disturbance activities, and within 24 hours prior to ground disturbance	City of Sacramento Community Development Department		

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)				
Mitigation Measure	**Reporting Milestone**	**Reporting / Responsible Party**	**Verification of Compliance**	
			Initials	**Date**
the time the burrow is active, and other project-specific factors. • *If the burrow is located within the construction zone and it is during the non-breeding season, the burrowing owl shall be passively excluded from the burrow using one-way doors, as described in the Exclusion Plan of Appendix E of the CDFW's 2012 Staff Report on Burrowing Owl Mitigation.* • *If the burrow is located within the construction zone and it is during the breeding season, the burrow owl shall only be passively excluded if it has been confirmed that the owl has not begun egg laying and incubation, the clutch was unsuccessful, or juveniles from the occupied burrows are foraging independently and are capable of independent survival.*				
<u>Nesting Raptors and Migratory Birds</u>				
3-3 *If tree removal or other ground-disturbing activities are to begin during the breeding/nesting season for raptors or other protected bird species in the region (generally February 1 through August 31), a qualified biologist shall be retained by the project applicant to conduct pre-construction surveys in areas of suitable nesting habitat within two weeks prior to initiation of tree removal or ground disturbance. The pre-construction surveys shall be submitted to the City's Community Development Department. If active nests are not found, further mitigation is not required. If active nests are found, the construction contractor shall avoid impacts on such nests by establishing a no-disturbance buffer around the nest. The appropriate buffer size for all nesting birds shall be determined by a qualified biologist. Buffer size will vary depending on site-specific conditions, the species of nesting bird, nature of the project activity, the extent of existing disturbance in the area, visibility of the disturbance from the nest site, and other relevant circumstances. Construction activity shall not occur within the buffer area of an active nest and nests shall be monitored by a qualified biologist until a qualified biologist confirms that the chicks have fledged and are no longer dependent on the nest, or the nesting cycle has otherwise*	Within two weeks prior to initiation of tree removal or ground disturbance, if tree removal or other ground disturbing activities are to begin during the breeding/nesting season for raptors or other protected bird species in the region (generally February 1 through August 31)	City of Sacramento Community Development Department		

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)					
	Mitigation Measure	**Reporting Milestone**	**Reporting / Responsible Party**	**Verification of Compliance**	
				Initials	**Date**
	completed. Monitoring of the nest by a qualified biologist during construction activities shall be required if the activity has the potential to adversely affect the nest.				
	. <u>Protected Trees</u>				
3-4	*Prior to issuance of grading permits, the plans shall note tree protection requirements stated within the Arborist Report prepared for the project. The measures shall be reflected on the grading plans, subject to review and approval by the City's Community Development Department.*	Prior to the issuance of grading permits	City of Sacramento Community Development Department		
3-5	*Prior to issuance of a grading permit, the project applicant shall comply with tree permit requirements in effect at the time of project approval for removal, pruning, or soil disturbance within the canopy dripline of a private protected tree or City Street Tree. In addition, the following measures shall be implemented to reduce impacts from the removal of City Street Trees:* *a) Replacement trees for City Street Trees shall be replanted within the City right-of-way in coordination with the City's Urban Forester. If replacement trees for City Street Trees cannot be accommodated in the City's right-of-way, they shall be planted on site and incorporated into the project landscape plan or be planted at another off-site location at the City's direction.* *b) Replacement plantings shall consist of shade tree species recommended by the Urban Forestry Director.* *c) Tree planting shall comply with the City's landscaping requirements (City Code Sections 17.612.010 and 17.612.040).* *d) Canopy or root pruning of any retained City Street Trees to accommodate construction and/or fire lane access shall be conducted according the American National Standards Institute (ANSI) standards and the International Society of Arboriculture (ISA) best management practices (BMPs) All City Street Trees shall be protected from construction-*	Prior to the issuance of a grading permit	City of Sacramento Community Development Department		

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)				
Mitigation Measure	**Reporting Milestone**	**Reporting / Responsible Party**	**Verification of Compliance**	
			Initials	**Date**
related impacts pursuant to Sacramento City Code Chapter 12.56). *The aforementioned measures shall be reflected on the grading plans, subject to review and approval by the City's Community Development Department.*				
<u>Wetlands and/or Other Jurisdictional Waters</u>				
3-6 *Prior to construction, the project applicant shall submit an Aquatic Resources Delineation Report to the USACE and RWQCB to determine if the seasonal wetlands, roadside ditches, and agricultural ditches would be regulated by the USACE under Section 404 of the Clean Water Act and/or by the RWQCB under Section 401 of the Clean Water Act or the Porter-Cologne Water Quality Control Act. If the RWQCB and/or the USACE determines that the wetlands and non-wetland waters are not regulated under State and federal laws, further mitigation is not required.* *If the RWQCB and/or the USACE determines that the wetlands and non-wetland waters are regulated under State and federal laws, the project applicant shall obtain the required permits and implement any required compensation for the loss of waters of the U.S. and/or waters of the State. The actual mitigation ratio and associated credit acreage shall be based on USACE and RWQCB permitting, which will dictate the ultimate compensation for permanent or temporary impacts to waters of the U.S./waters of the State. RWQCB and USACE determinations, as well as proof of required permits, if any, shall be submitted to the City's Community Development Department for review.*	Prior to construction	USACE RWQCB City of Sacramento Community Development Department		
3-7 *Prior to initiation of any ground disturbing activities affecting the bed, bank, or associated riparian vegetation along Robla Creek, a Notification pursuant to CDFW's Section 1602 shall be submitted to the CDFW. If required, the developer shall enter into a Streambed Alteration Agreement (SAA) with CDFW in developing appropriate mitigation, and shall abide by the conditions of the SAA, including*	Prior to initiation of any ground disturbing activities affecting the bed, bank, or associated	CDFW City of Sacramento Community		

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)				
			Verification of Compliance	
Mitigation Measure	**Reporting Milestone**	**Reporting / Responsible Party**	**Initials**	**Date**
appropriate BMPs to prevent construction-related impacts. A copy of the fully executed SAA shall be submitted to the City's Community Development Department.	riparian vegetation along Robla Creek	Development Department		
4. Cultural Resources				
4-1 ***In the Event that Cultural Resources are Discovered During Construction, Implement Procedures to Evaluate Cultural Resources and Implement Avoidance and Minimization Measures to Avoid Significant Impact.*** *If archaeological resources, or paleontological resources, are encountered in the project area during construction, the following performance standards shall be met prior to continuance of construction and associated activities that may result in damage to or destruction of cultural resources:* • *Each resource will be evaluated for California Register of Historical Resources (CRHR) eligibility through application of established eligibility criteria (California Code of Regulations 15064.636), in consultation with consulting Native American Tribes.* *If a cultural resource is determined to be eligible for listing on the CRHR, the City will avoid damaging effects to the resource in accordance with California PRC Section 21084.3, if feasible. If the City determines that the project may cause a significant impact to a cultural resource, and measures are not otherwise identified in the consultation process, the following are examples of mitigation capable of avoiding or substantially lessening potential significant impacts to a cultural resource or alternatives that would avoid significant impacts to the resource. These measures may be considered to avoid or minimize significant adverse impacts and constitute the standard by which an impact conclusion of less-than significant may be reached:* • *Avoid and preserve resources in place, including, but not limited to, planning construction to avoid the resources and protect the cultural and natural context, or planning*	During construction	City of Sacramento Community Development Department		

MITIGATION MONITORING PLAN **Robla Estates Project (P21-009)**				
Mitigation Measure	**Reporting Milestone**	**Reporting / Responsible Party**	**Verification of Compliance**	
			Initials	**Date**
greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria. • *Treat the resource with culturally appropriate dignity taking into account the cultural values and meaning of the resource, including, but not limited to, the following:* o *Protect the cultural character and integrity of the resource.* o *Protect the traditional use of the resource.* o *Protect the confidentiality of the resource.* o *Establish permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or using the resources or places.* o *Rebury the resource in place.* o *Protect the resource.* *Avoidance and preservation in place is the preferred manner of mitigating impacts to archaeological resources and paleontological resources will be accomplished, if feasible, by several alternative means, including:* • *Planning construction to avoid cultural resources, archaeological sites and/ or other resources; incorporating sites within parks, green-space or other open space; covering archaeological sites; deeding a site to a permanent conservation easement; or other preservation and protection methods agreeable to consulting parties and regulatory authorities with jurisdiction over the activity.* • *The construction contractor(s) will install and maintain protective fencing throughout construction to avoid the site during all remaining phases of construction. The area will be demarcated as an "Environmentally Sensitive Area".*				

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)				
			Verification of Compliance	
Mitigation Measure	**Reporting Milestone**	**Reporting / Responsible Party**	**Initials**	**Date**
To implement these avoidance and minimization standards, the following procedures shall be followed in the event of the discovery of an archaeological or paleontological resource: • *At the developer's expense, the City shall coordinate the investigation of the find with a qualified (meeting the Secretary of the Interior's Qualification Standards for Archaeology) archaeologist approved by the City. As part of the site investigation and resource assessment, the City and the archaeologist shall assess the significance of the find, make recommendations for further evaluation and treatment as necessary and provide proper management recommendations should potential impacts to the resources be determined by the City to be significant. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the City representative by the qualified archaeologist. These recommendations will be documented in the project record.* • *The City shall consider management recommendations for tribal cultural resources, including Native American archaeological resources, that are deemed appropriate, including resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, preservation in place or other measures. The contractor shall implement any measures deemed by the City to be necessary and feasible to avoid or minimize significant impacts to the cultural resources.*				
6. Geology and Soils				
6-1 *Prior to issuance of a grading permit, the grading plans shall incorporate the geotechnical recommendations specified in the Geotechnical Exploration prepared for the proposed project, as agreed upon by City Building Division staff. All grading and foundation plans for the development must be reviewed and approved by the City Engineer and Chief Building Official, or their representative(s), prior to issuance of grading and building permits in order to ensure that recommendations in the Geotechnical*	Prior to issuance of a grading permit	City Engineer Chief Building Official		

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)					
	Mitigation Measure	**Reporting Milestone**	**Reporting / Responsible Party**	**Verification of Compliance**	
				Initials	**Date**
	Exploration are properly incorporated and utilized in the project design.				
	7. Greenhouse Gas Emissions				
7-1	*The following requirements shall be noted on project improvement plans, subject to review and approval by the City of Sacramento Community Development Department:* • *Each dwelling unit shall be constructed to include an electric vehicle (EV) ready parking space, consistent with SMAQMD BMP 2 Standards.*	Prior to the approval of project improvement plans	City of Sacramento Community Development Department		
	14. Tribal Cultural Resources				
13-1	*Due to the cultural sensitivity of the project area, the following mitigation measure is intended to address the potential for buried tribal cultural resources (TCRs) that may be unearthed during ground disturbing activities.* *A minimum of seven days prior to beginning earthwork, clearing and grubbing, or other soil disturbing activities, the applicant shall notify lead agency of the proposed earthwork start-date. The lead agency shall contact the consulting Native American tribes (Tribes) with the proposed earthwork start-date and a Tribal Representative or Tribal Monitor shall be invited to inspect the project site, including any soil piles, trenches, or other disturbed areas, within the first five days of groundbreaking activity, or as appropriate for the type and size of project. During this inspection, a Tribal Representative or Tribal Monitor may provide an on-site meeting for construction personnel information on TCRs and workers awareness brochure.* *If any TCRs are encountered during this initial inspection, or during any subsequent construction activities, work shall be suspended within 100 feet of the find and the measures included in the* ***Inadvertent/Unanticipated Discoveries Mitigation Measure [MM 13-2]*** *shall be implemented.* *Preservation in place is the preferred alternative under CEQA and every effort must be made to preserve the resources in place, including through project redesign.*	A minimum of seven days prior to beginning earthwork, clearing and grubbing, or other soil disturbing activities	Tribal Representative or Tribal Monitor		

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)				
			Verification of Compliance	
Mitigation Measure	Reporting Milestone	Reporting / Responsible Party	Initials	Date
The contractor shall implement any measures deemed by CEQA lead agency (The City) to be necessary and feasible to preserve in place, avoid, or minimize significant effects to the resources, including the use of a paid Native American Monitor during ground disturbing activities.				
13-2 ***In the Event that Tribal Cultural Resources are Discovered During Construction, Implement Procedures to Evaluate Tribal Cultural Resources and Implement Avoidance and Minimization Measures to Avoid Significant Impact.*** *If archaeological resources, or tribal cultural resources, are encountered in the project area during construction, the following performance standards shall be met prior to continuance of construction and associated activities that may result in damage to or destruction of tribal cultural resources:* • *Each resource will be evaluated for California Register of Historical Resources (CRHR) eligibility through application of established eligibility criteria (California Code of Regulations 15064.636), in consultation with consulting Native American Tribes.* *If a tribal cultural resource is determined to be eligible for listing on the CRHR, the City will avoid damaging effects to the resource in accordance with California PRC Section 21084.3, if feasible. If the City determines that the project may cause a significant impact to a tribal cultural resource, and measures are not otherwise identified in the consultation process, the following are examples of mitigation capable of avoiding or substantially lessening potential significant impacts to a tribal cultural resource or alternatives that would avoid significant impacts to the resource. These measures may be considered to avoid or minimize significant adverse impacts and constitute the standard by which an impact conclusion of less-than significant may be reached:*	During construction activities	City of Sacramento Community Development Department Native American Representatives		

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)				
Mitigation Measure	**Reporting Milestone**	**Reporting / Responsible Party**	**Verification of Compliance**	
			Initials	**Date**
• *Avoid and preserve resources in place, including, but not limited to, planning construction to avoid the resources and protect the cultural and natural context, or planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.* • *Treat the resource with culturally appropriate dignity taking into account the Tribal cultural values and meaning of the resource, including, but not limited to, the following:* o *Protect the cultural character and integrity of the resource.* o *Protect the traditional use of the resource.* o *Protect the confidentiality of the resource.* o *Establish permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or using the resources or places.* o *Rebury the resource in place.* o *Protect the resource.* *Avoidance and preservation in place is the preferred manner of mitigating impacts to tribal cultural resources and archaeological resources and will be accomplished, if feasible, by several alternative means, including:* • *Planning construction to avoid tribal cultural resources, archaeological sites and/or other resources; incorporating sites within parks, green-space or other open space; covering archaeological sites; deeding a site to a permanent conservation easement; or other preservation and protection methods agreeable to consulting parties and regulatory authorities with jurisdiction over the activity.* • *Recommendations for avoidance of tribal cultural resources and Native American archaeological sites will be reviewed by the City representative, interested culturally affiliated Native American Tribes and other appropriate agencies, in*				

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)				
Mitigation Measure	**Reporting Milestone**	**Reporting / Responsible Party**	**Verification of Compliance**	
			Initials	**Date**
light of factors such as costs, logistics, feasibility, design, technology and social, cultural and environmental considerations, and the extent to which avoidance is consistent with project objectives. Avoidance and design alternatives may include realignment within the project area to avoid cultural resources, modification of the design to eliminate or reduce impacts to cultural resources or modification or realignment to avoid highly significant features within a cultural resource. • *Native American Representatives from interested culturally affiliated Native American Tribes will be allowed to review and comment on these analyses and shall have the opportunity to meet with the City representative and its representatives who have technical expertise to identify and recommend feasible avoidance and design alternatives, so that appropriate and feasible avoidance and design alternatives can be identified.* • *If the discovered resource can be avoided, the construction contractor(s), will install protective fencing outside the site boundary, including a 100-foot buffer area, before construction restarts. The boundary of a tribal cultural resource or a Native American archaeological site will be determined in consultation with interested culturally affiliated Native American Tribes and such Tribes will be invited to monitor the installation of fencing. Use of temporary and permanent forms of protective fencing will be determined in consultation with Native American Representatives from interested culturally affiliated Native American Tribes.* • *The construction contractor(s) will maintain the protective fencing throughout construction to avoid the site during all remaining phases of construction. The area will be demarcated as an "Environmentally Sensitive Area".* • *Native American Representatives from interested culturally affiliated Native American Tribes and the City representative will also consult to develop measures for long term management of any discovered tribal cultural*				

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)				
Mitigation Measure	**Reporting Milestone**	**Reporting / Responsible Party**	**Verification of Compliance**	
			Initials	**Date**
resources. Consultation will be limited to actions consistent with the jurisdiction of the City and taking into account ownership of the subject property. To the extent that the City has jurisdiction, routine operation and maintenance within tribal cultural resources retaining tribal cultural integrity shall be consistent with the avoidance and minimization standards identified in this mitigation measure. *To implement these avoidance and minimization standards, the following procedures shall be followed in the event of the discovery of a tribal cultural resource:* • *If any tribal archaeological resources or Native American materials, such as structural features, unusual amounts of bone or shell, artifacts, human remains, or Native American architectural remains or articulated or disarticulated human remains are discovered on the project site, work shall be suspended within 100 feet of the find (based on the apparent distribution of cultural resources),and the construction contractor shall immediately notify the project's City representative.* • *The City shall coordinate the investigation of the find with a qualified (meeting the Secretary of the Interior's Qualification Standards for Archaeology) archaeologist approved by the City and with one or more interested culturally affiliated Native American Tribes that respond to the City's invitation. As part of the site investigation and resource assessment, the City and the archaeologist shall consult with interested culturally affiliated Native American Tribes to assess the significance of the find, make recommendations for further evaluation and treatment as necessary and provide proper management recommendations should potential impacts to the resources be determined by the City to be significant. A written report detailing the site assessment, coordination activities, and management recommendations shall be provided to the City representative by the qualified archaeologist. These*				

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)					
	Mitigation Measure	**Reporting Milestone**	**Reporting / Responsible Party**	**Verification of Compliance**	
				Initials	**Date**
	recommendations will be documented in the project record. For any recommendations made by interested culturally affiliated Native American Tribes which are not implemented, a justification for why the recommendation was not followed will be provided in the project record. • *The City shall consider management recommendations for tribal cultural resources, including Native American archaeological resources, that are deemed appropriate, including resource avoidance or, where avoidance is infeasible in light of project design or layout or is unnecessary to avoid significant effects, preservation in place or other measures. The contractor shall implement any measures deemed by the City to be necessary and feasible to avoid or minimize significant impacts to the cultural resources. These measures may include inviting an interested culturally affiliated Native American Tribe to monitor ground-disturbing activities whenever work is occurring within 100 feet of the location of a discovered tribal cultural resource or Native American archaeological site.* • *If an adverse impact to tribal cultural resources, including Native American archaeological resources, occurs then consultation with interested culturally affiliated Tribes regarding mitigation contained in the Public Resources Code sections 21084.3(a) and (b) and CEQA Guidelines section 15370 shall occur, in order to identify mitigation for the impact.*				
13-3	***Implement Procedures in the Event of the Inadvertent Discovery of Native American Human Remains.*** *If an inadvertent discovery of Native American human remains is made at any time during project-related construction activities or project planning, the City will implement the procedures listed above in Mitigation Measure 13-1. The following performance standards shall be met prior to implementing or continuing actions such as construction, that may result in damage to or destruction of human*	During project-related construction activities or project planning	City of Sacramento Community Development Department Sacramento County Coroner		

MITIGATION MONITORING PLAN Robla Estates Project (P21-009)				
Mitigation Measure	**Reporting Milestone**	**Reporting / Responsible Party**	**Verification of Compliance**	
			Initials	**Date**
remains: In accordance with the California Health and Safety Code, if human remains are encountered during ground-disturbing activities, the City shall immediately halt potentially damaging excavation in the area of the burial and notify the Sacramento County Coroner and a professional archaeologist to determine the nature of the remains. The Coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or State lands (California Health and Safety Code Section 7050.5[b]). If the Coroner determines that the remains are those of a Native American, he or she must contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination (California Health and Safety Code Section 7050[c]). After the Coroner's findings have been made, the archaeologist and the NAHC-designated Most Likely Descendant (MLD), in consultation with the landowner, shall determine the ultimate treatment and disposition of the remains. The responsibilities of the City for acting upon notification of a discovery of Native American human remains are identified in California PRC Section 5097.9 et seq. *If the human remains are of historic age and are determined to be not of Native American origin, the City will follow the provisions of the California Health and Safety Code Section 7000 (et seq.) regarding the disinterment and removal of non-Native American human remains.*		NAHC		