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

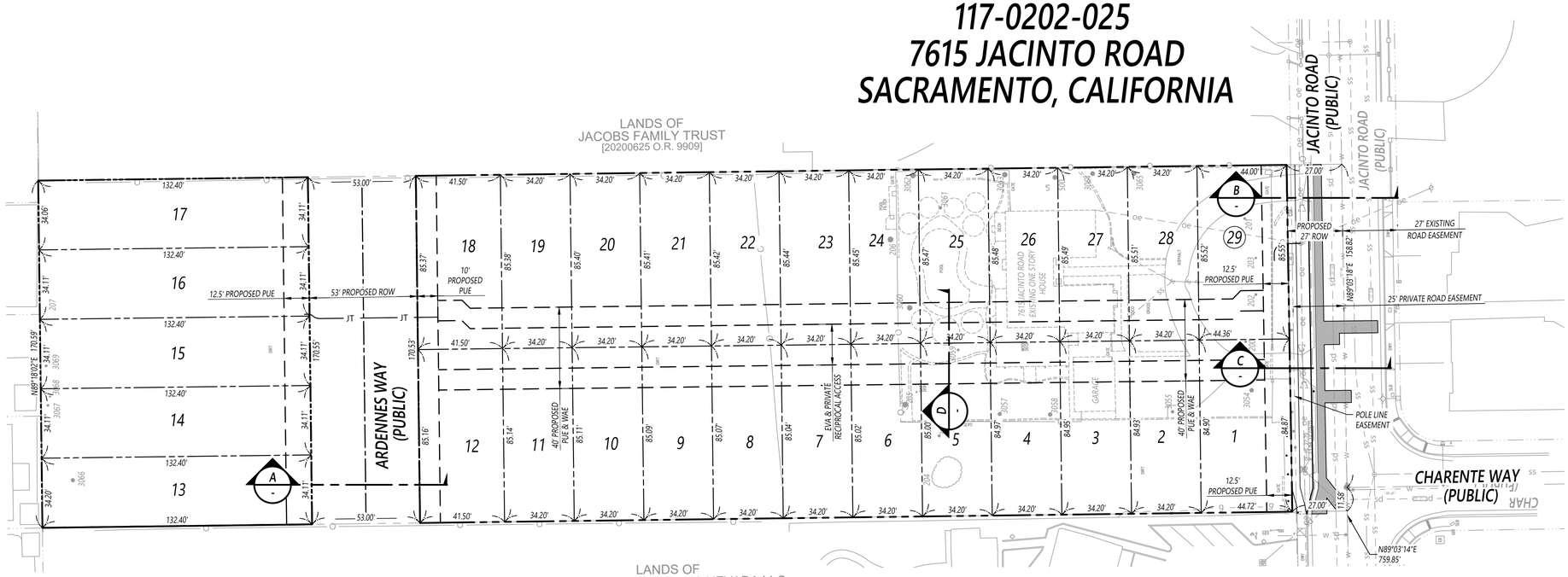
Stacia Cosgrove
Principal Planner

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.

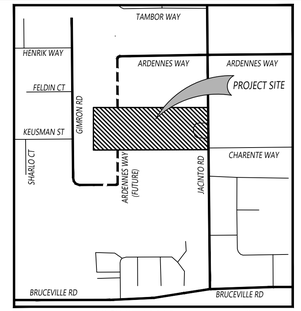
Note: The applicant will need to contact the Public Works Department after the appeal period is over to submit for a Final Map. A discretionary permit expires and is thereafter void if the use or development project for which the

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.

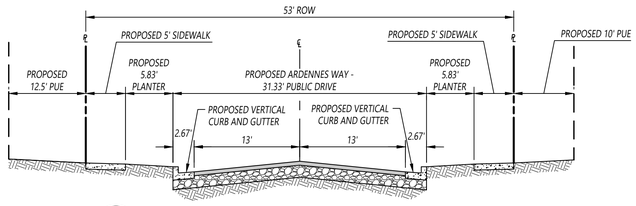
VERTICAL DATUM: NAVD 88 CITY OF SACRAMENTO BM 358-B1H (28.002')

PUBLIC EASEMENT NOTE:

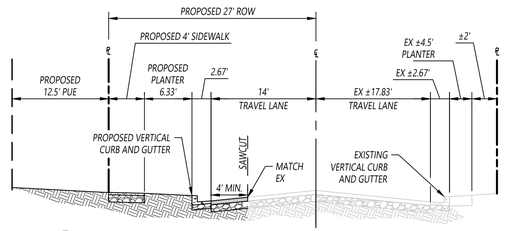
A PUBLIC UTILITY EASEMENT (PUE) FOR DRY UTILITIES ONLY, AND A CITY WATER METER EASEMENT (WAE) WILL BE PROPOSED OVER 10' ADJACENT TO THE ONSITE PRIVATE STREET. EMERGENCY VEHICLE ACCESS AGREEMENTS WILL BE PROVIDED OVER THE PRIVATE ALLEY THROUGH PORTIONS OF LOTS 1-12 AND 18-29.

GENERAL MAP NOTES:

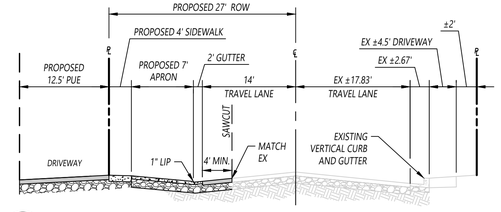
1. CURRENT ON-SITE CONDITION INCLUDES EXISTING SINGLE-FAMILY DWELLING UNIT WITH A DETACHED GARAGE, SHED AND A POOL. THE EXISTING STRUCTURES, UTILITIES, ETC. THAT ARE IN CONFLICT WITH THE PROPOSED OFF-SITE IMPROVEMENTS SHALL BE REMOVED/RELOCATED.
2. EXISTING SITE IS RELATIVELY FLAT WITH DRAINAGE AREAS 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.



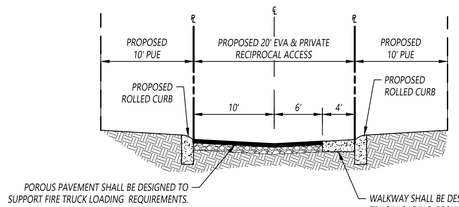
A PUBLIC ROAD SECTION - ARDENNES WAY
NOT TO SCALE



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			

CARTWRIGHT NOR CAL
CIVIL ENGINEERING & PROJECT MANAGEMENT
3010 LAVA RIDGE COURT, SUITE 160
ROSEVILLE, CALIFORNIA 95661
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

APPLICANT
NEXT GENERATION CAPITAL
2339 GOLD MEADOW WAY, SUITE 205
GOLD RIVER, CALIFORNIA 95670
CONTACT: NICK FOSTER
PHONE: 916.822.3220
EMAIL: NFOSTER@NEXTGENERATIONCAPITAL.US

APPLICANT
CARTWRIGHT NOR CAL
3010 LAVA RIDGE COURT
ROSEVILLE, CALIFORNIA 95661
CONTACT: ANDREW MACDONALD
PHONE: 916.978.4001
EMAIL: ANDREWM@CARTWRIGHTENGINEERS.COM

ARCHITECT
JEFFREY DeMURE + ASSOCIATES
ARCHITECTS PLANNERS, INC.
3001 DOUGLAS BOULEVARD, SUITE 110
ROSEVILLE, CALIFORNIA 95661
CONTACT: SEAN RICHARDSON
PHONE: 916.7783.3700
EMAIL: SRICHARDSON@JDAARCH.COM

CIVIL ENGINEER
CARTWRIGHT NOR CAL
3010 LAVA RIDGE COURT
ROSEVILLE, CALIFORNIA 95661
CONTACT: ANDREW MACDONALD
PHONE: 916.978.4001
EMAIL: ANDREWM@CARTWRIGHTENGINEERS.COM

LANDSCAPE ARCHITECT
ROACH & CAMPBELL
947 ENTERPRISE DRIVE, LOFT B
SACRAMENTO, CALIFORNIA 95825
CONTACT: DAVID CAMPBELL
PHONE: 916.827.4020
EMAIL: DAVID@ROACHCAMPBELL.COM

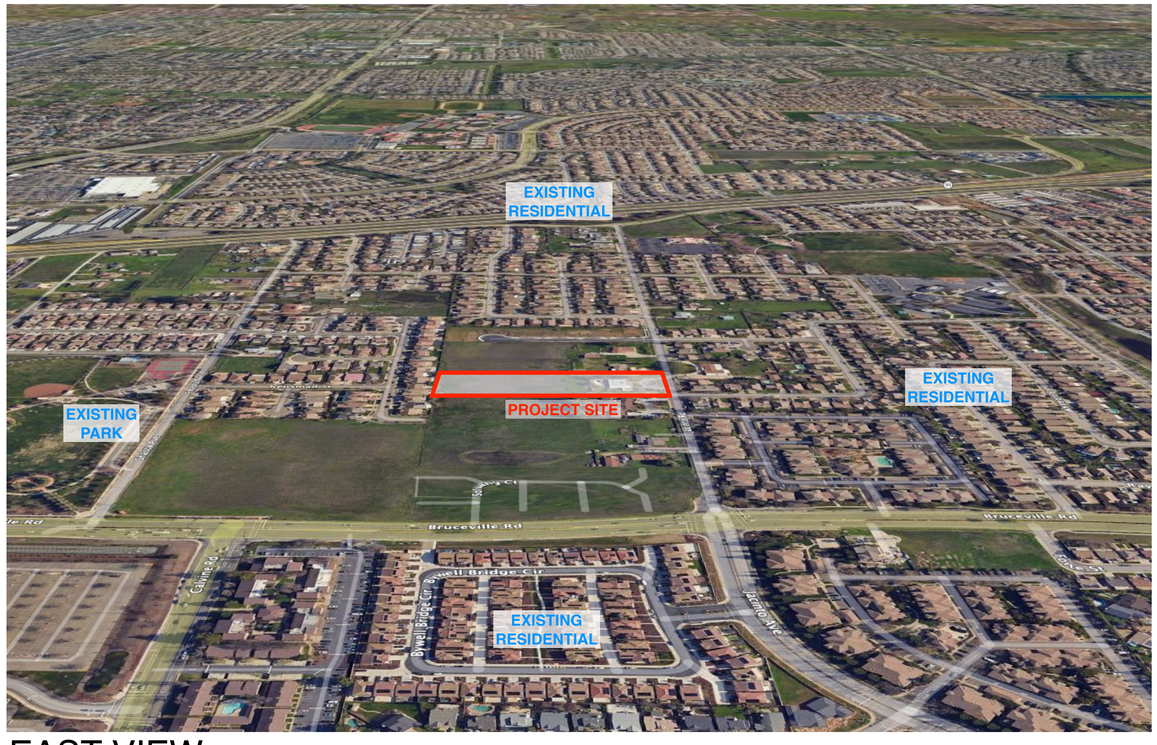
SHEET INDEX

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A1.3	SCHEMATIC RENDERING
A1.4	SCHEMATIC RENDERING
A1.5	SCHEMATIC RENDERING
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C1.1	PRELIMINARY DEMOLITION PLAN
C2.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C3.0	PRELIMINARY UTILITY PLAN
C4.0	PRELIMINARY STORMWATER QUALITY CONTROL PLAN
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C7.0	PRELIMINARY WASTE MANAGEMENT PLAN
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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

NGC Next Generation Capital

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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SPDR SUBMITTAL

NGC Next Generation Capital

TRECINTO

CITY OF SACRAMENTO, CALIFORNIA

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A1.2

/Users/jbattat/Library/CloudStorage/Egnyte-jdaron/Shared/02 PROJECTS/NEXT GENERATION CAPITAL/25041 TRECINTO (7615 JACINTO)/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/DSR7/25041_A1_RENDERINGS_30x42L



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TRECINTO

CITY OF SACRAMENTO, CALIFORNIA

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SCHEMATIC RENDERING | VIEW NORTH FROM ARDENNES WAY

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CITY OF SACRAMENTO, CALIFORNIA

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SCHEMATIC RENDERING | VIEW SOUTH ACROSS ARDENNES (JACINTO SIMILAR)

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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



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TRECINTO

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SCHEMATIC RENDERING | VIEW SOUTH ACROSS ARDENNES (JACINTO SIMILAR)

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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:

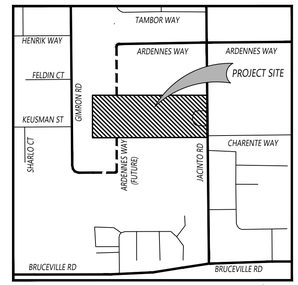
1. CONSTRUCT MITRED CURB TO ROLLED CURB TRANSITION.
2. CONSTRUCT ROLLED CURB.

LEGEND

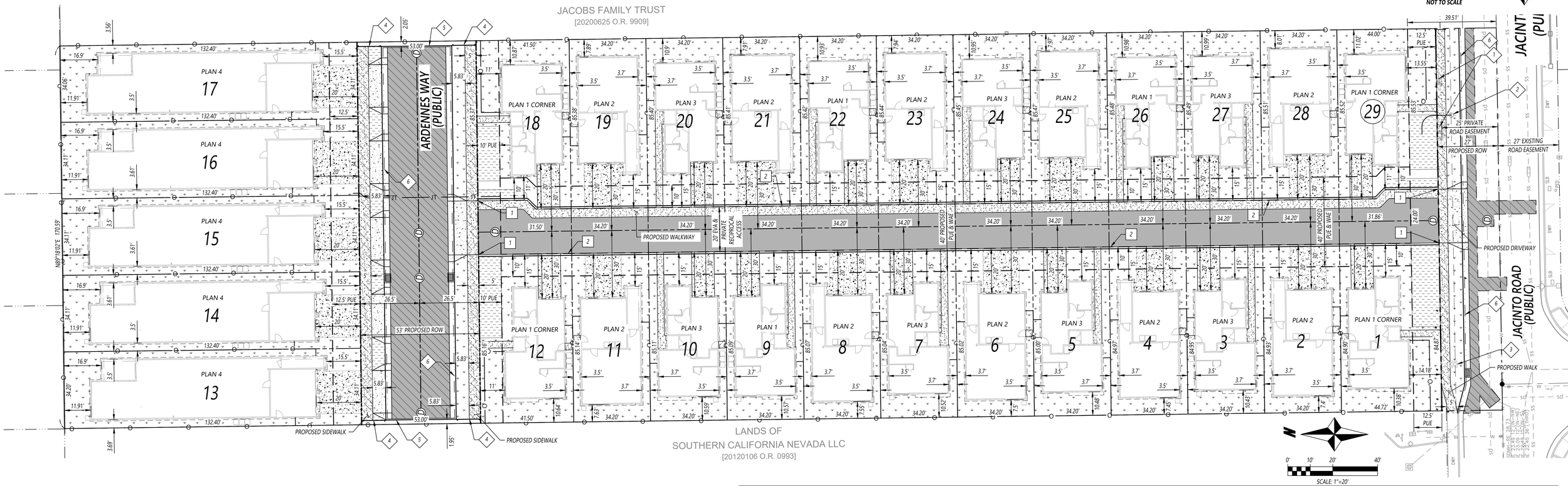
- EXISTING PROPERTY LINE
- EXISTING PARCEL LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EXISTING CENTER LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED FENCE (SEE LANDSCAPE ARCHITECT PLANS FOR DETAILS)
- EXISTING RETAINING WALL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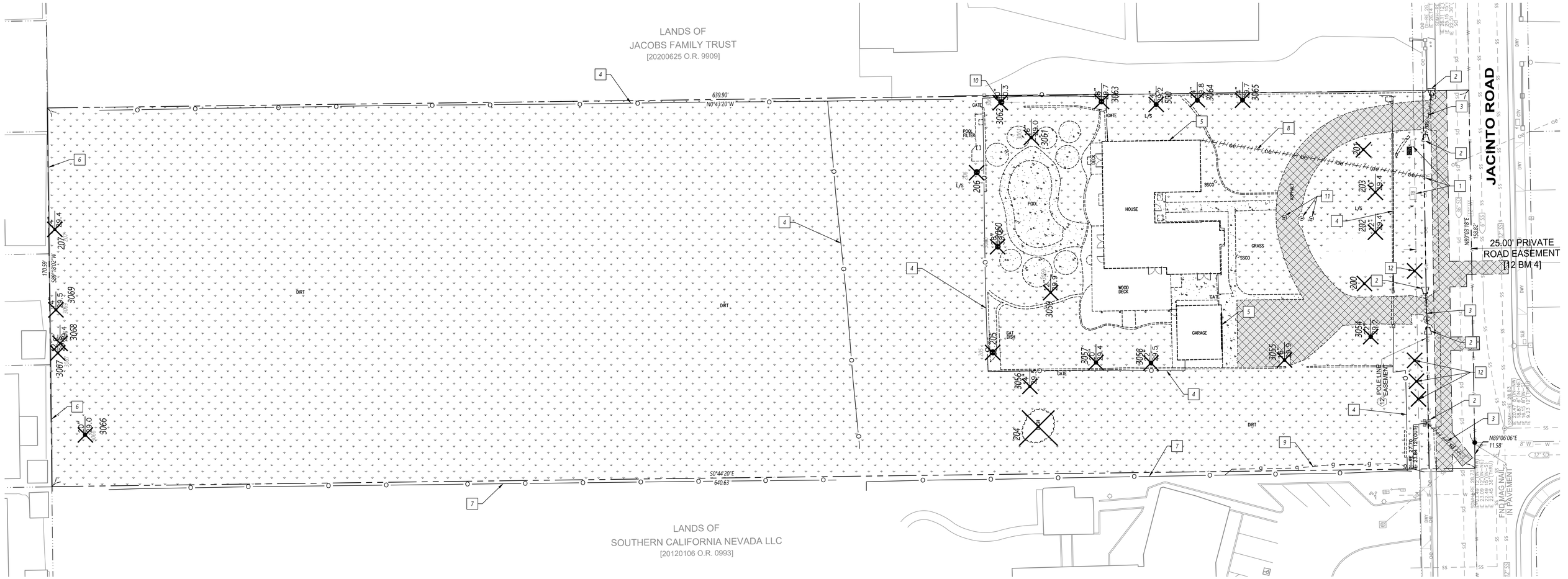
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PRELIMINARY SITE PLAN
TRECINTO

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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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.

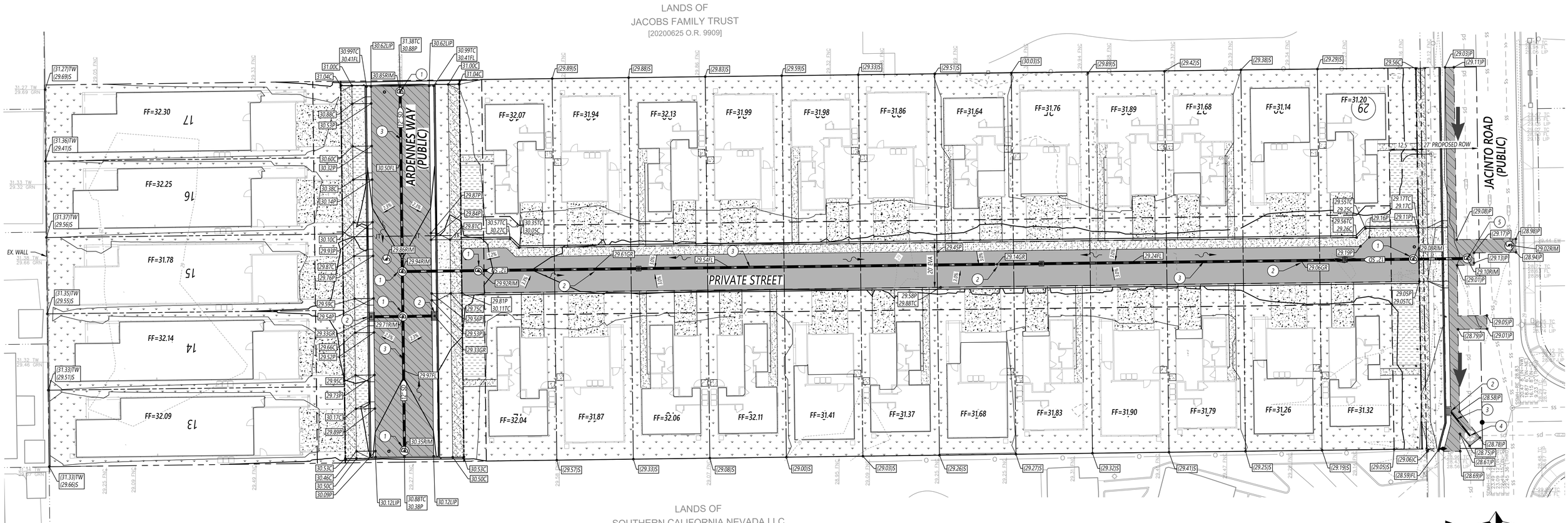
GRADING LEGEND:

- 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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File Name: U:\23509-Jacinto II\CAD_LDP\Production Drawings\23509-SD-GRAD.dwg

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:

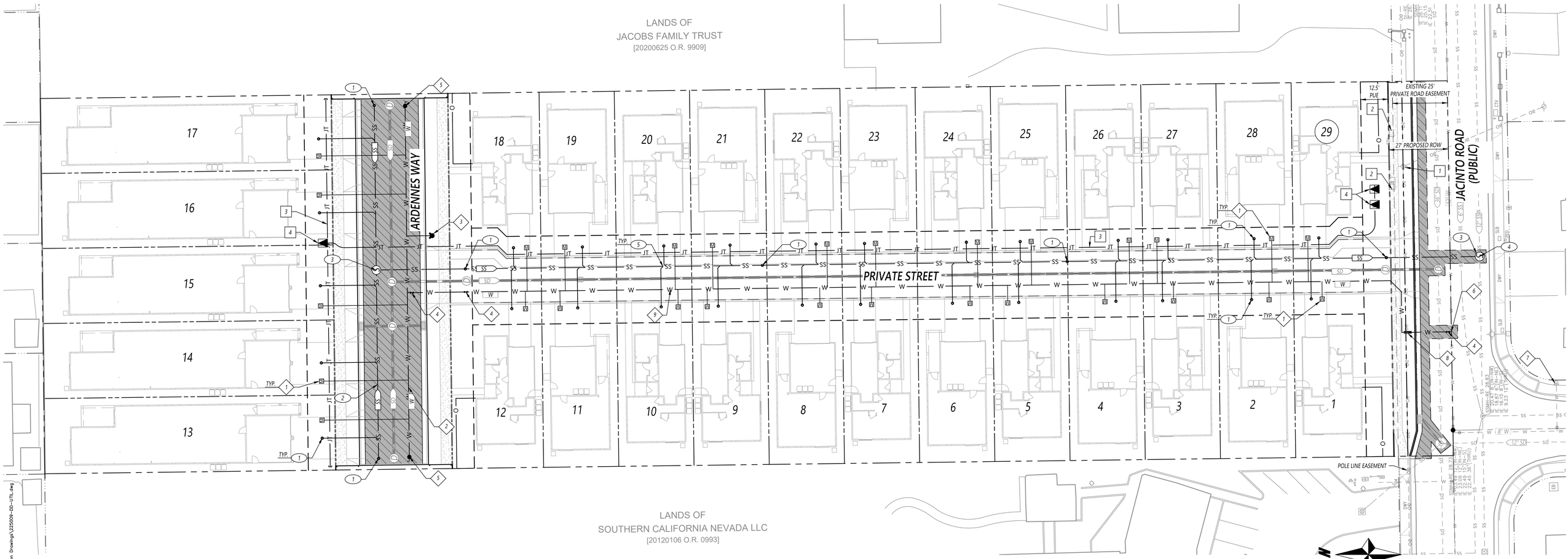
1. EXISTING UTILITY POLE TO BE RELOCATED.
2. EXISTING UTILITY BOX BE ADJUSTED TO MATCH PROPOSED SIDEWALK GRADE.
3. APPROXIMATE LOCATION OF PROPOSED JOINT TRENCH. LOCATION SHALL BE APPROVED BY SMUD AND OTHER DRY UTILITY PURVEYORS.
4. PROPOSED TRANSFORMER LOCATION TO MEET ALL SMUD REQUIREMENTS. LOCATION 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
SACRAMENTO, CA 95758

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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

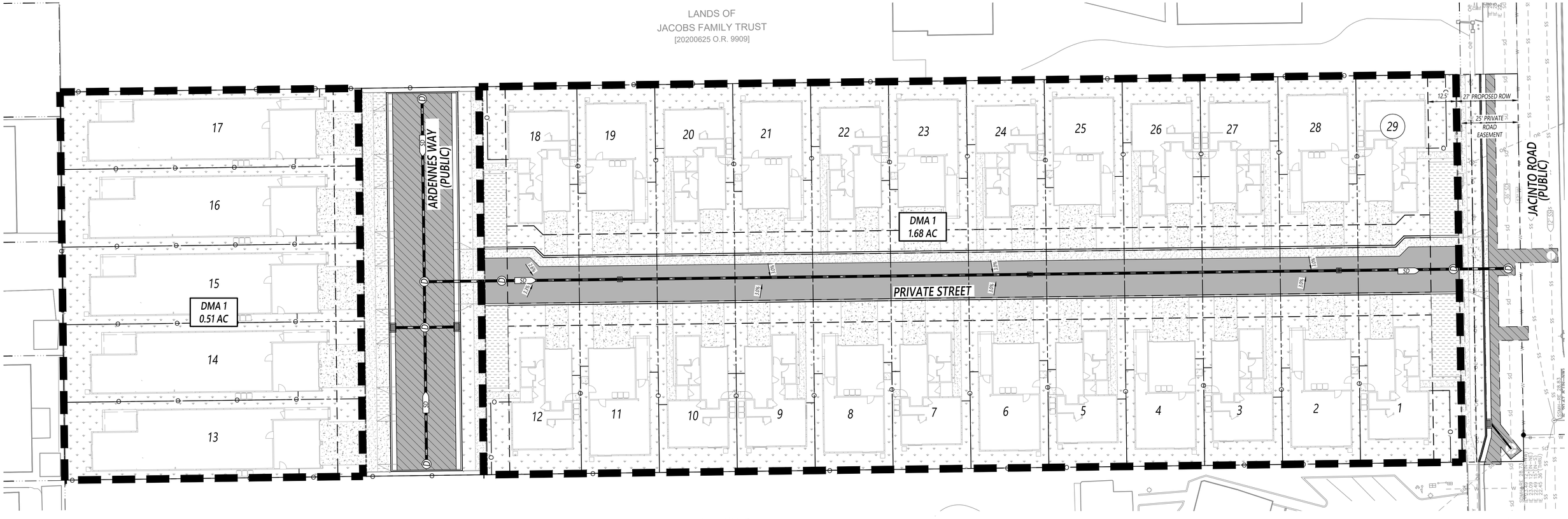
LANDSCAPE AREA:	±0.73 ACRES - 33 % OF NET
PERVIOUS PAVEMENT:	±0.16 ACRES - 7 % OF NET
COMPOST AMENDED SOIL:	±0.04 ACRES - 2 % OF NET
TOTAL PROPOSED PERVIOUS	±0.93 ACRES - 42 % OF NET

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

DATE: 06/01/2026
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SCALE: 1"=20'

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① NORTHWEST



② NORTHWEST



③ NORTH

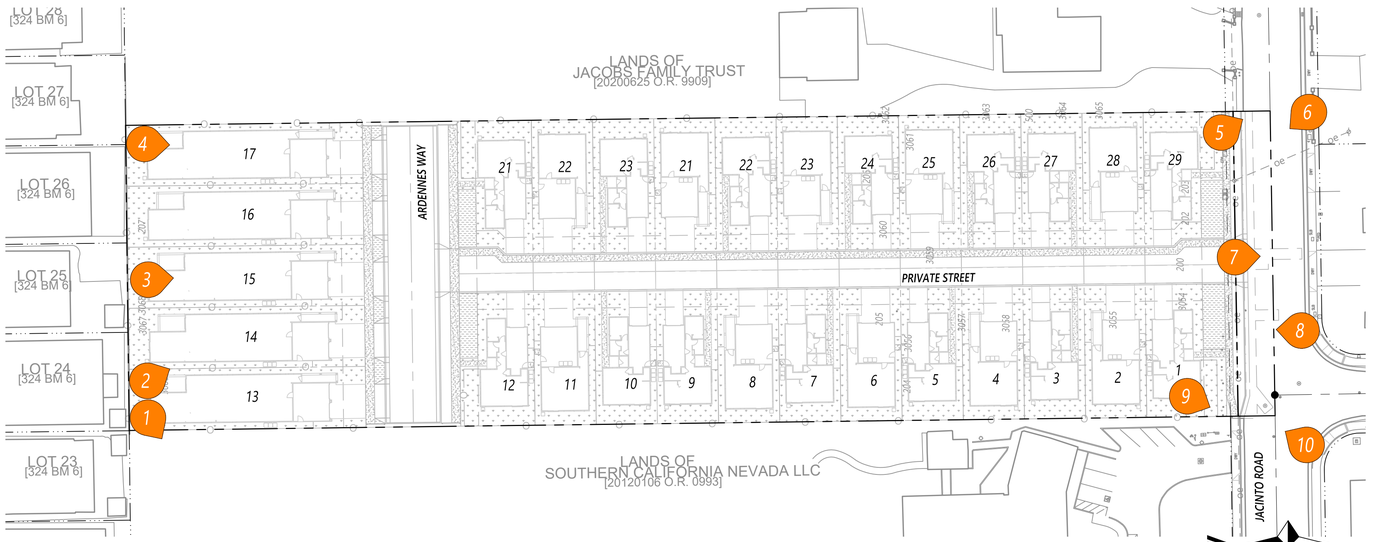


④ NORTHEAST



⑩ SOUTHWEST





⑤ SOUTHEAST



⑨ SOUTHWEST



⑧ SOUTH



⑦ SOUTH



⑥ SOUTHEAST



SITE PHOTOS
TRECINTO

7615 JACINTO ROAD
SACRAMENTO, CA 95758

CARTWRIGHT NOR CAL
CIVIL ENGINEERING & PROJECT MANAGEMENT
3010 LAVA RIDGE COURT, SUITE 160
ROSEVILLE, CALIFORNIA 95661
T (916) 978-4001
WWW.CARTWRIGHTENGINEERS.COM

C5.0

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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⑩ WEST



① NORTHWEST



② NORTHEAST

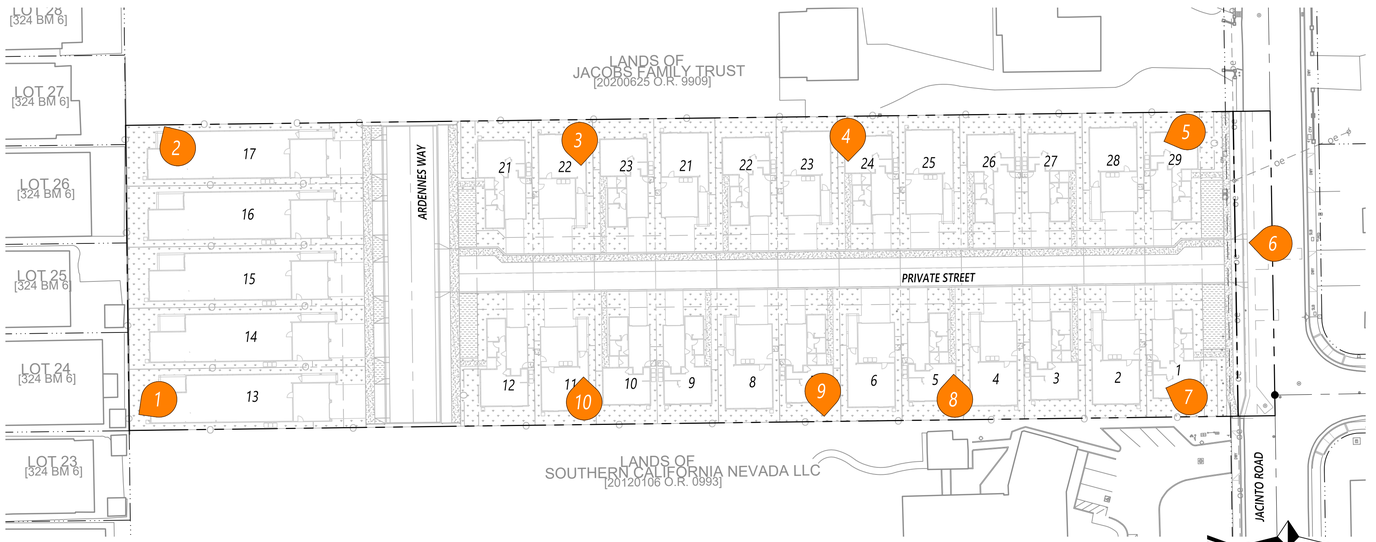


③ EAST



⑨ WEST





④ EAST



⑧ WEST



⑦ SOUTHWEST



⑥ SOUTH



⑤ SOUTHEAST



SITE PHOTOS
TRECINTO

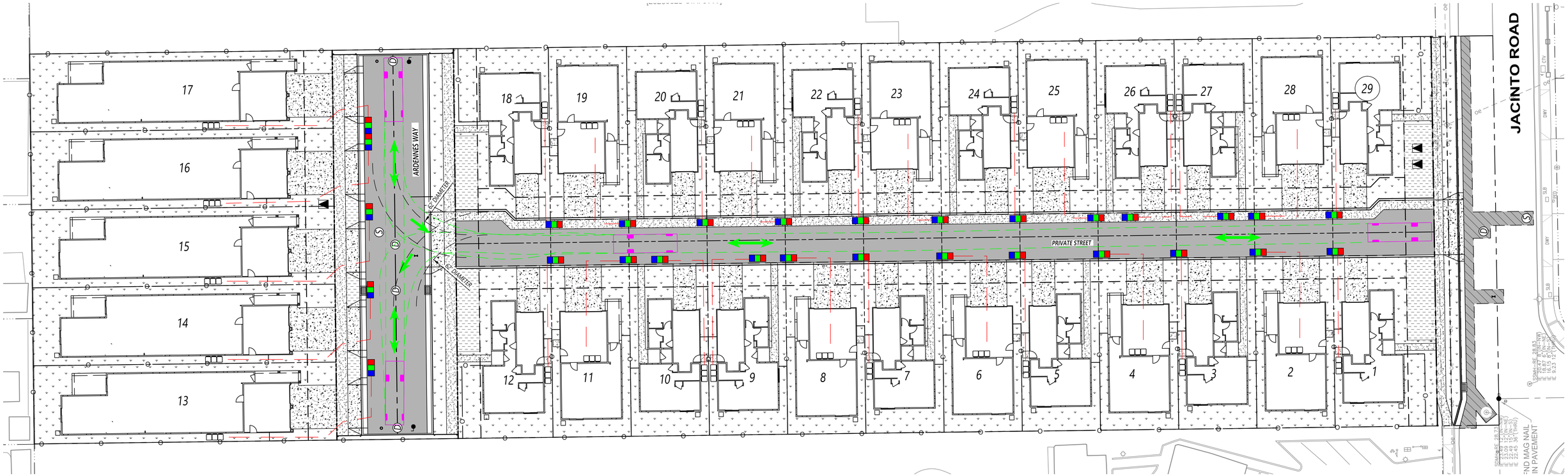
7615 JACINTO ROAD
SACRAMENTO, CA 95758

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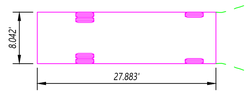
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SOLID WASTE KEY



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)

CARTWRIGHT NOR CAL
CIVIL ENGINEERING & PROJECT MANAGEMENT

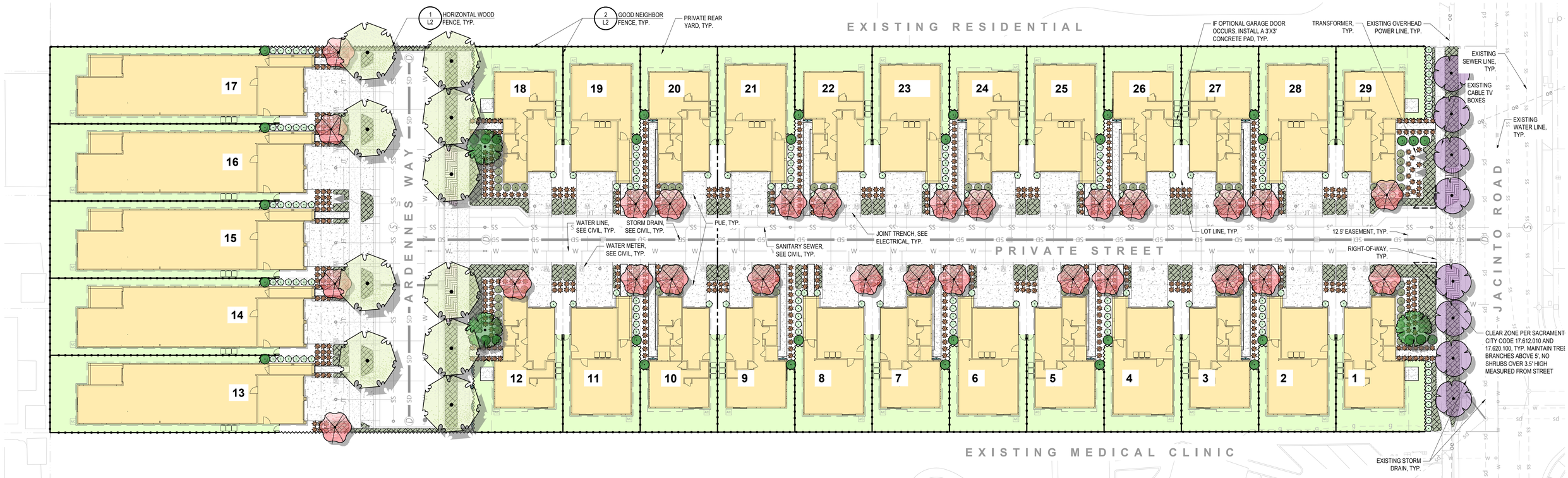
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T (916) 978-4001
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WASTE MANAGEMENT PLAN
TRECINTO

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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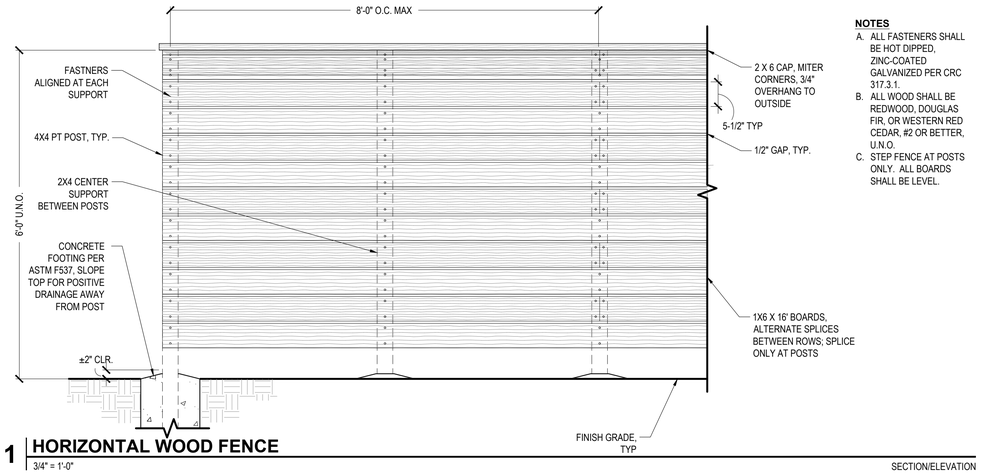
Roach & Campbell

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

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

Trecinto
Preliminary Landscape Plan

L1

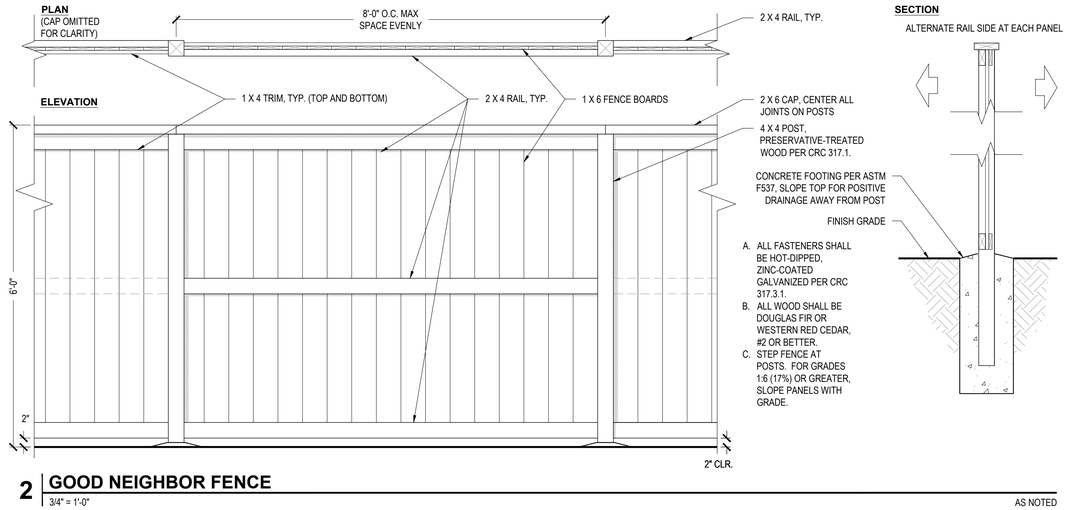


NOTES

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



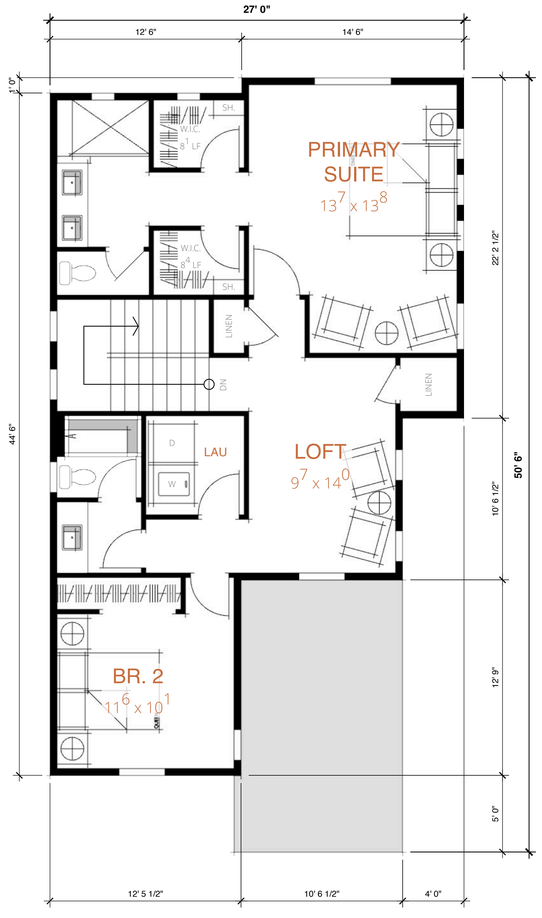
A. ALL FASTENERS SHALL BE HOT-DIPPED, ZINC-COATED GALVANIZED PER CRC 317.3.1.
B. ALL WOOD SHALL BE DOUGLAS FIR OR WESTERN RED CEDAR, #2 OR BETTER.
C. STEP FENCE AT POSTS. FOR GRADES 1:6 (17%) OR GREATER, SLOPE PANELS WITH GRADE.

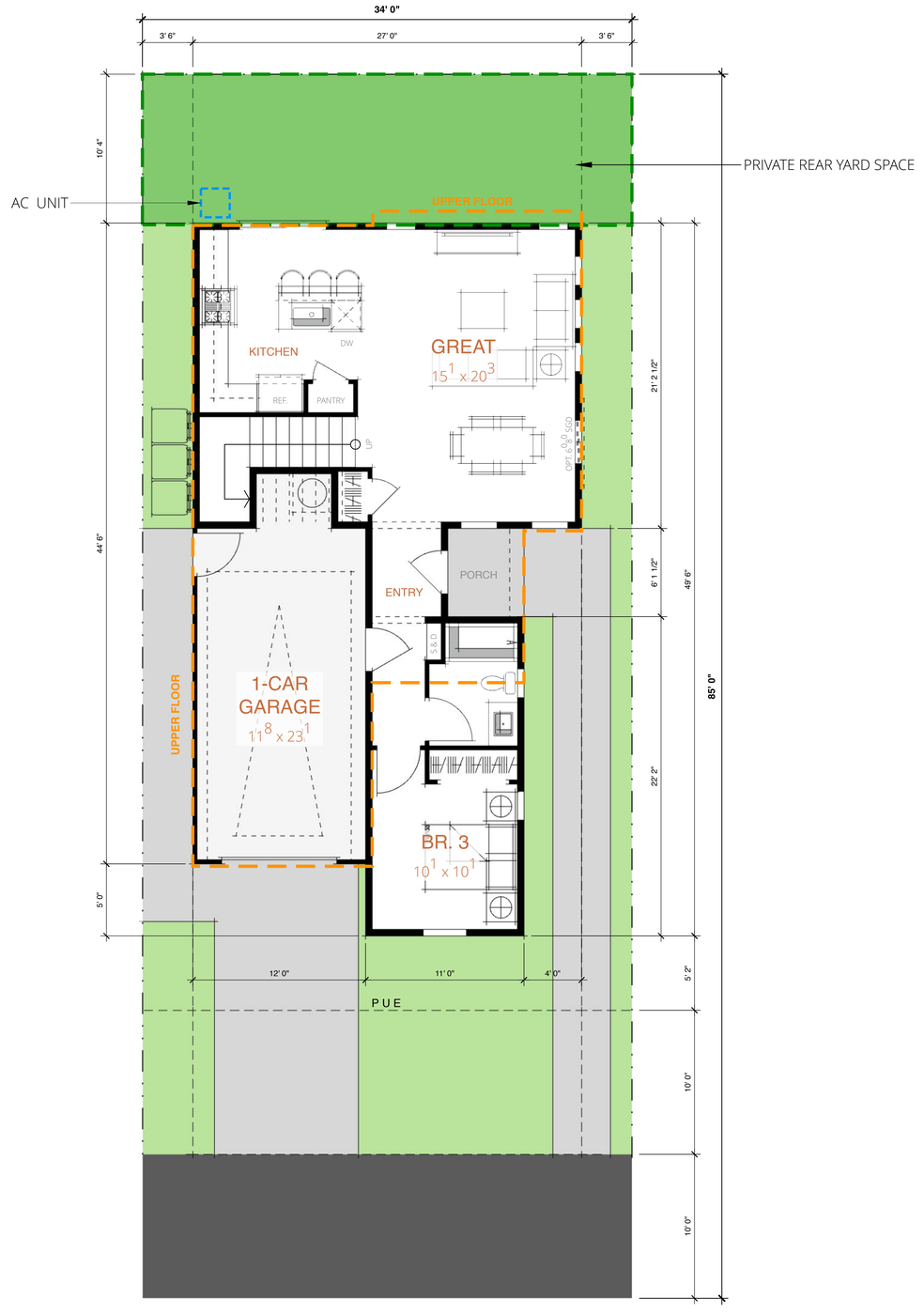
2 GOOD NEIGHBOR FENCE

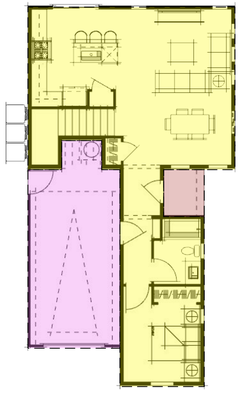
3/4" = 1'-0" AS NOTED

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

NGC Next Generation Capital

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"

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

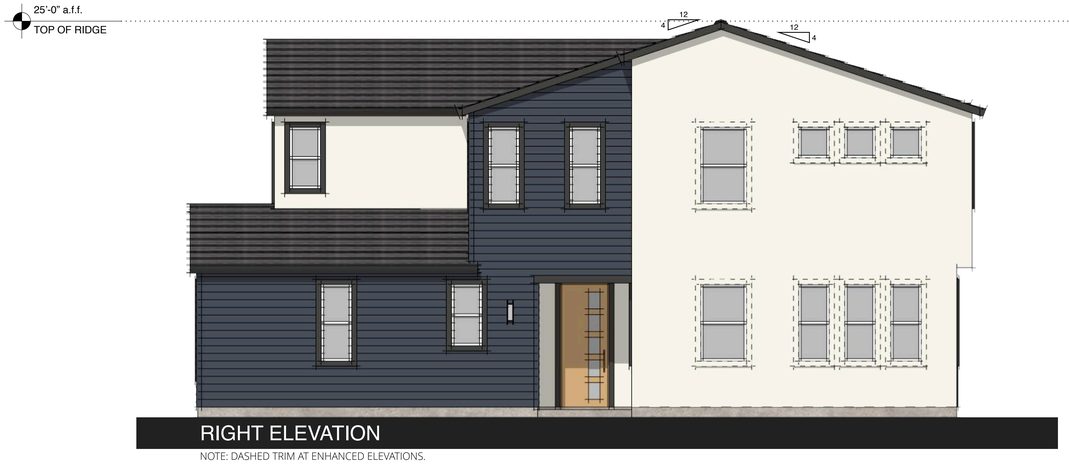
3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 25041

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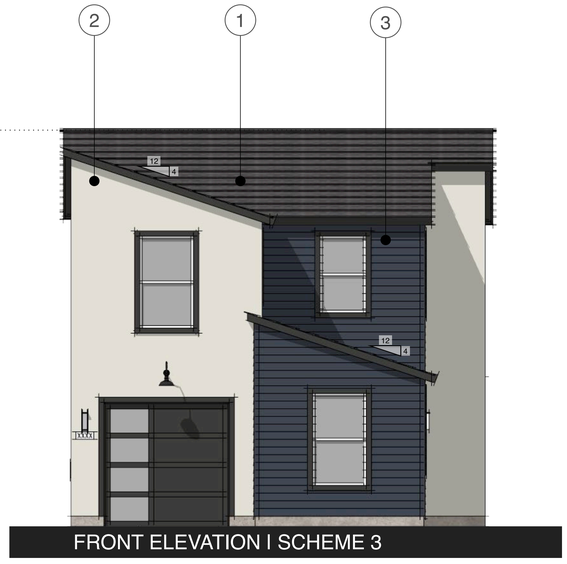
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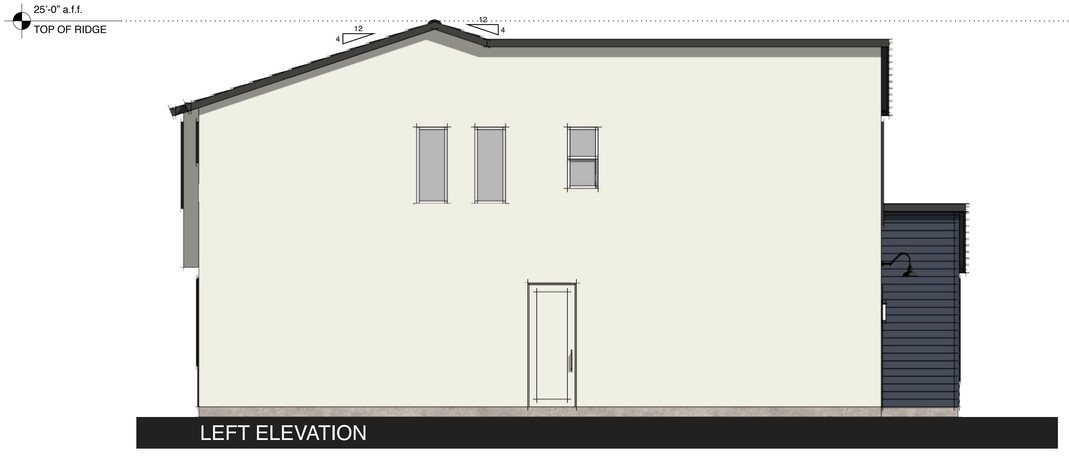


RIGHT ELEVATION

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

SPDR SUBMITTAAL

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TRECINTO

CITY OF SACRAMENTO, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 1 - 'MODERN'

0 2 4 8

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

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

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JD+A JOB NUMBER: 25041
DATE: 05.27.2026

A2.2

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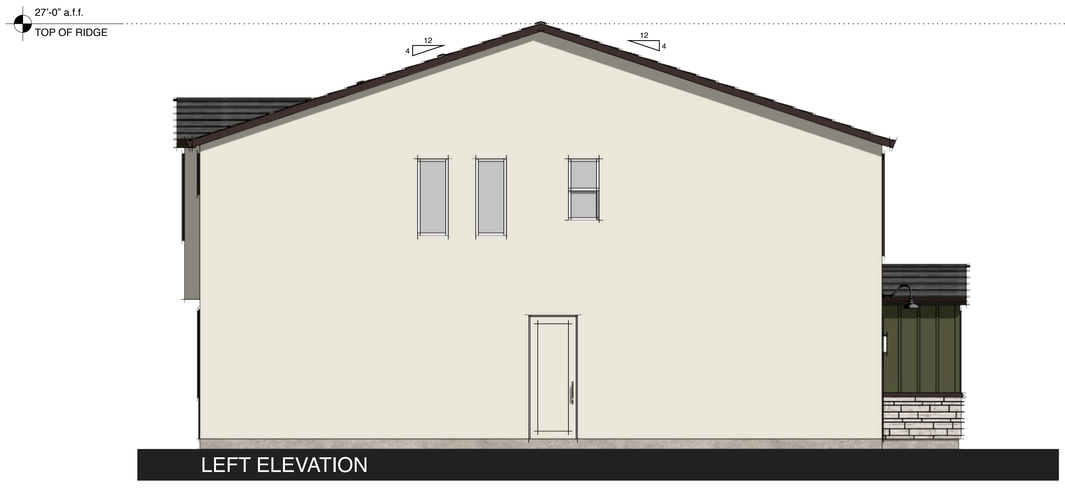


RIGHT ELEVATION

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

SPDR SUBMITTAAL

NGC Next Generation Capital

TRECINTO

CITY OF SACRAMENTO, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 1 - 'MODERN FARMHOUSE'

0 2 4 8

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

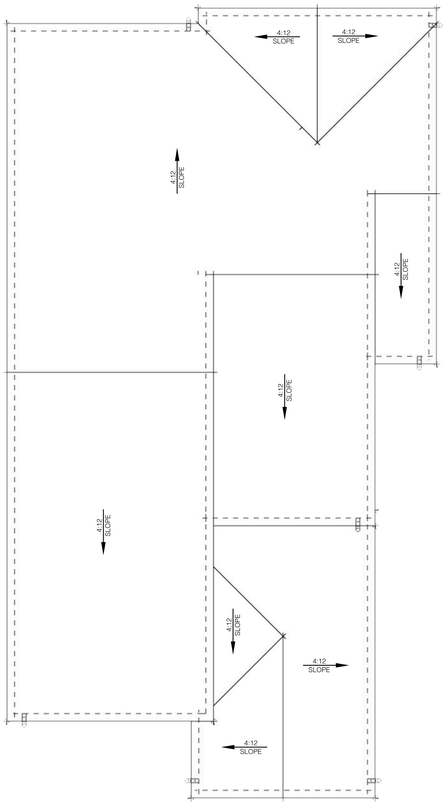
JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

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

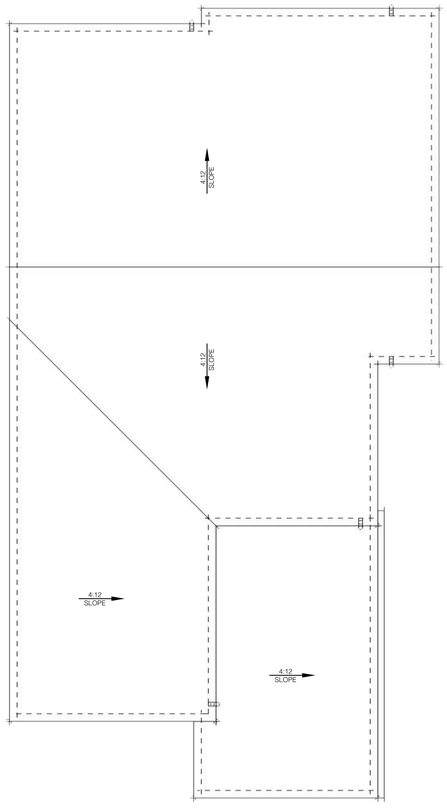
JD+A JOB NUMBER: 25041
DATE: 05.27.2026

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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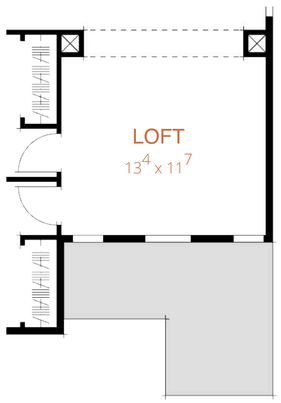
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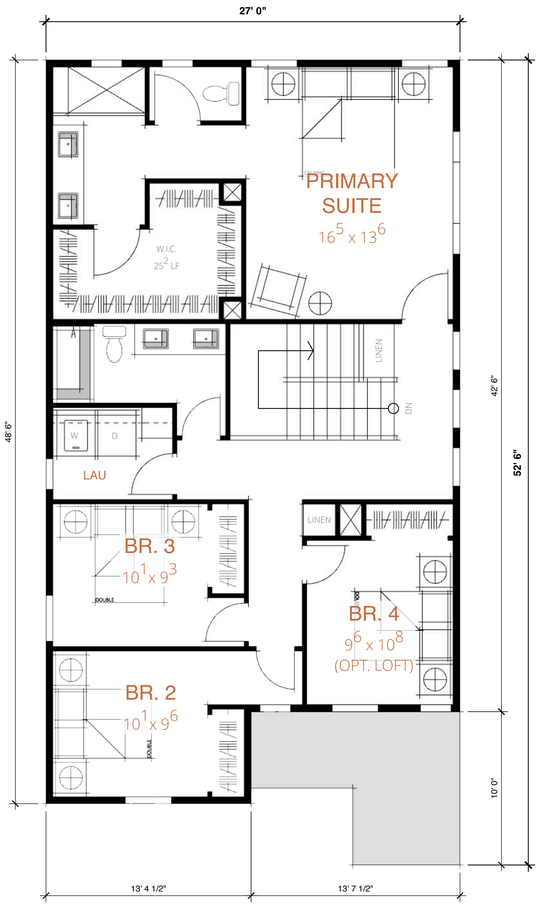
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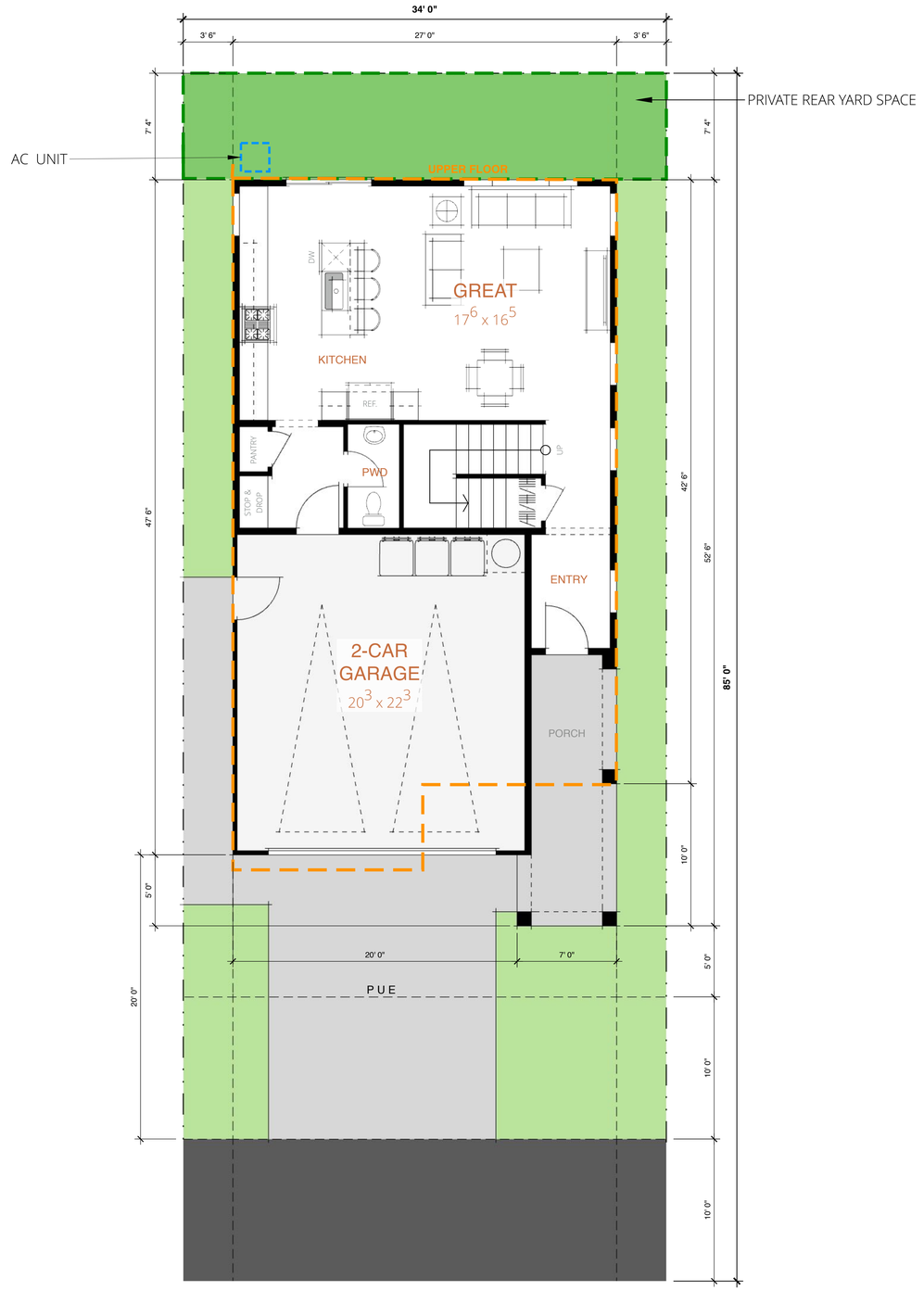
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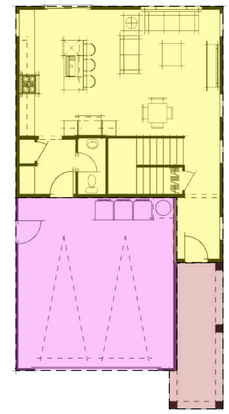
LOFT OPTION



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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DATE: 05.26.2026

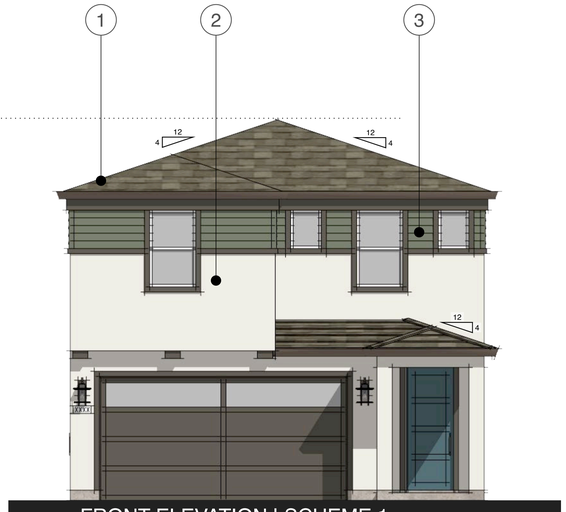
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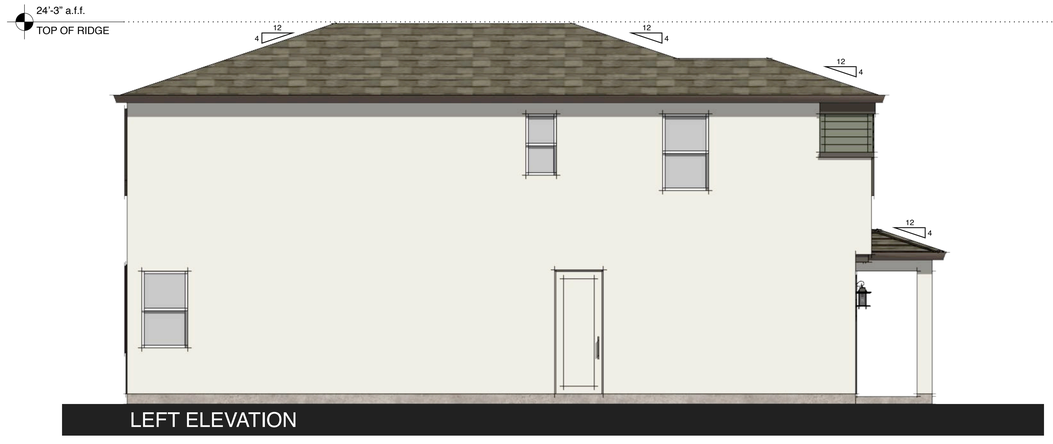


RIGHT ELEVATION

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"

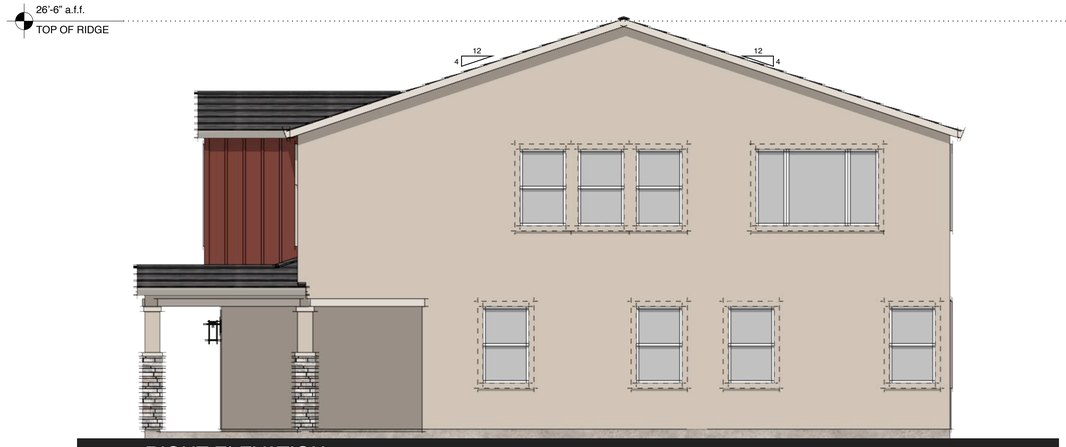
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DATE: 05.26.2026

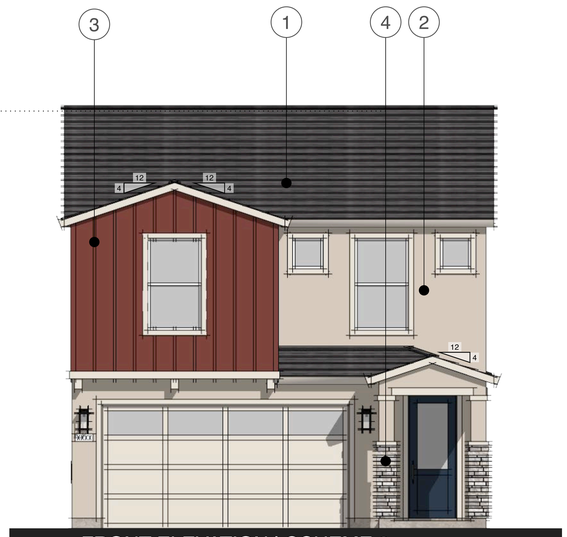
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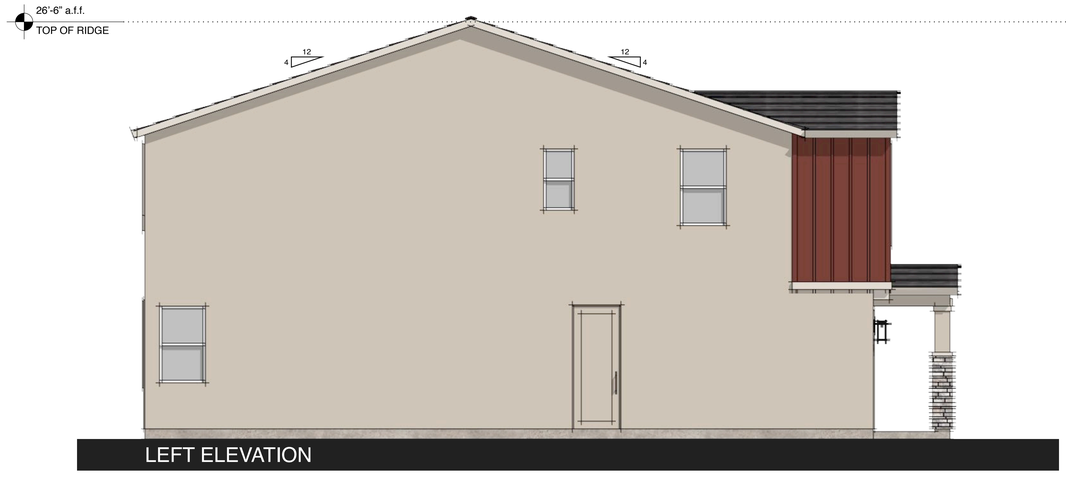


RIGHT ELEVATION

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

SPDR SUBMITTAAL

NGC Next Generation Capital

TRECINTO

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SCHEMATIC ELEVATIONS | PLAN 2 - 'BUNGALOW'

0 2 4 8

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

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

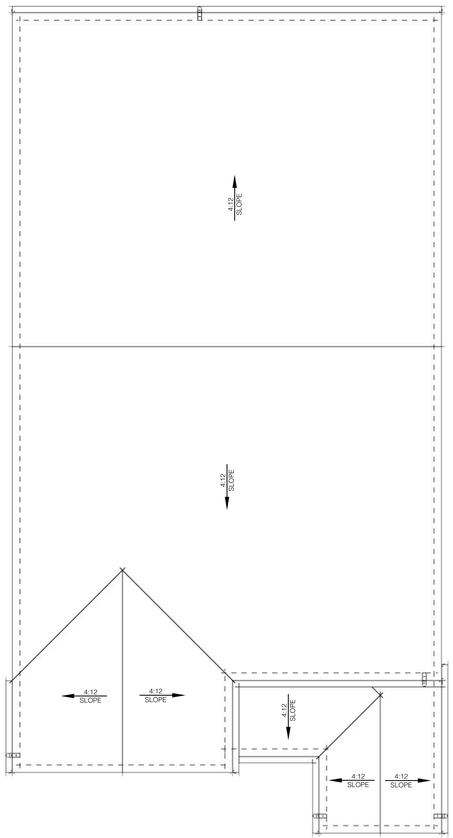
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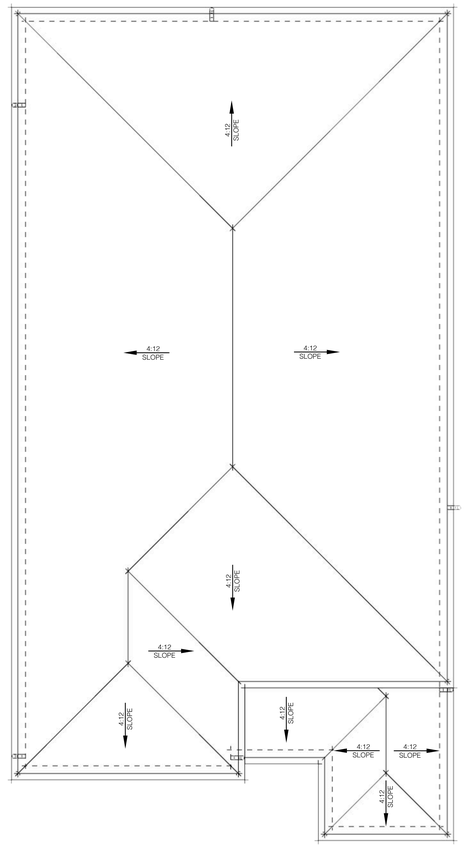
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BUNGALOW



PRAIRIE

SPDR SUBMITTAAL

NGC Next Generation Capital

TRECINTO

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SCHEMATIC ROOF PLAN | PLAN 2

0 2 4 8

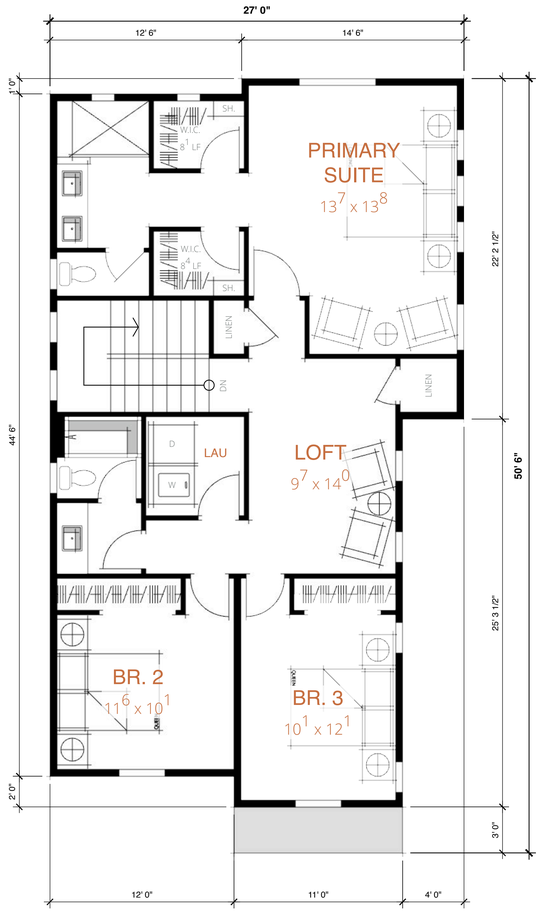
SCALE: 1/4" = 1'-0"

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DATE: 05.26.2026

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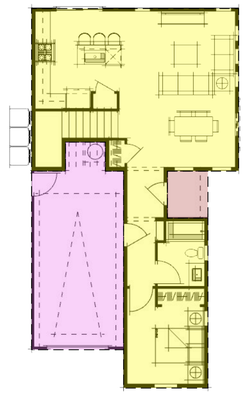
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UPPER FLOOR I 1,070 SF



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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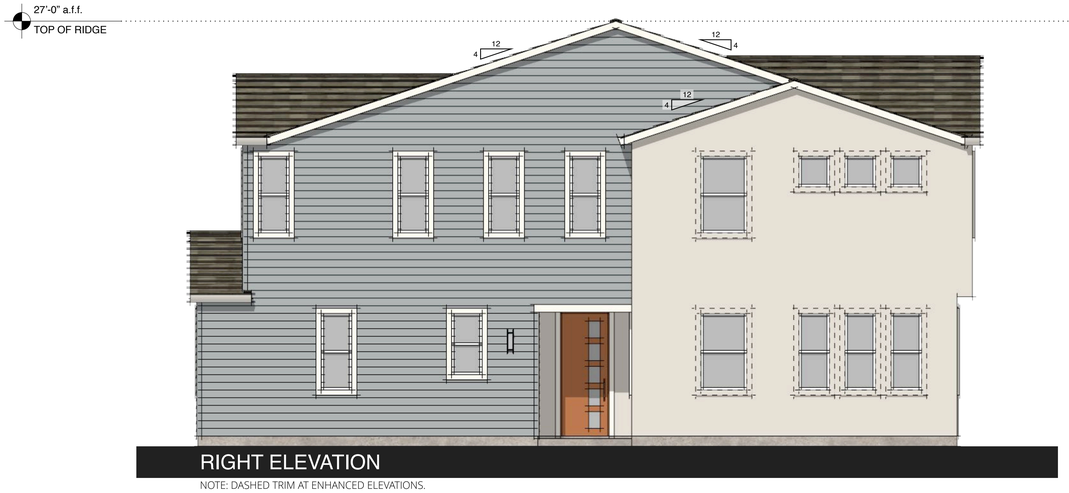
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JD+A JOB NUMBER: 25041

DATE: 05.27.2026

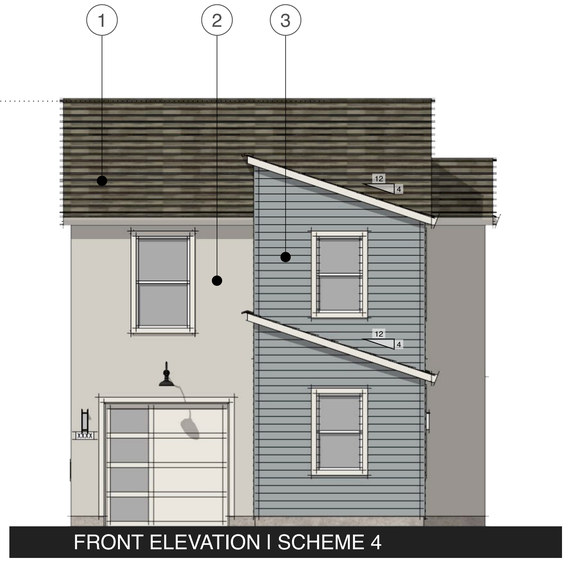
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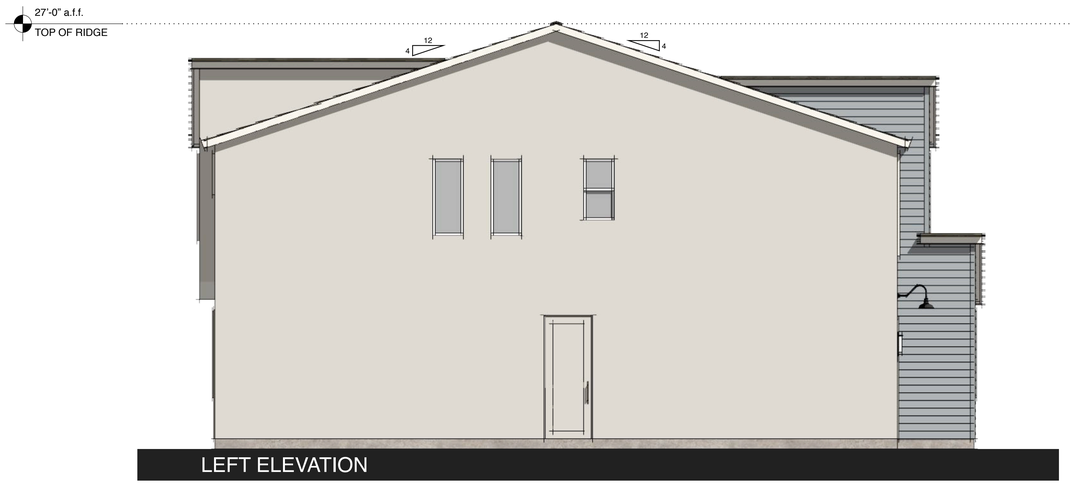


RIGHT ELEVATION

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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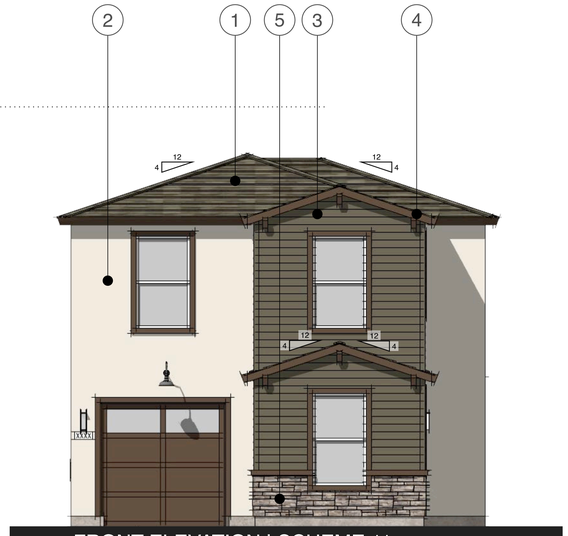
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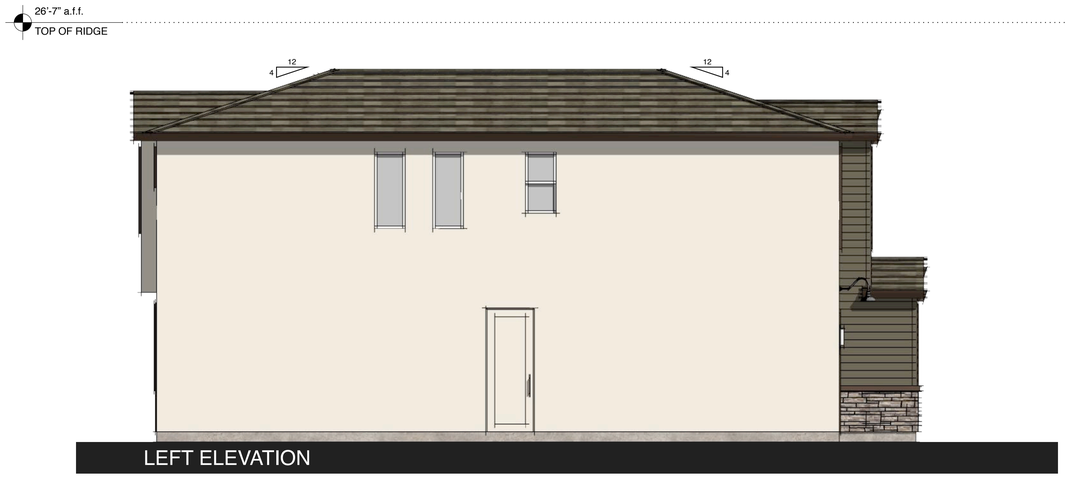


RIGHT ELEVATION

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

SPDR SUBMITTAL

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SCHEMATIC ELEVATIONS | PLAN 3 - 'COTTAGE'

0 2 4 8

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

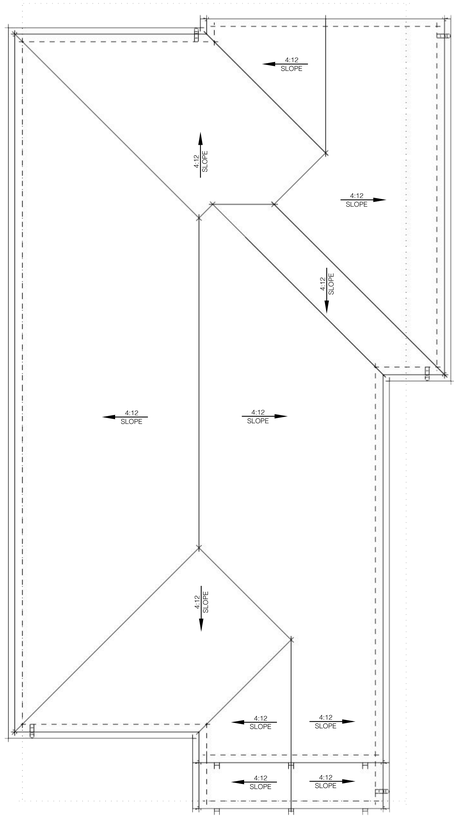
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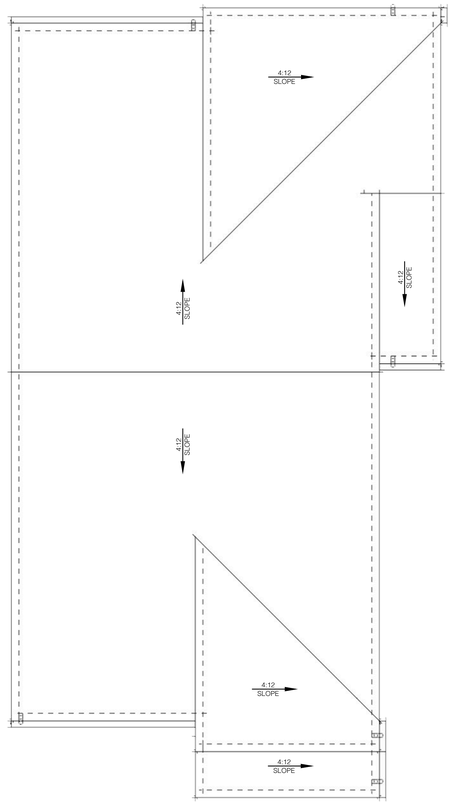
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COTTAGE



MODERN

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SCHEMATIC ROOF PLAN | PLAN 3

0 2 4 8

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

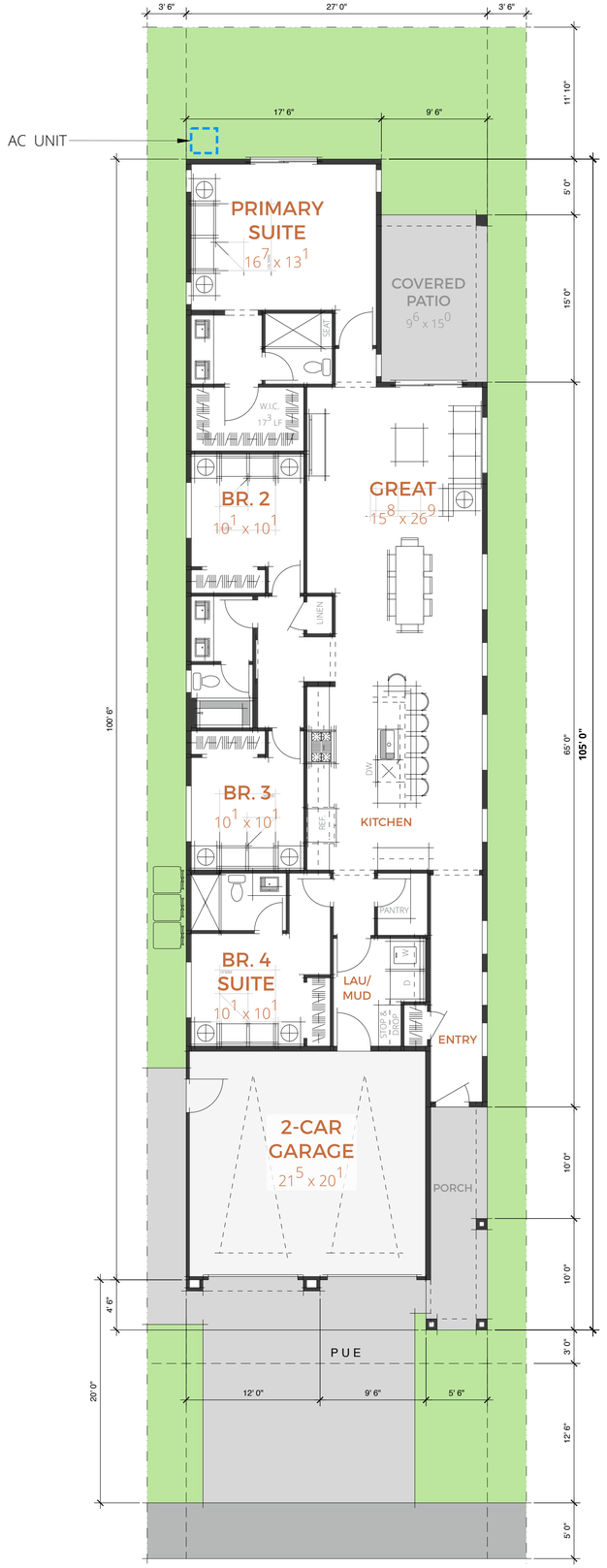
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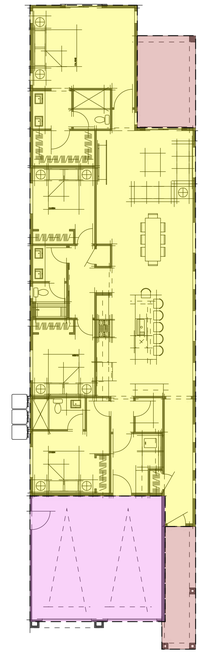
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LIVING AREA:	1,998 SF
GARAGE AREA:	447 SF
PORCH AREA:	104 SF
TOTAL COVERAGE:	2,549 SF

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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

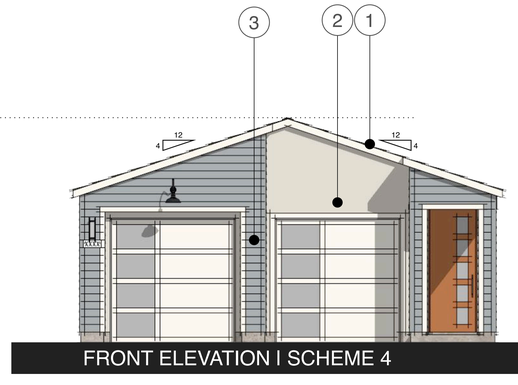
MATERIALS

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



RIGHT ELEVATION

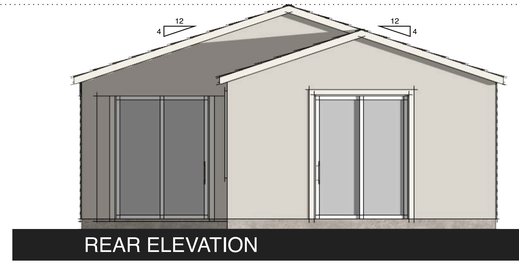
NOTE: DASHED TRIM AT ENHANCED ELEVATIONS.



FRONT ELEVATION I SCHEME 4



LEFT ELEVATION



REAR ELEVATION

SPDR SUBMITTAAL

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SCHEMATIC ELEVATIONS | PLAN 4 - 'MODERN'

0 2 4 8

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

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A5.2

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SHEET NOTES

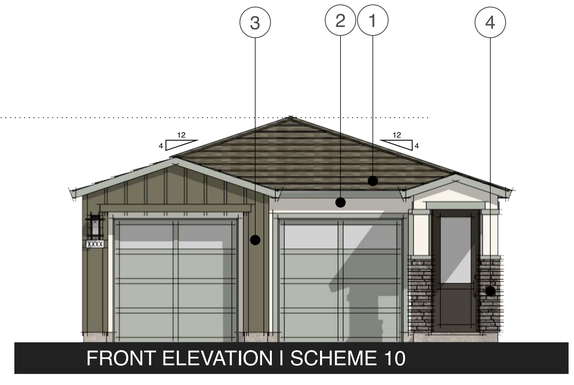
MATERIALS

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



RIGHT ELEVATION

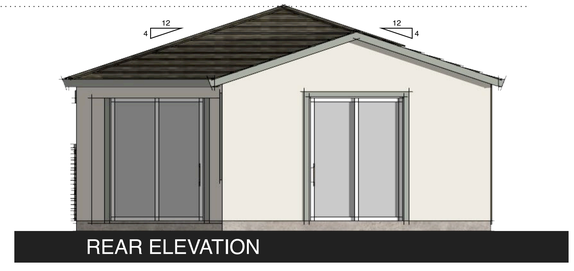
NOTE: DASHED TRIM AT ENHANCED ELEVATIONS.



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"

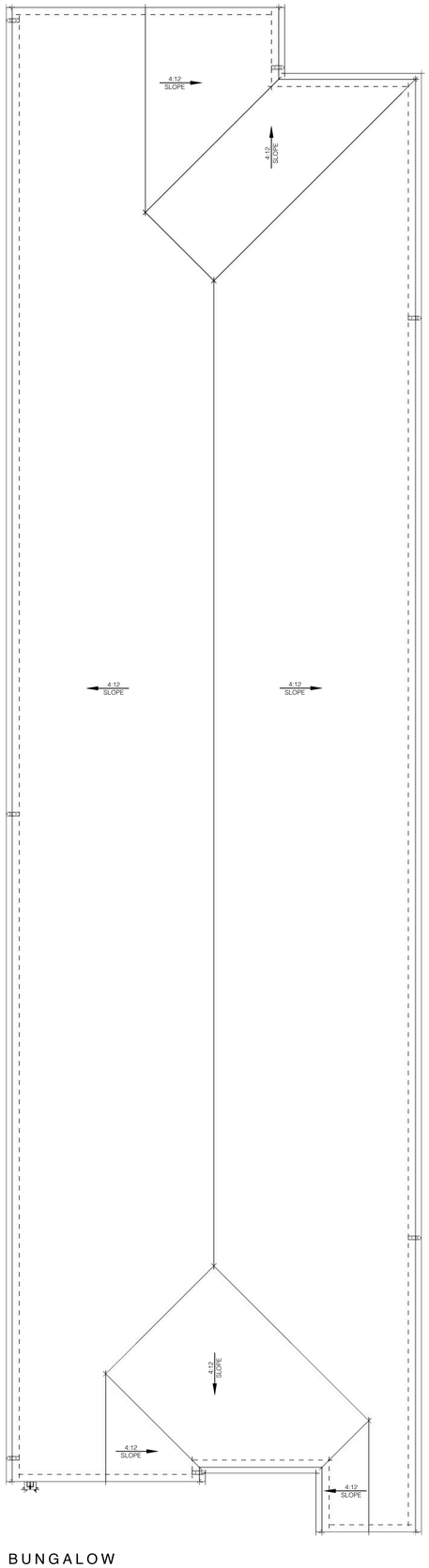
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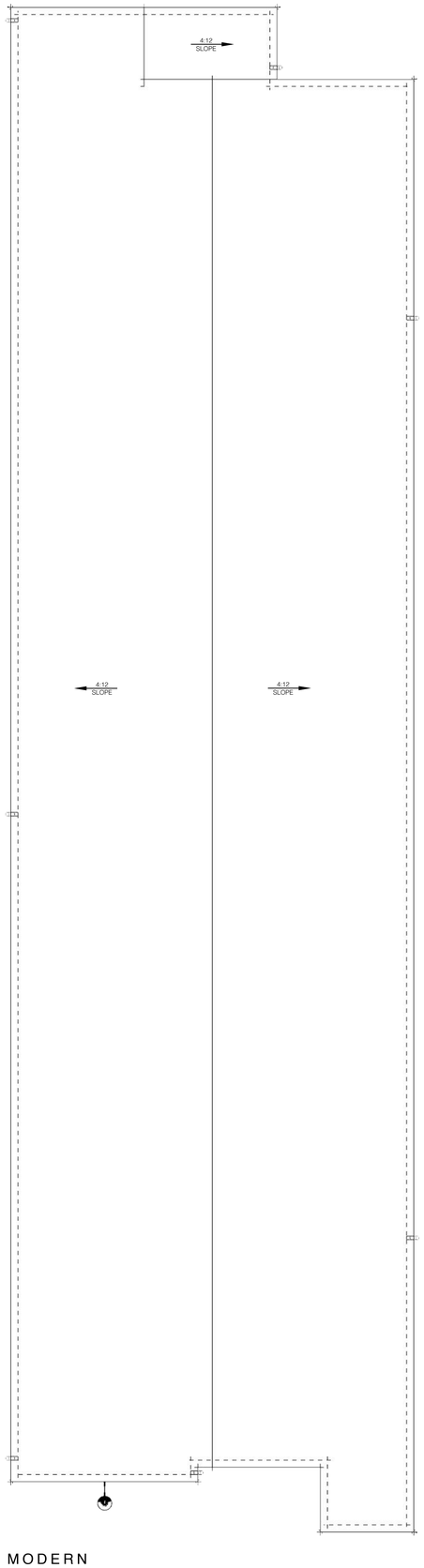
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DATE: 05.26.2026

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BUNGALOW



MODERN

SCHEMATIC ROOF PLAN | PLAN 4

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

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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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COLOR + MATERIAL | PRAIRIE

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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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COLOR + MATERIAL | MODERN

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SCHEME 6



LANDMARK SOLARIS | WEATHERED WOOD
COMP ROOFING BY CERTAINTEED

SW 6990 | CAVIAR
FASCIA + TRIM + GARAGE

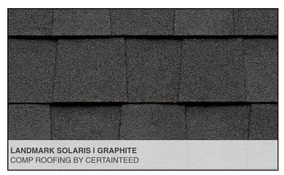
SW 7004 | SNOWBOUND
STUCCO BODY

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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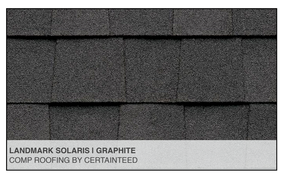
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DATE: 05.27.2026

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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

JD+A
ARCHITECTURE PLANNING

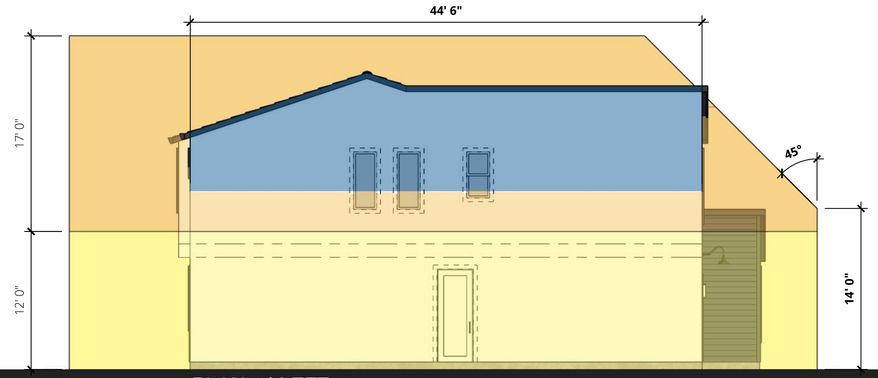
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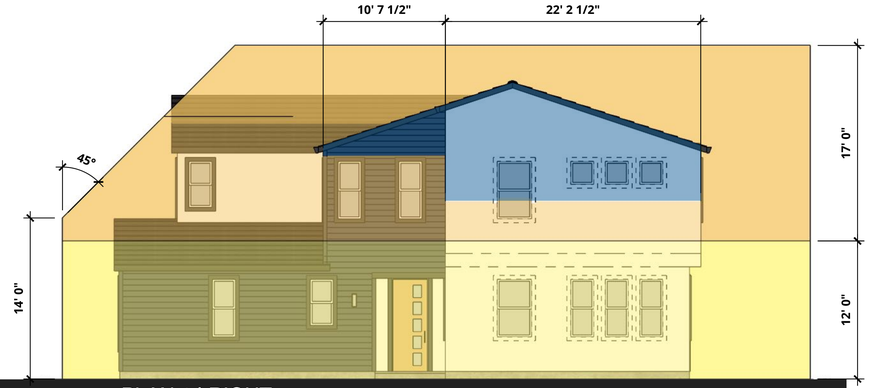
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PLAN 1 | FRONT



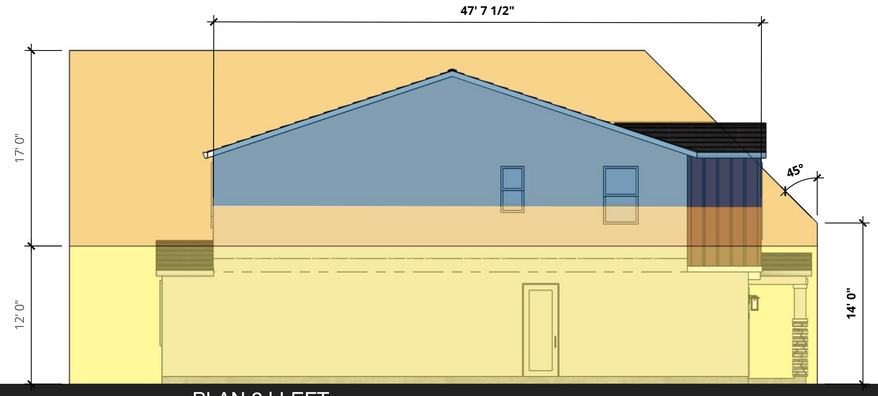
PLAN 1 | LEFT



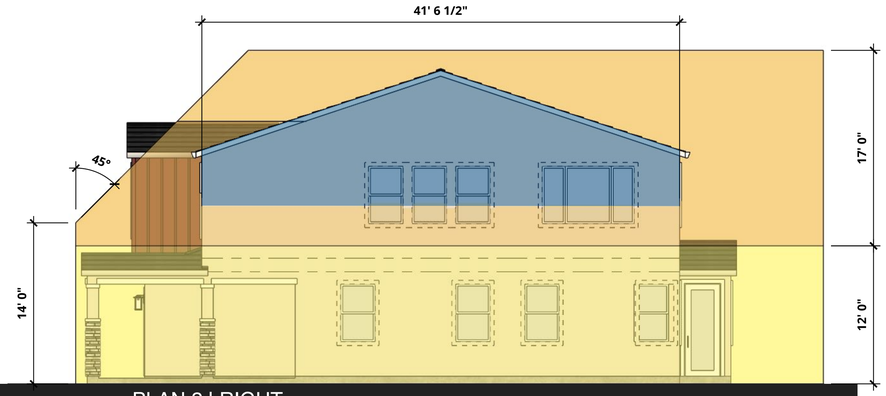
PLAN 1 | RIGHT



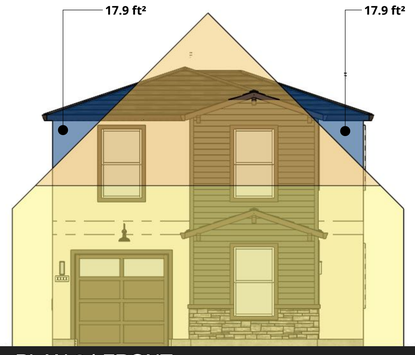
PLAN 2 | FRONT



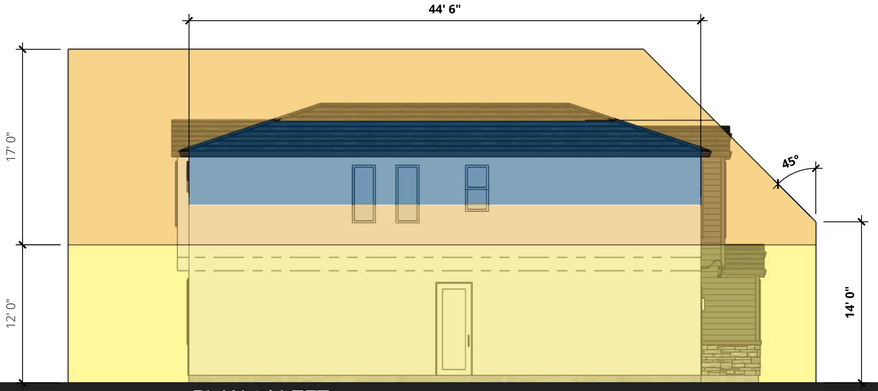
PLAN 2 | LEFT



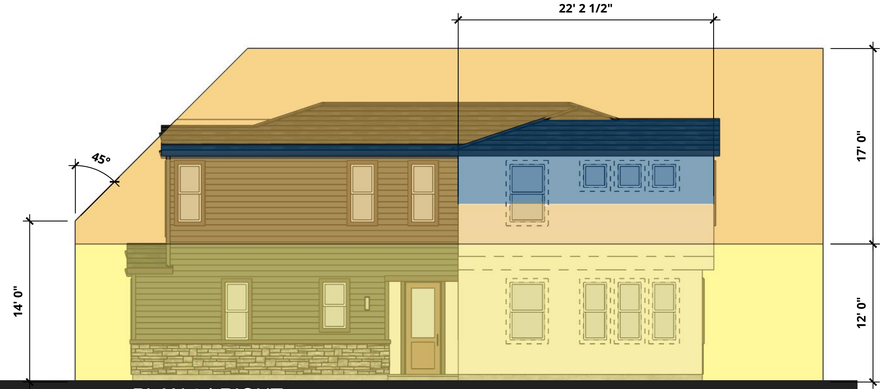
PLAN 2 | RIGHT



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

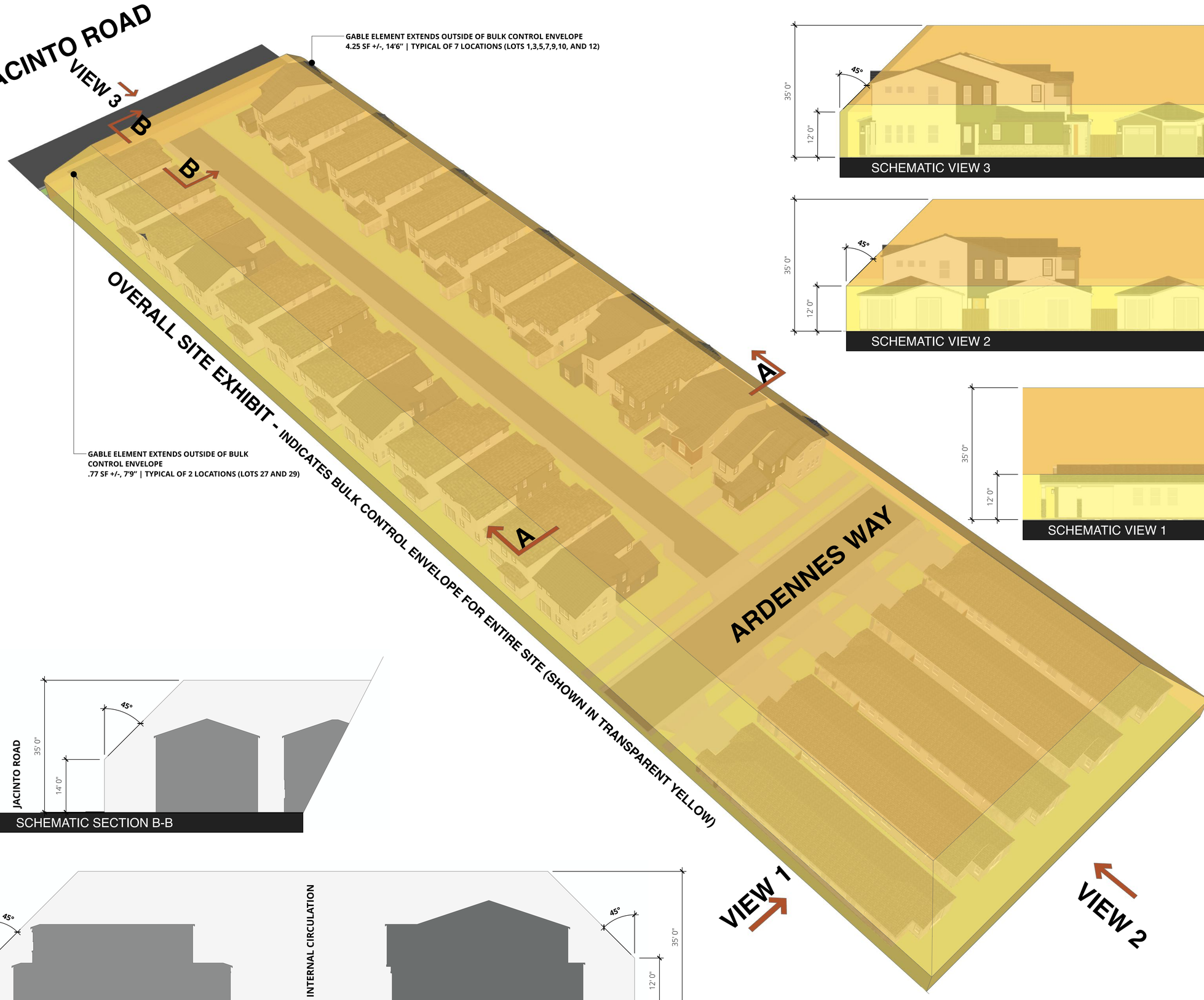
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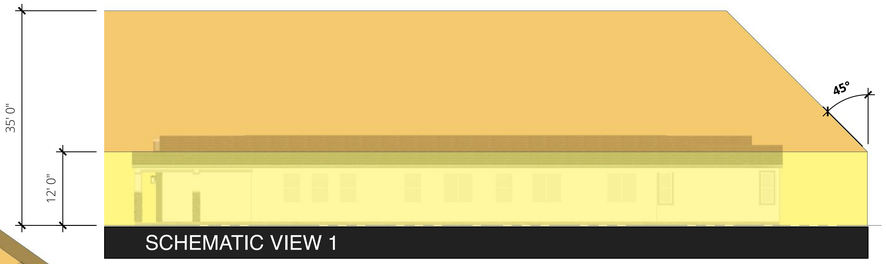
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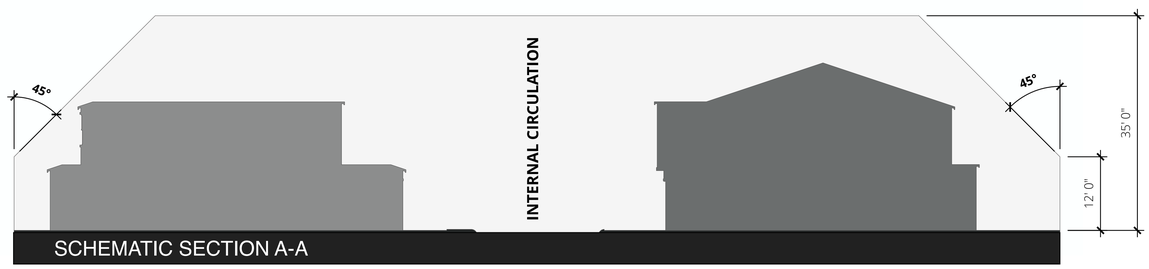
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NOTES

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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DATE: 05.27.2026

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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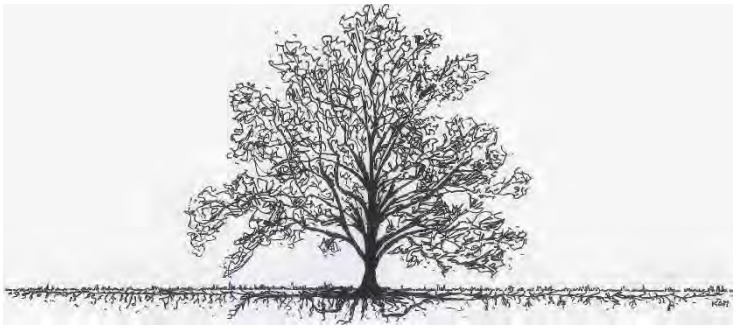
Critical	Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.

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:

Caroline Nicholas
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

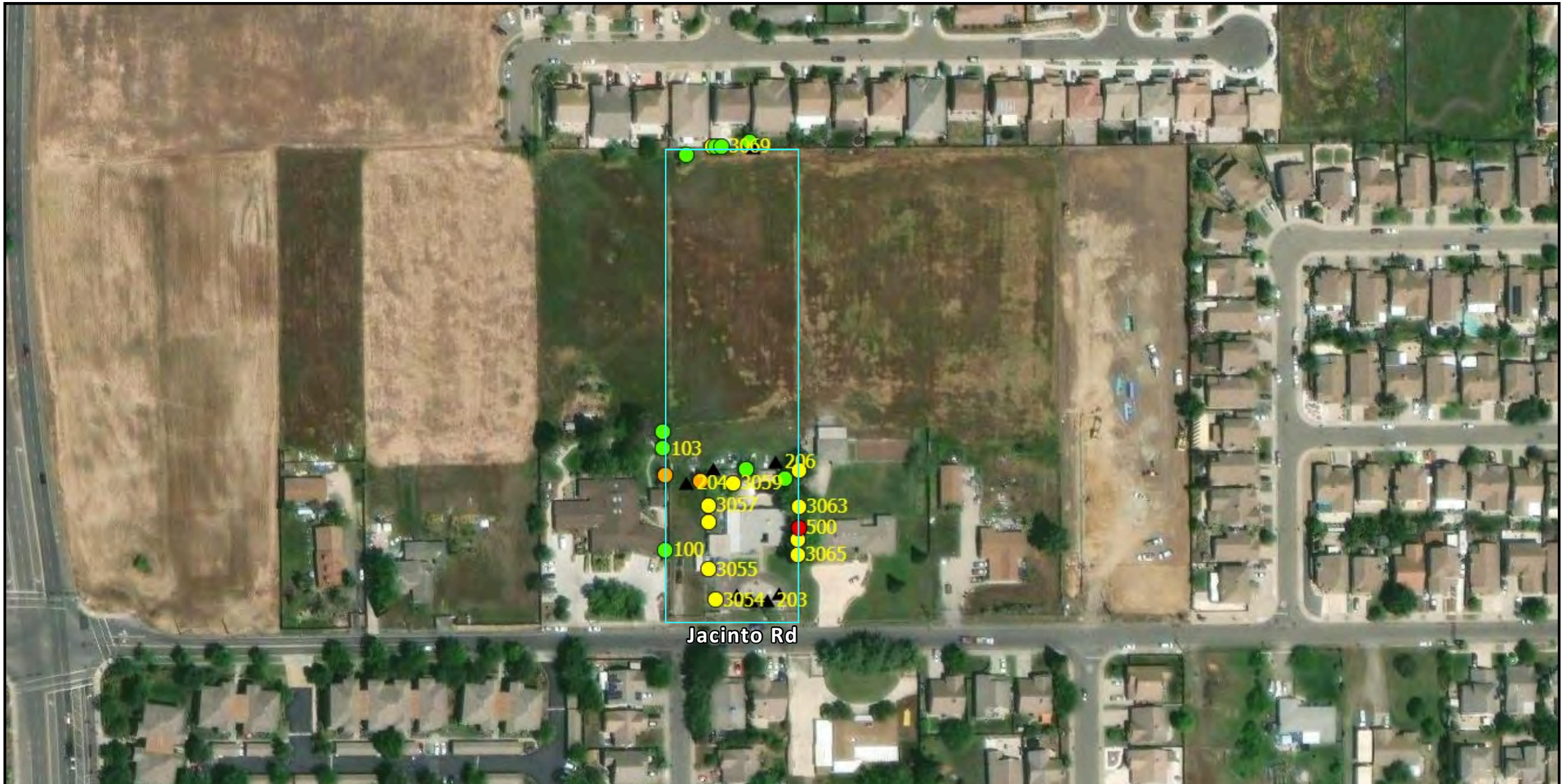
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California Tree & Landscape Consulting, Inc.

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

Prepared by

Peak & Associates, Inc.
3941 Park Drive, Suite 20-329
El Dorado Hills, CA 95762
(916) 939-2208

Prepared for

1.**Next Generation Capital**

(916)822-3520

2.CartWrightNor-Cal

(916) 978-4001

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