City of SACRAMENTO
Community Development

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

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

DIRECTOR REPORT

STAFF RECOMMENDATION

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

REQUESTED ENTITLEMENTS

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

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

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

PROJECT INFORMATION

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

Land Use Information

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

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

Surrounding Zoning and Land Uses

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

Site Characteristics

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

Other Information

Previous Files:	Z22-085

ATTACHMENTS

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

PROPOSED PROJECT AND ANALYSIS

Background

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

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

Project Details

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

Time Extension Entitlements

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

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

Site Plan and Design Review Minor Modification

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

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

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

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

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

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

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

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

ENVIRONMENTAL DETERMINATION

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

FLOOD HAZARD ZONE

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection. This is based on the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

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

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

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

FINDINGS OF FACT

A. **Environmental Determination**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CONDITIONS OF APPROVAL

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

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

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

Advisory Note:

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

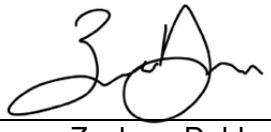
    a. The applicant shall enter into the appropriate regulatory agreement(s) with the Sacramento Housing and Redevelopment Agency (SHRA), or other authorized government entity, for monitoring of all income-restricted dwelling units required to qualify for the use of density bonus regulations. The regulatory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

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

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

Respectfully Submitted: 

Deja Harris
Associate Planner

Recommendation Approved: 

Zachary Dahla
Senior Planner

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

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

ATTACHMENT A

City of
SACRAMENTO
Community Development

City of SACRAMENTO
Community Development

300 Richards Boulevard, Sacramento, CA 95811

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

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

REQUESTED ENTITLEMENT(S):

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

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

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

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

ACTIONS TAKEN:

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

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

Action certified by:

Kevin Colin, Zoning Administrator

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

Bruce Monighan, Design Director

Sent to Applicant:
October 20, 2023

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

NOTICE OF PROTEST RIGHTS

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

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

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

EXPIRATION

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

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

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

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

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

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

CONDITIONS OF APPROVAL

Tentative Parcel Map

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

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

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

GENERAL:

1. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.

2. Pursuant to City Code Section 17.500.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service.

3. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easement shall be conveyed to and reserved from the appropriate parcels, at no cost, at the time of sale or other conveyance of either parcel.

4. Show all continuing and proposed/required easements on the Final (Parcel) Map.

PUBLIC WORKS:

5. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of- way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions.

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

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

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

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

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

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

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

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

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

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

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

15. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed, and constructed to the satisfaction of the Department of Public Works.

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

16. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.

17. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.

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

ELECTRICAL:

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

URBAN FORESTRY:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SOLID WASTE:

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

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

SMUD:

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

25. SMUD has existing underground 12kV facilities on southeast, north, east, and on the PROJECT SITE that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

26. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.

27. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.

28. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.

29. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.

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

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

32. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways along the east side of proposed Parcel 1. The Applicant shall dedicate a 10 foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to public street rights-of-ways along the southeast, east, northeast, and north side of proposed Parcel 2.

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

34. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

SRCSD:

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

DOU:

36. All existing easements and all existing right-of-ways shall be shown on the Final Map, except for all abandoned easements and right-of-ways.

37. The applicant shall grant and reserve easements, as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: “Reciprocal easements for utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map.”

38. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU. **Note:** Tapping to the 30- inch City water transmission Main in the Sacramento Northern Bike Trail is not allowed.

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

advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any water related requirements. Failure to submit the water study may delay review and approval.

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

41. Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps from the water main in the street to the meter may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).

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

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

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

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

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

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

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

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

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

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

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

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

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

55. A grading plan showing existing and proposed elevations is required. Adjacent off- site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.

56. This project will disturb more than one acre of land; therefore, the project is required to comply with the State's "Construction General Permit". To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State's Storm Water Multiple Application and Report Tracking System (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.

57. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

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

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

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

59. The onsite water, sewer, and storm drain systems shall be private systems operated and maintained by an ownership association or other approved entity. Prior to the initiation of any water, sanitary sewer, or storm drainage services to the project, C.C. & R.s approved by the City shall be recorded that authorize and require the association to: (1) operate, maintain, and repair the onsite sanitary sewer, water, and storm drainage facilities within the project; and (2) obtain and pay for water, sewer or drainage service on behalf of all owners within the project in accordance with all applicable provisions of Title 13 of the Sacramento City Code. The CC&Rs must provide that the City-approved provisions regarding water, sewer and surface and subsurface storm drainage facilities may not be revised without City consent.

FIRE:

60. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road (minimum 20' wide) and approved water supply as measured by an unobstructed route around the exterior of the building. (California fire code sections 503.1.1, 507.5.1) The Fire Marshall may approve an increase in the fire access distance, which may result in an alternate means and method design agreement. Any approved agreement shall be obtained prior to final approval of the improvement plans.

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

62. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. California Fire Code Section 503.2.3

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

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

65. Maintenance agreements shall be provided for the interior roadways of the proposed complex and for the fire protection systems. The agreement shall be record with the Public Recorders Office having jurisdiction and shall provide for the following:

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

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

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

PARKS:

66. **Payment of In-lieu Park Fee**: Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note)

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

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

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

Miscellaneous

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

Advisory Notes:

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

PUBLIC WORKS:

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

DOU:

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

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

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

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

SOLID WASTE:

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

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

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

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

Email: C&D@cityofsacramento.org

SRCSD:

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

REGIONAL SAN:

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

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

SMUD:

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

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

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

PARKS:

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

a) Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at $31,080. This is based on the creation of 35 new units at an average land value of $100,000 per acre for the North Sacramento Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment. The fee is due at the time of the final map.

b) Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is based on the Housing Incentive Zone rate of $2.18 per square foot for residential projects, with a minimum rate of $1,624 for units under 750 square feet and a maximum of $4,333 for units over 2,000 square feet. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

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

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

Site Plan and Design Review

PLANNING:

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

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

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

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

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

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

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

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

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

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

    a) Fiber cement board.

    b) Metal railings.

    c) Aluminum shade louvers

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

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

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

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

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

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

    a) A manager shall reside on-site.

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

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

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

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

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

PUBLIC WORKS:

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

18. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions.

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

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

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

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

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

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

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

26. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed, and constructed to the satisfaction of the Department of Public Works.

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

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

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

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

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

30. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.

31. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for

stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

SOLID WASTE:

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

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

DOU:

34. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU. **Note:** Tapping to the 30-inch City water transmission Main in the Sacramento Northern Bike Trail is not allowed.

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

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

37. Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps from the water main in the street to the meter may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

51. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.

52. This project will disturb more than one acre of land; therefore, the project is required to comply with the State's "Construction General Permit". To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State's Storm Water Multiple Application and Report Tracking System (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.

53. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

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

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

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

55. The onsite water, sewer, and storm drain systems shall be private systems operated and maintained by an ownership association or other approved entity. Prior to the initiation of any water, sanitary sewer, or storm drainage services to the project, C.C. & R.s approved by the City shall be recorded that authorize and require the association to: (1) operate, maintain, and repair the onsite sanitary sewer, water, and storm drainage facilities within the project; and (2) obtain and pay for water, sewer or drainage service on behalf of all owners within the project in accordance with all applicable provisions of Title 13 of the Sacramento City Code. The CC&Rs must provide that the City-approved provisions regarding water, sewer and surface and subsurface storm drainage facilities may not be revised without City consent.

URBAN FORESTRY:

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

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

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

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

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

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

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

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

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

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

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

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

POLICE DEPARTMENT:

Lighting:

57. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K with a color rendering index of 80 or higher and a light loss factor of .95 or better. When choosing lamps, the applicant shall look for efficiency of 110 lumens per watt or better. All existing exterior fixtures shall be replaced with fixtures that meet this requirement.

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

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

60. Entry drives, drive aisles, parking and bicycle parking shall be illuminated to a maintained minimum of 1.5 foot candles per square foot of parking area at a 6:1 average to minimum ratio.

61. Exterior walkways, alcoves and passageways shall be illuminated to a maintained minimum of 1/3 foot candles per square foot of surface area at a 6:1 average to minimum ratio.

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

63. Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.

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

Landscaping:

65. All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance, eliminates hiding areas within the landscape, and provides for tenants and users a safer environment.

66. Tree canopies shall not interfere with or block lighting. This creates shadows and areas of concealment. The landscaping plan shall allow for proper illumination and visibility regarding lighting and surveillance cameras through the maturity of trees and shrubs.

Security:

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

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

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

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

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

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

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

74. VASS shall provide comprehensive coverage of:

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

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

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

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

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

79. Property management shall develop and implement a resident parking program in which parking stalls are assigned and vehicles are registered with management.

80. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over with matching paint within 72 hours of being applied.

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

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

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

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

<u>During Construction:</u>

85. The applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours.

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

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

Advisory Notes:

FIRE:

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

89. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.

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

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

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

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

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

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

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

DOU:

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

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

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

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

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

POLICE DEPARTMENT:

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

BUILDING:

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

FINDINGS OF FACT

Environmental Determination: Exempt

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

Tentative Parcel Map

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

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

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

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

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

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

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

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

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

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

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

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

Site Plan and Design Review

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

2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards or, if deviations from development standards are approved, the proposed development is consistent with the purpose and intent of those standards. This project is requesting a

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

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

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

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

6. The design, layout, and physical characteristics of the proposed development as conditioned are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that this project provides infill development on an underutilized site directly adjacent to an RT bus stop and the requested lot depth concession and setback waivers will not impede privacy on neighboring properties or hamper access to light and air.

200-Year Flood Protection

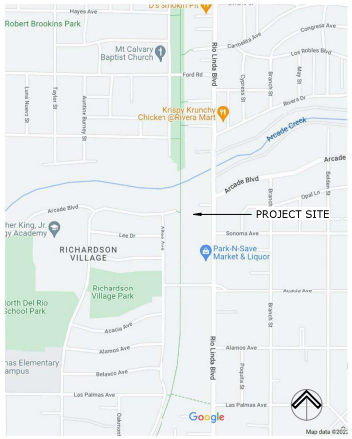
1. The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA2022 Adequate Progress Annual Report accepted by the City Council on October 11, 2022 (Resolution No. 2022-0313).

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

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



PROJECT SITE LOCATION



PROJECT TEAM

DEVELOPER

RAD-Development
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ARCHITECTURAL

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PHASE I ENVIRONMENTAL

RSB Environmental
Sachin Butala
832-291-3473

info@rsbenv.com

PROJECT SUMMARY

OWNER: RAD-DEVELOPMENT
ALICIA REYES

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

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

PARKING: 34 CAR, 1 MOTORCYCLE, 16+ BICYCLE

TYPE OF CONSTRUCTION: ON-GRADE, TYPE V

OCCUPANCY: R-2B

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

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

PROJECT AREA: 0.96 ACRE

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

ALL WORK SHALL CONFORM TO THE FOLLOWING CODES:

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

PROJECT NUMBER
Z22-085

PROJECT SHEET INDEX

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

REAL ESTATE DEVELOPMENT

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

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

Alicia Reyes
RAD-Development

7/7/23

COVER SHEET

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NORTHERN AERIAL VIEW



SOUTHERN AERIAL VIEW

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

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

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

Alicia Reyes
RAD-Development

7/7/23

RENDERS

NORTH

AS SHOWN

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VIEW FROM CORNER OF RIO LINDA AND ARCADE BLVD



VIEW FROM ENTRANCE ON ARCADE BLVD



VIEW TO LOTS 3 & 4



VIEW FROM RIO LINDA BLVD SIDEWALK



VIEW TO LOTS 5 & 6



VIEW FROM THE NORTHERN BIKE TRAIL

RAD

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

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

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

Alicia Reyes
RAD-Development

7/7/23

RENDERS

AS SHOWN

NORTH

G0.02

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RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

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

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

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

Alicia Reyes
RAD-Development

10/12/22

EXISTING PROJECT SITE

AS SHOWN

NORTH

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SURVEY NOTES:

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

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

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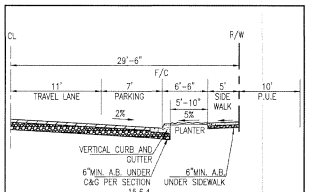
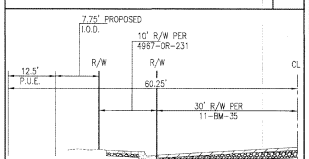
4) THE TYPES, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES.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

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

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



ARCADE BLVD HALF SECTION — NTS



RIO LINDA BLVD HALF SECTION — NTS

LEGEND

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

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

EXISTING LEGAL DESCRIPTION:

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

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

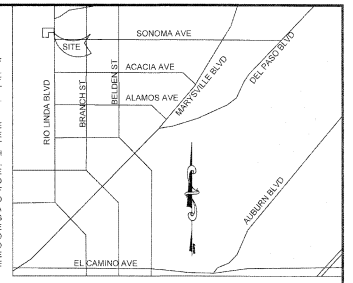
APN: 265-0011-002-0000

PARCEL 2:

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

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

APN: 265-0011-008-0000



VICINITY MAP
NO SCALE

SHEET INDEX

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

OWNER:

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

APPLICANT/ ENGINEER:

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

PROJECT ADDRESS:

3137 AND 3139 RIO LINDA BOULEVARD
SACRAMENTO, CA 95815

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

SCHOOL DISTRICT: TWIN RIVERS UNIFIED

REQUEST:

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

DESIGN DEVIATION TO OMIT SIDEWALK WEST OF PRIVATE DRIVEWAY.

UTILITY CONTACTS

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

BENCHMARK ELEVATION: 32.51' (NAVD88)

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

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

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

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

NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	APPROVAL DATE

TENTATIVE SUBDIVISION MAP

3137-3139 RIO LINDA BOULEVARD

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

DATE: 6/25/23

SHEET C1 OF 3

JOB NO: 2022-019

SURVEY NOTES:

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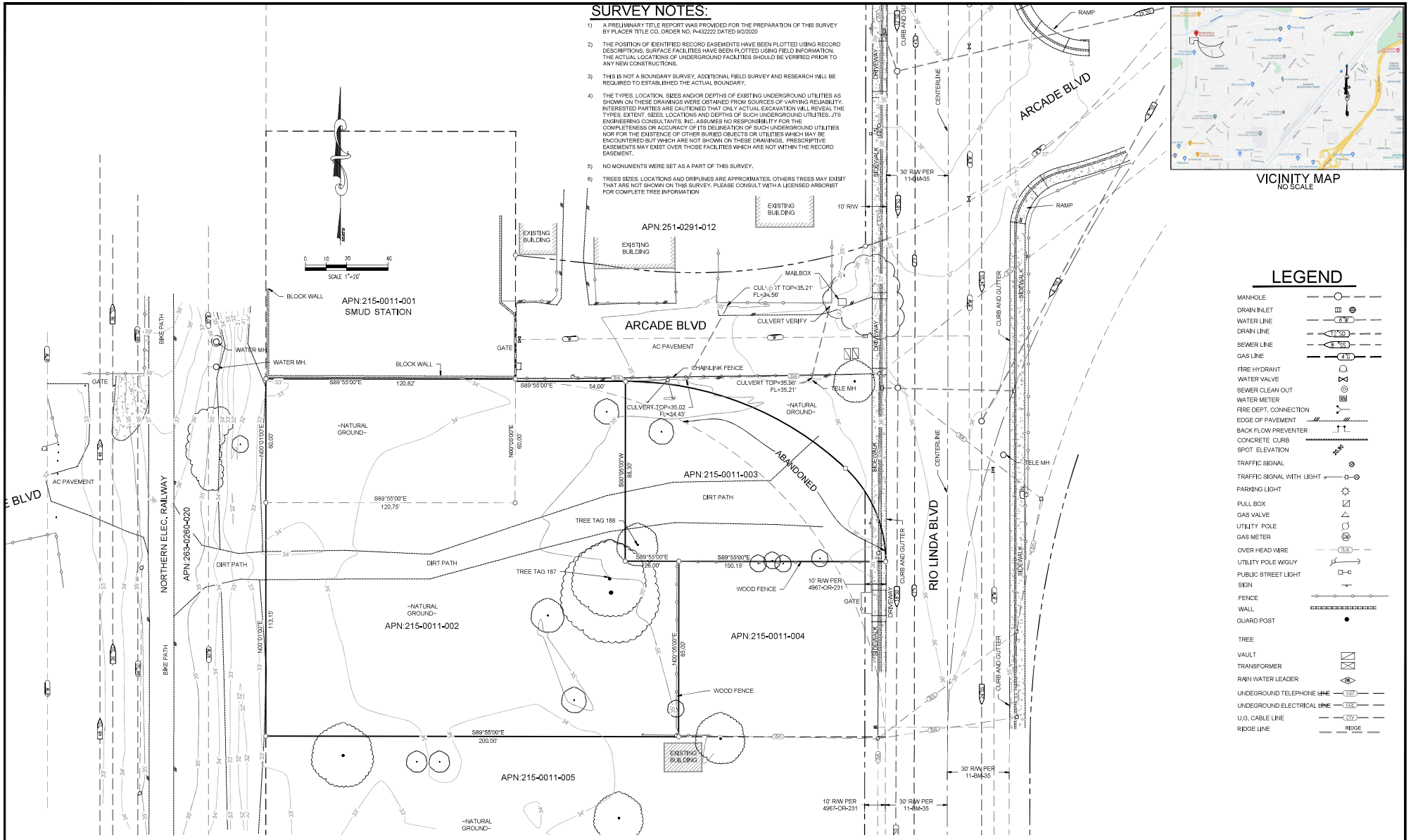

VICINITY MAP
NO SCALE

LEGEND

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

BENCHMARK ELEVATION: 32.51' NAVD88

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

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

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CHECKED:	JTS	V:	
SUBMITTED:	JAVED T. SIDDIQUI	RCE:	25924

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

NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	APPROVAL DATE

TOPOGRAPHIC SURVEY

3137-3139 RIO LINDA BOULEVARD

EXISTING CONDITIONS

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

DATE: 10/11/2022

SHEET C2 OF 3

JOB NO: 2022-019

SURVEY NOTES:

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

UTILITY POLE
GAS METER
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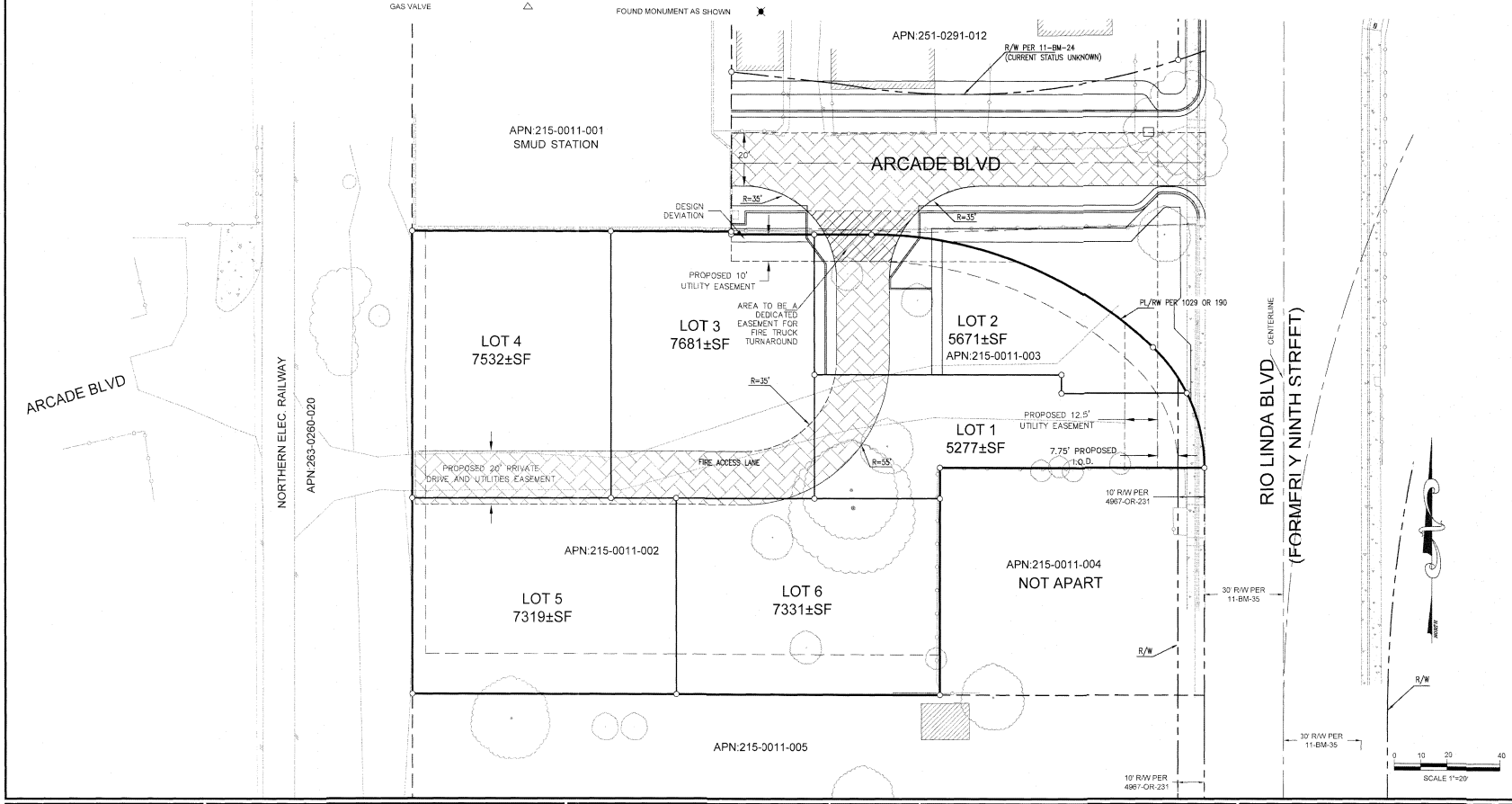
FOUND MONUMENT AS SHOWN



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1808 J STREET
SACRAMENTO, CALIFORNIA 95811 TEL: (916) 441-6708

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

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

NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	APPROVAL DATE

FIRE ACCESS EXHIBIT

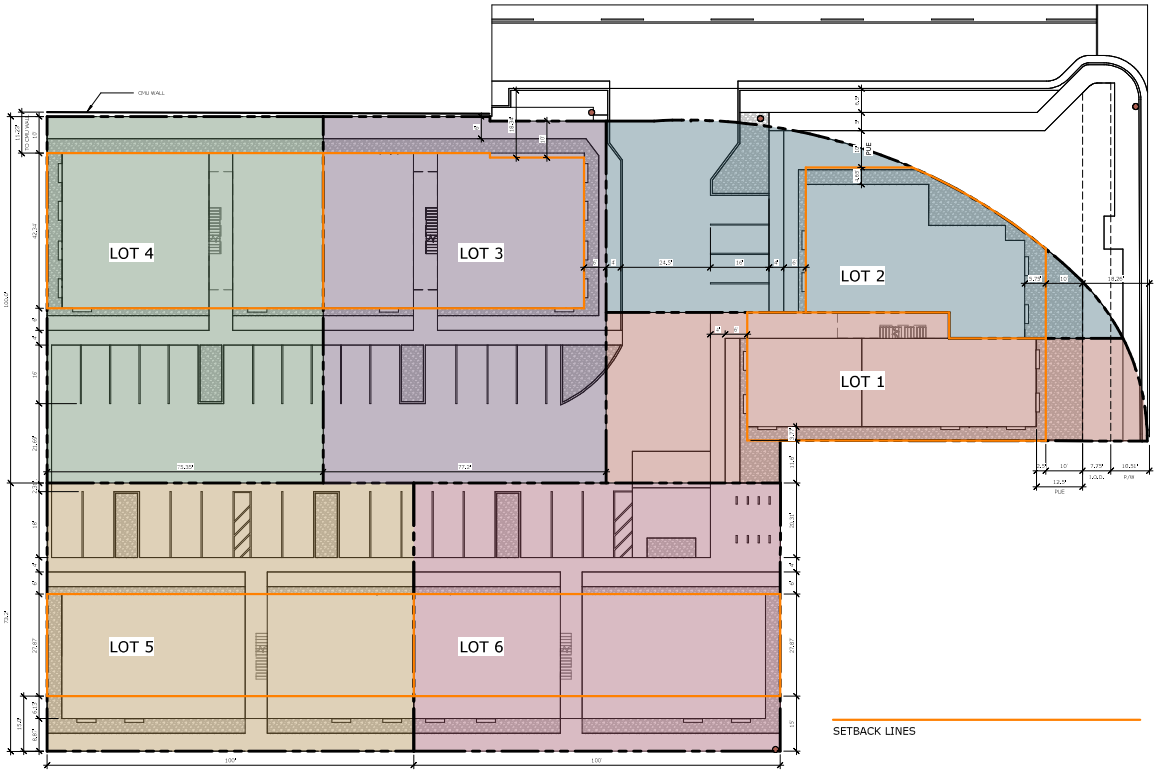
3137-3139 RIO LINDA BOULEVARD

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

DATE: 6/23/23

SHEET C3 OF 3

JOB NO: 2022-019



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

SIMPLIFIED VERSION TO THE RIGHT

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

*ALL ACTUAL SITE COVERAGE DOES NOT INCLUDE ADU COVERAGE

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

PARCEL 1 (3137) SUBDIVISIONS

ASSESSOR PARCEL #26500110030000

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

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

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

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

PARCEL 2 (3139) SUBDIVISIONS

ASSESSOR PARCEL #26500110020000

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

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

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

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

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

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

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

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

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

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

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

Alicia Reyes
RAD-Development

7/7/23

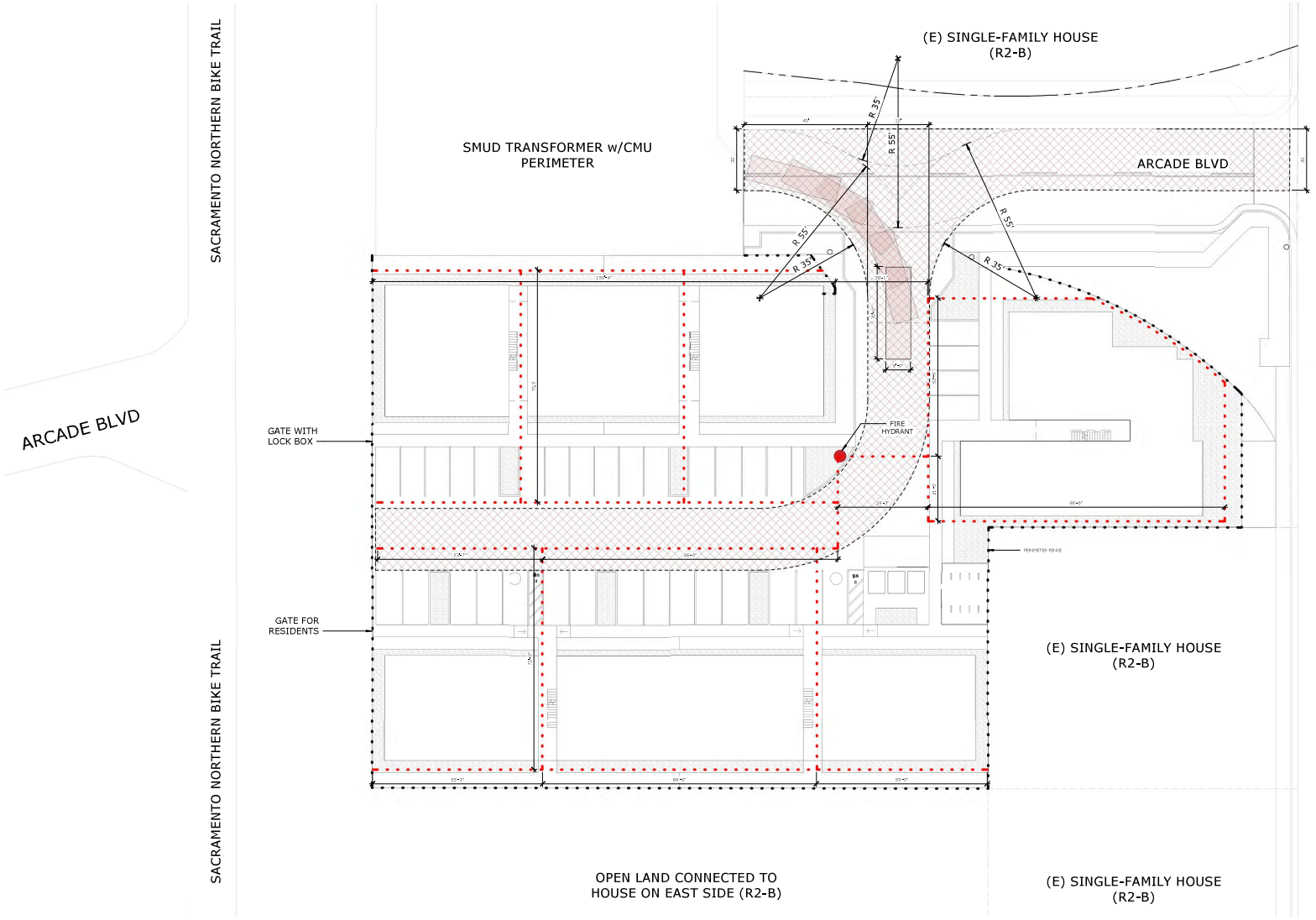
TENTATIVE SUBDIVISION INFO

NORTH

AS SHOWN

A1.00

10/3/2023 3:42:33 PM



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

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

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

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

Alicia Reyes
RAD-Development

7/7/23

FIRE ACCESS IMAGERY

AS SHOWN

NORTH

A1.01

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XERISCAPE GARDEN FAUNA EXAMPLES

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

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

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

XERISCAPE GARDEN AREA: 5,149 SF

WROUGHT IRON FENCE

DRIP IRRIGATION SYSTEM

PARKING LOT TREE SHADING CALCULATION BORDER

(N) FIRE HYDRANT

(E) ELECTRICAL POLES - TO BE RELOCATED

LIGHT POLES

PERFORATED PIPE / FRENCH DRAIN

DOWNSPOUT

LANDSCAPING LEGEND

AGAVE / SIMILAR

DEERGRASS / SIMILAR

ONSITE:

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

OFFSITE:

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

1 LANDSCAPE PLAN
1" = 20'-0"

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CONCEPTUAL LANDSCAPE & IRRIGATION PLAN

AS SHOWN

NORTH

A1.02

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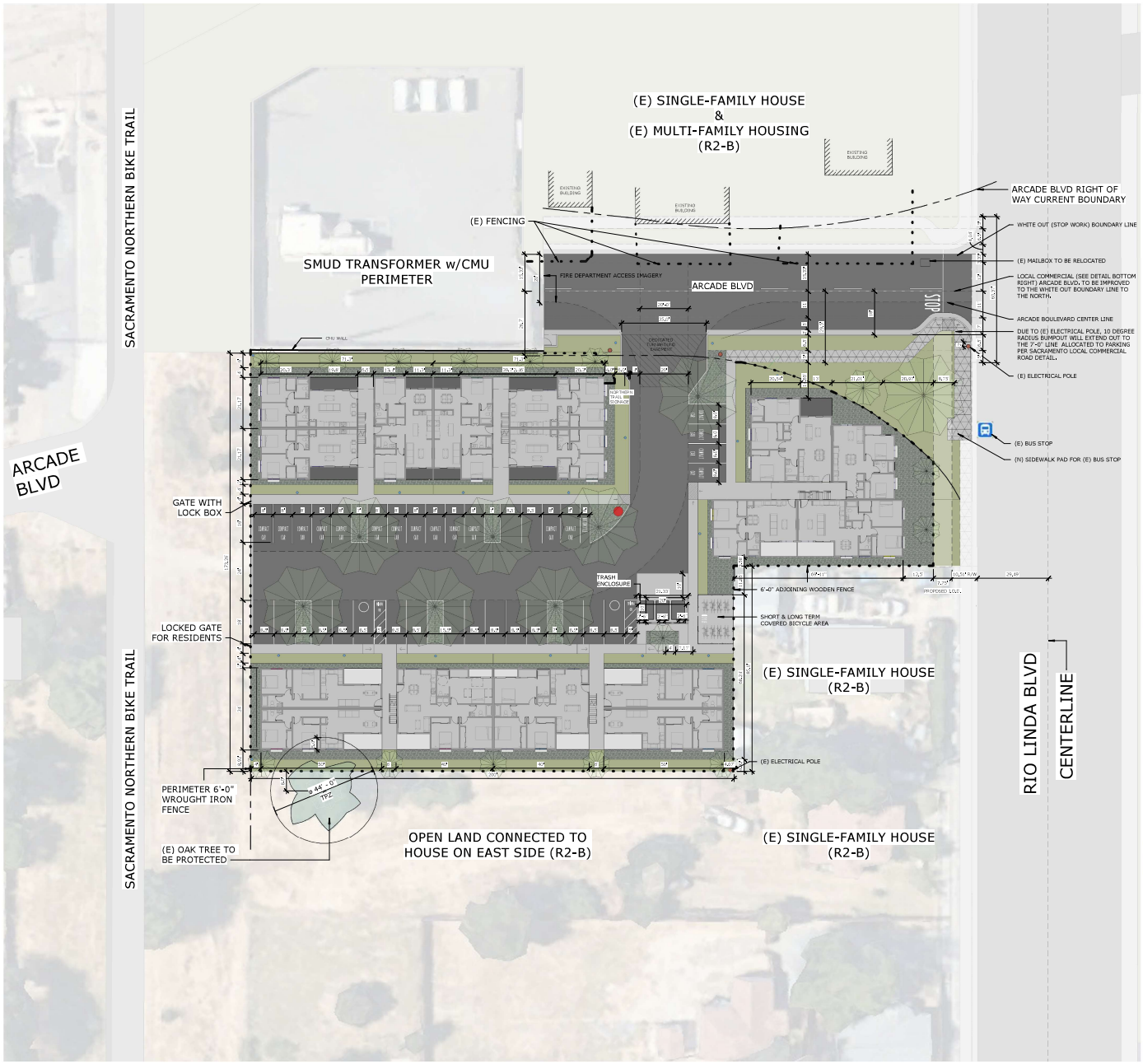


1 SITE PLAN
1" = 20'-0"

NOTES

1. ALL WHITED OUT: EXTENT OF PROJECT / IMPROVEMENTS

ADDRESS:

3137 / 3139 RIO LINDA BLVD
SACRAMENTO, CA 95815

R-2B—MULTI-UNIT DWELLING ZONE

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

ACTUAL TOTAL PARKING:

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

LEGEND

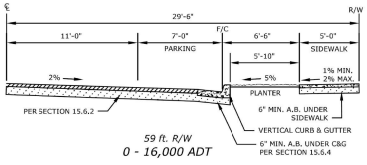
- DRYSCAPE GARDEN
- GRASS
- DEDICATED TURNAROUND EASEMENT
- PERVIOUS SIDEWALS
- IMPERVIOUS SIDEWALK
- WROUGHT IRON FENCE
- (N) FIRE HYDRANT
- (E) ELECTRICAL POLES
- (N) LIGHT POLES

SECURE BIKE PARKING / TRASH ENCLOSURE / DOOR CANOPY





LOCAL COMMERCIAL



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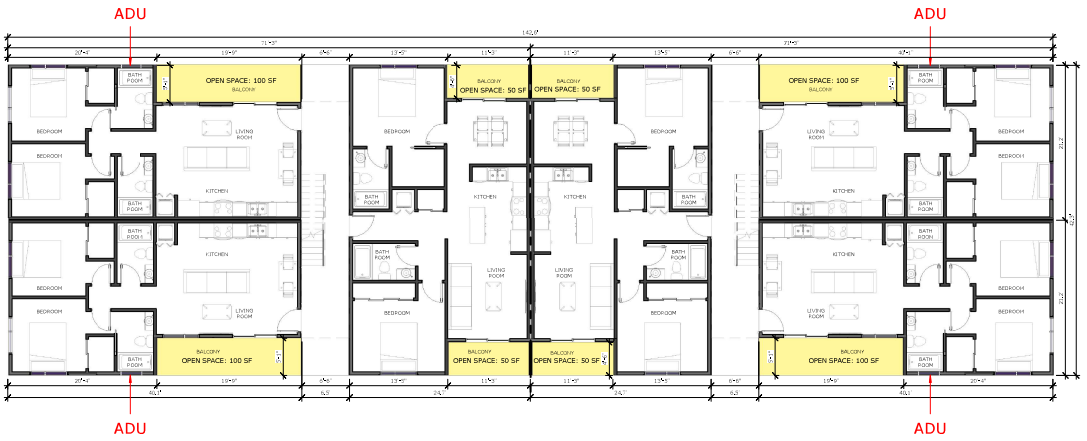
SITE PLAN

NORTH

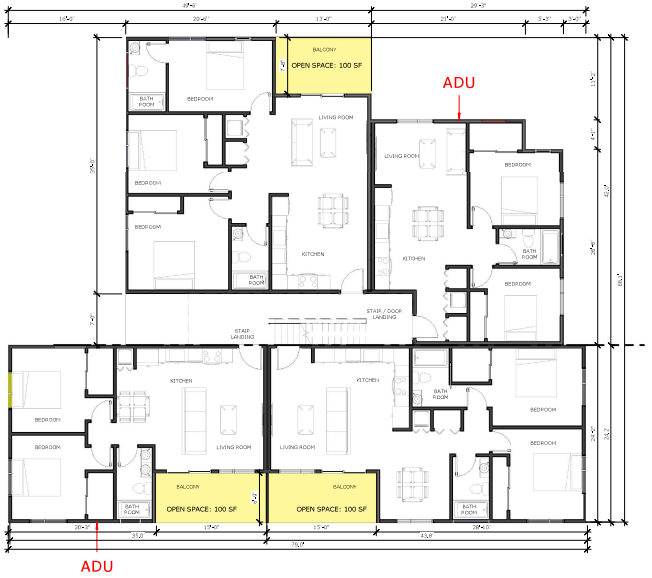
AS SHOWN

A2.00

10/3/2023 3:41:00 PM



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



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



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

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REYES ARCHITECTURAL DESIGN DEVELOPMENT

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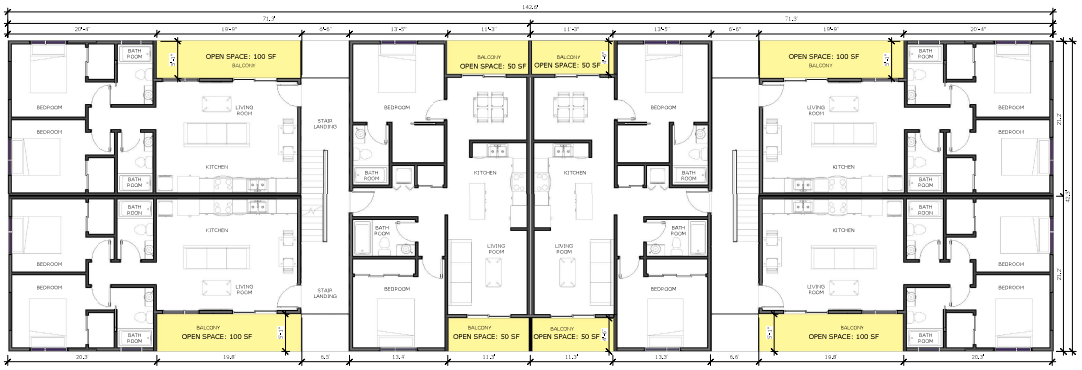
FLOOR PLAN - LEVEL 01

AS SHOWN

NORTH

A2.10

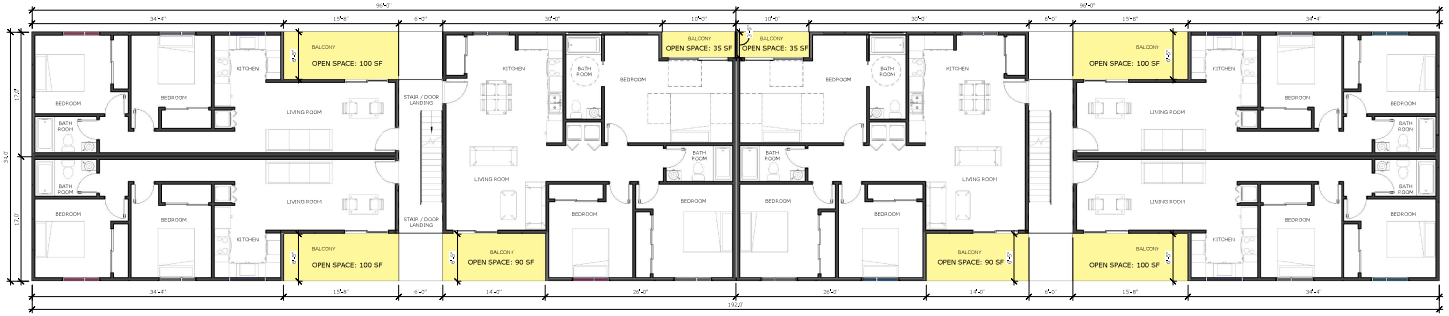
8/9/2023 4:20:19 PM



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



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



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

8/9/2023 4:20:52 PM

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

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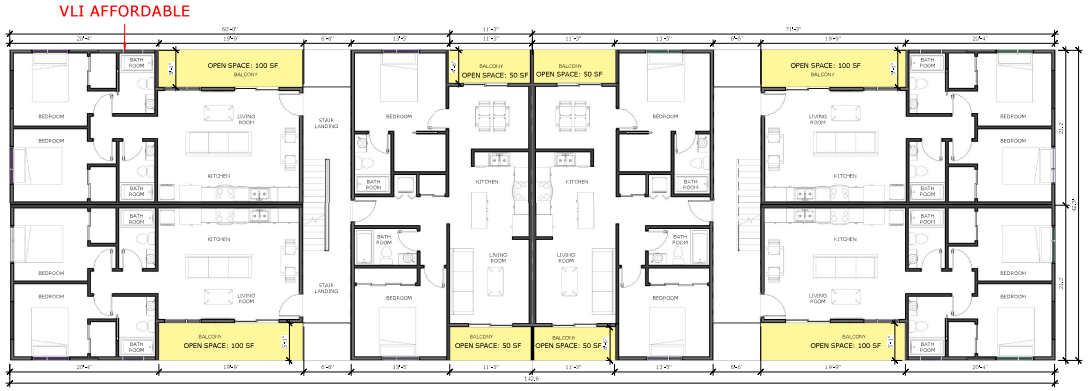
FLOOR PLAN - LEVEL 02

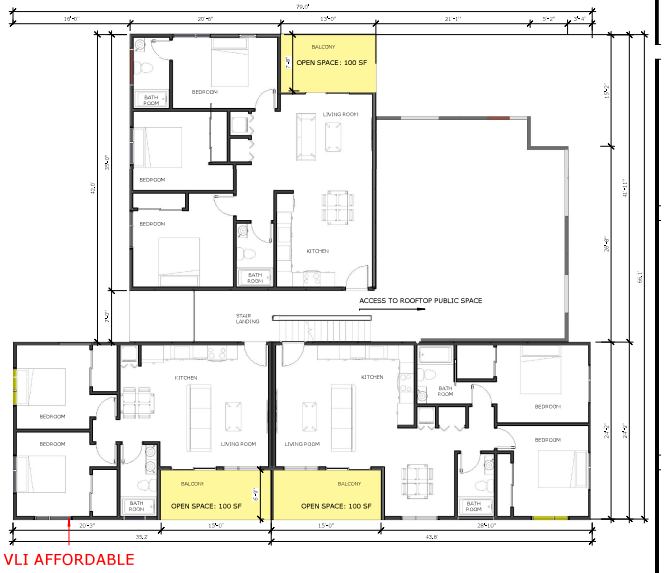
NORTH

AS SHOWN

A2.11



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



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



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

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

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FLOOR PLAN - LEVEL 03

AS SHOWN

NORTH

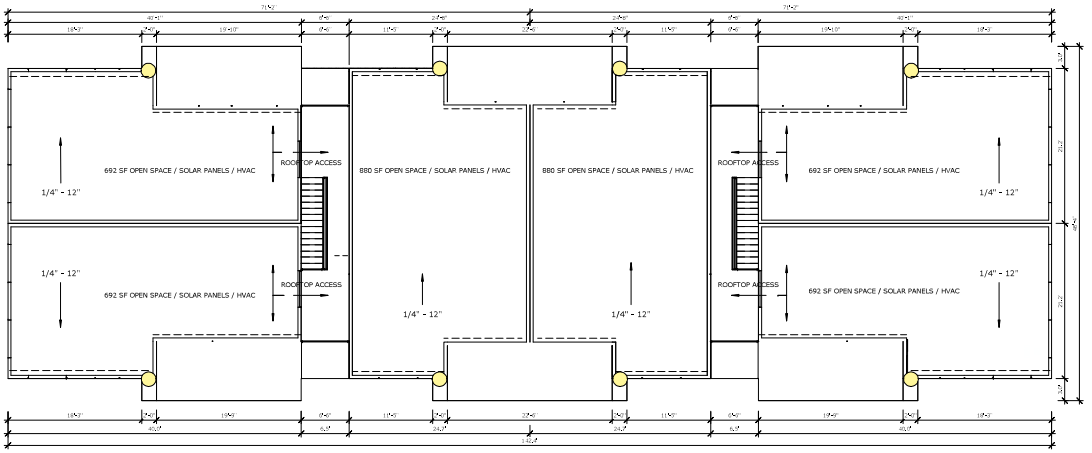
A2.12

8/9/2023 5:01:44 PM

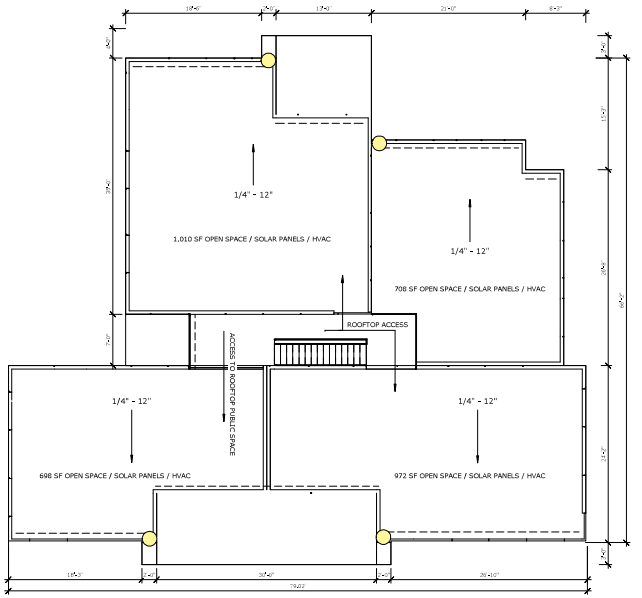
DRAINAGE

CRICKETS

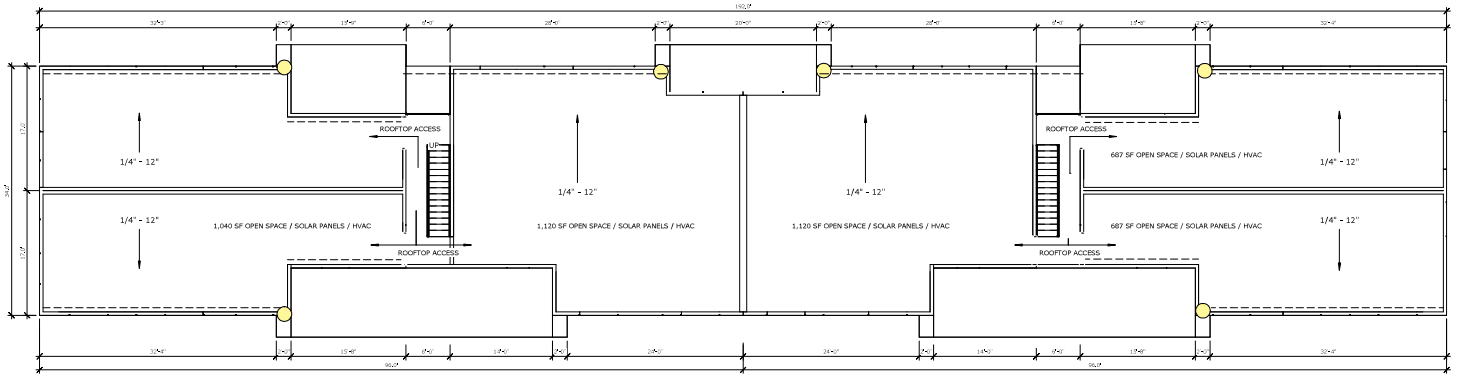
DOWNSPOUT



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



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



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

8/9/2023 4:22:03 PM

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ROOF PLAN

NORTH

AS SHOWN

A2.13

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



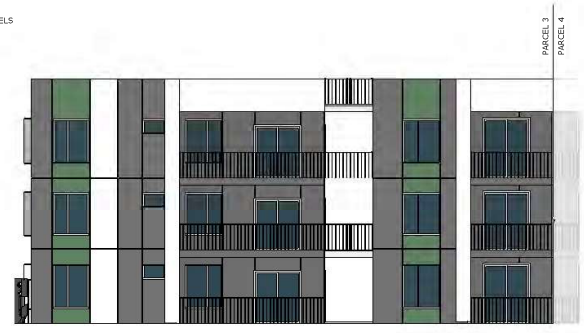
1 PARCEL 6-NORTH
1/8" = 1'-0"

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



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

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



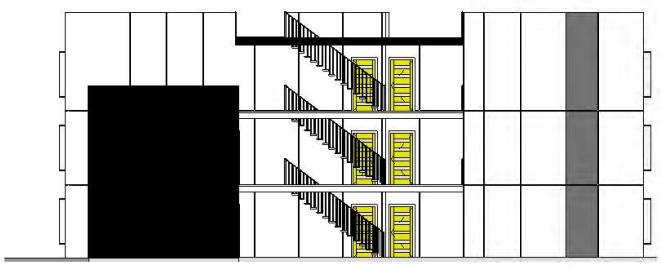
3 PARCEL 3-NORTH
1/8" = 1'-0"

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



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

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



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

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



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

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

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EXTERIOR ELEVATIONS - NORTH

AS SHOWN

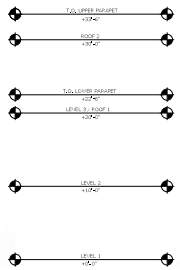
A3.00

8/9/2023 4:47:57 PM

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



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



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

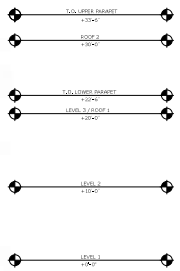


5 PARCEL 6-SOUTH
1/8" = 1'-0"

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



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

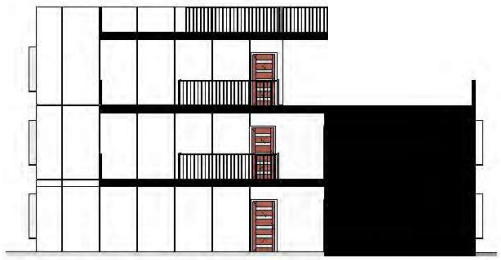


GYPSUM EXTRUDING ACCENTS
GRAY & WHITE FIBER CEMENT PANELS
GREEN DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS

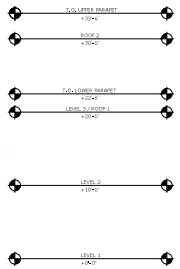


3 PARCEL 3-SOUTH
1/8" = 1'-0"

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



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



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



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

8/9/2023 4:48:44 PM

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EXTERIOR ELEVATIONS
- SOUTH

AS SHOWN

A3.01

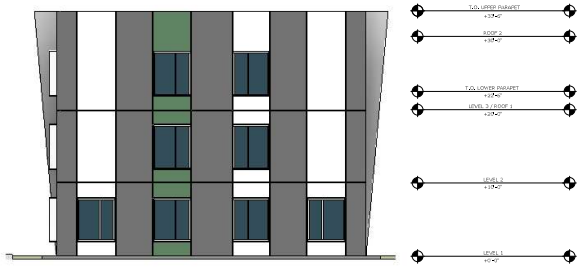
FIBER CEMENT PANELS EXAMPLES





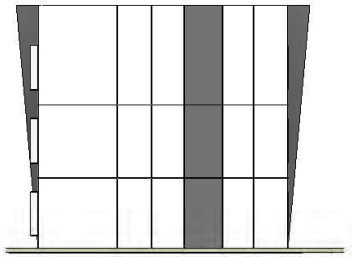


GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / GREEN FIBER CEMENT PANELS
GREEN DOORS
METAL RAILING



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

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



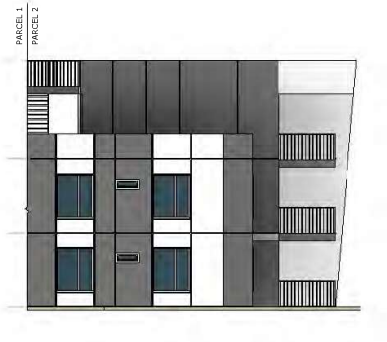
2 PARCEL 6-EAST
1/8" = 1'-0"

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



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

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



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

REYES ARCHITECTURAL DESIGN DEVELOPMENT

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EXTERIOR ELEVATIONS
- EAST

AS SHOWN

A3.02

8/9/2023 4:49:03 PM

TYPICAL SHADING DEVICES ON SOUTH & WEST FACADES







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



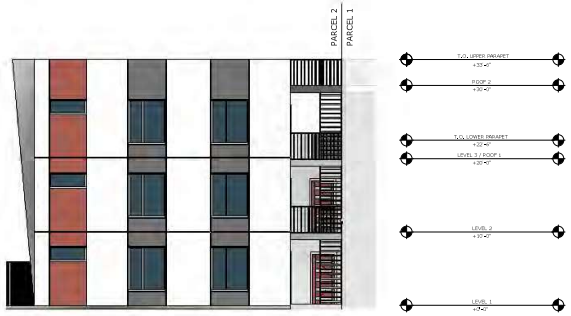
1 PARCEL 4-WEST
1/8" = 1'-0"

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



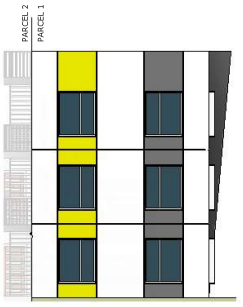
2 PARCEL 5-WEST
1/8" = 1'-0"

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



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

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



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

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

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STATE OF CALIFORNIA

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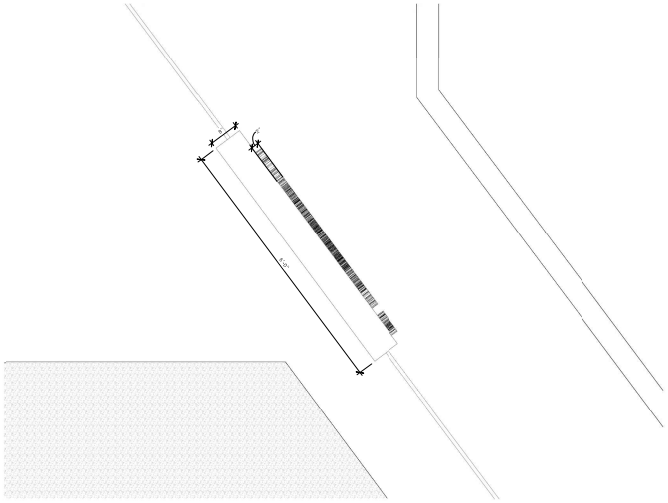
EXTERIOR ELEVATIONS - WEST

AS SHOWN

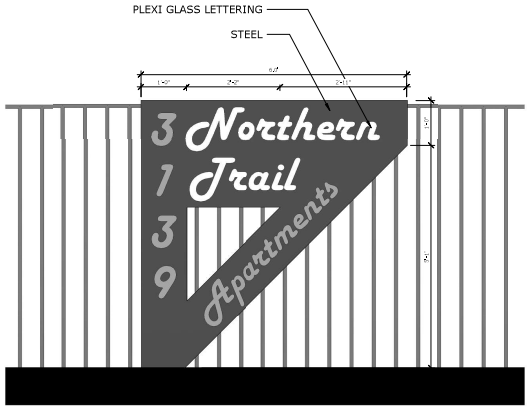
A3.03

8/9/2023 5:05:08 PM





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



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

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

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C2-27882
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STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

SIGNAGE

AS SHOWN

NORTH

A4.00

7/17/2023 11:15:45 AM

ATTACHMENT B

City of
SACRAMENTO
Community Development



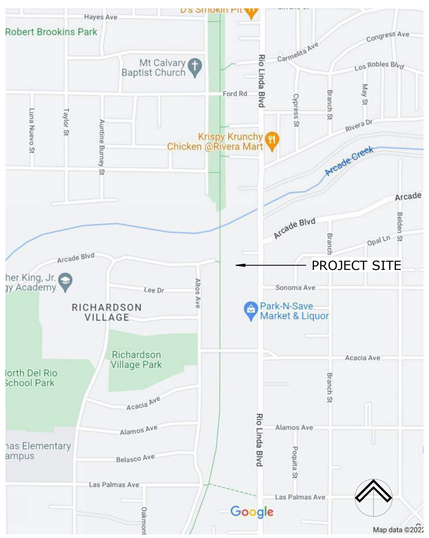
RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

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

PROJECT SITE LOCATION



PROJECT TEAM

DEVELOPER

RAD-Development
Alicia Reyes
916-761-7432

aliciareyes@rad-development.com

ARCHITECTURAL

Debi Stevens
209-327-5041

archds@comcast.net

CIVIL

JTS Engineering
Javed Saddiqui
916-801-1808

javed.Siddiqui@jtsengineering.com

GEOTECHNICAL

Visha Consultants
Gopalan Vishnan
916-242-8286

info@vishaconsultants.com

ARBORIST

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

bdavin2@me.com

PHASE I ENVIRONMENTAL

RSB Environmental
Sachin Butala
832-291-3473

info@rsbenv.com

PROJECT SUMMARY

OWNER: RAD-DEVELOPMENT
ALICIA REYES

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

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

PARKING: 34 CAR, 1 MOTORCYCLE, 16+ BICYCLE

TYPE OF CONSTRUCTION: ON-GRADE, TYPE V

OCCUPANCY: R-2B

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

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

PROJECT AREA: 0.96 ACRE

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

ALL WORK SHALL CONFORM TO THE FOLLOWING CODES:

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

PROJECT NUMBER
Z22-085

PROJECT SHEET INDEX

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

Alicia Reyes
RAD-Development

7/7/23

COVER SHEET

G0.00

5/30/2026 8:16:06 AM



NORTHERN AERIAL VIEW



SOUTHERN AERIAL VIEW

RAD

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

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

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

Alicia Reyes
RAD-Development

7/7/23

RENDERS

NORTH

AS SHOWN

G0.01

6/5/2026 2:46:43 PM



VIEW FROM CORNER OF RIO LINDA AND ARCADE BLVD



VIEW FROM ENTRANCE ON ARCADE BLVD



VIEW TO LOTS 3 & 4



VIEW FROM RIO LINDA BLVD SIDEWALK



VIEW TO LOTS 5 & 6



VIEW FROM THE NORTHERN BIKE TRAIL

5/30/2026 8:16:10 AM

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

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

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

Alicia Reyes
RAD-Development

7/7/23

RENDERS

NORTH

AS SHOWN

G0.02































RAD

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

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SACRAMENTO, CA 95815

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

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

Alicia Reyes
RAD-Development

7/7/2322

EXISTING PROJECT SITE

NORTH

AS SHOWN

G2.01

5/30/2026 8:16:12 AM

SURVEY NOTES:

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

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

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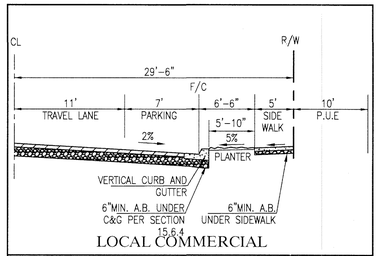
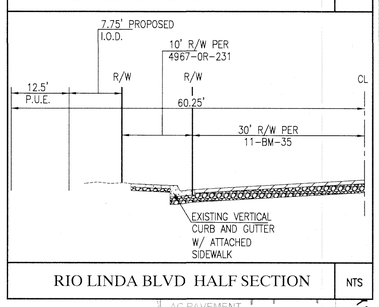
6) TREES SIZES, LOCATIONS AND DRIPLINES ARE APPROXIMATES. OTHERS TREES MAY EXISIT THAT ARE NOT SHOWN ON THIS SURVEY. PLEASE CONSULT WITH A LICENSED ARBORIST FOR COMPLETE TREE INFORMATION



LOCAL COMMERCIAL

ARCADE BLVD HALF SECTION | NTS



RIO LINDA BLVD HALF SECTION | NTS

LEGEND

MANHOLE
DRAIN INLET
WATER LINE (6"W)
DRAIN LINE (12"SD)
SEWER LINE (8"SS)
GAS LINE (4"G)
FIRE HYDRANT
WATER VALVE
SEWER CLEAN OUT
WATER METER (WM)
FIRE DEPT. CONNECTION
EDGE OF PAVEMENT
BACK FLOW PREVENTER
CONCRETE CURB
SPOT ELEVATION 20.00
TRAFFIC SIGNAL
TRAFFIC SIGNAL WITH LIGHT
PARKING LIGHT
PULL BOX
GAS VALVE

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

EXISTING LEGAL DESCRIPTION:

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

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTH 60 FEET OF LOT 1, SAID POINT BEING IN THE EAST LINE OF THE RIGHT OF WAY OF THE NORTHERN ELECTRIC RAILWAY, RUNNING THENCE SOUTH ALONG SAID EAST LINE OF SAID RAILWAY AND ALONG THE WEST LINE OF SAID LOTS 1 AND 2, A DISTANCE OF 173.16 FEET TO A POINT THEREON 132 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 2; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 200 FEET TO A POINT FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 2 BEARS SOUTH 0°05' WEST 132 FEET TO THE SOUTH LINE OF SAID LOT 2 AND SOUTH 89°55' EAST 100 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, WHICH IS THE INTERSECTION OF THE WEST LINE OF NINTH STREET WITH THE CENTERLINE OF SONOMA AVENUE; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 2 A DISTANCE OF 26 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOTS 1 AND 2 A DISTANCE OF 88.16 FEET MORE OR LESS, TO THE SOUTH LINE ARCADE BOULEVARD AS ESTABLISHED BY THAT CERTAIN RESOLUTION OF ABANDONMENT OF A PORTION OF NINTH STREET AND ARCADE BOULEVARD DATED OCTOBER 11, 1943, RECORDED OCTOBER 13, 1943 IN BOOK 1029, OFFICIAL RECORDS, PAGE 190, SACRAMENTO COUNTY RECORDS, ADOPTED BY THE BOARD OF SUPERVISORS OF SAID SACRAMENTO COUNTY, AS RESOLUTION 5917; THENCE ALONG THE SOUTH LINE OF SAID ARCADE BOULEVARD AS ESTABLISHED BY SAID RESOLUTION NORTH 89°55' WEST 53.25 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, A DISTANCE OF 60 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 120.75 FEET TO THE POINT OF BEGINNING.

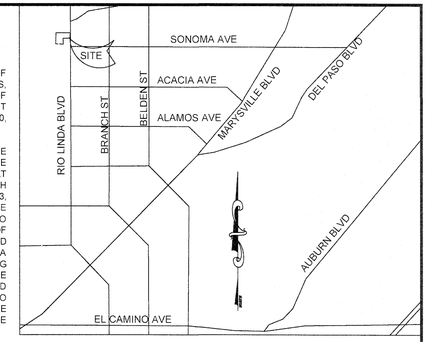
APN: 265-0011-002-0000

PARCEL 2:

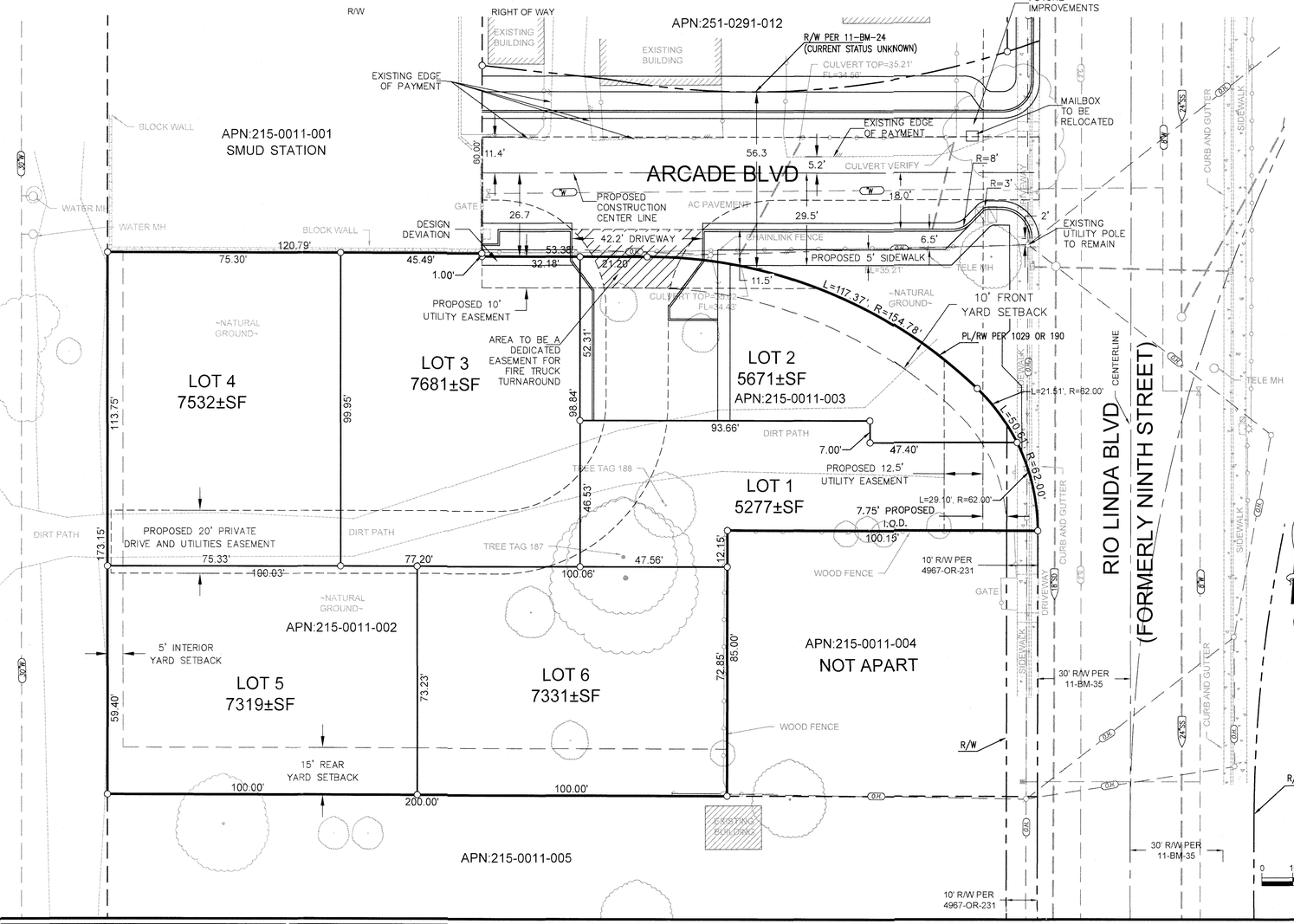
ALL THAT PORTION OF LOT 2 IN BLOCK 6, AS SHOWN ON THE "PLAT OF SUBDIVISION NO. 3 NORTH SACRAMENTO", FILED IN BOOK 11 OF MAPS, MAP NO. 34 AND 35, RECORDS OF SAID COUNTY AND THAT PORTION OF ARCADE BOULEVARD ABANDONED BY RESOLUTION OF ABANDONMENT RECORDED IN BOOK 1029 OF OFFICIAL RECORDS AT PAGE 190, RECORDS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

BEGINNING AT A POINT LOCATED 217.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2, SAID POINT BEING ON THE WESTERLY LINE OF ARCADE BOULEVARD AS ESTABLISHED BY THAT CERTAIN RESOLUTION OF ABANDONMENT OF A PORTION OF NINTH STREET AND ARCADE BOULEVARD DATED OCTOBER 11, 1343, RECORDED OCTOBER 13, 1943 IN BOOK 1029 OFFICIAL RECORDS, PAGE 190, ADOPTED BY THE BOARD OF SUPERVISORS OF SAID SACRAMENTO COUNTY, AS RESOLUTION NO. 6917; THENCE FROM SAID POINT OF BEGINNING ALONG THE WESTERLY LINE OF SAID ARCADE BOULEVARD AS ESTABLISHED BY SAID RESOLUTION OF ABANDONMENT, ON A CURVE TO THE LEFT WITH A RADIUS OF 62.0 FEET WHOSE LONG CHORD BEARS NORTH 23°18'30" WEST 49.22 FEET; THENCE ALONG THE CURVE TO THE LEFT, WHOSE RADIUS IS 154.78 FEET AND LONG CHORD BEARS NORTH 08°18'30" WEST 114 FEET; THENCE NORTH 89°55' EAST TO A POINT DISTANT SOUTH 89°55' EAST 53.25 FEET FROM THE EAST LINE OF SAID LOT 1; THENCE SOUTH A DISTANCE OF 88.16 FEET; THENCE EAST A DISTANCE OF 126.00 FEET TO THE POINT OF BEGINNING.

APN: 265-0011-003-0000



VICINITY MAP
NO SCALE



SHEET INDEX

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

OWNER:

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

APPLICANT/ ENGINEER:

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

PROJECT ADDRESS:

3137 AND 3139 RIO LINDA BOULEVARD
SACRAMENTO, CA 95815

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

SCHOOL DISTRICT: TWIN RIVERS UNIFIED

REQUEST:

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

DESIGN DEVIATION TO OMIT SIDEWALK WEST OF PRIVATE DRIVEWAY.

UTILITY CONTACTS

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

BENCHMARK ELEVATION: 32.51' (NAVD88)

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

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

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

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

NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	APPROVAL DATE

TENTATIVE SUBDIVISION MAP

3137-3139 RIO LINDA BOULEVARD

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

DATE: 6/25/23

SHEET C1 OF 3

JOB NO: 2022-019

SURVEY NOTES:

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

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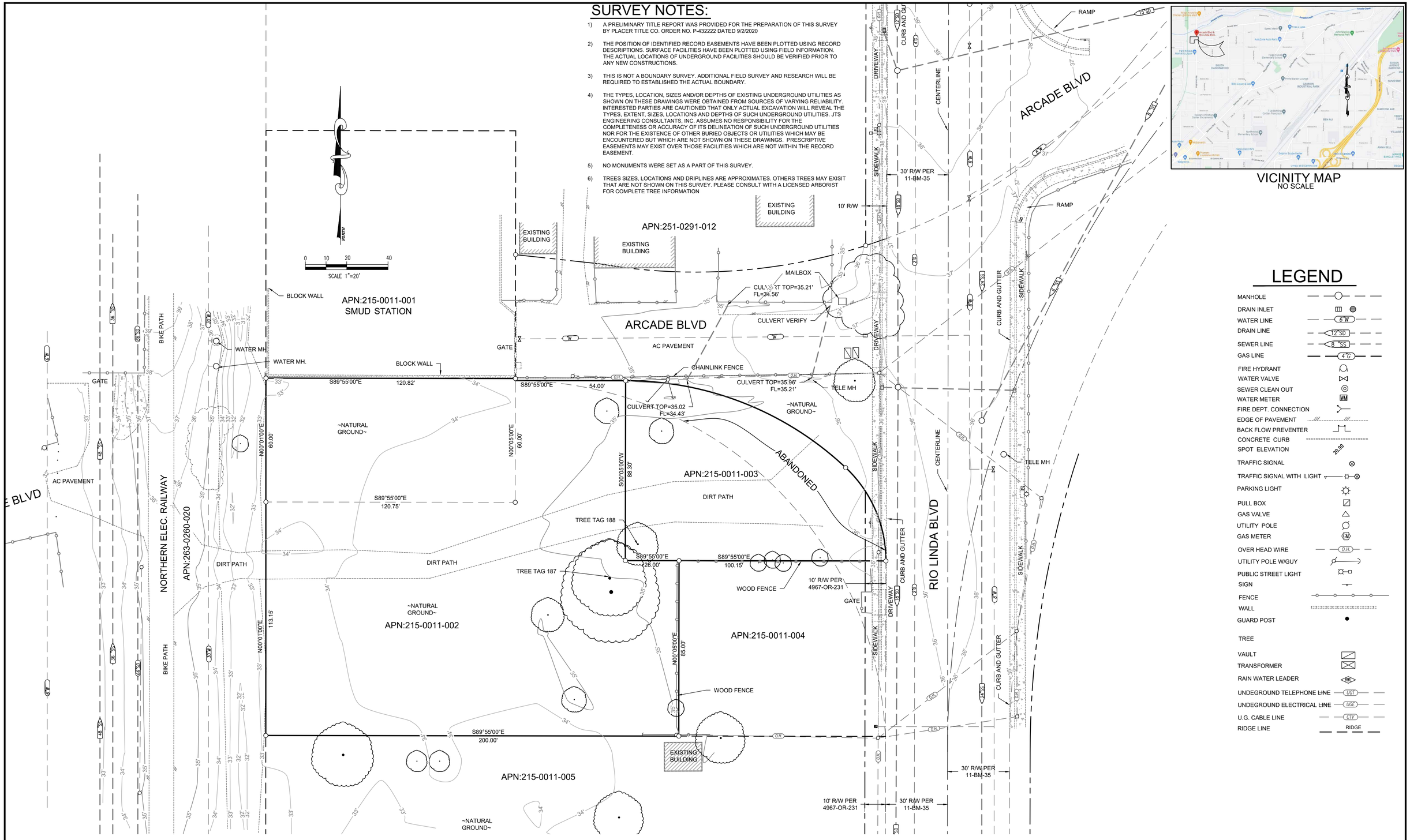

VICINITY MAP
NO SCALE

LEGEND

- MANHOLE
- DRAIN INLET
- WATER LINE (6"W)
- DRAIN LINE (12"SD)
- SEWER LINE (8"SS)
- GAS LINE (4"G)
- FIRE HYDRANT
- WATER VALVE
- SEWER CLEAN OUT
- WATER METER
- FIRE DEPT. CONNECTION
- EDGE OF PAVEMENT
- BACK FLOW PREVENTER
- CONCRETE CURB
- SPOT ELEVATION (20.80)
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL WITH LIGHT
- PARKING LIGHT
- PULL BOX
- GAS VALVE
- UTILITY POLE
- GAS METER (GM)
- OVER HEAD WIRE (O.H.)
- UTILITY POLE W/GUY
- PUBLIC STREET LIGHT
- SIGN
- FENCE
- WALL
- GUARD POST
- TREE
- VAULT
- TRANSFORMER
- RAIN WATER LEADER (RWL)
- UNDERGROUND TELEPHONE LINE (UGT)
- UNDERGROUND ELECTRICAL LINE (UGE)
- U.G. CABLE LINE (CTV)
- RIDGE LINE (RIDGE)

BENCHMARK ELEVATION: 32.51' NAVD88

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

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

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

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

NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	APPROVAL DATE

TOPOGRAPHIC SURVEY

3137-3139 RIO LINDA BOULEVARD

EXISTING CONDITIONS

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

DATE: 10/11/2022

SHEET C2 OF 3

JOB NO: 2022-019

SURVEY NOTES:

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LEGEND

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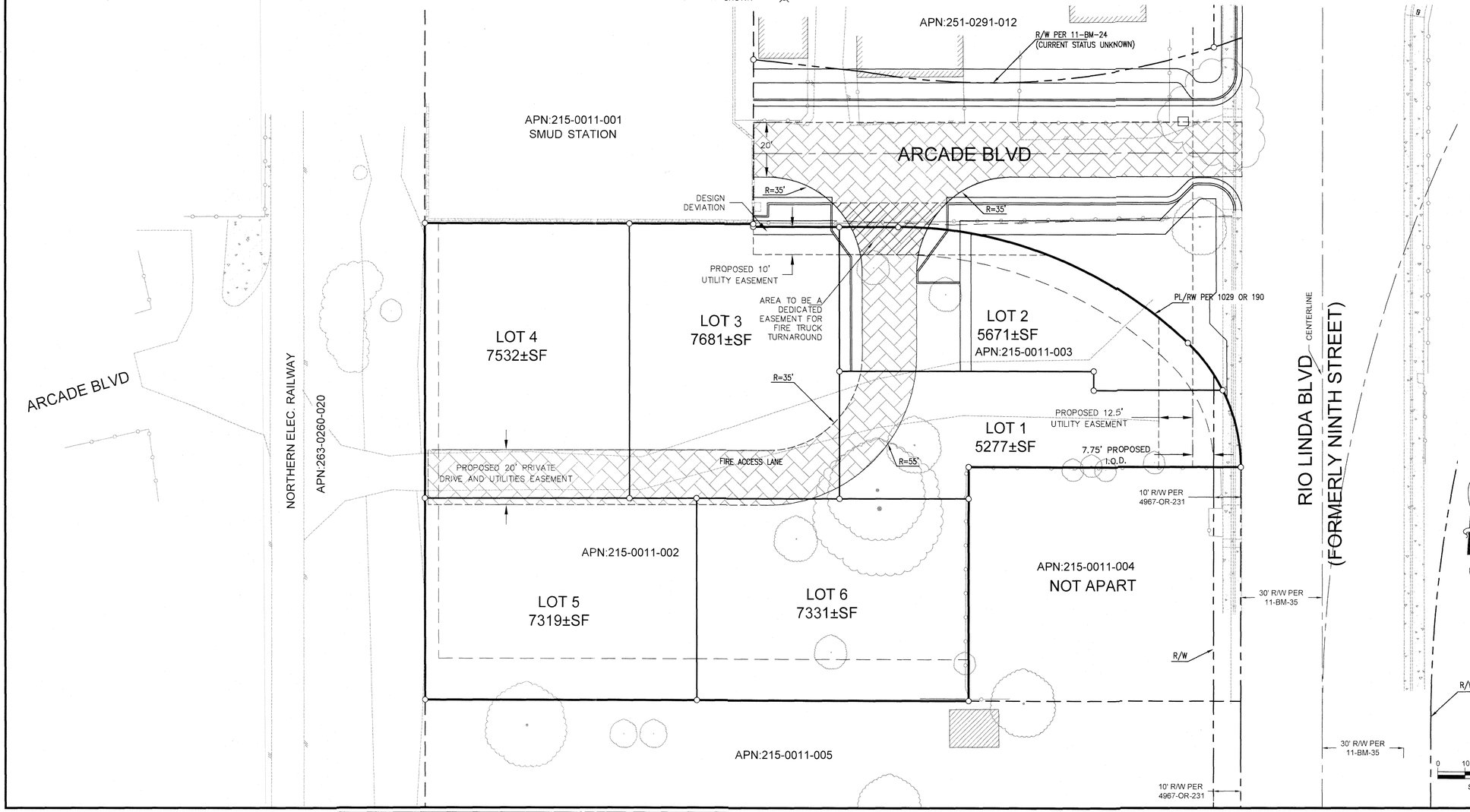
UTILITY POLE
GAS METER — GM
OVER HEAD WIRE — OH
UTILITY POLE W/GUY
PUBLIC STREET LIGHT
SIGN
FENCE — X — X —
WALL
GUARD POST
TREE
VAULT
TRANSFORMER
PROPERTY LINE
RIGHT OF WAY LINE
ADJACENT PROPERTY LINE
ROAD CENTERLINE
EASEMENT
DIMENSION POINT
FOUND MONUMENT AS SHOWN



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

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1808 J STREET
SACRAMENTO, CALIFORNIA 95811 TEL: (916) 441-6708

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

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

NO.	DESCRIPTION	ENGR INIT	APPROVAL BY	APPROVAL DATE

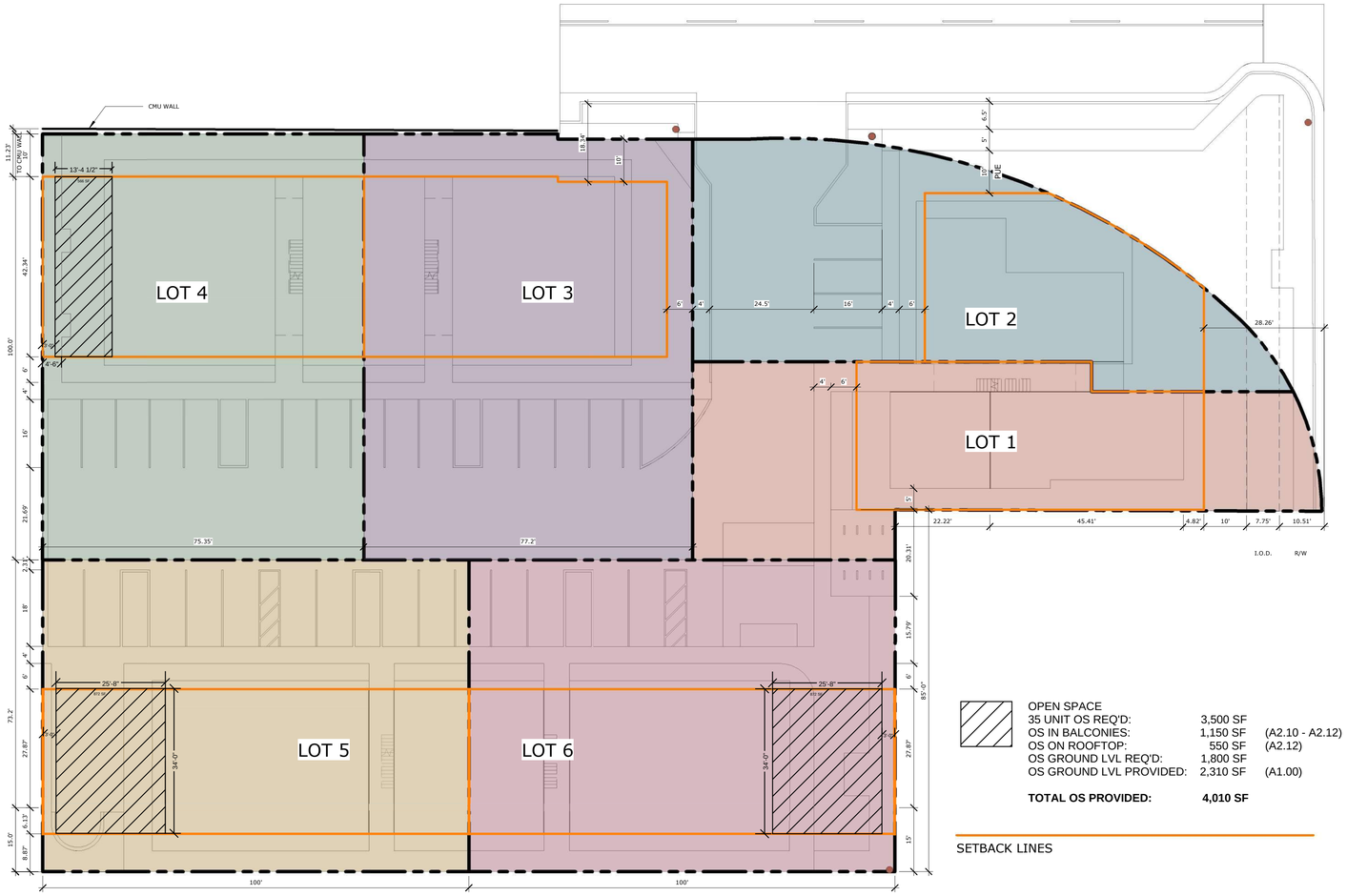
FIRE ACCESS EXHIBIT

3137-3139 RIO LINDA BOULEVARD

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

DATE: 6/23/23
SHEET C3 OF 3

JOB NO: 2022-019



OPEN SPACE

35 UNIT OS REQ'D:	3,500 SF	
OS IN BALCONIES:	1,150 SF	(A2.10 - A2.12)
OS ON ROOFTOP:	550 SF	(A2.12)
OS GROUND LVL REQ'D:	1,800 SF	
OS GROUND LVL PROVIDED:	2,310 SF	(A1.00)
TOTAL OS PROVIDED:	**4,010 SF**	

SETBACK LINES

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

SIMPLIFIED VERSION TO THE RIGHT

	1		2		3		4		5		6		BLDG COVERAGE
PARCEL (SF) GROSS		5277		5671		7681		7532		7319		7331	40811
TOTAL UNITS		4		3		7		7		7		7	35
TOTAL ADUs		2		2		2		2		2		2	12
TOTAL UNITS		6		5		9		9		9		9	47
SITE COVERAGE		550		550		1200		1200		1299		1299	6098
MAX FAR = 1.5		0.46		0.29		0.57		0.58		0.63		0.62	0.55
UNITS SF		2399		1650		4349		4349		4847		4847	22441
ADUs		1498		1100		1498		1498		1300		1300	8194
TOTAL SF		3897		2750		5847		5847		6147		6147	30635

*ALL ACTUAL SITE COVERAGE DOES NOT INCLUDE ADU COVERAGE

UNITS SF (4)	ADU SF (2)	UNITS SF (3)	ADU SF (2)	UNITS SF (7)	ADU SF (2)	UNITS SF (7)	ADU SF (2)	UNITS SF (7)	ADU SF (2)	UNITS SF (7)	ADU SF (2)
550 - STUDIO	749 - 2 BR	550 - STUDIO	550 - ST	550 - STUDIO	749 - 2 BR	550 - STUDIO	749 - 2 BR	650 - 1 BR	650 - 1 BR	650 - 1 BR	650 - 1 BR
550 - STUDIO	749 - 2 BR	550 - STUDIO	550 - ST	550 - STUDIO	749 - 2 BR	550 - STUDIO	749 - 2 BR	650 - 1 BR	650 - 1 BR	650 - 1 BR	650 - 1 BR
550 - STUDIO		550 - STUDIO		550 - STUDIO		550 - STUDIO		650 - 1 BR		650 - 1 BR	
749 - 2 BR				650 - 1 BR		650 - 1 BR		650 - 1 BR		650 - 1 BR	
				650 - 1 BR		650 - 1 BR		749 - 2 BR		749 - 2 BR	
				650 - 1 BR		650 - 1 BR		749 - 2 BR		749 - 2 BR	
				749 - 2 BR		749 - 2 BR		749 - 2 BR		749 - 2 BR	
2399	1498	1650	1100	4349	1498	4349	1498	4847	1300	4847	1300

PARCEL 1 (3137) SUBDIVISIONS

ASSESSOR PARCEL #26500110030000

LOT 1
5277 SF SITE
550 LOT COVERAGE (10% w/o ADU)

1ST FLOOR:	ADU	749 SF
	UNIT	550 SF
2ND FLOOR:	ADU	749 SF
	UNIT	550 SF
3RD FLOOR:	UNIT	749 SF
	UNIT	550 SF
TOTAL:		3897 SF
FAR (W/O ADU)		0.46

LOT 2
5671 SF SITE
550 LOT COVERAGE (10% w/o ADU)

1ST FLOOR:	ADU	550 SF
	UNIT	550 SF
2ND FLOOR:	ADU	550 SF
	UNIT	550 SF
3RD FLOOR:	UNIT	550 SF
TOTAL:		2750 SF
FAR (W/O ADU)		0.29

PARCEL 2 (3139) SUBDIVISIONS

ASSESSOR PARCEL #26500110020000

LOT 3 - 9 UNITS
7681 SF SITE
1200 LOT COVERAGE (16% w/o ADU)

1ST FLOOR:	ADU	749 SF
	UNIT	650 SF
	UNIT	550 SF
2ND FLOOR:	ADU	749 SF
	UNIT	650 SF
	UNIT	550 SF
3RD FLOOR:	VLI	749 SF
	UNIT	650 SF
	UNIT	550 SF
TOTAL:		5847 SF
FAR (W/O ADU)		0.57

LOT 4 - 9 UNITS
7532 SF SITE
1200 LOT COVERAGE (16% w/o ADU)

1ST FLOOR:	ADU	749 SF
	UNIT	650 SF
	UNIT	550 SF
2ND FLOOR:	ADU	749 SF
	UNIT	650 SF
	UNIT	550 SF
3RD FLOOR:	VLI	749 SF
	UNIT	650 SF
	UNIT	550 SF
TOTAL:		5847 SF
FAR (W/O ADU)		0.58

LOT 5 - 9 UNITS
7319 SF SITE
1299 LOT COVERAGE (19% w/o ADU)

1ST FLOOR:	ADU	650 SF
	ADA	550 SF
	UNIT	749 SF
2ND FLOOR:	ADU	650 SF
	UNIT	550 SF
	UNIT	749 SF
3RD FLOOR:	UNIT	650 SF
	UNIT	550 SF
	UNIT	749 SF
TOTAL:		6147 SF
FAR (W/O ADU)		0.63

LOT 6 - 9 UNITS
7331 SF SITE
1299 LOT COVERAGE (19% w/o ADU)

1ST FLOOR:	ADU	650 SF
	ADA	550 SF
	UNIT	749 SF
2ND FLOOR:	ADU	650 SF
	UNIT	550 SF
	UNIT	749 SF
3RD FLOOR:	UNIT	650 SF
	UNIT	550 SF
	UNIT	749 SF
TOTAL:		6147 SF
FAR (W/O ADU)		0.62

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

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

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

Alicia Reyes
RAD-Development

7/7/23

TENTATIVE SUBDIVISION INFO

NORTH

AS SHOWN

A1.00

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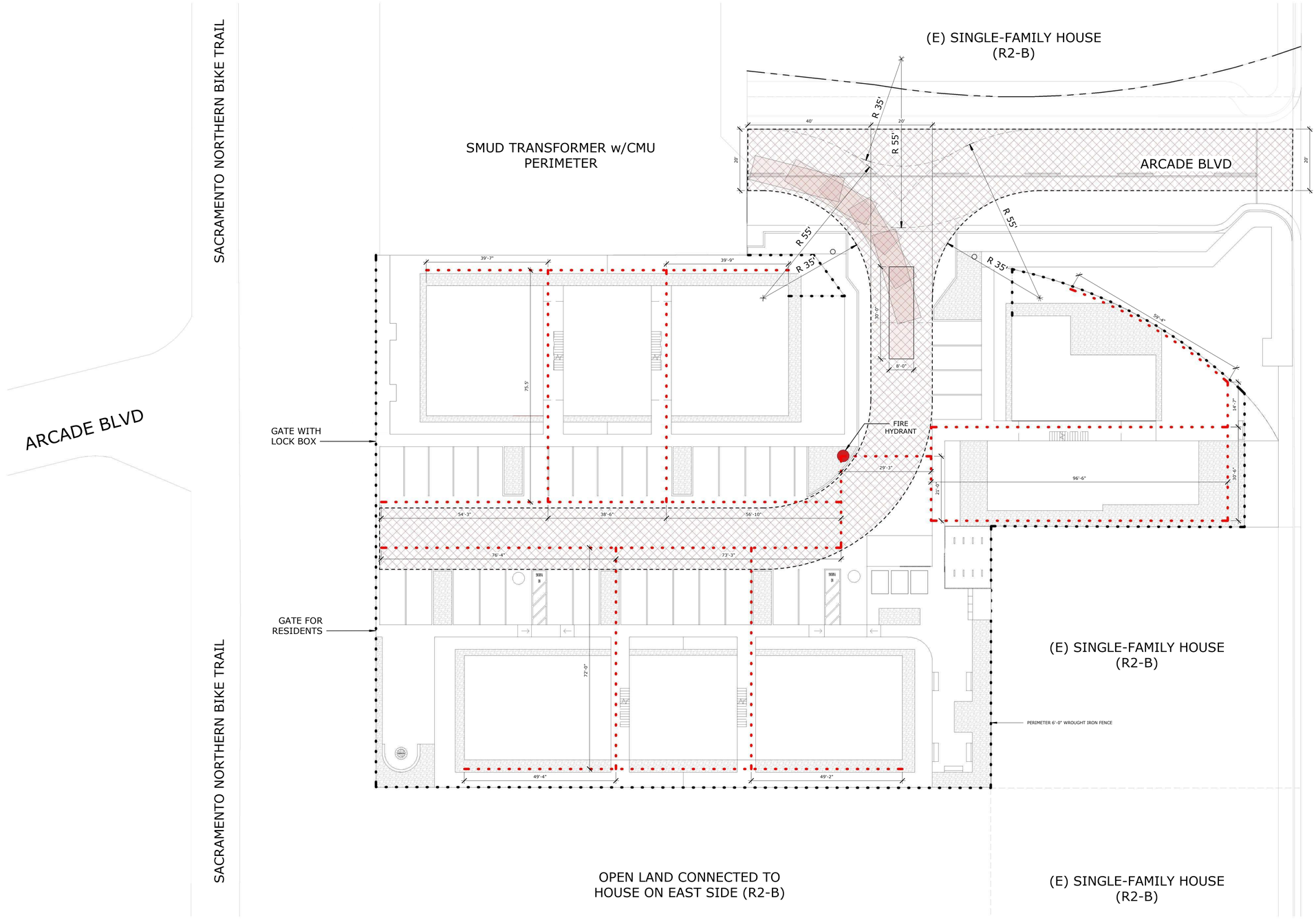

1 SITE PLAN FIRE SAFETY
1/16" = 1'-0"

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C2-27882
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7/7/23

FIRE ACCESS IMAGERY

NORTH

AS SHOWN

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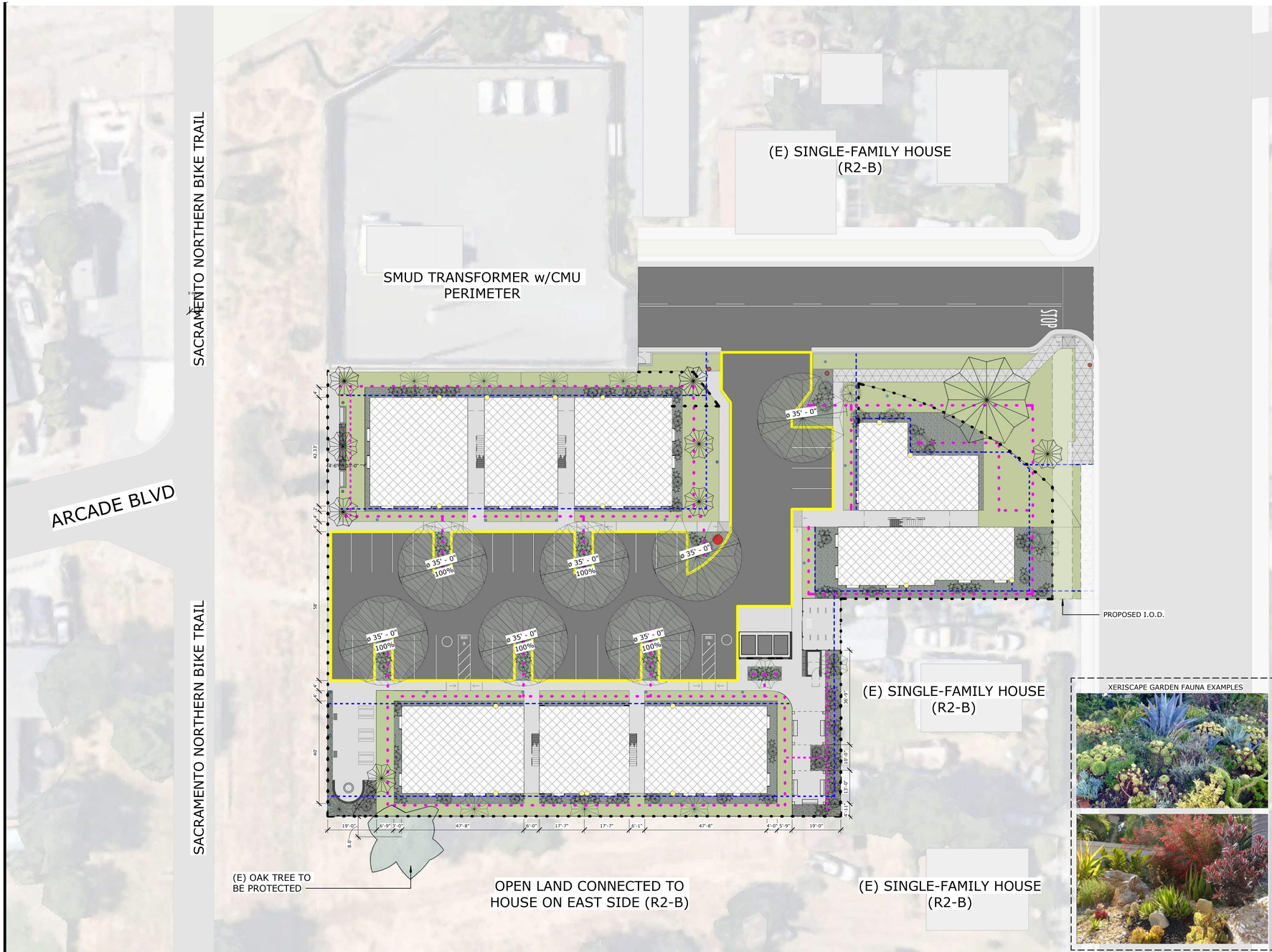

XERISCAPE GARDEN FAUNA EXAMPLES

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

1 LANDSCAPE PLAN
1" = 20'-0"

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

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

XERISCAPE GARDEN AREA: 5,149 SF

WROUGHT IRON FENCE

DRIP IRRIGATION SYSTEM

PARKING LOT TREE SHADING CALCULATION BORDER

(N) FIRE HYDRANT

(E) ELECTRICAL POLES - TO BE RELOCATED

LIGHT POLES

PERFORATED PIPE / FRENCH DRAIN

DOWNSPOUT

LANDSCAPING LEGEND

AGAVE / SIMILAR

DEERGRASS / SIMILAR

BENCH

FIRE PIT

PICNIC TABLE

PARK GRILL

ONSITE:

GRASS	
XERISCAPE GARDEN	
AC PAVING	11,487 SF
PERVIOUS SIDEWALK	
BUILDING FOOTPRINT	11,627 SF

OFFSITE:

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

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CONCEPTUAL LANDSCAPE & IRRIGATION PLAN

NORTH

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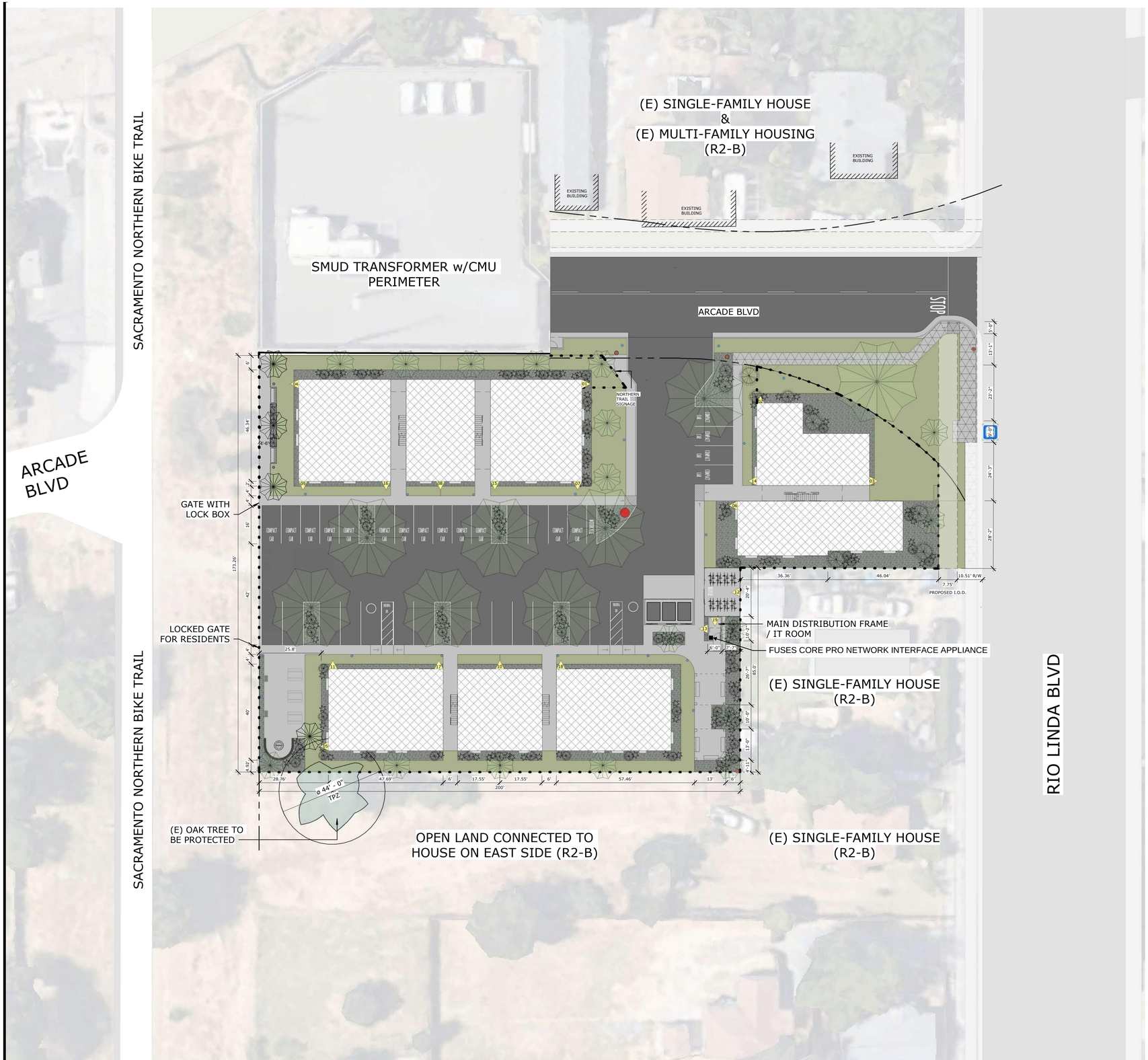

1 SITE PLAN Copy 1
1" = 20'-0"

NOTES

1. ALL WHITED OUT: EXTENT OF PROJECT / IMPROVEMENTS.
2. CONTRACTOR SHALL PROVIDE AND INSTALL (16) 4MP OR HIGHER IP POE CAMERAS. ALL CAMERA LOCATIONS SHALL INCLUDE A 1-GANG JUNCTION BOX WITH 1" DEDICATED CONDUIT HOMERUN TO MDF. CONTRACTOR TO COORDINATE WITH SACRAMENTO PD 'COMMUNITY SENTINEL' PROGRAM FOR RTIC INTEGRATION COMPATIBILITY.
3. MAIN DISTRIBUTION FRAME / IT ROOM LABELED ON PLAN.

Hanwha Vision Security Camera (SC) Device Legend

SC-01 (LPR): Entry Driveway – License Plate Recognition

SC-02 (OV): Entry Driveway – High-Angle Overview

SC-03: Front Perimeter – Rio Linda Blvd Elevation

SC-04 thru SC-05: Rear Perimeter - Northern Bike Trail

SC-06 thru SC-11: Parking Drive Aisles

SC-12: Bicycle Enclosure – Interior

SC-13: Mailbox / Common Amenity Area

SC-14 thru SC-18: Building Entry / Stairwell A, B, and C

SC-19: MDF / IT Room Interior

LEGEND

SECURITY CAMERA

FUSES CORE PRO NETWORK INTERFACE APPLIANCE (INTEGRATED TO SACRAMENTO PD RTIC CORE SYSTEM)

SPECIFICATIONS / REQUIREMENTS:
STANDALONE NDAA-COMPLIANT RTIC NETWORK BRIDGE. REQUIRES 1U RACK SPACE OR WALL MOUNT, STANDARD 120V POWER, AND DIRECT CONNECTION TO THE MAIN CAMERA SWITCH AND PRIMARY INTERNET GATEWAY.

REAL-TIME LAW ENFORCEMENT INTEGRATION SPECIFICATIONS:

1. Contractor shall supply, install, and configure one (1) Axon FusesCORE Pro network appliance inside the dedicated 1-hour fire-rated MDF/IT Room.

2. The FususCORE Pro hardware must be patched directly into the main PoE camera network switch and provided with a dedicated, secure high-speed internet connection to enable video streaming capabilities.

3. System provisioning must be fully coordinated with the Sacramento Police Department's Real-Time Information Center (RTIC) via the Sacramento PD Connect program to allow live-feed access during verified active emergency events.

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LOW VOLTAGE / SECURITY

NORTH

AS SHOWN

A1.03

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1 SITE PLAN
1" = 20'-0"

NOTES

1. ALL WHITED OUT: EXTENT OF PROJECT / IMPROVEMENTS

ADDRESS:

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SACRAMENTO, CA 95815

R-2B—MULTI-UNIT DWELLING ZONE

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

ACTUAL TOTAL PARKING:

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

LEGEND

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

SECURE BIKE PARKING / TRASH ENCLOSURE / MDF







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

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7/7/23

SITE PLAN

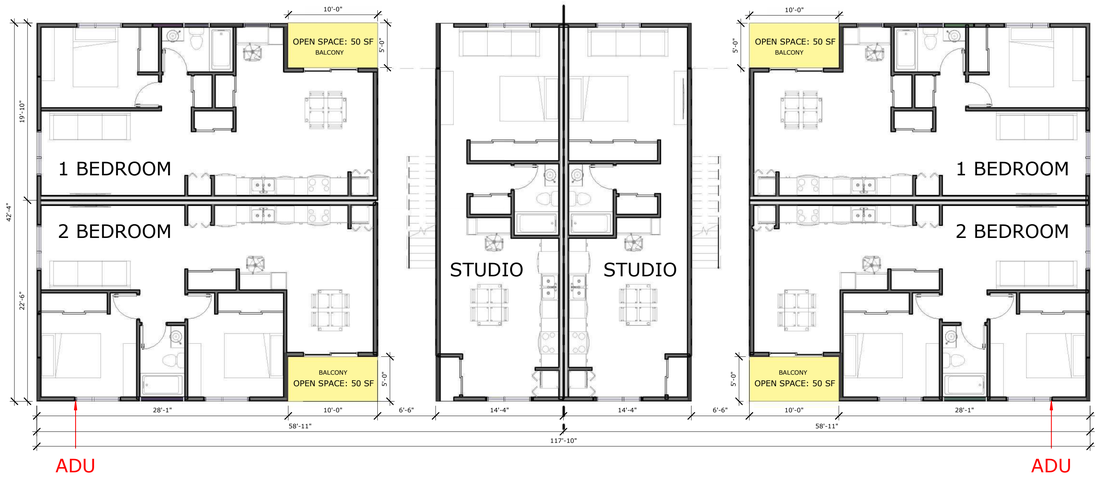
AS SHOWN

NORTH

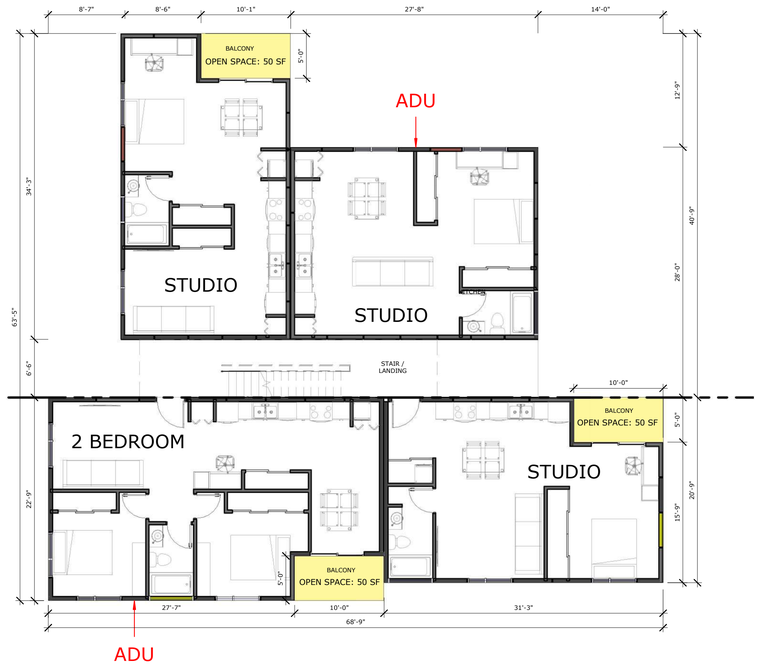
A2.00

6/5/2026 10:51:23 AM

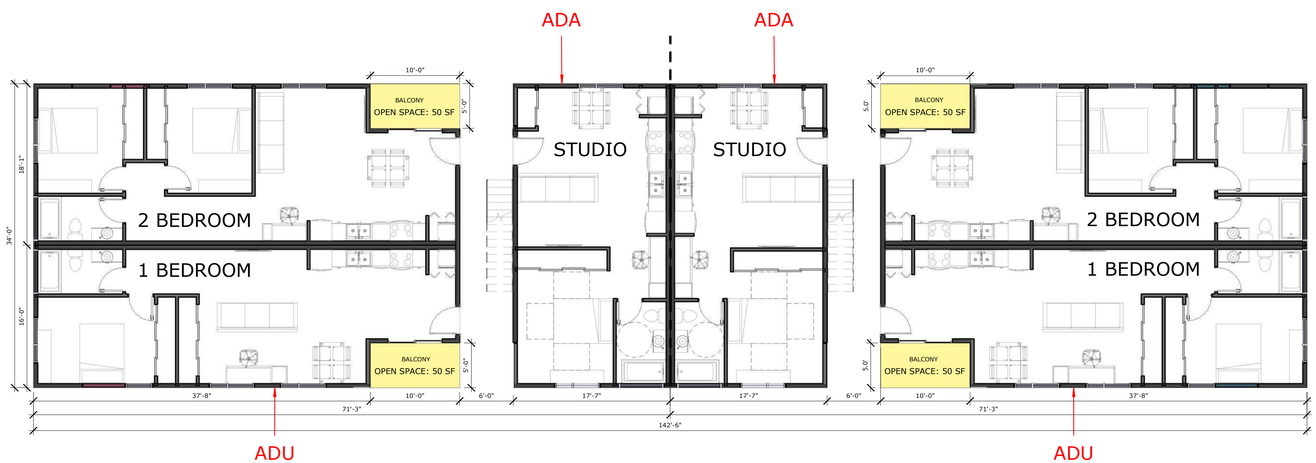
BALCONIES
OPEN SPACE NEEDED: 1,000 SF
PROVIDED: 300
SEE ALSO: A1.02



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



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



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

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NORTHERN TRAIL APARTMENTS

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SACRAMENTO, CA 95815

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FLOOR PLAN - LEVEL 01

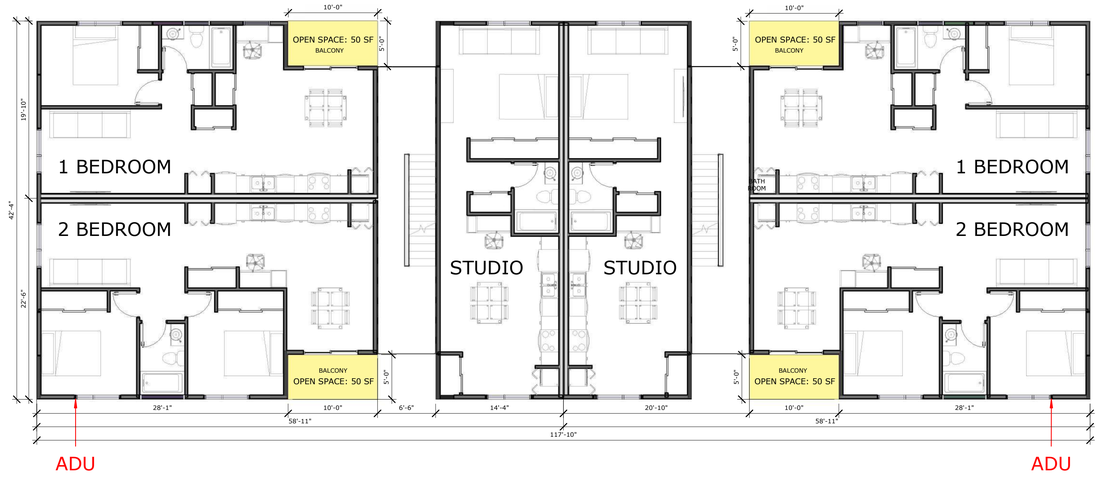
NORTH

AS SHOWN

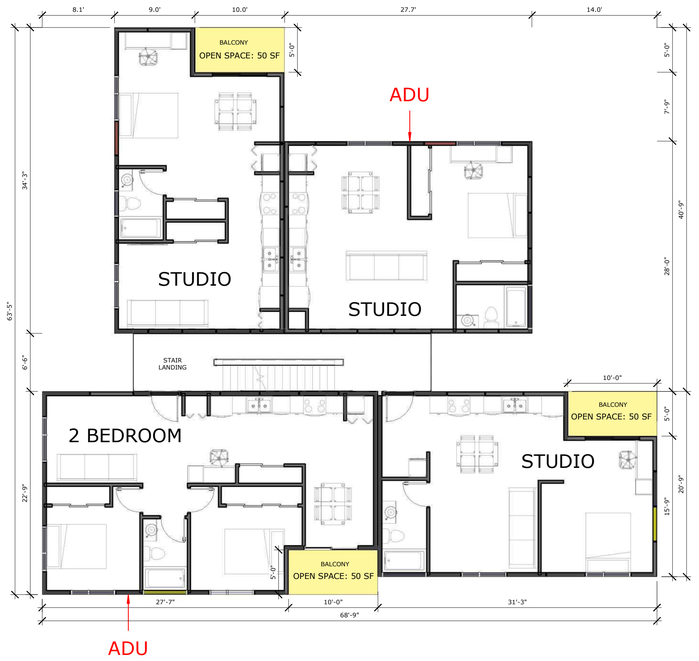
A2.10

5/30/2026 8:15:08 AM

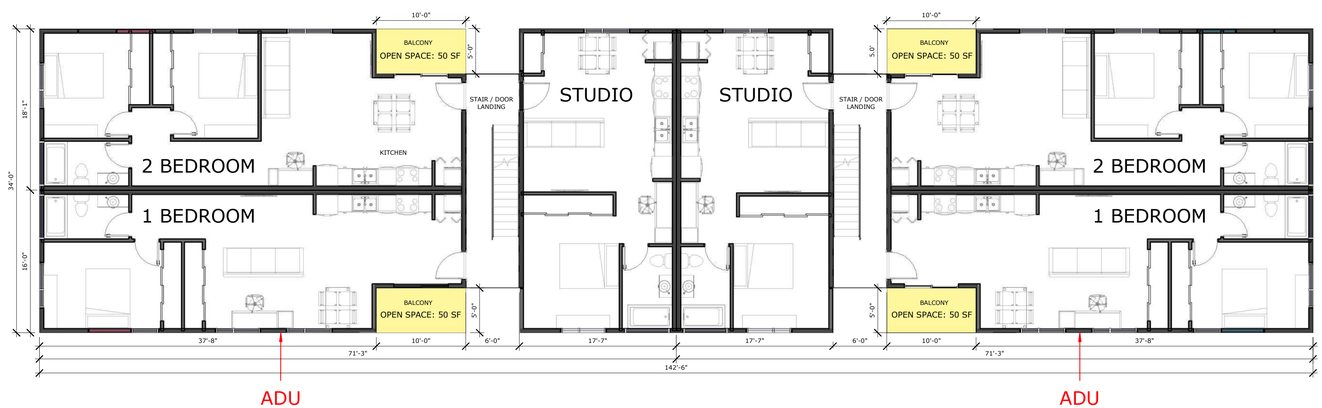
BALCONIES
OPEN SPACE NEEDED: 1,000 SF
PROVIDED: 300
SEE ALSO: A1.02



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



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



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

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

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SACRAMENTO, CA 95815

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FLOOR PLAN - LEVEL 02

NORTH

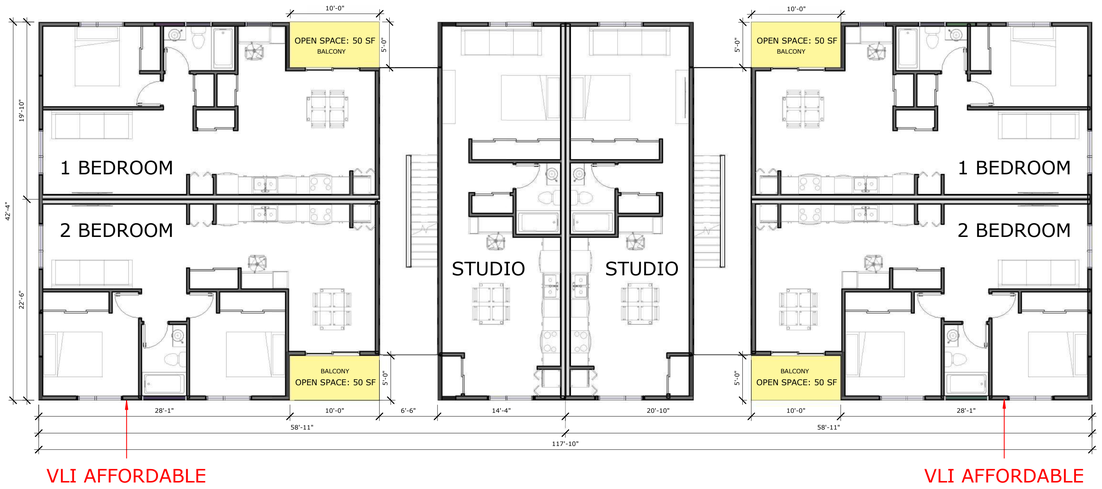
AS SHOWN

A2.11

5/30/2026 8:15:13 AM

BALCONIES
OPEN SPACE NEEDED: 1,600 SF
PROVIDED: 550
SEE ALSO: A1.02

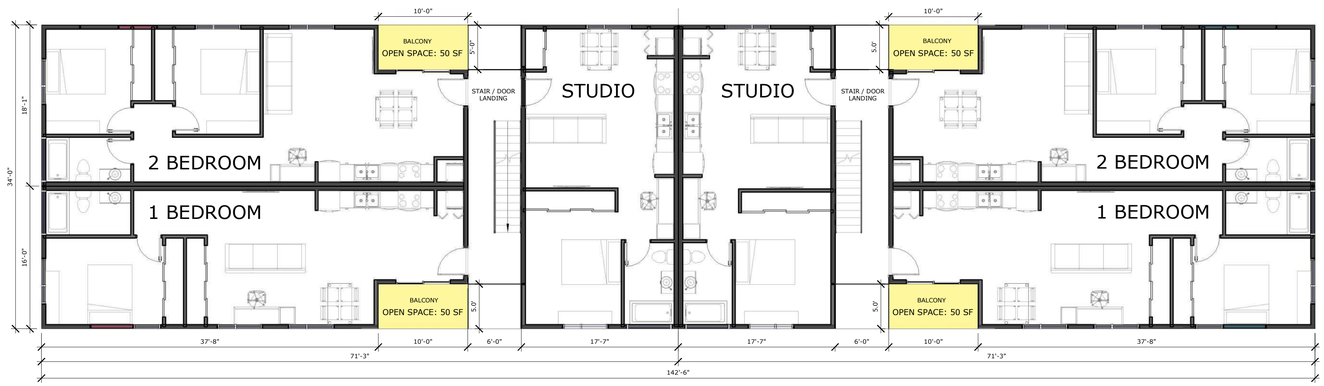
ROOFTOP
OPEN SPACE PROVIDED: 570 SF



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



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



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

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

PARCELS:
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STATE OF CALIFORNIA

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FLOOR PLAN - LEVEL 03

AS SHOWN

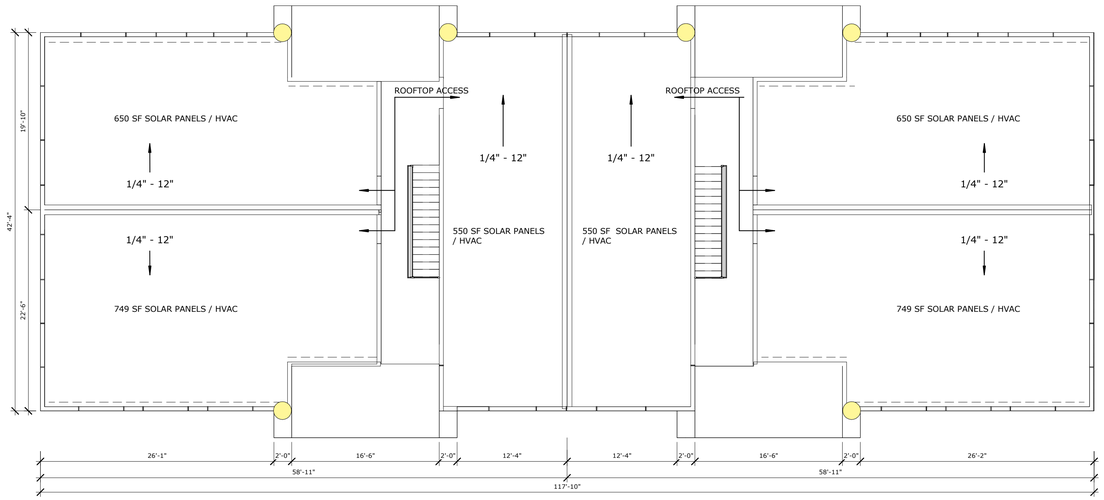
NORTH

A2.12

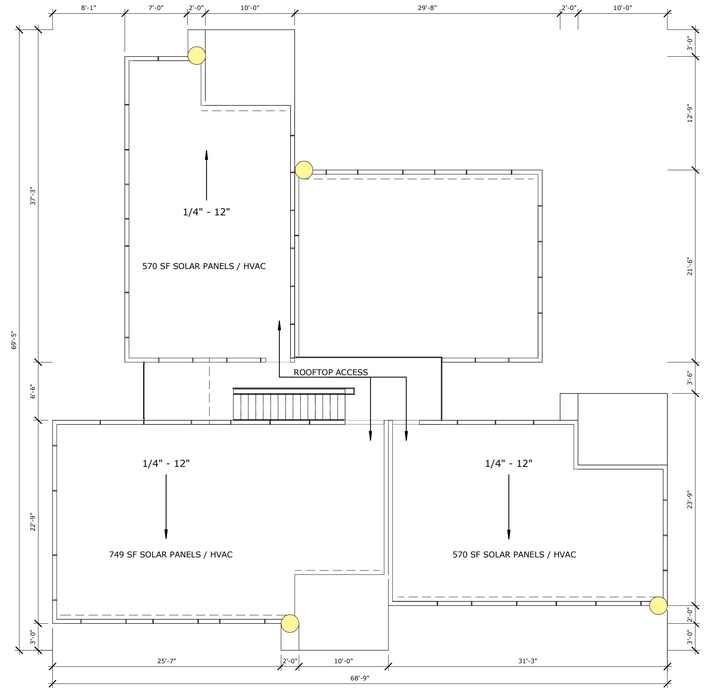
5/30/2026 8:15:18 AM

CRICKETS

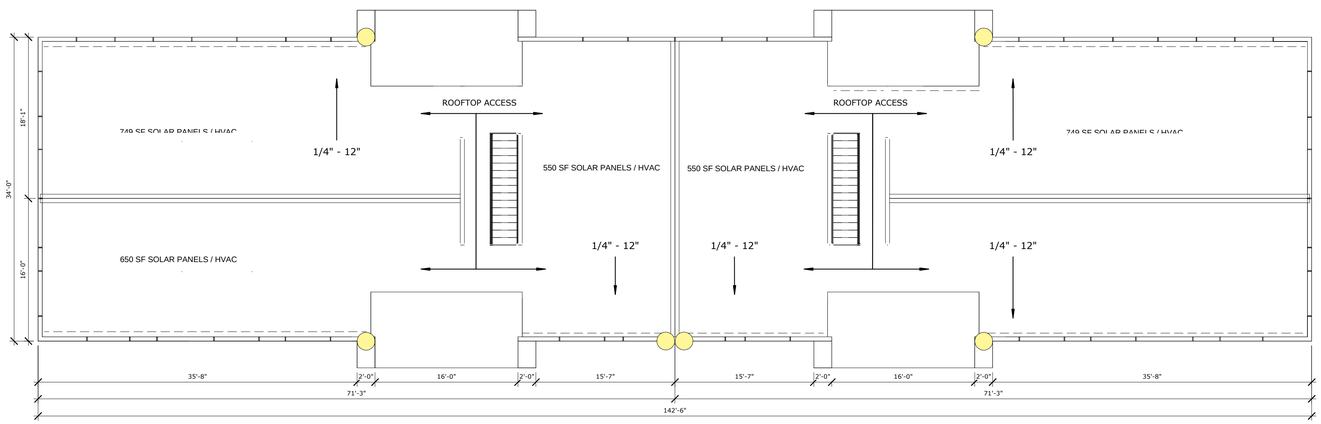
DOWNSPOUT



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



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



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

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

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SACRAMENTO, CA 95815

PARCELS:
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ROOF PLAN

NORTH

AS SHOWN

A2.13

5/30/2026 8:15:21 AM

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



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

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



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

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



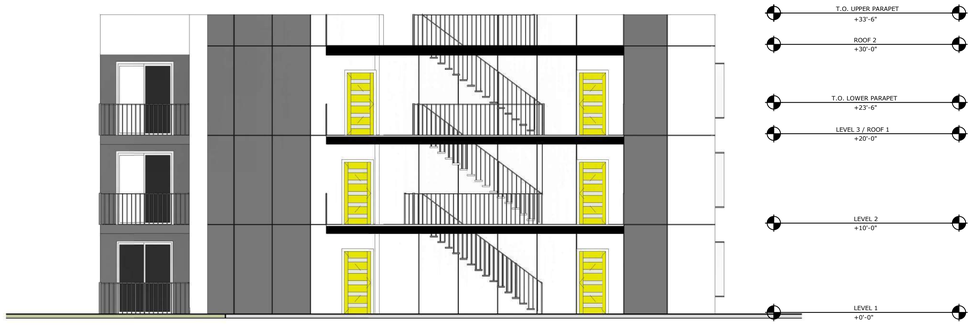
3 PARCEL 3-NORTH
1/8" = 1'-0"

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



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

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



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

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



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

5/30/2026 8:15:34 AM

REYES ARCHITECTURAL DESIGN DEVELOPMENT

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REN. 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

EXTERIOR ELEVATIONS - NORTH

AS SHOWN

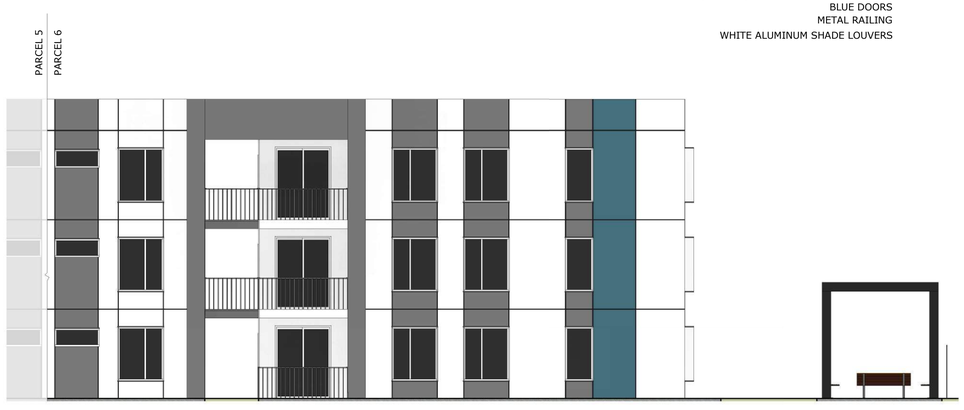
A3.00

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



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

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



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

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



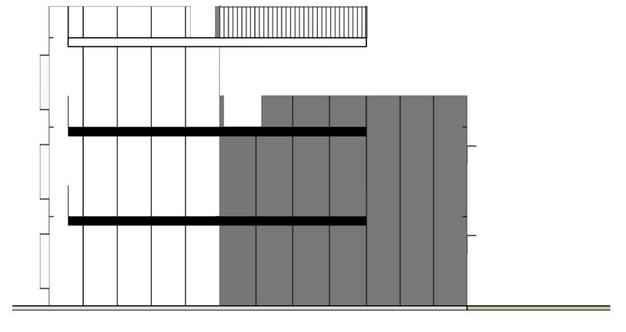
4 PARCEL 4-SOUTH
1/8" = 1'-0"

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



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

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



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

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



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

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

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

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

Alicia Reyes
RAD-Development

7/7/23

EXTERIOR ELEVATIONS - SOUTH

AS SHOWN

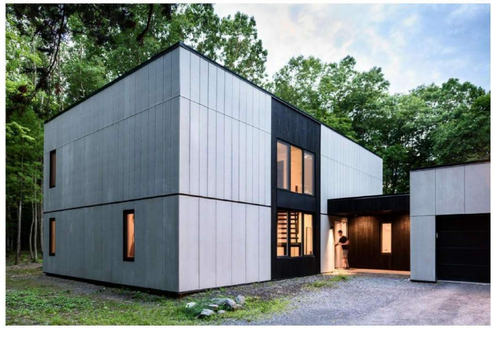
A3.01

5/30/2026 8:15:44 AM

FIBER CEMENT PANELS EXAMPLES





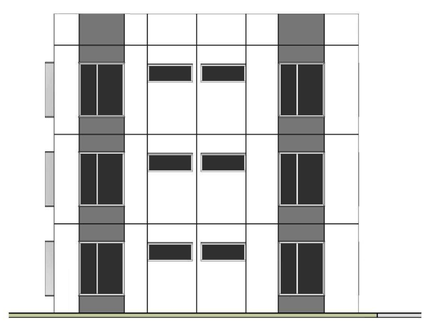


GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / GREEN FIBER CEMENT PANELS
GREEN DOORS
METAL RAILING



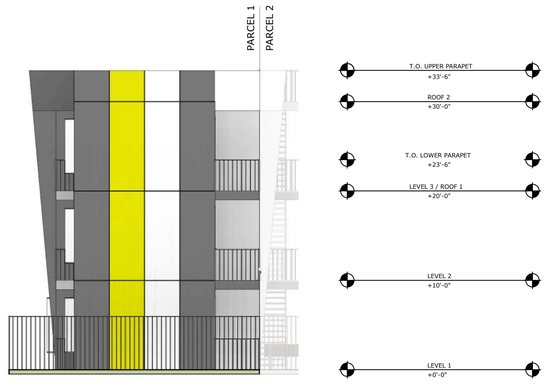
1 PARCEL 3-EAST
1/8" = 1'-0"

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



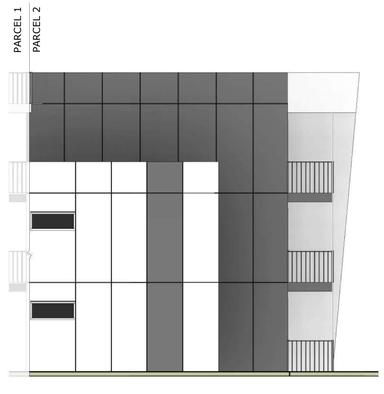
2 PARCEL 6-EAST
1/8" = 1'-0"

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



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

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



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

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

3137-3139 RIO LINDA BLVD.
SACRAMENTO, CA 95815

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

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

Alicia Reyes
RAD-Development

7/7/23

EXTERIOR ELEVATIONS - EAST

AS SHOWN

A3.02

5/30/2026 8:15:54 AM

TYPICAL SHADING DEVICES ON SOUTH & WEST FACADES





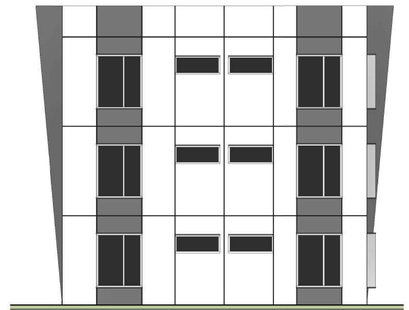


GYPSUM EXTRUDING ACCENTS
GRAY / WHITE / PURPLE FIBER CEMENT PANELS
PURPLE DOORS
METAL RAILING
WHITE ALUMINUM SHADE LOUVERS



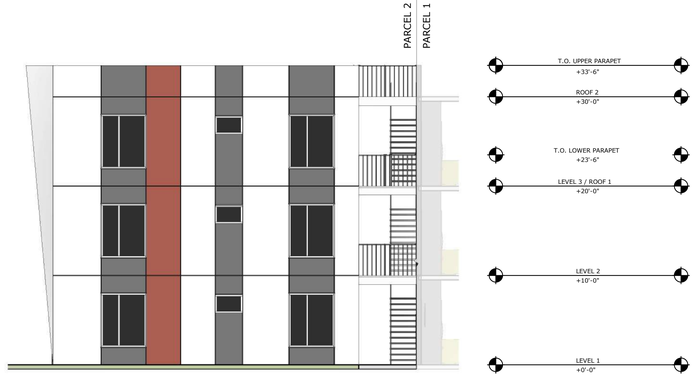
1 PARCEL 4-WEST
1/8" = 1'-0"

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



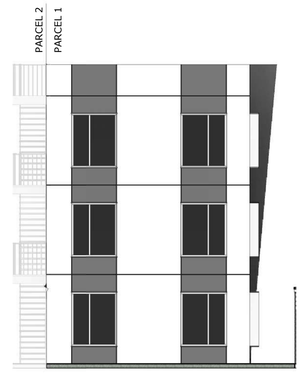
2 PARCEL 5-WEST
1/8" = 1'-0"

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



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

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



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

REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

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SACRAMENTO, CA 95815

PARCELS:
265-0011-003-0000
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LICENSED ARCHITECT
DEBORAH A STEVENS
C2-27882
REN. 12/31/23
STATE OF CALIFORNIA

Alicia Reyes
RAD-Development

7/7/23

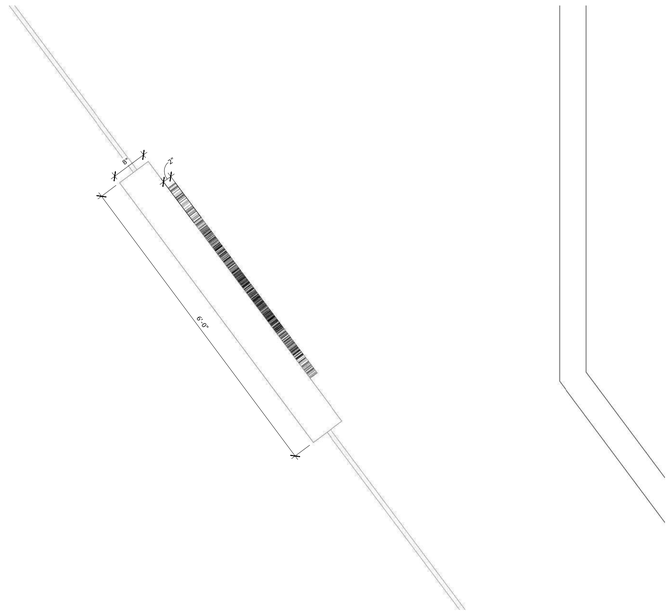
EXTERIOR ELEVATIONS - WEST

AS SHOWN

A3.03

5/30/2026 8:16:00 AM





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



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

RAD
REYES ARCHITECTURAL DESIGN DEVELOPMENT

NORTHERN TRAIL APARTMENTS

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SACRAMENTO, CA 95815

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

Alicia Reyes
RAD-Development

7/7/23

SIGNAGE

NORTH

AS SHOWN

A4.00

5/30/2026 9:50:02 AM