

# Agenda

## Director Hearing

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

### DIRECTOR(S)

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

### CITY STAFF

**Jordyn Tanaka**, Administrative Technician

**Thursday April 02, 2026**  
**1:00 p.m.**

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**1. Arena and East Commerce Land Tentative Parcel Map (Z25-105) (Noticed 3/13/2026) [Continued from 3/26/2026]**

**Location:** 4151 E Commerce Way; APN(s): 225-0310-043-0000; (District 4)  
**Entitlements:** **Item A.** Environmental Exemption (Per CEQA 15135-Minor Land Divisions); **Item B.** Tentative Parcel Map to subdivide a 63.79-acre lot within the Employment Center (EC-50-PUD), Shopping Center (SC-PUD), and Limited Commercial (C-1-PUD) Zones within the Natomas Crossing #3 Planned Unit Development (PUD) into three lots with a request for a waiver of parcel map; and **Item C.** Site Plan and Design Review of the Tentative Map layout.  
**Contact:** Jose Quintanilla, Associate Planner, (916) 808-5879, [JQuintanilla@cityofsacramento.org](mailto:JQuintanilla@cityofsacramento.org)

**2. Delta Shores MDR-3 and MDR-4 (Z25-046) (Noticed 3/20/2026)**

**Location:** Delta Cove Drive; APN(s): 053-0290-001-0000, 053-0290-002-0000, and 053-0290-027-0000; (District 8)  
**Entitlements:** **Item A.** Previous Approved Addendum to the Delta Shores Environmental Impact Report and Mitigation Monitoring Reporting Program; **Item B.** Tentative Map to subdivide three parcels totaling 17.71 net acres into 141 parcels within the Single-Unit or Duplex Dwelling Zone (R-1A-PUD) and Delta Shores Planned Unit Development; and **Item C.** Site Plan and Design Review of the tentative map layout.  
**Contact:** Michael Crampton, Assistant Planner, (916) 808-8951, [MCrampton@cityofsacramento.org](mailto:MCrampton@cityofsacramento.org)

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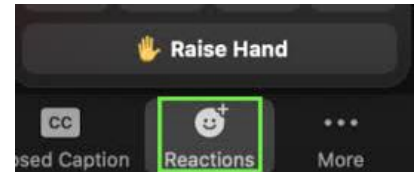
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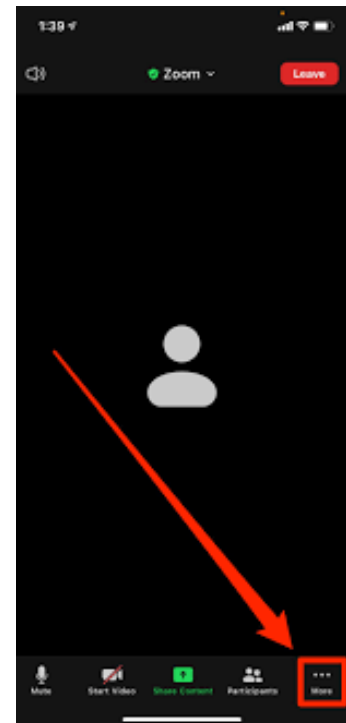
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## DIRECTOR REPORT

### STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve with conditions a Tentative Parcel Map, and the Design Director approve with conditions the Site Plan and Design Review for the project known as **Z25-105 (Arena and East Commerce Land)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

### REQUESTED ENTITLEMENTS

1. **Tentative Parcel Map** to subdivide a 63.79-acre lot into three lots with a request for a waiver of parcel map located in the Employment Center (EC-50-PUD), Shopping Center (SC-PUD), and Limited Commercial (C-1-PUD) zones within the Natomas Crossing #3 Planned Unit Development (PUD).
2. **Site Plan and Design Review** of the tentative map layout.

### PROJECT INFORMATION

Location: 4151 E Commerce Way

Parcel Number: 225-0310-043-0000

Council District: 1

Applicant: Manuel Soto, Hines  
400 R St., Suite 335  
Sacramento, CA 95811

Property Owner: Natomas Development Partners, LLC  
4191 E Commerce Way  
Sacramento, CA 95834

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

Hearing Date: April 2, 2026

### Land Use Information

General Plan Designation: Office Mixed Use (OMU)

Community Plan Area: North Natomas

Housing Element Site: No

Specific Plan: N/A

Zone: EC-50-PUD (Employment Center)  
SC-PUD (Shopping Center)  
C-1-PUD (Limited Commercial)

Special Planning District: N/A

Planned Unit Development: Natomas Crossing #3  
Design Review Area: Citywide  
Parking District: Suburban  
Historic District: N/A  
Historic Landmark: N/A

Surrounding Zoning and Land Uses

North:	EC-50-PUD	Residential; Medical Office; Hotel
South:	EC-50-PUD; SC-PUD; TC-PUD	Commercial
East:	EC-40-PUD; C-2-PUD	Residential; Office; Vacant
West:	A-OS-PUD	Interstate 5

Site Characteristics

Existing Property Area: 2,778,692 square feet / 63.79 gross acres  
Topography: Flat  
Street Improvements: Existing  
Utilities: Existing  
Existing Land Use of Site: Office

Other Information

Previous Files: P18-014

**ATTACHMENTS**

Attachment 1: Tentative Parcel Map  
Attachment 2: Record of Survey  
Attachment 3: Public Comments

**PROPOSED PROJECT AND ANALYSIS**

Site Context

The project site is a 63.79-acre property within the Natomas Crossing #3 Planned Unit Development (PUD) in North Natomas. The property is bordered by Interstate 5 to the west, Arena Boulevard to the south, East Commerce Way to the east, and residential, hotel, and office developments to the north.

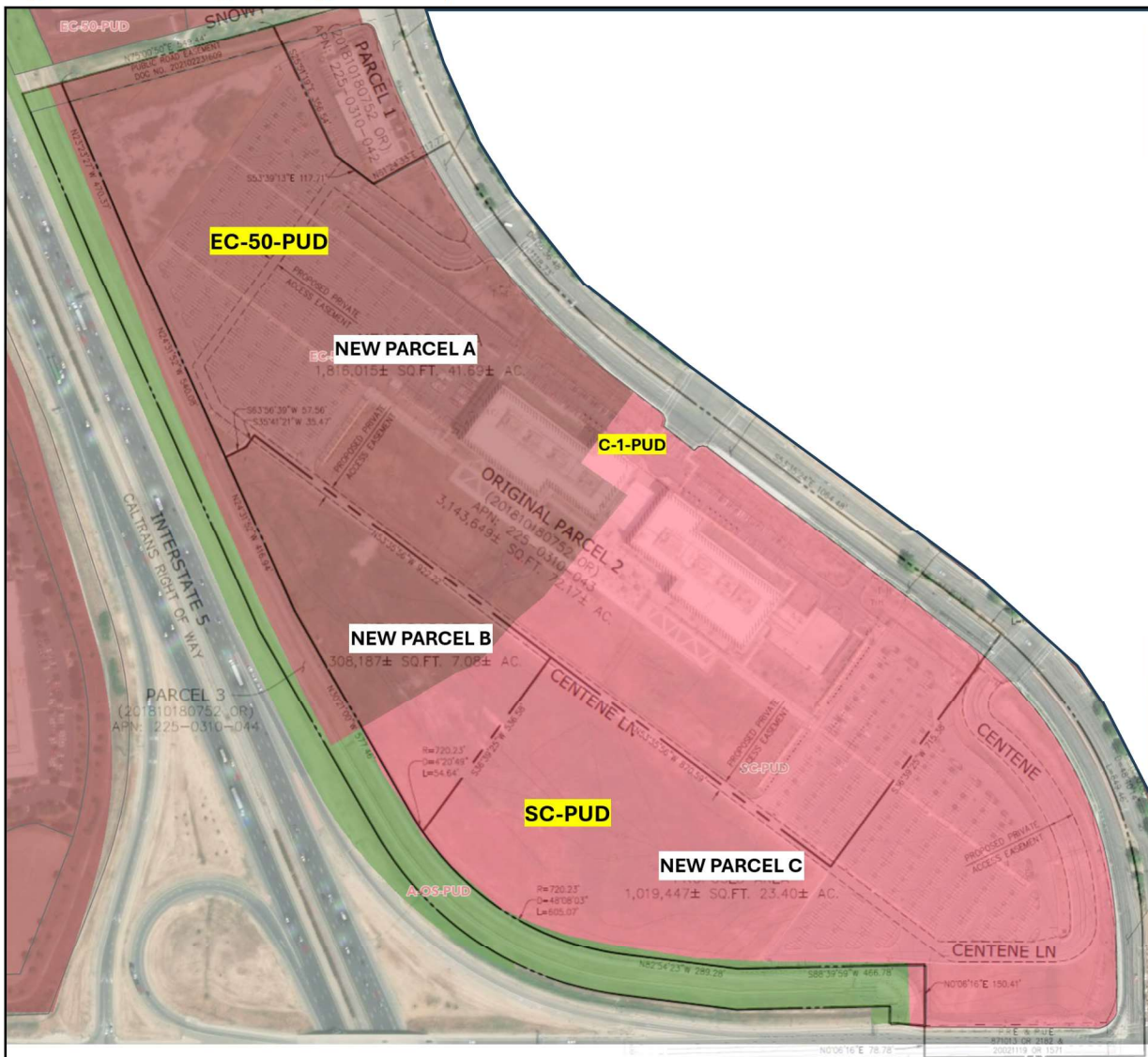
On June 28, 2018, the Planning and Design Commission approved a proposal for an office development consisting of five four-story office buildings totaling approximately 1.25 million square feet, along with a 17,160-square-foot childcare center on an adjacent parcel (P18-014). This approval included Site Plan and Design Review approval for two of the five office buildings and schematic approval for the remaining three buildings. The Commission's decision was appealed; however, the City Council upheld the approval and denied the appeal on August 14, 2018. The site currently contains these two four-story buildings.

## Project Details

The applicant is requesting to subdivide the site into three parcels: a 41.69-acre parcel (Parcel A) containing the two existing buildings and the area designated for the remaining three buildings identified in the previous approval (P18-014), a vacant 7.08-acre parcel (Parcel B), and a 23.40-acre parcel (Parcel C) containing a portion of the site's parking area.

The project site is split zoned between the SC-PUD, EC-50-PUD, and C-1-PUD zones. Parcel A would be split-zoned SC-PUD, EC-50-PUD, and C-1-PUD; Parcel B would be zoned EC-50-PUD with a smaller portion zoned SC-PUD; and Parcel C would be entirely zoned SC-PUD. The zoning configuration reflects the parcel layout established through a 2012 lot line adjustment (20121023 OR 0661). The current parcel configuration was subsequently established through a 2018 lot line adjustment (20181018 OR 0752). See Figure 1 below for a representation of the existing zoning compared to the proposed parcel lines.

**Figure 1: Existing Zoning and Proposed Lot Lines**



**Entitlement Review**

This request requires Zoning Administrator approval of a Tentative Parcel Map with a request for a waiver of a parcel map and Design Director approval of the tentative map layout.

**Tentative Map**

As shown in Table 1, the proposed parcels are consistent with the requirements of the Natomas Crossing #3 PUD, and the SC-PUD, EC-50-PUD, and C-1-PUD zones, and no deviations are requested. Neither the SC-PUD, EC-50-PUD, or C-1-PUD zones, nor the Natomas Crossing #3 PUD establish development standards for newly created parcels. The proposed parcel layout and configuration maintain adequate site access via new reciprocal access agreements and the proposed parcels are adequate to accommodate future development.

Any future residential or commercial development on the newly created parcels would be subject to review under a separate application to ensure consistency with the General Plan’s minimum density and floor area ratio standards as well as the development standards of the SC-PUD, EC-50-PUD, and C-1-PUD zones and the Natomas Crossing #3 PUD. As such, staff supports the proposed tentative parcel map.

<b>Table 1: EC-50 (17.216.400), SC (17.216.500), and C-1 (17.216.600): Lot sizes, width, and depth</b>						
<b>Parcel</b>	<b>Min. Lot Size (sq. ft.):</b> EC-50: None SC: None C-1: None		<b>Min. Lot Width (ft.):</b> EC-50: None SC: None C-1: None		<b>Required Lot Depth (ft.):</b> EC-50: None SC: None C-1: None	
	<b>Proposed</b>	<b>Deviation</b>	<b>Proposed</b>	<b>Deviation</b>	<b>Proposed</b>	<b>Deviation</b>
A	1,816,016	N	±1,852	N	±775.19	N
B	308,404	N	552.22	N	958.31	N
C	1,019,304	N	536.58	N	±1,581.5	N

As noted above, the previously approved project (P18-014) included Site Plan and Design Review approval for two of the five office buildings and schematic approval for the remaining three buildings. If the remaining three office buildings are constructed in the future, the development will require separate Site Plan and Design Review approval. At that time, the project will be required to show compliance with the applicable setback requirements relative to the new parcel lines, consistent with the development standards of the EC-50-PUD and SC-PUD zones and the requirements of the Natomas Crossing #3 PUD.

**Parcel Map Waiver**

The applicant has also requested a waiver of a parcel map pursuant to Sacramento City Code (SCC) section 17.832.110.A. The Department of Public Works has reviewed the request and has imposed draft conditions of approval consistent with SCC section 17.832.110.C.

## Subdivision Review Committee (SRC)

The proposed map was reviewed by the SRC on March 4, 2026. During the meeting, the proposed conditions of approval for the Tentative Parcel Map (TPM) were accepted by the applicant and forwarded by the Committee. The resulting conditions are provided in the Conditions of Approval.

## **PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS**

As part of the application review process, this project was routed to the Natomas Chamber of Commerce, Natomas Community Association, North Natomas Community Association, and North Natomas Community Coalition.

One comment letter was received expressing opposition to the proposed parcel map. The commenter stated concerns that subdividing the property could increase development flexibility and allow uses beyond those originally approved for the site. The commenter also referenced a prior City economic incentives package to attract a major employer to the site and expressed concern that the site has not achieved the anticipated long-term economic performance. The commenter urged the City to deny the request until the originally approved office development is fully realized.

*Staff Response: The proposed tentative parcel map would subdivide the existing parcel but would not modify or supersede any previously approved planning entitlements for the site. Any future development on the resulting parcels would remain subject to separate review and approval through the City's Site Plan and Design Review process and would be required to comply with the applicable development standards of the General Plan, zoning, and Planned Unit Development. The economic incentives referenced in the comment letter were approved separately by the City Council through an Employment Incentive Agreement with Centene Corporation and were administered by the City's Office of Innovation and Economic Development. This agreement is independent of the City's land use entitlement process and not a consideration of the current planning review.*

*Additional information on the Employment Incentive Agreement approved by the City Council is available at the following link:*

[https://sacramento.granicus.com/MetaViewer.php?view\\_id=22&clip\\_id=4097&meta\\_id=508787](https://sacramento.granicus.com/MetaViewer.php?view_id=22&clip_id=4097&meta_id=508787)

All property owners, residents, and neighborhood associations within 500 feet of the subject site were also mailed a public hearing notification and public hearing notice was posted at the site. Staff received no comments as of the writing of this staff report.

## **ENVIRONMENTAL DETERMINATION**

Environmental Planning Services of the Community Development Department has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Minor Land Divisions (Categorical Exemption – Class 15).

The project qualifies for section 15315 (Minor Land Divisions) as it applies to projects consisting of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or

fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

## **FLOOD HAZARD ZONE**

State Law (SB 5 as amended by SB 639) and the Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development in the Natomas and Beach Lake Subareas will have protection from a 200-year flood event or will achieve that protection by 2030. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2030. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2025 Adequate Progress Annual Report accepted by City Council Resolution No. 2025-0282 on October 21, 2025.

## **FINDINGS OF FACT**

### **A. Environmental Determination: Exempt, Section 15315**

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 15315, Minor Land Divisions. This project qualifies for this exemption as it applies to projects consisting of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent; and

### **B. Tentative Parcel Map to subdivide a ±0.44 gross acre lot in the Single-Unit Dwelling (R-1) zone into 2 lots 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).

*Parcel Map Waiver*

1. The subdivision conforms to all requirements of this title, other provisions of the city code, provisions of the Subdivision Map Act, and other applicable laws, regulations and standards, including, but not limited to, those with respect to area, improved public roads, park and recreation facilities, sanitary disposal facilities, water supply availability and environmental protection.
2. The subdivision conforms to the general plan and any applicable specific or community plan.

3. Existing monumentation of project boundary is adequate to ensure the accuracy of the description of property and the location of property lines as determined by the director of public works.
4. Any public improvements required as part of the subdivision are constructed prior to the filing of the certificate of compliance, and no tentative map conditions are deferred.

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

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 *SAFCA 2025 Adequate Progress Annual Report* accepted by the City Council on October 21, 2025 (Resolution No. 2025-0282).

**CONDITIONS OF APPROVAL**

- B. Tentative Parcel Map** to subdivide a 63.79-acre lot into three lots with a request for a waiver of parcel map located in the Employment Center (EC-50-PUD), Shopping Center (SC-PUD), and Limited Commercial (C-1-PUD) zones within the Natomas Crossing #3 Planned Unit Development (PUD) **is approved** subject to the following Conditions of Approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P04-264). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

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

**General: All Projects**

- B1. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.
- B2. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easement shall be conveyed to and reserved from all appropriate parcels at no cost, at the time of sale or other conveyance of either parcel.

- B3. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P04-264).
- B4. Meet all conditions of the existing PUD (P04-264) unless the condition is superseded by a Tentative Map condition.
- B5. Comply with the North Natomas Development Guidelines and the PUD guidelines approved for this project to the satisfaction of the Community Development Department and the Department of Public Works.
- B6. The applicant shall participate in the North Natomas Financing Plan, adopted by Resolution No. 94-495 on August 9, 1994, and as updated periodically, and shall execute any and all agreements, which may be required in order to implement this condition.
- B7. Show all continuing and proposed/required easements on the Final Map.

**Public Works:**

Matthew Ilagan (916) 808-8502, [Milagan@cityofsacramento.org](mailto:Milagan@cityofsacramento.org)

- B8. 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.
- B9. 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.
- B10. The applicant is requesting a waiver of the parcel map. The applicant must meet all City Code requirements under title 17.832.110 to the satisfaction of the Department of Public Works.

**Sacramento Municipal Utilities District (SMUD):**

Ellen Springer, (916) 732-5989, [Ellen.Springer@smud.org](mailto:Ellen.Springer@smud.org)

- B11. SMUD has existing underground 12kV facilities along E Commerce Way as well as 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.

- B12. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune & remove trees that encroach into the easement area. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity.
- B13. 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.
- B14. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15 feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to remove vegetation or trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation.
- B15. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of fifteen feet tall at full maturity.
- B16. 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.).
- B17. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD. Landscaping improvements placed within the IOD or 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines and SMUD's regular vegetation management practices including but not limited to restriction of 15 feet high at maturity and spacing as well as tree pruning, removal, or other standard vegetation management activities.
- B18. 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>.
- B19. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

- B20. 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.
- B21. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways. The 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's vegetation management practices including but not limited to tree pruning, removal, and weed abatement and a height limit of fifteen feet at full maturity.
- B22. The Applicant shall dedicate any private drive, ingress and egress easement, and 10-foot adjacent to each side thereof as a public utility easement for overhead and/or underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads. The private drive and 10-foot adjacent PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's landscaping and tree placement guidelines including but not limited to tree pruning, removal, and weed abatement and a maximum allowable height of fifteen feet at full maturity.
- B23. 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.

**SacSewer:**

Chika Oya (916) 875-9810, [oyac@sacsewer.com](mailto:oyac@sacsewer.com)

- B24. SacSewer has the 48" Natomas Interceptor (SacSewer operating system N32) located within East Commerce Way. Direct connections to this interceptor will not be allowed.
- B25. Prior to the RECORDATION OF THE PARCEL SPLIT: The legal description of the newly created parcels must include dedication of a private sewer easement. A note must be placed upon the plans stating, "A private sewer easement for the installation and or maintenance of a private sanitary sewer line across any of the parcels to serve another parcel shall be dedicated upon the close of escrow."
- B26. Prior to the APPROVAL OF IMPROVEMENT PLANS: The proposed onsite sewer crossing parcel boundaries is prohibited.
- B27. Prior to the APPROVAL OF IMPROVEMENT PLANS: SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system or to a private sewer main line. If a private sewer main line is proposed, the private main line must connect at a manhole with a public lower lateral sized at a minimum of 8 inches in diameter. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite

sewer line upstream of any connection to the SacSewer sewer. These improvements must be shown on the plans.

- B28. Prior to the APPROVAL OF IMPROVEMENT PLANS: If a private sewer main line is proposed, a Private Sewer Maintenance Agreement must be executed between SacSewer and the owner(s) of all lots to be served by the private sewer main line to ensure that the owner(s) will be solely responsible for the operation and maintenance of the private main line. A separate sewer maintenance agreement must be executed between the owner(s) and all necessary private sewer easements must be recorded to address the operation and maintenance responsibilities and provide access.
- B29. Prior to the APPROVAL OF IMPROVEMENT PLANS: SacSewer Design Standards and Specifications require minimum 6-inch lower laterals for multi-family (duplexes, multiplexes, condominiums, and townhouses), commercial and industrial properties.
- B30. Prior to the APPROVAL OF IMPROVEMENT PLANS: All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer via Sacramento County Site Improvement and Permit Section (SIPS) for review and approval.
- B31. Prior to the APPROVAL OF IMPROVEMENT PLANS. If any proposed garbage enclosure will contain a drain to the sewer, the enclosure must have a roof.
- B32. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at [PermitServices@sacsewer.com](mailto:PermitServices@sacsewer.com) or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits.
- B33. Prior to the SUBMITTAL OF IMPROVEMENT PLANS: The project has an approved Level 3 sewer study. Any changes to the approved study may require an addendum.

**Department of Utilities (DOU):**

Lorenzo Hernandez (916) 808-4939, [LOHernandez@cityofsacramento.org](mailto:LOHernandez@cityofsacramento.org)

- B34. All existing easements and all existing right-of-ways shall be shown on the Parcel Map, except for all abandoned easements and right-of-ways.
- B35. The applicant shall grant and reserve easements, as needed, for water, drainage 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: "Private/reciprocal easements for utilities, drainage, water 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."
- B36. A business association (BA), or a privately funded maintenance district shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of water and storm drainage facilities within the private property. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water and surface and subsurface storm drainage facilities may not be revised without City consent. If required by the DOU, the responsible maintenance agency shall enter into and record an

agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.

**Park Planning and Development Services (PPDS):**

Dana Repan (916) 808-2762, [DRepan@cityofsacramento.org](mailto:DRepan@cityofsacramento.org)

B37. **17.512.110 Exemptions:** If the new vacant parcels (Parcels B and C) being subdivided is proposed without Site Plan Design Review to construct a residential use, a condition shall be placed on the approval of the subdivision that if a building permit is requested for construction of one or more residential structures on any of the parcels (Parcels B and C) within four years of recording the map, the owner of each parcel shall be required to pay an in-lieu fee pursuant to this chapter, calculated as of the date the building permit is issued, as a condition to the issuance of a building permit; a note to this effect shall be placed on the final map or parcel map, and within the city's Acella database.

**Miscellaneous**

B38. CC&R's shall be recorded assuring maintenance of all private shared drive aisles, common lights, common landscaping, and all common areas.

**Advisory Notes:**

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

ADV.B1. 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.

*Public Works*

ADV.B2. House plans shall comply with City Code Chapter 17.508 Driveways which includes:

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

*Department of Utilities*

ADV.B3. Any future development of the new parcels will require that the site comply with the current drainage design standards and mitigate for any increase in impervious area. The applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. The drainage study shall be consistent with the latest basin 16 drainage model for

the project area, which has 83% impervious area allocated. 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.)

- ADV.B4. The onsite water and storm drain systems shall be private systems maintained by the association or other approved entity. (Note: A water and drainage service maintenance agreement will be required for any onsite private water and/or storm drain systems.)
- ADV.B5. The proposed project is located in a Special Flood Hazard Area (SFHA), designated as A99 zone by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). As of July 1, 2024, new regulations to this area apply as contained in the current Comprehensive Flood Management Plan (CFMP). Any new construction of and/or substantial improvement to any structure must have the lowest floor, including the basement, elevated at least 12-inches above the highest adjacent 100-year event HGL of the City's drainage system and at least 18-inches above the Controlling Overland Release Point in the public right-of-way. Also, a Hold Harmless Agreement, and an Elevation or Floodproofing Certificate or both (commercial properties have the option of floodproofing if elevation is not feasible) will be required.

*Environmental Planning Services*

Scott Johnson (916) 808-5842, [SRJohnson@cityofsacramento.org](mailto:SRJohnson@cityofsacramento.org)

- ADV.B6. In the event that archaeological resources or human remains are encountered during construction, work within 100 feet of the discovery shall cease until a notice to proceed is issued by the City. The applicant shall notify the City of Sacramento Manager of Environmental Planning Services (phone 311 or (916) 808-5842; email [SRJohnson@cityofsacramento.org](mailto:SRJohnson@cityofsacramento.org)) and shall comply with City direction, and federal and State regulations and guidelines regarding the treatment of cultural resources and human remains. The Coroner shall be notified in the event human remains are discovered; the applicant shall be responsible for the employment of a qualified archaeologist to advise regarding treatment of any artifacts.
- ADV.B7. The project applicant shall conduct any tree removal activities required for project construction outside of the migratory bird and raptor breeding season (February 1 through August 31) where feasible. All trees slated for removal during the nesting season shall be surveyed by a qualified biologist no more than 48-hours before removal to ensure that no nesting birds are occupying the tree. (See federal Migratory Bird Treaty Act, California Fish and Game Code (Sections 3503, 3503.5, 3511, and 3800))
- ADV.B8. For any construction activities that will occur between February 1 and August 31, the applicant shall employ a qualified biologist to conduct preconstruction surveys in suitable nesting habitat on or near the construction area for nesting raptors and migratory birds. If the biologist determines that construction may occur without impacting the breeding effort, the nest(s) shall

be monitored by the biologist during construction. If the biologist concludes that the project would impact the nest, construction activities will cease until the nest is no longer active. Completion of the nesting cycle shall be determined by the biologist.

ADV.B9. Sacramento Metropolitan Air Quality Management District Basic Construction Emission Control Practices apply and compliance is required. See [www.airquality.org](http://www.airquality.org). Other air district rules may apply and the air district should be consulted.

#### *SacSewer*

ADV.B10. ONGOING: Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans

ADV.B11. ONGOING: Public lower laterals must not be smaller than the upper laterals, sized according to the California Plumbing Code requirements.

ADV.B12. ONGOING: The existing building is currently connected to the public sewer. Any required construction and/or modification to the public sewer system must be to the satisfaction of SacSewer prior to the approval of improvement plans. SacSewer Design Standards and Specifications apply to any onsite and offsite public sewer construction.

ADV.B13. ONGOING: Construction of a grease trap or a sand oil separator may be required. The applicant must verify with the applicable jurisdiction's building department.

ADV.B14. ONGOING: If the proposed trash enclosure will contain a drain to the sewer, it must be covered.

ADV.B15. ONGOING: Lateral repair or replacement is required if the current lateral is damaged or deemed unmaintainable.

C. **Site Plan and Design Review** of the tentative map layout **is approved** subject to the following Conditions of Approval:

#### **Department of Utilities (DOU):**

Lorenzo Hernandez (916) 808-4939, [LOHernandez@cityofsacramento.org](mailto:LOHernandez@cityofsacramento.org)

C1. A business association (BA), or a privately funded maintenance district shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of water and storm drainage facilities within the private property. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water and surface and subsurface storm drainage facilities may not be revised without City consent. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.

- C2. The onsite water and storm drain systems shall be private systems maintained by the association or other approved entity. (Note: A water and drainage service maintenance agreement will be required for any onsite private water and/or storm drain systems.)

### **Advisory Notes**

#### *Department of Utilities*

- ADV.C1. Any future development of the new parcels will require that the site comply with the current drainage design standards and mitigate for any increase in impervious area. The applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. The drainage study shall be consistent with the latest basin 16 drainage model for the project area, which has 83% impervious area allocated. 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.)
- ADV.C2. The proposed project is located in a Special Flood Hazard Area (SFHA), designated as A99 zone by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). As of July 1, 2024, new regulations to this area apply as contained in the current Comprehensive Flood Management Plan (CFMP). Any new construction of and/or substantial improvement to any structure must have the lowest floor, including the basement, elevated at least 12-inches above the highest adjacent 100-year event HGL of the City's drainage system and at least 18-inches above the Controlling Overland Release Point in the public right-of-way. Also, a Hold Harmless Agreement, and an Elevation or Floodproofing Certificate or both (commercial properties have the option of floodproofing if elevation is not feasible) will be required.

#### *Building Division*

- ADV.C3. The plans are required to comply with the applicable sections of the California Building Standards Code (California Code of Regulations Title 24 Volumes 1-12).

#### *Youth, Parks, and Community Enrichment (YPCE)*

- ADV.C4. **17.512.110 Exemptions:** If the new vacant parcels (Parcels B and C) being subdivided is proposed without Site Plan Design Review to construct a residential use, a condition shall be placed on the approval of the subdivision that if a building permit is requested for construction of one or more residential structures on any of the parcels (Parcels B and C) within four years of recording the map, the owner of each parcel shall be required to pay an in-lieu fee pursuant to this chapter, calculated as of the date the building permit is issued, as a condition to the issuance of a building permit; a note to this effect shall be placed on the final map or parcel map, and within the city's Acella database.

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Respectfully Submitted:



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

Recommendation Approved:



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

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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 Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator and Design Director is final.

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

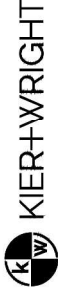




# RECORD OF SURVEY

BEING ALL OF PARCELS 1 AND 2 OF THE CERTIFICATE OF CONFORMANCE FOR LOT LINE ADJUSTMENT RECORDED ON OCTOBER 18, 2018 AS DOCUMENT NO. 201810180752. OFFICIAL RECORDS SACRAMENTO COUNTY.

CITY OF SACRAMENTO -- SACRAMENTO COUNTY -- CALIFORNIA  
JANUARY 2026



10395 Old Placerville Rd., Ste. 100 Phone: (916) 538-1905  
Sacramento, CA 95827 www.kierwright.com

- LEGEND**
- BOUNDARY OF SUBJECT PROPERTY
  - CENTER LINES
  - DIMENSION / TIE LINES
  - EASEMENT LINES
  - LOT LINES
  - MONUMENT LINES
  - PARCEL LINES
  - OTHER LINES OF POSSESSION
  - DENOTES FOUND MONUMENT AS NOTED

- REFERENCES:**
- R1 PARCEL MAP, 177 PM 17
  - R2 RECORD OF SURVEY, 44 RS 43
  - R3 PARCEL MAP, 317 PM 11
  - R4 CT R/W RECORD MAP R--31610-1 to 6
  - R5 PARCEL MAP, 230 PM 9
  - R6 PARCEL MAP, 153 PM 11
  - R7

- ABBREVIATIONS**
- B.C. = BRASS CAP
  - B.S. = BACK SIGHT
  - C.L. = CENTER LINE
  - COR = CORNER
  - CT = CALTRANS
  - DOC. NO. = DOCUMENT NUMBER
  - FND = FOUND
  - M = MAPS
  - MON = MONUMENT
  - O.R. = OFFICIAL RECORDS
  - PM = PARCEL MAP
  - P.R.E. = PUBLIC ROAD EASEMENT
  - RI = REFERENCE NUMBER (TYPICAL)
  - R/W = RIGHT OF WAY
  - R/S = RECORD OF SURVEY
  - SPF = SEARCHED FOR NOT FOUND
  - SUB. NO. = SUBDIVISION NUMBER

**BASIS OF BEARINGS:**

THE BEARING SHOWN HEREON AS N016°56'43"W, PER THAT CERTAIN FINAL MAP ENTITLED "BELLA ROSE CONDOMINIUMS", SUB. NO. P03-162, FILED ON JULY 26, 2004, BOOK 177 OF MAPS, AT PAGE 17, ESTABLISHED BETWEEN TWO FOUND MONUMENTS ON EAST COMMERCE WAY WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN UPON THIS MAP.

**SURVEYOR'S NOTE:**

THIS RECORD OF SURVEY IS BEING FILED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT SECTION 8762(b)(4).

**SURVEYOR'S STATEMENT:**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF MANY SOTO IN JANUARY OF 2026.

DATED THIS 22ND DAY OF JANUARY, 2026.

*[Signature]*  
RODNEY STEWART II  
LICENSE EXPIRATION DATE: 09/30/2027



**COUNTY SURVEYOR'S STATEMENT**

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYOR'S ACT THIS \_\_\_\_ DAY OF JANUARY, 2026.

JANUARY L. BREWSTER, PLS 9275  
DEPUTY COUNTY SURVEYOR

**RECORDER'S STATEMENT**

FILED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2026, AT \_\_\_\_  
M. IN BOOK \_\_\_\_ OF SURVEYS, AT PAGE \_\_\_\_ AT THE REQUEST  
OF THE MER & WRIGHT.  
FEE: \$ \_\_\_\_ FILE NO. \_\_\_\_

BY: FLORENCE EVANS  
DEPUTY COUNTY RECORDER

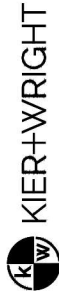
JOB: NO. A25434

SHEET 1 OF 2 SHEETS

# RECORD OF SURVEY

BEING ALL OF PARCEL 1 AND 2 OF THE CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT, RECORDED ON OCTOBER 11, 2024, IN SACRAMENTO COUNTY, CALIFORNIA, OFFICIAL RECORDS SACRAMENTO COUNTY.

CITY OF SACRAMENTO – SACRAMENTO COUNTY – CALIFORNIA  
JANUARY 2026



10395 Old Placerville Rd., Ste. 100 Phone: (916) 538-1905  
Sacramento, CA 95827 www.kierwright.com

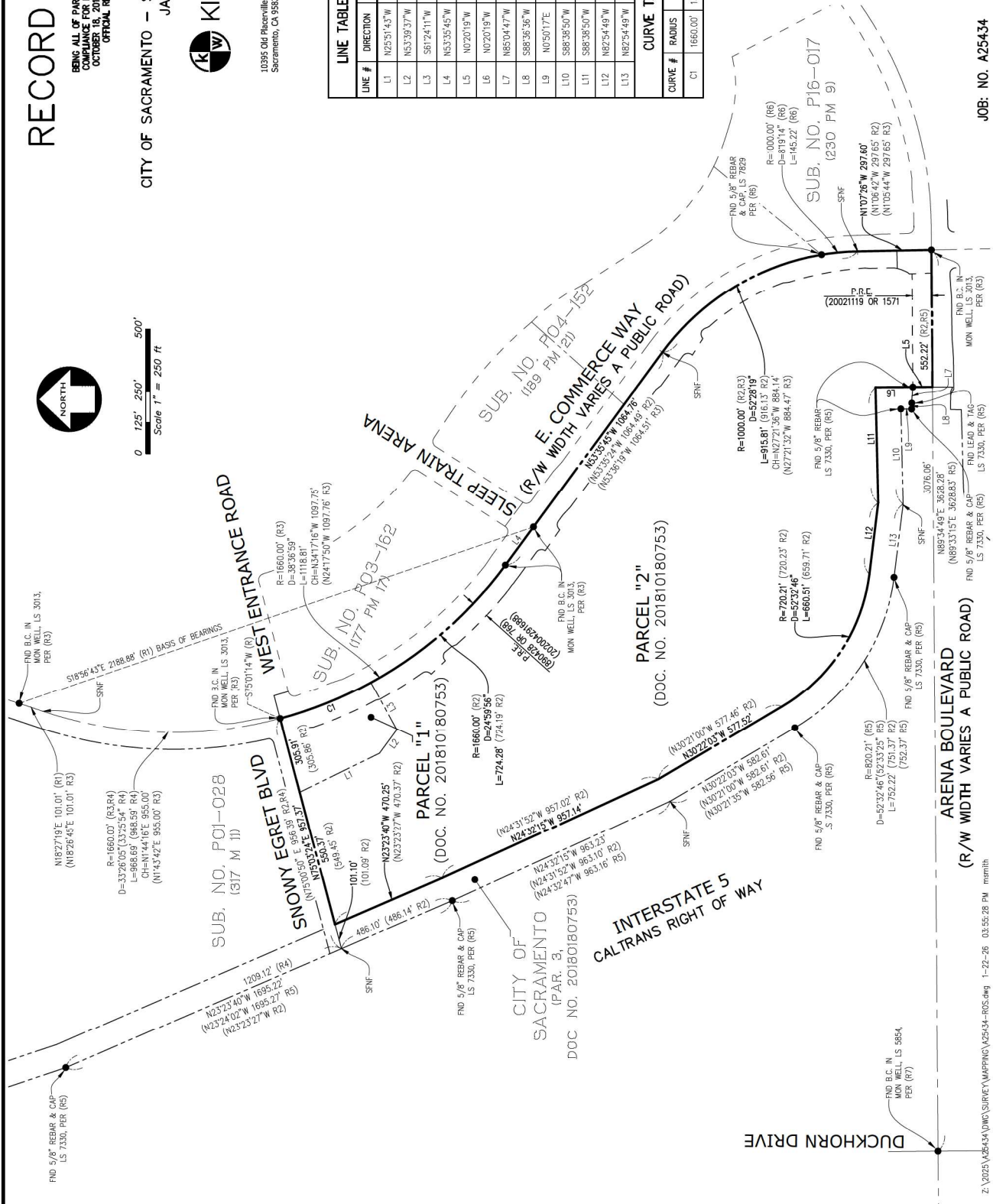


0 125' 250'  
Scale 1" = 250.0'

LINE #	DIRECTION	LENGTH
L1	N25°51'43"W	356.81'
L2	N53°39'37"W	117.71'
L3	S67°24'11"W	217.76'
L4	N53°35'45"W	190.31'
L5	N0°20'19"W	78.60'
L6	N0°20'19"W	150.44'
L7	N85°04'47"W	65.07'
L8	S88°38'35"W	22.91'
L9	N0°50'17"E	43.35'
L10	S88°38'50"W	384.43'
L11	S88°38'50"W	465.65'
L12	N82°54'48"W	289.29'
L13	N82°54'48"W	296.67'

CURVE #	RADIUS	DELTA	LENGTH
C1	1660.00'	133°7'02"	394.53'



## **Opposition to Proposed Parcel Map and Expansion Request – 4151 East Commerce Way (APN 225-0310-043)**

January 16, 2026

Jaskaran Singh  
2512 Curlicue Aly  
Sacramento, CA 95834

City of Sacramento  
Community Development Department  
300 Richards Boulevard  
Sacramento, CA 95811

To Whom It May Concern,

I am writing to express my strong opposition to the proposed parcel map and related approvals for the property located at 4151 East Commerce Way (APN 225-0310-043).

This site was originally approved and entitled for office and commercial use within the Arena & East Commerce Land Planned Unit Development designation. The current application states that no new buildings are being constructed — the request is solely to subdivide the existing parcel into three separate parcels. This raises serious concern that the request is being used as a mechanism to expand development flexibility and potentially allow uses beyond what was originally approved, rather than delivering on the development that was promised.

Additionally, the City has already invested a significant amount of public incentive dollars to attract a major corporate user to this site. In 2017, the City of Sacramento approved an incentive package of over \$13 million to attract a Fortune 500 company (Centene) to establish a major regional presence. These public funds were intended to support job creation and economic growth.

Despite this substantial public investment, the project has not demonstrated long-term occupancy stability or meaningful economic performance at this location. Continuing to approve parcel restructuring or expansion requests without requiring fulfillment of the original project commitments represents an inefficient use of taxpayer funds and undermines responsible growth planning.

Approving this request would set a concerning precedent by allowing developers to incrementally modify projects without first delivering on the commitments that justified the

original entitlements and public incentives. This weakens accountability and increases the risk of speculative land banking rather than productive, community-serving development.

For these reasons, I respectfully urge the City to deny the current request and require the developer to fully execute the originally approved office and commercial project before considering any parcel subdivision or expansion of allowable uses.

Thank you for your time and consideration.

Sincerely,

Jaskaran "Jas" Singh

2512 Curlicue Aly  
Sacramento, CA 95834

**CITY OF SACRAMENTO  
COMMUNITY DEVELOPMENT DEPARTMENT  
ZONING ADMINISTRATOR  
300 Richards Boulevard, 3<sup>rd</sup> Floor, Sacramento, CA 95811**

**STAFF RECOMMENDATION**

Staff recommends the Zoning Administrator and Design Director approve with conditions, a Tentative Subdivision Map to subdivide three parcels into 141 parcels and Site Plan and Design Review of the tentative map layout for the project known as **Z25-046 (Delta Shores MDR 3 and 4)**. Draft Findings of Fact and Recommended Conditions of Approval for the project are included below.

**REQUESTED ENTITLEMENTS**

- A. **Tentative Subdivision Map** to subdivide ±17.71 net-acres into 141 parcels within the Single-Unit or Duplex Dwelling Zone (R-1A-PUD) and Delta Shores Planned Unit Development.
- B. **Site Plan and Design Review** to review the tentative map layout.

**PROJECT INFORMATION**

Location: North of Delta Cove Drive and south of Richfield Way.

Parcel Number: 053-0290-001-0000  
053-0290-002-0000  
053-0290-027-0000

Council District: 8

Applicant: Rob Aragon  
Westland Capital Partners  
4370 Town Center Boulevard, Suite 100  
El Dorado Hills, CA 95762

Property Owner: Bradley Geier  
M & H Realty Partners VI LP.  
425 California Street, Floor 10  
San Francisco, CA 94104

Project Planner: Michael Crampton, Assistant Planner, (916) 808-8951

Hearing Date: April 2, 2026

**Land Use Information**

General Plan Designation: Traditional Neighborhood Medium Density (TNMD)  
Community Plan Area: South Area  
Specific Plan: N/A  
Zoning: R-1A-PUD  
Special Planning District: N/A  
Planned Unit Development: Delta Shores  
Design Review Area: Citywide  
Parking District: Traditional

Historic District: N/A  
Existing Land Use of Site: Vacant

### Surrounding Zoning and Land Uses

#### MDR-3

North:	R-1A-PUD	Vacant/Delta Shores OS-4 (Future Class 1 Trail)
South:	C-2-PUD	Vacant/Regional Commercial
East:	R-1-PUD	Single-unit dwellings/LDR-10
West:	R-1A-PUD	Vacant/Future SMUD substation

#### MDR-4

North:	R-1A	Open Space
South:	R-1A-PUD	Vacant/Delta Shores OS-4 (Future Class 1 Trail)
East:	R-1-PUD	Vacant/Delta Shores P-6 (Park)
West:	R-3-PUD	Vacant/Delta Shores HDR-2

### Site Characteristics

#### MDR-3

Property Area:	±424,710 S.F., ±9.75-acres
Property Dimensions:	±311.08' W x ±824.75' L

#### MDR-4

Property Area:	±431,244 S.F., ±9.9-acres
Property Dimensions:	±333.64' W x ±1,413.53' L

Topography:	Flat
Street Improvements:	Proposed
Utilities:	Proposed

### Other Information

Previous Files:	P06-197
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## **BACKGROUND**

### Existing Site and Zoning

The project sites are two vacant parcels totaling ±17.71 net acres located north of Delta Cove Drive and south of Richfield Way. The sites are surrounded by vacant land to the west and south. To the north of the project is the Meadowview Estates Open Space. To the east of the project site, a 168 single-unit dwelling subdivision, Delta Shores LDR-10—approved under P06-197 and DR24-153—is currently under construction.

The project sites are located within the Single-Unit Dwelling or Duplex Dwelling zone (R-1A-PUD) and Delta Shores Planned Unit Development (PUD). The purpose of the Single-Unit Dwelling or Duplex Dwelling zone is to permit single-unit or duplex dwellings, whether attached or detached, at a higher density than is permitted in the R-1 zone. Dwellings that have no interior side yards, such as townhouses and rowhouses, are allowed. Within the R-1A zone single-unit dwellings are permitted by right, upon discretionary staff level review, pursuant to Sacramento City Code (SCC) 17.204.300.

Within the Delta Shores PUD, mandatory standards and design recommendations are included to provide a systematic development framework. The framework includes various sustainable design values such as reduction of land consumption through higher net residential densities, less dependency

on automobile trips through location efficiency and adjoining land use compatibility, and quality design and innovation. Moreover, compact development patterns and connected neighborhoods are encouraged to create a sense of community. Delta Shores provides a range of housing types and densities, creating environments that are more compact and efficient (Delta Shores PUD Guidelines 1-7).

In order to achieve a diversity of housing types and creativity in architectural design, densities and lot sizes may vary as long as each neighborhood is in substantial conformance with the development standards. Minor deviation determinations will be made at the discretion of the Planning Director. Additional designs or creative solutions (for example: flag-lots, zero lot lines, cluster homes, duplexes, half-plexes) that are substantially consistent with the design intent of the original Development Guidelines may be approved as part of a special permit process.

### General Plan Land Use

The General Plan designation of the subject property is "Traditional Neighborhood Medium Density," and allows for 8-36 dwellings units per net acre. With a proposed density of 8.0 dwelling units per net acre across MDR-10-12, the project is within the allowable density range of the General Plan.

## **PROPOSED PROJECT AND ANALYSIS**

The project requires entitlements for a Tentative Map and Site Plan and Design Review to review the tentative map layout. The request is for Zoning Administrator approval for the Tentative Map and Design Director approval for Site Plan and Design Review of the tentative map layout.

### Tentative Subdivision Map MDR-3-4

The applicant is requesting to subdivide a ±17.71 net acres across three parcel into 141 parcels and three common lots. Vehicular access into the subdivision is provided from Delta Shores North Circle and Delta Cove Drive. Additionally, pedestrian access into the subdivision is provided with a Class-1 multi-use trail, accessed by Delta Cove Drive and Street A.

The applicant proposes the formation of a Homeowners Association (HOA) with Covenants, Conditions & Restrictions (CC&R's), approved by the City and recorded with the County, assuring maintenance of private drives, common open spaces and landscaping. Lots S, V, and W will be owned and maintained by a Homeowners Association. Lots S serves as a 20' levee easement north of MDR-3 adjacent to John Still Ditch. Lots V and W will be used as open-space adjacent to the Class-1 multi-use trail.

Lots T and U will have the Class-1 multi-use trail to be owned and maintained by the City.

### Site Plan and Design Review MDR 3-4

The request to subdivide the property is reviewed against the development standards within the Delta Shores Planned Unit Development (Table 2.2; Page 2-12). On occasions in which the PUD is silent on a specific standard, the standards of the base zone shall be applied. The purpose of the review is to create developable lots and support future development. Private Drives are utilized to provide vehicular access to most parcels. Out of the 141 parcels, 136 are intended for alley-loaded housing types and the remaining 5 parcels (68-71, 89) are intended for conventional single-unit housing types.

Table 1 below provides a summary of the lot ranges.

<b>Standard</b>	<b>Required (minimum)</b>	<b>Proposed (minimum)</b>	<b>Deviation</b>
<b>Lot Size</b>	1,500 square feet	3,080 square-feet	No
<b>Lot Width</b>	20'	32'	No
<b>Lot Depth</b>	50'	88'	No

## **PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS**

This project was routed to Meadowview Neighborhood Association and Preservation Sacramento. All property owners and residents within 500 feet of the subject site, as well as the afore-mentioned neighborhood associations, were mailed a public hearing notification. The site was posted with project information after submittal. At the time of the writing of this report, staff did not receive any comments letters

**Agency Comments:** The proposed tentative map has been reviewed by the City of Sacramento's Utilities, Parks, and Fire Departments, the Building Division, the Department of Utilities, the Department of Engineering Division of the City's Public Works department, as well as Sacramento Municipal Utility District (SMUD) and Sacramento Metropolitan Air Quality Management District (SMAQMD). Conditions of approval from the Public Works, Utilities, SMUD, SacSewer, Fire, Parks, and Planning are included within the project's draft conditions of approval within this report.

**Subdivision Review Committee:** The proposed map was heard by the Subdivision Review Committee on February 18, 2026. The applicant agreed with the conditions. The drafted conditions are listed under Conditions of Approval.

**Environmental Determination:** On January 13, 2009, the City certified the Environmental Impact Report, adopted the Findings of Fact and a Mitigation Monitoring Plan for the Delta Shores Project EIR (City project number P06-197; City Council Resolution No. 2009-030), which evaluated the environmental impacts associated with the development and operation of the Delta Shores project (P06-197).

The Delta Shores project (P06-197) consisted of entitlements to develop an approximately 782 acre master planned community within the Delta Shores Planned Unit Development (PUD). The approved entitlements established the Delta Shores PUD as a community that included up to 1.3 million square feet of regional retail uses, 5,222 residential units, approximately 144 acres of open space, and approximately 20 acres of mixed-use town center. The Planning and Design Commission later approved an addendum that facilitated the commercial development portion of the Delta Shores project (P14-025) on April 16, 2015.

The current project, the Delta Shores MDR-3 and MDR-4 Project (Z25-046), consists of a request to subdivide three parcels into 141 parcels on 17.71 net-acres in the Single-unit dwelling (R-1A-PUD) zone and Delta Shores Planned Unit Development. The requested entitlements include a Tentative Subdivision Map and Site Plan and Design Review of the Map. The current project is consistent with the uses reviewed and evaluated in the certified EIR, and the analysis of impacts and mitigation in the EIR is adequate for the current project.

The CEQA Guidelines provide that a lead agency shall not prepare a subsequent or supplemental EIR in such a case unless one or more of the conditions set forth in CEQA Guidelines Section 15162 is present. The current project consists of residential uses that were evaluated in the EIR and no additional environmental effects would result. Staff has reviewed the proposed development and has determined

that none of the conditions of CEQA Guidelines Section 15162 are present. No further environmental review is required.

**Flood Hazard Zone:** “State Law (SB 5 as amended by SB 639) and the Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development in the Natomas and Beach Lake Subareas will have protection from a 200-year flood event or will achieve that protection by 2030. The project site is within a flood hazard zone and is an area covered by SAFCA’s Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2030. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer’s report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2025 Adequate Progress Annual Report accepted by City Council Resolution No. 2025-0282 on October 21, 2025.”

**Recommended Findings of Fact – Environmental Determination**

Findings of Fact related to the Delta Shores Environmental Impact Report and Mitigation Monitoring Program for the Project (CEQA Guidelines sections 15162, 15163, and 15164) and conditions of approval:

1. The Zoning Administrator finds as follows:
  - a. On January 13, 2009, pursuant to the California Environmental Quality Act (Public Resources Code §21000 *et seq.* (“CEQA”), the CEQA Guidelines (14 California Code of Regulations §15000 *et seq.*), and the City of Sacramento environmental guidelines, the City Council approved an Environmental Impact Report (EIR) and adopted Findings of Fact and Statement of Overriding Considerations and approved the Delta Shores Project (P06-197) (Original Project). The Delta Shores MDR-3 and MDR-4 (Z25-046) (Current Project) proposes to subdivide three lots into 141 lots on 17.71-acres in the Single-unit dwelling (R-1A-PUD) zone and Delta Shores Planned Unit Development. The requested entitlements include a Tentative Subdivision Map and Site Plan and Design Review of the Map and single-unit dwellings.
  - b. Staff determined that there are no proposed changes to the Original Project that require the preparation of a subsequent EIR.
2. The Zoning Administrator has reviewed and considered the information contained in the previously certified EIR for the Original Project, and all oral and documentary evidence received during the hearing on the Current Project. The Zoning Administrator has determined that the previously certified EIR, CEQA findings of fact and statement of overriding considerations constitute an adequate, accurate, objective, and complete review of the proposed Delta Shores MDR-3 and MDR-4 Project (Z24-046) (Current Project) and finds that no additional environmental review is required based on the reasons set forth below.
  - a. No substantial changes are proposed by the Current Project that will require major revisions of the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

- b. No substantial changes have occurred with respect to the circumstances under which the Current Project will be undertaken which will require major revisions to the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
  - c. No new information of substantial importance has been found that shows any of the following:
    - i. The Current Project will have one or more significant effects not discussed in the previously certified EIR;
    - ii. Significant effects previously examined will be substantially more severe than shown in the previously certified EIR;
    - iii. Mitigation measures previously found to be infeasible would in fact be feasible and would substantially reduce one or more significant effects of the Current Project; or
    - iv. Mitigation measures which are considerably different from those analyzed in the previously certified EIR would substantially reduce one or more significant effects on the environment.
3. The mitigation monitoring program for the Project remains in effect and applies to the River Oaks Tentative Map Time Extension Project. The mitigation monitoring program meets the requirements of CEQA section 21081.6 and CEQA Guidelines section 15091.
  4. Upon approval of the Delta Shores MDR-10, MDR-11, and MDR12 Project, the applicant shall file or cause to be filed a Notice of Determination with the Sacramento County Clerk and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.
  5. Pursuant to Guidelines section 15091(e), the documents and other materials that constitute the record of proceedings upon which the City Council has based its decision, including the previously certified EIR, are located in and may be obtained from, the Office of the City Clerk at 915 I Street, Sacramento, California. The City Clerk is the custodian of records for all matters before the City Council.

### **Draft Findings of Fact – 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 SAFCA *2025 Adequate Progress Annual Report* accepted by the City Council on October 21, 2025 (Resolution No. 2025-0282).

### **Draft Findings of Fact – Tentative Map**

1. None of the conditions described in Government Code §66474 exist with respect to the proposed subdivision as follows:
  - a. The proposed map is consistent with the General Plan Traditional Neighborhood Medium Density (TNMD) land use designation, all applicable community and specific plans, and all other applicable provisions of the City Code.
  - b. The design of the proposed subdivision is consistent with the General Plan, all applicable community and specific plans, 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 subdivision.
  - e. The design of the subdivision is 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 will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan land use designation of TNMD designation and all applicable community and specific plans as well as all other applicable provisions of the City Code [Gov. Code §66473.5].
3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision [Gov. Code §66474.6].
4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities [Gov. Code §66473.1].
5. The City has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources [Gov. Code §66412.3].
6. The local flood management agency has made adequate progress (as defined in California Government Code §65007) on the construction of a flood protection system what will result in flood protection equal to or greater than the urban level of flood protection.

### **Draft Findings of Fact – Site Plan and Design Review**

1. The design, layout, and physical characteristics of the proposed development are consistent with the proposed general plan designations of Traditional Neighborhood Medium Density, in that the proposed design of the subdivision will promote walking, biking, and alternative modes of transportation through a network of public and private trails and public street networks. The

proposed lot layout efficiently utilizes vacant urban infill site with an array of housing types available to various income levels.

2. The design, layout, and physical characteristics of proposed development are consistent with the purpose and intent of the applicable design guidelines and development standards, in that the Delta Shores Planned Unit Development design guidelines list criteria intended to create a cohesive neighborhood design. The layout of the subdivision has been evaluated related to circulation patterns, lot orientation, and the relationship with the surrounding community. The project will construct infrastructure that will connect and expand public and private open spaces, road networks, and a lotting pattern intended to create homes that engage public spaces. Additionally, each lot has adequate access to the public right-of-way via a series of public and private driveways and paseos.
3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards, in that the street network has been reviewed by the Traffic Engineering Division of Public Works and determined adequate to provide safe public access.
4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood, in that the proposed layout accounts for safe and efficient vehicle, bicycle, and pedestrian circulation while providing natural surveillance on public and private open spaces. The project facilitates the expansion of roadway connection from the existing Consumnes River Boulevard to the proposed subdivision, new open-space areas, and the nearby bicycle network.
5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged, in that all new construction must meet Title 24 requirements for sustainability and green building; and
6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance, in that the proposed layout provides for safe and efficient vehicle, bicycle, and pedestrian circulation while providing natural surveillance on public and private open spaces.

### **Recommended Conditions of Approval – Tentative Map**

**NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (Z25-046). The design of any improvement not covered by these conditions or the PUD Guidelines 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.

### **GENERAL**

1. 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;

2. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easement shall be conveyed to and reserved from all appropriate lots, at no cost, at the time of sale or other conveyance of either parcel.
3. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P06-197).
4. Meet all conditions of the existing PUD (P06-197) unless the condition is superseded by a Tentative Map condition.
5. Show all continuing and proposed/required easements on the Final Map.
6. Comply and meet all conditions of the development agreement (P06-197).

### **Public Works**

7. 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;
8. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. 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 map shall be designed and constructed to City standards.
9. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the city code and City standards. Improvements required shall be determined by the City, but at a minimum, streets shall include half-streets and at least one travel lane in each direction with acceptable shoulders and drainage to the satisfaction of the Department of Public Works.
10. Improvements shall be designed and constructed to City standards in place at the time that each subsequent final map is recorded. Improvements required for subsequent maps will be determined by the City for each of those maps.
11. The applicant shall dedicate and construct all streets per the cross sections shown on the approved Tentative Map and consistent with the previously approved P06-197 master parcel map to City Standards to the satisfaction of the Department of Public Works.
12. The applicant shall dedicate and construct Delta Shores Circle North between Delta Cove Drive and the northernmost boundaries of the project to City Standards to the satisfaction of the Department of Public Works.
13. The applicant shall dedicate and construct Delta Cove Drive between Cavalier Drive to Delta

Shores Circle North to City Standards to the satisfaction of the Department of Public Works.

14. The applicant shall construct a concrete median at the intersection of Delta Shores Circle North and Street A to restrict left-out movements for Street A and restrict left-out/left-in movements for River Willow Way to the satisfaction of the Department of Public Works. The concrete median shall include a northbound left-turn pocket to accommodate left-in movements to Street A to the satisfaction of the Department of Public Works. The north leg shall be improved with a pedestrian refuge island with a high-visibility crosswalk, signage, and striping to the satisfaction of the Department of Public Works.
15. The applicant shall construct a concrete median at the intersection of Delta Cove Drive and Street B to restrict access for Street B to right-in/right-out to the satisfaction of the Department of Public Works. The concrete median shall be designed to maintain the existing westbound left turn pocket for the future development south of Delta Cove Drive. The west leg shall maintain the existing pedestrian refuge island and improved with a high-visibility crosswalk, signage, and striping to the satisfaction of the Department of Public Works.
16. Design the private drives to meet City standards. Private drives shall install private street signs and shall be inspected to the satisfaction of the Department of Public Works.
17. Provide standard driveways at the entrance to the private drives to the satisfaction of the Department of Public Works.
18. The applicant shall provide a temporary turnaround (if necessary) at locations where streets dead-end for phases.
19. The applicant shall provide temporary barricades (if necessary) at any proposed street stubs and shall provide all the appropriate signage and markings to the satisfaction of the Department of Public Works.
20. Developer is required to install permanent street signs to the satisfaction of the Department of Public Works;
21. The applicant shall construct traffic calming devices to the satisfaction of the Department of Public Works. The City may, at its discretion, require the inclusion of traffic calming devices along public streets, to be constructed as part of the public improvements. These devices may include, but are not limited to, speed lumps, stop signs, warning signs, pedestrian signals, etc. Speed lumps will be required on certain streets adjacent to school/park combinations, as determined by the Department of Public Works.
22. The applicant shall provide for enhanced pedestrian crossing treatment at the intersection of the multi-use path and the proposed roadways for the project. The enhanced pedestrian crossing treatment shall include, but are not limited to, advanced warning signs, enhanced lighting, curb extensions, and high-visibility crosswalk striping to the satisfaction of the Department of Public Works.
23. All right-of-way and street improvement transitions that result from changing the right-of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.
24. 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.

25. 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.
26. Construct traffic signals at the following intersections when warranted, or when required by the Department of Public Works (if not already in place):

- a. Delta Shores Circle North & Delta Cove Drive (signal modification)

**NOTE:** The Department of Public Works shall determine the need for signals, based on CalTrans signal warrants and known pending development projects prior to the Issuance of any building permit. If required, signals shall be constructed as part of the public improvements for the Final Map. Signal design and construction shall be to the satisfaction of the Department of Public Works and may be subject to reimbursement. The applicant shall provide all on-site easements and right-of-way needed for turn lanes, signal facilities and related appurtenances. The applicant shall install CCTV cameras and all necessary appurtenances if deemed necessary by and to the satisfaction of Transportation Division (Signal Operations Section).

27. The applicant shall submit a Traffic Signal Design Concept Report (TSCDR) per section 15.10 of the City's Design and Procedures Manual to the Department of Public Works for review and approval prior to the submittal of any improvement plans involving traffic signal work.
28. The TSCDR provides crucial geometric information for signal design which may lead to additional right-of-way dedication and should be started as early as possible to avoid delays during the plan check process.
29. Provide additional right-of-way for expanded intersections at intersections to be signalized and other locations specified by the Department of Public Works;
30. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit.
31. The applicant shall dedicate (if necessary) and construct bus turn-outs for all bus stops adjacent to the subject site to the satisfaction of the Department of Public Works.
32. Provide an Irrevocable Offer to Dedicate (IOD) in easement to the City for those areas identified on the Tentative Subdivision Map as Landscape areas (Lot S, T, U, V, & W). The IOD shall include all necessary easements as required for such areas to be publicly maintained. *The intent of the IOD is to transfer ownership of these areas should the Homeowners Association become insolvent.* Create, or annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the final map. Design and construct landscaping, irrigation and

masonry walls in dedicated easements or right of way, consistent with the PUD Design Guidelines and to the satisfaction of the Department of Public Works. Acceptance of the required landscaping, irrigation and walls by the City into the Landscape Maintenance District shall be coordinated with the Department of Finance and Public Works. The Developer shall maintain the landscaping, irrigation and walls through the HOA or another financing mechanism acceptable to the City.

33. Prior to submittal of improvement plans for any phase of this project, the developer's design consultant(s) shall participate in a pre-design conference with City staff. The purpose of this conference is to allow City staff and the design consultants to exchange information on project design requirements and to coordinate the improvement plan review process. Contact the Department of Transportation, Engineering Services Division, Plan Check section to schedule the conference. It is strongly recommended that the conference be held as early in the design process as possible.

### **Electrical**

34. This project will require the installation of streetlights on all public streets to the satisfaction of Public Works. This will require the electrical design plans to be prepared and stamped by a registered civil or electrical engineer submitted with the major encroachment permit application. The Developer will determine the quantity and locations of streetlights based upon the City Lighting Standards. In general, the City Lighting Standard for illumination follows the IES RP-8 guidelines: Lighting Zone 1) the illumination levels are 0.10 footcandles minimum for residential applications and Lighting Zone 2) the illumination levels are 0.20 footcandles for non-residential applications. The illumination levels for crosswalks and signalized intersections shall meet the American National Standard Institute (ANSI)/Illuminating Engineering Society (IES) RP-8 guidelines. A photometric analysis is required for the first Cycle submission. Residential lighting shall be the City Standard ornamental streetlights. SMUD Rate Schedule: A new metered service pedestal with SMUD service point is required for the installation of all streetlights. New streetlights cannot be connected to an unmetered service pedestal.

### **SMUD**

35. SMUD has existing overhead 69kV facilities adjacent to the south west corner of 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.
36. 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.
37. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune & remove trees that encroach into the easement area. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity.

38. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15 feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to remove vegetation or trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
39. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of fifteen feet tall at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
40. 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.).
41. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD. Landscaping improvements placed within the IOD or 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines and SMUD's regular vegetation management practices including but not limited to restriction of 15 feet high at maturity and spacing as well as tree pruning, removal, or other standard vegetation management activities. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
42. 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>.
43. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
44. The existing 12.5-foot public utility easement (PUE) on Delta Cove Dr and Delta Shores Circle North shall remain. Dedicate a 10-foot PUE for underground facilities and appurtenances adjacent to the public roads (Streets A, B and C). The 12.5-foot PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's vegetation management practices including but not limited to tree pruning, removal, and weed abatement and height limit of fifteen feet at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
45. The Applicant shall dedicate Private Drive (Lot O) and 10-feet adjacent (on the S/S of Lots

"W", 102, 103, and the E/S of Lots "V" and 104) as a PUE for underground facilities and appurtenances. Dedicate Private Drive (Lot O) and 5-foot adjacent (within Lots 90-101, 105-108, and the E/S of Lot 102 and N/S of Lot 104) as a PUE for underground facilities and appurtenances. Dedicate 5-foot adjacent to Private Drive (Lot R) and (within Lots 122-136) as a PUE for underground facilities and appurtenances. Dedicate the Private Drives (Lots A-N, P, Q and R) and 5-foot adjacent as a PUE for underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads. The private drives and adjacent PUE's shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's landscaping and tree placement guidelines including but not limited to tree pruning, removal, and weed abatement and a maximum allowable height of fifteen feet at full maturity. Applicant shall submit landscape improvement plans with tentative for final map as a condition of approval.

46. 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.
47. The Applicant shall disclose existing or proposed 69kV electrical facilities to future and/or potential owners.
48. SMUD has proposed 2-20MVA banks substation within the subdivision adjacent to east of Lots 108, 109 and 141. SMUD has proposed 12kV underground along north of Delta Cove Drive and West of Delta Shores north.
49. Applicant will include phasing of development and order of planned construction upon submitting a new service application to SMUD for the initial subdivision phase(s) and/or road improvement backbone project(s).
50. Development should be phased to start adjacent to existing electrical infrastructure to minimize temporary overhead and/or underground electrical facilities.
51. Development phases submitted for new service should include all lots fronting streets.

#### **SacSewer**

52. A maximum peak wet weather flow (PWWF) of 1.283 million gallons per day (MGD) shall be conveyed to the SacSewer City Interceptor on an interim basis only. The interim service area associated with this flow is compromised of Phase 1 and Phase 2 of the Delta Shores project, the Town of Freeport, and the Bartley Cavanaugh Golf Course Club House. The PWWF of 1.283 mgd was calculated based on equivalent single-family dwelling units (ESD) and acreage. The interim PWWF of 1.283 mgd shall be allocated within the service area by ESDs and acreage as follows.

<b>Interim Service Area Sub-Shed</b>	<b>ESD's</b>	<b>Area (Acres)</b>	<b>PWWF (MGD)</b>
Phases 1 and 2 for the Delta Shores Project	1603	231.51	1.153
Town of Freeport	168	28	0.135
Bartley Cavanaugh Golf Course Club House <sup>1</sup>	12	2	0.010
<b>Total<sup>2</sup></b>	<b>1783</b>	<b>261.51</b>	<b>1.283</b>

1. ESDs and equivalent acreage for the Bartley Cavanaugh Golf Course Club House course are based on existing uses.
2. The total PWWF is less than the sum of the calculated PWWF from each sub-shed because the peaking factor decreases with increasing flow.

53. The applicant shall construct a permanent collection system and associated pump station that will re-direct all interim flow to an alternative SacSewer connection point before any one of the following events:
- a. The calculated PWWF exceeded the allocated 1.28 limit
  - b. The development of any area outside the interim service areas of Phase 1 and Phase 2 of the Delta Shores project.
  - c. Development activity within one of the three interim service area sub-sheds defined in the table above beyond the specific allocated ESDs and acreage.

#### **DOU**

54. Applicant shall participate in the Delta Shores Fee District Finance Plan and pay all required fees.
55. 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.
56. Dedicate all necessary easements, IOD easements right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies. Easements shall be dedicated for the off-site water and storm drain main extensions. Street right-of-way shall be dedicated for common drainage pipes identified in the master water and drainage plan. All dedications shall be at no cost to the City, shall be free and clear of all encumbrances and liens, and shall be to the satisfaction of the DOU.
57. 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."
58. The applicant shall construct all water, sewer and drainage facilities per the latest approved master plans. The placement of the facilities shall comply to the Design and Procedures Manual and to the satisfaction of DOU.
59. 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 study shall be consistent with the current Delta Shores Water Master Plan. 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.

60. Two points of service for the public water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual.
61. Easements for city water meters off private water mains shall be dedicated to the City and shall include language assuring unrestricted access at all times for DOU personnel and maintenance vehicles. (Note: A water service agreement may be required for private water mains.)
62. Provide separate sanitary sewer services to each parcel to the satisfaction of the DOU.
63. The proposed water, sewer and drainage mains within private drives will be required to be private systems. The onsite water, sewer and storm drain systems shall be private systems maintained by the association, or other approved entity.
64. Prior to the initiation of water, sewer and storm drainage service to the development, a privately funded maintenance district or a homeowners association (HOA) shall be formed and C.C.&R's shall be approved by the City and recorded assuring maintenance of water, sewer and surface and subsurface storm drainage facilities within the private streets, drives aisles, alleys and common areas. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water, sewer and surface and subsurface storm drainage facilities may not be revised without City consent. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.
65. Prior to or concurrent with the submittal of improvement plans, prepare a project specific sewer study for review and approval by the DOU. Sewer study shall be consistent with the Delta Shores Sewer Master Plan. 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.
66. No vertical construction nor issuance of the final map shall be issued until the Notice of Completion has been provided for the construction of the Sump 53 Lift Station, force main and associated improvements.
67. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study. Drainage study shall be consistent with the current Delta Shores Drainage Master Plan. 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.

68. Finished floor elevations shall be a minimum of 1-foot above the 100-year HGL or 1.5–feet above the overland flow release elevation, whichever is higher or as approved by the DOU.
69. A grading plan showing existing and proposed elevations is required. All lots and/or parcels shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. At a minimum, one-foot off-site contours within 100 feet of the project boundary are required. No grading shall occur until the grading plan has been reviewed and approved by DOU.
70. 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.
71. 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.
72. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is an area served by an existing regional water quality control facility, therefore only source control and Low Impact Development (LID) measures are required. Improvement plans must include the measures selected for the site. Refer to the latest edition of the “Stormwater Quality Design Manual for the Sacramento Region” Chapter 4 for appropriate source control measures and chapter 5 for appropriate LID measures.

## Fire

73. The furthest projection of the exterior wall of a building shall be accessible from within 200 ft of an approved Fire Department access road (minimum 20’ wide) as measured by an unobstructed route around the exterior of the building. (California Fire Code Sections 503.1.1, 507.5.1)
74. All turning radii for fire access shall be designed as 35’ inside and 55’ outside. California Fire Code Section 503.2.4
75. Roads used for Fire Department access shall have an unobstructed width of not less than 20’ and unobstructed vertical clearance of 13’6” or more. California Fire Code Section 503.2.1
76. 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 **Access roads shall be designed and maintained to support the imposed loads of fire apparatus (70,000 Lbs) and shall be provided with a roadbed consisting of material unaffected by the introduction of water based upon fire flow or rain based on 25-year storm and a surface consisting of a minimum of a single layer of asphalt.**

77. Provide the required fire hydrants in accordance with California Fire Code Section 507 and Appendix C, Section C102.1 as amended the Sacramento City Code Section 507.5.1.

## Parks

78. Parkland Dedication. Upon the Effective Date of the Fourth Amendment to Development Agreement for Delta Shores Project # P06-197, the Parties established a parkland dedication requirement pursuant to Sacramento City Code Chapter 17.512 (Quimby Parkland Dedication), based on how dense the Landowners propose to develop the site and to allow City to reserve the ability to adjust parkland dedication or in lieu fee obligations, in the event Landowners increase or decrease the assumed unit count or type. The Quimby parkland dedication requirement for the proposed project is calculated using the following formula:  $D \times F = A$ , where D = the number of dwelling units, F = a 'factor' that when multiplied by the number of units will produce 3.5 acres per thousand population (for single-family detached units the factor is 0.0095, and for attached and multi-family units the factor is 0.0074), and A = the buildable acres to be dedicated. The proposed project's parkland dedication is 1.34 acres. The Delta Shores Phase 3 (P06-197) dedicated all of the park lots within the master parcel map for Delta Shores Phase 3 (FPM23-009) which satisfies this map's Quimby parkland dedication.
79. Park Lot P-4, at 1.246 net acres, south west of the Open Space Lot T and MDR -3 and MDR-4, north of Delta Cove Drive, is a public park. The applicant shall construct the following public improvements prior to and as a condition of City's acceptance of the park/ site for the parkland dedicated within this phased map(s):
- a. Full street improvements for Lot P-4 including but not limited to curbs, gutters, accessible ramps, street paving, streetlights, and sidewalks; and improved surface drainage through the site on the north extension of Delta Cove Drive.
  - b. A concrete sidewalk and vertical curb along street frontages that open onto Lot P-4. The sidewalk shall be contiguous to the curb (attached) for neighborhood parks unless otherwise approved by PPDS.
  - c. A twelve-inch (12") storm drain stub and six inch (6") sanitary sewer stub to the back of the sidewalk at Lot P at a location approved by PPDS for future service. Number of stubs and locations to be approved by PPDS. Storm Drain and Sewer stubs are to be marked with a 3' high, white 4" x 4" post indicating stub or service location.
  - d. One water tap for irrigation, one water tap for domestic water, and electrical and telephone service to Lot P-4, quantity and location as approved by PPDS. The irrigation water tap and the domestic water tap shall be sized based on-site specific calculations. Water taps and telephone and electrical services shall be marked with a 3' high, white 4" x 4" post indicating stub or service location.
  - e. A ten-foot (10') wide driveway into Lot P-4 with a driveway cut for maintenance vehicles at a location approved by PPDS in coordination with Public Works.
  - f. The Applicant shall rough grade Lot P-4 as required by City Code to provide positive drainage as approved by PPDS.
  - g. Upon completion of all public improvements identified above, the Developer shall

contact the Landscape Architecture Section (LAS) of the PPDS to schedule an inspection. This condition shall be considered complete when all improvements have been completed to the satisfaction of the LAS of the PPDS.

80. The Applicant shall consider 'eyes on the parks / open spaces' when planning subsequent subdivisions adjacent to parks, open space parkways or off-street trails by orienting building fronts onto these public spaces.
81. The Applicant shall be responsible for maintenance (weed abatement) of all Lots conveyed as an IOD until the time that the City records acceptance of the IOD.
82. The Developer shall obtain a Permit to Enter from the PPDS prior to use of any park site as a construction staging area.
83. Open Space Lot: A shared use path shall be constructed within Lot T as specified below and in compliance with the PPDS "Park Design Guidelines" available by contacting PPDS.
84. Site Plan: The applicant shall submit a site plan and electronic file showing the location of all utilities on the park to the PPDS for review and approval. The applicant shall also include an exhibit showing the location of site improvements for Lot T.
85. Design Coordination for PUE's and Facilities: If a 12.5-foot public utility easement (PUE) for underground facilities and appurtenances currently exists or is required to be dedicated adjacent to a public street right-of-way contiguous to Lot P-4, the applicant shall coordinate with PPDS and SMUD regarding the location of appurtenances within the PUE to minimize visual obstruction in relation to the park(s) and to best accommodate future park improvements. The applicant shall facilitate a meeting(s) with SMUD and PPDS prior to SMUD's facilities coordinating meeting for the project.

### **Miscellaneous**

86. Form a Homeowner's Association with CC&R's. CC&R's shall be recorded assuring maintenance of all private facilities, private drives, common landscaping, masonry walls, fencing, and all common areas.

### **Planning: Michael Crampton**

87. project approval is for the subdivision of three parcels into 141 parcels and 3 common lots as shown on the approved Tentative Map.
88. This approval is valid for three years from approval date, subject to SCC 17.828.160.
89. Maintenance of common lots and facilities shall be the collective responsibility of the homeowners through an HOA or other adequate maintenance agreement.

### **Advisory Notes:**

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

90. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than


significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

91. House plans shall comply with City Code Chapter 17.508 Driveways which includes:
  - 17.508.040.J All driveways shall be at least 5-ft away from the property line.
  - 17.508.050.A Residential driveways shall have a width of at least 10-ft and a depth of at least 20-ft measured from the right-of-way line.
  - 17.508.070.D.3 Garages off alleys shall be set back at least 4-feet away from the alley right-of-way.
92. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via its local sanitary sewer collection system. SacSewer is responsible for conveying sewage from the City collection system to the EchoWater Resource Recovery Facility for treatment, resource recovery, and disposal.
93. SacSewer has the dual 66-inch Sacramento Force Main (SacSewer operating system N50) and associated easements within the proposed project's boundaries.
94. Before the ISSUANCE OF A BUILDING PERMIT: The owner must contact SacSewer Development Services at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees are to be paid before the issuance of building permits.
95. Water meters shall be located at the point of service, which is back of curb for separated sidewalks, back of walk for connected sidewalks or at the inside edge of the right-of-way for public alleys.
96. Water meter boxes located in driveways shall be traffic rated per the requirements of the City Standard Specifications.
97. 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.
98. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
  - a. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. This project proposes a total of 141 Residential Units, with 141 units over 2000 square feet, development. The Park Development Impact Fee due for this project is based on the Remainder Zone Rate of \$6,947 for units over 2,000 square feet. The Park Development Impact Fee is estimated at \$979,527 (neighborhood/community PIF and citywide PIF). 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.
  - b. The Applicant shall disclose the location of the planned shared use path and public park to all future/potential owners of parcels within the subdivision.

**Attachments:**

1. Attachment 1: Tentative Map for MDR-3 and MDR-4

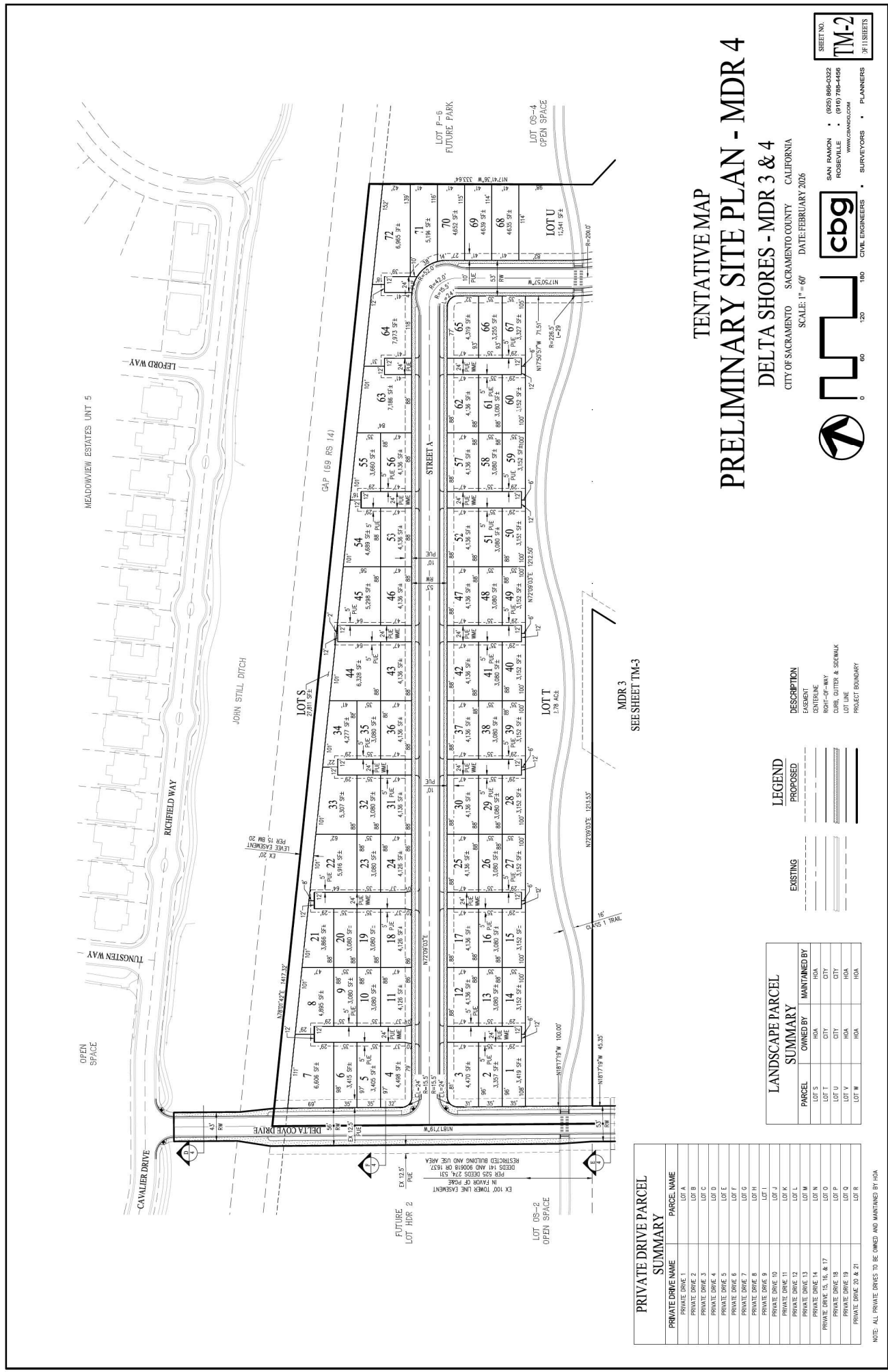
Respectfully Submitted:   
Michael Crampton  
Assistant Planner

Reviewed By:   
[Marcus Adams \(Mar 27, 2026 12:06:01 PDT\)](#)  
Marcus Adams  
Senior Planner

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

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

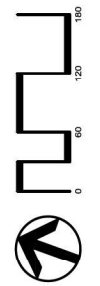




TENTATIVE MAP  
**PRELIMINARY SITE PLAN - MDR 4**  
 DELTA SHORES - MDR 3 & 4

CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA  
 SCALE: 1" = 60' DATE: FEBRUARY 2026

**cbg** CIVIL ENGINEERS • SURVEYORS • PLANNERS  
 SAN RAMON • (925) 896-0322  
 ROSSVILLE • (916) 788-4456  
 WWW.CBG.COM



**PRIVATE DRIVE PARCEL SUMMARY**

PRIVATE DRIVE NAME	PARCEL NAME
PRIVATE DRIVE 1	LOT A
PRIVATE DRIVE 2	LOT B
PRIVATE DRIVE 3	LOT C
PRIVATE DRIVE 4	LOT D
PRIVATE DRIVE 5	LOT E
PRIVATE DRIVE 6	LOT F
PRIVATE DRIVE 7	LOT G
PRIVATE DRIVE 8	LOT H
PRIVATE DRIVE 9	LOT I
PRIVATE DRIVE 10	LOT J
PRIVATE DRIVE 11	LOT K
PRIVATE DRIVE 12	LOT L
PRIVATE DRIVE 13	LOT M
PRIVATE DRIVE 14	LOT N
PRIVATE DRIVE 15, 16, & 17	LOT O
PRIVATE DRIVE 18	LOT P
PRIVATE DRIVE 19	LOT Q
PRIVATE DRIVE 20 & 21	LOT R

**LANDSCAPE PARCEL SUMMARY**

PARCEL OWNED BY	MAINTAINED BY
LOT S	HDA
LOT T	CITY
LOT U	CITY
LOT V	HDA
LOT W	HDA

**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	EASEMENT
---	---	CENTRLINE
---	---	RIGHT-OF-WAY
---	---	CURB, GUTTER & SIDEWALK
---	---	LOT LINE
---	---	PROJECT BOUNDARY

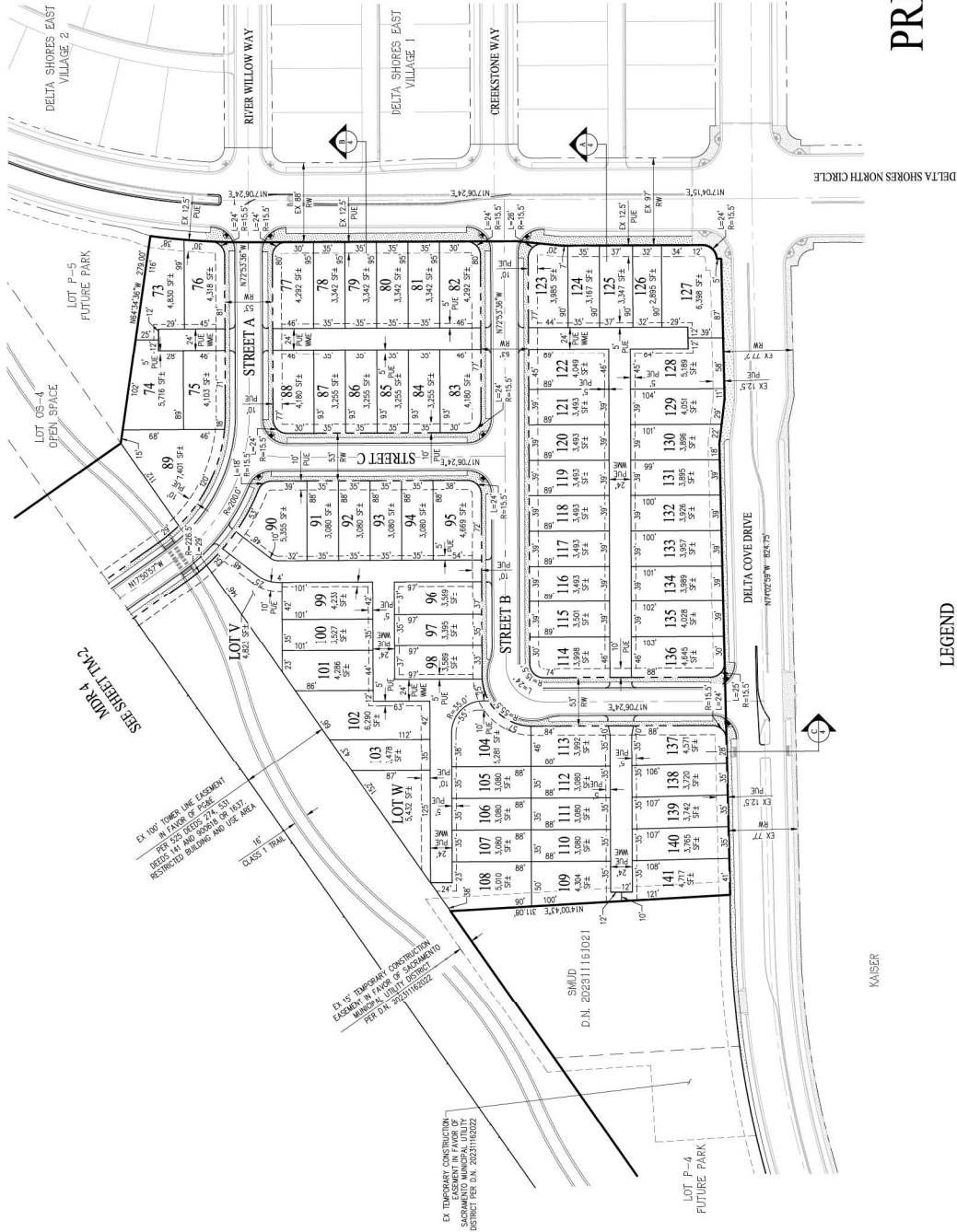
MDR 3  
 SEE SHEET TM-3

NOTE: ALL PRIVATE DRIVES TO BE OWNED AND MAINTAINED BY HDA

PRIVATE DRIVE PARCEL SUMMARY	
PRIVATE DRIVE NAME	PARCEL NAME
PRIVATE DRIVE 1	LOT A
PRIVATE DRIVE 2	LOT B
PRIVATE DRIVE 3	LOT C
PRIVATE DRIVE 4	LOT D
PRIVATE DRIVE 5	LOT E
PRIVATE DRIVE 6	LOT F
PRIVATE DRIVE 7	LOT G
PRIVATE DRIVE 8	LOT H
PRIVATE DRIVE 9	LOT I
PRIVATE DRIVE 10	LOT J
PRIVATE DRIVE 11	LOT K
PRIVATE DRIVE 12	LOT L
PRIVATE DRIVE 13	LOT M
PRIVATE DRIVE 14	LOT N
PRIVATE DRIVE 15, 16, & 17	LOT O
PRIVATE DRIVE 18	LOT P
PRIVATE DRIVE 19	LOT Q
PRIVATE DRIVE 20 & 21	LOT R

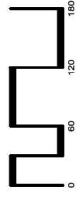
NOTE: ALL PRIVATE DRIVES TO BE OWNED AND MAINTAINED BY HOA

LANDSCAPE PARCEL SUMMARY		
PARCEL	OWNED BY	MAINTAINED BY
LOT S	HOA	HOA
LOT T	CITY	CITY
LOT U	CITY	CITY
LOT V	HOA	HOA
LOT W	HOA	HOA



# TENTATIVE MAP PRELIMINARY SITE PLAN - MDR 3

DELTA SHORES - MDR 3 & 4  
CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA  
SCALE: 1" = 60' DATE: FEBRUARY 2026



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SHEET NO. TM-3 OF 11 SHEETS

EXISTING	PROPOSED	DESCRIPTION
		EASEMENT
		RIGHT-OF-WAY
		CURL GUTTER & SUEWIK
		LOT LINE
		PROJECT BOUNDARY

KAISER

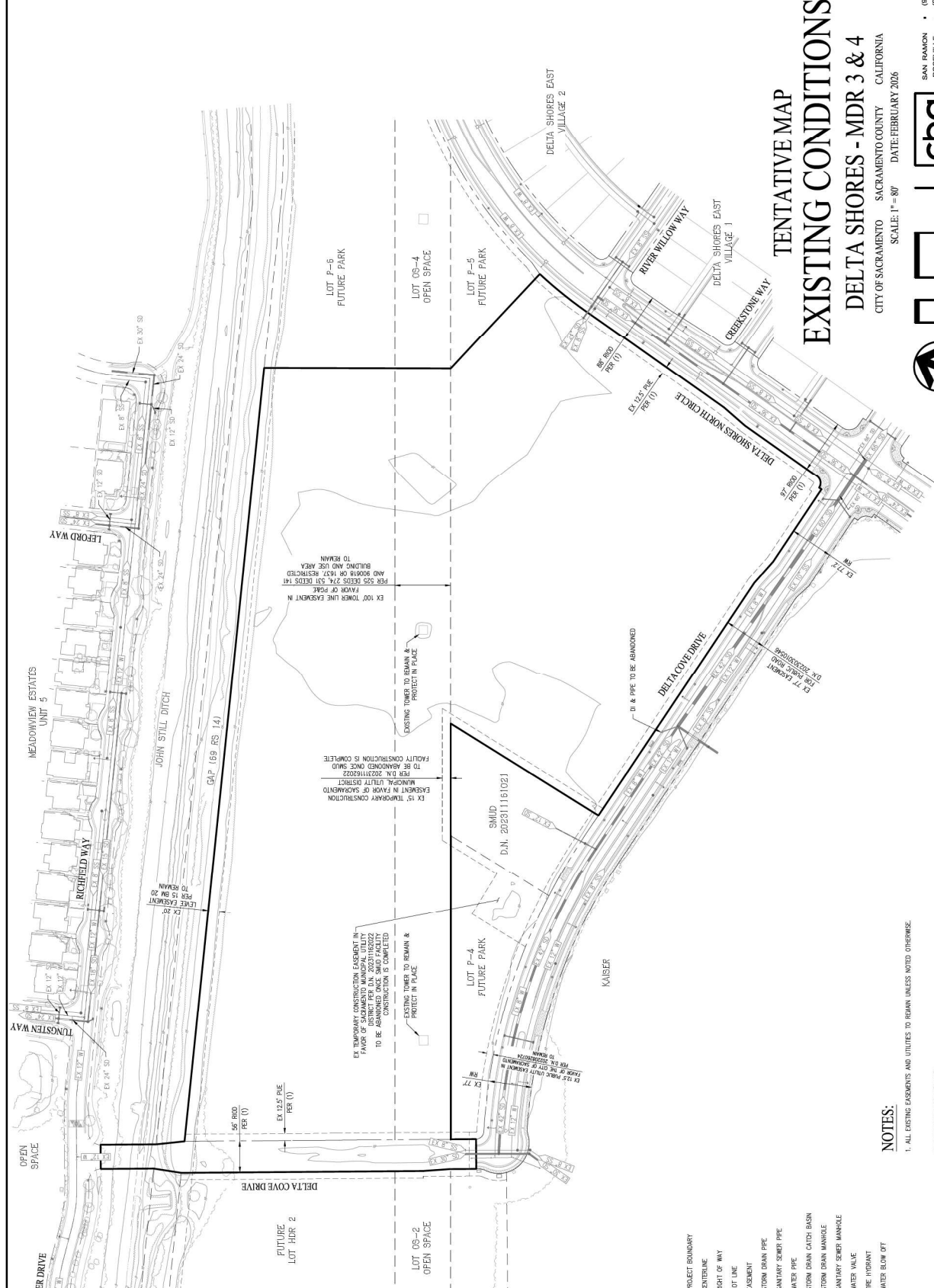
SHULD  
D.M. 202511161021

EX TEMPORARY CONSTRUCTION EASEMENT IN FAIR OF ASSUMED PER D.M. 2023110202

EX 117 TEMPORARY CONSTRUCTION EASEMENT IN FAIR OF ASSUMED PER D.M. 2023110202

EX 109 POWER LINE EASEMENT IN FAIR OF ASSUMED PER D.M. 2023110202





TENTATIVE MAP  
**EXISTING CONDITIONS**  
 DELTA SHORES - MDR 3 & 4  
 CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA  
 SCALE: 1" = 80' DATE: FEBRUARY 2026


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 0 80 160 240

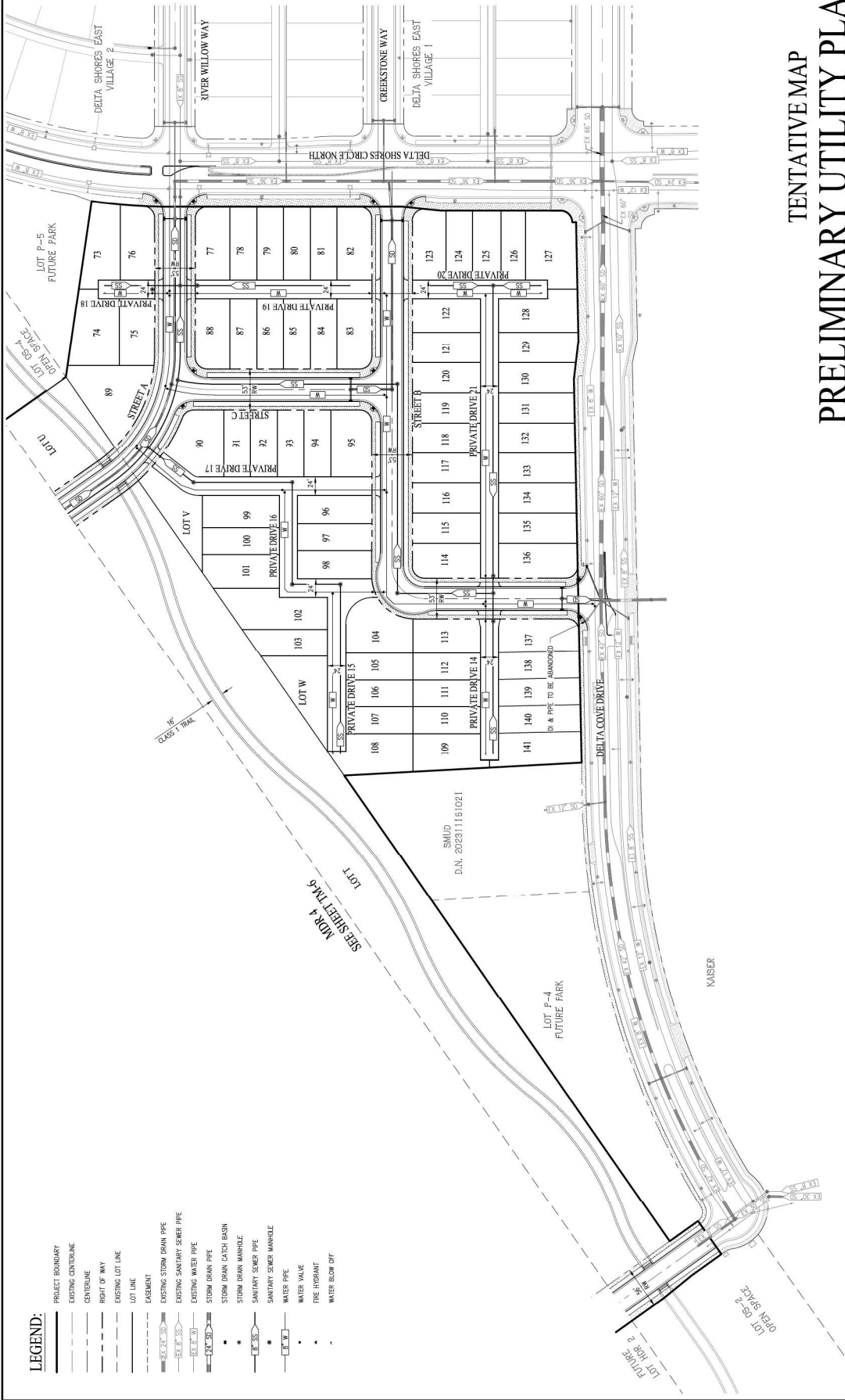
SHEET NO. **TM-5**  
 OF 11 SHEETS

- LEGEND:**
- PROJECT BOUNDARY
  - CENTERLINE
  - - - RIGHT OF WAY
  - - - LOT LINE
  - - - EASEMENT
  - - - STORM DRAIN PIPE
  - - - SANITARY SEWER PIPE
  - - - WATER PIPE
  - STORM DRAIN CATCH BASIN
  - STORM DRAIN MANHOLE
  - SANITARY SEWER MANHOLE
  - ▲ WATER VALVE
  - ▲ FIRE HYDRANT
  - ▲ WATER BLOW OFF

**NOTES:**  
 1. ALL EXISTING EASEMENTS AND UTILITIES TO REMAIN UNLESS NOTED OTHERWISE.

**REFERENCES:**  
 (A) INDICATES REFERENCE NUMBER  
 (1) MASTER PARCEL MAP OF DELTA SHORES PHASE 3, SUBDIVISION NO. P06-197 (257 PM 2)





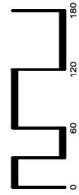
**LEGEND:**

- PROJECT BOUNDARY
- EXISTING CENTERLINE
- CENTERLINE
- RIGHT OF WAY
- EXISTING LOT LINE
- LOT LINE
- EASEMENT
- EXISTING STORM DRAIN PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER PIPE
- STORM DRAIN PIPE
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- WATER PIPE
- WATER VALVE
- FIRE HYDRANT
- WATER BLOW OFF

TENTATIVE MAP  
**PRELIMINARY UTILITY PLAN - MDR 3**

**DELTA SHORES - MDR 3 & 4**

CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA  
 SCALE: 1" = 60' DATE: FEBRUARY 2026



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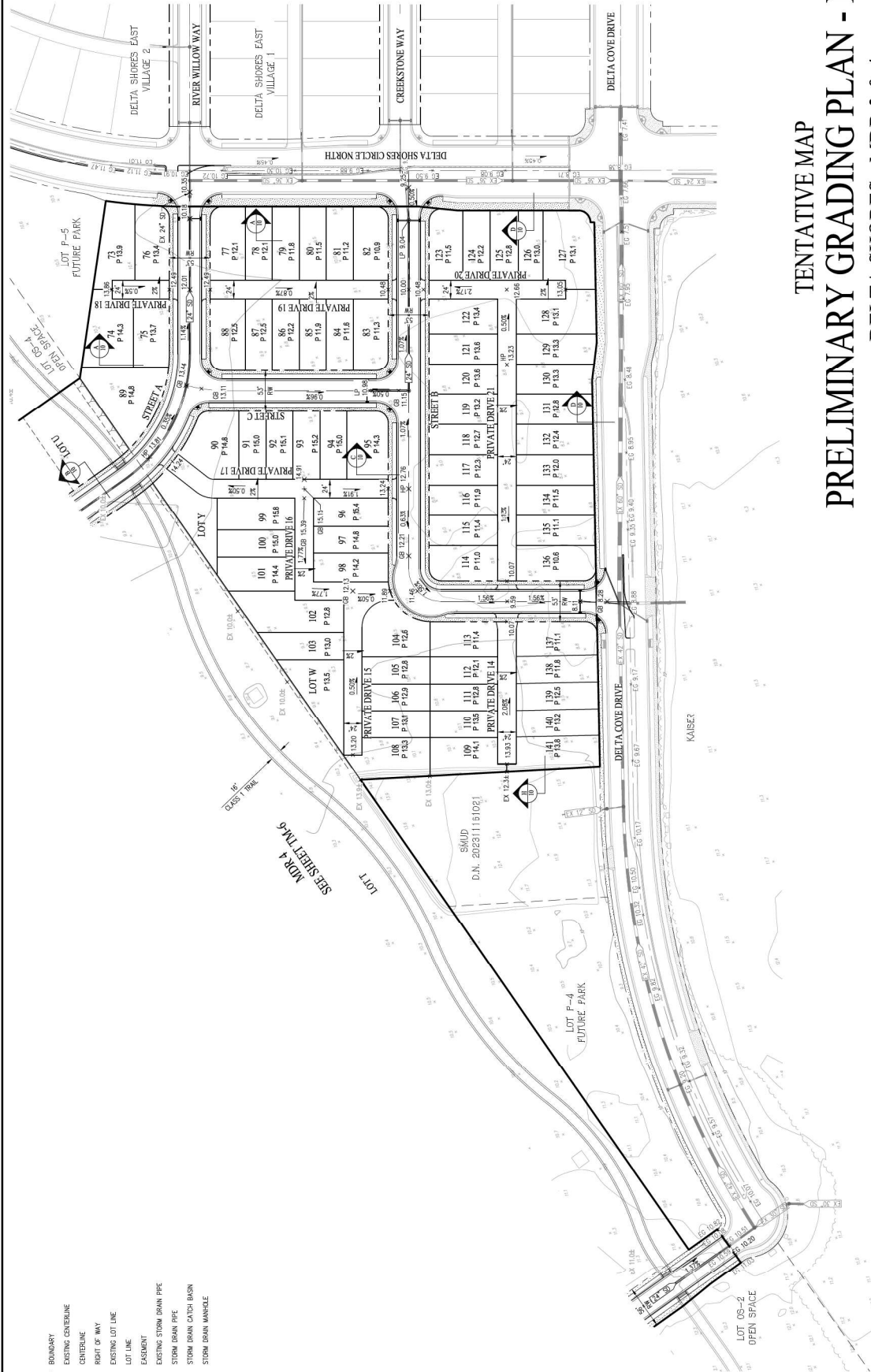
SHEET NO.  
**TM-7**  
 11 SHEETS

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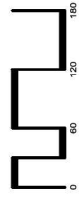
**LEGEND:**

- BOUNDARY
- EXISTING CENTERLINE
- CENTERLINE
- RIGHT OF WAY
- EXISTING LOT LINE
- LOT LINE
- EASEMENT
- EXISTING STORM DRAIN PIPE
- STORM DRAIN PIPE
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE



TENTATIVE MAP  
**PRELIMINARY GRADING PLAN - MDR 3**

**DELTA SHORES - MDR 3 & 4**  
 CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA  
 SCALE: 1" = 60'



SHEET NO. **TM-9**  
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JOHN STILL DITCH

GAP (69 RS 14)

DELTA COVE DRIVE  
FUTURE  
LOT HDR 2

LOT OS-2  
OPEN SPACE

LOT P-6  
FUTURE  
PARK

LOT P-5  
FUTURE  
PARK

LOT OS-4  
OPEN SPACE

LOT P-4  
FUTURE  
PARK

DELTA SHORES EAST  
VILLAGE 2

DELTA SHORES EAST  
VILLAGE 1

SMUD  
D.N. 202311161021

KAISER

**PARKING SUMMARY:**  
163 (ON-STREET)

# TENTATIVE MAP PRELIMINARY PARKING & STRIPING PLAN

DELTA SHORES - MDR 3 & 4  
CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA  
SCALE: 1" = 60'  
DATE: FEBRUARY 2026

SHEET NO.  
**TM-11**  
OF 11 SHEETS

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0 60 120 180



DATE: FEBRUARY 2026