

**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  $\pm 17.71$  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](mailto: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

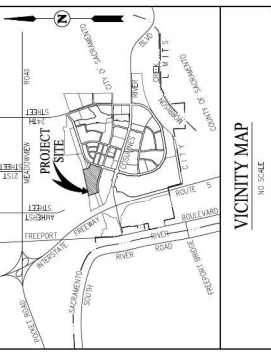
Reviewed By:   
[Marcus Adams \(Mar 27, 2026 12:06:01 PDT\)](#)  
 Marcus Adams  
 Senior Planner

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.

**GENERAL NOTES:**

- OWNER:
- DEVELOPER:
- ENGINEER:
- BENCHMARK:
- APN:
- EXISTING ZONING:
- PROPOSED ZONING:
- EXISTING GENERAL PLAN LAND USE:
- PROPOSED GENERAL PLAN LAND USE:
- FEAR FLOOD ZONE:
- ORCHARDING UNITS:
- PARCELS:
- LOT SIZE:
- SITE AREA:
- DENSITY:
- PARKING:
- PUBLIC SERVICES AND FACILITY PROVIDERS:
- NOTES:
- 18.1. SUBDIVISION MAPS SHALL CONSTITUTE LEGAL MAPS AND RESUBDIVISION AS PRESCRIBED BY SECTION 66931.0, 66931.0, 1/2 OF THE SUBDIVISION MAP ACT.
- 18.2. THE CITY OF SACRAMENTO HAS REVIEWED ALL PUBLIC UTILITIES AND PUBLIC UTILITIES NOT SHOWN ON THE MAP AS PRESCRIBED BY SECTION 66932.0, 1/2 OF THE SUBDIVISION MAP ACT.
- 18.3. A 10' PILE SHALL BE LOCATED ADJACENT TO ALL PUBLIC STREETS AND A 5' PILE SHALL BE LOCATED ADJACENT TO ALL LOT DIMENSIONS ARE APPROXIMATE.
- 18.4. EXISTING TOPOGRAPHY BY GEOMATICS, INC. DATED MAY 2022.
- 18.5. ALL PRIVATE DRIVE DIMENSIONS ARE IN FEET. ALL PRIVATE DIMENSIONS FOLLOW THE TYPICAL 24" ALLEY STREET SECTION SHOWN ON SHEET TM-4.



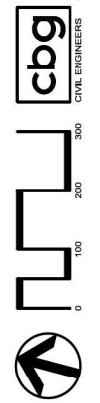
**VICINITY MAP**  
NO SCALE

SHEET #	SHEET TITLE
TM-1	COVER SHEET
TM-2	PRELIMINARY SITE PLAN - MDR 4
TM-3	PRELIMINARY SITE PLAN - MDR 3
TM-4	PRELIMINARY SITE PLAN - MDR 2
TM-5	EXISTING CONDITIONS
TM-6	PRELIMINARY UTILITY PLAN - MDR 4
TM-7	PRELIMINARY UTILITY PLAN - MDR 3
TM-8	PRELIMINARY GRADING PLAN - MDR 4
TM-9	PRELIMINARY GRADING PLAN - MDR 3
TM-10	GRADING SECTIONS
TM-11	PRELIMINARY PARKING & STRIPING PLAN



**TENTATIVE MAP  
COVER SHEET  
DELTA SHORES - MDR 3 & 4**

CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA  
SCALE: 1" = 100' DATE: FEBRUARY 2026



**cbg** CIVIL ENGINEERS  
PLANNERS  
SURVEYORS

SAN RAMON  
ROSELLE  
WWW.CBG.COM  
(925) 866-0322  
(916) 789-4456

SHEET NO. **TM-1**  
OF 11 SHEETS

**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 & 17	LOT O
PRIVATE DRIVE 16	LOT P
PRIVATE DRIVE 18	LOT Q
PRIVATE DRIVE 20 & 21	LOT R

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

**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	EASEMENT
---	---	CONVEYANCE
---	---	RIGHT-OF-WAY
---	---	CORB. CUTTER & SIDEWALK
---	---	LOT LINE
---	---	PROJECT BOUNDARY

**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



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

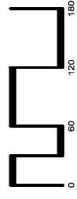
NOTE: ALL PRIVATE DRIVES TO BE OWNED AND MAINTAINED BY HOA

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



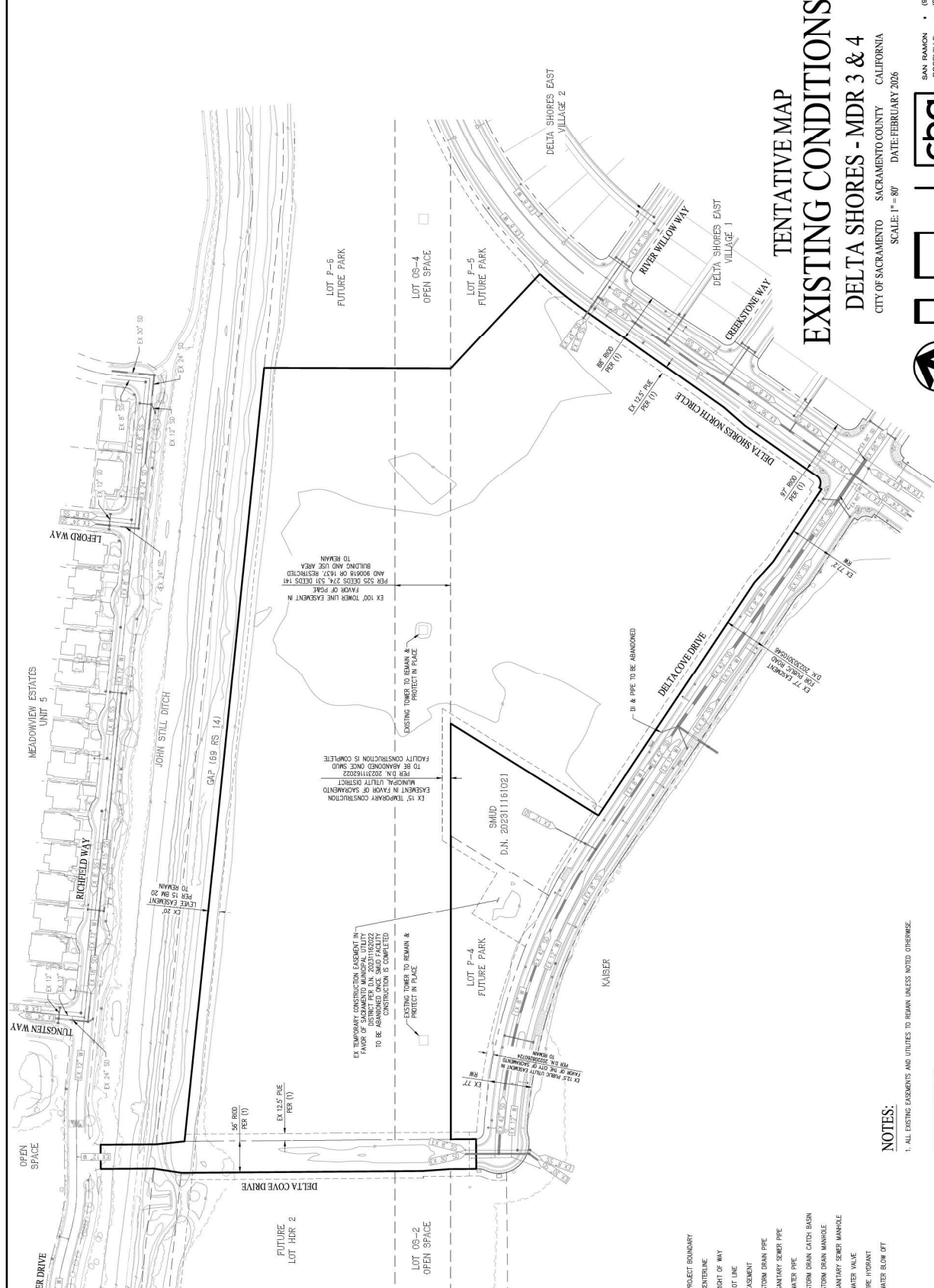
SAN RAMON • (925) 866-0322  
ROSEVILLE • (916) 788-4456  
WWW.CBGENGINEERS.COM

SHEET NO. TM-3  
OF 11 SHEETS

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

KAISER





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



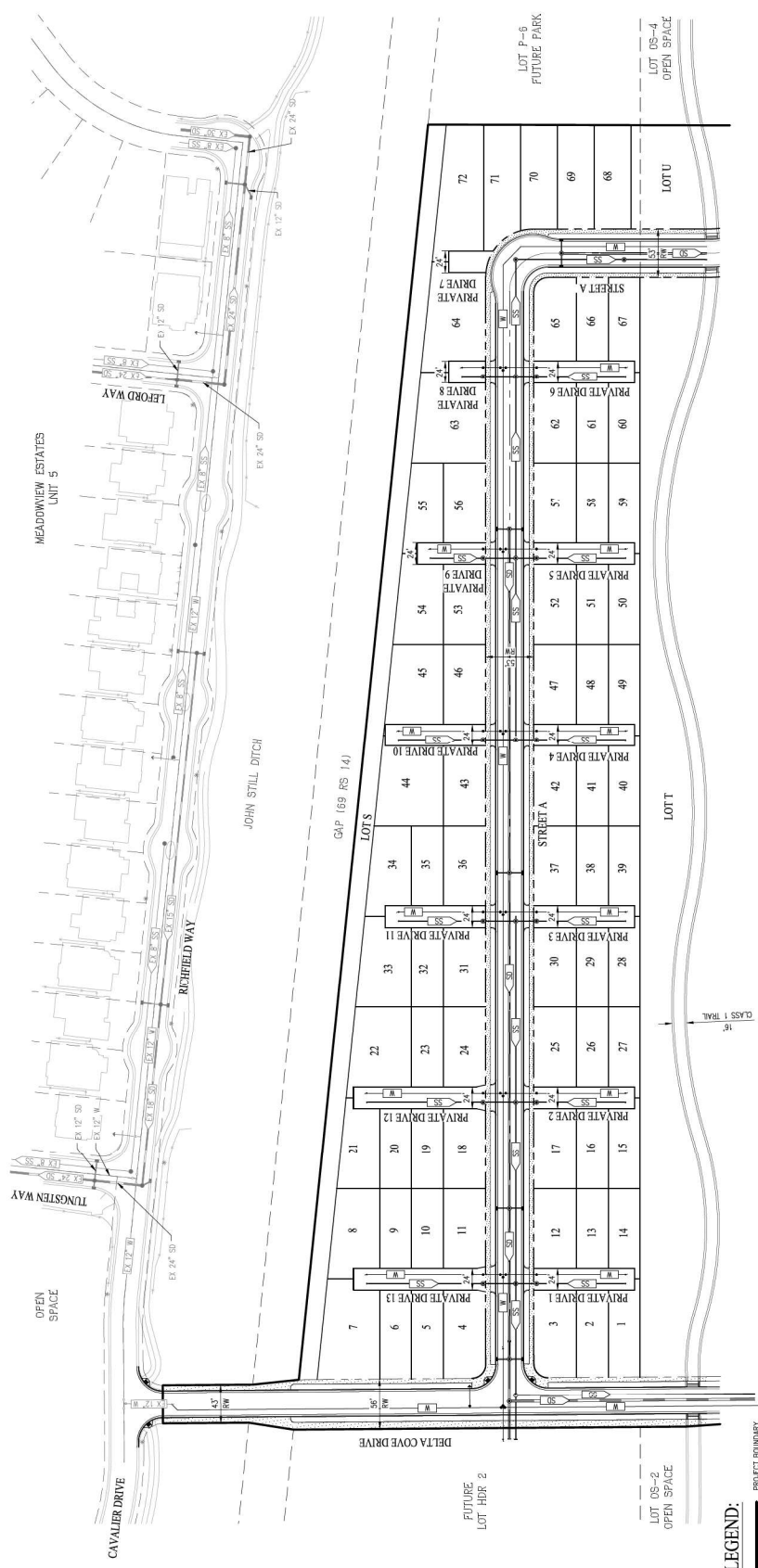



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- LEGEND:**
- PROJECT BOUNDARY
  - CENTERLINE
  - - - RIGHT OF WAY
  - - - LOT LINE
  - - - EASEMENT
  - - - STORM DRAIN PIPE
  - - - SANITARY SEWER PIPE
  - - - WATER PIPE
  - STORM DRAIN CATCH BASIN
  - STORM DRAIN MANHOLE
  - SANITARY SEWER MANHOLE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

MDR 3  
SEE SHEET TM-7

# TENTATIVE MAP

## PRELIMINARY UTILITY PLAN - MDR 4

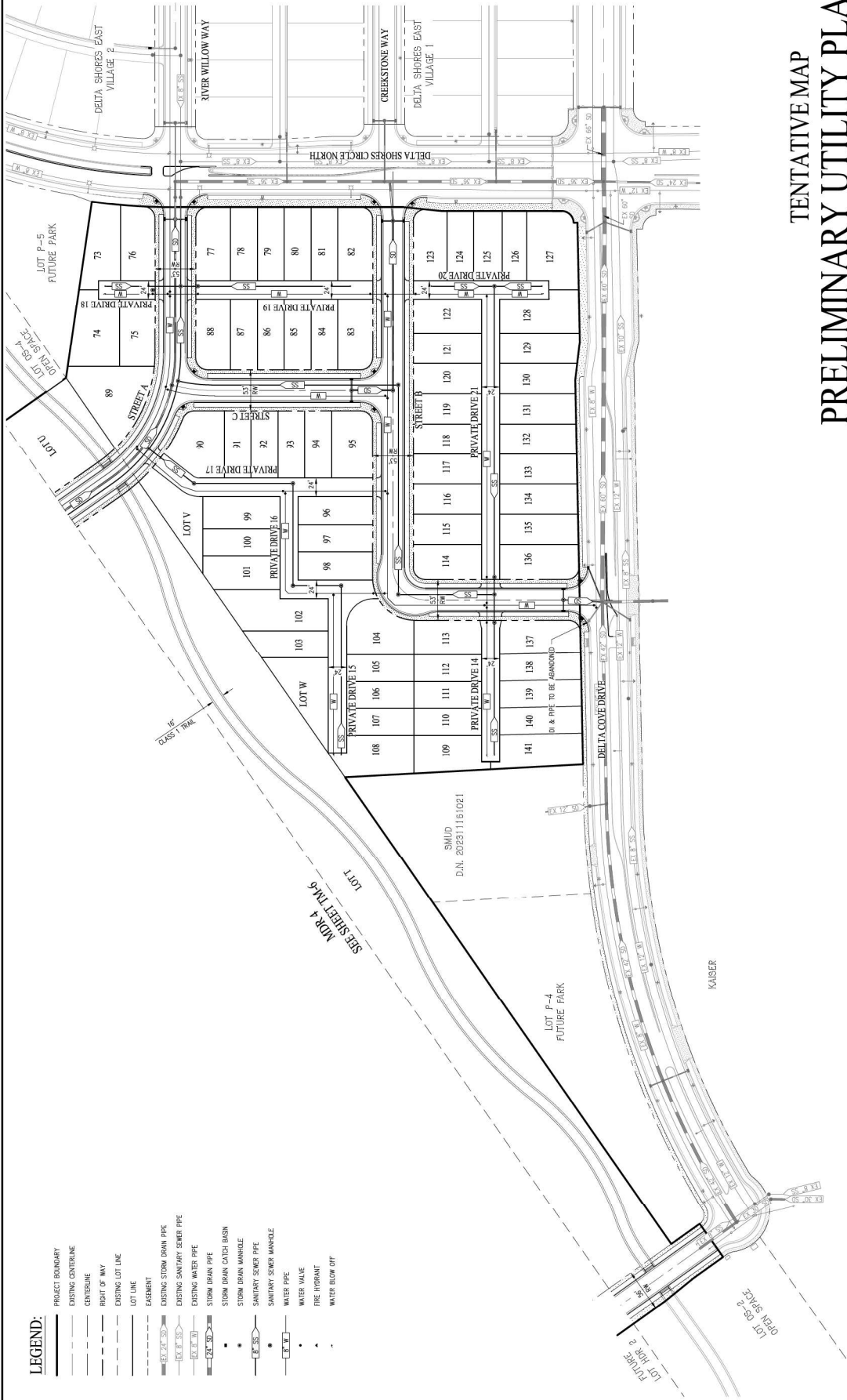
DELTA SHORES - MDR 3 & 4  
CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA  
SCALE: 1" = 60' DATE: FEBRUARY 2026

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SHEET NO. **TM-6**  
OF 11 SHEETS

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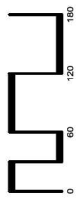


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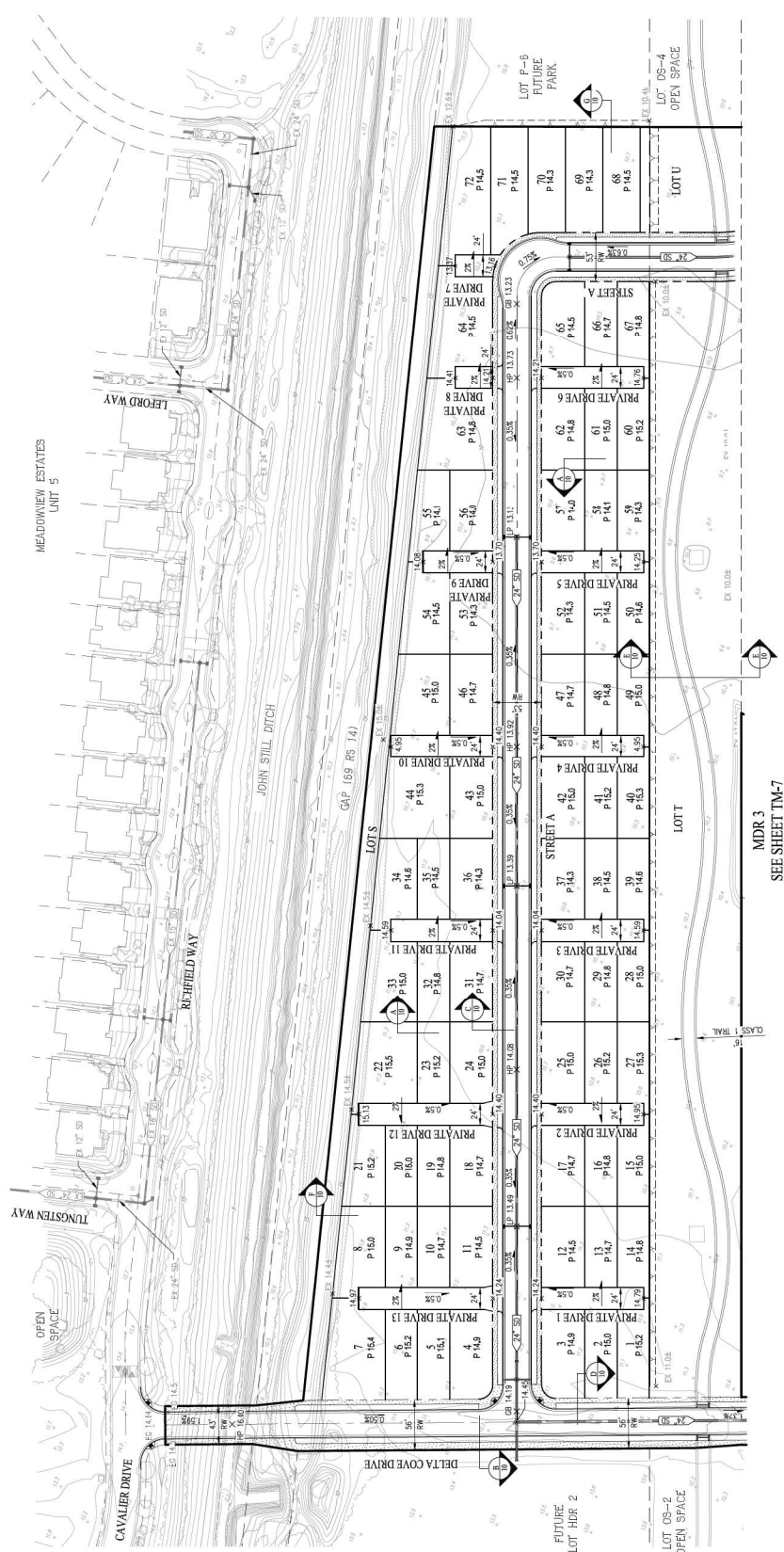
- PROJECT BOUNDARY
- EXISTING CENTERLINE
- CENTERLINE
- RIGHT OF WAY
- EXISTING LOT LINE
- LOT LINE
- EASEMENT
- EXISTING STORM DRAIN PIPE
- EXISTING SANITARY SEWER PIPE
- EXISTING WATER PIPE
- STORM DRAIN PIPE
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- 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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- LEGEND:**
- BOUNDARY
  - - - EXISTING CENTERLINE
  - - - CENTERLINE
  - - - RIGHT OF WAY
  - - - EXISTING LOT LINE
  - - - LOT LINE
  - - - EASEMENT
  - - - EXISTING STORM DRAIN PPE
  - - - STORM DRAIN PPE
  - - - STORM DRAIN CATCH BASIN
  - - - STORM DRAIN MANHOLE

MDR 3  
SEE SHEET TM-7

TENTATIVE MAP  
**PRELIMINARY GRADING PLAN - MDR 4**  
 DELTA SHORES - MDR 3 & 4  
 CITY OF SACRAMENTO SACRAMENTO COUNTY CALIFORNIA  
 SCALE: 1" = 60' DATE: FEBRUARY 2016



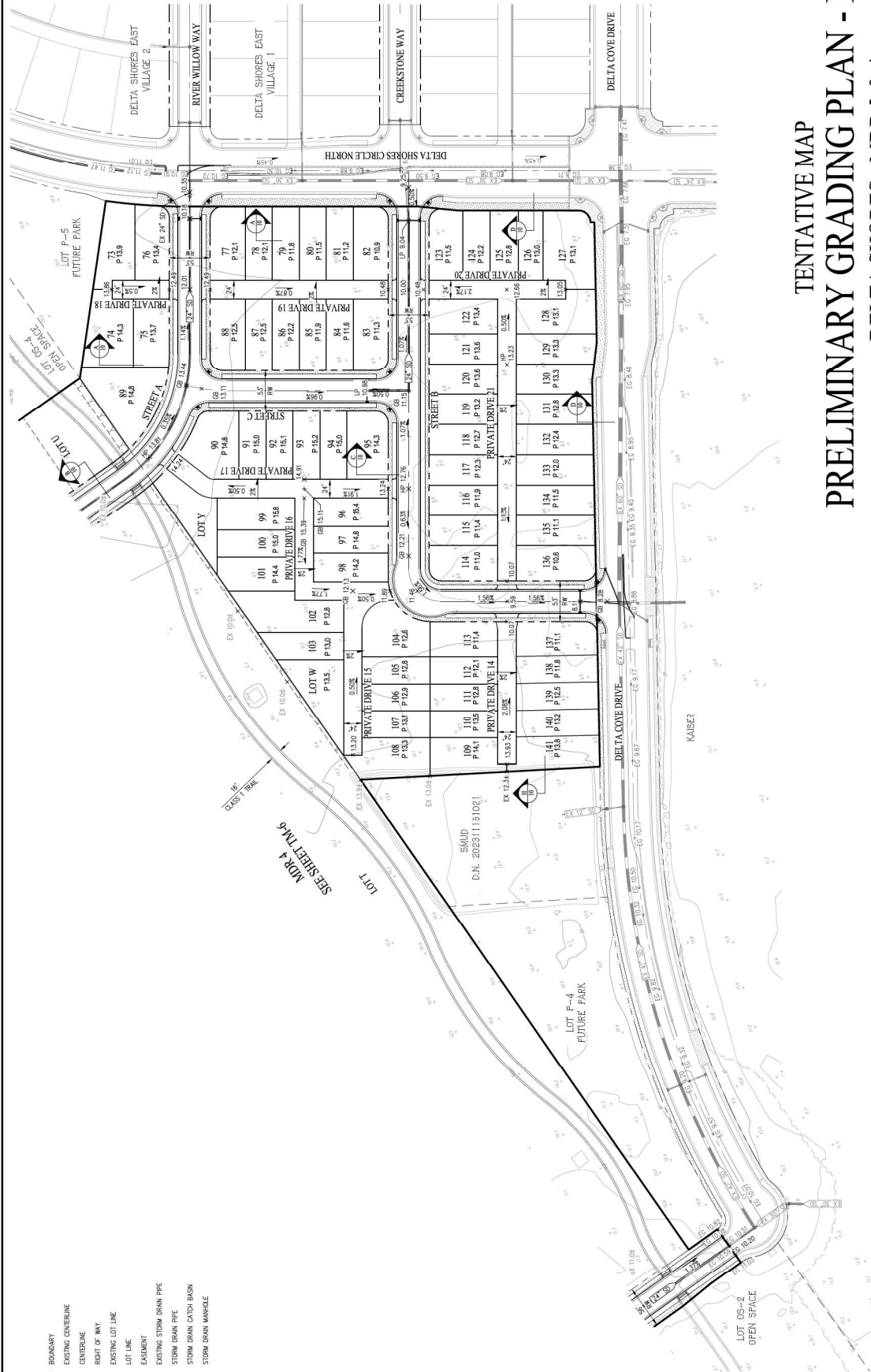


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SHEET NO.  
**TM-8**  
 OF 11 SHEETS

**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'



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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-4  
FUTURE  
PARK

LOT

LOT OS-4  
OPEN SPACE

LOT P-6  
FUTURE  
PARK

LOT P-5  
FUTURE  
PARK

DELTA SHORES EAST  
VILLAGE 2

DELTA SHORES EAST  
VILLAGE 1

KAISER

SMUD  
D.N. 202311161021

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

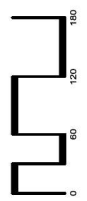
# TENTATIVE MAP PRELIMINARY PARKING & STRIPING PLAN

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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