

RESOLUTION 2026-0053

Adopted by the Sacramento City Council

March 3, 2026

Adopting Findings of Fact and Conditions of Approval for the Enclave at Airport Road Project (P25-010) (APN: 225-0150-055-0000)

BACKGROUND

- A. On January 22, 2026, the City Planning and Design Commission conducted a public hearing on the Enclave at Airport Road Project (P25-010) and forwarded to the City Council a recommendation to approve the project with conditions.
- B. On March 3, 2026, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Section 17.812.010.A.2.a and b, and received and considered evidence concerning the Enclave at Airport Road Project (P25-010).

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

SECTION 1.

Based on the verbal and documentary evidence received at the hearing on the Enclave at Airport Road project (Project), the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.

- A. **Tentative Subdivision Map** to subdivide 2.03-acres into 32 residential lots and 8 common lots including 1 pedestrian access lot, 5 landscaped lots, and 2 private roads in the Single-Unit Dwelling and Natomas Crossing Area 2 Planned Unit Development (R-1A-PUD) zone **is approved** based on the following findings:
 - 1. None of the conditions described in 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 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).

B. **Site Plan and Design Review** of the Tentative Subdivision Map layout, the demolition of an existing single-unit dwelling and accessory structures, and the construction of 32 single-unit dwellings in the Single-Unit Dwelling or Duplex Dwelling (R-1A-PUD) zone and Natomas Crossing Area 2 Planned Unit Development (PUD) **is approved** based on the following findings:

1. The design, layout, and physical characteristics of the proposed development are consistent with the general plan and any applicable specific plan or transit village plan. The project is consistent with the goals and policies of the general plan and

the general plan land use designation of Neighborhood in that it develops an underutilized property with a denser, compact housing type that includes enhanced pedestrian and bicycle connections providing synergy with neighboring residential developments, the community park, and future multi-modal pedestrian/bicycle path along Airport Road. The project is also consistent with the general plan in that this designation allows for small-lot single-unit dwellings at the proposed density of 16 dwelling units per net acre and aligns with the policies encouraging a compact urban form. The project area is not within a specific plan or transit village plan.

2. The design, layout, and physical characteristics of proposed development are consistent with applicable design guidelines and with all applicable development standards. The project complies with all development standards of the R-1A-PUD zone, MMH Interim Housing Ordinance, and the Natomas Crossing PUD and no deviations are requested. The project meets applicable Single-Unit and Duplex Dwelling Design Guidelines including provisions for porches which attractively identify entry features, a variety of exterior materials colors, and design elements are included providing visual interest and variation in massing, and the project is compatible in scale and massing with the surrounding development.
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 parking facilities, driveways, and adequate utility infrastructure will be provided.
4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that the proposed project contains materials that are complementary to the visual appearance of other structures in the surrounding area. The project provides enhanced elevations along the public facing facades with increased transparency and planar changes and includes enhanced pedestrian connections via a private access easement for all residents to connect to the future multi-modal bike trail along Airport Road.
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 the project will utilize existing road and utility networks and positions residences within walking distance of routine destinations. Additionally, the buildings will be required to comply with the California Energy Code.
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 in that natural surveillance is

considered in the layout of the proposed subdivision and the addition of new homes on a vacant lot will improve the quality of life of existing residents. Further, the proposed use provides ample pedestrian and bicycle connections and integrates well with the existing neighborhood through appropriate scale, access, and parcel orientations.

7. The design, layout, and physical characteristics of the proposed development will not result in fewer dwelling units than existed at the time the permit is approved in that the development proposes to demolish one single-unit dwelling for the construction of 32 single-unit dwellings.
8. The design, layout, and physical characteristics of the proposed development will not result in the demolition of a dwelling unit that was covered by a rental or lease agreement that was in effect within 365 days before the permit is approved.
9. The design, layout, and physical characteristics of the proposed development will not result in the demolition of one or more dwelling units covered by an affordable-housing regulatory agreement.

C. 200-Year Flood Protection Finding Consistent with State Law (SB 5) and Planning and Development Code Section 17.810:

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

Conditions of Approval

- A. **Tentative Subdivision Map** to subdivide 2.03-acres into 32 residential lots and eight common lots including 1 pedestrian access lot, 5 landscaped lots, and 2 private roads in the Single-Unit or Duplex Dwelling (R-1A-PUD) zone and Natomas Crossing Area 2 Planned Unit Development (PUD) is approved with the following conditions:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P25-010). The design of any improvement not covered by these conditions shall be to City standard.

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

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

General

- A1. 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.
- A2. Comply with and meet all the requirements of the Development Agreement to the satisfaction of the City of Sacramento.
- A3. Comply with the North Natomas Development Guidelines to the satisfaction of the Community Development Department and the Department of Public Works. The design of any improvement not covered by these conditions shall be to City standards.
- A4. 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.
- A5. Private reciprocal ingress, egress, maneuvering and parking 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.
- A6. Show all continuing and proposed/required easements on the Final Map.
- A7. Provide without cost to the City, in the form of an IOD, all public land covered in the North Natomas Financing Plan Land Acquisition Program;

Public Works

- A8. 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.
- A9. 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. 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 street lighting and 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.
- A10. Provide standard driveways at the entrances to the private drives/alleys to the satisfaction of the Department of Public Works.
- A11. The applicant shall remove all unused existing driveways and reconstruct the frontage to the satisfaction of the Department of Public Works.
- A12. All private drives/alleys shall be designed and constructed to meet the City standards regarding structural section. Private drives/alleys shall be constructed and inspected to the satisfaction of the Department of Public Works. All private drives/alleys shall have a minimum 20-foot wide section as shown on the approved Tentative Subdivision Map.
- A13. The applicant shall install bollards and appropriate signage to close the segment of Airport Road between Tanzanite Avenue and Naturita Way from vehicles for the future multi-use path conversion of Airport Road to the satisfaction of the Department of Public Works.
- A14. Prior to recordation of any final map, the applicant has agreed to pay the Sum of \$2,400 to be used by the City of Sacramento in a planning project for converting Airport Road into a bicycle facility. The planning project will identify appropriate methods, signage, appurtenances, etc. to restrict traffic along Airport Road and facilitate the conversion. With this payment, the applicant has met all their obligations towards any bicycle improvements along Airport Road.

- A15. 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.
- A16. Developer is required to install permanent street signs to the satisfaction of the Department of Public Works.
- A17. 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.

SMUD

- A18. SMUD has existing overhead 12kV facilities along Airport Rd that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
- A19. SMUD has existing underground 12kV facilities on the south east portion of the project site, and 240V facilities along the north side of Tanzanite Ave 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.
- A20. 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.
- A21. 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.

- A22. 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.
- A23. 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.
- A24. 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.).
- A25. 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.
- A26. 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>.

- A27. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
- A28. 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. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
- A29. The Applicant shall dedicate any private drive, ingress and egress easement, and 10- feet adjacent to each side thereof as a public utility easement for overhead and/or underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads. The private drive and 10-foot adjacent PUE shall be subject to SMUD's landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD's landscaping and tree placement guidelines including but not limited to tree pruning, removal, and weed abatement and a maximum allowable height of fifteen feet at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. SMUD may be agreeable to reducing the PUE only after review of Improvement Plans, Landscape Plans, Architectural drawings, etc.
- A30. 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.
- A31. 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).
- A32. Development should be phased to start adjacent to existing electrical infrastructure to minimize temporary overhead and/or underground electrical facilities.
- A33. Development phases submitted for new service should include all lots fronting streets.

Sacramento Area Sewer District

- A34. Prior to the APPROVAL OF IMPROVEMENT PLANS: Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.
- A35. Prior to the APPROVAL OF IMPROVEMENT PLANS: The minimum size for public sewer mainlines is 8-inch diameter. Public sewer must be located within the right-of-way or a sewer easement. These improvements must be shown on the plans.
- A36. Prior to the APPROVAL OF IMPROVEMENT PLANS: To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.
- A37. Prior to the APPROVAL OF IMPROVEMENT PLANS: SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line upstream of any connection to the SacSewer sewer. Buildings on separate parcels must have a separate connection to a private or public sewer main line collector built to SacSewer's standards. This includes pipes designed at a minimum of 8-inches in diameter and 48-inch manholes as needed. If a private sewer main line is desired, a Private Sewer Maintenance Agreement must be executed with SacSewer before plan approval to ensure the private owner properly maintains the private main line collector. These improvements must be shown on the plans.
- A38. Prior to the APPROVAL OF IMPROVEMENT PLANS: Private sewer main lines shall meet SacSewer Standards for collectors. A Private Sewer Maintenance Agreement shall be executed between SacSewer and the owner(s) of all lots to be served by the private sewer main line to ensure that the owner(s) will be solely responsible for the operation and maintenance of the onsite sewer, including the private main line.
- A39. Prior to the APPROVAL OF IMPROVEMENT PLANS: Sewer easements will be required to service this parcel. All public sewer easements will be dedicated to SacSewer in a form approved by the District Engineer. All public sewer easements will be at least 20 feet in width and will require continuous access for installation and maintenance. SacSewer will only provide maintenance in public right-of-ways and SacSewer dedicated sewer easements. No awning or overhang may encroach

on the easement area. At minimum, an all-weather access road must be provided to all manholes.

- A40. Prior to the APPROVAL OF IMPROVEMENT PLANS: Construction of sewer mainlines are prohibited within 100-year flood plains. The location of the 100-year flood plain must be shown on the improvement plan.
- A41. Prior to the APPROVAL OF IMPROVEMENT PLANS: Lower Laterals must not directly connect to main lines more than 19 feet deep / directly to trunk lines (lines with flow greater than 1 MGD).
- A42. Prior to the APPROVAL OF IMPROVEMENT PLANS: All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.
- A43. Prior to the APPROVAL OF IMPROVEMENT PLANS: All manholes not within public right of way must be accessible with an all-weather access road.
- A44. Prior to the APPROVAL OF IMPROVEMENT PLANS: Alignment of all main lines and structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.
- A45. Prior to the SUBMITTAL OF IMPROVEMENT PLANS: For this project, SacSewer requires a Level 3 sewer study prior to the submittal of improvement plans for plan check to SacSewer. The sewer study shall demonstrate the quantity of discharge and any “flow through sewage” along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with SacSewers’ most recent “Minimum Sewer Study Requirements”. The study shall be done on a no “Shed-Shift” basis unless approved by SacSewer in advance and in compliance with SacSewer Design Standards.
- A46. Prior to the APPROVAL OF IMPROVEMENT PLANS. Any landscaping within easement areas is limited to lawn or similar groundcover, or plant species that are not environmentally protected and whose mature growth does not exceed five feet in height. When planting, place a root barrier system, such as trifluralin fabric, between the main lines or laterals and any trees or shrubs planted within the easement area.

Department of Utilities

- A47. 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.
- A48. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any water related requirements. Failure to submit the water study may delay review and approval. (Note: A water service agreement is required for common private water systems.)
- A49. Easements for water meters and access easements over private alleys shall be dedicated to the City and shall include language assuring unrestricted access at all times for DOU personnel and maintenance vehicles.
- A50. 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.
- A51. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 10,600 cubic feet of detention must be provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.10 cfs/acre. The drainage study shall be consistent with the latest basin 16 drainage model for the project area. 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: Per the Basin 6 drainage masterplan, this

project is located within two watersheds (162 and 163), which have an impervious allocation of 77% and 70%, respectively. If the project exceeds the allocated impervious area, drainage mitigation will be required.)

- A52. The onsite water and storm drain systems shall be private systems maintained by the association or other approved entity.
- A53. Prior to the initiation of water 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 and surface and subsurface storm drainage facilities within the private alleys and common areas. 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.
- A54. 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.
- A55. Per City Code, the applicant may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements, and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
- A56. No more than 6,000 square feet is allowed to sheet drain over a public sidewalk. If the area is larger than 6,000 square feet, then an on-site surface drainage system is required and shall be connected to the street drainage system by means of a storm drain service tap. All on-site drainage systems shall be designed to the standard specified in the DOU onsite design manual.
- A57. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.

- A58. 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.
- A59. 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.
- A60. 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, certified full capture trash control devices 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 and HMP measures.
- A61. A maintenance agreement may be required for LID measures and full capture control devices. Contact DOU for a list of accepted proprietary devices considered for LID and full capture trash control. Construction drawings must include all proposed source controls and on-site water quality measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for appropriate measures.
- A62. 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.

Fire

- A63. Prior to Final Map approval a maintenance agreement shall be provided for the interior roadways of the proposed complex and for the fire protection systems. The agreement shall be record with the Public Recorders Office having jurisdiction and shall provide for the following:
- a. Provisions for the necessary repair and maintenance of the roadway surface.
 - b. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20').
 - c. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping
 - d. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems
 - e. Unrestricted use of and access to the roadways covered by the agreements.
 - f. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.
 - g. Maintenance and timely repair of all fire protection systems, including but not limited to hydrants, fire alarm systems and fire sprinklers.

Parks

- A64. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note)
- A65. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district) or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Infrastructure Finance, Doreen Chia, (916) 808-5447, dchia@cityofsacramento.org).

Miscellaneous

- A66. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of all private drives/alleys and landscape lots. The Homeowner's Association shall maintain all private drives/alleys, lights, landscaping, walls, fences, and all common areas.
- A67. 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 A, B, C, D, E, & H). 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.

Advisory Notes:

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

- ADV1. 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

- ADV2. 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

- ADV3. The applicant shall coordinate with any adjacent property owner(s), where a grade change along property lines is proposed and ensure all related issues and concerns are addressed.
- ADV4. The proposed development is located within the Sacramento Area Sewer District (SacSewer). Satisfy all SacSewer requirements.
- ADV5. Common private water systems shall have a gate valve installed for residential subdivisions, and common private drainage systems shall have manholes installed at the point of service. (Note: If the common private water system is used to serve fire needs (i.e. fire hydrants), then a double check device will be required to be installed at the point of service.)
- ADV6. On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.

Sacramento Area Sewer District

- ADV7. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits.
- ADV8. ONGOING: Public lower laterals must not be smaller than the upper laterals, sized according the California Plumbing Code requirements.
- ADV9. ONGOING: SacSewer prohibits gates that prevent access within sewer easements unless the District standards for accessibility through gates are met.
- ADV10. ONGOING: Any use of SacSewer sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of SacSewer sanitary sewer(s), must not be allowed. Each proposed use

must be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.

Parks

ADV11. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

- a) Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at \$113,088. This is based on the tentative subdivision map to create 32 residential lots with 32 Single Family Dwelling Units. The Quimby in lieu fee is based on the total number of units approved for construction or allowed by zone with an average land value of \$310,000 per acre for the North Natomas Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment. The fee is due at the time of the final map. The Department of Public Works is the lead for resolving the conditions on the map, including the invoicing and payment of the in-lieu fee.
- b) Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at \$181,200. This project proposes a total of 32 Single Family Dwelling residential units. The Park Development Impact Fee due for this project is based on the Remainder of City Rate of \$3.47 per square foot for residential projects, with a minimum rate of \$2,604 for units under 750 square feet and a maximum of \$6,947 for units over 2,000 square feet. The applicant would likely receive credit for the demolition of the existing structures. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.
- c) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

B. Site Plan and Design Review of the Tentative Map layout, the demolition of an existing single-unit dwelling and accessory structures, and the construction of 32 single-unit dwellings in the Single-Unit Dwelling and Natomas Crossing Area 2 Planned Unit Development (R-1A-PUD) zone.

Planning

B1. This approval is for the demolition of on-site structures to facilitate the subdivision of the site into 32 residential lots for the construction of 32 single-unit dwellings

and eight (8) commons lots for site improvements as shown on the final approved plans. The 32 single-unit dwellings shall consist of four elevations with three color schemes. Any increase in the number of lots or any modification to the location of the lots specified for these house plans shall be reviewed by the Planning Division and may require additional entitlements.

- B2. Development of the site shall be in compliance with the approved plans and these conditions of approval. Any modification(s) to the project shall be subject to review and approval by Planning staff (and may require additional entitlements) prior to the issuance of building permits.
- B3. The applicant shall obtain all necessary building and encroachment permits prior to the commencement of construction.
- B4. The project is approved per final approved plans and these conditions of approval.
- B5. The building elevations shall have a consistency of detail and quality as indicated on the plans. If there are any discrepancies between the exhibits and the conditions, the conditions will take precedence. All notes and drawings on the included plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by Planning staff shall be subject to review and approval prior to the issuance of a building permit or work undertaken.
- B6. All newly installed ground-mounted and roof-mounted mechanical equipment must be completely concealed from all adjacent and approaching right-of-way views. Construction documents shall clearly illustrate compliance. Placement of all exterior mechanical equipment, along with any necessary screening and details, must be shown on site plans, roof plans, and exterior elevations. Permanently supported solid, slatted, or louvered metal panel material only may be used. Openings in slatted material shall be less than 10%. Louvered material shall be positioned so spacing does not align with line of sight views. All material shall be painted to match elements of building exterior finish.
- B7. All newly installed exterior wall-mounted and ground-mounted electrical service equipment, excluding transformers, must be completely concealed from all adjacent and approaching right-of-way views. Construction documents shall clearly illustrate compliance. Placement of all exterior electrical equipment, along with any necessary screening and details, must be shown on site plans, floor plans, and exterior elevations, while maintaining all service clearance requirements. Permanently supported solid, slatted, or louvered metal panel material only may be used. Openings in slatted material shall be less than 10%. All material shall be painted to match elements of building exterior finish.

- B8. Trash receptacles shall be screened from street view.
- B9. Building height, setbacks, and massing shall be consistent with the approved plans.
- B10. The building shall be painted with the color theme as shown on the final approved plans. Any significant changes in applied paint color shall be reviewed and approved by Planning staff during building permit plan check.
- B11. Identical house plans placed on adjacent/consecutive lots shall have different elevation schemes. The applicant shall provide a lotting plan/exhibit that indicates the plan and elevation of all lots for Planning staff to confirm prior to issuance of building permits.
- B12. All building elevations shall have a form and design consistent with the final approved plans.
- B13. Provide the following design elements as shown on the approved plans:
 - A1. Stucco.
 - B1. Stucco trim.
 - C1. Painted trim.
 - D1. Horizontal lap siding.
 - E1. Board and batten siding.
 - F1. Stone veneer.
 - G1. Garage doors in various styles.
 - H1. Composition roofing.
 - I1. Hollywood driveway.
- B14. Lots with facades visible from Tanzanite Avenue shall feature enhanced side elevations consistent with (House plan 1X and House plan 2X) in the final approved project plans. The project has been approved with details and elevation enhancements that are essential for each design, and they shall not be omitted or modified during construction.
- B15. All gutters and downspouts shall be painted to match building color scheme.

- B16. Landscaping shall be provided as indicated on the approved plans, including, ornamental trees, shrubs, and grass as shown on the landscape plan.
- B17. All landscaping and planting shall conform to City standards for sight line requirements at intersections and driveways.
- B18. There shall be a minimum of one medium canopy tree planted in the rear yard of each single family unit as shown on the landscape plan.
- B19. Interior fencing, if provided, shall be vinyl or wood privacy fencing (or equivalent) between units as indicated on the approved plans, not to exceed 6-feet in height.
- B20. Parking lot layout shall be consistent with approved plans; parking stalls and drive aisle shall comply with Title 17 development standards.
- B21. Signs were not reviewed as part of the review and approval of the proposed project. All signs shall require review and approval by Design Review and shall conform to the sign ordinance and require sign permit issuance.
- B22. A photometric plan shall be provided for all outdoor lighting in and around the site at the time of plan check. The type and location of the outdoor and exterior lighting (buildings, parking areas, etc.) shall be approved by Planning and Design Review staff during building plan check. Lighting shall be provided at the ground-level on all sides of the building and at each building entry.
- B23. Per Section 17.612.030(B), exterior lighting shall reflect away from public streets. Fixtures shall be unobtrusive and complementary to the architectural design of the building. Lighting shall be designed so as not to produce hazardous and annoying glare to motorists and building occupants, adjacent residents, or the general public.
- B24. This project is within the Natomas Basin Habitat Conservation Plan area. The project applicant/developer shall complete the pre-construction surveys for potential special-status species not less than 30 days or more than 6 months prior to construction activities in accordance with the 2003 NBHCP. The preconstruction survey shall be conducted by a qualified biologist, botanist, or related expert and will be reviewed by EPS, CDFW, USFWS, and the Natomas Basin Conservancy.
- B25. It is in the City's interest to prevent blight by maintaining existing development on a site until such time as new construction is undertaken as evidenced by issuance of building permits for new development. Therefore, the applicant shall not commence demolition until a building permit is ready to be issued for the new structure.

- B26. Prior to final building occupancy of the first unit, the project shall be subject to an on-site inspection by Planning staff to ensure all conditions of approval are satisfied. If the residential development is phased, the project shall be subject to an on-site inspection by Planning staff prior to final building occupancy of the first unit of each phase to ensure all conditions of approval have been satisfied.
- B27. Planning In-progress inspections (93) shall be called for prior to the following Building Inspections: 10 Bldg-Foundation Forms, 12 Bldg-Concrete Slab Forms, and 19 Bldg-Frame. An 89 Planning Final shall be called for prior to 29 Building Final. Please coordinate with your assigned Planning Inspection Team reviewer.
- B28. Prior to final building occupancy of the first unit, the project shall be subject to an on-site inspection by Planning staff to ensure all conditions of approval are satisfied.
- B29. This approval is effective for three years and subject to City Code Section 17.808.400. Time extensions to establish a use, construct a development project, or to demolish a structure may be granted as provided in Section 17.808.400.B. Time extensions are discretionary and not the automatic right of the applicant.

Public Works

- B30. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits.
- B31. 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.
- B32. Comply with and meet all the requirements of the Development Agreement to the satisfaction of the City of Sacramento.
- B33. Comply with the North Natomas Development Guidelines to the satisfaction of the Community Development Department and the Department of Public Works. The design of any improvement not covered by these conditions shall be to City standards.
- B34. Construct standard public improvements as noted in these conditions pursuant to Title 17 of the City Code. Improvements shall be designed to City Standards and assured as set forth in Section 17.502.130 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Any public improvement not specifically noted in these conditions shall be

designed and constructed to City Standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

- B35. 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.
- B36. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works.
- B37. The applicant shall remove all unused existing driveways and reconstruct the frontage to the satisfaction of the Department of Public Works.
- B38. Garage setbacks shall be a minimum of 4-ft setback from the private alleys to the satisfaction of the Department of Public Works.
- B39. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards.
- B40. This project will require the installation of streetlights on all public streets fronting this property to the satisfaction of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.
- B41. The site plan shall conform to the parking requirements set forth in City Code 17.608.040.
- B42. 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.
- B43. The design of walls fences and signage near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height at maturity. The area of exclusion shall be determined by the Department of Public Works.

- B44. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of all private streets and alleys. The Homeowner's Association shall maintain all private alleys, lights, landscaping, walls, fences, and all common areas.

Department of Utilities

- B45. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU.
- B46. Prior to or concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any water related requirements. Failure to submit the water study may delay review and approval. (Note: A water service agreement is required for common private water systems.)
- B47. Easements for water meters and access easements over private alleys shall be dedicated to the City and shall include language assuring unrestricted access at all times for DOU personnel and maintenance vehicles.
- B48. 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.
- B49. Prior to or concurrent with the submittal of the building permit application, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual and/or the Design and Procedures Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 10,600 cubic feet of detention must be

provided per each additional acre of impervious area. The maximum discharge rate must be limited to an estimated 0.10 cfs/acre. The drainage study shall be consistent with the latest basin 16 drainage model for the project area. 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: Per the Basin 6 drainage masterplan, this project is located within two watersheds (162 and 163), which have an impervious allocation of 77% and 70%, respectively. If the project exceeds the allocated impervious area, drainage mitigation will be required.)

- B50. The onsite water and storm drain systems shall be private systems maintained by the association or other approved entity.
- B51. Prior to the initiation of water 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 and surface and subsurface storm drainage facilities within the private alleys and common areas. 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.
- B52. 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.
- B53. Per City Code, the applicant may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements, and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.
- B54. No more than 6,000 square feet is allowed to sheet drain over a public sidewalk. If the area is larger than 6,000 square feet, then an on-site surface drainage system is required and shall be connected to the street drainage system by means of a

storm drain service tap. All on-site drainage systems shall be designed to the standard specified in the DOU onsite design manual.

- B55. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.
- B56. 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.
- B57. 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.
- B58. 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, certified full capture trash control devices 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 and HMP measures.
- B59. A maintenance agreement may be required for LID measures and full capture control devices. Contact DOU for a list of accepted proprietary devices considered for LID and full capture trash control. Construction drawings must include all proposed source controls and on-site water quality measures selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for appropriate measures.
- B60. 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.

Fire

- B61. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. California Fire Code Section 501.4
- B62. Upon submitting improvement plans for review, identify that roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side.
- B63. Upon submitting improvement plans for review, identify that 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.
- B64. Upon submitting improvement plans for review, provide a water flow test. (Make arrangements with the Department of Utilities at 916-808-7890 or by email at DOUdevelopmentreview@cityofsacramento.org California Fire Code Section 507.4

Solid Waste

- B65. Project must meet the requirements outlined in City Code Chapter 13.10.
- B66. There must be sufficient space to store a minimum of one garbage container and one mixed recycling container per unit, and one organics recycling container per parcel, to ensure all material generated on the parcel is diverted into the correct waste stream. The minimum space needed is approximately 35 inches by 87 inches per unit.

- B67. There must be sufficient space to set out all containers (garbage, mixed recycling, and organics recycling) in front of each parcel and remain in compliance with City Code Chapter 13.10.100.
- A1. Containers must be placed in accordance with the trash management plan.
- B1. HOA/Builder shall provide ongoing education to residents to ensure containers are placed in the proper locations. Education shall begin when the first containers are delivered to the project.
- B68. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the containers safely.
- A1. HOA/Builder shall sign an ongoing parking enforcement agreement with the City of Sacramento to ensure there is sufficient access for solid waste trucks.

Police Department

During Construction:

- B69. The applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours.
- B70. The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.
- B71. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

SMUD

- B72. SMUD has existing overhead 12kV facilities along Airport Rd that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
- B73. SMUD has existing underground 12kV facilities on the south east portion of the project site, and 240V facilities along the north side of Tanzanite Ave 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.

- B74. 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.
- B75. 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.
- B76. 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.
- B77. 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.
- B78. 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.).
- B79. 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.

- B80. 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>.
- B81. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
- B82. 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. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.
- B83. 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. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. SMUD may be agreeable to reducing the PUE only after review of Improvement Plans, Landscape Plans, Architectural drawings, etc.
- B84. 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.

- B85. 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).
- B86. Development should be phased to start adjacent to existing electrical infrastructure to minimize temporary overhead and/or underground electrical facilities.
- B87. Development phases submitted for new service should include all lots fronting streets.

Sacramento Area Sewer District

- B88. Prior to the APPROVAL OF IMPROVEMENT PLANS: Installation of a public cleanout is required at the right-of-way. These improvements must be shown on the plans.
- B89. Prior to the APPROVAL OF IMPROVEMENT PLANS: The minimum size for public sewer mainlines is 8-inch diameter. Public sewer must be located within the right-of-way or a sewer easement. These improvements must be shown on the plans.
- B90. Prior to the APPROVAL OF IMPROVEMENT PLANS: To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the plans. Field modifications to new or existing precast manhole bases are not allowed.
- B91. Prior to the APPROVAL OF IMPROVEMENT PLANS: SacSewer requires each building on each lot with a sewage source to have a separate connection to SacSewer's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line upstream of any connection to the SacSewer sewer. Buildings on separate parcels must have a separate connection to a private or public sewer main line collector built to SacSewer's standards. This includes pipes designed at a minimum of 8-inches in diameter and 48-inch manholes as needed. If a private sewer main line is desired, a Private Sewer Maintenance Agreement must be executed with SacSewer before plan approval to ensure the private owner properly maintains the private main line collector. These improvements must be shown on the plans.
- B92. Prior to the APPROVAL OF IMPROVEMENT PLANS: Private sewer main lines shall meet SacSewer Standards for collectors. A Private Sewer Maintenance

Agreement shall be executed between SacSewer and the owner(s) of all lots to be served by the private sewer main line to ensure that the owner(s) will be solely responsible for the operation and maintenance of the onsite sewer, including the private main line.

- B93. Prior to the APPROVAL OF IMPROVEMENT PLANS: Sewer easements will be required to service this parcel. All public sewer easements will be dedicated to SacSewer in a form approved by the District Engineer. All public sewer easements will be at least 20 feet in width and will require continuous access for installation and maintenance. SacSewer will only provide maintenance in public right-of-ways and SacSewer dedicated sewer easements. No awning or overhang may encroach on the easement area. At minimum, an all-weather access road must be provided to all manholes.
- B94. Prior to the APPROVAL OF IMPROVEMENT PLANS: Construction of sewer mainlines are prohibited within 100-year flood plains. The location of the 100-year flood plain must be shown on the improvement plan.
- B95. Prior to the APPROVAL OF IMPROVEMENT PLANS: Lower Laterals must not directly connect to main lines more than 19 feet deep / directly to trunk lines (lines with flow greater than 1 MGD).
- B96. Prior to the APPROVAL OF IMPROVEMENT PLANS: All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.
- B97. Prior to the APPROVAL OF IMPROVEMENT PLANS: All manholes not within public right of way must be accessible with an all-weather access road.
- B98. Prior to the APPROVAL OF IMPROVEMENT PLANS: Alignment of all main lines and structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.
- B99. Prior to the SUBMITTAL OF IMPROVEMENT PLANS: For this project, SacSewer requires a Level 3 sewer study prior to the submittal of improvement plans for plan check to SacSewer. The sewer study shall demonstrate the quantity of discharge and any “flow through sewage” along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with SacSewers’ most recent “Minimum Sewer Study Requirements”. The study shall be done on a no “Shed-Shift” basis unless approved by SacSewer in advance and in compliance with SacSewer Design Standards.

B100. Prior to the APPROVAL OF IMPROVEMENT PLANS. Any landscaping within easement areas is limited to lawn or similar groundcover, or plant species that are not environmentally protected and whose mature growth does not exceed five feet in height. When planting, place a root barrier system, such as trifluralin fabric, between the main lines or laterals and any trees or shrubs planted within the easement area.

Advisory Notes:

Department of Utilities

- ADV1. The applicant shall coordinate with any adjacent property owner(s), where a grade change along property lines is proposed and ensure all related issues and concerns are addressed.
- ADV2. The proposed development is located within the Sacramento Area Sewer District (SacSewer). Satisfy all SacSewer requirements.
- ADV3. Common private water systems shall have a gate valve installed for residential subdivisions, and common private drainage systems shall have manholes installed at the point of service. (Note: If the common private water system is used to serve fire needs (i.e. fire hydrants), then a double check device will be required to be installed at the point of service.)
- ADV4. On October 24, 2023, and November 14, 2023, City Council adopted Resolutions 2023-0338 and 2023-0368, respectively, to adjust the Water System, Sewer, and Combined Sewer Development Fees, as well as, establish the Storm Drainage Development Fee to align with updated Nexus Studies. These resolutions provide for an effective date for the new Utility Development Fees as of January 22, 2024.

Sacramento Area Sewer District

- ADV5. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees are to be paid prior to the issuance of building permits.
- ADV6. ONGOING: Public lower laterals must not be smaller than the upper laterals, sized according the California Plumbing Code requirements.
- ADV7. ONGOING: SacSewer prohibits gates that prevent access within sewer easements unless the District standards for accessibility through gates are met.

- ADV8. ONGOING: Any use of SacSewer sewer easements, which is not compatible or interferes with the construction, reconstruction, operation, maintenance, or repair of SacSewer sanitary sewer(s), must not be allowed. Each proposed use must be reviewed and approved in writing by the District Engineer prior to the use of the easement by the Grantor. This includes landscaping.

Sacramento Metro Air District

- ADV9. Due to the urban heat island effect, developed areas in Sacramento range 3 to 9 degrees Fahrenheit warmer than surrounding areas, which results in decreased air quality and associated public health impacts. The urban heat island results from the conversion of undeveloped land to developed land. Attached for easy reference is a Sac Metro Air District fact sheet on urban heat island effect impacts and measures to reduce these impacts, which the City also provides project proponents. Measures in this fact sheet support policies in the City Climate Action & Adaptation Plan, associated with Goal A-2 to reduce the urban heat island effect. Sac Metro Air District recommends incorporating measures from the attached fact sheet such as cool roofing. The Cool Roof Rating Council provides a product directory of roofs. We commend the tree shade provided along the sidewalk on Tanzanite Avenue as a measure to help reduce urban heat island effect impacts and create healthier sidewalk conditions. We recommend using the tree species with the greatest feasible canopy width for maximum shade. Greater neighborhood tree canopy has been correlated to improvement of overall human health and supports healthy pedestrian and other active transportation.
- ADV10. Policies in the City Climate Action & Adaptation Plan call for transitioning buildings to all carbon-free energy such as renewable electricity, and away from energy such as natural gas. Further, buildings without natural gas provide substantial public health benefits. Using a gas stove and oven for just an hour generates indoor air pollutant levels that exceed California-based ambient air quality thresholds in 90% of modeled scenarios. High indoor air pollutant levels can cause respiratory effects. For example, in homes with gas stoves, children are at increased risk of having asthma by 42%. To develop a healthier project and ensure that the project is consistent with measure E-2 of the City's Climate Action & Adaptation Plan, Sac Metro Air District recommends that no new natural gas infrastructure be constructed as part of the proposed project.
- ADV11. Due to the health risks posed by public exposure to asbestos, demolition and renovation of existing buildings is subject to Sac Metro Air District Rule 902, to limit asbestos exposure during these activities. Sac Metro Air District staff is

available to review notifications and answer asbestos related questions, either by emailing asbestos@airquality.org, or calling 279-207-1122.

ADV12. All projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction. Please visit our website to find a list of the most common rules that apply at the construction phase of projects. Projects undergoing any environmental review must implement Sac Metro Air District Basic Construction Emission Control Practices, also available on our website, to help avoid significant construction-related air quality impacts.

TABLE OF CONTENTS:

Exhibit A - Project Plans

Adopted by the City of Sacramento City Council on March 3, 2026, by the following vote:

Ayes: Members Dickinson, Guerra, Jennings, Kaplan, Maple, Pluckebaum, Talamantes, and Vang

Noes: None

Abstain: None

Absent: Mayor McCarty

Attest:  03/26/2026

Mindy Cuppy, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.

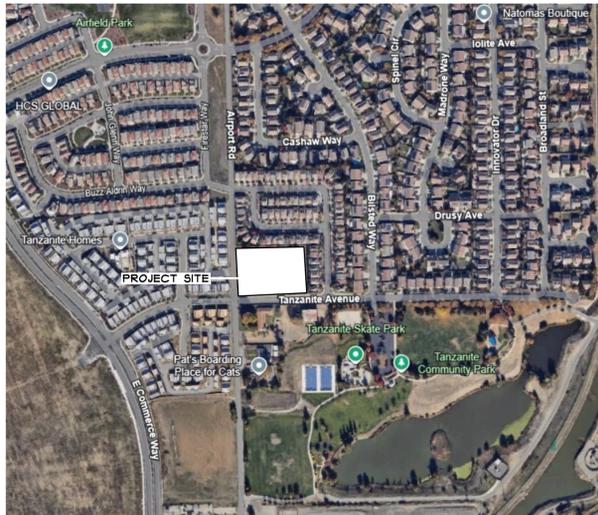


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 Santa Rosa, CA 95401
 TEL: 707.579.3811
 FAX: 707.579.2846
 www.farrellfaber.com

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 & ASSOCIATES IN C.
 ARCHITECTURE - PLANNING

VICINITY MAP



PROJECT DATA

ASSESSOR'S PARCEL NUMBER: 225-0150-055
 ZONING DISTRICT: (E) R-1A, (P) R-2A
 OCCUPANCY CLASSIFICATION: R-3 and U
 CONSTRUCTION TYPE: V-B (SPRINKLERED)
 PLANS SUMMARY: 32 SFD UNITS

PLAN 1
 DESCRIPTION:
 TWO STORY, 3 BEDROOM, 2.5 BATHROOM, SINGLE FAMILY DWELLING WITH ATTACHED 2-CAR GARAGE.
 FLOOR AREA SUMMARY:
 TOTAL LIVING AREA: 1472 SQ FT
 TOTAL GARAGE AREA: 419 SQ FT
 TOTAL COVERED PORCH AREA: 41 SQ FT

PLAN IX
 DESCRIPTION:
 TWO STORY, 3 BEDROOM, 2.5 BATHROOM, SINGLE FAMILY DWELLING WITH ATTACHED 2-CAR GARAGE.
 FLOOR AREA SUMMARY:
 TOTAL LIVING AREA: 1495 SQ FT
 TOTAL GARAGE AREA: 419 SQ FT
 TOTAL COVERED PORCH AREA: 51 SQ FT

PLAN 2
 DESCRIPTION:
 TWO STORY, 3 BEDROOM, 2.5 BATHROOM, SINGLE FAMILY DWELLING WITH ATTACHED 2-CAR GARAGE.
 FLOOR AREA SUMMARY:
 TOTAL LIVING AREA: 1421 SQ FT
 TOTAL GARAGE AREA: 385 SQ FT
 TOTAL COVERED PORCH AREA: 34 SQ FT

PLAN 2X
 DESCRIPTION:
 TWO STORY, 3 BEDROOM, 2.5 BATHROOM, SINGLE FAMILY DWELLING WITH ATTACHED 2-CAR GARAGE.
 FLOOR AREA SUMMARY:
 TOTAL LIVING AREA: 1458 SQ FT
 TOTAL GARAGE AREA: 385 SQ FT
 TOTAL COVERED PORCH AREA: 45 SQ FT

PROJECT TEAM

OWNER
 1449 EMERGING TECH, LLC
 4047 GLOSTER WAY
 SACRAMENTO, CALIFORNIA 95834
 CONTACT: PARAMDEEP SINGH

APPLICANT
 CARTWRIGHT NOR CAL
 3010 LAVA RIDGE COURT
 ROSEVILLE, CALIFORNIA 95661
 CONTACT: ANDREW MACDONALD (916) 918-4001
 ANDREW@CARTWRIGHTENGINEERS.COM

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 NFOSTER@NEXTGENERATIONCAPITAL.US

ARCHITECT
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 1022 MENDOCINO AVENUE
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 ANDREW@CARTWRIGHTENGINEERS.COM

LANDSCAPE ARCHITECT
 ROACH & CAMPBELL
 941 ENTERPRISE DRIVE, LOFT B
 SACRAMENTO, CALIFORNIA 95875
 CONTACT: DAVID CAMPBELL (916) 821-4020
 DAVID@ROACHCAMPBELL.COM

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- AO.0 COVER SHEET
- AI.1 SCHEMATIC STREET SCENE - ENTRY (TANZANITE AVENUE)
- AI.2 SCHEMATIC STREET SCENE - INTERNAL VIEW (EAST)
- AI.3 SCHEMATIC STREET SCENE - INTERNAL VIEW (WEST)
- C1.0 PRELIMINARY DIMENSIONED SITE PLAN
- C2.0 PRELIMINARY GRADING AND DRAINAGE PLAN
- C3.0 PRELIMINARY UTILITY PLAN
- C4.0 PRELIMINARY LOW IMPACT DEVELOPMENT PLAN
- C5.0 EXISTING SITE PHOTOS
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DESIGN FOR
NEXT GENERATION CAPITAL, LLC
 ENCLAVE at AIRPORT ROAD
 SACRAMENTO, CALIFORNIA

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 DO NOT SCALE PLANS

SHEET JOB NO
 25011
 AO.0



SCHEMATIC STREET SCENE - ENTRY (TANZANITE AVENUE)

DATE 6/25

DRAWN BY:
CHECKED BY:
REVISIONS: DATE:

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Santa Rosa, CA 95401
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FAX: 707.579.2846
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DESIGN FOR
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SHEET JOB NO 25011

A.I.I.

DATE 6/25
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 CHECKED BY:
 REVISIONS: DATE:

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SHEET JOB NO
 25011
 A1.2



SCHEMATIC STREET SCENE - INTERNAL VIEW (EAST)

DATE 6/25
 DRAWN BY:
 CHECKED BY:
 REVISIONS: DATE:

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 SACRAMENTO, CALIFORNIA

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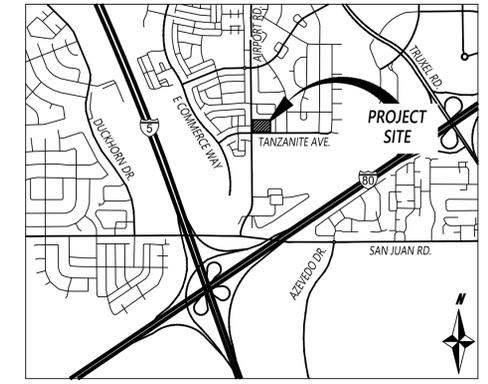
SHEET JOB NO
 25011
 A1.3



SCHEMATIC STREET SCENE - INTERNAL VIEW (WEST)

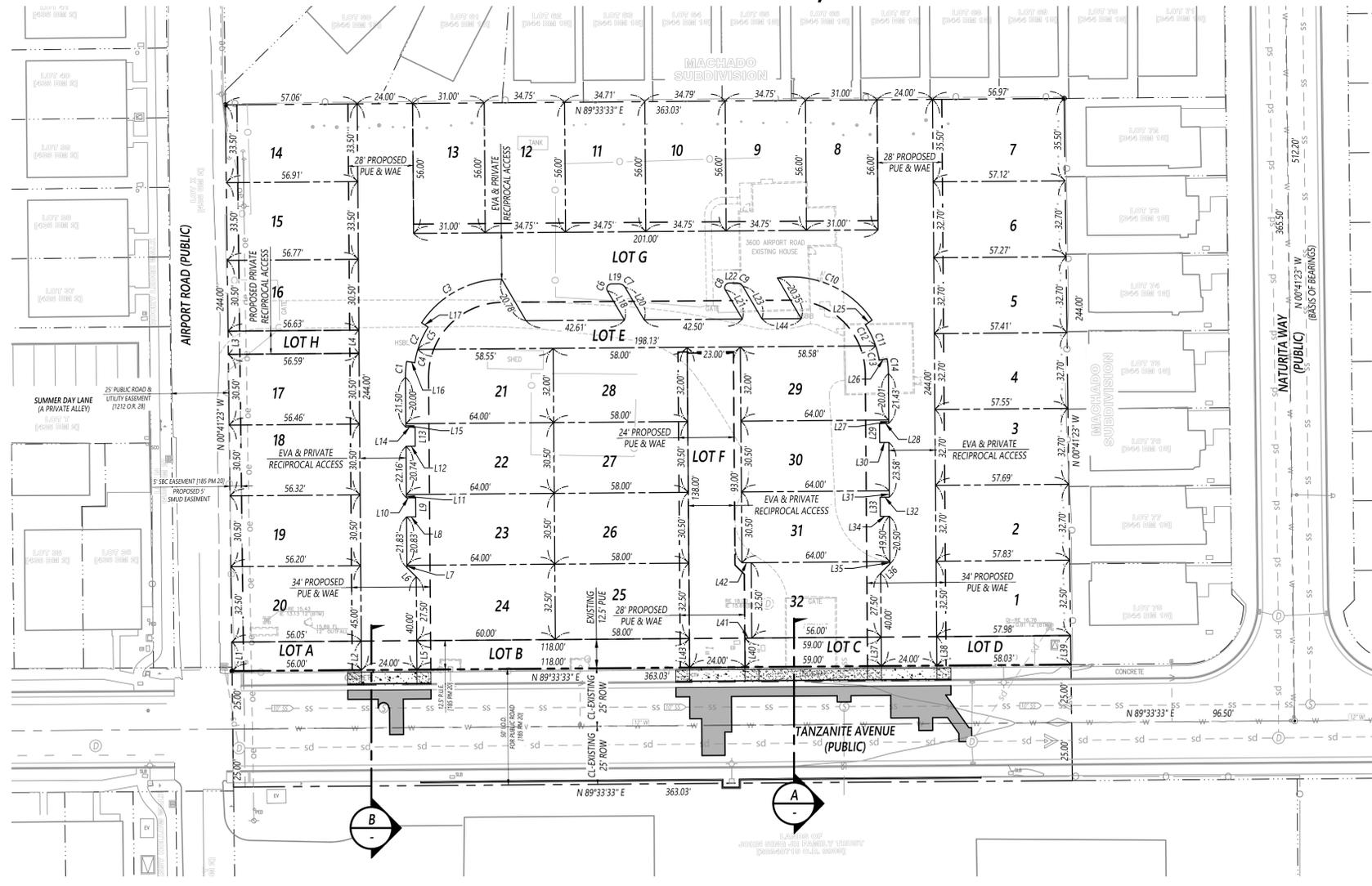
TENTATIVE MAP FOR THE ENCLAVE AT AIRPORT ROAD

225-0150-055
3600 AIRPORT ROAD
SACRAMENTO, CALIFORNIA



VICINITY MAP
NOT TO SCALE

LINE TABLE			CURVE TABLE			
LINE #	LENGTH	BEARING	CURVE #	LENGTH	RADIUS	DELTA
L1	12.50'	N0°41'23"W	C1	6.89'	42.00'	9.40°
L2	12.50'	N0°26'27"W	C2	16.50'	38.50'	24.56°
L3	10.00'	N0°41'23"W	C3	41.05'	42.00'	56.01°
L4	10.00'	N0°26'27"W	C4	5.89'	38.50'	8.76°
L5	12.50'	N0°26'27"W	C5	10.61'	38.50'	15.79°
L6	5.66'	N45°26'27"W	C6	4.19'	2.00'	120.00°
L7	1.00'	N0°26'27"W	C7	3.14'	3.00'	60.00°
L8	4.00'	N89°33'33"E	C8	4.19'	2.00'	120.00°
L9	8.25'	N0°26'27"W	C9	3.14'	3.00'	60.00°
L10	4.00'	S89°33'33"W	C10	47.27'	42.00'	64.49°
L11	1.42'	S0°26'27"E	C11	16.50'	38.50'	24.56°
L12	4.00'	N89°33'33"E	C12	10.19'	38.50'	15.16°
L13	8.25'	N0°26'27"W	C13	6.31'	38.50'	9.39°
L14	4.00'	S89°33'33"W	C14	6.42'	42.00'	8.76°
L15	1.51'	N0°26'27"W				
L16	3.59'	S81°02'16"E				
L17	3.41'	S56°29'00"E				
L18	14.54'	N30°26'27"W				
L19	3.30'	S89°33'33"W				
L20	16.27'	N30°26'27"W				
L21	14.54'	N30°26'27"W				
L22	3.30'	N89°33'33"E				
L23	16.27'	S30°26'27"E				
L24	3.51'	S56°14'50"W				
L25	3.50'	N80°47'19"E				
L26	1.42'	S0°26'27"E				
L27	4.00'	S89°33'33"W				
L28	8.25'	S0°26'27"E				
L29	4.00'	S89°33'33"W				
L30	4.00'	S89°33'33"W				
L31	2.75'	S0°26'27"E				
L32	4.00'	S89°33'33"W				
L33	8.25'	S0°26'27"E				
L34	4.00'	N89°33'33"E				
L35	1.00'	S0°26'27"E				
L36	5.66'	S44°33'33"W				
L37	12.50'	N0°26'27"W				
L38	12.50'	S0°26'27"E				
L39	12.50'	S0°41'23"E				
L40	12.50'	S0°26'24"E				
L41	3.00'	N89°33'33"E				
L42	4.00'	S89°33'33"W				
L43	12.50'	S0°26'27"E				
L44	17.00'	N89°33'33"E				



TENTATIVE MAP NOTES:

SUBDIVISION NAME: THE ENCLAVE AT AIRPORT ROAD
ASSESSOR'S PARCEL NUMBER (APN): 225-0150-055

PROPERTY OWNER / SUBDIVIDER:
PARAMDEEP SINGH
1469 EMERGING TECH LLC
4067 GLOSTER WAY
SACRAMENTO, CA 95834

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

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

DATE OF SURVEY: MAY 2025

FLOOD PLAIN:
ZONE A99, SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION.
CITY OF SACRAMENTO
COMMUNITY PANEL NUMBER 06067C00451 - JUNE 2015

FIRE DISTRICT:
CITY OF SACRAMENTO

POLICE DISTRICT:
CITY OF SACRAMENTO - DISTRICT 2

SCHOOL DISTRICT:
NATOMAS UNIFIED SCHOOL DISTRICT

PARK DISTRICT:
CITY OF SACRAMENTO

WATER DISTRICT:
CITY OF SACRAMENTO WATER

REFUSE DISTRICT:
CITY OF SACRAMENTO SOLID WASTE SERVICES

STORM DRAIN DISTRICT:
CITY OF SACRAMENTO DEPT OF UTILITIES

SANITARY SEWER DISTRICT:
SACSEWER

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

EXISTING USE:
RESIDENTIAL - SINGLE FAMILY

PROPOSED USE:
RESIDENTIAL - 32 LOTS
OPEN SPACE - 6 LOTS
PRIVATE ROADS - 2 LOTS

EXISTING GENERAL PLAN DESIGNATION:
RESIDENTIAL

PROPOSED GENERAL PLAN DESIGNATION:
RESIDENTIAL

EXISTING PARCEL AREA(S):
(APN): 225-0150-055 = 88,247 S.F. / 2.03 AC

PROPOSED PARCEL AREA(S):
EXISTING GROSS AREA = 88,427 S.F. / 2.03 AC
PROPOSED NET AREA (32 LOTS) = 88,427 S.F. / 2.03 AC
TOTAL AREA = 88,427 S.F. / 2.03 AC

PROPOSED DENSITY:
15.76 DU/ACRE (NET)

LEGEND

- EXISTING PROPERTY LINE
- EXISTING PARCEL LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EXISTING CENTER LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- ss --- ss EXISTING SANITARY SEWER LINE
- sd --- sd EXISTING STORM DRAIN LINE
- w --- w EXISTING WATER LINE
- g --- g EXISTING GAS LINE
- e --- e EXISTING ELECTRICAL LINE
- 232 --- EXISTING 1-FT CONTOUR LINE
- 230 --- EXISTING 5-FT CONTOUR LINE
- EXISTING TREE

DATUM NOTE:

BASIS OF BEARINGS: NORTH 00°41'23" WEST TAKEN ON THE CENTERLINE OF NATURLITA WAY AS SHOWN ON THE FINAL MAP OF MACHADO SUBDIVISION

VERTICAL DATUM: NAVD 88 CITY OF SACRAMENTO BM 277-A2C (17.906')

GENERAL MAP NOTES:

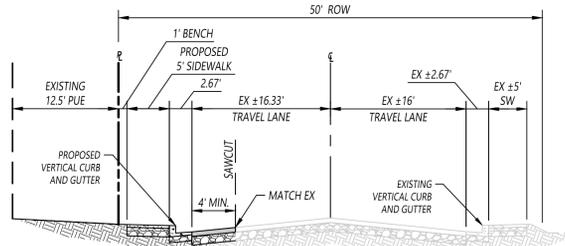
- CURRENT ON-SITE CONDITION INCLUDES EXISTING SINGLE-FAMILY DWELLING UNIT WITH A DETACHED GARAGE AND SHED. THE EXISTING STRUCTURES, UTILITIES, ETC. THAT ARE IN CONFLICT WITH THE PROPOSED OFF-SITE IMPROVEMENTS SHALL BE REMOVED/RELOCATED.
- EXISTING SITE IS RELATIVELY FLAT WITH THREE SUB-SHED DRAINAGE AREAS THAT SHEET FLOW SLIGHTLY FROM NORTHWEST TO WEST, FROM NORTH TO THE SOUTHWEST, AND FROM NORTHEAST TO SOUTHEAST.
- SANITARY SEWER AND WATER SERVICE WILL BE PROVIDED BY EXISTING PUBLIC MAIN LINES IN TANZANITE AVENUE.
- THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PARCEL MAP ENTITLED "MACHADO PARCEL MAP" FILED FOR RECORD ON OCTOBER 17, 2005 IN BOOK 185 OF PARCEL MAPS AT PAGE 20, SACRAMENTO COUNTY RECORDS. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PARCEL MAP THAT MAY AFFECT THE BOUNDARY LINES, EXCEPTIONS, OR EASEMENTS AFFECTING THE PROPERTY.
- THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED UNDER THE DIRECTION OF SHANE R. BARBER, LS 9097.
- NO VERNAL POOLS OR WETLANDS EXIST ON THE SITE. THERE IS (4) 3'-4" TREES, (77) 6" TREES, AND (23) 8"-18" TREES ON-SITE.
- DUE TO THE PROPOSED DEVELOPMENT, ALL TREES ARE TO BE REMOVED. NONE ARE PROTECTED.

PARKING NOTE:

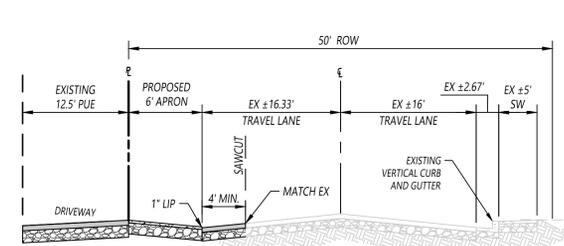
12 ON-SITE PARKING STALLS ARE PROPOSED ALONG THE PRIVATE ALLEY ACROSS FROM LOTS 8-13. REFER TO SITE PLAN.

PUBLIC EASEMENT NOTE:

A PUBLIC UTILITY EASEMENT (PUE) FOR DRY UTILITIES ONLY, AND A CITY WATER METER EASEMENT (WAE) WILL BE PROPOSED OVER AND 4" AND 10" ADJACENT TO THE ON-SITE PRIVATE ALLEY. EMERGENCY VEHICLE ACCESS AGREEMENTS WILL BE PROVIDED OVER THE PRIVATE ALLEY THROUGH PORTIONS OF LOT 1-32 AND LOTS A-H.



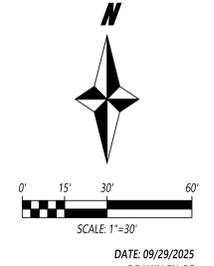
A PUBLIC ROAD SECTION - TANZANITE AVENUE
NOT TO SCALE



B PUBLIC ROAD SECTION - TANZANITE AVENUE
NOT TO SCALE

PROPOSED PARCEL INFORMATION

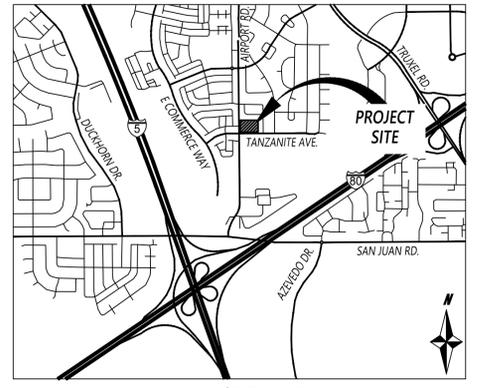
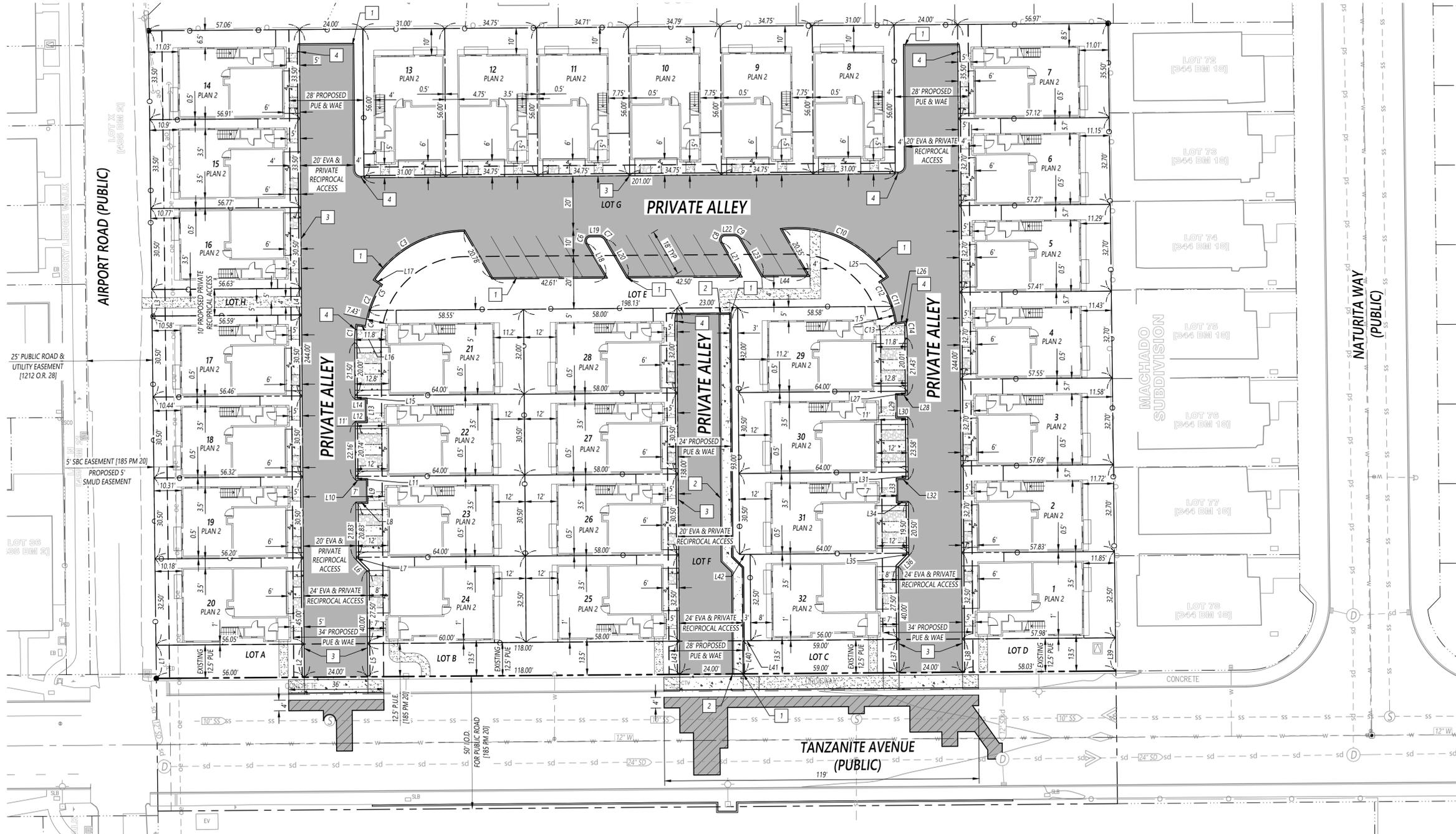
PARCEL #	1	2	3	4	5	6	7	8	9-12	13	14	15	16
LOT AREA (SF)	1882	1889	1884	1880	1875	1870	2025	1736	1946	1736	1909	1904	1729
LOT AREA (AC)	0.043	0.043	0.043	0.043	0.043	0.043	0.046	0.040	0.045	0.040	0.044	0.044	0.040
PARCEL #	17	18	19	20	21	22, 23	24	25	26, 27	28	29	30, 31	32
LOT AREA (SF)	1724	1720	1716	1824	2021	1919	1962	1885	1769	1856	2020	1919	1832
LOT AREA (AC)	0.040	0.039	0.039	0.042	0.046	0.044	0.045	0.043	0.041	0.043	0.046	0.064	0.042
LOTS	A	B	C	D	E	F	G	H					
LOT AREA (SF)	700	1475	738	725	3561	3317	17619	566					
LOT AREA (AC)	0.016	0.034	0.017	0.017	0.082	0.076	0.404	0.013					



REVISIONS		
DELTA	DATE	DESCRIPTION
△	-	-
△	-	-
△	-	-
△	-	-

DATE: 09/29/2025
DRAWN BY: RS

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LEGEND

- EXISTING PROPERTY LINE
- EXISTING PARCEL LINE
- ADJACENT PROPERTY LINE
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- EXISTING CENTER LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED FENCE (SEE LANDSCAPE ARCHITECT PLANS FOR DETAILS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED PERVIOUS ASPHALT
- PROPOSED IMPERVIOUS ASPHALT
- PROPOSED HOLLYWOOD STRIP

LINE TABLE

LINE #	LENGTH	BEARING
L1	12.50'	N0°41'23"W
L2	12.50'	N0°26'27"W
L3	10.00'	N0°41'23"W
L4	10.00'	N0°26'27"W
L5	12.50'	N0°26'27"W
L6	5.66'	N45°26'27"W
L7	1.00'	N0°26'27"W
L8	4.00'	N89°33'33"E
L9	8.25'	N0°26'27"W
L10	4.00'	S89°33'33"W
L11	1.42'	S0°26'27"E
L12	4.00'	N89°33'33"E
L13	8.25'	N0°26'27"W
L14	4.00'	S89°33'33"W
L15	1.51'	N0°26'27"W
L16	3.59'	S81°02'16"E
L17	3.41'	S56°29'00"E
L18	14.54'	N30°26'27"W
L19	3.30'	S89°33'33"W
L20	16.27'	N30°26'27"W
L21	14.54'	N30°26'27"W
L22	3.30'	N89°33'33"E
L23	16.27'	S30°26'27"E
L25	3.51'	S56°14'50"W
L26	3.50'	N80°47'19"E
L27	1.42'	S0°26'27"E
L28	4.00'	S89°33'33"W
L29	8.25'	S0°26'27"E
L30	4.00'	S89°33'33"W
L31	2.75'	S0°26'27"E
L32	4.00'	S89°33'33"W
L33	8.25'	S0°26'27"E
L34	4.00'	N89°33'33"E
L35	1.00'	S0°26'27"E
L36	5.66'	S44°33'33"W
L37	12.50'	N0°26'27"W
L38	12.50'	S0°26'27"E
L39	12.50'	S0°41'23"E
L40	12.50'	S0°26'24"E
L41	3.00'	N89°33'33"E
L42	4.00'	S89°33'33"W
L43	12.50'	S0°26'27"E
L44	17.00'	N89°33'33"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	6.89'	42.00'	9.40°
C2	16.50'	38.50'	24.56°
C4	5.89'	38.50'	8.76°
C5	10.61'	38.50'	15.79°
C6	4.19'	2.00'	120.00°
C7	3.14'	3.00'	60.00°
C8	4.19'	2.00'	120.00°
C9	3.14'	3.00'	60.00°
C11	16.50'	38.50'	24.56°
C12	10.19'	38.50'	15.16°
C13	6.31'	38.50'	9.39°
C14	6.42'	42.00'	8.76°

PROPOSED PARCEL INFORMATION

PARCEL #	1	2	3	4	5	6	7	8	9-12	13	14	15	16
LOT AREA (SF)	1882	1889	1884	1880	1875	1870	2025	1736	1946	1736	1909	1904	1729
LOT AREA (AC)	0.043	0.043	0.043	0.043	0.043	0.043	0.046	0.040	0.045	0.040	0.044	0.044	0.040
BLDG. FOOTPRINT (SF)	1106	1068	1068	1068	1068	1068	1068	1068	1068	1068	1068	1068	1068
NET BLDG. AREA (SF)	1658	1627	1627	1627	1627	1627	1627	1627	1627	1627	1627	1627	1627
LOT COVERAGE (%)	58.8	56.5	56.7	56.8	57.0	57.1	52.7	61.5	54.9	61.5	55.9	56.1	61.8
FAR	0.88	0.86	0.86	0.87	0.87	0.87	0.80	0.94	0.84	0.94	0.85	0.85	0.94

PARCEL #	17	18	19	20	21	22, 23	24	25	26, 27	28	29	30, 31	32
LOT AREA (SF)	1724	1720	1716	1824	2021	1919	1962	1885	1769	1856	2020	1919	1832
LOT AREA (AC)	0.040	0.039	0.039	0.042	0.046	0.044	0.045	0.043	0.041	0.043	0.046	0.044	0.042
BLDG. FOOTPRINT (SF)	1068	1068	1068	1106	1068	1068	1106	1106	1068	1068	1068	1068	1106
NET BLDG. AREA (SF)	1627	1627	1627	1658	1627	1627	1658	1658	1627	1627	1627	1627	1658
LOT COVERAGE (%)	61.9	62.1	62.2	60.6	52.8	55.7	56.4	58.7	60.4	57.5	52.9	55.7	60.4
FAR	0.94	0.95	0.95	0.91	0.81	0.85	0.85	0.88	0.92	0.88	0.81	0.85	0.91

**PRELIMINARY SITE PLAN
THE ENCLAVE AT AIRPORT ROAD**

3600 AIRPORT RD
SACRAMENTO, CA

ON-SITE CONSTRUCTION KEYNOTES:

- 1 CONSTRUCT STANDARD VERTICAL CURB.
- 2 CONSTRUCT ZERO CURB.
- 3 CONSTRUCT ROLLED CURB.
- 4 CONSTRUCT VERTICAL TO ROLLED CURB TRANSITION.

PROJECT SUMMARY:

SUBDIVISION NAME: THE ENCLAVE AT AIRPORT ROAD
ASSessor'S PARCEL NUMBER (APN): 225-0150-055

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

LOT SUMMARY:

EXISTING USE:
RESIDENTIAL-SINGLE FAMILY

PROPOSED USE:
RESIDENTIAL - 32 LOTS
OPEN SPACE - 6 LOTS
PRIVATE ROAD - 2 LOTS

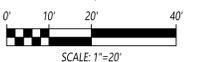
EXISTING GENERAL PLAN DESIGNATION:
RESIDENTIAL

PROPOSED GENERAL PLAN DESIGNATION:
RESIDENTIAL

EXISTING PARCEL AREA(S):
(APN): 225-0150-055 = 88,427 S.F. / 2.03 AC

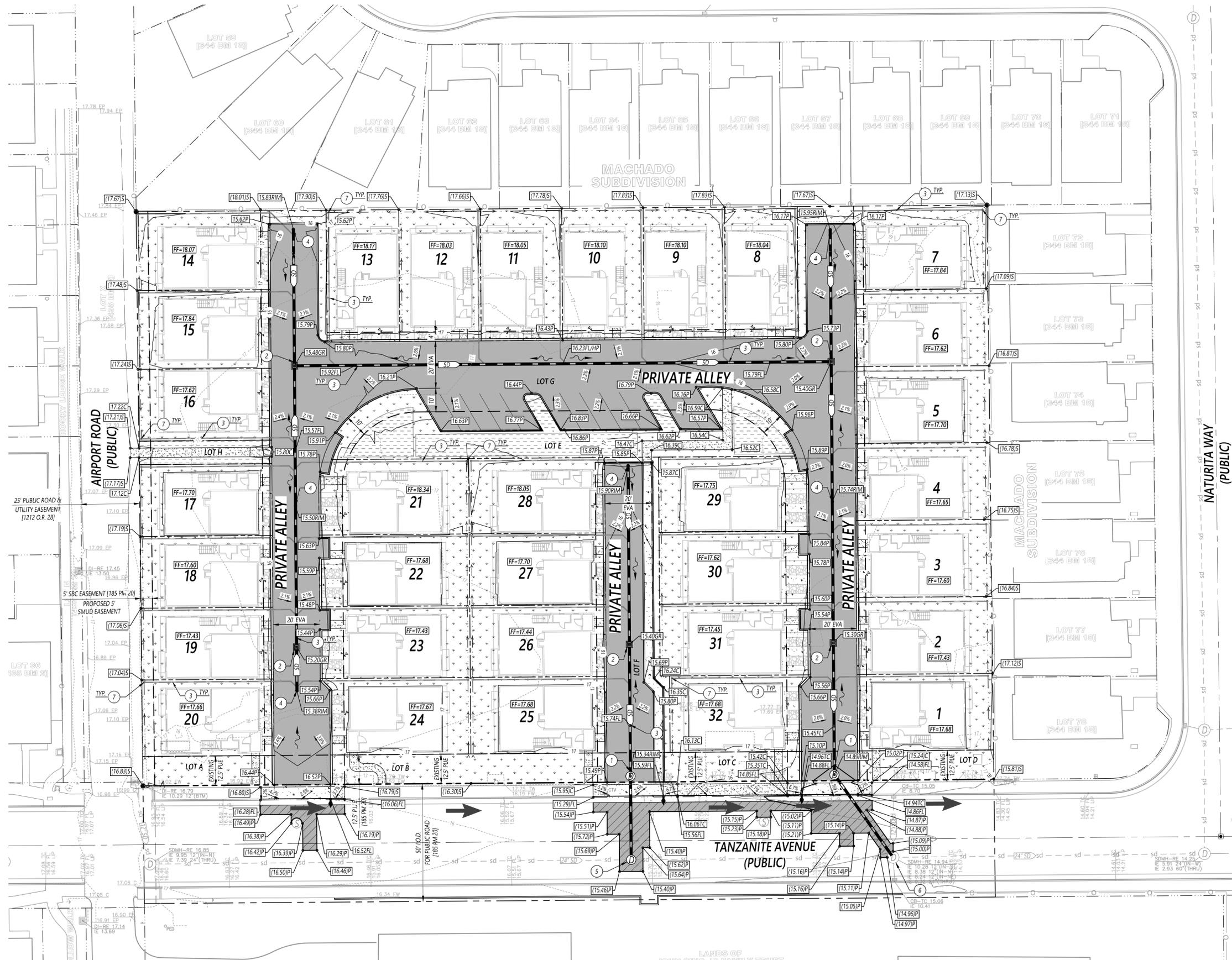
PROPOSED PARCEL AREA(S):
TOTAL PROPOSED NET AREA = 88,427 S.F. / 2.03 AC
TOTAL PROPOSED GROSS AREA = 88,427 S.F. / 2.03 AC

PROPOSED DENSITY:
15.76 DU/ACRE (NET)



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GRADING LEGEND:

- 34 --- EXISTING 1-FT CONTOUR
- 35 --- EXISTING 5-FT CONTOUR
- 34 --- PROPOSED 1-FT CONTOUR
- 35 --- PROPOSED 5-FT CONTOUR
- - - - - EXISTING EASEMENT
- - - - - PROPOSED EASEMENT
- SD — PROPOSED STORM DRAIN LINE
- SW — PROPOSED SWALE FLOWLINE
- ⊕ PROPOSED DRAIN INLET
- ⊕ PROPOSED STORM DRAIN MANHOLE
- ⊕ EXISTING STORM DRAIN MANHOLE
- DIRECTION OF GUTTER FLOW
- PROPOSED DRAINAGE FLOW ARROW
- ◆ PROPOSED OVERLAND RELEASE POINT
- C--- CONCRETE ELEVATION
- FL--- FLOWLINE ELEVATION
- P--- PAVEMENT ELEVATION
- RIM--- RIM ELEVATION
- S--- GROUND ELEVATION
- TOP--- TOP OF CURB ELEVATION
- FF=??? BUILDING FINISHED FLOOR ELEVATION
- X%--- PROPOSED GROUND SLOPE
- (X%)--- EXISTING GROUND SLOPE
- R — R — RIDGE LINE/ HIGH POINT

NOTES:

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

LEGEND

- - - - - PROPERTY LINE
- - - - - EXISTING EASEMENT
- [Pattern] PROPOSED LANDSCAPE/PARK (PERVIOUS AREA)
- [Pattern] COMPOST AMENDED SOIL (PERVIOUS AREA)
- [Pattern] PROPOSED PERVIOUS ASPHALT
- [Pattern] PROPOSED IMPERVIOUS ASPHALT
- [Pattern] PROPOSED CONCRETE DRIVEWAY
- [Pattern] PROPOSED CONCRETE SIDEWALK
- [Pattern] PROPOSED HOLLYWOOD STRIP

PARCEL AREA(S):

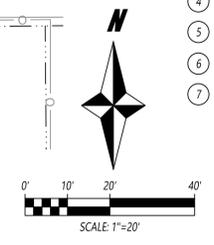
PROPOSED LOT AREA: 88,427 S.F. / 2.03 AC

PROPOSED PERVIOUS AREA: 48,846 SF / 1.12 AC (55%)

PROPOSED IMPERVIOUS AREA: 39,401 SF / 0.91 AC (45%)*

* PERCENT IMPERVIOUS IS LESS THAN 73.5% (SEE BASIN 6 - CONVERSION OF SSWMM TO XPSWMM DRAINAGE MODEL, AT NODES 162 AND 163 IN WATERSHED W-162 AND W-163. FOR REFERENCE); THEREFORE NO ADDITIONAL DETENTION MITIGATION IS REQUIRED

- PRELIMINARY STORM DRAIN KEYNOTES:**
- PROPOSED STORM DRAIN MANHOLE.
 - PROPOSED STORM DRAIN INLET.
 - PROPOSED PVC STORM DRAIN PIPE. SIZE TO BE CONFIRMED AS PART OF CONSTRUCTION DOCUMENTS.
 - PROPOSED STORM DRAIN CLEANOUT.
 - CONNECT PROPOSED STORM DRAIN PIPE TO NEW PROPOSED STORM DRAIN MANHOLE.
 - CONNECT PROPOSED STORM DRAIN PIPE TO EXISTING STORM DRAIN MANHOLE.
 - PROPOSED LANDSCAPE AREA DRAIN.

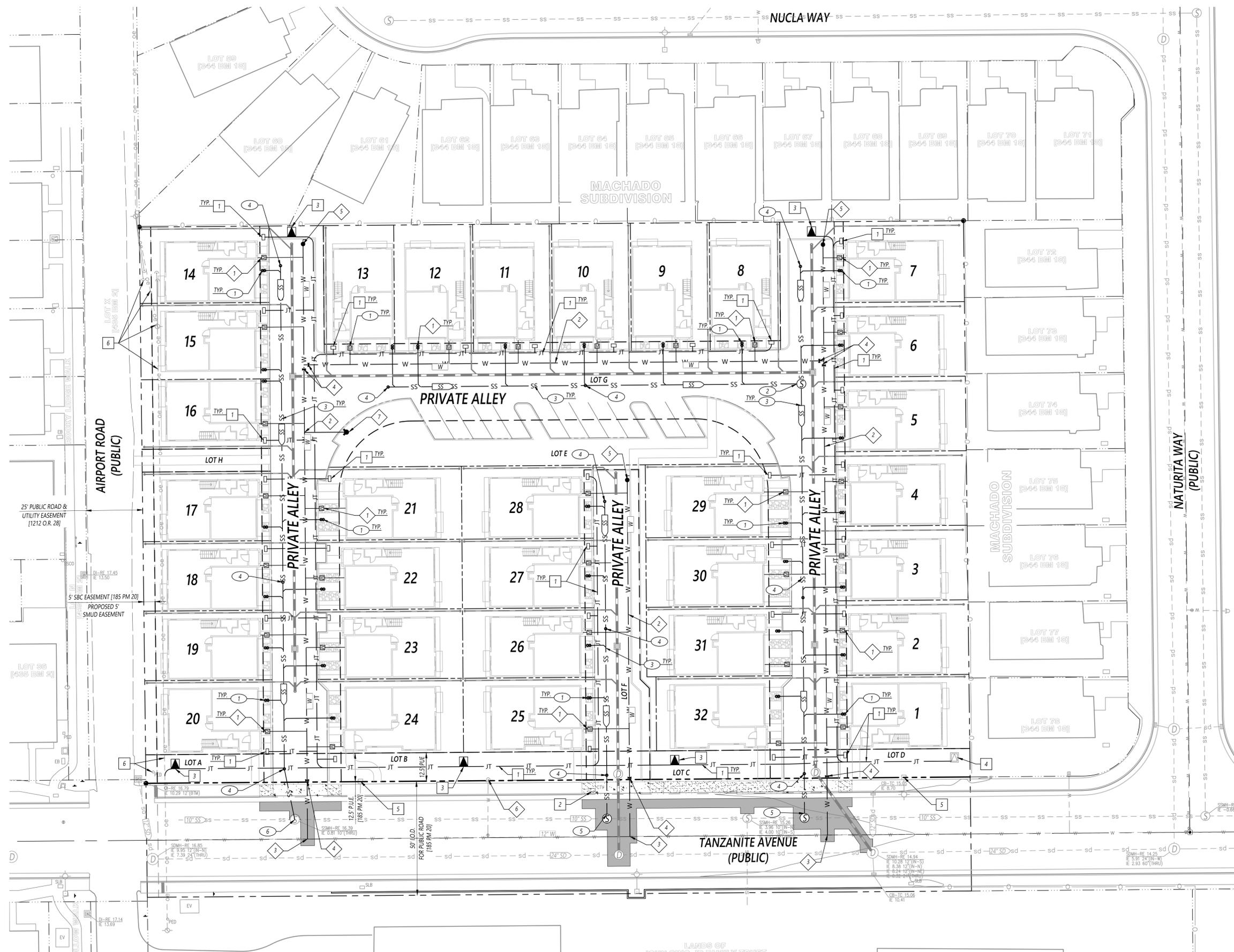


**PRELIMINARY GRADING AND DRAINAGE PLAN
THE ENCLAVE AT AIRPORT ROAD**

3600 AIRPORT RD
SACRAMENTO, CA

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DATE: 09/08/2025
SCALE: 1"=20'
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LEGEND

	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAIN LINE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING ELECTRICAL LINE
	EXISTING OVERHEAD LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED JOINT TRENCH
	PROPERTY SETBACK
	PROPOSED TRANSFORMER
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	PROPOSED BLOW-OFF VALVE
	PROPOSED GATE VALVE
	PROPOSED WATER METER
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED RP/DCCA
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED ASPHALT PAVEMENT (PUBLIC ROAD)
	PROPOSED OFFSITE CONCRETE SIDEWALK
	PROPOSED OFFSITE CONCRETE DRIVEWAY

PRELIMINARY WATER KEYNOTES:

- 1 PROPOSED 1" WATER SERVICE AND METER.
- 2 PROPOSED WATER LINE.
- 3 CONNECT TO EXISTING WATER MAIN.
- 4 PROPOSED GATE VALVE.
- 5 PROPOSED BLOW-OFF VALVE.
- 6 EXISTING FIRE HYDRANT TO BE RAISED TO GRADE.

PRELIMINARY SANITARY SEWER KEYNOTES:

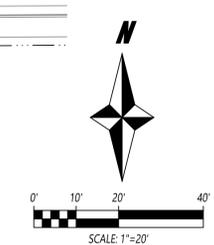
- 1 PROPOSED SEWER CLEANOUT AND LATERAL STUB.
- 2 PROPOSED SANITARY SEWER MANHOLE.
- 3 PROPOSED SANITARY SEWER LINE.
- 4 PROPOSED SANITARY SEWER CLEANOUT.
- 5 CONNECT TO PROPOSED SANITARY SEWER MANHOLE.
- 6 CONNECT TO EXISTING SANITARY SEWER MAIN.

PRELIMINARY DRY UTILITY KEYNOTES:

- 1 APPROXIMATE LOCATION OF PROPOSED ELECTRICAL SERVICE BOX AND ELECTRICAL PHONE, CABLE, AND JOINT TRENCH. LOCATION SHALL BE APPROVED BY SMUD AND OTHER DRY UTILITY PURVEYORS.
- 2 EXISTING ELECTRICAL STRUCTURE TO BE RAISED TO GRADE.
- 3 PROPOSED TRANSFORMER LOCATION TO MEET ALL SMUD REQUIREMENTS. LOCATION SHOWN IS APPROXIMATE AND SHALL BE APPROVED BY SMUD.
- 4 EXISTING UTILITY STRUCTURE TO REMAIN.
- 5 EXISTING STREETLIGHT TO BE REMOVED AND RELOCATED AS NEEDED.
- 6 EXISTING COMMUNICATION LINES, UTILITY POLE WITH GUY WIRE, AND OVERHEAD ELECTRICAL LINES TO BE RELOCATED AS NEEDED.

CONCEPTUAL UTILITY NOTES:

- 1. ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE PENDING FURTHER DESIGN COORDINATION.



**PRELIMINARY UTILITY PLAN
THE ENCLAVE AT AIRPORT ROAD**

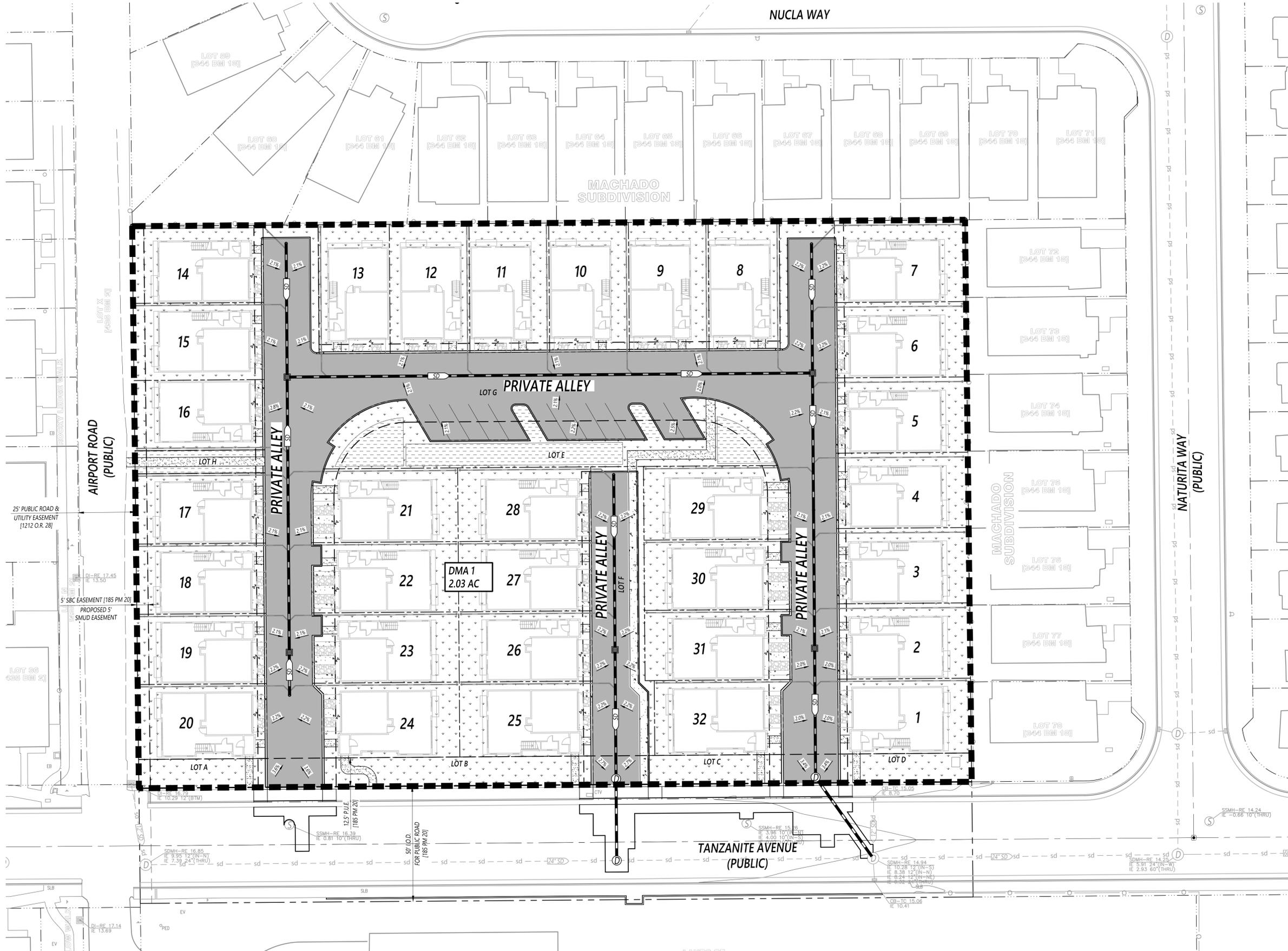
3600 AIRPORT RD
SACRAMENTO, CA

March 3, 2026

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 Plot Date: September 08, 2025 - 4:27 pm
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 Resolution 2026-0053

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LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- RIGHT OF WAY
- PROPOSED PERVIOUS PAVEMENT
- PROPOSED COMPOST AMENDED SOIL
- PROPOSED LANDSCAPE
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HOLLYWOOD STRIP
- DMA BOUNDARY

DMA XX
X.XX AC

DMA NO. AND AREA

PRELIMINARY LID CALCULATIONS:

- OPEN SPACE AND PERVIOUS AREA CREDIT: 37.48 PTS
- RUNOFF REDUCTION CREDIT: 16 PTS
- RUNOFF MANAGEMENT CREDIT: 46.6 PTS

TOTAL LID CREDITS: 100.5 PTS

IMPERVIOUS SURFACE INFORMATION

GROSS AREA: 2.03 ACRES (±88,578 SF)
NET AREA: 2.03 ACRES (±88,578 SF) [EXCLUDES PUBLIC ROW]

EXISTING ON-SITE IMPERVIOUS SURFACING

IMPERVIOUS AREA:	0.28 ACRES - 14% OF NET
TOTAL EXISTING IMPERVIOUS	±0.28 ACRES - 14% OF NET

EXISTING ON-SITE PERVIOUS SURFACING

NATURAL GROUND AREA:	±1.75 ACRES - 86% OF NET
TOTAL EXISTING PERVIOUS	±1.75 ACRES - 86% OF NET

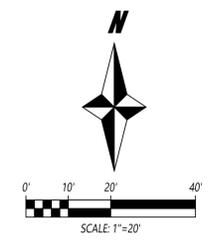
PROPOSED ON-SITE IMPERVIOUS SURFACING

PAVED/BUILDING AREA:	±0.91 ACRES - 45% OF NET
TOTAL PROPOSED IMPERVIOUS	±0.91 ACRES - 45% OF NET

PROPOSED ON-SITE PERVIOUS SURFACING

LANDSCAPE AREA:	±0.60 ACRES - 30% OF NET
COMPOST AMENDED SOIL:	±0.05 ACRES - 2% OF NET
HOLLYWOOD STRIPS:	±0.03 ACRES - 1% OF NET
PERVIOUS PAVEMENT:	±0.44 ACRES - 22% OF NET
TOTAL PROPOSED PERVIOUS	±1.12 ACRES - 55% OF NET

- PRELIMINARY DRAINAGE NOTES**
- DETENTION IS PROVIDED BY A REGIONAL DETENTION BASIN PER DRAINAGE REPORT "BASIN 6 - CONVERSION OF SSWMM TO XPSWMM DRAINAGE MODEL" PREPARED BY WEST YOST WATER, ENGINEERED. PERCENT IMPERVIOUS IS LESS THAN 73.5% (AT NODES 162 AND 163 IN WATERSHED W-162 AND W-163, FOR REFERENCE); THEREFORE NO ADDITIONAL DETENTION MITIGATION IS REQUIRED.
 - LID CREDITS WERE CALCULATED VIA THE RESIDENTIAL LID SPREADSHEET. 100 CREDIT MINIMUM WAS ACHIEVED VIA PERVIOUS PAVEMENT, INTERCEPTOR TREES, COMPOST AMENDED SOIL AND REGIONAL DETENTION BASIN/LANDSCAPE AREA CREDITS FOR A TOTAL OF 100.5 LID CREDITS. IMPERVIOUS AREA IN THE PUBLIC RIGHT OF WAY WAS EXCLUDED FROM LID CALCULATIONS.

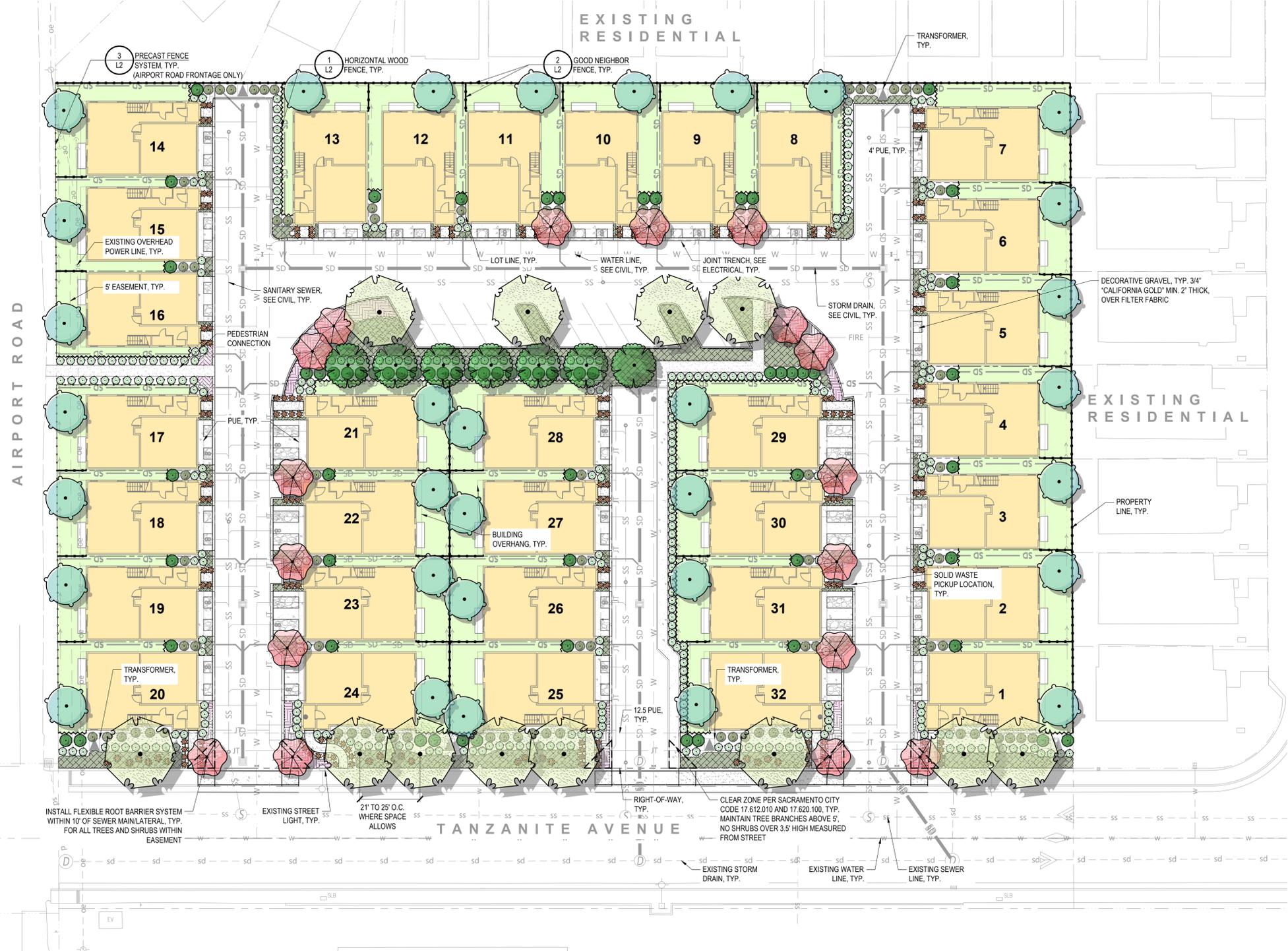


**PRELIMINARY LOW IMPACT DEVELOPMENT PLAN
THE ENCLAVE AT AIRPORT ROAD**

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PRELIMINARY PLANT LEGEND

	SHADE TREE SINGLE SPECIES AT EACH STREET SELECTED FOR SHADE AND MODERATE CANOPY GROWTH PISTACHIA X 'RED PUSH' / RED PUSH PISTACHIE WUCOLS (L), 25' - 40' H X 25' - 40' W AT MATURITY. ULMUS PROPINQUA 'JFS-BIEBERICH' / EMERALD SUNSHINE® ELM WUCOLS (M), 25' - 40' H X 15' - 25' W AT MATURITY. ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN JAPANESE ZELKOVA WUCOLS (M), 40' - 50' H X 40' - 50' W AT MATURITY.	15 GAL.
	ACCENT TREE ACCENT TREES: SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES. LOCATED NEAR FRONT WALK BUT NOT DIRECTLY IN LINE WITH DOORS OR WINDOWS CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD WUCOLS (M), 20' - 30' H X 20' - 30' W AT MATURITY. CHIONANTHUS RETUSUS / CHINESE FRINGE TREE WUCOLS (M), 10' - 30' H X 10' - 30' W AT MATURITY. LAGERSTROEMIA INDICA 'NATCHEZ' / WHITE CRAPE MYRTLE WUCOLS (L), 20' - 30' H X 15' - 20' W AT MATURITY. MAGNOLIA GRANDIFLORA 'KAY PARRIS' / KAY PARRIS SOUTHERN MAGNOLIA WUCOLS (M), 15' - 20' H X 8' - 10' W AT MATURITY.	24" BOX
	SECONDARY TREE EVERGREEN SECONDARY TREES FOR BUFFER ELAEOCARPUS DECIPENS / JAPANESE BLUEBERRY TREE WUCOLS (M), 8' - 10' H X 3' - 6' W AT MATURITY. MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA WUCOLS (M), 15' - 20' H X 8' - 10' W AT MATURITY. PRUNUS CAROLINIANA / CAROLINA CHERRY LAUREL WUCOLS (M), TREE FORM. 15' - 25' H X 15' - 25' W AT MATURITY. RHAPHIOLEPIS X 'MONTIC' TM / MAJESTIC BEAUTY INDIAN HAWTHORN WUCOLS (M), TREE FORM. 15' - 25' H X 10' - 15' W AT MATURITY.	24" BOX
	REAR YARD TREE FUTURE MEDIUM CANOPY TREES TO BE INSTALLED AS HOMES ARE BUILT. INSTALL SMALL CANOPY TREES UNDER EXISTING POWER LINE WHERE APPLICABLE	
	VERTICAL SCREEN VERTICAL SCREENING SHRUBS - UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC. ELAEOCARPUS DECIPENS 'LITTLE EMPEROR' / DWARF JAPANESE BLUEBERRY TREE WUCOLS (M), 8'-10' H X 6'-8' W AT MATURITY LAURUS X 'SARATOGA' / SARATOGA HYBRID LAUREL WUCOLS (L), 10'-15' H X 8'-10' W AT MATURITY LIGUSTRUM JAPONICUM 'TEXANUM' / TEXAS PRIVET WUCOLS (M), 10' H X 6' W AT MATURITY PODOCARPUS MACROPHYLLUS 'MAKI' / MAKI YEW PODOCARPUS WUCOLS (M), 8' - 10' H X 6'-8' W AT MATURITY PRUNUS CAROLINIANA 'COMPACTA' / DWARF CAROLINA LAUREL WUCOLS (M), 8'-10' H X 6'-8' W AT MATURITY	15 GAL.
	LARGE SHRUBS LARGE, EVERGREEN SHRUBS USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING. ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA WUCOLS (M), 3'-4' H X 5'-6' W AT MATURITY. PITISPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE WUCOLS (M), SW EXPOSURES, 3'-5' H X 3'-6' W AT MATURITY. RHAPHIOLEPIS UMBELLATA 'MINOR' / DWARF YEDDO HAWHORNE WUCOLS (L), 4'-5' H X 4'-5' W AT MATURITY.	5 GAL.
	ACCENT PLANTS ACCENT PLANTS FOR SPECIAL INTEREST DUE TO UNIQUE FLOWERS OR FOLIAGE. ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE GLOSSY ABELIA WUCOLS (M), 1'-3' H X 3'-6' W AT MATURITY DIANELLA REVOLUTA 'LITTLE REV' / 'LITTLE REV' FLAX LILY WUCOLS (L), SW EXPOSURE, 2'-4' H X 1'-2' W AT MATURITY. DIETES VEGETA / FORTNIGHT LILY WUCOLS (L), 2'-3' H X 2'-3' W AT MATURITY. NANDINA DOMESTICA 'FIREPOWER' / FIREPOWER HEAVENLY BAMBOO WUCOLS (L), 1'-3' H X 1'-3' W AT MATURITY NANDINA DOMESTICA 'LEMON-LIME' / LEMON-LIME HEAVENLY BAMBOO WUCOLS (L), 1'-3' H X 1'-3' W AT MATURITY ROSA X 'MEIRADENA' / ICECAP™ FLORIBUNDA ROSE WUCOLS (L), 1.5'-3' H X 1'-3' H AT MATURITY. DO NOT USE ADJACENT TO WALKS	5 GAL.
	SMALL VERTICAL SHRUBS UPRIGHT SHRUBS FOR SMALL SPACES, TYPICALLY EVERGREEN. BUXUS MICROPHYLLA JAPONICA 'GREEN BEAUTY' / GREEN BEAUTY JAPANESE BOXWOOD WUCOLS (M), 3'-5' H X 3'-6' W AT MATURITY. ESCALLONIA X 'NEWPORT DWARF' / NEWPORT DWARF ESCALLONIA WUCOLS (M), 2'-3' H X 4'-6' W AT MATURITY. ROSMARINUS OFFICINALIS 'BARBEQUE' / BARBEQUE ROSEMARY WUCOLS (L), 4'-5' H X 3'-4' W AT MATURITY SPIRAEA JAPONICA 'ANTHONY WATERER' / ANTHONY WATERER SPIREA WUCOLS (M), 3'-4' H X 4'-5' W AT MATURITY	5 GAL.
	GROUNDCOVER GROUNDCOVER: SPREADING PLANTS, TYPICALLY EVERGREEN, AS FOREGROUND AND TURF SUBSTITUTE. ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA WUCOLS (M), 1' H X 4' W AT MATURITY JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER WUCOLS (L), ALL EXPOSURES, 0.5' H X 8' W AT MATURITY MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM WUCOLS (L), 1' H X 12' W AT MATURITY ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY WUCOLS (L), ALL EXPOSURES, 1' - 2' H X 8' W AT MATURITY TRACHELOSPERMUM JASMINOIDES 'STAR' / STAR JASMINE WUCOLS (M), 2' H AT MATURITY	1 GAL. 36" o.c.
	FLOWERING GROUNDCOVERS LOW FLOWERING GROUNDCOVERS, USED TO ADD INTEREST AND COLOR AT CORNERS. GREVILLEA LANIGERA MT. TAMBORITHA / MT. TAMBORITHA WOOLLY GREVILLEA WUCOLS (L), 1' - 2' H X 4' - 5' W AT MATURITY ROSA X 'MEIZORLAND' TM / WHITE DRIFT GROUNDCOVER ROSE WUCOLS (M), ALL EXPOSURES, 1' - 1.5' H X 2.5' - 3' W AT MATURITY. ROSA X 'NOARE' / FLOWER CARPET® RED GROUNDCOVER ROSE WUCOLS (M), ALL EXPOSURES, 2' - 3' H X 3' - 4' W AT MATURITY VERBENA CANADENSIS 'HOMESTEAD PURPLE' / HOMESTEAD PURPLE VERBENA WUCOLS (L), 0.5' H X 1.5' - 2.5' W AT MATURITY	1 GAL. 30" o.c.

IRRIGATION DESIGN STATEMENT

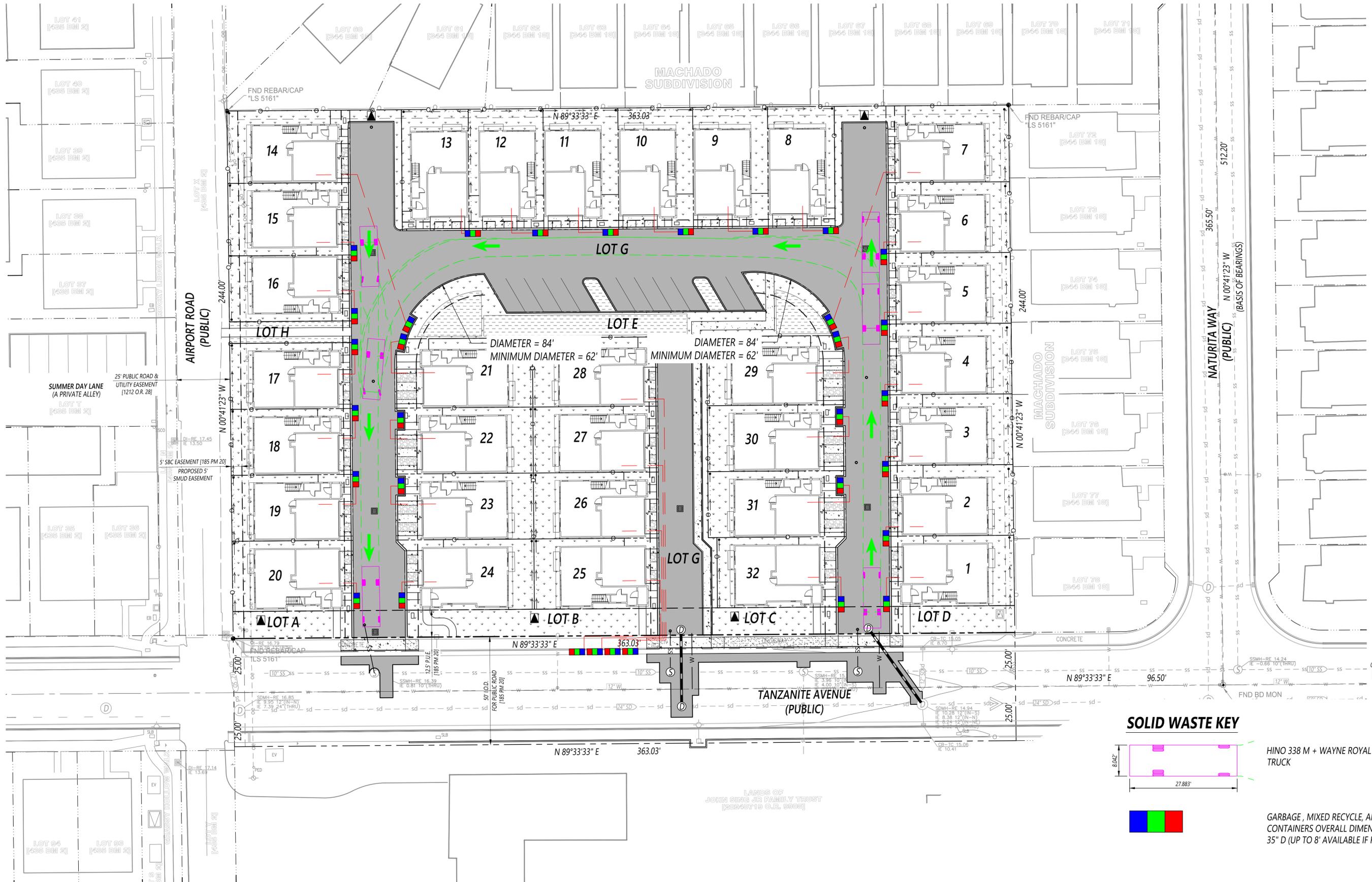
IRRIGATION SYSTEM WILL CONFORM TO THE LOCALLY ADOPTED MODEL WATER USE ORDINANCE. ALL LANDSCAPED AREAS SHALL BE IRRIGATED FROM INDIVIDUAL LOTS, BUT WILL BE HOA-MAINTAINED. CONTROLLER WILL BE "SMART" WITH SELF-ADJUSTING PROGRAMS BASED ON LOCAL WEATHER CONDITIONS. AN EVAPOTRANSPIRATION/WEATHER SENSOR, RAIN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

TREE PLANTING NOTES

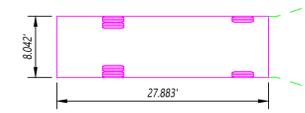
- STREET TREES:
 - TREES WILL BE SPACED SUCH THAT ALL TREES ARE A MINIMUM OF 5' CLEAR OF ALL DRIVEWAY APRONS AND SIDEWALKS, 10' FROM STREET LIGHTS, 8' FROM TRANSFORMER, 5' FROM UTILITY LINES AND FIRE HYDRANTS.
 - SPACE STREET TREES TO AVOID OBSTRUCTIONS (AND OMIT TREE IF REQUIRED BY SPECIFIC LOT CONDITIONS), BUT MAINTAIN AN AVERAGE SPACING OF 21'-25' O.C. ACROSS ALL FRONTAGE WITHIN THIS PROJECT.
 - NO TREES SHALL BE PLANTED DIRECTLY ON PROPERTY LINES.

ROOT BARRIER NOTES

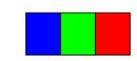
- RIGID ROOT BARRIER: FOLLOW ALL JURISDICTIONAL REQUIREMENTS. AT MINIMUM IF NOT OTHERWISE REQUIRED OR NOTED, WHERE STREET TREES ARE WITHIN 5 FEET OF THE PAVING OR CURB (HARDSCAPE), PROVIDE A ROOT CONTROL BARRIER PANEL ALONG THE FACE OF HARDSCAPE. PANELS SHALL BE MINIMUM 18" DEEP. FROM CENTERLINE OF TREE,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



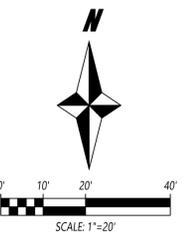
SOLID WASTE KEY



HINO 338 M + WAYNE ROYAL GT14 REFUSE TRUCK



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



**WASTE MANAGEMENT PLAN EXHIBIT 1
THE ENCLAVE AT AIRPORT ROAD**

3600 AIRPORT RD
SACRAMENTO, CA

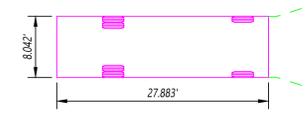
CARTWRIGHT NOR CAL
CIVIL ENGINEERING & PROJECT MANAGEMENT
3010 LAVA RIDGE COURT, SUITE 160
ROSEVILLE, CALIFORNIA 95661
T (916) 978-4001
WWW.CARTWRIGHTENGINEERS.COM

DATE: 09/15/2025
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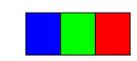
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SOLID WASTE KEY



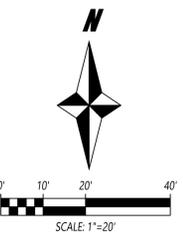
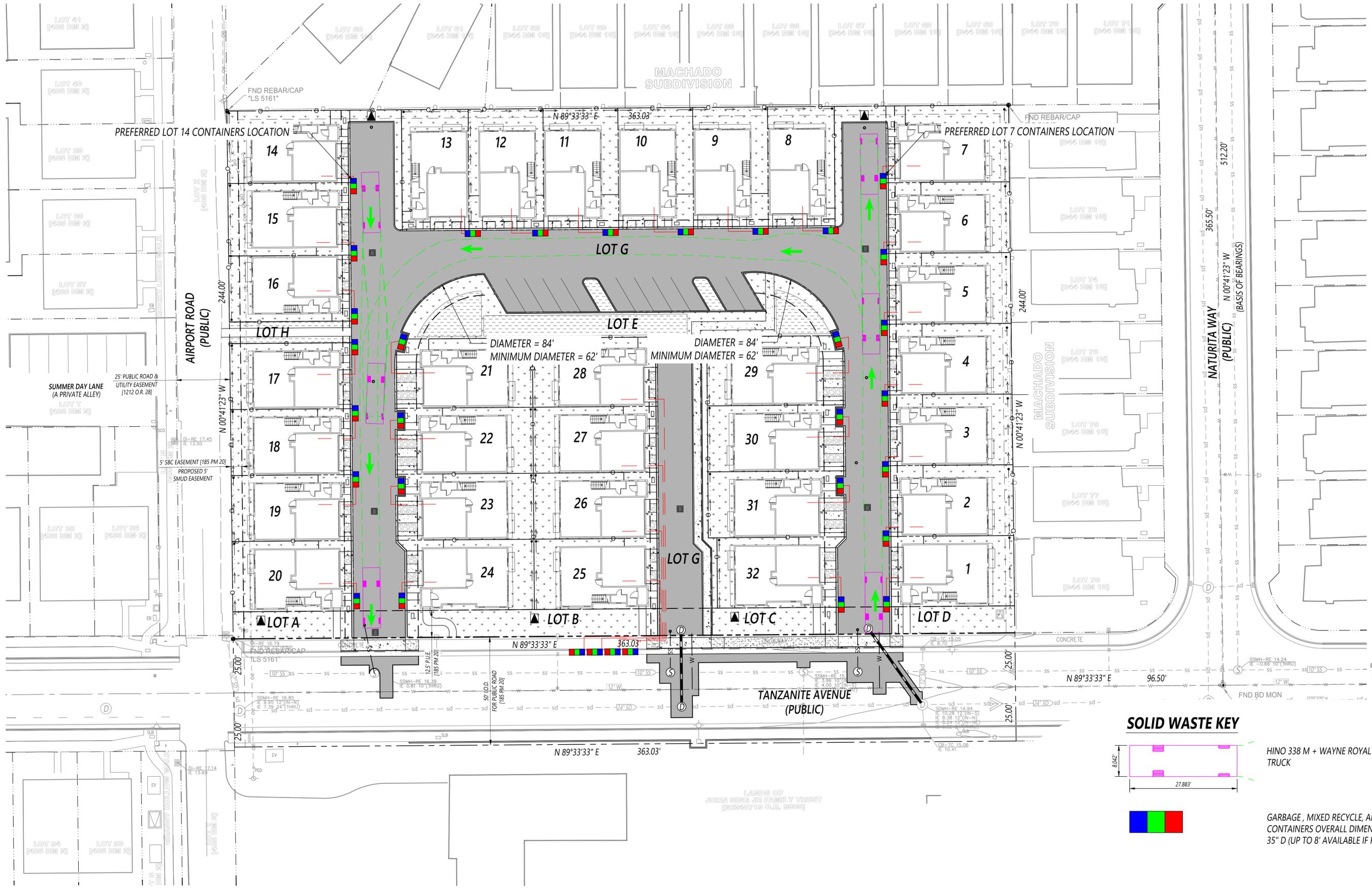
HINO 338 M + WAYNE ROYAL GT14 REFUSE TRUCK



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

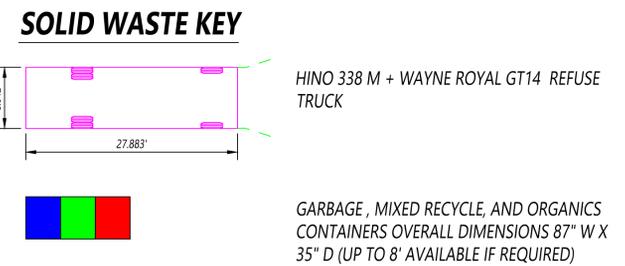
**WASTE MANAGEMENT PLAN EXHIBIT 2
THE ENCLAVE AT AIRPORT ROAD**

3600 AIRPORT RD
SACRAMENTO, CA



**WASTE MANAGEMENT PLAN EXHIBIT 3
THE ENCLAVE AT AIRPORT ROAD**

3600 AIRPORT RD
SACRAMENTO, CA



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1 NORTHWEST



2 NORTH



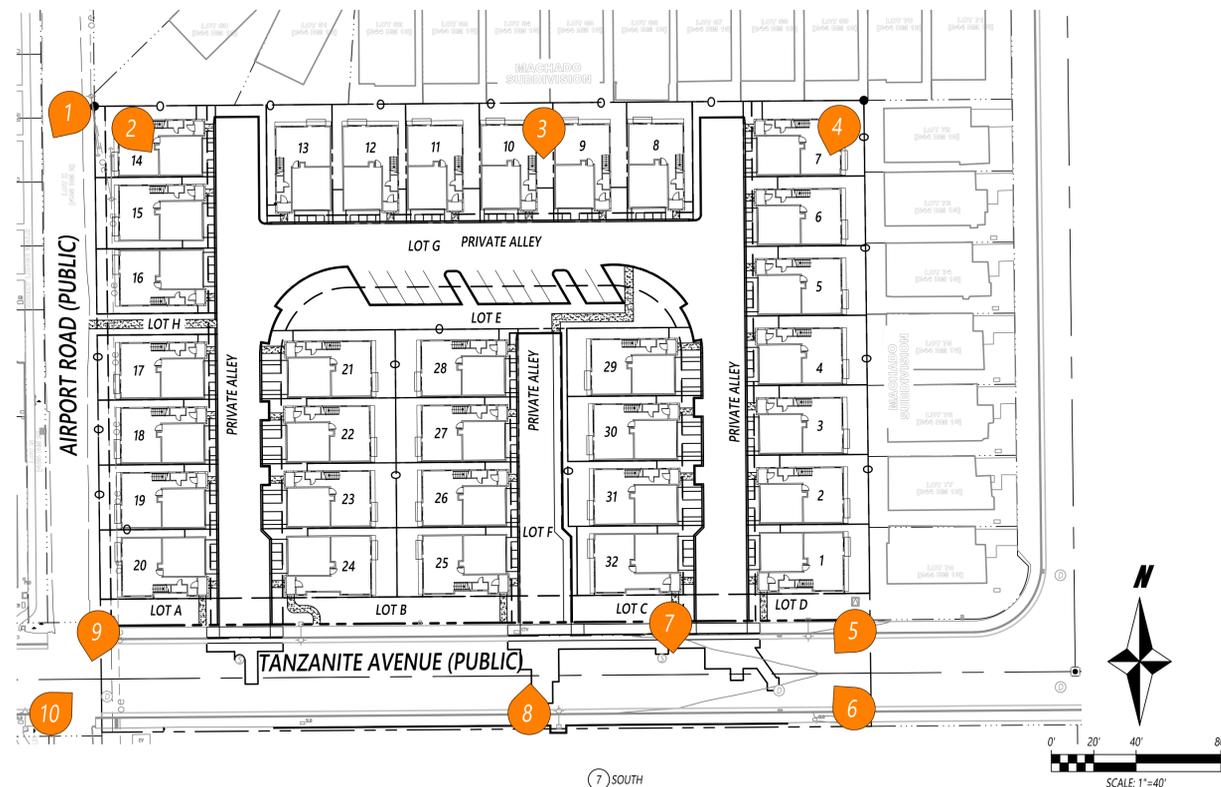
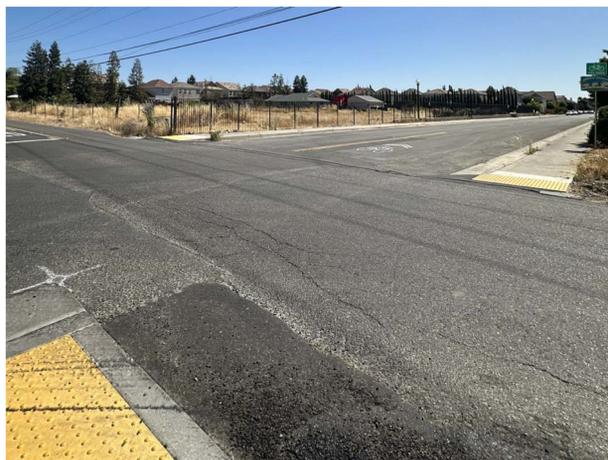
3 NORTH



4 NORTHEAST



10 WEST



5 EAST



9 SOUTHWEST



8 SOUTH



7 SOUTH



6 SOUTHEAST



SITE PHOTOS
THE ENCLAVE AT AIRPORT ROAD
 3600 AIRPORT RD
 SACRAMENTO, CA

March 3, 2026

C5.0

DATE: 09/08/2025
SCALE: 1"=20'
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Page 49 of 70

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2 NORTH



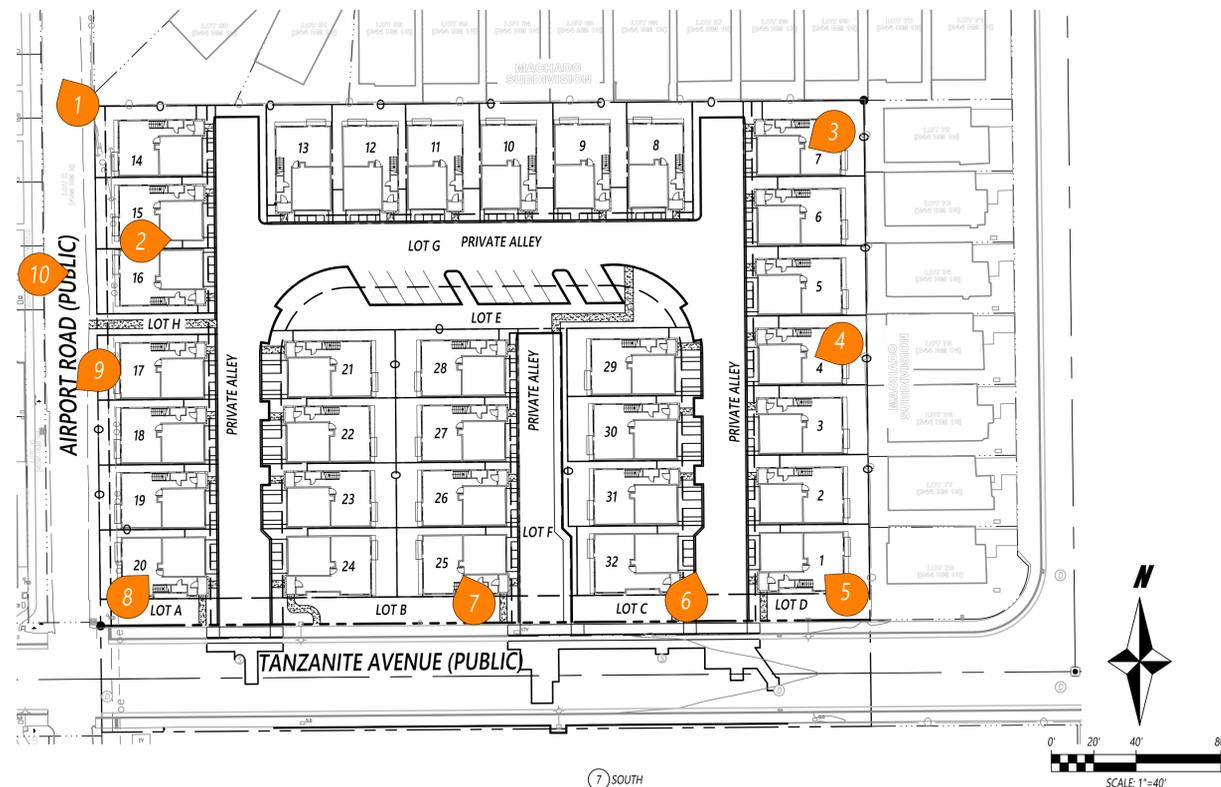
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4 NORTHEAST



10 WEST



5 EAST



9 SOUTHWEST



8 SOUTH



7 SOUTH



6 SOUTHEAST



SITE PHOTOS
THE ENCLAVE AT AIRPORT ROAD
 3600 AIRPORT RD
 SACRAMENTO, CA

March 3, 2026

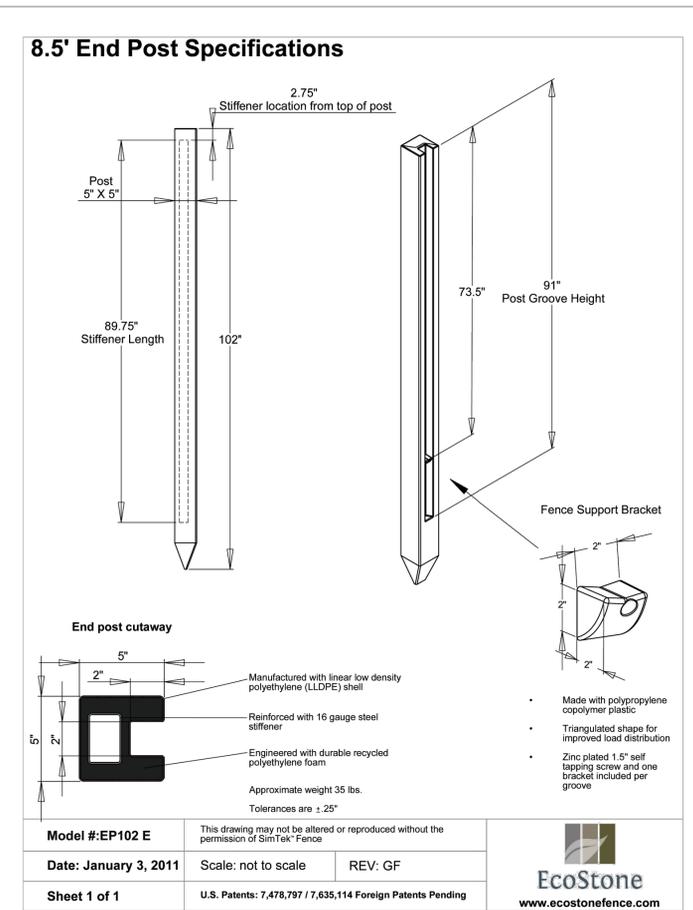
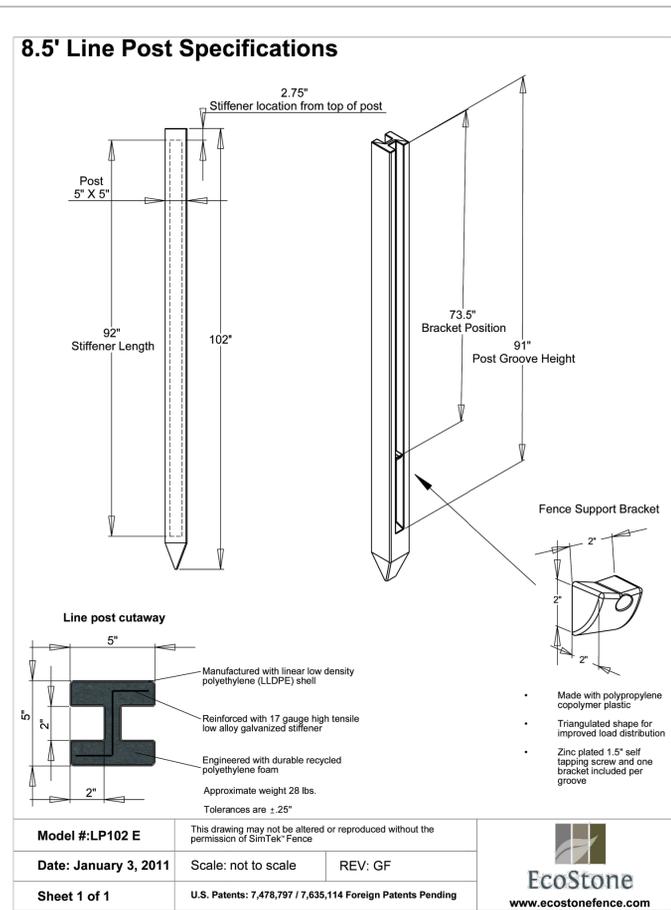
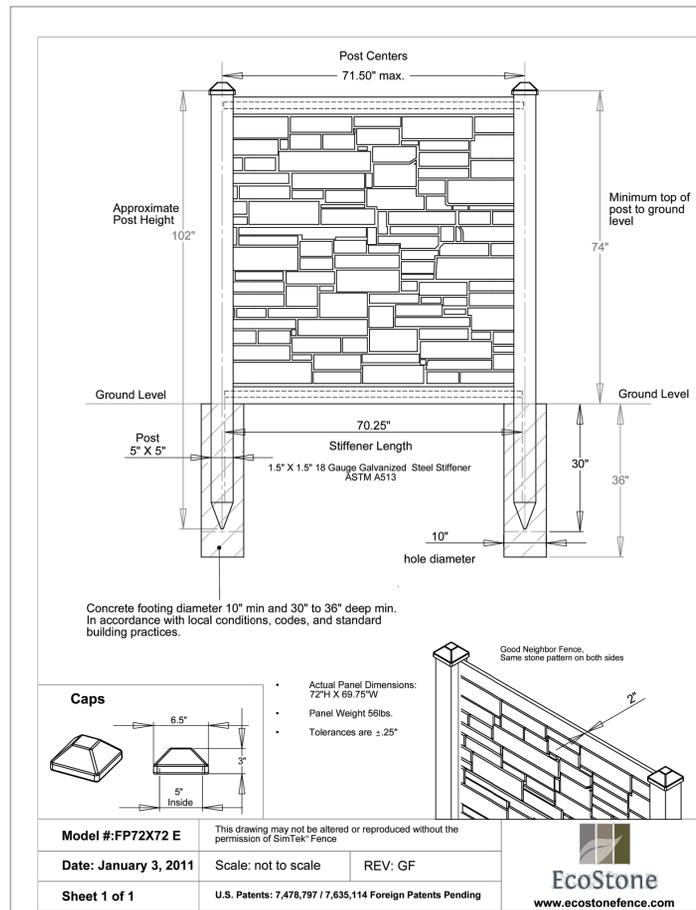
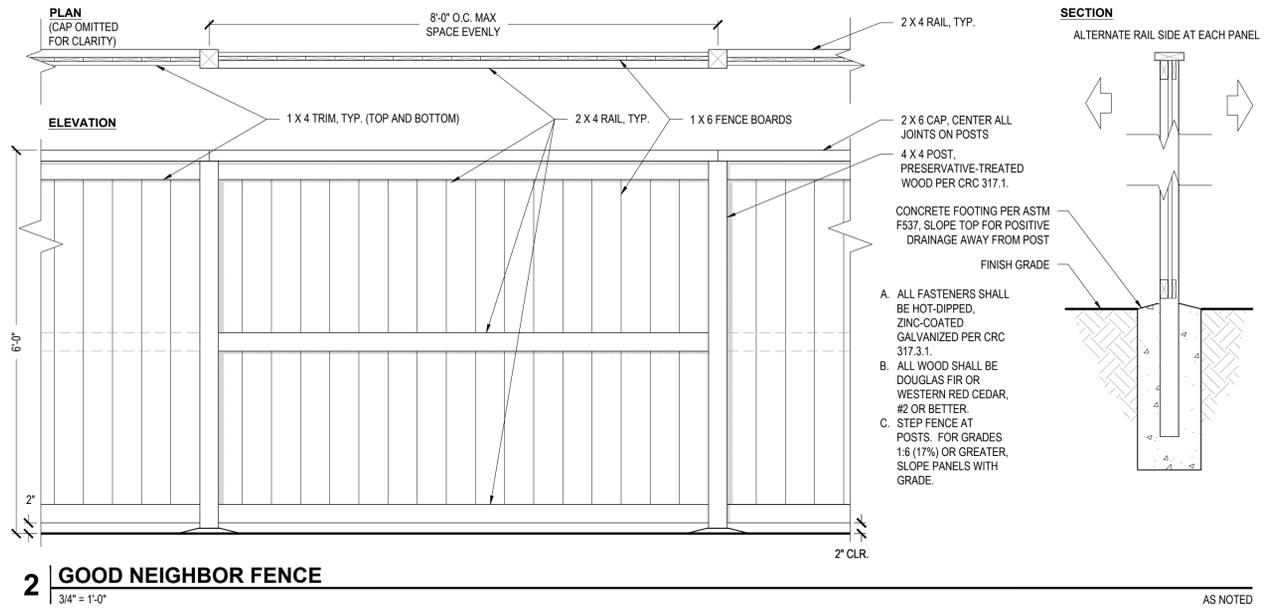
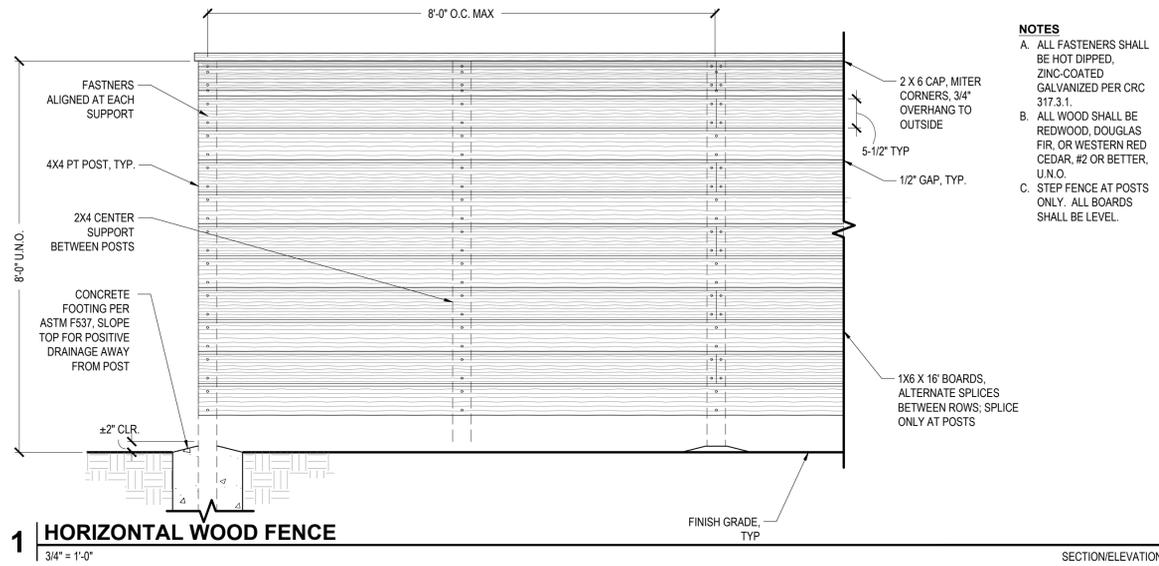
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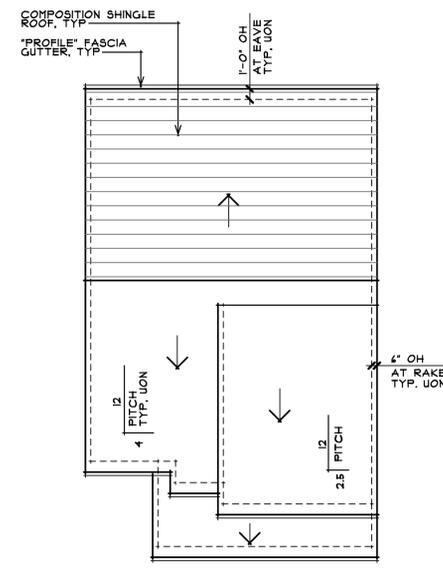
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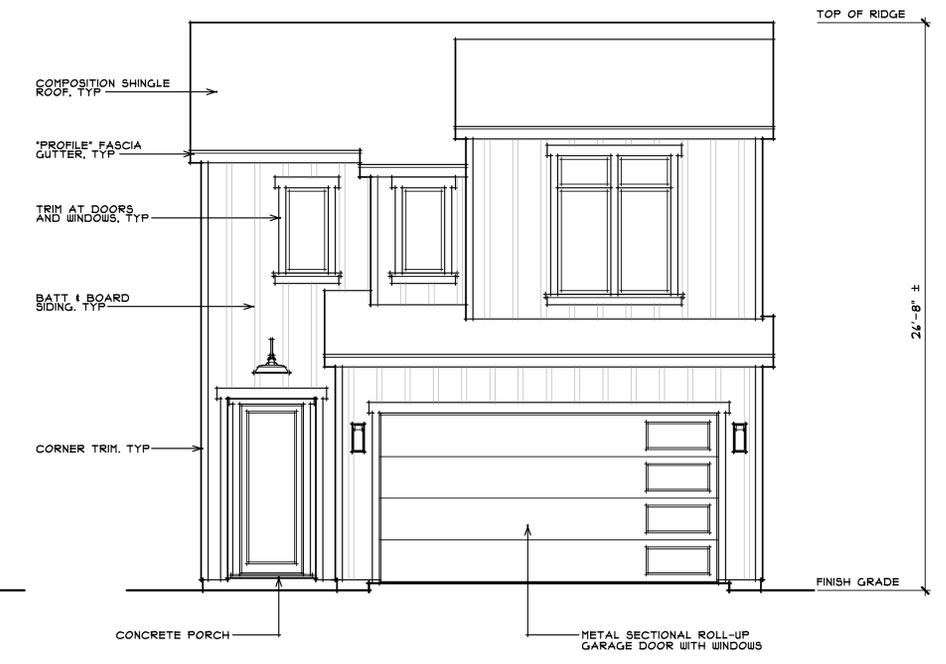
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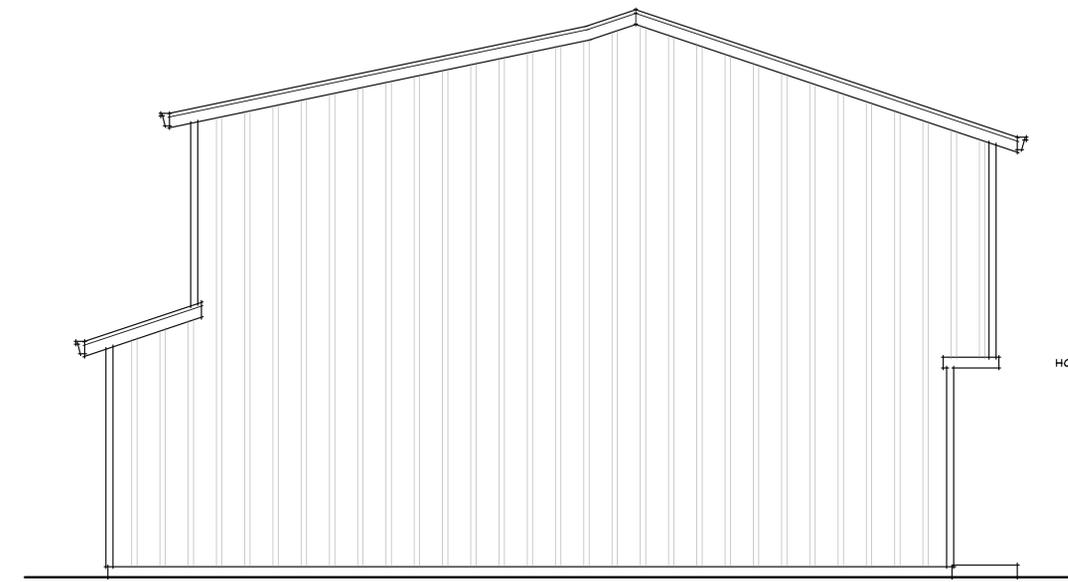
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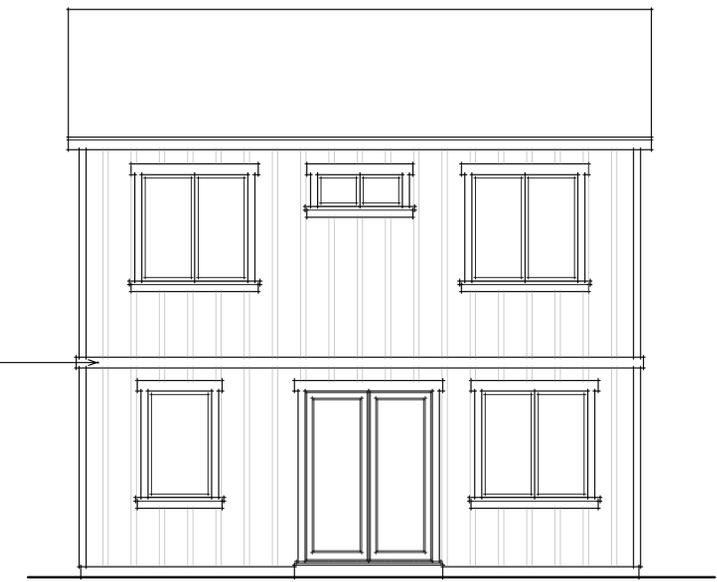
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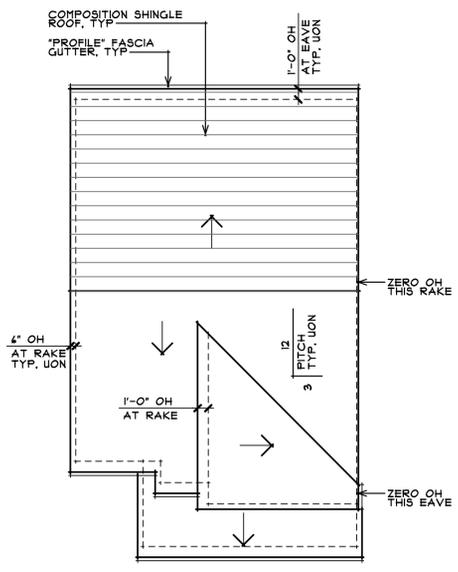
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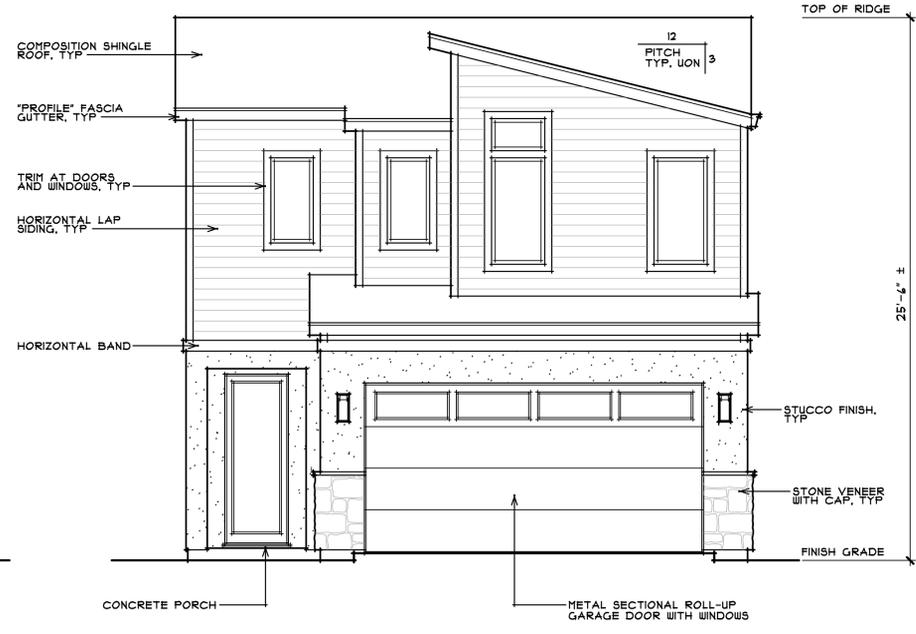
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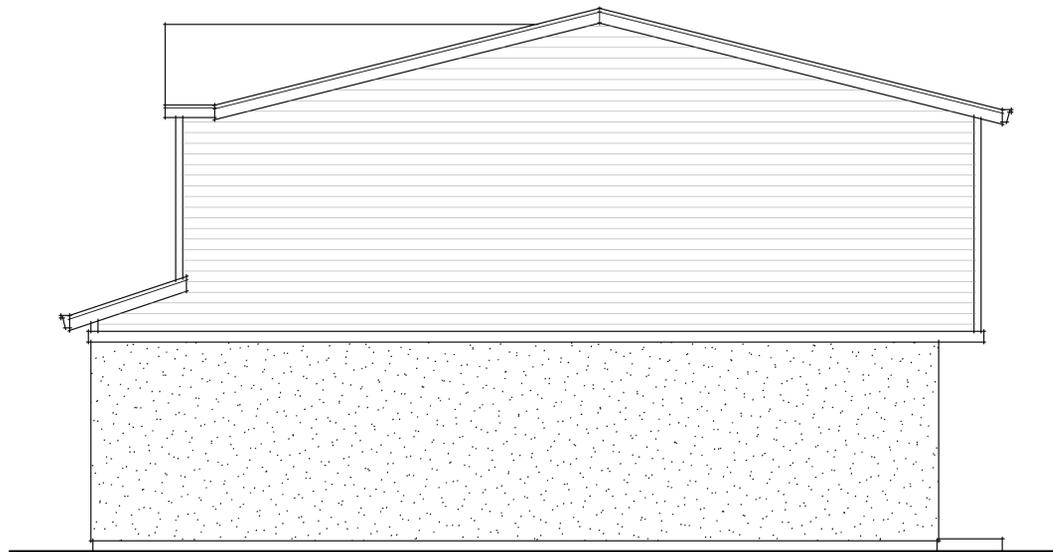
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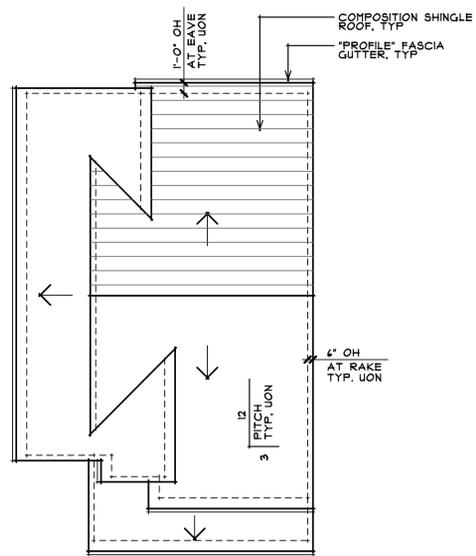
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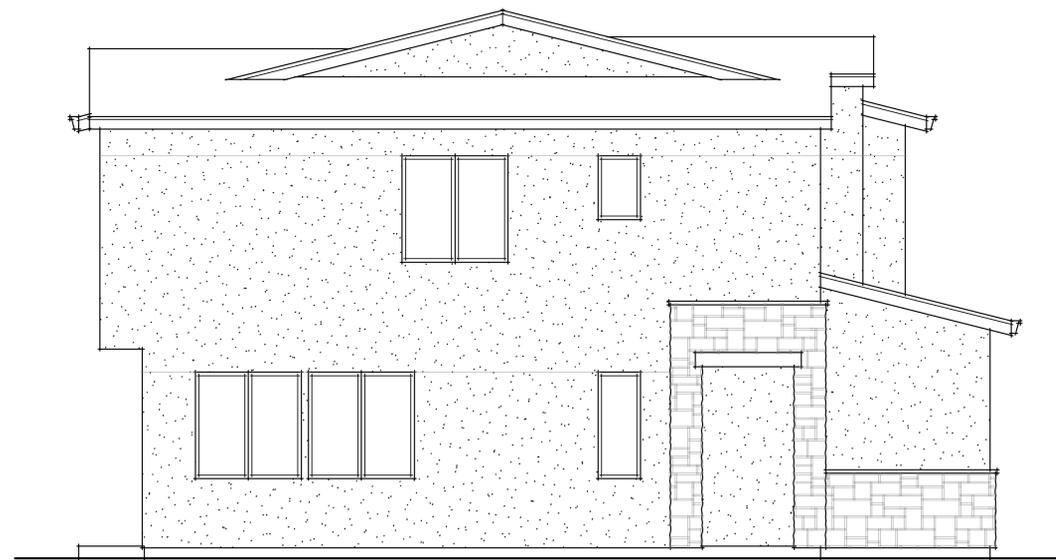
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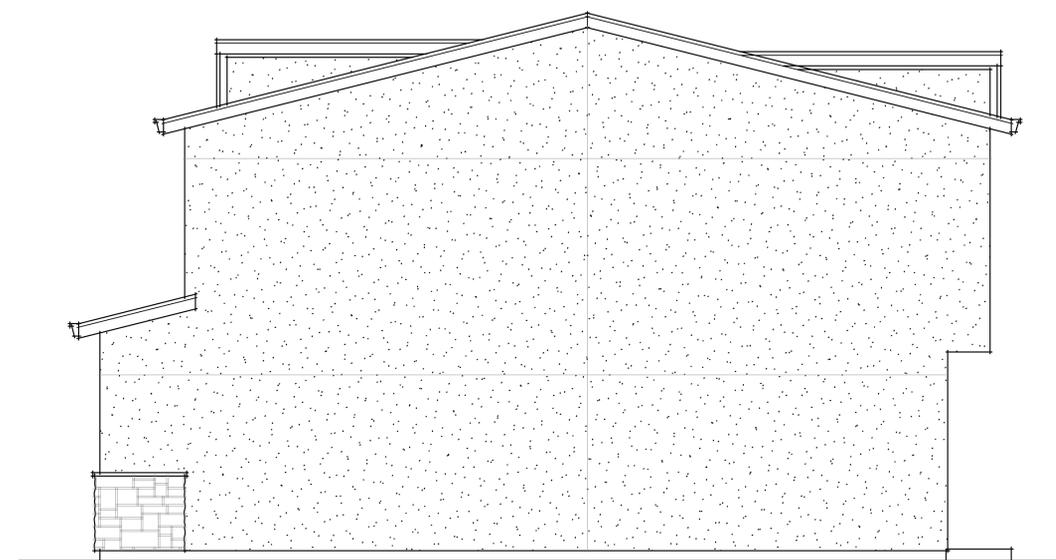
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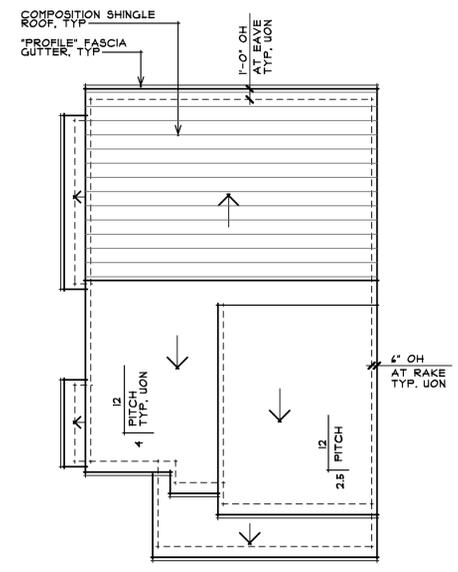
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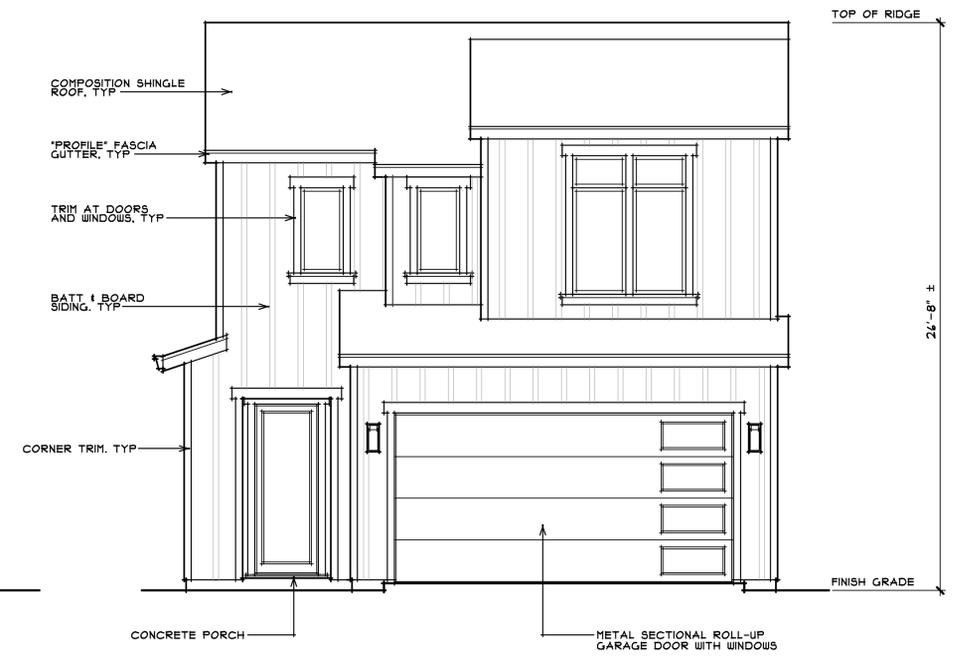
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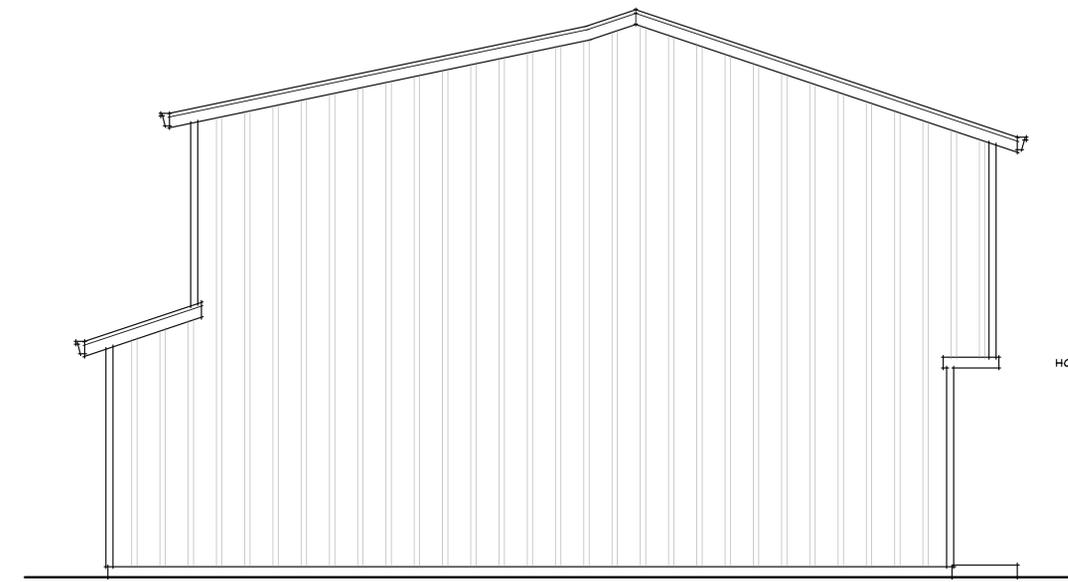
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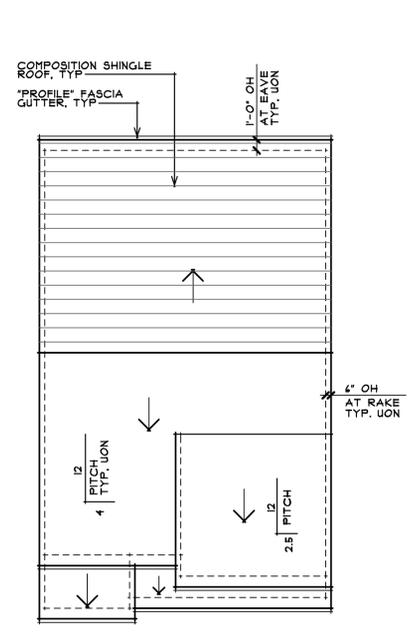
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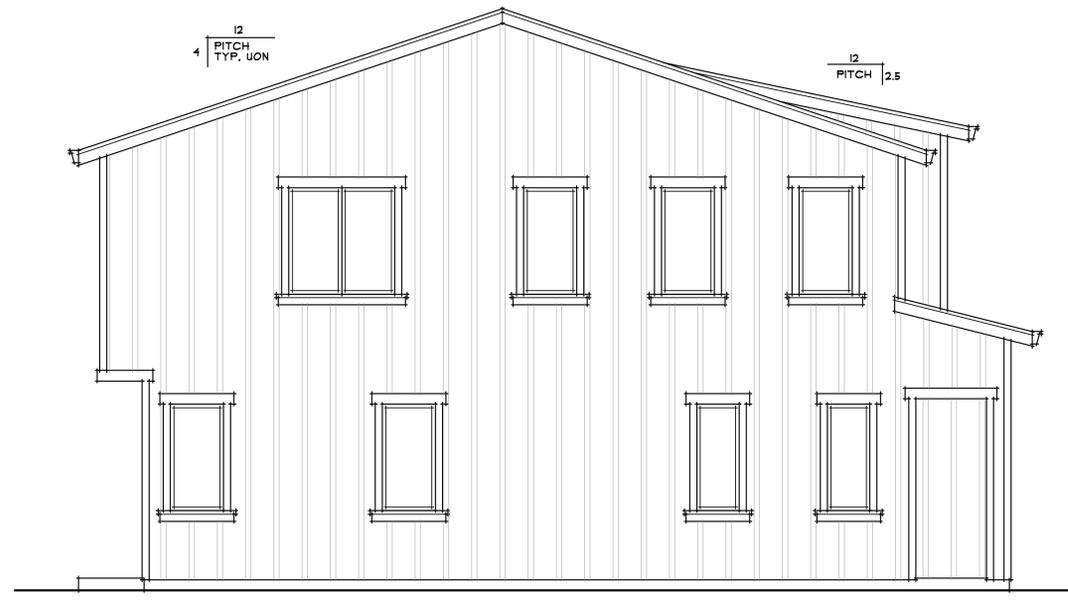
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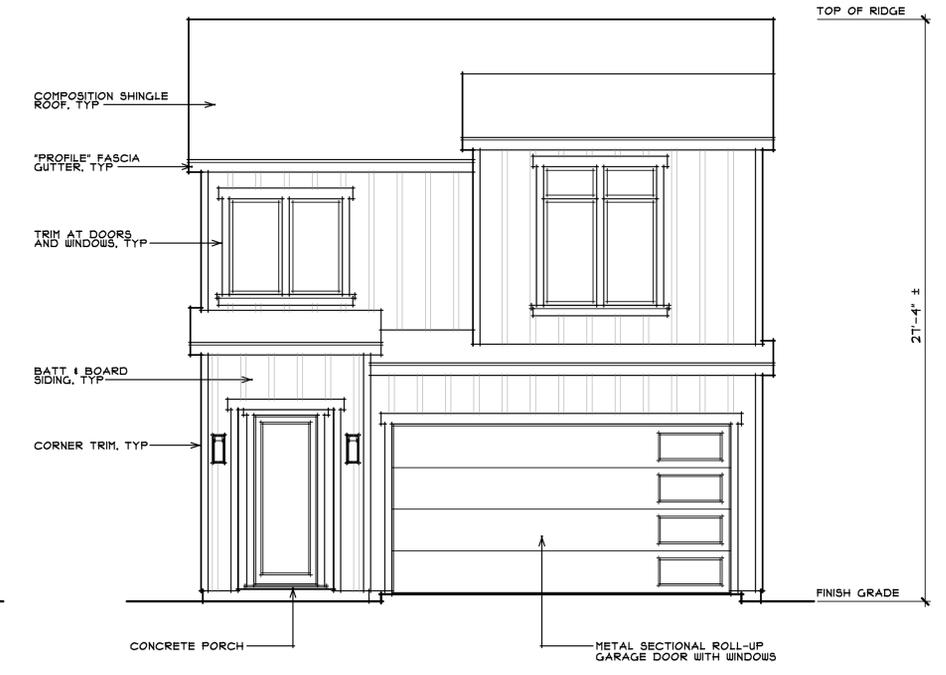
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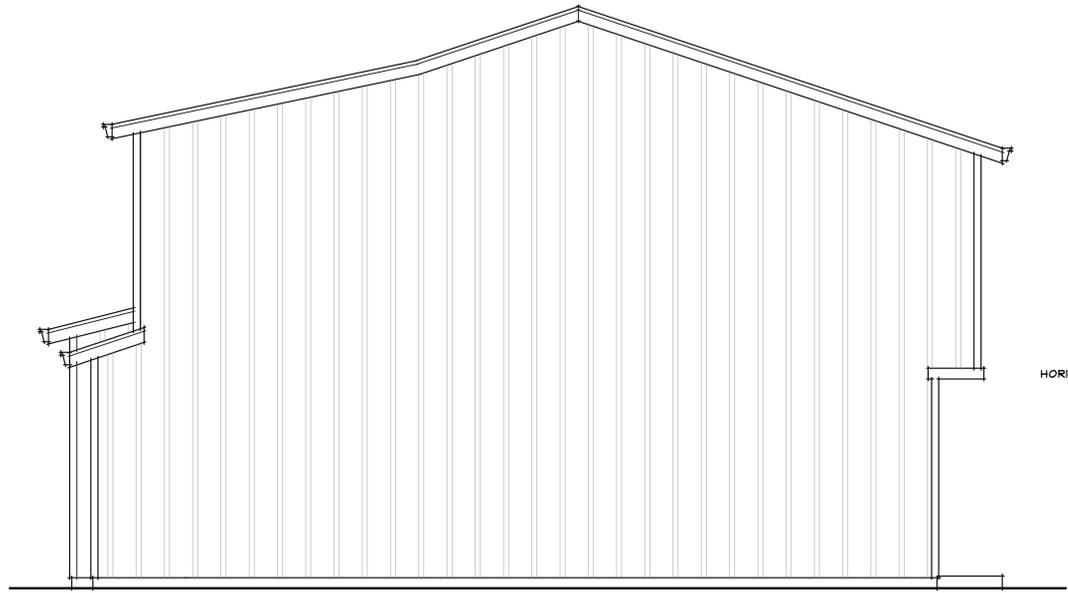
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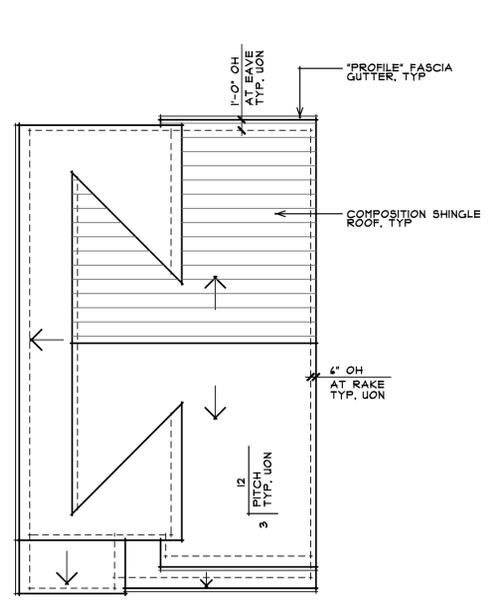
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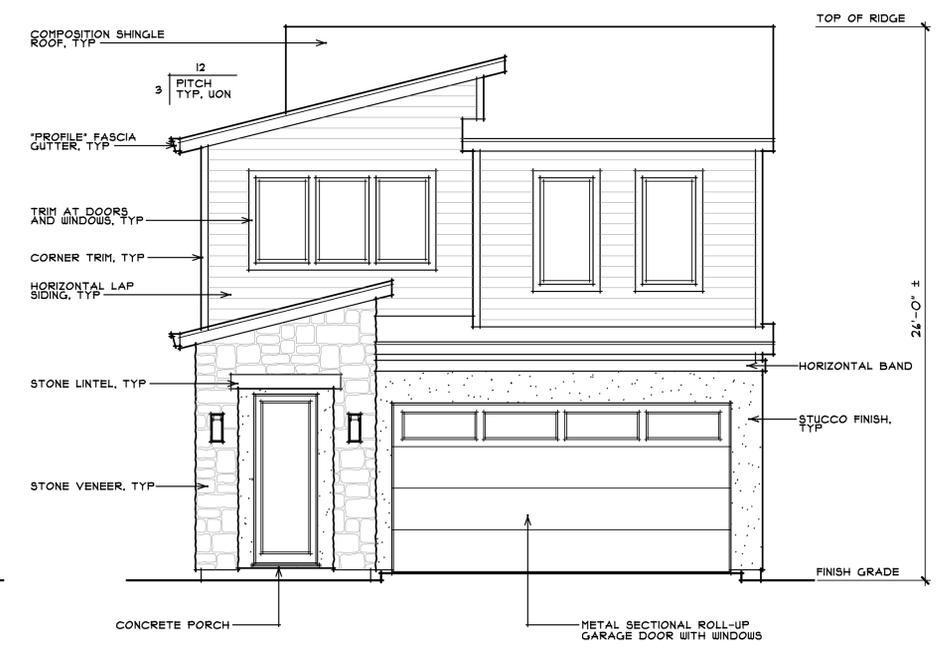
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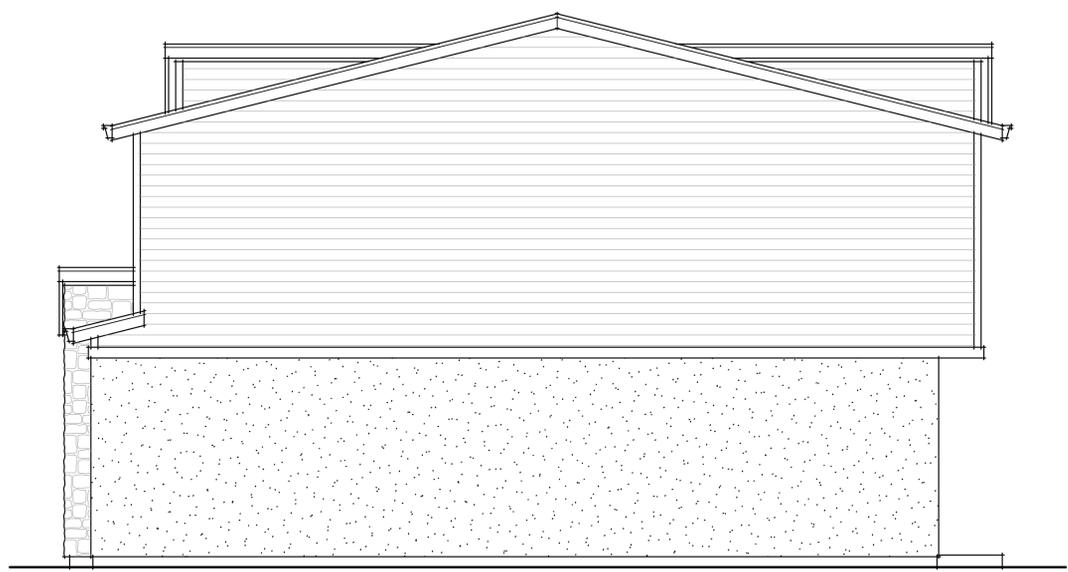
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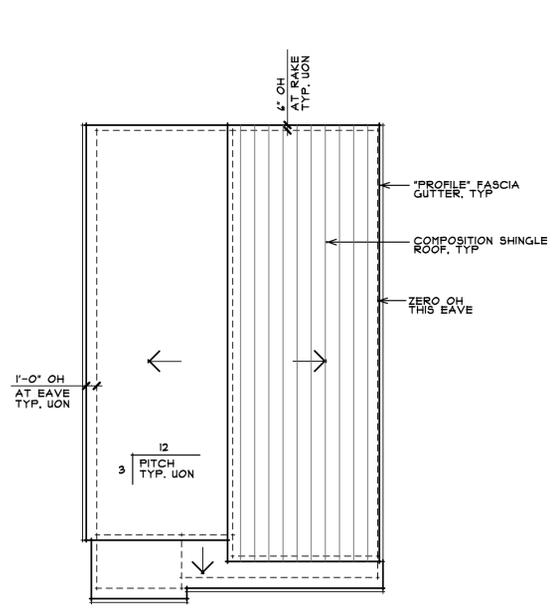
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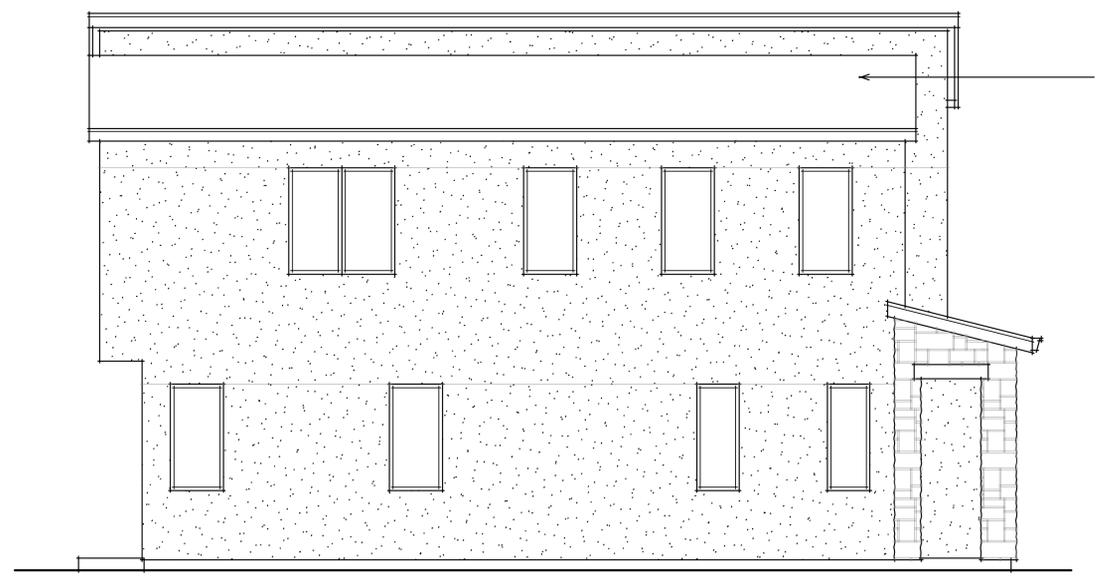
RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



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



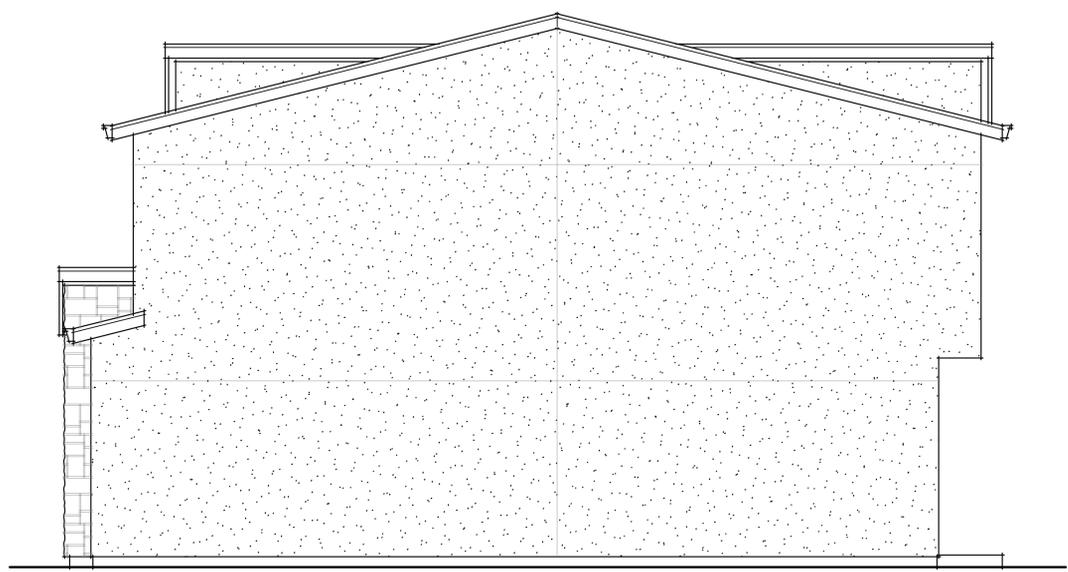
ROOF PLAN "C"
 SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



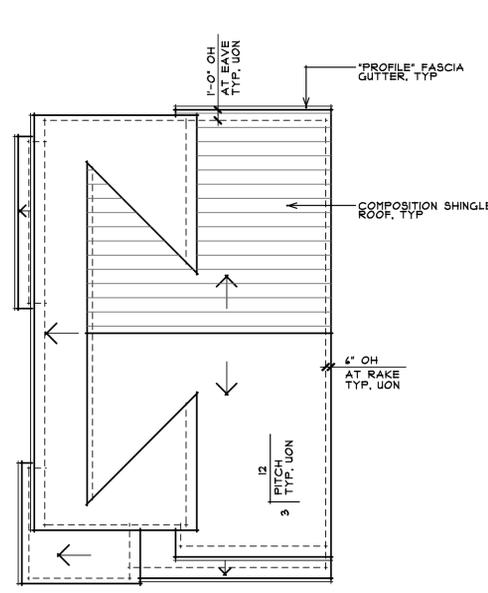
FRONT ELEVATION "C"
 SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



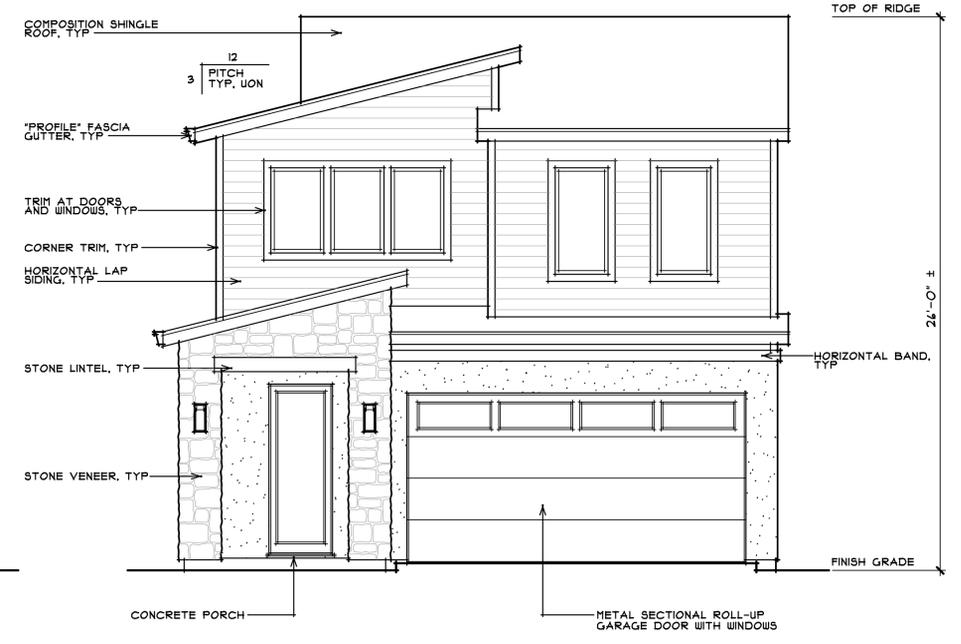
REAR ELEVATION
 SCALE: 1/4" = 1'-0"



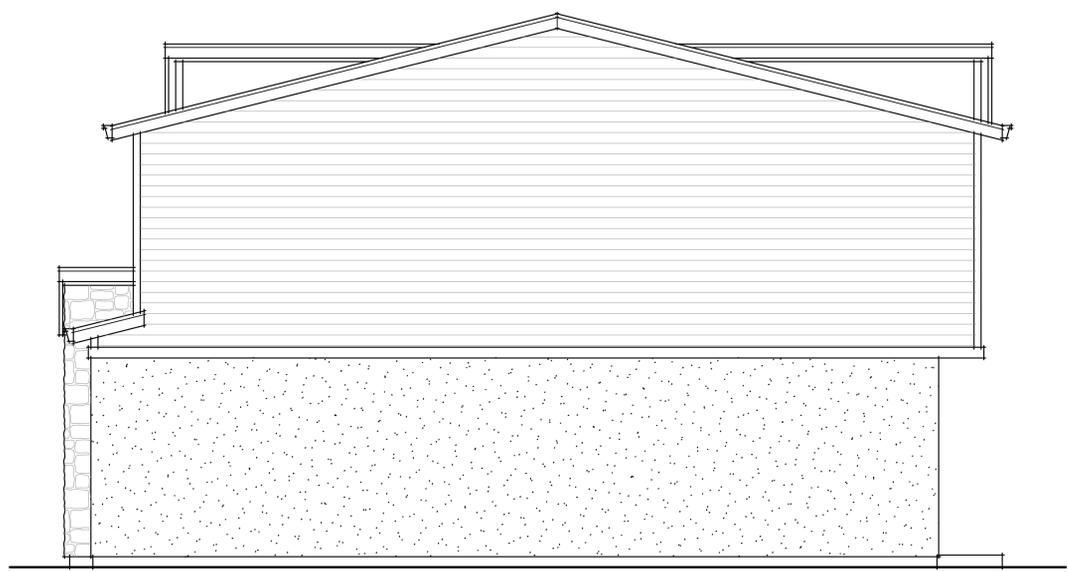
ROOF PLAN "B"
 SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



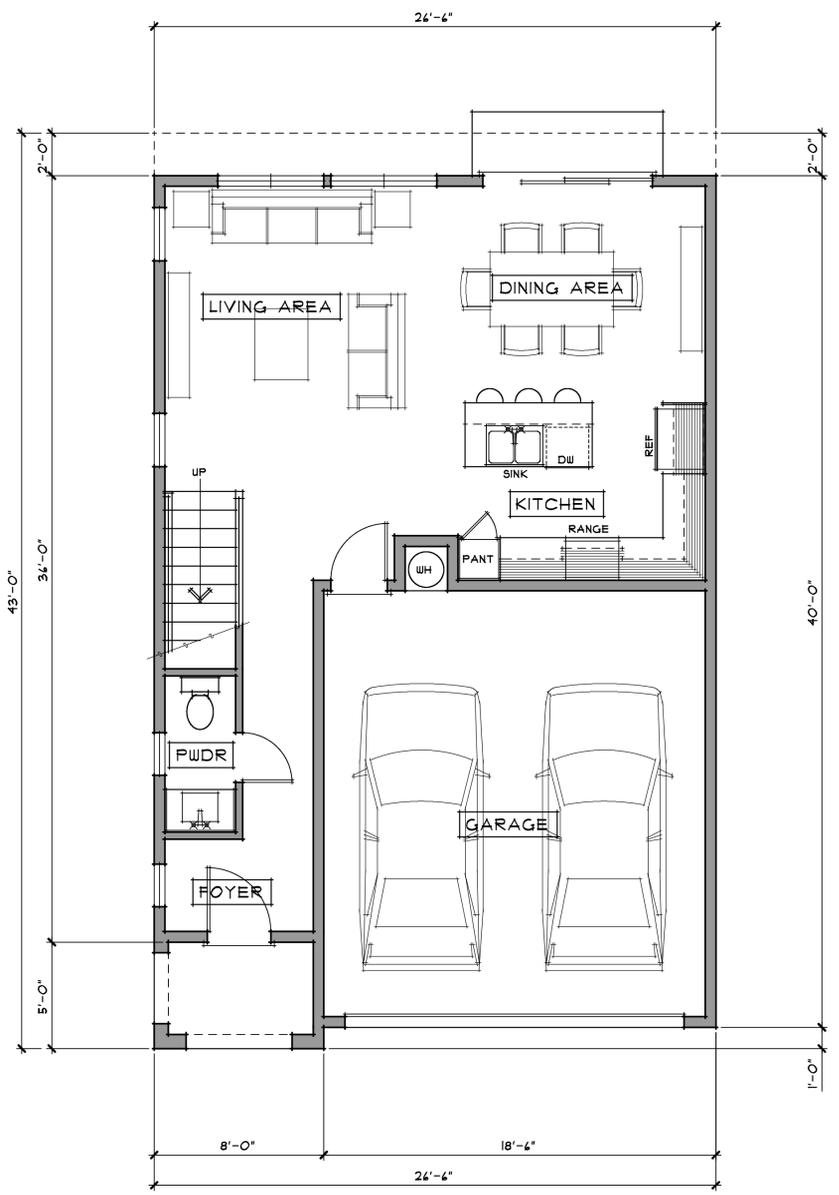
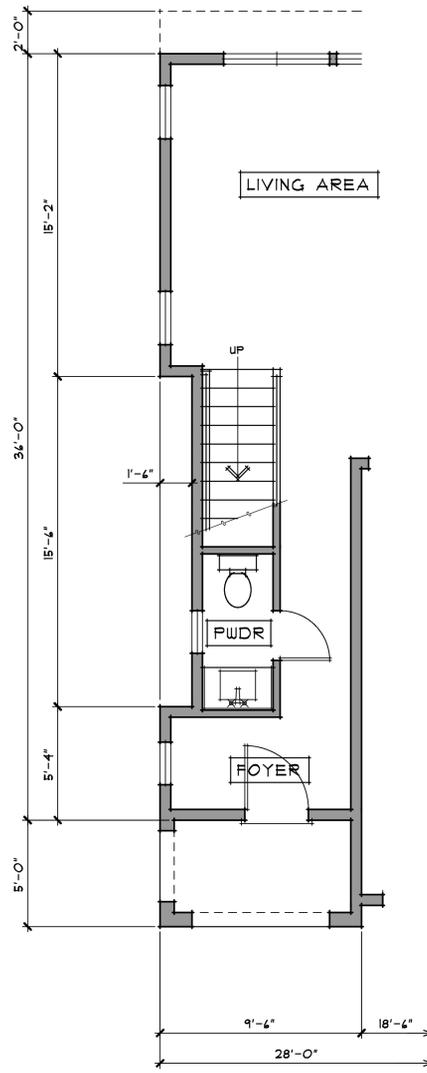
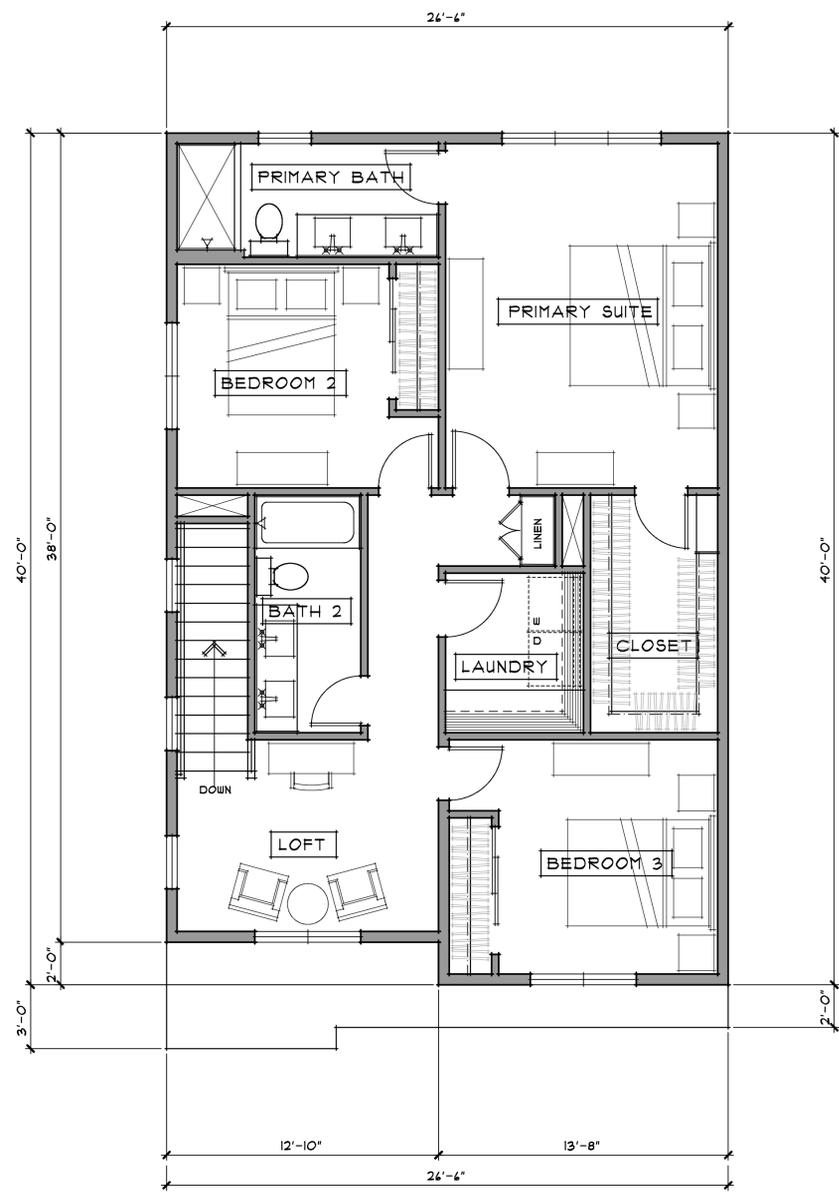
FRONT ELEVATION "B"
 SCALE: 1/4" = 1'-0"



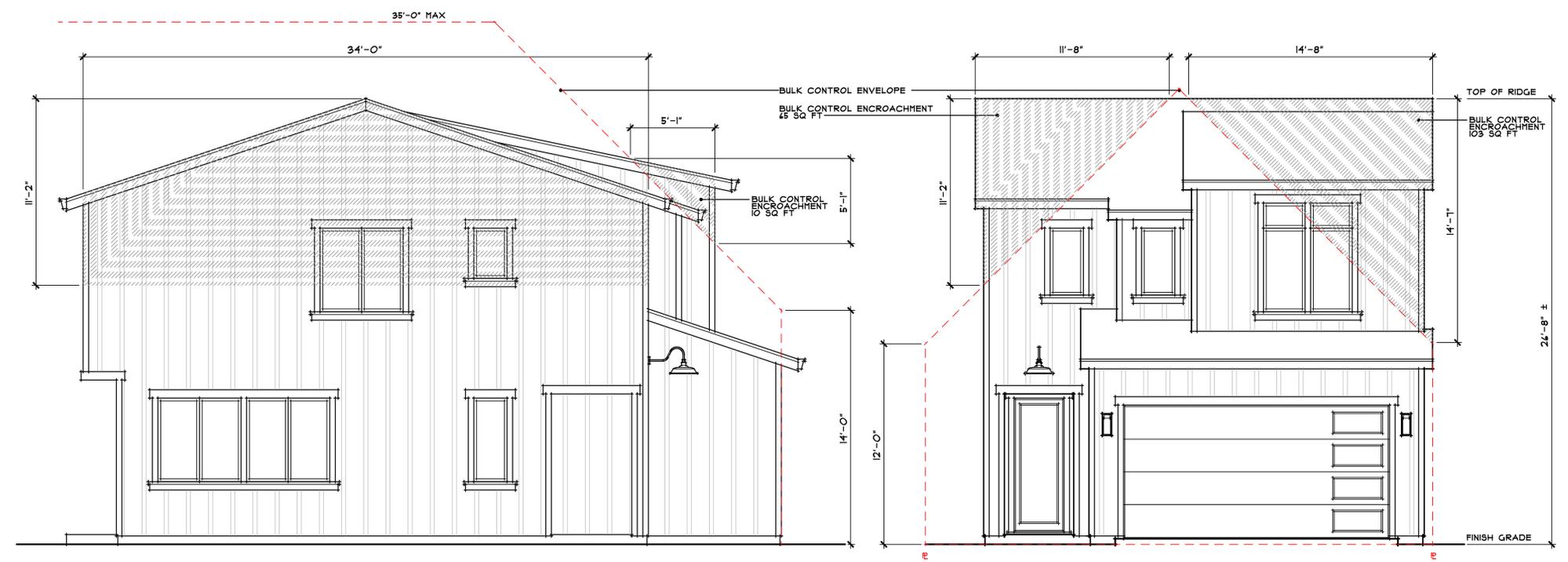
RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



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



LOWER FLOOR LIVING AREA = APPROX 644 SQ FT
 UPPER FLOOR LIVING AREA = APPROX 983 SQ FT
 TOTAL LIVING AREA = APPROX 1627 SQ FT
 GARAGE AREA = APPROX 385 SQ FT

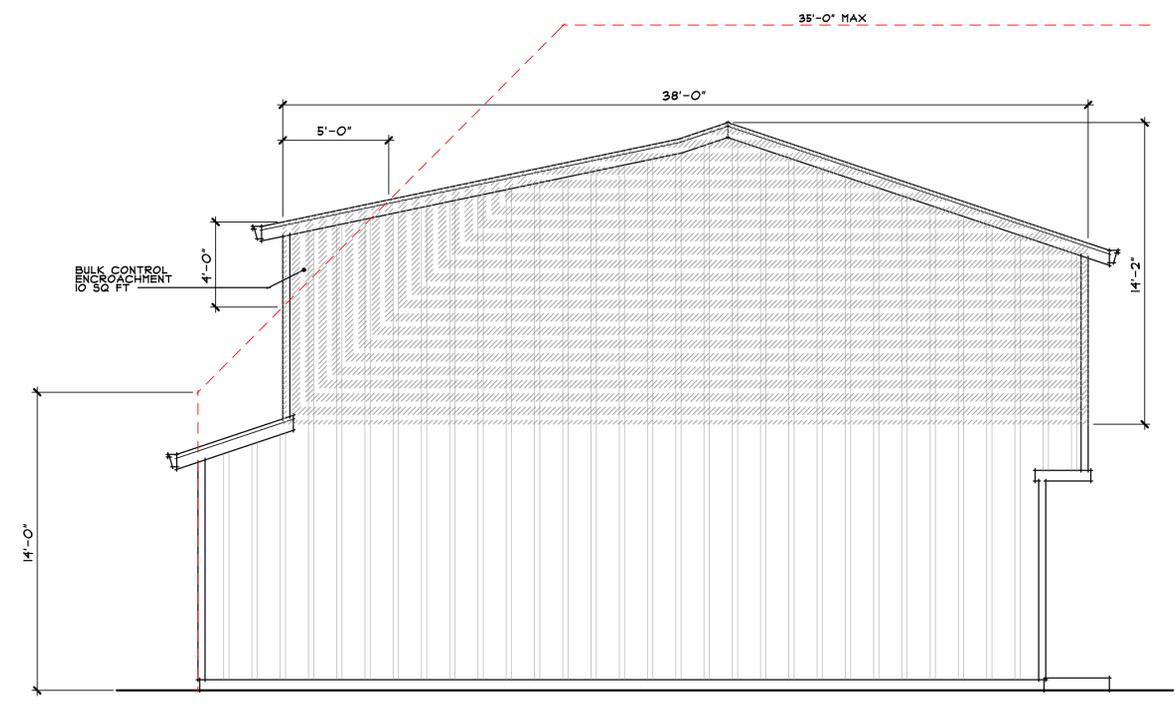


LEFT SIDE ELEVATION

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

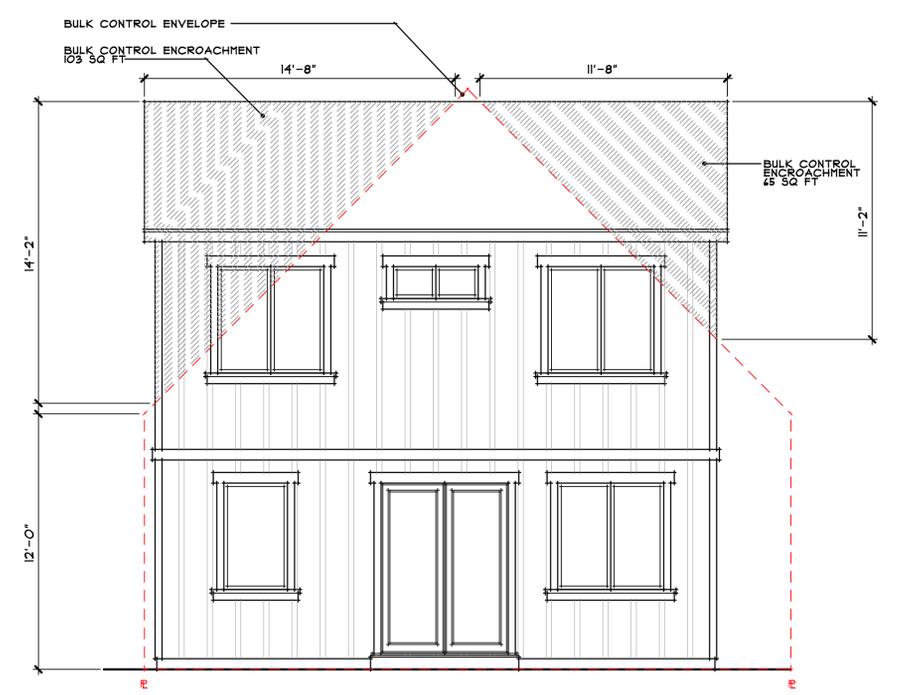
FRONT ELEVATION "A"

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



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

NOTES

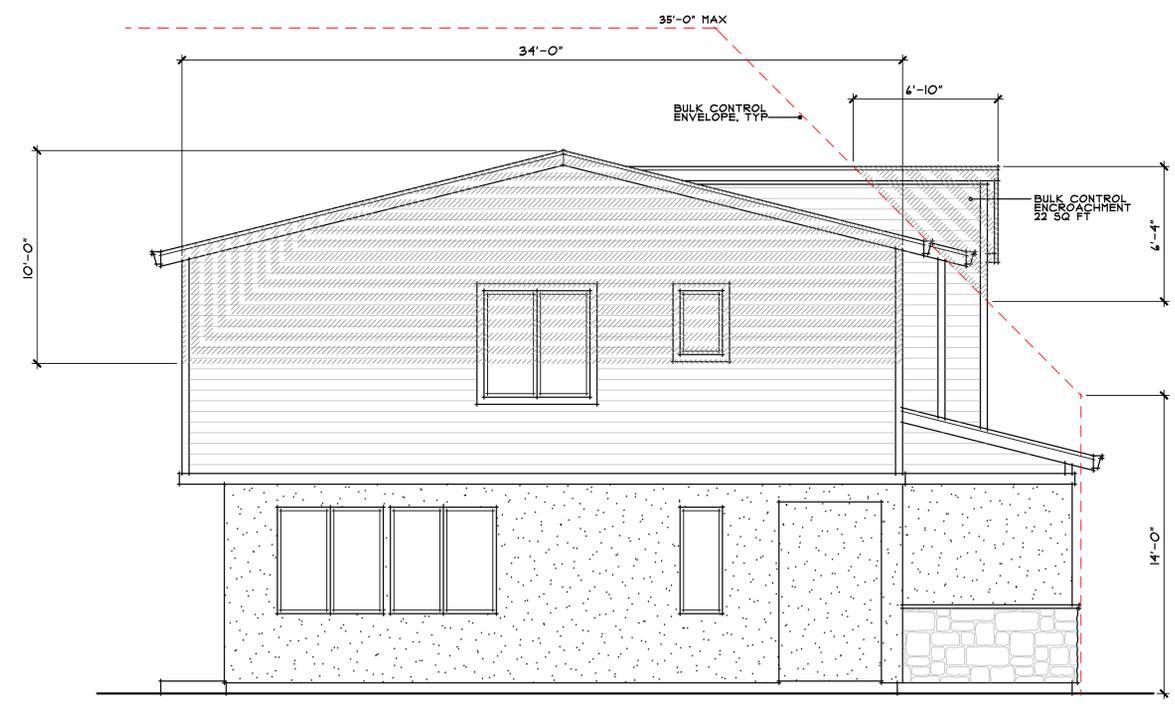
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SHEET JOB NO 25011
 PLAN I A2.1



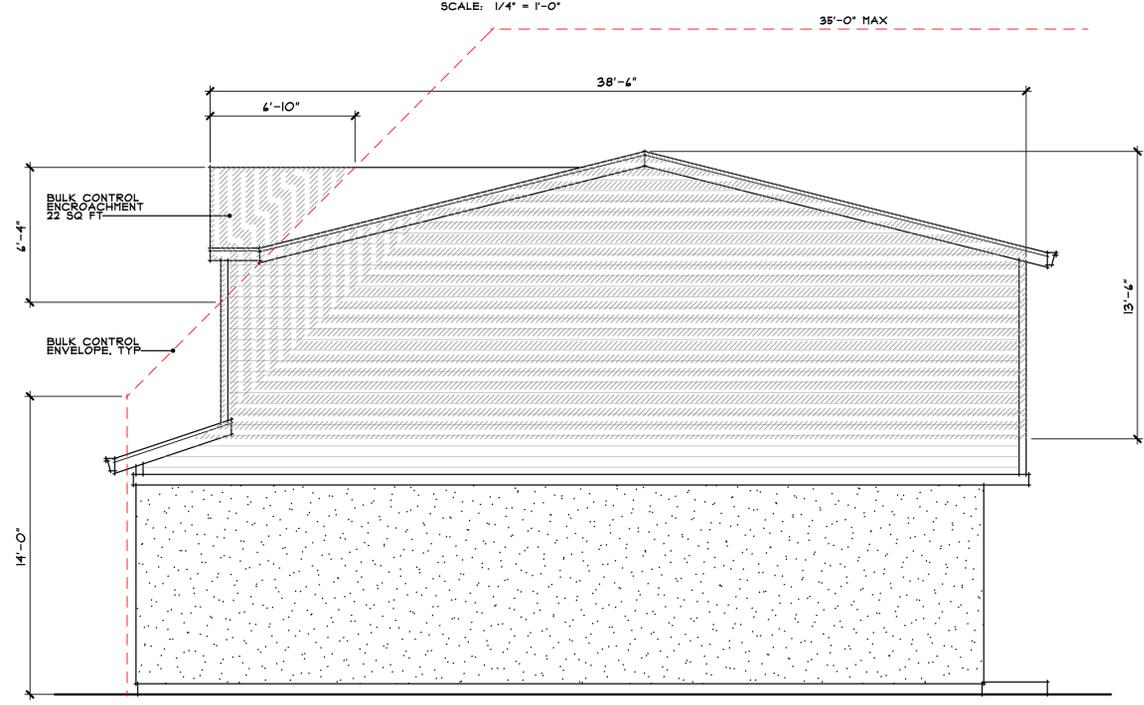
LEFT SIDE ELEVATION

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



FRONT ELEVATION "B"

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



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

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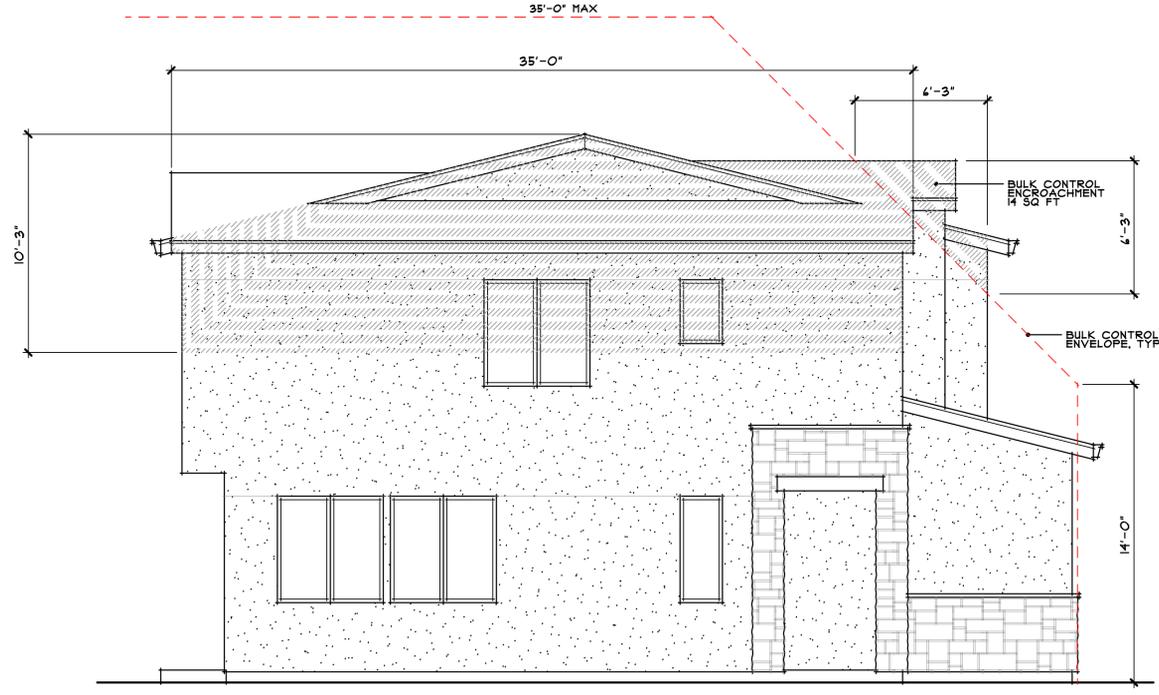
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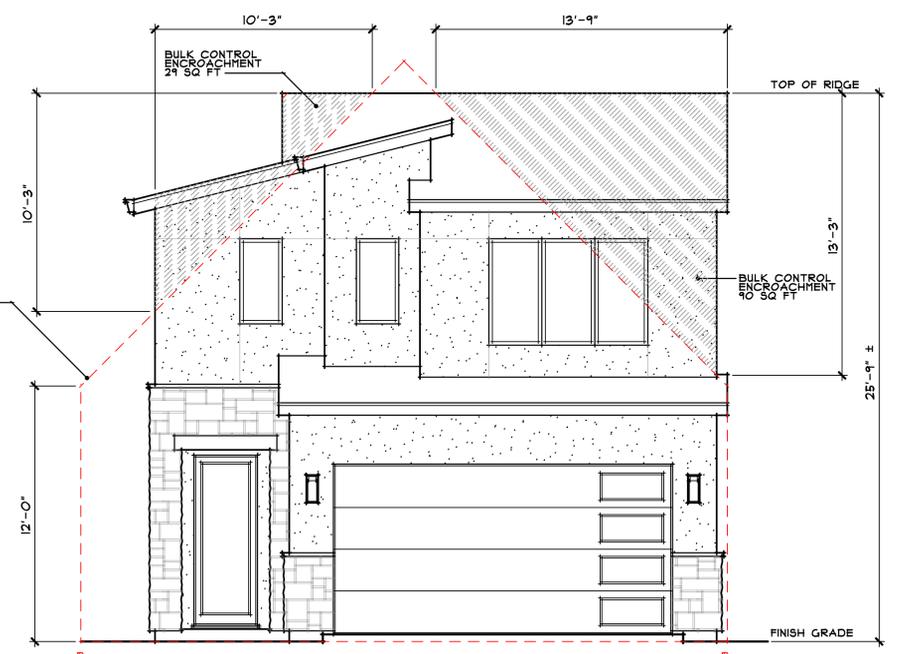
SHEET JOB NO 25011
 A2.2

PLAN I



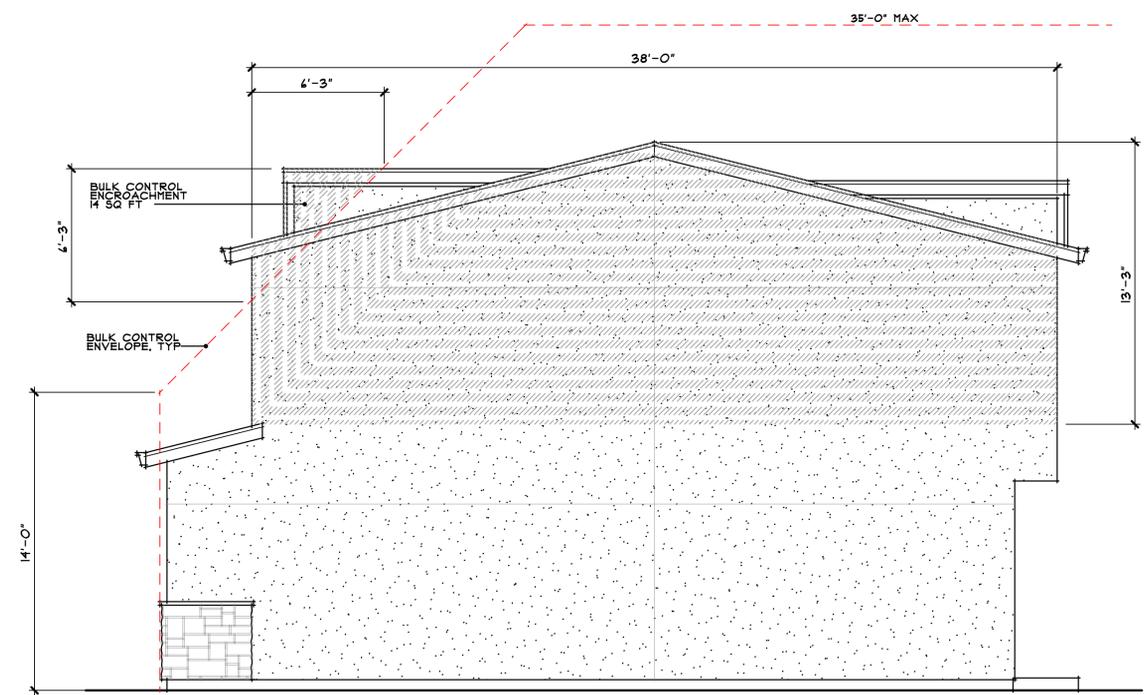
LEFT SIDE ELEVATION

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



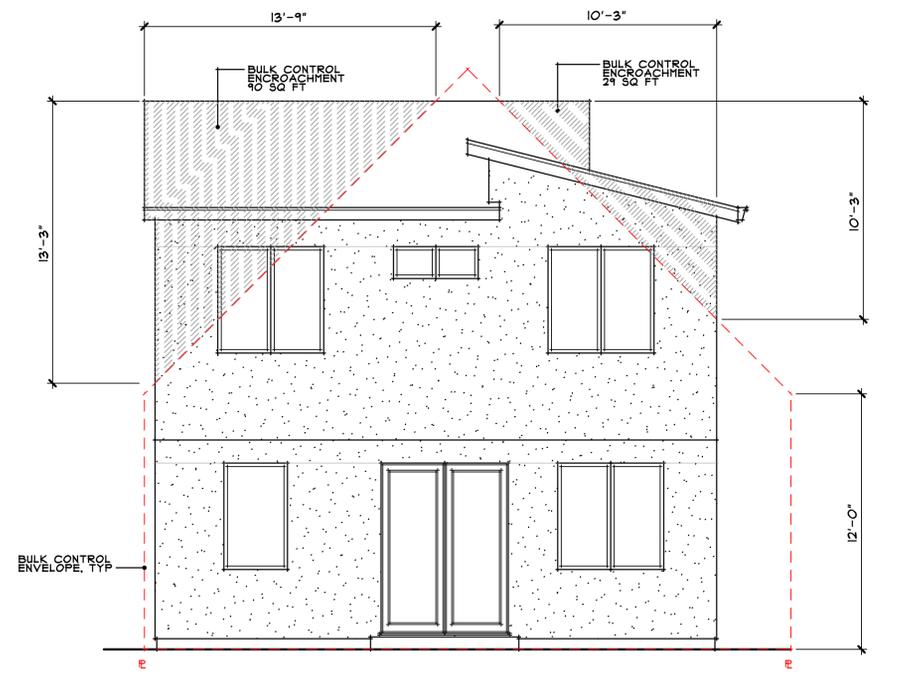
FRONT ELEVATION "C"

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



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

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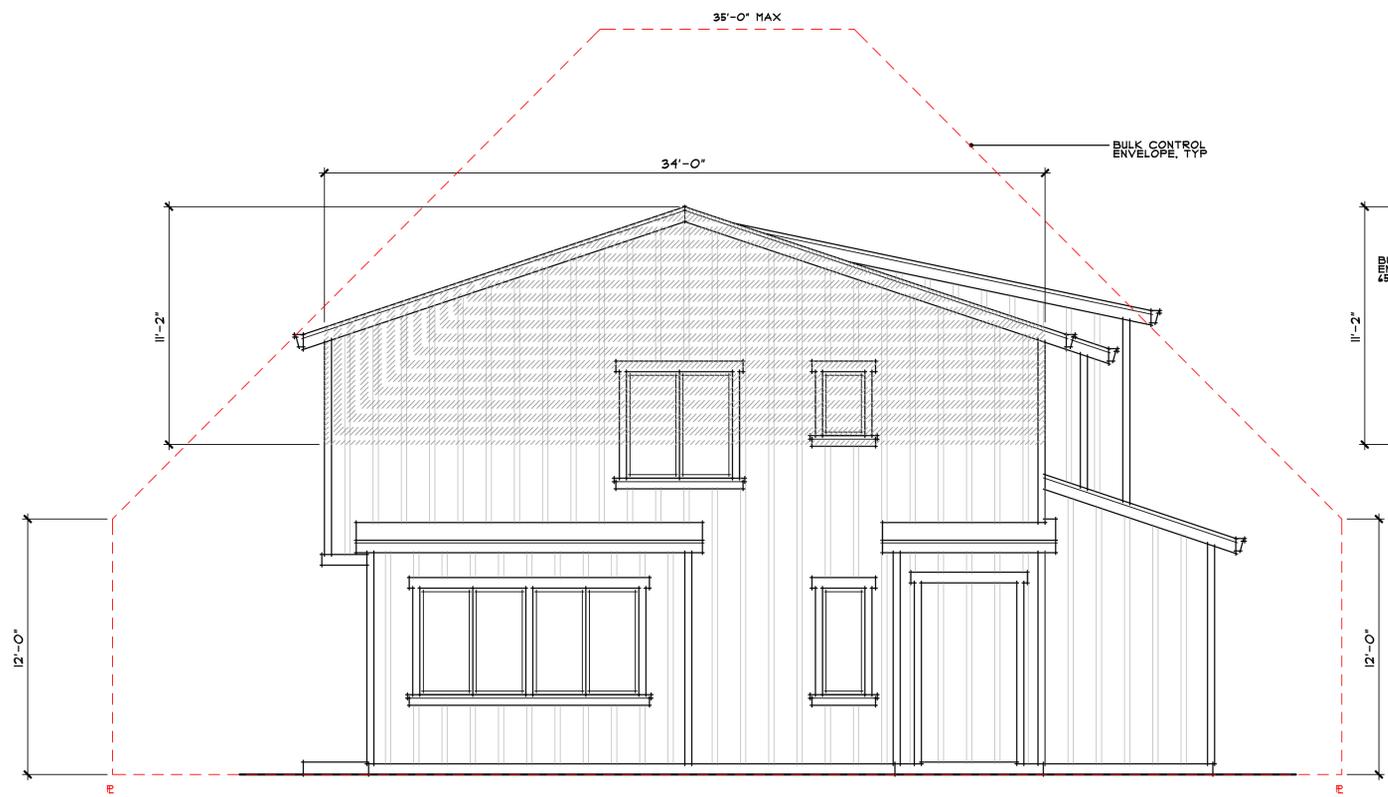
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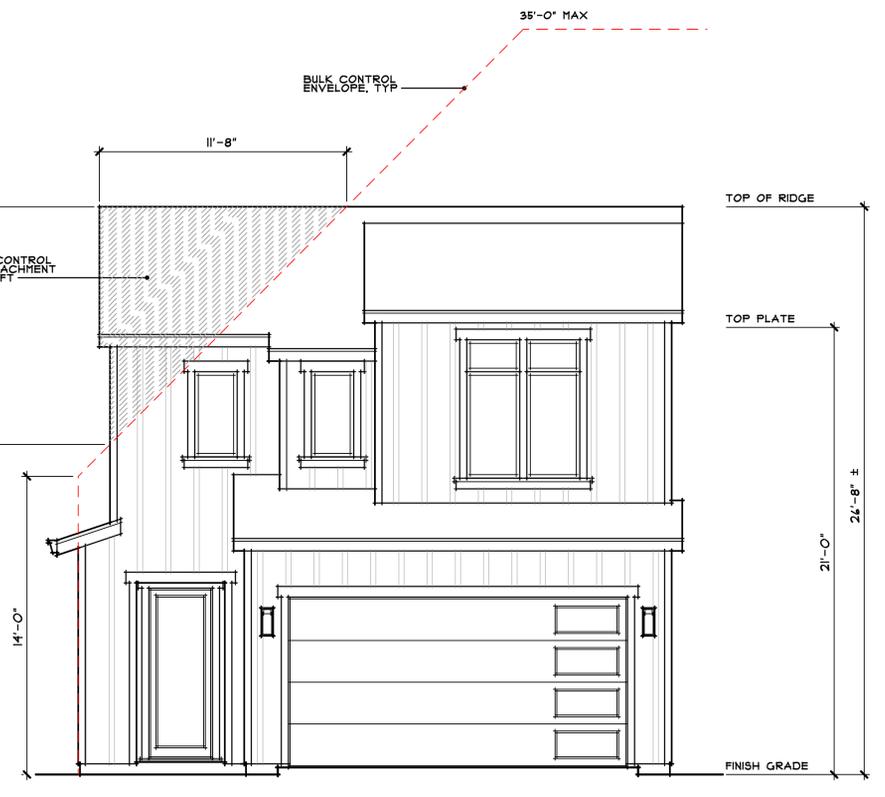
SHEET JOB NO 25011
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PLAN I



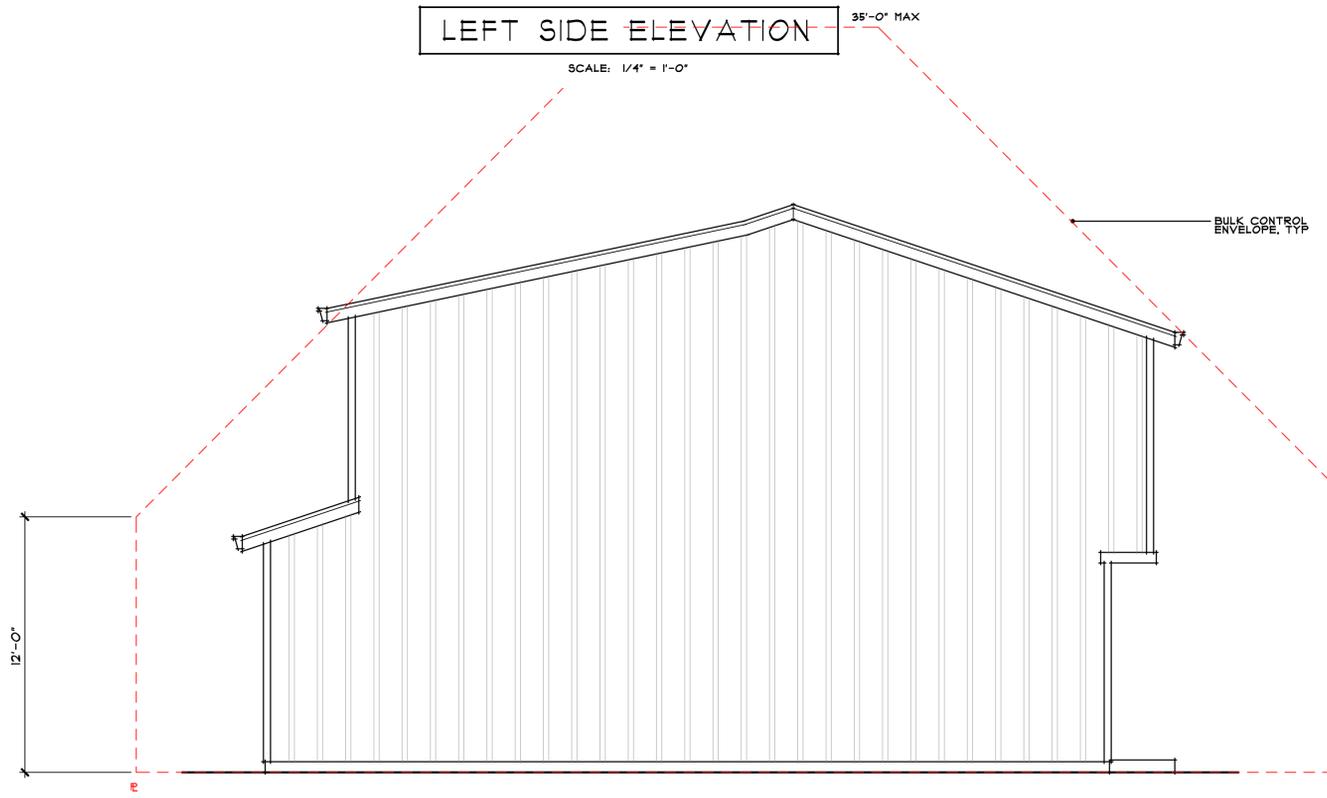
LEFT SIDE ELEVATION

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



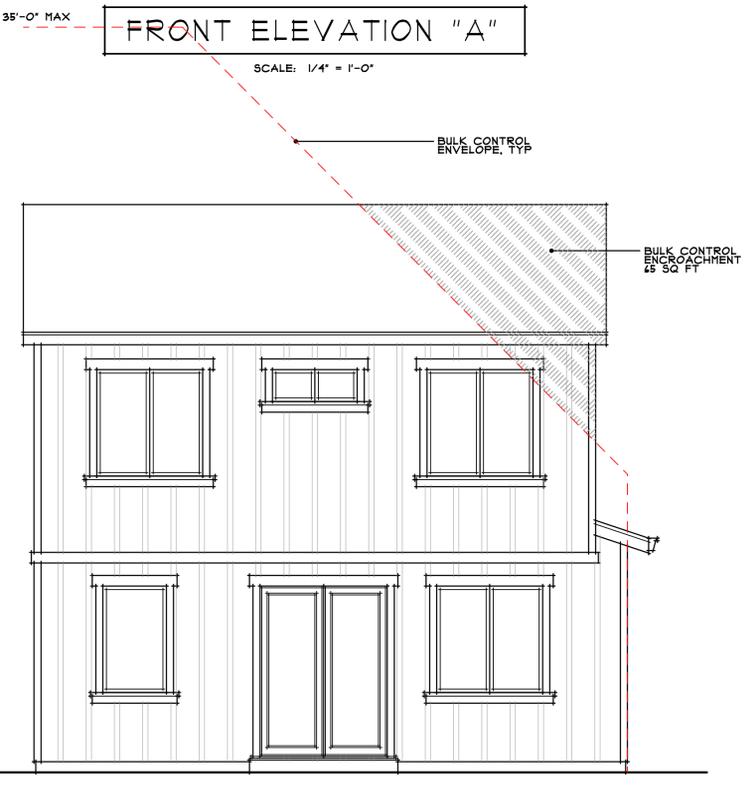
FRONT ELEVATION "A"

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



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

NOTES
 DESIGN FOR
 SHEET JOB NO

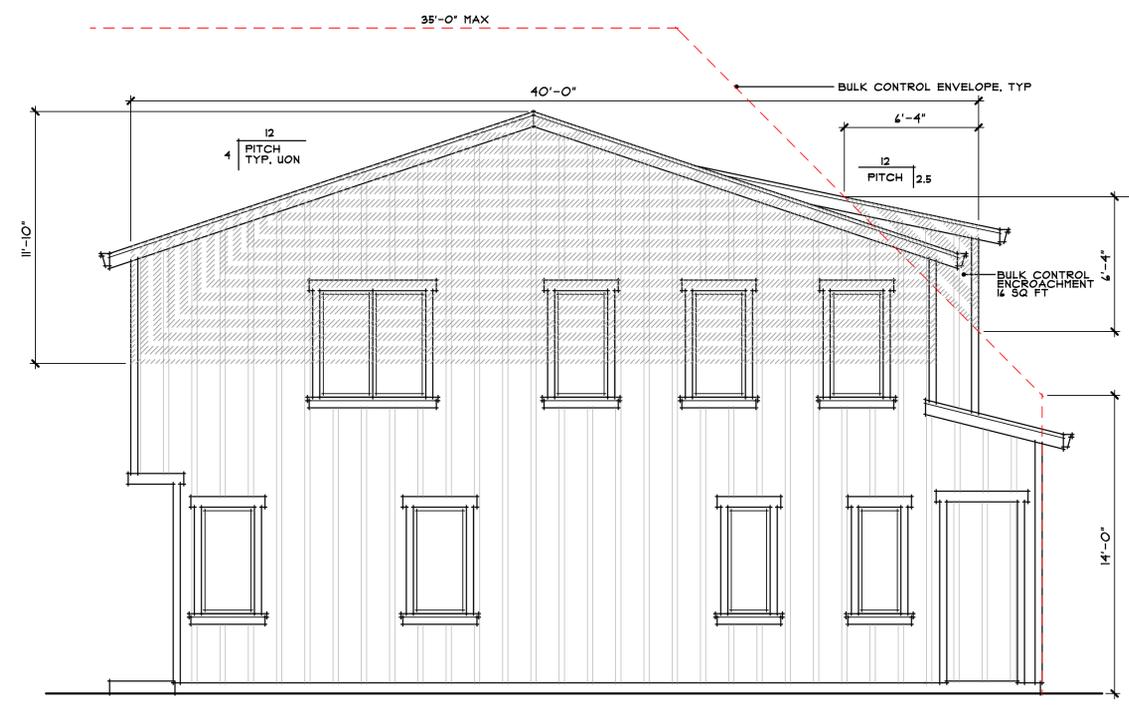
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25011
 A2.4

PLAN IX



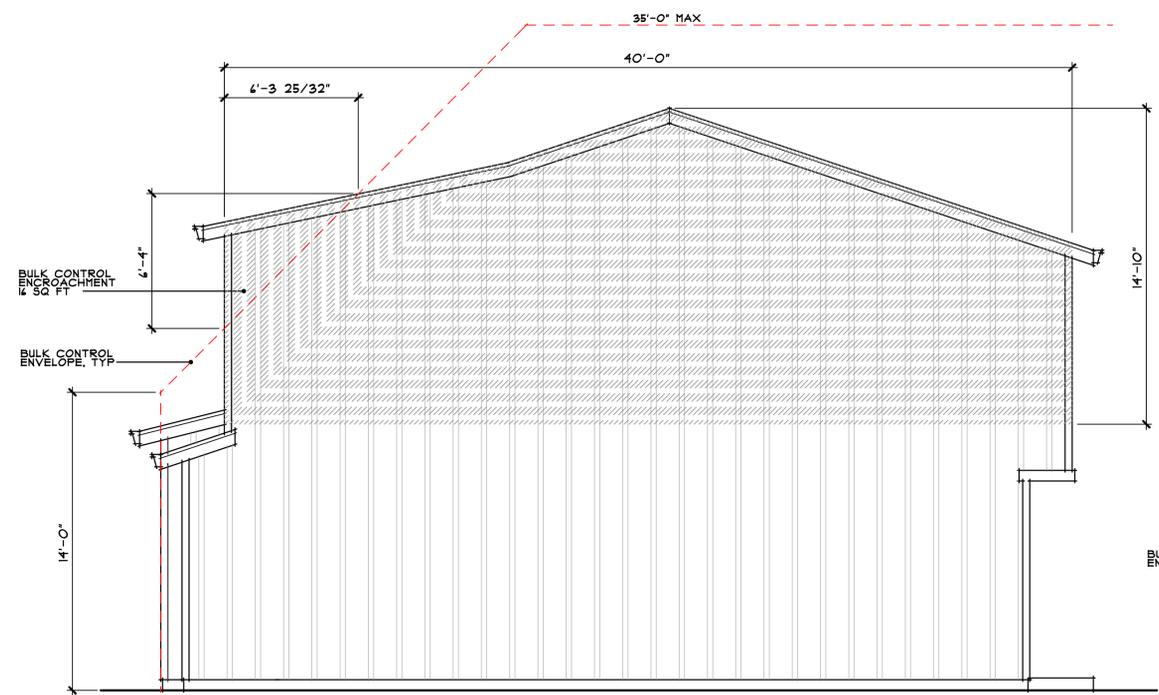
LEFT SIDE ELEVATION

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



FRONT ELEVATION "A"

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



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

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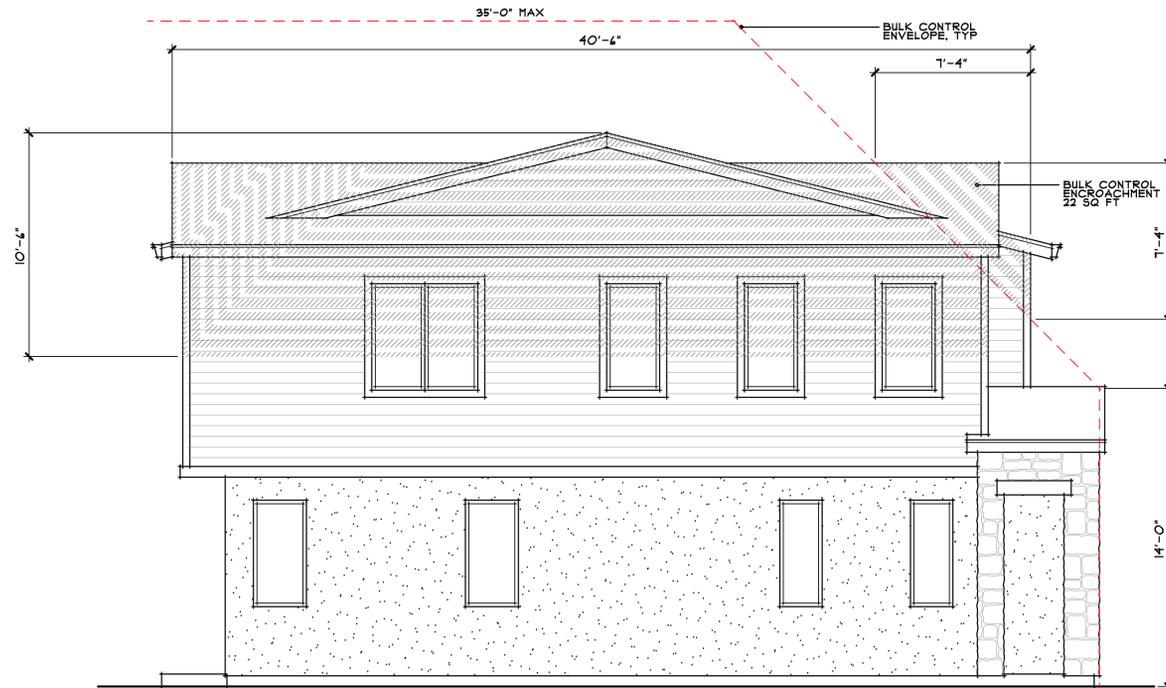
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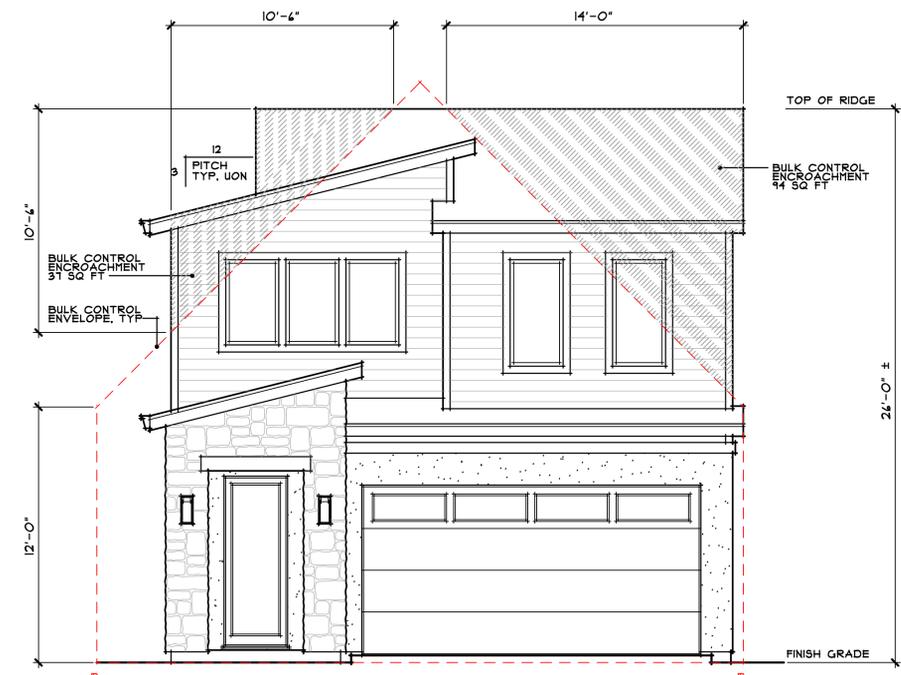
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PLAN 2



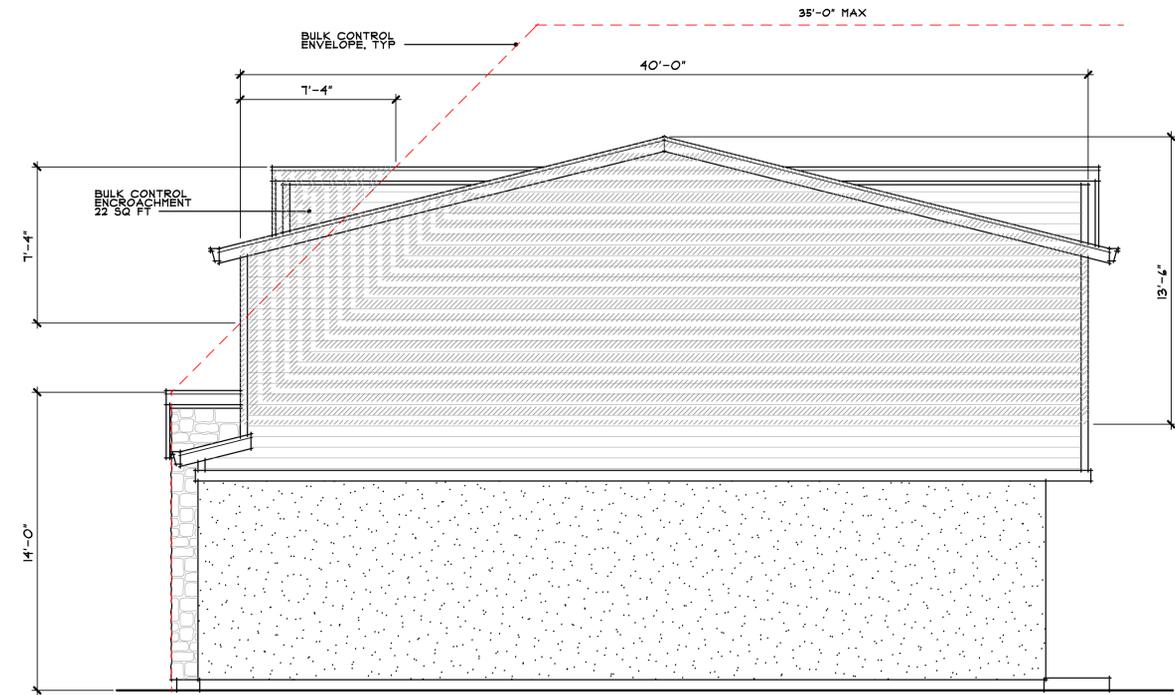
LEFT SIDE ELEVATION

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



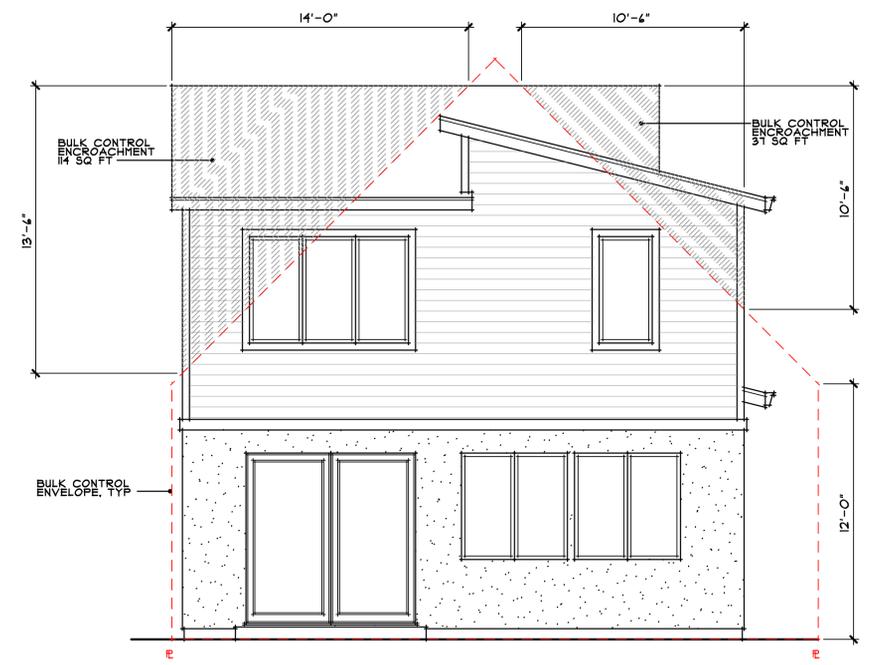
FRONT ELEVATION "B"

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



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

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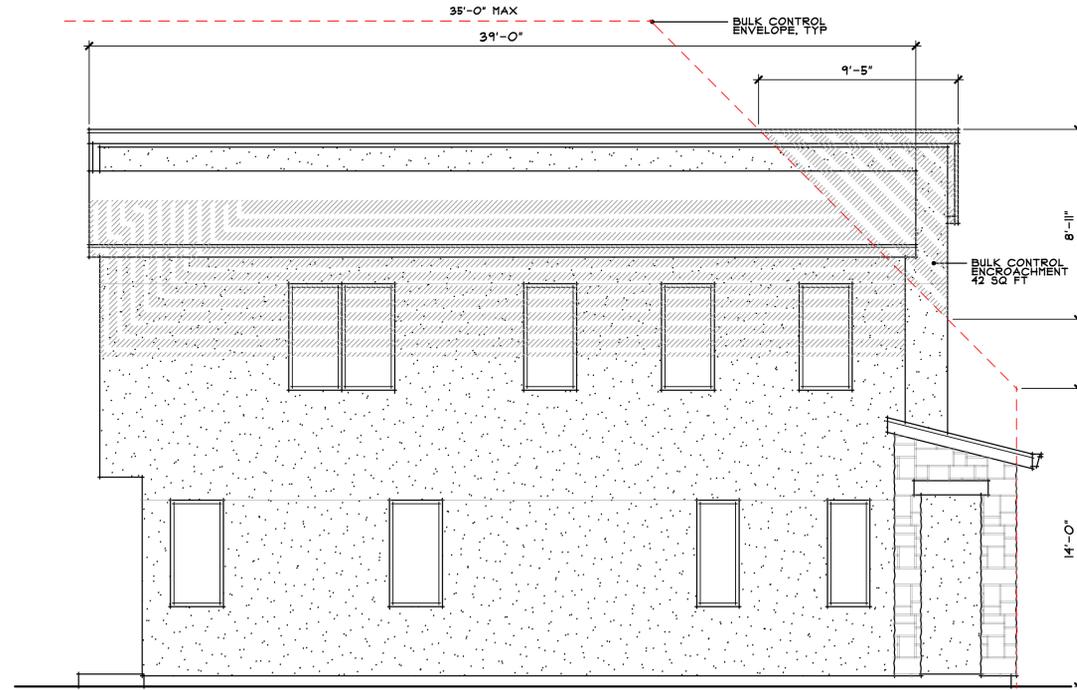
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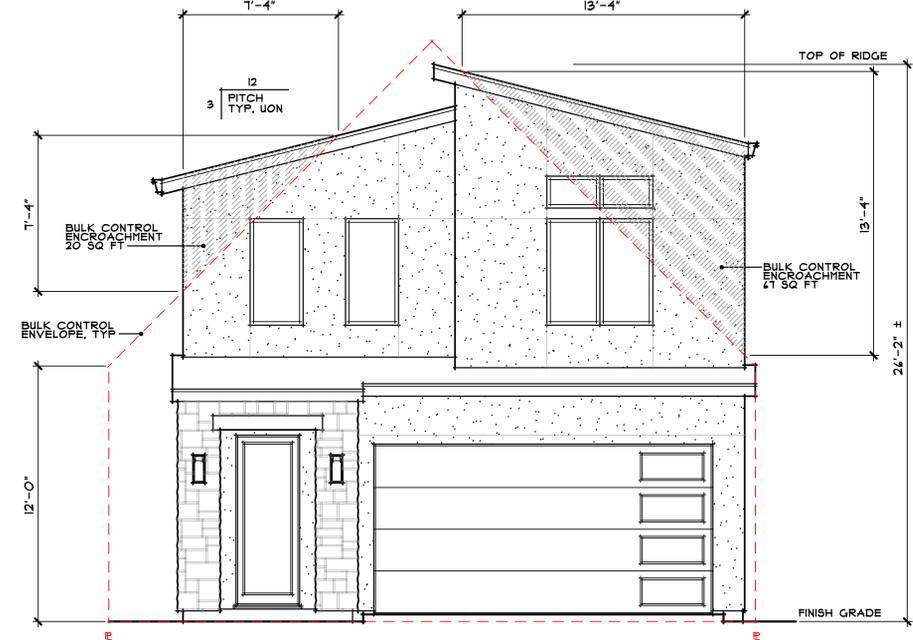
SHEET JOB NO 25011
 A3.2

PLAN 2



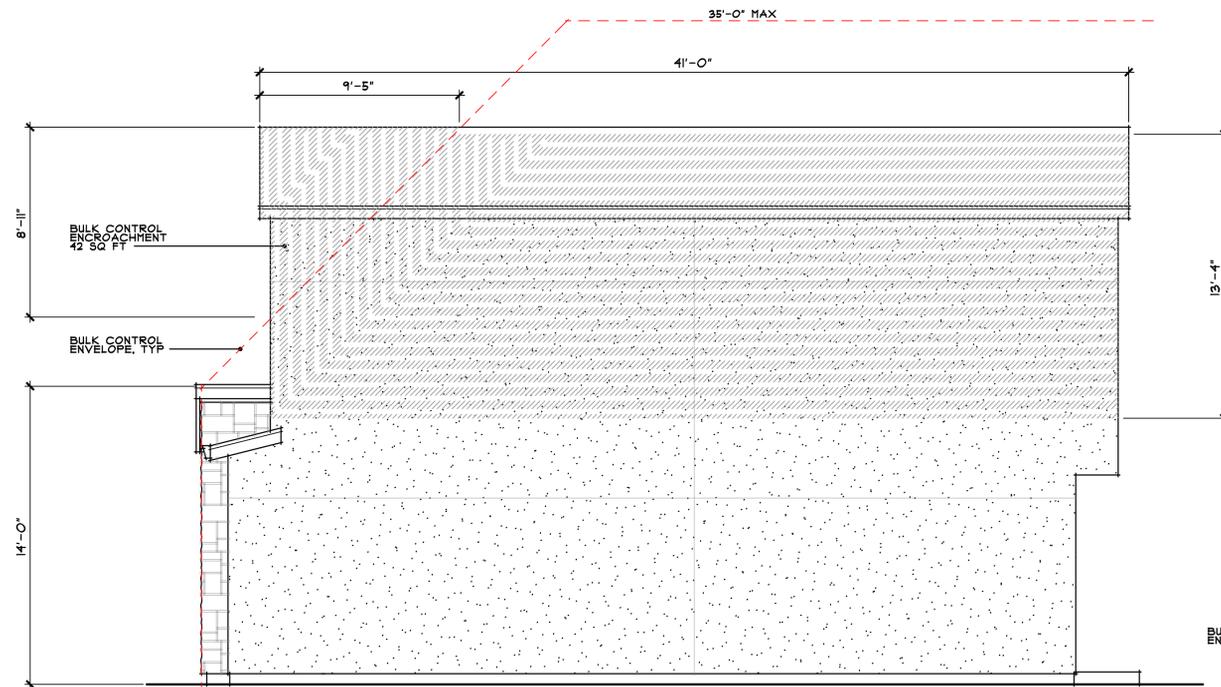
LEFT SIDE ELEVATION

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



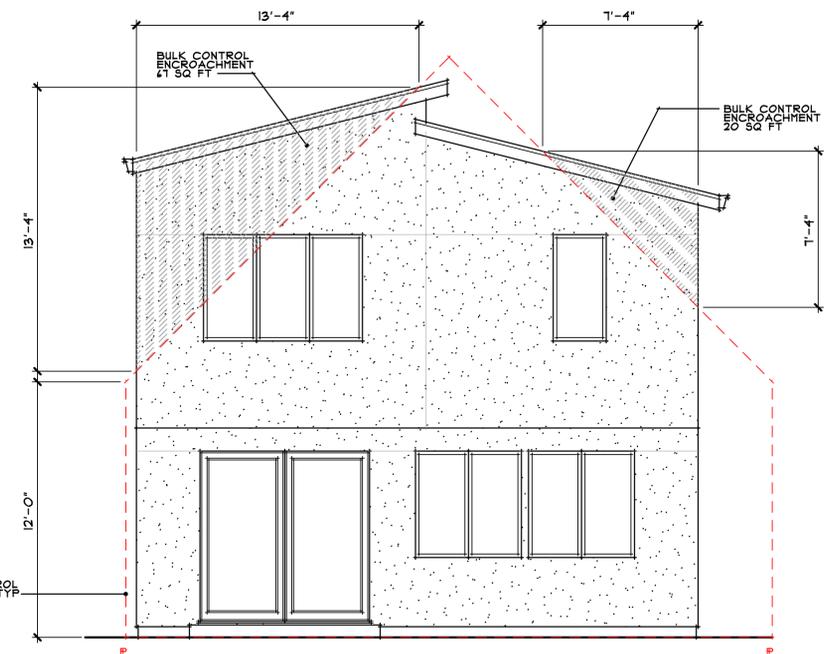
FRONT ELEVATION "C"

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



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

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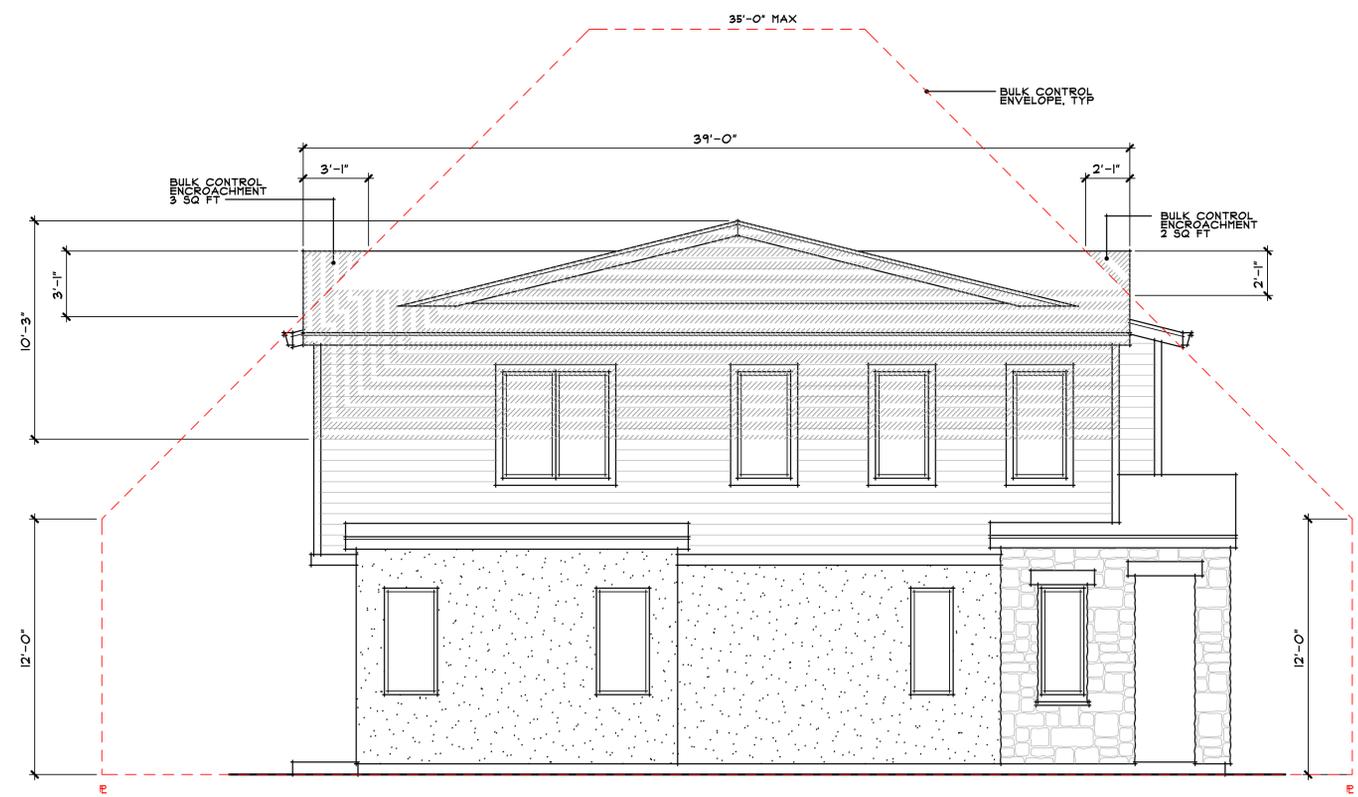
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SHEET JOB NO 25011
 A3.3

PLAN 2



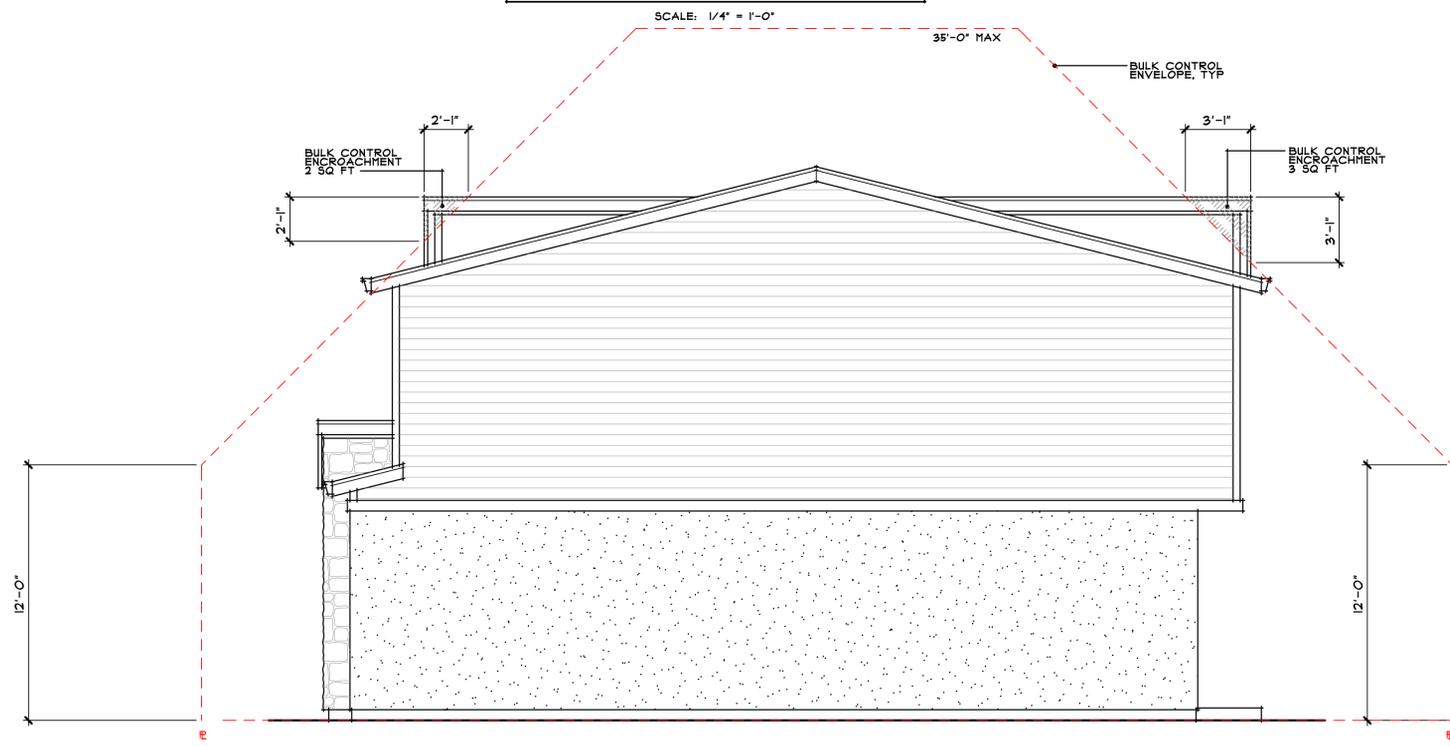
LEFT SIDE ELEVATION

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



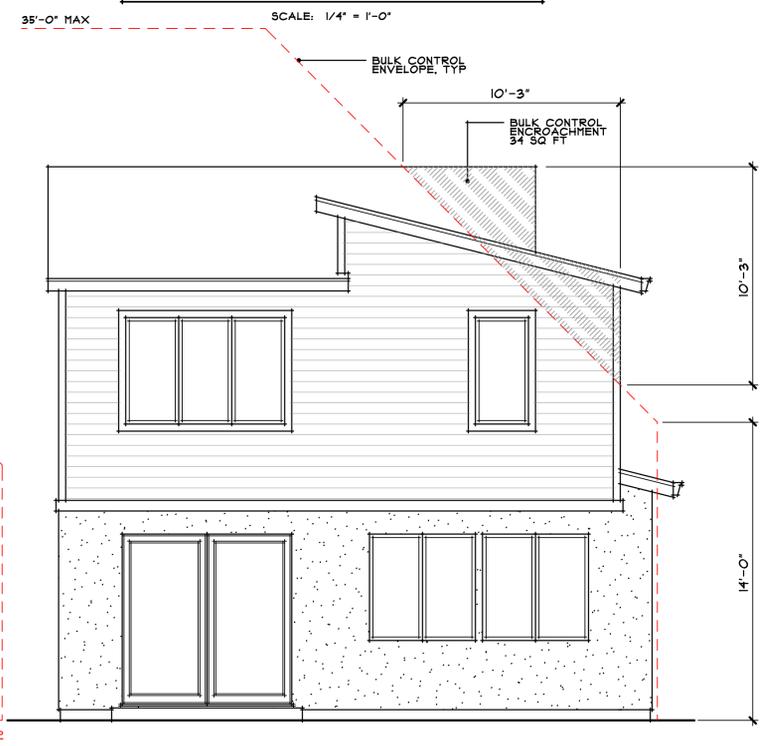
FRONT ELEVATION "B"

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



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

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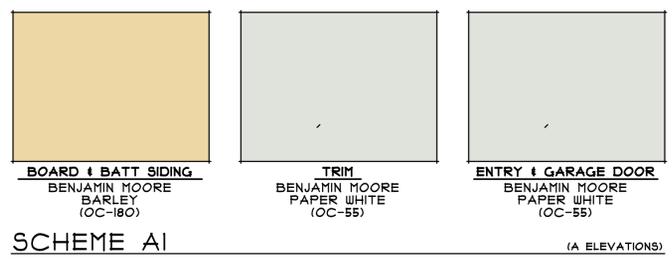
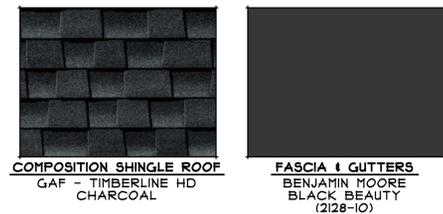
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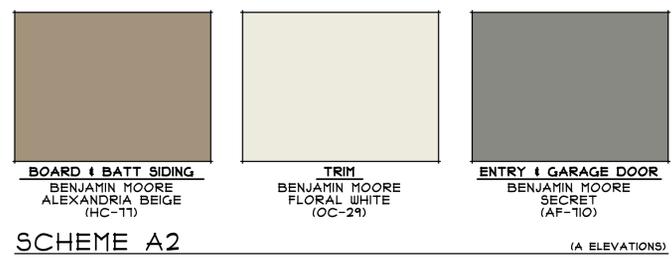
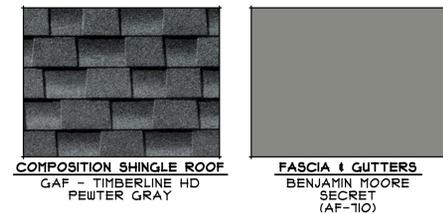
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 A3.4

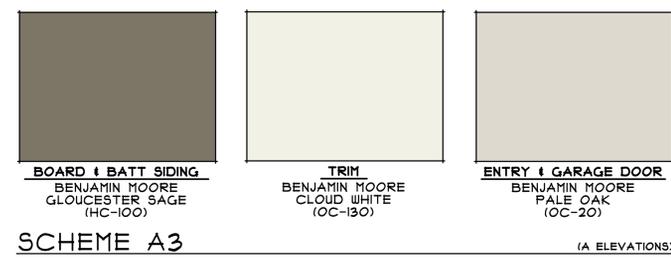
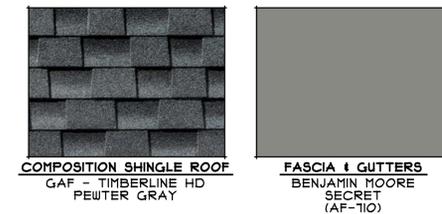
PLAN 2X



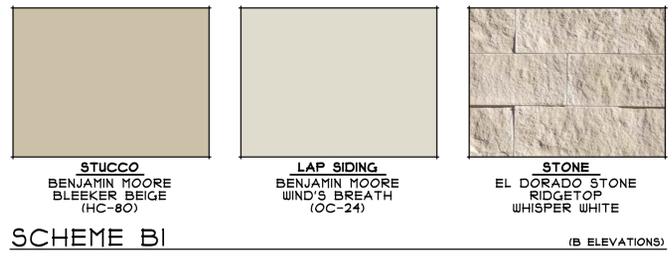
SCHEME A1 (A ELEVATIONS)



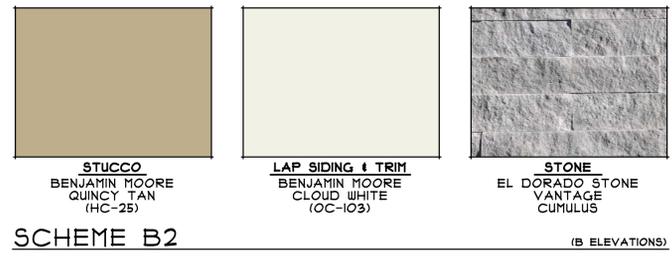
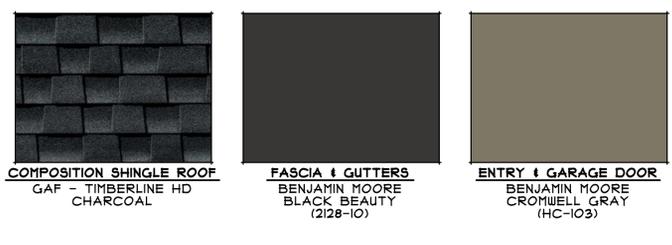
SCHEME A2 (A ELEVATIONS)



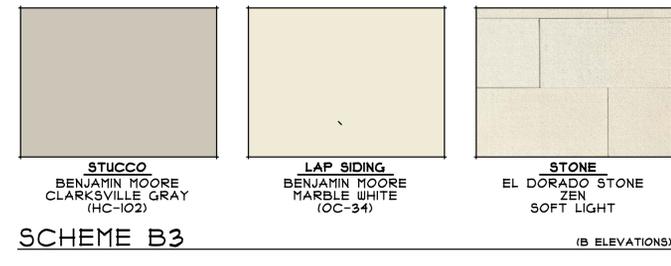
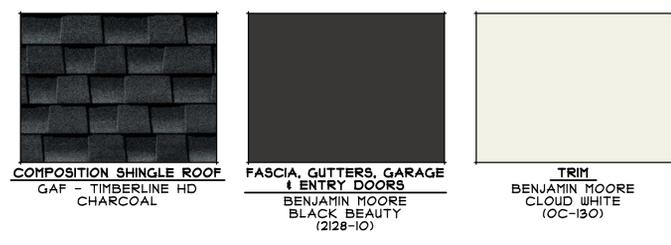
SCHEME A3 (A ELEVATIONS)



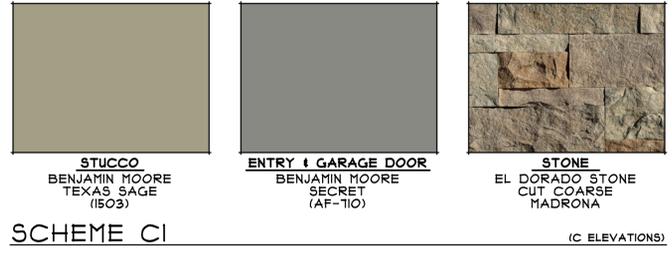
SCHEME B1 (B ELEVATIONS)



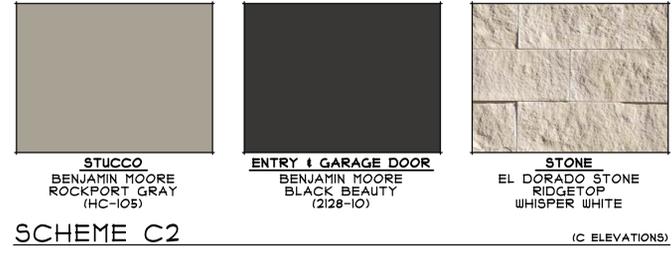
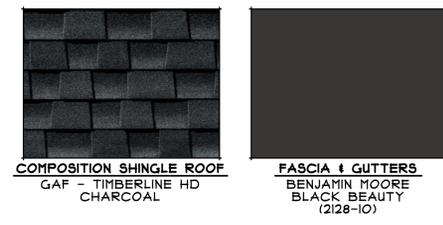
SCHEME B2 (B ELEVATIONS)



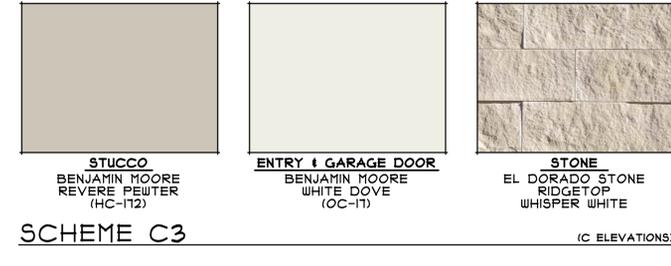
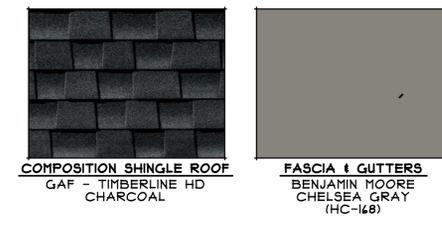
SCHEME B3 (B ELEVATIONS)



SCHEME C1 (C ELEVATIONS)



SCHEME C2 (C ELEVATIONS)



SCHEME C3 (C ELEVATIONS)