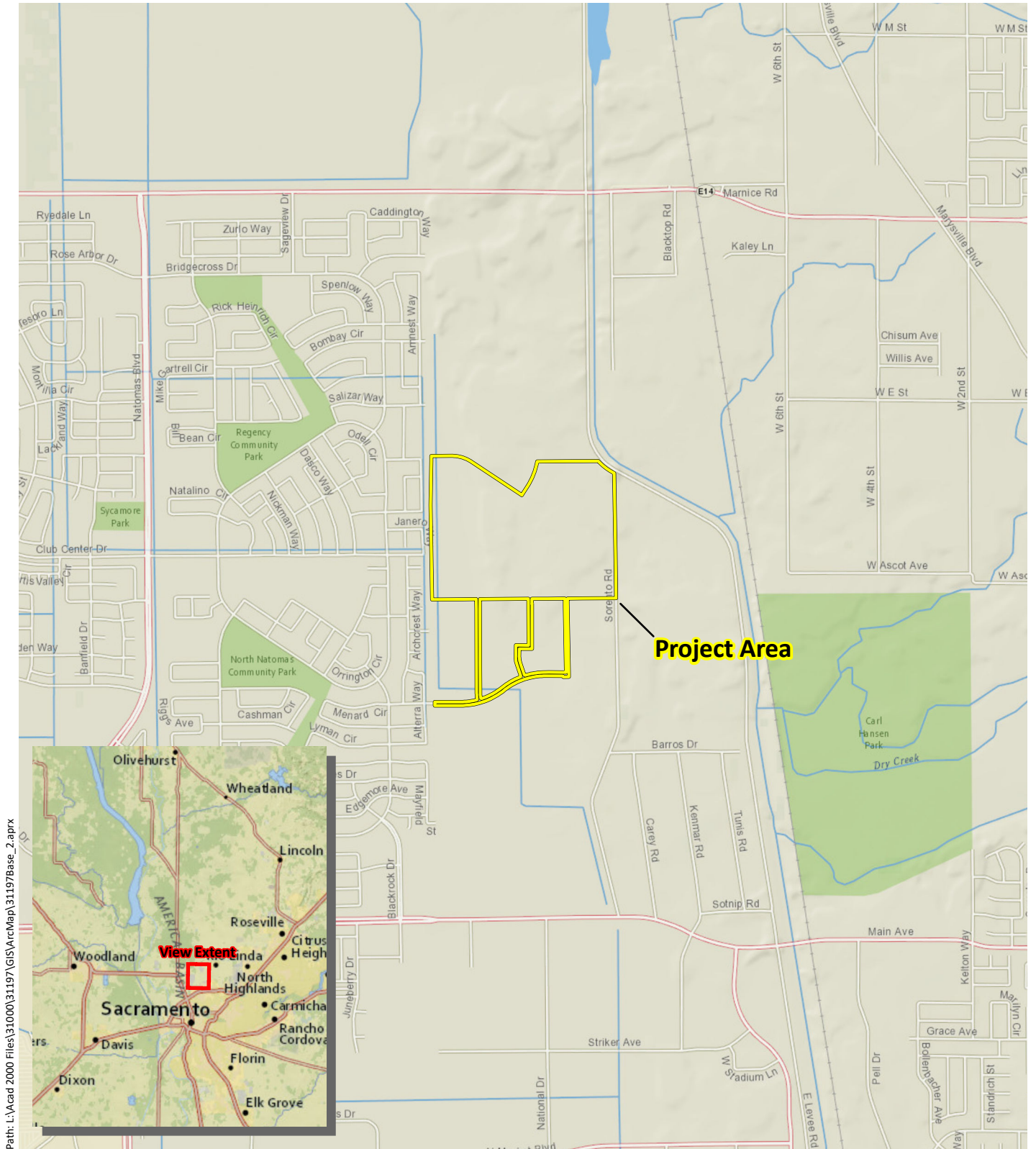




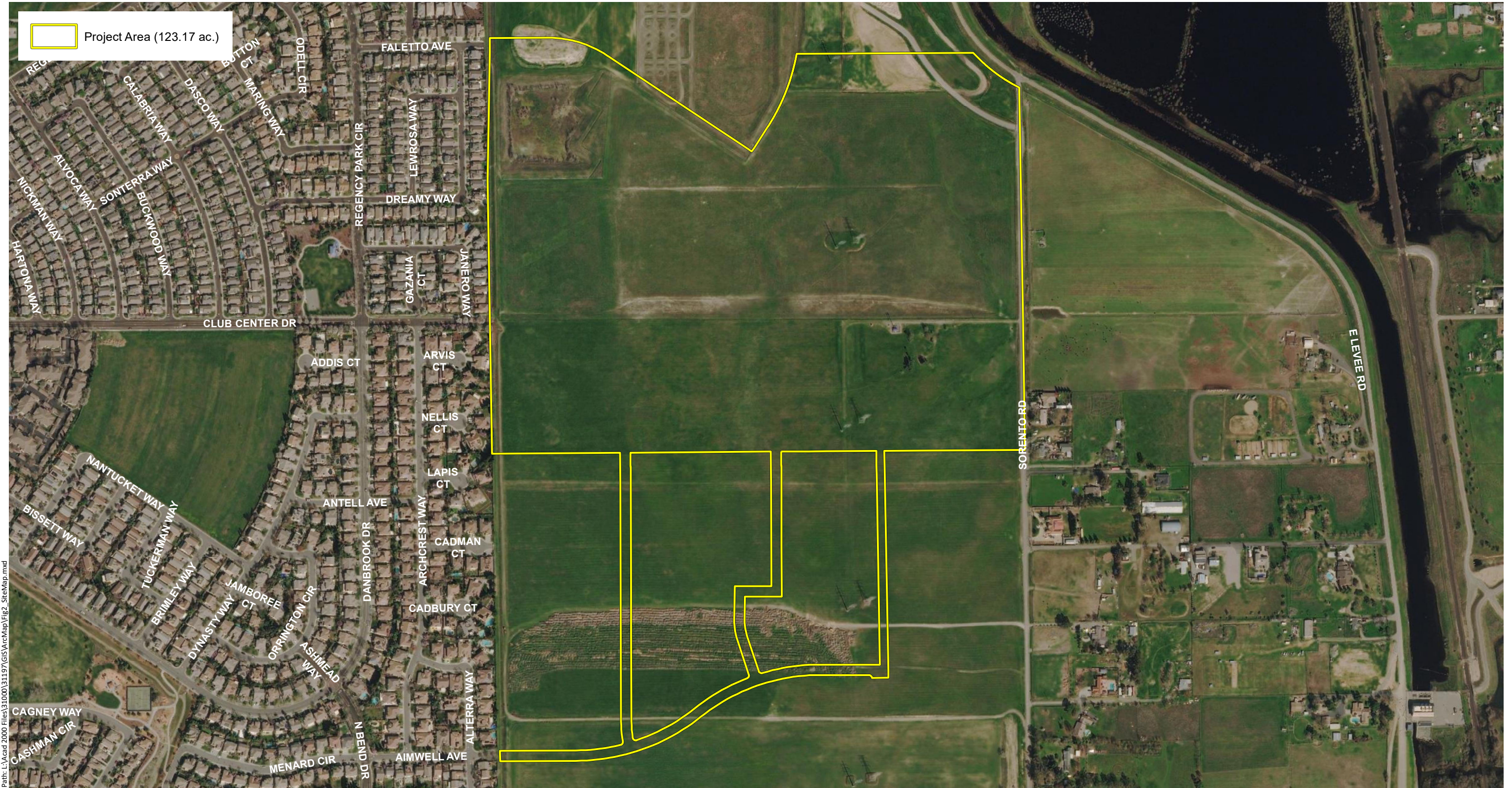
**Figure 1. Project Area Location**

Panhandle 105 Project  
Sacramento, CA

0 0.5 1 Miles







Sources: 2018 Sacramento County Aerial, WRA | Prepared By: njander, 1/27/2022

**Figure 2. Aerial Site Map**

Panhandle 65 and  
Project South 40 Project  
Sacramento, California





201-0320-019  
TWIN RIVERS SCHOOL DISTRICT201-0540-071  
TWIN RIVERS SCHOOL DISTRICT201-0540-072  
TWIN RIVERS SCHOOL DISTRICT  
DETENTION BASINPARCEL 10  
164 P.M. 4LIMITS OF THIS  
TENTATIVE SUBDIVISION  
MAP214-  
0010-034

214-0010-034

Village 3  
SNLD-T  
(SNLD/R-1A-PUD)  
21.9± AC. (GR.)  
21.2± AC. (NET)214-0010-011  
ZORBASVillage 4  
SNLD-E  
(SNLD/R-1A-PUD)  
10.3± AC. (GR.)  
9.8± AC. (NET)226-0010-001  
ADVIS FAMILY TRUST226-0010-012  
DAVIDYUK226-0010-013  
Mc DOLE226-0010-016  
KANJER226-0010-019  
KANJER226-0010-020  
AVDIS226-0010-008  
SALAZAR

## TENTATIVE MAP INFORMATION

## OWNERSHIP INFORMATION:

Moonlake LLC,  
32932 Pacific Coast Highway # 14-357  
Monarch Beach, Ca 92629Bennett North Natamas LLC  
Decou North Natamas LLC  
1082 Sunrise Blvd., Roseville CA 95661

## SERVICE PROVIDERS:

PARKS & RECREATION  
SCHOOL DISTRICT  
City of Sacramento  
Twin Rivers Unified School District  
Robla Elementary School District  
City of Sacramento  
City of Sacramento  
Sacramento Regional Sanitation District  
City of Sacramento  
City of Sacramento  
SMUD  
Pacific Gas & Electric Company  
City of Sacramento

## APPLICANT:

MLC Holdings, Inc.,  
2603 Camino Roman, Suite No. 140  
San Ramon, CA 94583

## ENGINEER &amp; PLANNER:

MacKay & Samps Civil Engineers, Inc.,  
1025 Creekside Ridge Drive, Suite 150  
Roseville, CA 95678

## ASSESSORS PARCEL NUMBER:

201-0540-073, 225-0050-020, 225-0050-021

## SITE ACREAGE:

106.5 ± AC.

## EXISTING GENERAL PLAN DESIGNATION:

SNLD, PR

## EXISTING ZONING DESIGNATION

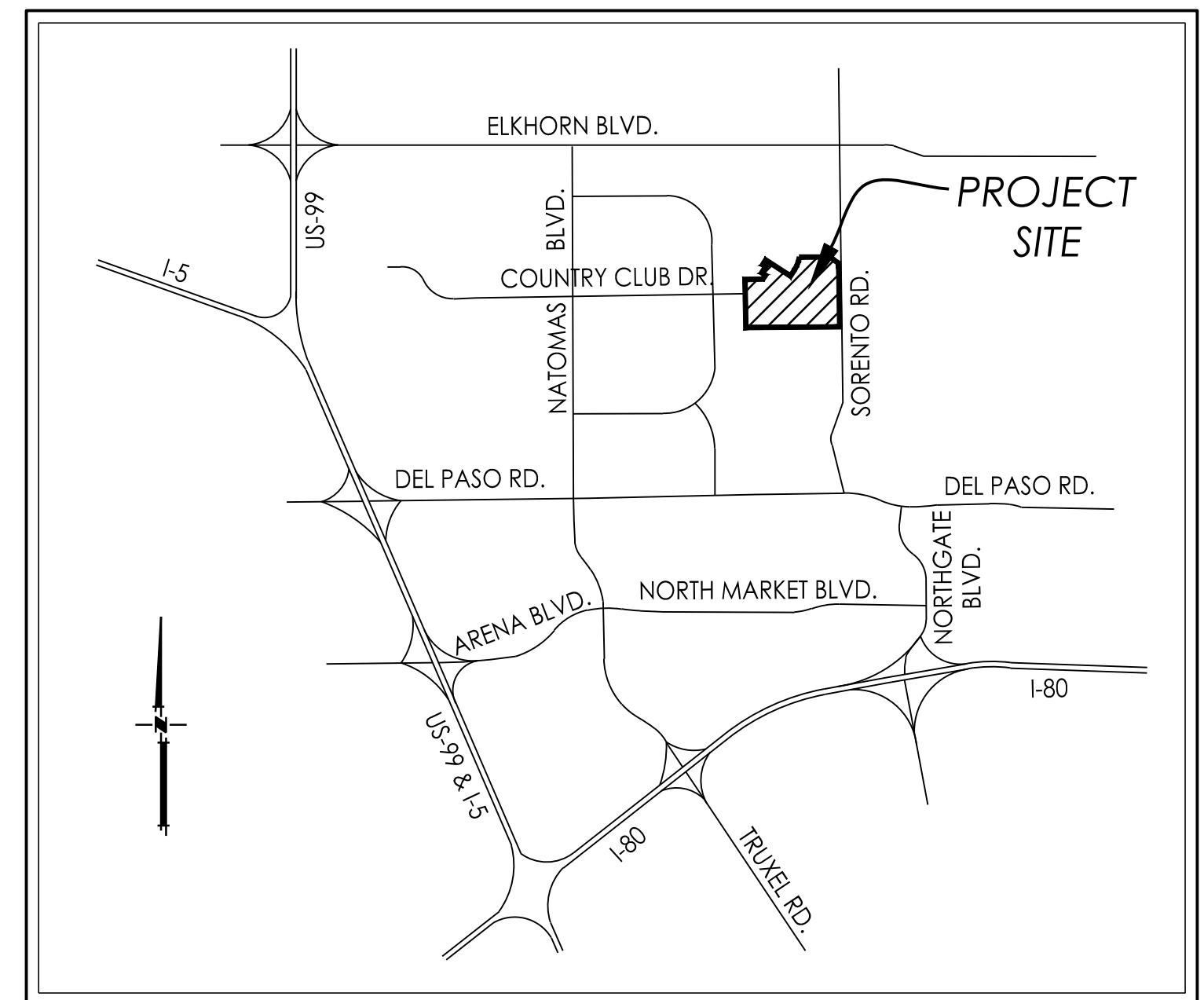
R-1-PUD, R-1A-PUD, A-O-S-PUD

## NUMBER OF LOTS:

492: Total Lots  
445: Single Family Residential Lots  
1: Park Lot  
4: Open Space Lots  
2: Detention Basin Lots  
1: Cell Tower Lot  
30: Landscape Lots  
10: Private Drive Lots  
1: Levee Setback Lot

## NOTES

- Lot dimensions and acreages are approximate and subject to change.
- Lot lines and lot areas may be adjusted at the time of the Final Map(s) provided no additional lots are created, subject to the approval of the City of Sacramento. Feasibility of lot configuration as shown herein is allowed provided the new configuration is in substantial compliance with the approved Specific Plan, subject to the approval of the City of Sacramento.
- The Final Mapping and subsequent development of lots may be phased. Phasing is to be consistent with the Development Agreement.
- Village and Lot numbering is for identification purposes only and does not indicate phasing order of development. Ultimate development phasing shall be orderly and will be determined at Final Map and/or improvement plan stage.
- Pursuant to Government Code Section 66463.1, the subdivisor may the multiple Final Maps based upon this Tentative Map. The filing of a Final Map on a portion of this Tentative Map shall not invalidate any part of this Tentative Map.
- Pursuant to California Government Code Section 66499.202, the land shown herein shall be merged and resubdivided without reversion to acreage and shall constitute abandonment of the public easements listed.
  - 20' Public Highway easement to the County of Sacramento per 264 O.R. 389.
  - 30' Right-of-Way easement to the County of Sacramento per 17 B.M. 34 (Sorento Road)
- The following easements shall be quietclaimed:
  - 60' Private road & canal reservation per 17 B.M. 34
  - 30' Private road & canal reservation per 17 B.M. 34
  - 30' F.O.W. easement per 2007021 O.R. 0559
  - 15' Drainage canal easement per 74 O.R. 388
  - Powerline easement per 17 B.M. 34
  - 50' Drainage improvement easement per 2007016 O.R. 1300
  - 30' F.O.W. easement per 17 B.M. 34
  - 5' SMUD easement per 3038 O.R. 178
  - 12' Ingress/Egress easement per 710829 O.R. 418 appurtenant to lots 73 & 74 per 17 B.M. 34
  - 5' SMUD easement per 730810 O.R. 233
  - I.O.D. per DN 202105260792 within R.O.W. of Street "E", Street "D" and Club Center Drive to be abandoned with this map.
- Street names shown herein are for identification purposes only. A street name list will be approved with Tentative Map; final street names & locations will be determined at the time of Final Map and Improvement Plan preparation.
- Typical lot size is measured from back of sidewalk. On irregular shaped lots, minimum lot width is measured at setback(s).
- Additional easements to accommodate new public utility improvements, access required for lot development, or other similar mapping requirements needed to accomplish the final design may be added prior to each Final Map based on this Tentative Map.
- A 10' public utility easement will be located adjacent to all residential rights-of-way in Village 1, a 12.5' public utility easement will be located adjacent to all residential rights-of-way in Village 2 except as approved by the City Engineer.
- For development standards that apply to this project see the Panhandle Planned Unit Development Guidelines.
- Conceptual traffic circle shown; feasibility and design to be determined with traffic study.
- Landscape, open space and park lots are intended to be owned and maintained by the city of Sacramento. These lots will be dedicated to the city at the time of the Final Map.
- All private drive lots will be owned and maintained by the H.O.A. landscape, open space and park lots are intended to be owned and maintained by the city of Sacramento. These lots will be dedicated to the city at the time of the Final Map.



## PANHANDLE 105

| Land Use By Parcel |                 |           |                                            |               |               |                |             |
|--------------------|-----------------|-----------|--------------------------------------------|---------------|---------------|----------------|-------------|
| Village            | PUD Designation | Zoning    | Use / Lot Size                             | Acres Gross   | Acres Net     | Dwelling Units | Net Density |
| <b>Village 1</b>   |                 |           |                                            |               |               |                |             |
| LS1A               | SNLD-V          | R-1A-PUD  | SF Residential / 45' x 80'                 | 16.38         | 15.53         | 113            | 6.9         |
| LS1B               | SNLD-V          | R-1A-PUD  | Landscape                                  |               | 0.24          |                |             |
| LS1C               | SNLD-V          | R-1A-PUD  | Landscape                                  |               | 0.17          |                |             |
| LS1D               | SNLD-V          | R-1A-PUD  | Landscape                                  |               | 0.11          |                |             |
| LS1E               | SNLD-V          | R-1A-PUD  | Landscape                                  |               | 0.03          |                |             |
| LS1F               | SNLD-V          | R-1A-PUD  | Landscape                                  |               | 0.09          |                |             |
| LS1G               | SNLD-V          | R-1A-PUD  | Landscape                                  |               | 0.05          |                |             |
| <b>Village 2</b>   |                 |           |                                            |               |               |                |             |
| LS2A               | SNLD-T          | R-1A-PUD  | SF Residential / 50' x 90'                 | 11.20         | 10.05         | 55             | 4.9         |
| LS2B               | SNLD-T          | R-1A-PUD  | Landscape                                  |               | 0.20          |                |             |
| LS2C               | SNLD-T          | R-1A-PUD  | Landscape                                  |               | 0.26          |                |             |
| LS2D               | SNLD-T          | R-1A-PUD  | Landscape                                  |               | 0.15          |                |             |
| LS2E               | SNLD-T          | R-1A-PUD  | Landscape                                  |               | 0.10          |                |             |
| LS2F               | SNLD-T          | R-1A-PUD  | Landscape                                  |               | 0.02          |                |             |
| LS2G               | SNLD-T          | R-1A-PUD  | Landscape                                  |               | 0.02          |                |             |
| LS2H               | SNLD-T          | R-1A-PUD  | Landscape                                  |               | 0.11          |                |             |
| LOT 2A             | SNLD-T          | R-1A-PUD  | Private Drive                              |               | 0.19          |                |             |
| <b>Village 3</b>   |                 |           |                                            |               |               |                |             |
| LS3A               | SNLD-T          | R-1A-PUD  | SF Residential / 55' x 90'                 | 21.90         | 21.18         | 113            | 5.2         |
| LS3B               | SNLD-T          | R-1A-PUD  | Landscape                                  |               | 0.05          |                |             |
| LS3C               | SNLD-T          | R-1A-PUD  | Landscape                                  |               | 0.04          |                |             |
| LS3D               | SNLD-T          | R-1A-PUD  | Landscape                                  |               | 0.17          |                |             |
| LOT 3A             | SNLD-T          | R-1A-PUD  | Private Drive                              |               | 0.11          |                |             |
| LOT 3B             | SNLD-T          | R-1A-PUD  | Private Drive                              |               | 0.11          |                |             |
| LOT 3C             | SNLD-T          | R-1A-PUD  | Private Drive                              |               | 0.09          |                |             |
| LOT 3D             | SNLD-T          | R-1A-PUD  | Private Drive                              |               | 0.09          |                |             |
| <b>Village 4</b>   |                 |           |                                            |               |               |                |             |
| LS4A               | SNLD-E          | R-1-PUD   | SF Residential / 60' x 100'                | 10.34         | 9.92          | 47             | 4.5         |
| LS4B               | SNLD-E          | R-1-PUD   | Landscape                                  |               | 0.05          |                |             |
| LS4C               | SNLD-E          | R-1-PUD   | Landscape                                  |               | 0.10          |                |             |
| LS4D               | SNLD-E          | R-1-PUD   | Landscape                                  |               | 0.04          |                |             |
| LOT 4A             | SNLD-E          | R-1-PUD   | CELL TOWER                                 |               | 0.06          |                |             |
| LOT 4B             | SNLD-E          | R-1-PUD   | Private Drive                              |               | 0.09          |                |             |
| LOT 4C             | SNLD-E          | R-1-PUD   | Private Drive                              |               | 0.09          |                |             |
| <b>Village 5</b>   |                 |           |                                            |               |               |                |             |
| LS5A               | SNLD-T/V        | R-1A-PUD  | SF Residential / 50' x 90'                 | 14.37         | 14.04         | 86             | 6.0         |
| LS5B               | SNLD-T/V        | R-1A-PUD  | Landscape                                  |               | 0.07          |                |             |
| LS5C               | SNLD-T/V        | R-1A-PUD  | Landscape                                  |               | 0.15          |                |             |
| LS5D               | SNLD-T/V        | R-1A-PUD  | Landscape                                  |               | 0.06          |                |             |
| LOT 5A             | SNLD-T/V        | R-1A-PUD  | Private Drive                              |               | 0.04          |                |             |
| <b>Village 6</b>   |                 |           |                                            |               |               |                |             |
| LS6A               | SNLD-E          | R-1-PUD   | SF Residential / 60' x 100'                | 6.20          | 5.87          | 29             | 4.7         |
| LS6B               | SNLD-E          | R-1-PUD   | Landscape                                  |               | 0.05          |                |             |
| LS6C               | SNLD-E          | R-1-PUD   | Landscape                                  |               | 0.07          |                |             |
| LOT 6A             | SNLD-E          | R-1-PUD   | Private Drive                              |               | 0.10          |                |             |
| LOT 6B             | SNLD-E          | R-1-PUD   | Private Drive                              |               | 0.11          |                |             |
| <b>Other Lots</b>  |                 |           |                                            |               |               |                |             |
| LOT A              | PR              | A-O-S-PUD | Detention Basin                            | 1.42          | 1.42          |                |             |
| LOT B              | PR              | A-O-S-PUD | Detention Basin                            | 4.09          | 4.09          |                |             |
| LOT C              | Quintary        | A-O-S-PUD | Park                                       | 3.32          | 3.32          |                |             |
| LOT D              | SNLD-T          | R-1A-PUD  | Levee                                      | 0.27          | 0.27          |                |             |
| LOT E              | SNLD-T          | R-1A-PUD  | Landscape                                  | 0.26          | 0.26          |                |             |
| LOT F              | SNLD-E          | R-1-PUD   | Landscape                                  | 0.11          | 0.11          |                |             |
| LOT G              | SNLD-E          | R-1-PUD   | Landscape                                  | 0.06          | 0.06          |                |             |
| OS1                | PR              | A-O-S-PUD | Ninos Parkway                              | 0.78          | 0.78          |                |             |
| OS2                | PR              | A-O-S-PUD | Ninos Parkway                              | 5.07          | 5.07          |                |             |
| OS3                | PR              | A-O-S-PUD | Ninos Parkway                              | 0.32          | 0.32          |                |             |
| OS4                | PR              | A-O-S-PUD | Ninos Parkway                              | 1.86          | 1.86          |                |             |
| ROW                | Varies          | Varies    | Club Center Dr., Street G,<br>Sorrento Rd. | 7.87          | 7.87          |                |             |
| <b>TOTAL</b>       |                 |           |                                            | <b>106.51</b> | <b>106.51</b> | <b>443</b>     |             |