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CITY OF WEST SACRAMENTO
Community Development Department
Planning Division

COMMUNITY DEVELOPMENT DIRECTOR ACTION FORM

On October 14, 2025, after a noticing period that ran from September 26 – October 13, 2025, the Community Development Director approved the following project, pursuant to Chapter 17.37 (Design Review) of the City of West Sacramento Zoning Code and the Washington District Specific Plan:

Request:	The city received a design review application for a three-story, 30-unit housing project (12 Studio units and 18 one-bedroom units) at 210/440 E Street. The design includes ground floor community uses and residential units surrounding an open courtyard with two levels of residential units above the ground floor. The exterior materials include fiber cement siding as the primary finish in a dark grey color and is complemented by cement plater as a secondary cladding material in an off-white color. At the base, a thin brick wainscoting along the exterior walls reinforces a grounded and tactile appearance
Property Location:	210/440 E Street
APN(s):	010-374-012, 010-374-013
Applicant:	Sugarloaf Investments, LLC 4095 Delmar Ave. STE 10 Rocklin, CA 95677

The conditions and mitigation measures of this project are attached. The action of the Community Development Director regarding approval, denial, or conditions, may be appealed to the Planning Commission, as provided for in Section 17.35.130 (Appeals). To be considered, an appeal must be filed with the office of the City Clerk (1110 West Capitol Avenue, 3rd Floor) within 15 calendar days of the date of this action. This approval is not final until the appeal period has expired without the filing of an appeal.

DocuSigned by:
5316D653E21A429...

Andrea J. Ouse, AICP
Community Development Director

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210/440 E STREET DESIGN REVIEW CONDITIONS OF APPROVAL

Standard

1. This action approves the design of a three-story, 30-unit housing project (12 Studio units and 18 one-bedroom units) at 210/440 E Street Development of this site shall be in substantial compliance with the attached plans (dated August 18, 2025), except as conditioned. Any modifications to the project that are not in substantial compliance shall be subject to review by planning staff and may require subsequent entitlements.
2. Prior to approval of building permit plans, all monies owed on the project's work order account shall be paid in full.
3. Applicant shall hold harmless the city, its council members, officers, agents, employees, and representatives from liability for any award, damages, costs and fees incurred by the City and/or awarded to any plaintiff in any action challenging the validity of this permit or any environmental or other documentation related to approval of this permit. Applicant further agrees to provide a defense for the city in any such action.
4. The applicant shall comply with requirements of all other agencies of jurisdiction.
5. No building permit shall be issued until the expiration of the 15-day appeal period. If an appeal is filed, no permit shall be issued until final approval is received.
6. This approval will expire in 24 months (October 14, 2027) from the date of approval by the Community Development Director.

Project Specific

7. The lot merger shall be recorded (Yolo County) prior to submittal of building permits.
8. Bare metallic surfaces such as pipes, flashing, vents, and light standards shall be painted (either background façade color or from color palate) so as to minimize reflectance.
9. Minimum tree size shall be 24-inch box.
10. As noted on the plans the E Street overhead utility line/pole shall be undergrounded.
11. Prior to building final all EV chargers shall be at level 2 or higher and operational.
12. Construction hours shall be limited to 7AM to 7PM on weekdays and 8AM to 5PM on weekends due to the close proximity of existing residences. Work may only occur outside of the designated hours with permission from the City of West Sacramento.
13. If human remains are encountered during earth-disturbing activities for the project, all work within 100 feet of the find shall stop immediately and the Yolo County Coroner's office shall be notified. If the Coroner determines the remains are Native American in origin, the Native American Heritage Commission will be notified and, in turn, will notify the person determined to be the Most Likely Descendent (MLD). The MLD will provide recommendations for treatment of the remains (CEQA Guidelines Section 15064.5; Health and Safety Code Section 7050.5; Public Resources Code Sections 5097.94 and 5097.98).
14. If adverse impacts to tribal cultural resources, unique archaeology, or other cultural resources occurs, developer shall notify the Native American Heritage Commission who will contact the affected Native American tribe for consultation regarding mitigation contained in Public Resources Code section 21084.3(a) and (b) and CEQA Guidelines section 15370.

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15. Prior to issuance of grading or other site development permits including ground-disturbing activities, project applicant shall develop standard operating procedures, points of contact, and timelines and schedules for the project so that all possible impacts to cultural resources can be avoided or alternatives and cumulative impacts properly assessed.

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PERSPECTIVE

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E ST APARTMENTS

210 E ST, WEST SACRAMENTO, CA

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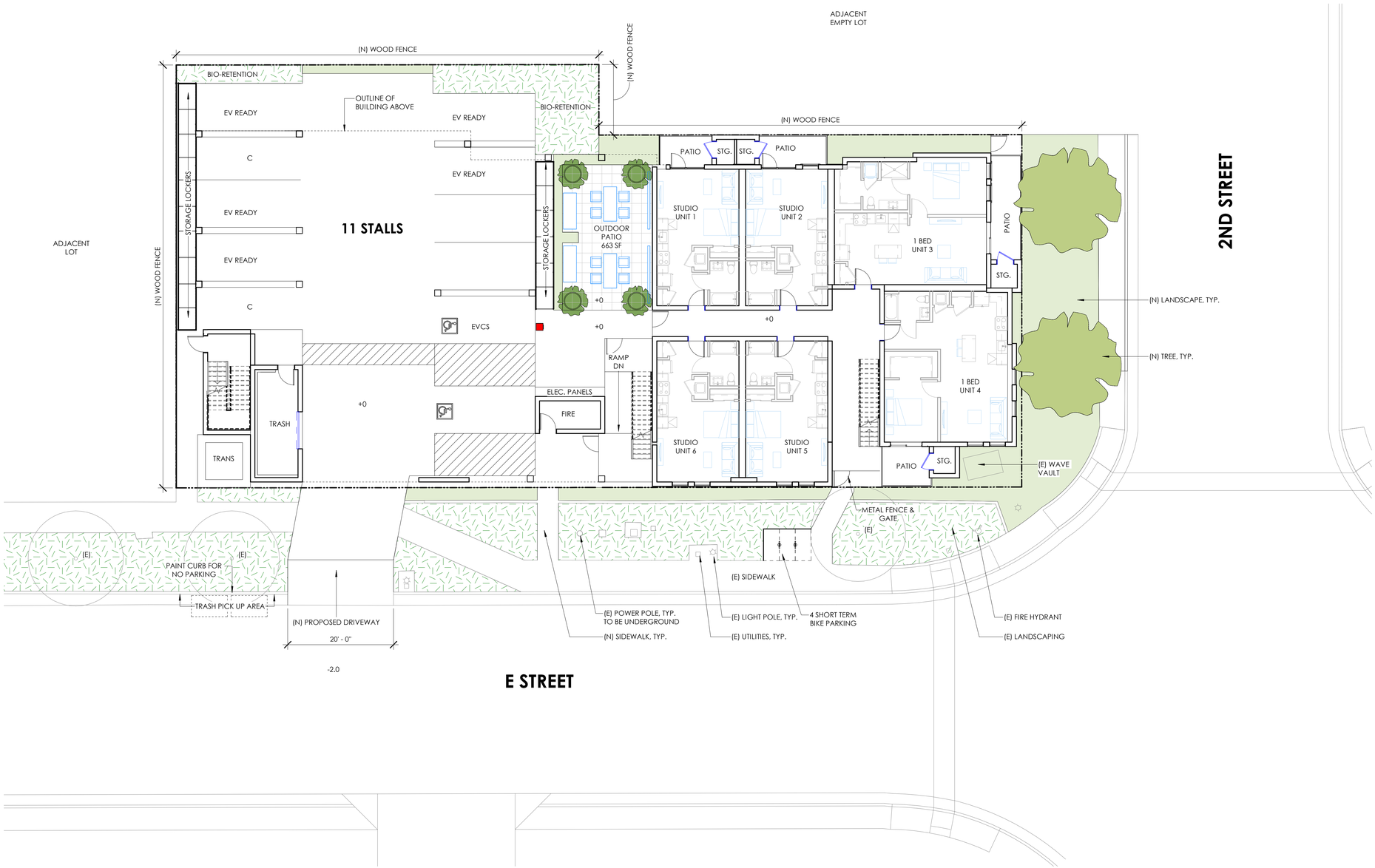

SITE PLAN 1" = 10'-0" 1

PROJECT NAME:	E ST APTS
PROJECT LOCATION:	210 E ST
ASSESSORS PARCEL #:	010-374-012 & 010-374-013
LOT SIZE:	0.147 ACRES + 0.122 ACRES = 0.269 ACRES 6,394 SF + 5,331 SF = 11,725 SF
ZONING:	WF (WATERFRONT) / WASHINGTON SPECIFIC PLAN
OCCUPANCY / USE:	R-2 (MARKET RATE - MULTI FAMILY APARTMENT)
PARKING DIMENSIONS:	90 DEGREE STANDARD SPACE WIDTH: 9 FT SPACE DEPTH: 18 FT 90 DEGREE COMPACT* SPACE WIDTH: 8 FT SPACE DEPTH: 16 FT
	TWO-WAY MANEUVERING WIDTH: 25 FT *COMPACT CAR SPACES. UP TO TBD %.
PARKING LOT SHADING:	50% MIN.
SITE LIGHTING POLE HEIGHT:	TBD
PARKING FOOT-CANDLES:	ONE-HALF FOOT-CANDLE AND A MAXIMUM OF THREE FOOT-CANDLES OF LIGHT DURING THE HOURS OF USE FROM ONE-HALF HOUR BEFORE DUSK UNTIL ONE-HALF HOUR AFTER DAWN.

	ZONING REQUIREMENT:	PROVIDED:	MEETING CODE:
BUILDING HEIGHT:	MAX 250 FT	39'-8"	YES
FRONT SETBACK:	0 FT	0FT	YES
STREET SIDE:	0 FT	0FT	YES
INTERIOR SIDE SETBACK:	0 FT	0 FT	YES
REAR SETBACK:	0 FT	3'-8"	YES
LANDSCAPE COVERAGE:	MAX 20%	8%	YES
FAR:	MIN 0.5 - MAX 3.0	1.9	YES
DENSITY:	MIN 40 - MAX 120 U/A	111 U/A	YES
OPEN SPACE:	- PRIVATE: MIN 50 SF FOR 50% OF UNITS (15 X 50SF = 750 SF) -COMMON: MIN 75 FT PER UNIT (30 X 75SF = 2,250 SF)	1,704 SF	NO
STORAGE REQUIREMENT:	200 CUBIC FEET PER UNIT	200 CUBIC FEET PER UNIT	YES
PARKING REQUIREMENT:	NO REQUIREMENT	11 STALLS	YES
RESIDENTIAL BIKE PARKING:	LONG TERM: 1 SPACE PER 5 DWELLING UNITS	6 - WILL BE PROVIDED IN STORAGE UNITS	YES
	SHORT TERM: 5% OF THE REQUIRED PARKING, MIN 4	4	YES

ZONING INFORMATION

BUILDING SUMMARY:

LEVEL	GROSS AREA	NUMBER OF UNIT TYPES		TOTAL UNITS
		STUDIO	ONE BED	
LEVEL 1	3,850 SF	4	2	6
LEVEL 2	9,220 SF	4	8	12
LEVEL 3	9,220 SF	4	8	12
TOTAL	**22,290 SF**	12	18	**30**

UNIT SUMMARY:

UNIT TYPE	UNITS	SIZE	PERCENT
STUDIO	12	510 SF	40%
ONE BED	18	750 SF	60%
TOTAL	**30**	-	**100 %**

PARKING SUMMARY:

LEVEL	STALLS	RATIO TO UNITS
LEVEL 1	11	11/30 = 37%
TOTAL	**11**	

STANDARD: 8
COMPACT: 1 (10%)
ACCESSIBLE: 2

EV PARKING REQUIREMENTS:

PROGRAM	TYPE	CODE REQUIREMENT	REQUIRED	PROVIDED
RESIDENTIAL	EV READY	CAL GREEN 4.106.4.2.2 - 40% OF TOTAL SPACES	5	5
	EV CHARGERS (EVCS)	CAL GREEN 4.106.4.2.2 - 10% OF TOTAL SPACES	1	1

NOTE:
- EV READY: TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES
- EV CHARGERS: TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LEVEL 2 EV CHARGERS. AT LEAST 50% OF THE REQUIRED EV CHARGERS SHALL BE EQUIPPED WITH J1772 CONNECTORS

ACCESSIBLE EV PARKING REQUIREMENTS:

PROGRAM	CODE REQUIREMENT	REQUIRED	PROVIDED	
			VAN	STANDARD
RESIDENTIAL	CAL GREEN 4.106.4.2.2.1.2 - 1 IN EVERY 25 EVCS SPACES, BUT NOT LESS THAN 1	1	1	-

ACCESSIBLE PARKING REQUIREMENTS:

PROGRAM	CODE REQUIREMENT	REQUIRED	PROVIDED
RESIDENTIAL	CBC CODE 1109A - MIN 2 % OF TOTAL PARKING SPACES	1	1

RESIDENTIAL PROGRAM DATA

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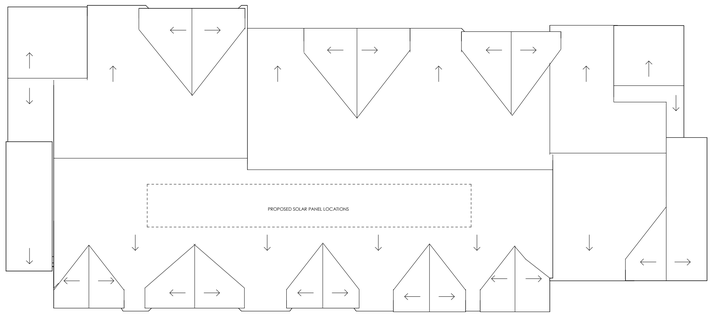
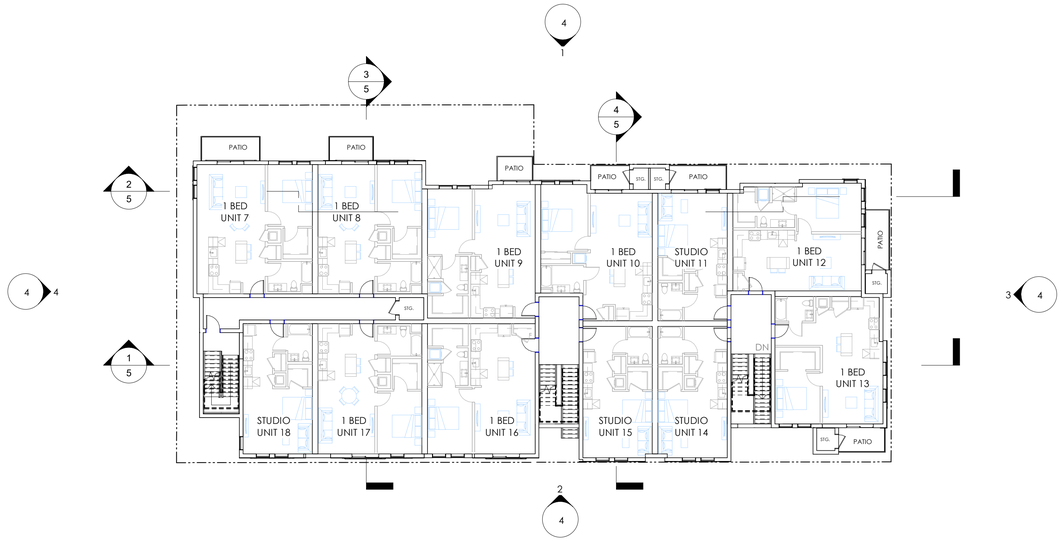
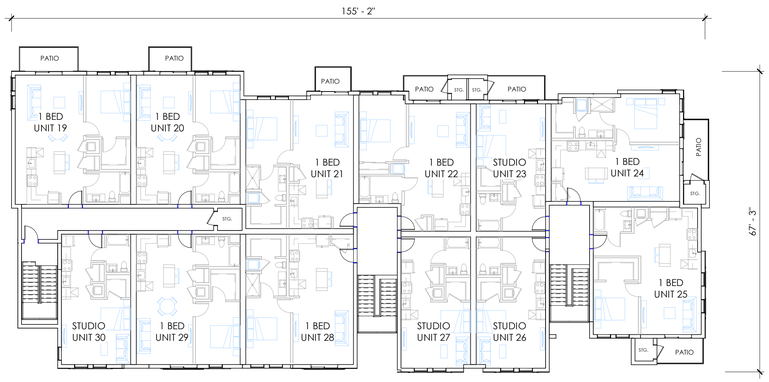


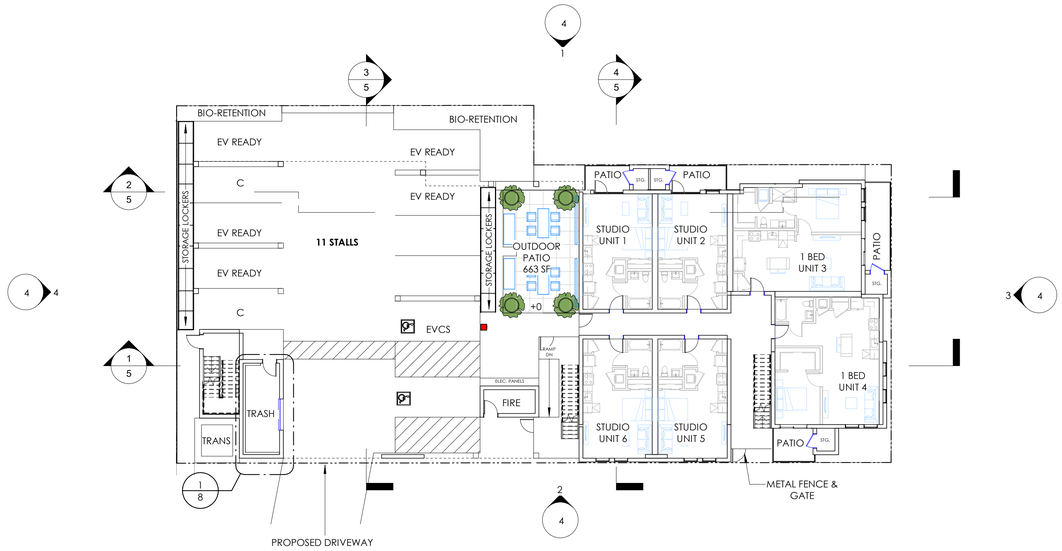
ROOF PLAN 1/16" = 1'-0" 4



LEVEL 2 1/16" = 1'-0" 2



LEVEL 3 1/16" = 1'-0" 3



LEVEL 1 1/16" = 1'-0" 1

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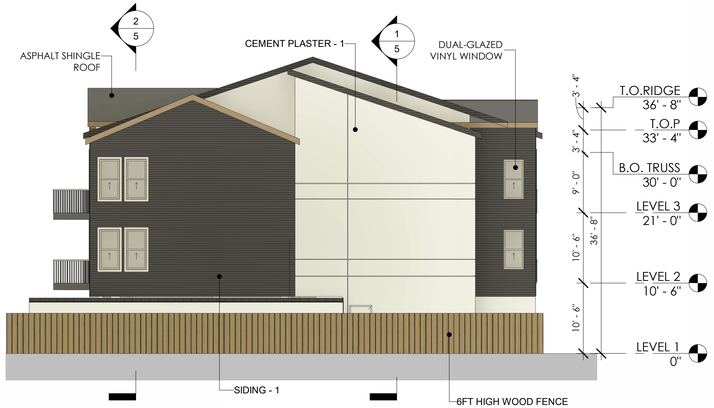

WEST ELEVATION 3/32" = 1'-0" **4**



SOUTH ELEVATION 3/32" = 1'-0" **2**



EAST ELEVATION 3/32" = 1'-0" **3**



NORTH ELEVATION 3/32" = 1'-0" **1**

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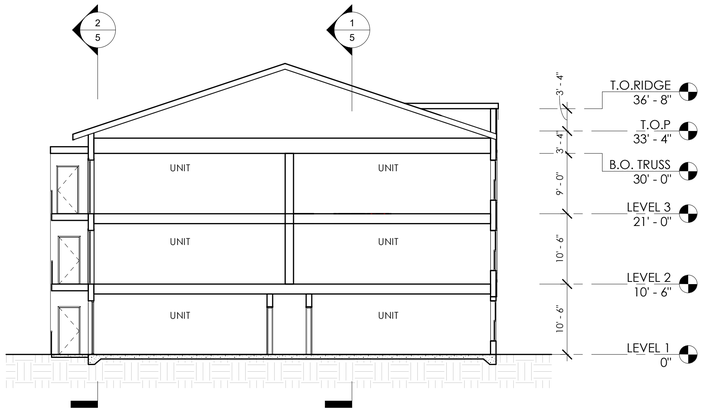
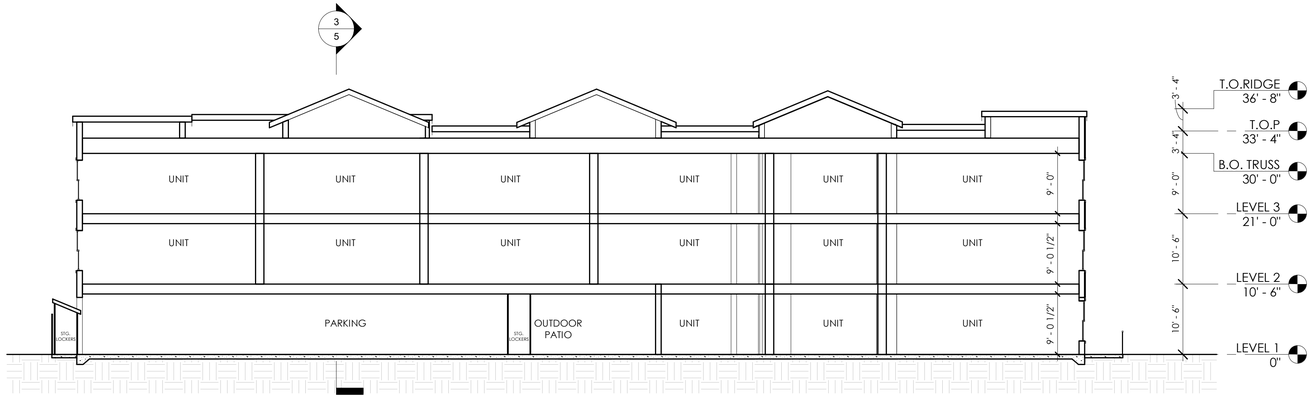
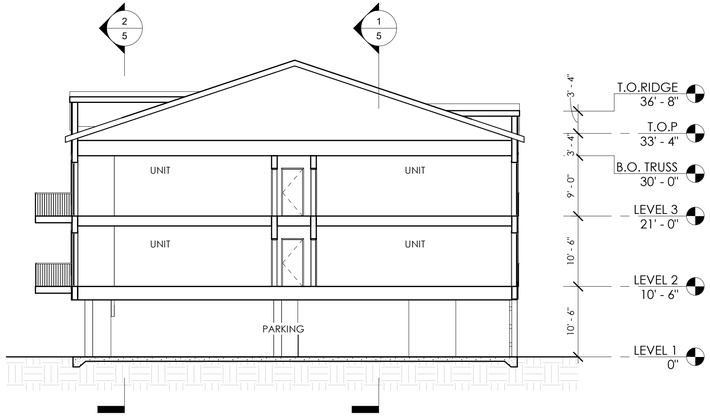


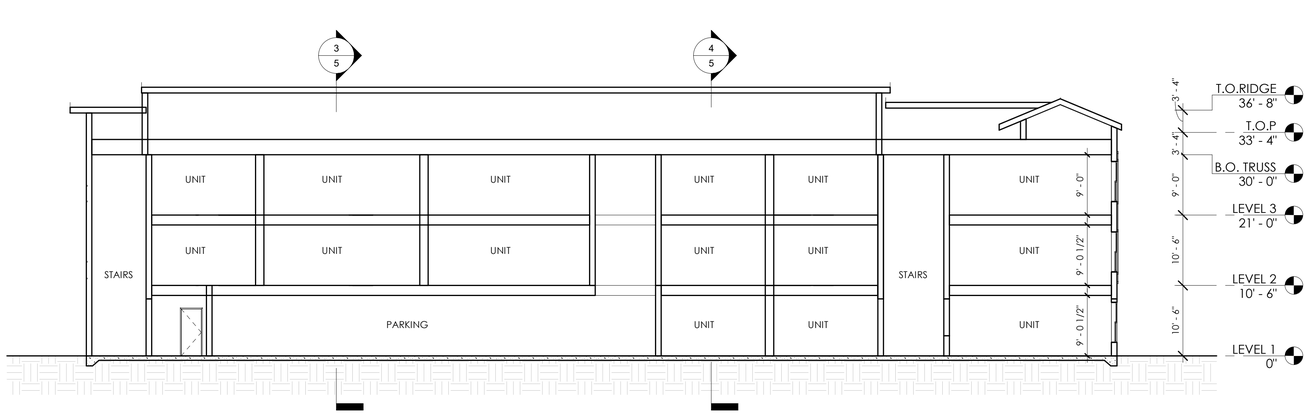
SECTION 4 3/32" = 1'-0" 4



SECTION 2 3/32" = 1'-0" 2



SECTION 3 3/32" = 1'-0" 3



SECTION 1 3/32" = 1'-0" 1

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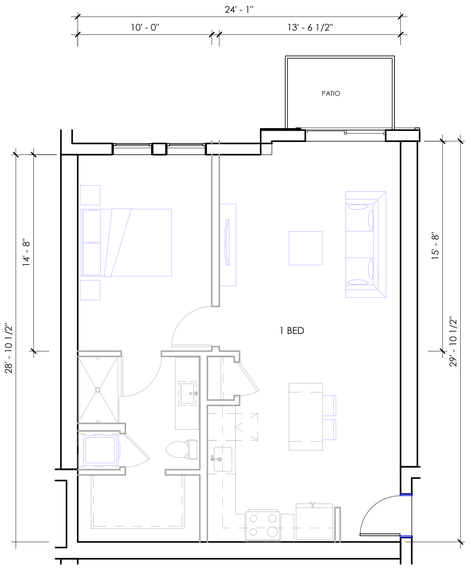
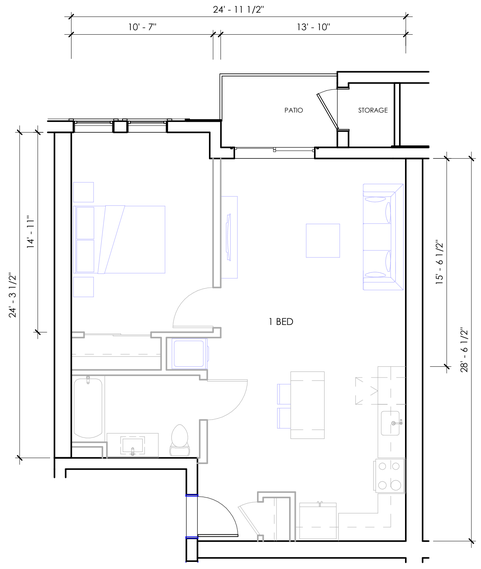


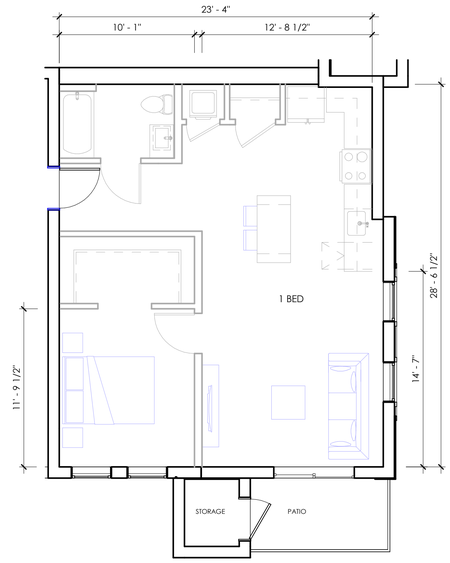
RENTABLE AREA: 780 SF

1 BED - E 3/16" = 1'-0" 6



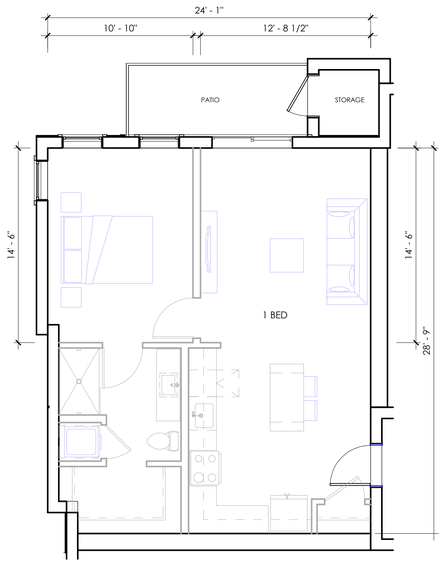
RENTABLE AREA: 750 SF

1 BED - D 3/16" = 1'-0" 5



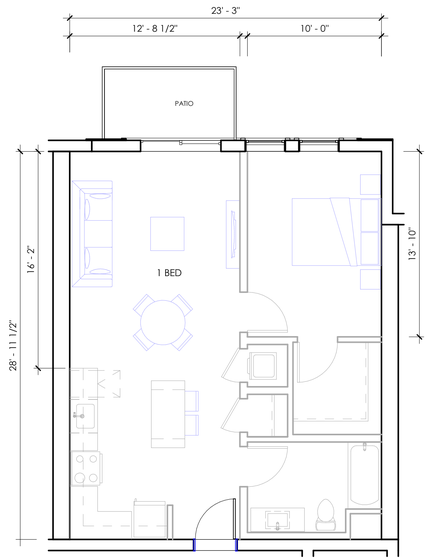
RENTABLE AREA: 750 SF

1 BED - C 3/16" = 1'-0" 4



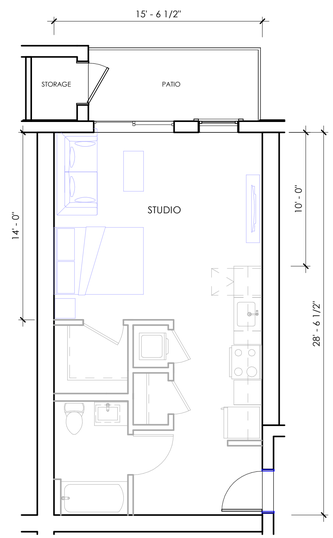
RENTABLE AREA: 760 SF

1 BED - B 3/16" = 1'-0" 3



RENTABLE AREA: 750 SF

1 BED - A 3/16" = 1'-0" 2



RENTABLE AREA: 505 SF

STUDIO 3/16" = 1'-0" 1

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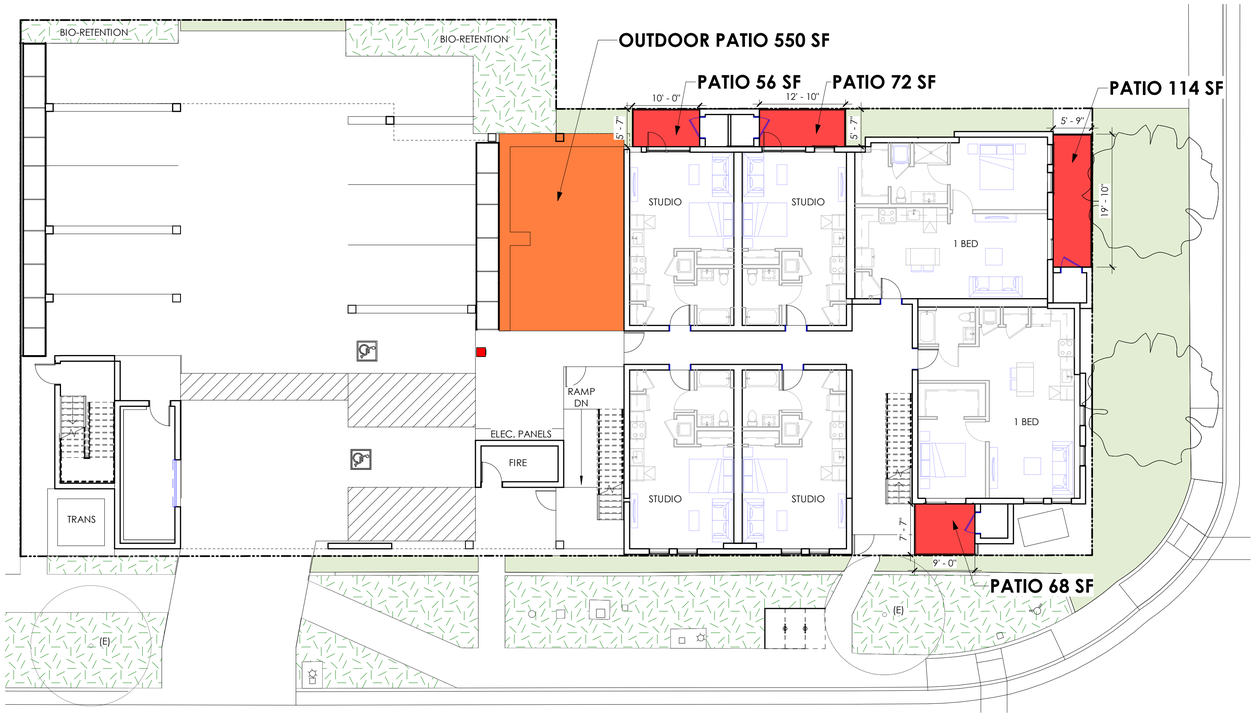
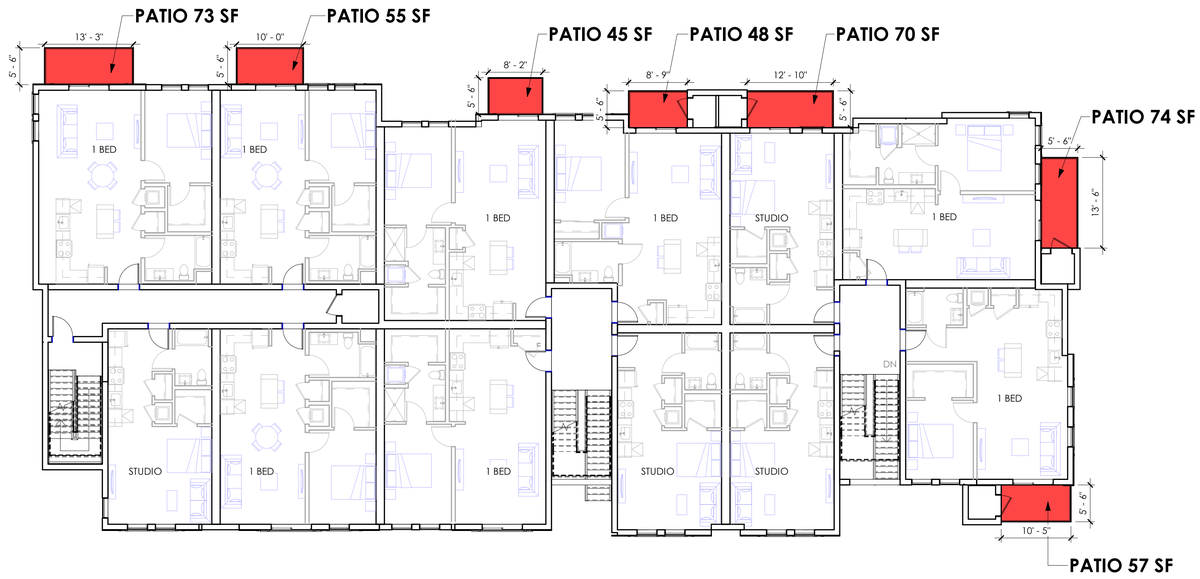


SITE PLAN - OPEN SPACE 3/32" = 1'-0" 1



TYP. LEVELS 2-3 - OPEN SPACE 3/32" = 1'-0" 2

OPEN SPACE SUMMARY:

LEVEL	REQUIRED COMMON SPACE SF	PROVIDED COMMON SPACE SF	
	75 SF PER UNIT 75 X 30 = 2,250 SF	LEVEL 1	550 SF
		LEVEL 2	-
		LEVEL 3	-
TOTAL	2,250 SF	**550 SF**	

LEVEL	REQUIRED PRIVATE SPACE SF	PROVIDED PRIVATE SPACE SF	
	50 SF PER UNIT FOR 1/2 OF THE UNITS 50 X 30 /2 = 750 SF	LEVEL 1	310 SF
		LEVEL 2	422 SF
		LEVEL 3	422 SF
TOTAL	750 SF	**1,154 SF**	

TOTAL REQUIRED OPEN SPACE	TOTAL PROVIDED OPEN SPACE
2,250 SF + 750 SF = 3,000 SF	550 SF + 1,154 SF = 1,704 SF

LEGEND:

COMMON SPACE AREA

PRIVATE SPACE AREA

OPEN SPACE SUMMARY

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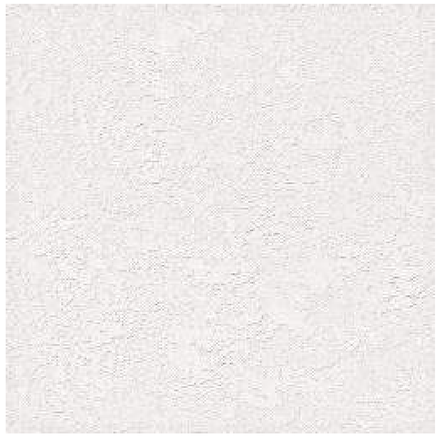
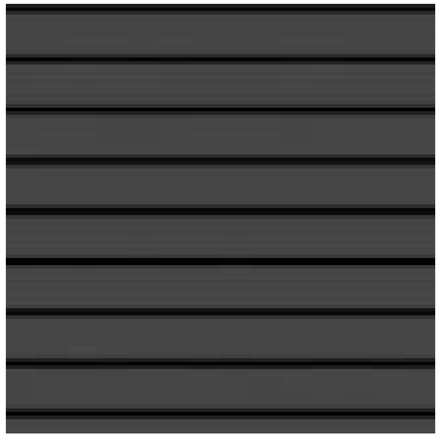
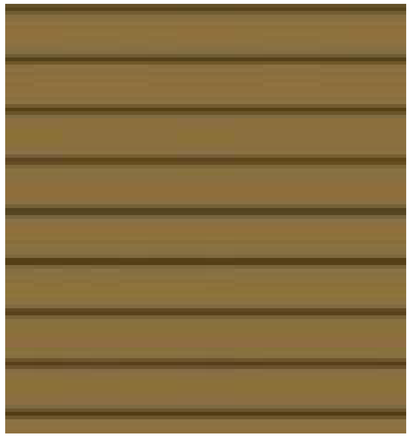
MATERIAL BOARD



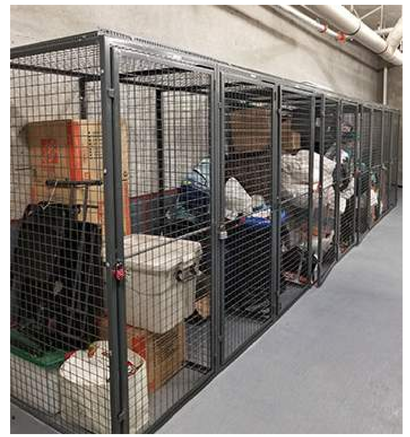
CEMENT PLASTER - 1
OFF-WHITE



SIDING - 1
DARK GREY



SIDING - 2
BROWN



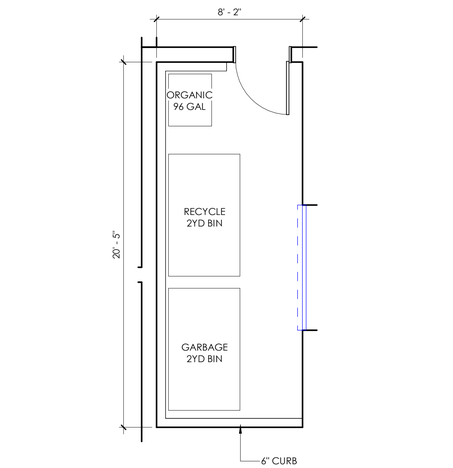
GARAGE BIKE STORAGE CONCEPT



THIN BRICK
EL DORADO STONE - CHALK DUST



ASPHALT SHINGLE GABLE ROOF



ENLARGED TRASH ROOM 1/4" = 1'-0" 1

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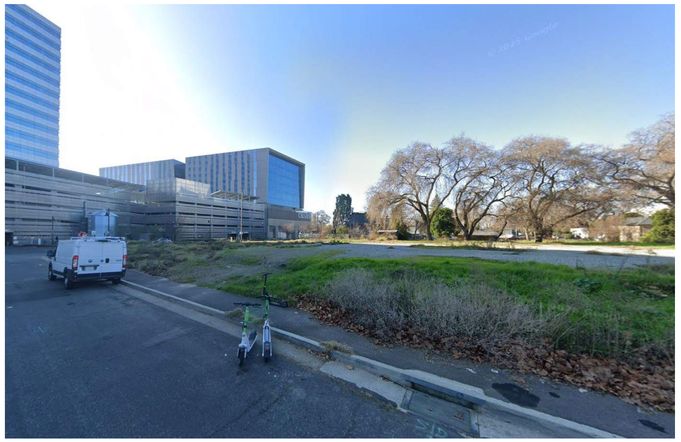
SITE CONTEXT



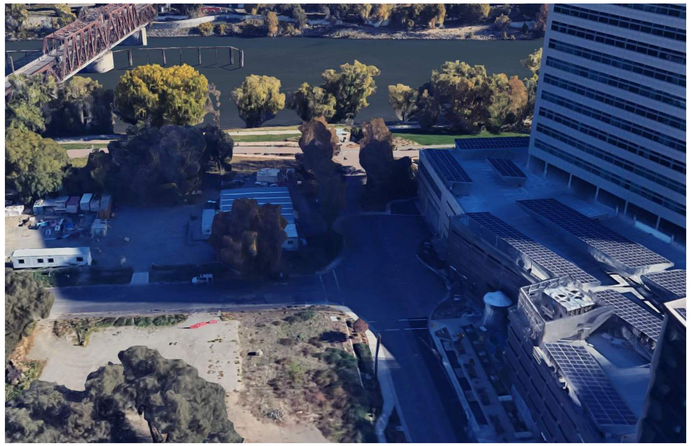
1 - NORTHEAST VIEW FROM E STREET



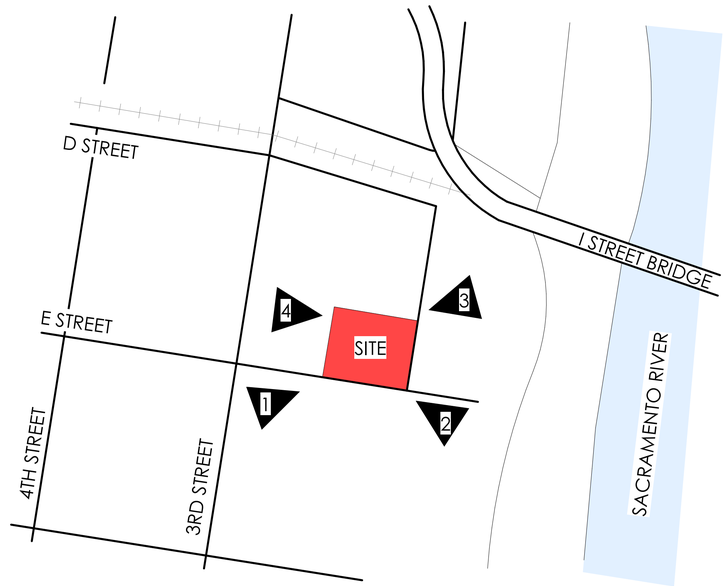
2 - NORTHWEST VIEW FROM E STREET



3 - NORTHEAST CORNER OF SITE



4 - AERIAL VIEW OF SOUTHWEST CORNER



VICINITY MAP

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E ST APARTMENTS

210 E ST, WEST SACRAMENTO, CA

08/18/2025

25011

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LEGEND

EXISTING (E)	DESCRIPTION	PROPOSED (P)
	DEVELOPMENT	
	PROPERTY LINE	
	SETBACK LINE	
	RIGHT OF WAY EDGE / EASEMENT	
	RIGHT OF WAY CENTERLINE	
	STRUCTURE	
	ROADWAY CONCRETE	
	SIDEWALK CONCRETE	

EXISTING (E)	DESCRIPTION	PROPOSED (P)
	UTILITIES	
W	WATER LINE	W
F	FIRE SERVICE LINE	F
	FIRE DEPARTMENT CONNECTION	
	WATER METER	
	BACKFLOW PREVENTOR	
SS	SEWER LINE	S
S	SEWER MANHOLE	
E	ELECTRICAL UNDERGROUND LINE	E

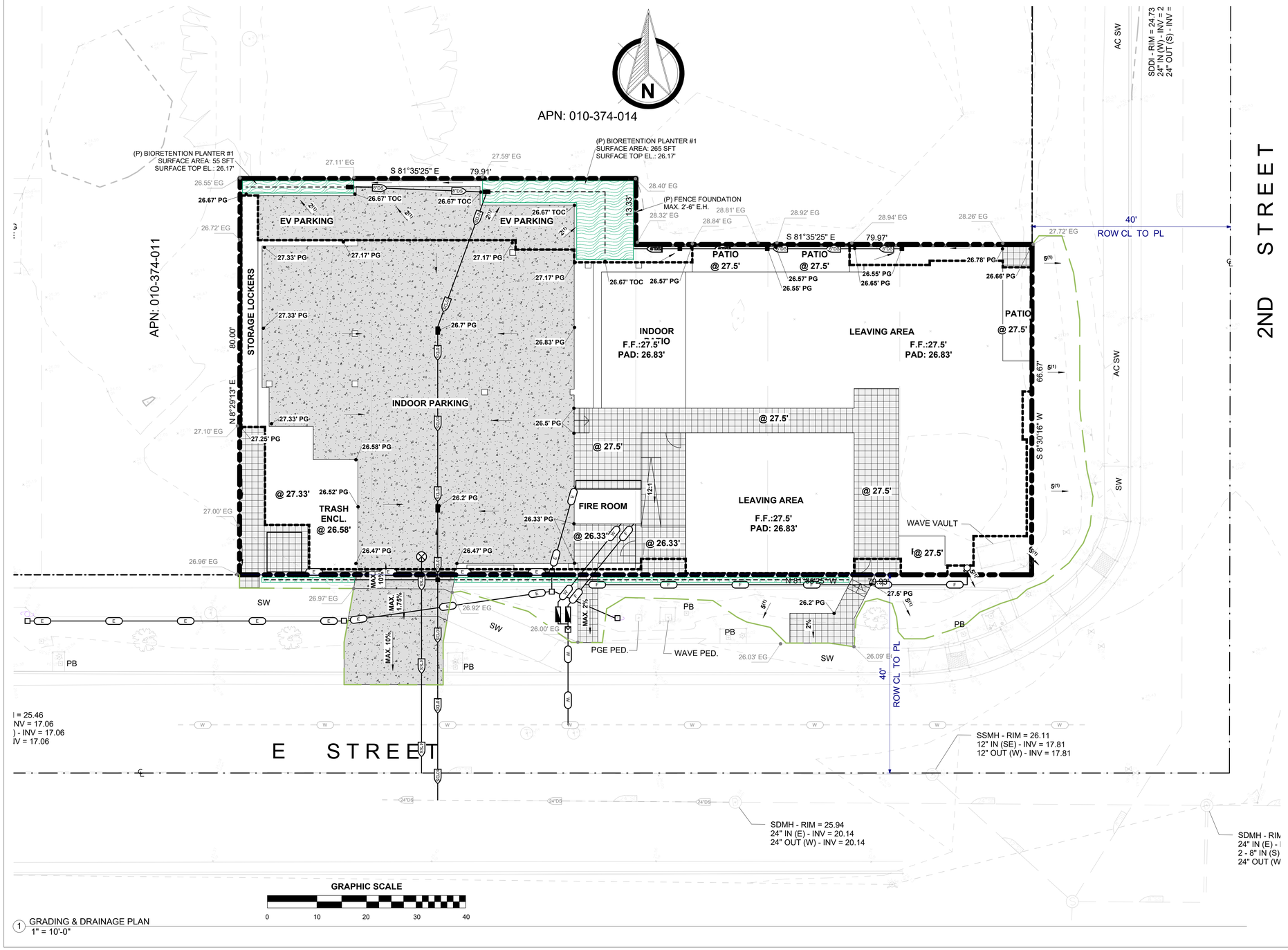
EXISTING (E)	DESCRIPTION	PROPOSED (P)
	GRADING & DRAINAGE	
	GRADING LIMITS	
990'	MAJOR CONTOUR	
990'	MINOR CONTOUR	
	SURFACE SLOPE DIRECTION	
	DRAINAGE VEGETATED STRUCT.	
	DRAINAGE ROCK STRUCT.	
D	DRAINAGE LINE TIGHT	D
	DRAINAGE LINE PERFORATED	

PRELIMINARY GRAIDING & DRAINAGE PLAN FOR

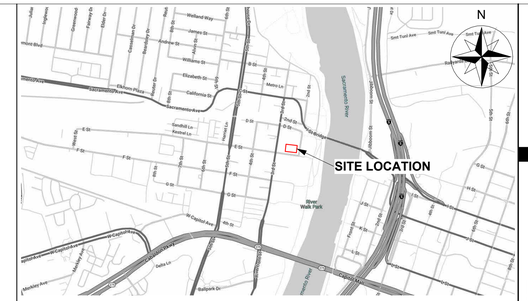
210 E STREET, WEST SACRAMENTO, COUNTY OF YOLO, CA 95605

PARCEL #5 APN: 010-374-013

PARCEL #6 APN: 010-374-012



1 GRADING & DRAINAGE PLAN
1" = 10'-0"



VICINITY MAP
NTS

DESCRIPTION

1. THE PURPOSE OF THIS MERGER IS TO ELIMINATE THE EXISTING COMMON PROPERTY LINE, CREATING A UNIFIED LOT FOR IMPROVED SITE DESIGN AND EFFICIENT USE OF LAND.
2. PROPOSED IMPROVEMENTS ARE FOR FOR MULTI-FAMILY DWELLING WITH AND CONSITS OF: SITE GRADING WITH INSTALLATION OF DRAINAGE FACILITIES; CONNECTING AND ADJUSTING UTILITIES WITH RESTORATION OF EXISTING SURFACE.
3. **ZONING - WF.**
   WF (WATERFRONT) / WASHINGTON SPECIFIC PLAN.
4. **FLOOD ZONE - X.**
5. ANY **FUTURE WORK** TO DEVELOP THESE LOTS MAY REQUIRE SEPARATE PERMITS IF NOT INCLUDED IN THESE PLANS.

BENCHMARK NOTES

BENCHMARK: CITY OF WEST SAC. A14-01 ELEV: 36.23 (NGVD 29)

3-1/4" BRONZE DISC STAMPED "CITY OF WEST SACRAMENTO GEODETIC CONTROL SURVEY STATION A14-01, RCE 30639, 1993". LOCATED IN A STANDARD MONUMENT BOX ALONG THE TOP BANK OF THE WESTERLY SHORE OF THE SACRAMENTO RIVER, APPROXIMATELY 560' NORTH OF WEST CAPITAL AVENUE.

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL WITH THAT CERTAIN RECORD OF SURVEY, FILED IN BOOK 2013 OF MAPS, AT PAGE 106, OFFICIAL YOLO COUNTY RECORDS.

BOUNDARY NOTES

1. THE BOUNDARY LOCATIONS HEREON ARE BEST FIT TO ANY FOUND MONUMENTS AND CALCULATION OFF OF RECORD MAP. BOUNDARY SHOWN ON THIS EXHIBIT IS DRAWN FROM ASSESSOR MAP INFORMATION AND AERIAL PHOTOGRAPHY.
2. NO BOUNDARY SURVEY WAS PERFORMED AND THE PROPERTY LINES AND FENCES SHOWN ARE NOT TO BE TAKEN AS RECORD. PRIOR TO ANY CONSTRUCTION BOUNDARY LINES AND CORNERS SHOULD BE VERIFIED AND DOCUMENTED.

TOPOGRAPHICAL SURVEY

SGI SURVEYOURS GROUP, INC.
9001 FOOTHILLS BLVD., SUITE 170
ROSEVILLE, CA 95747
(916) 789-0822 (916) 789-0824 (FAX)
WWW.SGICOMPANIES.COM

ABBREVIATIONS

ABBR.	DESCRIPTION
(E)	EXISTING
(P)	PROPOSED
AC	ASPHALT CONCRETE
APN	ASSESSOR PARCEL NUMBER
CL	CENTERLINE
DS	DRAINAGE SEWER
EG	EXISTING GRADE
FG	FINISHED GRADE
FH	FIRE HYDRANT
FF	FINISHED FLOOR
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
SS	SANITARY SEWER

GRADING NOTES:

1. MINIMUM SLOPES AWAY FROM THE FOUNDATIONS SHOULD BE 2% FOR IMPERVIOUS AND 5% FOR POROUS COVERINGS
2. FOLLOWING SITE CLEARING AND STRIPPING OPERATIONS, ALL AREAS TO RECEIVE FILL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 8 INCHES, MOISTURE CONDITIONED AS NECESSARY AND COMPACTED TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY BASED ON THE ASTM D1557 TEST METHOD. THE FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 6 INCHES. THE FILL SHALL BE MOISTURE CONDITIONED AS NECESSARY AND COMPACTED TO A RELATIVE COMPACTION OF NOT LESS THAN 95%. DRIVEWAYS COMPACTED TO A RELATIVE COMPACTION OF NOT LESS THAN 95%.
3. ALL GRADING SHALL BE DONE UNDER OBSERVATION AND TESTING BY A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND IF REQUIRED BOTH A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND AN ENGINEERING GEOLOGIST.

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4095 DEL MAR AVE, STE. 10,
ROCKLIN, CA 95677
info@tangentde.com
PHONE: (530) 537-2288

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NAME:
210 E STREET, WEST SACRAMENTO, COUNTY OF YOLO, CA 95605

SHEET TITLE:
PRELIMINARY GRADING & DRAINAGE PLAN

811 Know what's below. Call before you dig.

OWNER CONTACT:
-

PROJECT: 1-1419
E.O.R.: SERGEY KISEL R.C.E.: C77690
DRAWN: OZ
DATE: 8/14/2025 6:41:53 PM

DATE:	DESCRIPTION:	REV. #

SHEET:
C1

Docusign Envelope ID: 0FECABA7-11DC-4626-B8CD-C7FE83CF604E

LEGEND

EXISTING (E)	DESCRIPTION	PROPOSED (P)
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	FIRE DEPARTMENT CONNECTION	
	WATER METER	
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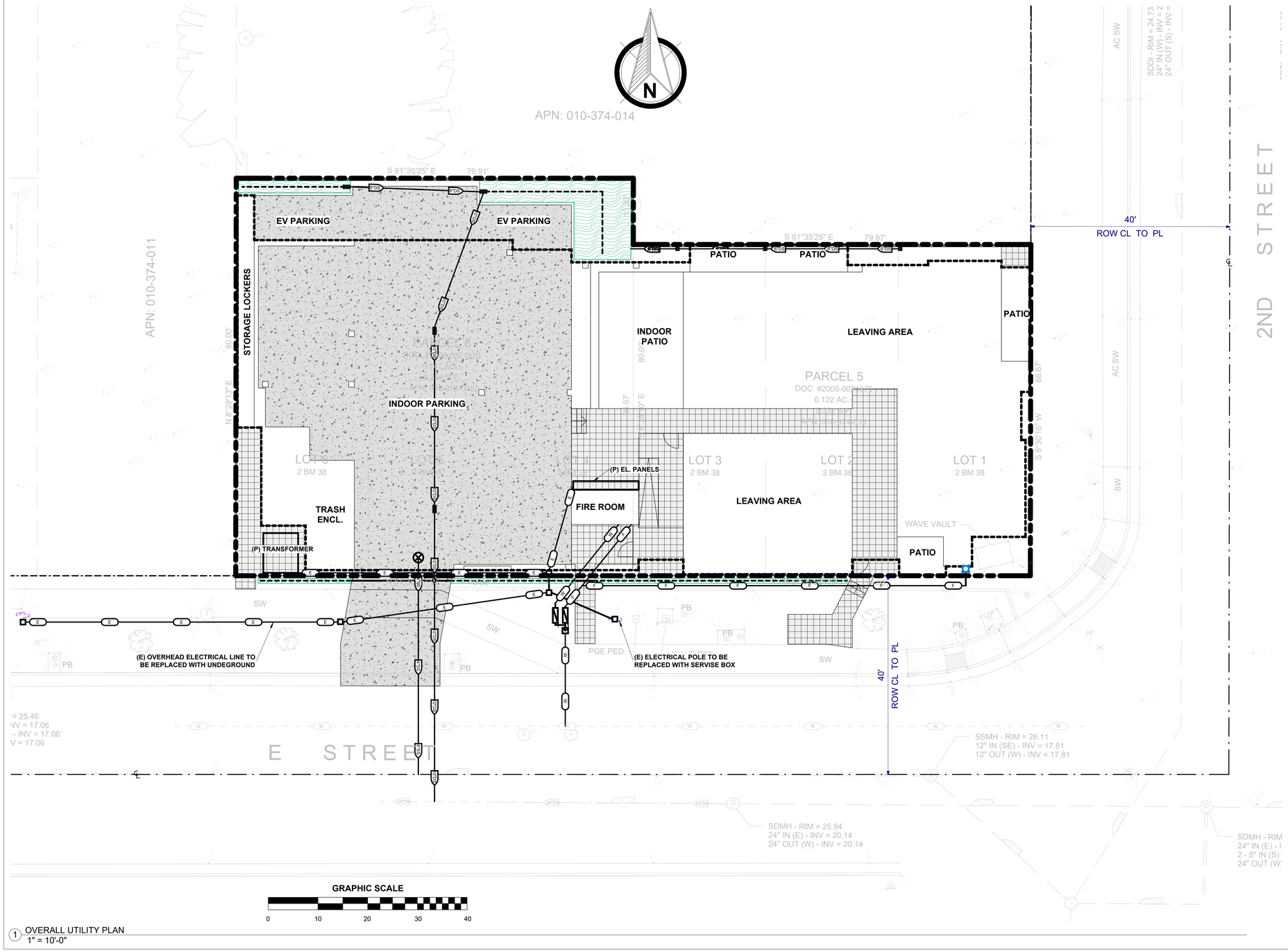

1 OVERALL UTILITY PLAN
1" = 10'-0"

EXISTING UTILITY NOTES

1. THE TYPES, LOCATIONS, SIZES, AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLAN WERE OBTAINED FROM SOURCES OF VARYING RELIABILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
2. THE CONTRACTOR IS CAUTIONED THE ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ANY AND ALL EXISTING UTILITIES (IE. STORM DRAIN, WATER, GAS, PHONE, ELECTRIC AND ANY OTHER UTILITIES THAT MAY EXIST) AND AVOID THEM.

PROPOSED UTILITY NOTES:

1. ANY NEW SERVICES THAT NEED TO BE INSTALLED WILL MEET CURRENT CONSTRUCTION STANDARDS. THE APPLICANT ACKNOWLEDGES THAT REGIONAL AND LOCAL WASTEWATER CONNECTION FEES, WATER CONNECTION FEES AS WELL AS INSTALLATION FEES WILL BE AT THE EXPENSE OF THE OWNER.
2. PROVIDE UTILITY LINES TRENCH RESTORATION AND UTILITY CROSSINGS PER CITY STANDARD DRAWING.
3. MAINTAIN A MINIMUM 12-INCH VERTICAL CLEARANCE BETWEEN WATER LINES AND ALL OTHER FACILITIES. ALL SEWER/WATER CROSSINGS INCLUDING SERVICES, SHALL CONFORM TO STATE HEALTH DEPARTMENT REQUIREMENTS AND CITY STANDARDS.
4. ALL SANITARY SEWER TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS, AND BE IN ACCORDANCE WITH THE PUBLIC FACILITIES IMPROVEMENT STANDARDS.
5. ALL WATER FACILITIES INCLUDING BUT NOT LIMITED TO LINES, SERVICE BOXES, VALVES, AND ALL MISCELLANEOUS APPURTENANCES SHALL CONFORM TO THE PUBLIC FACILITIES IMPROVEMENT STANDARDS AND SHALL MEET THE "LEAD-FREE" REQUIREMENTS AS DICTATED BY SECTION 1417 OF THE FEDERAL SAFE DRINKING WATER ACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION, REQUIREMENTS, AND DRAWINGS NECESSARY TO BID AND COMPLETE THE WORK SHOWN ON THESE PLANS, PER THE MANUFACTURER'S SPECIFICATIONS.
6. WATER METER BOXES AND COVERS SUBJECT TO TRAFFIC SHALL BE TRAFFIC RATED REINFORCED CONCRETE.

Know what's below. Call before you dig.

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DESIGN & ENGINEERING
4095 DEL MAR AVE, STE. 10,
ROCKLIN, CA 95677
info@tangentde.com
PHONE: (530) 537-2288

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NAME:
210 E STREET, WEST
SACRAMENTO, COUNTY OF
YOLO, CA 95605

SHEET TITLE:
PRELIMINARY
OVERALL
UTILITY PLAN

OWNER CONTACT:
-

PROJECT:	1-1419
E.O.R.: SERGEY KISEL	R.C.E.: C77690
DRAWN:	OZ
DATE:	8/14/2025 6:41:56 PM

DATE:	DESCRIPTION:	REV. #

SHEET:
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LEGEND

EXISTING (E)	DESCRIPTION	PROPOSED (P)
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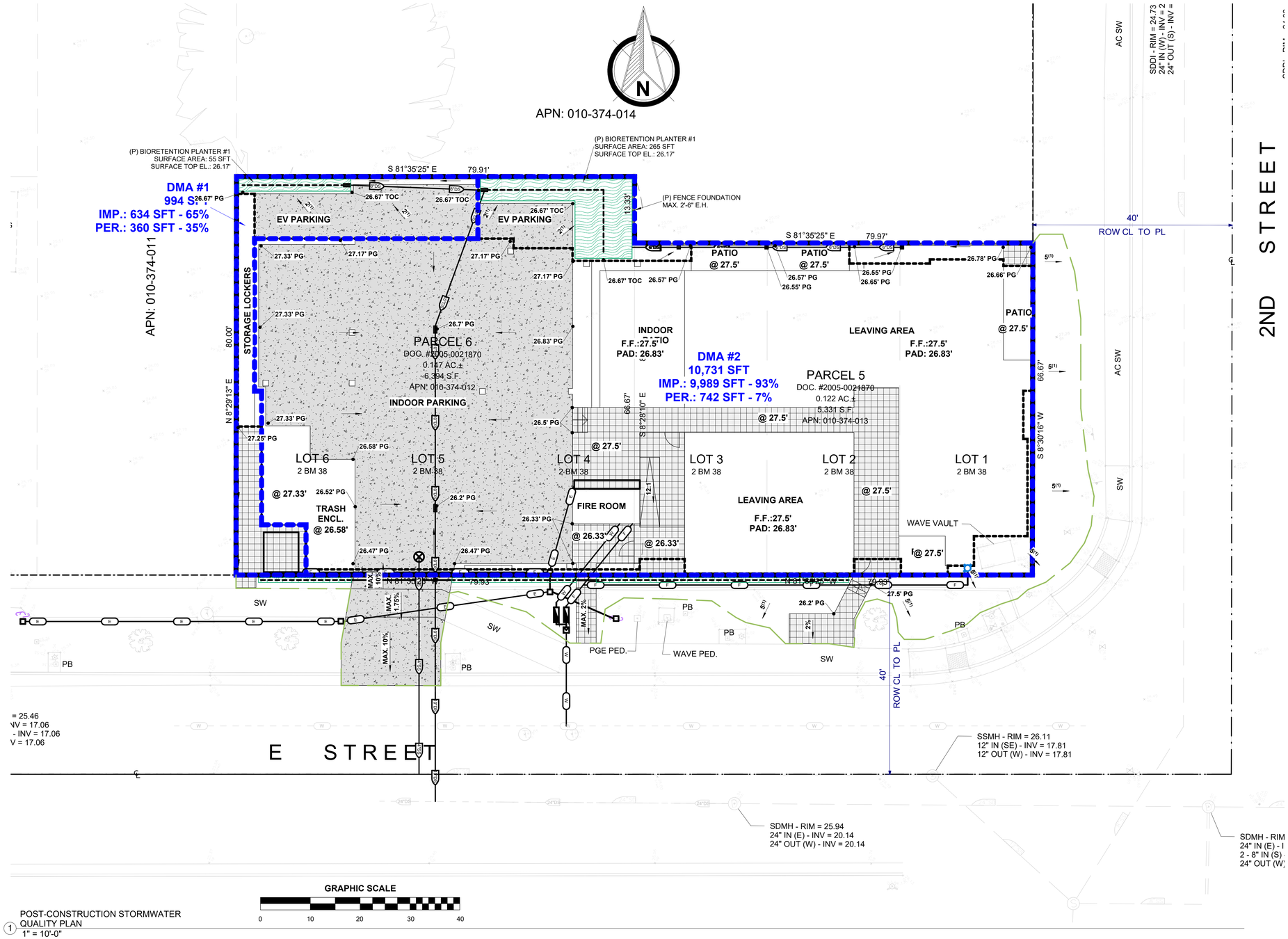

1 POST-CONSTRUCTION STORMWATER QUALITY PLAN
1" = 10'-0"

GRAPHIC SCALE
0 10 20 30 40

SITE CALCULATIONS

#	DESCRIPTION	VALUE	UNITS
1	SITE OVERALL AREA	0.27	AC
2	SURFACE CALCULATIONS:		
2.1	EXISTING IMPERVIOUS AREA	0	SFT
2.2	PROPOSED (NEW/REPLACED) IMPERVIOUS AREA	10,696	SFT
2.3	PROPOSED OVERALL IMPERVIOUS AREA	10,696	SFT
2.4	EXISTING PERVIOUS AREA	11,725	SFT
2.5	PROPOSED PERVIOUS AREA	1,029	SFT

STORMWATER MANAGMENT CALCULATIONS

#	DMA	AREA, SFT	RECEIVING AREA	REQUIRED VOLUME, CFT	PROVIDED VOLUME, CFT
1	DMA #1	994	BIORETENTION PLANTER #1	27	54
2	DMA #2	10,731	BIORETENTION PLANTER #2	499	520

DRAINAGE NOTES:

1. ALL GRADES SHOULD PROVIDE RAPID REMOVAL OF SURFACE WATER RUNOFF; PONDING WATER SHOULD NOT BE ALLOWED ON BUILDING PADS OR ADJACENT TO FOUNDATIONS OR OTHER STRUCTURAL IMPROVEMENTS (DURING AND FOLLOWING CONSTRUCTION).
2. ALL SOILS PLACED AGAINST FOUNDATIONS DURING FINISH GRADING SHOULD BE COMPACTED TO MINIMIZE WATER INFILTRATION.
3. FINISH AND LANDSCAPE GRADING SHOULD INCLUDE POSITIVE DRAINAGE AWAY FROM ALL FOUNDATIONS.
4. DOWNSPOUTS SHOULD BE TIGHT PIPED VIA AN AREA DRAIN NETWORK AND DISCHARGED TO AN APPROPRIATE NON-EROSIVE OUTLET AWAY FROM ALL FOUNDATIONS.
5. USE "SWEEPS" FOR DIRECTIONAL CHANGES IN DRAINAGE PIPE FLOW (DO NOT USE 90° ELBOWS).
6. PROVIDE PERIODIC "CLEAN-OUTS" - MAX. 100'.
7. WASHED CLEAN PERMEABLE MATERIAL TO BE USED.

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4095 DEL MAR AVE, STE. 10,
ROCKLIN, CA 95677
info@tangentde.com
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PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NAME:
210 E STREET, WEST SACRAMENTO, COUNTY OF YOLO, CA 95605

SHEET TITLE:
PRELIMINARY POST-CONSTRUCTION SWQ PLAN

OWNER CONTACT:
-

PROJECT: 1-1419
E.O.R.: SERGEY KISEL R.C.E.: C77690
DRAWN: OZ
DATE: 8/14/2025 6:41:58 PM

DATE:	DESCRIPTION:	REV. #

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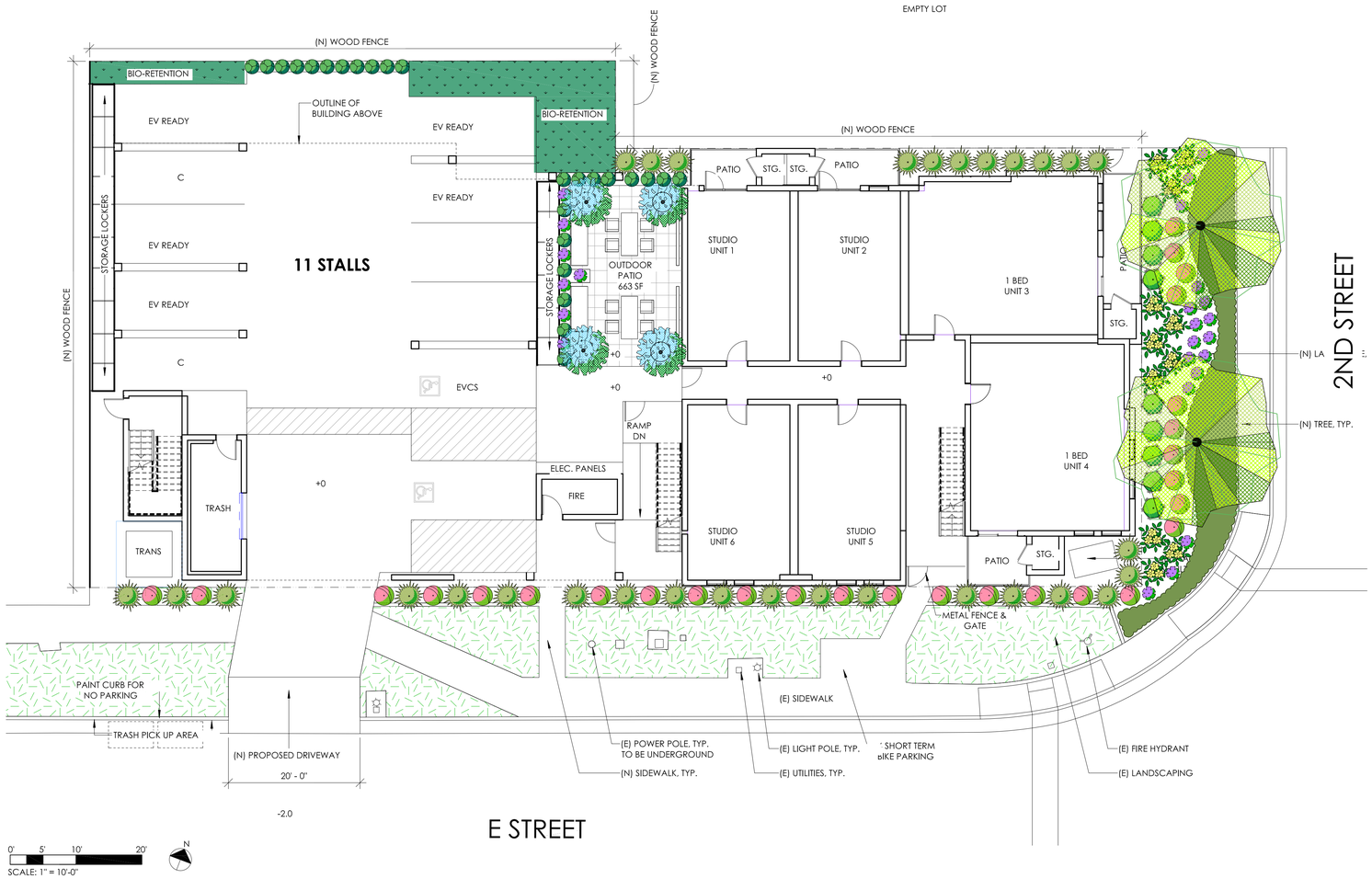

CANDIDATE PLANT LIST

Botanical Name	Common Name	Water Use
Accent Trees		
Acer palmatum 'Sangu Kaku'	Coral Bark Maple	Low
Cercis Canadensis 'Oklahoma'	Eastern Redbud	Low
Lagerstroemia indica 'Double Dynamite'	Crape Myrtle	Low
Street Trees		
Acer rubrum 'Redpointe'	Red Maple	Med
Ginkgo biloba 'Princeton Sentry'	Ginkgo Tree	Med
Pistachia chinensis 'Red Push'	Chinese Pistache Tree	Low
Shrubs/Perennials/Grasses		
Agave 'Blue Flame'	Blue Flame Agave	Low
Anigozanthos spp.	Kangaroo Paw	Low
Calamagrostis a. 'Karl Forester'	Feather Reed Grass	Low
Calandrinia spectabilis 'Shining Pink'	Rock Purslane	Low
Chodopetalum tecorum	Cape Rush	Med
Cistus 'Mickie'	Dwarf Rockrose	Low
Hesperaloe parvifolia 'Brake Lights'	Brake Lights Red Yucca	Low
Lomandra 'Lime Tuff'	Lime Tuff Matt Rush	Med
Mahonia 'Soft Caress'	Soft Caress Mahonia	Med
Nandina domestica 'Lemon Lime'	Heavenly Bamboo	Low
Penstemon 'Margarita BOP'	Beardtongue	Low
Groundcovers		
Juniperus conferta 'Blue Pacific'	Groundcover Juniper	Low
Myoporum parvifolium 'Fine Leaf'	Fine Leaf Myoporum	Low
Bioretention Plants		
Chondropetalum tecorum	Cape Rush	Med
Carex barbarae	Santa Barbara Sedge	Med
Iris douglasiana	Douglas Iris	Med
Dianella revoluta 'Cool Vista'	Cool Vista Flax Lily	Med
Juncus patens	Spreading Rush	Med
Sisyrinchium bellum	Blue-eyed grass	Med

PROJECT LANDSCAPE

TOTAL PROPOSED LANDSCAPE AREA: 3,378 SF

WATER CONSERVATION STATEMENT

The proposed design shall be in compliance with the criteria of the Model Water Efficient Landscape Ordinance, and such criteria shall be applied for the efficient use of water in the irrigation design plan.

NeoTeric
Design Group
913 piedmont dr, sacramento ca 95822
916.662.0055 | www.neotericlandscapes.com

E STREET APARTMENTS

210 E STREET, WEST SACRAMENTO, CA

PRELIMINARY
LANDSCAPE PLAN
8/18/2025

L3.0