

DIRECTOR(S)

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Agenda
Director Hearing

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

Thursday July 17 , 2025
1:00 p.m.

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**1. 6122 Dias Avenue Tentative Subdivision Map (Z24-021) (Noticed 6/13/2025)
[Continued from 7/03/2025]**

Location: 6122 Dias Ave; APN(s): 038-01911-011-0000, 038-0191-014-0000;
(District 6)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.**; Tentative Subdivision Map to subdivide two lots totaling 4.43-acres into six lots within the Single-Unit or Duplex Dwelling (R-1A) Zone; and **Item C.** Site Plan and Design Review of the Tentative Subdivision Map. There is no proposed new construction or demolition with this application.

Contact: Danny Abbes, Associate Planner, (916) 808-5873,
DAbbes@cityofsacramento.org

2. Piara Quarters (DR24-212) (Noticed 7/07/2025)

Location: 1708 Kentwood Street; APN(s): 265-0371-004-0000; (District 2)

Entitlements: **Item A.** Environmental Exemption (Per CEQA 15332-Infill Development); **Item B.** Site Plan and Design Review for a previous approved entitlement (DR21-062) to construct three two-level multi-family buildings consisting of 12 total dwelling units on a 0.76-acre parcel in the Multi-Unit Dwelling Zone (R-2B-R) within the North Sacramento Design Review Area; and **Item C.** The Tree Permit for the removal of two private protected trees.

Contact: Armando Lopez Jr, Associate AIA, (916) 808-8239,
ALopezJr@cityofsacramento.org

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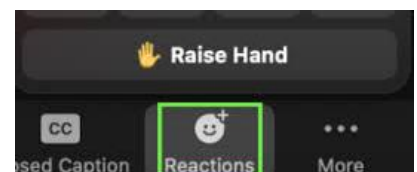
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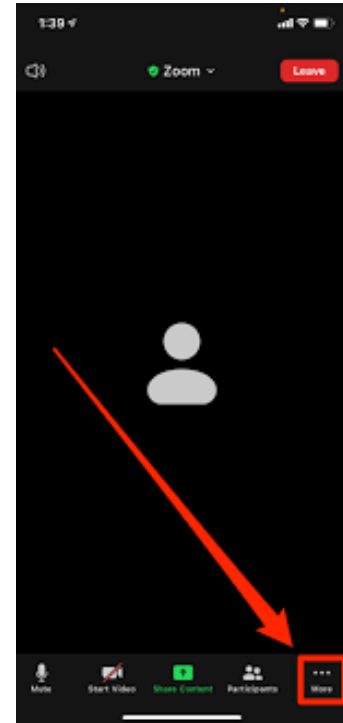


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DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve with conditions the Tentative Subdivision Map, and the Design Director approve with conditions the Site Plan and Design Review of the Tentative Subdivision Map for the project known as **Z24-021**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Subdivision Map** to subdivide two lots totaling 4.43 acres into six lots within the Single-Unit or Duplex Dwelling (R-1A) zone.
2. **Site Plan and Design Review** of the Tentative Subdivision Map. There is no proposed new construction or demolition with this application.

PROJECT INFORMATION

Location: 6122 Dias Avenue

Parcel Number(s): 038-0191-011-0000, 038-0191-014-0000

Council District: 6

Applicant/Owner: KC1 Properties LLC c/o Ken Eaton
12642 Bradford Drive
Grass Valley, CA 95945

Project Planner: Danny Abbes, Associate Planner, (916) 808-5873

Hearing Date: July 17, 2025

Land Use Information

General Plan Designation: Neighborhood

Community Plan Area: Fruitridge/Broadway

Zoning: Single-Unit Dwelling (R-1A)

Design Review Area: Citywide

Existing Land Use of Site: Residential/Vacant

Surrounding Zoning and Land Uses

North:	R-1	Residential
South:	R-1	Residential
East:	R-1	Residential
West:	R-1	Residential

Site Characteristics

Existing Property Area:	2 lots, 192,970 square feet / 4.43 acres
Proposed Property Areas:	6 lots (sizes detailed in Table 1)
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

ATTACHMENTS: Tentative Subdivision Map and Tree Inventory/Arborist Report

PROPOSED PROJECT AND ANALYSIS

Background

The subject site consists of two parcels totaling 4.43 acres immediately west of Morrison Creek between Elder Creek Road and Dias Avenue. There are four existing residences and an accessory dwelling unit at the site. No further housing is proposed to be constructed with this application. Surrounding development includes a mobile home park to the north, residential development to the south, and the Sacramento Chinese Indo-China Friendship Association headquarters to the west.

Project Details

The proposed split of the subject site from two to six residential lots requires entitlements for a Tentative Subdivision Map and Site Plan and Design Review of the Tentative Subdivision Map to analyze lot size, width and depth, site access, and building setbacks. This request requires a public hearing and decisions by the Zoning Administrator and Design Director.

Tentative Subdivision Map and Site Plan and Design Review of the Tentative Subdivision Map

As indicated within Table 2 below, all proposed lots meet lot size and lot dimension development standards.

Table 1: Existing Site Information			
APN	Lot Size	Lot Width	Lot Depth
038-0191-011-0000	59,677 sq. ft.	± 198 feet	± 301 feet
038-0201-014-0000	126,760 sq. ft.	± 433 feet	± 743 feet

Table 2: R-1A zone — Lot size, width, and depth. (17.204.330)						
	Lot Size Min. 2,900 square feet		Lot Width Min. 20 feet		Lot Depth 80 – 160 feet	
Lot	Proposed	Deviation	Proposed	Deviation	Proposed	Deviation
1	8,617 sq. ft.	N	± 54 feet	N	± 160 feet	N
2	8,595 sq. ft.	N	± 54 feet	N	± 160 feet	N
3	8,572 sq. ft.	N	± 54 feet	N	± 160 feet	N
4	8,549 sq. ft.	N	± 54 feet	N	± 160 feet	N
5	61,761 sq. ft.	N	± 433 feet	N	± 160 feet	N
6	97,008 sq. ft.	N	± 64 feet	N	± 584 feet*	N*

*The existing lot depth is 743 feet. The subdivision reduces the existing non-conforming lot depth.

Proposed parcels 1 through 5 have access from Dias Avenue, while proposed parcel 6 has a 20-foot-wide access easement from Dias Avenue via Lots 3 and 4 and a current driveway on Elder Creek Road.

No trees are proposed to be removed, and the proposed property lines do not create shared trees.

The proposed subdivision does not change or create any new setback deviations for any of the existing houses.

Staff supports the proposal since it allows for more individual home ownership opportunities in the area. Furthermore, the subdivision is consistent with the City's 2040 draft general plan's Guiding Principles to see new growth "accommodated primarily through infill of vacant and underutilized properties."

Subdivision Review Committee

The proposed map was heard at the Subdivision Review Committee on December 4, 2024. During the meeting, the proposed conditions of approval for the Tentative Subdivision Map were accepted by the applicant and forwarded by the Committee. The resulting conditions are listed under Conditions of Approval.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This project was routed to Preservation Sacramento, Civic Thread, Sacramento Area Bicycle Advocates, and Region Builders. Staff did not receive any comments from any community group.

All property owners and residents within 500 feet of the subject site were sent hearing notices for the July 25th hearing. The site was also posted at least 10 days in advance of the hearing with project information and hearing participation details as well as staff contact information for project comments or questions. At the time of the writing of this report, staff did not receive any public comments.

ENVIRONMENTAL DETERMINATION

Environmental Planning Services of the Community Development Department has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, Infill Development (Categorical Exemption – Class 32).

FLOOD HAZARD ZONE

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2024 Adequate Progress Annual Report accepted by City Council Resolution No. 2024-0311 on October 22, 2024.

Draft Findings of Fact – Environmental Determination: Exempt

1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the project, the Zoning Administrator finds that:
 - a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations with approval of deviation requests.
 - b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
 - c. The project site has no value as habitat for endangered, rare, or threatened species.
 - d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
 - e. The site can be adequately served by all required utilities and public services.

Draft Conditions of Approval – Tentative Parcel Map

These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z24-021). 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 Parcel Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Department of Public Works.

General: All Projects

1. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.
2. 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.
3. Show all continuing and proposed/required easements on the Final Map.
4. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private reciprocal ingress/egress, and maneuvering easement shall be conveyed to Parcel 6 and reserved from Parcels 3 and 4, at no cost, at the time of sale or other conveyance of either parcel.

Public Works

5. 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.
6. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.
7. Construct Dias Avenue adjacent to the subject property to a local commercial street section (half-street only) per City standards to the satisfaction of the Department of Public Works.

Note: Dias Avenue currently has 60-ft of right-of-way (30-ft from the centerline). The applicant shall use the extra right-of-way towards a 7-ft planter as shown on the tentative map to the satisfaction of the Department of Public Works.

8. 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.
9. 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.
10. 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.

Electrical

11. This project will require the installation of streetlights on all public streets to the satisfaction of Public Works. This will require the electrical design plans to be prepared and stamped by a registered civil or electrical engineer submitted with the major encroachment permit application. The Developer will determine the quantity and locations of streetlights based upon the City Lighting Standards. In general, the City Lighting Standard for illumination is the following: the illumination levels are 0.10 footcandles minimum for residential applications. The illumination levels for crosswalks and signalized intersections shall meet the American National Standard Institute (ANSI)/Illuminating Engineering Society (IES) RP-8 guidelines. A photometric analysis

is required for the first Cycle submission. Residential lighting shall be the City Standard ornamental streetlights.

Urban Forestry

12. The applicant shall design all street planters to have shade trees with an expected mature canopy diameter of 35 feet, planted 40 feet on center with consideration given to driveways and underground and above ground utilities to the satisfaction of the Urban Forestry.

SMUD

13. SMUD has existing overhead 12kV facilities ON NORTH OF DIAS 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. 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.
14. 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.
15. 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.
16. 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.
17. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
18. 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.
19. The Applicant shall dedicate any private drive, ingress and egress easement, (and 10- feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.
20. 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.
21. Additional transformer space may be required. This additional space will vary and the amount will depend on specific service requirements, including service size, voltage and other requirements. Furthermore, the location of this space will be site-dependent and could include subsurface (vaulted) or in-building space if pad-mounted and/or alcove space is unavailable or insufficient. Please reference "Electric Service in Downtown Sacramento", <https://www.smud.org/>

/media/Documents/Business-Solutions-and-Rebates/dcs/dcs-Electric-Service-in-Downtown-Sacramento, for additional information on equipment spacing requirements.

Sacramento Area Sewer District

22. Onsite sewer crossing parcel boundaries is prohibited.
23. 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. These improvements must be shown on the plans.
24. All onsite sewer plans and offsite sewer plans must be submitted separately to SacSewer for review and approval.

Department of Utilities (DOU)

25. 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.
26. The applicant shall grant and reserve easements, as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: "Private/reciprocal easements for utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map."
27. The applicant shall dedicate a minimum 20-foot levee easement from the landside toe of Morrison Creek, along the eastern property line of the subject site. No primary or accessory structures or trees may encroach into the levee easement.

Parks

28. 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)
29. 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, Brent Mueller, (916)808-5715, bmueller@cityofsacramento.org).

Advisory Notes:

30. 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.

31. House plans shall comply with City Code Chapter 17.508 Driveways which includes:
 - 17.508.040.J All residential 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.
32. The proposed development is located within Sacramento Area Sewer District (SASD). Satisfy all SASD requirements.
33. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.
34. The applicant is responsible for obtaining all necessary permits, easements, and approvals from federal, state, and local agencies for the construction of this project.
35. The applicant is responsible for the protection of the City Sump 147 and shall make all necessary repairs and/or replacement of the existing fence and all other improvements in the event that these are damaged during construction. Prior to the removal of the existing fence surrounding the Sump Station, the applicant shall coordinate with Department of Utilities Development Review Section (916-808-7890), for temporary security measures. Any repairs and/or replacement shall be submitted to DOU for review and approval.
36. 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.
37. With access limited for Parcel 6 coming only from Elder Creek Road, future development of this parcel may have restrictions due to fire access requirements.
38. ONGOING: Public lower laterals must not be smaller than the upper laterals, sized according the California Plumbing Code requirements.
39. Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact the Regional San Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.
40. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP).
41. 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.

42. 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.).
43. 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>. Applicant shall coordinate individual service panel location placement with SMUD Design Department.
44. 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 \$12,540. This is based on the creation of six (6) residential lots at an average land value of \$110,000 per acre for the Fruitridge Broadway Community Plan Area, South of Fruitridge Road, 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.
 - b) Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

Flood Finding

The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2024 Adequate Progress Annual Report accepted by the City Council on October 22, 2024 (Resolution No. 2024-0311).

Draft Findings of Fact – Tentative Parcel Map

1. None of the conditions described in City Code section 17.828.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:
 - a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code;
 - b. The design and improvement of the proposed subdivision is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code as conditioned;
 - 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 avoidably 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); and
 5. The Zoning Administrator has considered the effect of the approval of this Tentative Subdivision Map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

Draft Findings of Fact – Site Plan and Design Review

1. The design, layout, and physical characteristics of the project are consistent with the General Plan which designates the site as Neighborhood. There is no specific plan or transit village plan applicable to this project.
2. The design, layout, and physical characteristics of the proposed subdivision are consistent with all applicable design guidelines and with all applicable development standards. There are no proposed deviations to development standards.
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.
4. The design, layout, and physical characteristics of the project are visually and functionally compatible with the surrounding neighborhood in that the proposed subdivision reduces lot sizes and includes lots similar in width and size to existing lots in the surrounding area.
5. The design, layout, and physical characteristics of the project minimizes energy consumption and encourages the use of renewable energy sources as an urban infill development project utilizing existing road and utility networks.

6. The design, layout, and physical characteristics of the project 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.

Danny Abbes

Danny Abbes
Associate Planner

M.A.
Marcus Adams (Jul 11, 2025 14:19 PDT)

Marcus Adams
Senior Planner

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

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

LEGEND

- DIMENSION POINT (NOTHING FOUND NOR SET)
- FOUND CUT "X" PER CITY TIES ON FILE
- FOUND MAG NAIL w/ WASHER
- FOUND NAIL (HELD AS INTERSECTION)
- SET 1-1/2" ALUM. CAP (FLUSH) STAMPED "PLS 9446"
- PARCEL LINE TO REMAIN
- NEW PARCEL LINE
- PUBLIC ROAD EASEMENT LINE
- EASEMENT LINE
- ROAD CENTERLINE
- ORIGINAL BLOCK PROPERTY LINE
- EXISTING SANITARY SEWER
- EXISTING WATERLINE
- EXISTING STORM DRAIN
- EXISTING CENTERLINE

AREA OF PARCELS:

EXISTING PARCEL 1=±1.370 ACRES
EXISTING PARCEL 2=±3.063 ACRES

JURISDICTION:

COUNTY OF SACRAMENTO

ZONING:

EXISTING: R-1, RESIDENTIAL
PROPOSED: NO CHANGE
SETBACKS:

FRONT: 20.0 FEET
REAR: 15.0 FEET
SIDE: 10.0 FEET

FIRE DISTRICT:

SACRAMENTO METROPOLITAN FIRE

EXISTING USE:

RESIDENTIAL

PROPOSED USE:

RESIDENTIAL (BOTH PARCELS)

PROPOSED IMPROVEMENTS:

NONE

SEWER:

PRIVATE SEPTIC

WATER:

SACRAMENTO SUBURBAN WATER DISTRICT

ELECTRICAL SERVICE:

SMUD

GAS SUPPLY:

PG&E

TELEPHONE SERVICE:

AT&T

SCHOOL DISTRICT:

SACRAMENTO SCHOOL DISTRICT

PARK DISTRICT:

SACRAMENTO COUNTY REGIONAL PARKS

TENTATIVE PARCEL MAP

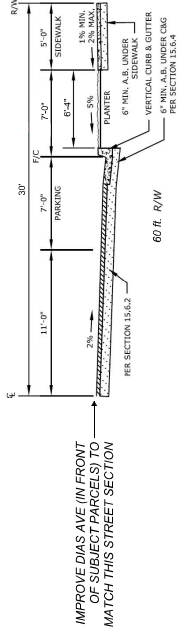
6122 / 6200 DIAS AVE

SUBDIVISION NO. Z24-XXX

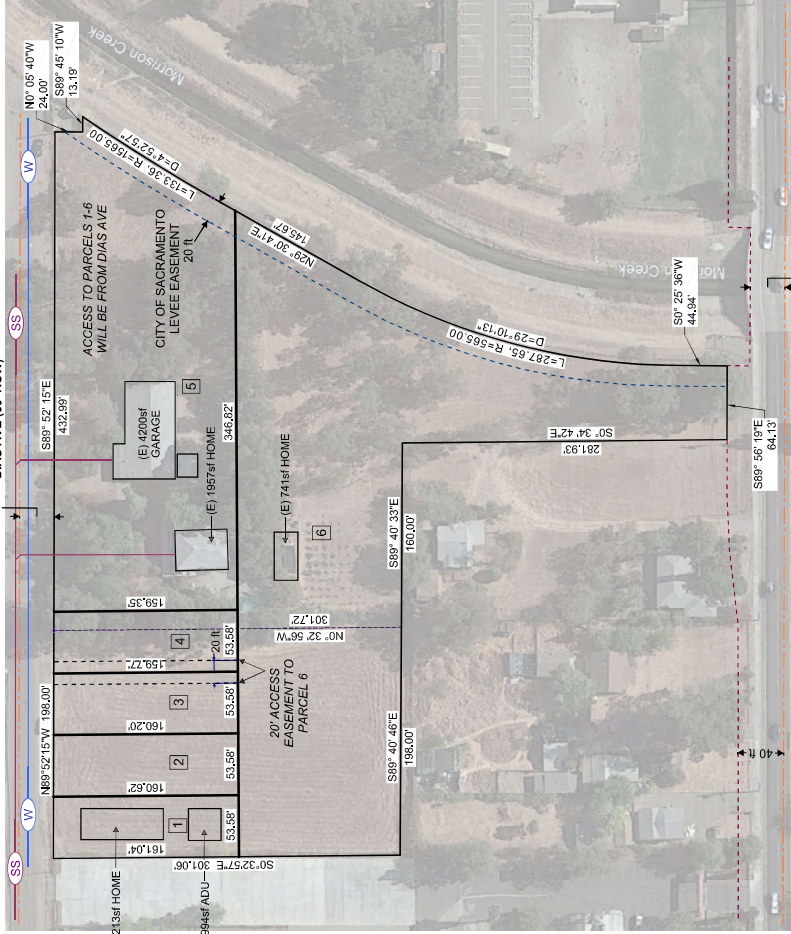
APN: 038-0191-011 & 038-0201-014

SACRAMENTO, CA
STATE OF CALIFORNIA

JUNE 2025



IMPROVE DIAS AVE (IN FRONT OF SUBJECT PARCELS) TO MATCH THIS STREET SECTION



- DIMENSION POINT (NOTHING FOUND NOR SET)
FOUND CUT 'X' PER CITY TIES ON FILE
FOUND MAG NAIL w/ WASHER
FOUND NAIL (HELD AS INTERSECTION)

- PARCEL LINE TO REMAIN
NEW PARCEL LINE
PUBLIC ROAD EASEMENT LINE
EASEMENT LINE
ROAD CENTERLINE
ORIGINAL BLOCK PROPERTY LINE
EXISTING SANITARY SEWER
EXISTING WATERLINE
EXISTING STORM DRAIN
EXISTING CENTERLINE

EXISTING PARCEL 1=±1.370 ACRES
EXISTING PARCEL 2=±3.063 ACRES

COUNTY OF SACRAMENTO

EXISTING: R-1, RESIDENTIAL
PROPOSED: NO CHANGE
SETBACKS:

FRONT: 20.0 FEET
REAR: 15.0 FEET
SIDE: 10.0 FEET

SACRAMENTO METROPOLITAN FIRE

RESIDENTIAL

RESIDENTIAL (BOTH PARCELS)

NONE

SACRAMENTO AREA SEWER DISTRICT

SACRAMENTO SUBURBAN WATER DISTRICT

SMUD

PG&E

AT&T

SACRAMENTO SCHOOL DISTRICT

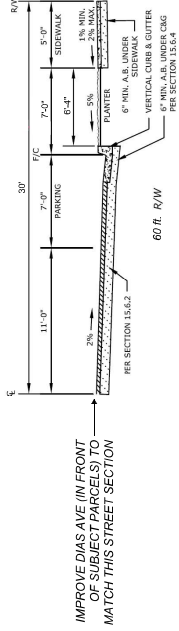
SACRAMENTO COUNTY REGIONAL PARKS

SUBDIVISION NO. Z24-XXX

APN: 038-0191-011 & 038-0201-014

SACRAMENTO, CA
STATE OF CALIFORNIA

SEPTEMBER 2024

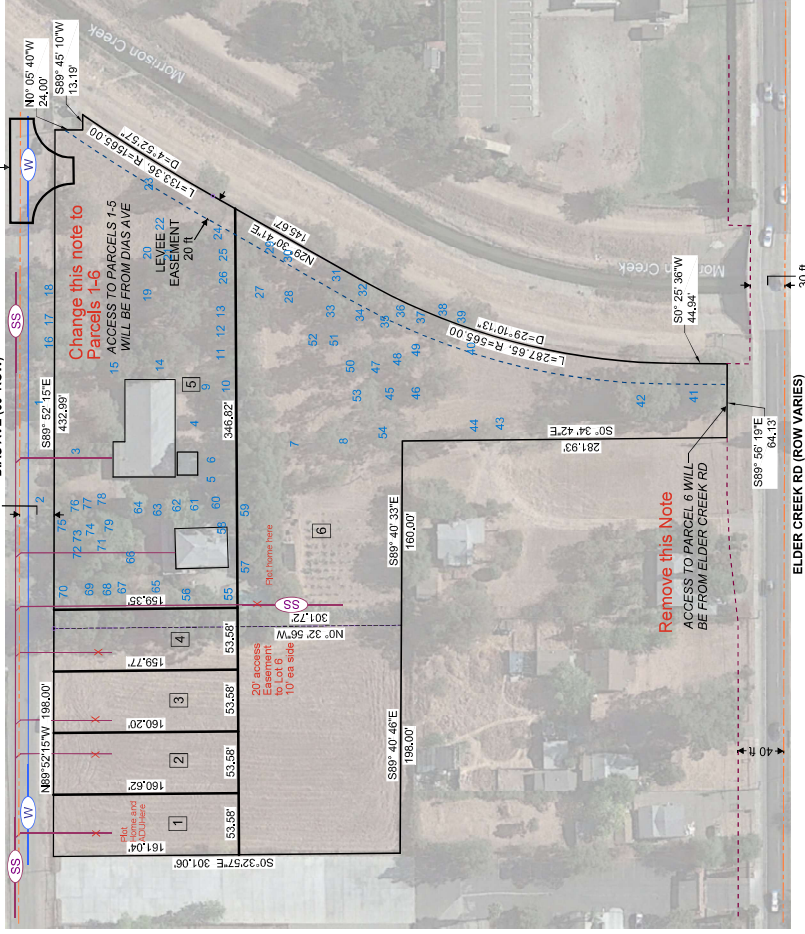


Remove turnaround
PAVED TURN
AROUND

(1)..... 7 BM 28

NEW PARCELS # = AREA (SF)

1	= 8617 SF
2	= 8595 SF
3	= 8572 SF
4	= 8549 SF
5	= 61761 SF
6	= 97008 SF

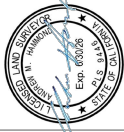


ELDER CREEK RD (ROW VARIES)

SHEET	DESIGN	BY	CHE
	DRAWN	--	--
	QUANT.		

ORIGINAL SCALE IS IN INCHES

0 1



775.762.5469
SACRAMENTO, CA 95826
59 PEACE COURT

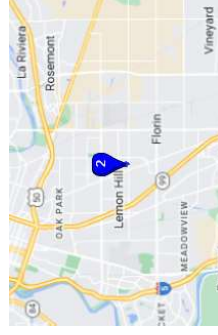
CLIENT:
LAWRENCE FUNDING

22 / 6200 DIAS AVE
8-0191-011 & 038-0201-014
SACRAMENTO, CA
TENTATIVE
PARCEL MAP

Sheet
TPM

1 of 1

9/6/2024

VICINITY MAP
NTS



ARBORIST REPORT

April 16, 2025

Larry Dong
6200 Dias Avenue
Sacramento, CA 95824

Re: 6122 / 6200 Dias Avenue, Sacramento CA

This report covers the inventory of the trees on or overhanging the above referenced site APNs 038-0191-011 and 038-0201-014. All trees with at least one 6-inch diameter stem or greater have been included and have been identified with round stamped aluminum tags with the numbering corresponding to the report and listed near the rough plotted locations on the Tentative Parcel Map by Element Engineering that was provided.

The data was collected on April 11, 2025, and included species, diameter standard height (DSH), dripline radius (DLR), tree condition, protected status and notable characteristics for the trees (see inventory pages 2 through 7). The tree's overall structural condition and vigor were separately assessed ranging from poor to good based upon the observed characteristics noted within the tree (see Tree Conditional Rating Criteria on page 4) Ratings are subjective and are dependent upon both the structure and vigor of the tree. The vigor rating considers factors such as the size, color and density of the foliage; the amount of deadwood within the canopy; bud viability; evidence of wound closure; and the presence or evidence of stress, disease, nutrient deficiency and insect infestation. The structural rating reflects the root crown/collar, trunk and branch configurations; canopy balance; the presence of included bark, weak crotches and other structural defects and decay. In the City of Sacramento native oaks 12-inches in diameter or greater are protected and any species 24-inches or greater on an undeveloped lot or 32-inches or greater on private property that includes any single unit or duplex dwelling. Eighty trees were found on or overhanging the site with 1,746 aggregate diameter inches. Sixteen of the trees meet the criteria for Private Protected Tree.

This Inventory Summary is intended to provide Larry Dong and other members of the development team with a detailed pre-development review of the species, size, current structure and vigor of the trees found on or overhanging the site. It is not an exhaustive review of any tree impacts that may occur if development is planned.

If you have any questions or require clarification, please feel free to contact me.

A handwritten signature in black ink that reads "Wayne McKee".

Wayne McKee
ISA Certified Arborist WE 0959A, 1992
ISA Tree Risk Assessment Qualified, 2022
B S Forestry, Humboldt State University, 1983

**6122 / 6200 Dias Avenue
City of Sacramento, CA
APNs 038-0191-011, 038-0201-014**

TREE INVENTORY SUMMARY

Tree #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DSH (inches)	DLR (feet)	CONDITION		CITY PROTECTED TREE	NOTABLE CHARACTERISTICS
						STRUCTURE	VIGOR		
1	Valley oak	<i>Quercus lobata</i>		20	24	poor to fair	fair	yes	Forks at 7 feet above grade with a bark inclusion.
2	Coast61 live oak	<i>Quercus argifolia</i>		8	14	poor to fair	fair	no	Trunk leans north, callusing trunk wound 2 to 5 feet above grade with evidence of wood boring insects.
3	Olive	<i>Olea europaea</i>	4,5,6	10.5	15	poor to fair	fair	no	Callusing basal lower trunk wounds various locations.
4	Valley oak	<i>Quercus lobata</i>		14	18	fair	fair	yes	None
5	Eucalyptus	<i>Eucalyptus</i> spp.		30	33	poor to fair	poor to fair	no	Past heading cuts, weakly attached sprout growth, plus deadwood.
6	Eucalyptus	<i>Eucalyptus</i> spp.		26	30	poor to fair	poor to fair	no	Past heading cuts, weakly attached sprout growth, plus deadwood.
7	Eucalyptus	<i>Eucalyptus</i> spp.		16	26	fair	fair	no	None
8	Eucalyptus	<i>Eucalyptus</i> spp.		24	30	fair	fair	no	None
9	Eucalyptus	<i>Eucalyptus</i> spp.		14	26	poor to fair	fair	no	Adjacent stems have been removed, past large limb failures, above average amount of deadwood.
10	Eucalyptus	<i>Eucalyptus</i> spp.		12	15	poor to fair	fair	no	Trunk leans south, callusing trunk wound 12 feet above grade west side at the point of an old limb failure.
11	Eucalyptus	<i>Eucalyptus</i> spp.		14	28	fair	fair	no	Trunk leans slightly west.
12	Eucalyptus	<i>Eucalyptus</i> spp.		11	20	poor to fair	fair	no	Trunk leans slightly west, callusing trunk wound east side 5 feet above grade at an old stem failure point.
13	Eucalyptus	<i>Eucalyptus</i> spp.		16	32	poor to fair	fair	no	Trunk leans slightly west and is adjacent to a rotting stump to the south.
14	Valley oak	<i>Quercus lobata</i>		14	17	poor to fair	fair	yes	Forks at 1 foot above grade with a bark inclusion.
15	Eucalyptus	<i>Eucalyptus</i> spp.		30	25	poor to fair	fair	no	Forks at 2 feet above grade with a bark inclusion, smaller stem leans to the south.
16	Eucalyptus	<i>Eucalyptus</i> spp.	14,49	56	40	poor to fair	poor to fair	yes	Large stem forks at 5 feet above grade with a bark inclusion, above average amount of deadwood.
17	Eucalyptus	<i>Eucalyptus</i> spp.	16, 17,20	36.5	34	poor to fair	fair	yes	Past large limb failures.
18	Eucalyptus	<i>Eucalyptus</i> spp.	26,28	42	32	poor to fair	poor to fair	yes	Bark inclusion at the attachment, callusing trunk wound north side 2-3 feet above grade at an old stem failure, above average amount of deadwood.

6122 / 6200 Dias Avenue
City of Sactamento, CA
APNs 038-0191-011, 038-0201-014

TREE INVENTORY SUMMARY

Tree #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DSH (inches)	DLR (feet)	CONDITION		CITY PROTECTED TREE	NOTABLE CHARACTERISTICS
						STRUCTURE	VIGOR		
19	Eucalyptus	<i>Eucalyptus spp.</i>		33	32	poor to fair	poor to fair	yes	Past heading cuts and resulting weakly attached sprout growth, above average amount of deadwood.
20	Eucalyptus	<i>Eucalyptus spp.</i>		12	14	poor to fair	fair	no	Past large limb failure.
21	Eucalyptus	<i>Eucalyptus spp.</i>		40	20	poor	poor to fair	yes	Tree was cut at 5 feet above grade, canopy comprised of a few sprouts from the old cuts, above average amount of deadwood.
22	Purple leaf plum	<i>Prunus cerasifera</i>		12	17	poor to fair	poor to fair	no	Adjoining stem is dead, past severe pruning, above average amount of deadwood.
23	Eucalyptus	<i>Eucalyptus spp.</i>		31	30	poor to fair	poor to fair	no	Measured at 1 foot above grade forks at 3 feet with a bark inclusion, above average amount of deadwood.
24	Eucalyptus	<i>Eucalyptus spp.</i>		21	32	poor to fair	poor to fair	no	Fire injury lower trunk that leans significantly to the east, above average amount of deadwood.
25	Eucalyptus	<i>Eucalyptus spp.</i>		34	34	poor to fair	fair	yes	Past heading cuts resulting in weakly attached sprout growth, past stem failure at 10 feet above grade south side with exposed splintered wood.
26	Eucalyptus	<i>Eucalyptus spp.</i>		14	26	fair	poor to fair	no	Above average amount of deadwood.
27	Eucalyptus	<i>Eucalyptus spp.</i>	7,7	10.5	18	poor to fair	poor to fair	no	Stems appear to be stump sprouts, above average amount of deadwood.
28	Eucalyptus	<i>Eucalyptus spp.</i>	6,12	15	20	poor to fair	fair	no	Larger stem failed at approximately 20 feet above grade.
29	Eucalyptus	<i>Eucalyptus spp.</i>		18	30	poor to fair	poor to fair	no	Trunk leans west, failed at 8 feet, above average amount of deadwood.
30	Eucalyptus	<i>Eucalyptus spp.</i>	6,8,8 10,14	30	25	poor to fair	fair	no	Largest stem failed at 8 feet with expose splintered wood, additional failures throught the canopy.
31	Eucalyptus	<i>Eucalyptus spp.</i>		10	20	poor to fair	fair	no	Callusing trunk wounds various locations, supressed, 1 sided east.
32	Eucalyptus	<i>Eucalyptus spp.</i>	13,18	25.5	25	poor to fair	fair	no	Smaller stem failed at approximately 20 feet above grade.
33	Eucalyptus	<i>Eucalyptus spp.</i>		6	20	poor to fair	fair	no	Trunk leans north, past partial root system failure.
34	Eucalyptus	<i>Eucalyptus spp.</i>		16	15	poor	poor to fair	no	Stem failure north side, wound grade to 5 feet with exposed splintered wood.
35	Eucalyptus	<i>Eucalyptus spp.</i>		6	8	fair	fair	no	None.
36	Eucalyptus	<i>Eucalyptus spp.</i>		15	30	fair	poor to fair	no	Above average amount of deadwood.
37	Eucalyptus	<i>Eucalyptus spp.</i>		12	18	fair	fair	no	None.
38	Eucalyptus	<i>Eucalyptus spp.</i>		10	22	fair	fair	no	None.

**6122 / 6200 Dias Avenue
City of Sactamento, CA
APNs 038-0191-011, 038-0201-014
TREE INVENTORY SUMMARY**

Tree #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DSH (inches)	DLR (feet)	CONDITION		CITY PROTECTED TREE	NOTABLE CHARACTERISTICS
						STRUCTURE	VIGOR		
39	Eucalyptus	<i>Eucalyptus spp.</i>		21	26	poor	poor to fair	no	Past stem failure north side resulting in a large wound with exposed splintered wood, plus deadwood.
40	Eucalyptus	<i>Eucalyptus spp.</i>		17	22	poor to fair	fair	no	Callusing trunk wound west side from grade to 4 feet, past limb failures.
41	Eucalyptus	<i>Eucalyptus spp.</i>		96	30	poor	poor to fair	yes	Diameter estimated, past large limb failures, excessive deadwood.
42	Eucalyptus	<i>Eucalyptus spp.</i>		108	25	poor	poor	yes	Tree is 90 percent dead.
43	Eucalyptus	<i>Eucalyptus spp.</i>		24	18	poor to fair	fair	no	Forks at 5 feet above grade with a bark inclusion.
44	Eucalyptus	<i>Eucalyptus spp.</i>		9	14	fair	poor to fair	no	Above average amount of deadwood, sparse foliage.
45	Eucalyptus	<i>Eucalyptus spp.</i>		11	35	poor to fair	fair	no	Trunk leans west, past limb failures.
46	Eucalyptus	<i>Eucalyptus spp.</i>	10, 12, 14	25	30	poor to fair	fair	no	Grown as stump sprouts, trunk wounds various locations.
47	Eucalyptus	<i>Eucalyptus spp.</i>		9	20	fair	fair	no	None.
48	Eucalyptus	<i>Eucalyptus spp.</i>		8	20	poor to fair	fair	no	Trunk leans significantly to the south.
49	Eucalyptus	<i>Eucalyptus spp.</i>	5, 9	11.5	15	poor to fair	fair	no	Bark inclusion in the attachment at grade.
50	Eucalyptus	<i>Eucalyptus spp.</i>	3, 4 14	17.5	30	poor to fair	fair	no	Past large limb failures.
51	Eucalyptus	<i>Eucalyptus spp.</i>		22	34	fair	poor to fair	no	Above average amount of deadwood.
52	Eucalyptus	<i>Eucalyptus spp.</i>	9, 9	13.5	20	poor to fair	poor to fair	no	Trunk leans east then bends west.
53	Eucalyptus	<i>Eucalyptus spp.</i>	9, 14	18.5	26	fair	poor to fair	no	Above average amount of deadwood.
54	Eucalyptus	<i>Eucalyptus spp.</i>	6, 9, 10, 11, 12, 15	39	28	poor to fair	fair	yes	Stems have rubbing injuries.
55	Olive	<i>Olea europaea</i>	2, 3 4, 6	10.5	10	poor to fair	fair	no	Callusing trunk wounds various locations.
56	Coast live oak	<i>Quercus agrifolia</i>		24	18	poor to fair	fair	yes	Trunk leans southwest, canopy 1-sided southwest.
57	Chinese pistache	<i>Pistacia chinensis</i>		8	14	poor to fair	fair	no	Severely pruned.
58	Cork oak	<i>Quercus suber</i>		16	28	poor to fair	fair	no	Trunk leans southwest, canopy 1-sided southwest.
59	Privet	<i>Ligustrum lucidum</i>		24	18	poor to fair	fair	no	Forks at 3, 4 and 5 feet above grade with bark inclusions.
60	Deodar cedar	<i>Cedrus deodara</i>		13	14	fair	poor to fair	no	Above average amount of deadwood.

6122 / 6200 Dias Avenue
City of Sactamento, CA
APNs 038-0191-011, 038-0201-014

TREE INVENTORY SUMMARY

Tree #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	TOTAL DSH (inches)	DLR (feet)	CONDITION		CITY PROTECTED TREE	NOTABLE CHARACTERISTICS
						STRUCTURE	VIGOR		
61	Privet	<i>Ligustrum lucidum</i>		10	6	fair	fair	no	None.
62	Italian cypress	<i>Cupressus sempervirens</i>		12	4	fair	poor to fair	no	Above average amount of deadwood.
63	Italian cypress	<i>Cupressus sempervirens</i>		16	6	fair	poor to fair	no	Above average amount of deadwood.
64	Chinese elm	<i>Ulmus parvifolia</i>		14	28	fair	fair	no	None.
65	Eucalyptus	<i>Eucalyptus</i> spp.		72	30	poor to fair	fair	yes	Diameter estimated, past severe pruning and resulting weakly attached sprout growth, callusing trunk wounds with minor to moderate decay.
66	Chinaberry	<i>Melia azedarach</i>		7	16	poor to fair	poor to fair	no	Past severe pruning, sparse foliage.
67	Eucalyptus	<i>Eucalyptus</i> spp.		36	30	poor to fair	poor to fair	yes	Old stem removals that are decaying, trunk leans west, canopy 1-sided west.
68	Privet	<i>Ligustrum lucidum</i>		10	7	poor	poor to fair	no	Callusing trunk wounds with moderate to significant decay, plus deadwood.
69	Eucalyptus	<i>Eucalyptus</i> spp.		39	35	poor to fair	fair	yes	Past severe pruning.
70	Eucalyptus	<i>Eucalyptus</i> spp.	10,39	44	28	poor to fair	poor to fair	yes	Past severe pruning and resulting sprout growth, plus deadwood.
71	Eucalyptus	<i>Eucalyptus</i> spp.		23	22	poor to fair	fair	no	Past severe pruning with resulting sprout growth, callusing trunk wounds with minor to moderate decay.
72	Privet	<i>Ligustrum lucidum</i>	5,7	9.5	14	fair	poor to fair	no	Above average amount of deadwood.
73	Arborvitae	<i>Thuja occidentalis</i>		9	7	fair	poor to fair	no	Forks at 1 foot above grade, above average amount of deadwood.
74	Privet	<i>Ligustrum lucidum</i>	5,7	9.5	14	fair	poor to fair	no	Above average amount of deadwood.
75	Arborvitae	<i>Thuja occidentalis</i>		10	8	poor to fair	fair	no	Forks at 1 foot above grade with callusing trunk wounds various locations.
76	Privet	<i>Ligustrum lucidum</i>		14	15	poor to fair	poor to fair	no	Forks at 1 foot above grade, stems overlap and rub, plus deadwood.
77	Eucalyptus	<i>Eucalyptus</i> spp.	8,17,33,34	63	34	poor to fair	poor to fair	yes	Lower trunks buried making it appear the stems are separate trees, severe pruning cuts at 8 feet above grade.
78	Deodar cedar	<i>Cedrus deodara</i>		16	20	poor to fair	poor to fair	no	Mainstem failed at approximately 20 feet above grade, plus deadwood.
79	Chinese elm	<i>Ulmus parvifolia</i>		15	22	poor to fair	fair	no	Forks at 2 feet above grade with a bark inclusion, trunks lean west.
80	Privet	<i>Ligustrum lucidum</i>		6	8	fair	fair	no	None.

Total Inventoried Trees = 80 (1,746 aggregate diameter inches)

Total City Protected Trees = 17 (771 aggregate diameter inches)

TREE CONDITION RATING CRITERIA

RATING TERM	ROOT CROWN	TRUNK	LIMBS	FOLIAGE	STRUCTURE	VIGOR
Good	No apparent injuries, decay, cavities or evidence of hollowing; no anchoring roots exposed; no indications of infestation or disease	No apparent injuries, decay, cavities or evidence of hollowing; no codominant attachments or multiple trunk attachments are observed; no indications of infestation or disease	No apparent injuries, decay, cavities or evidence of hollowing; below average amount of dead limbs or twigs; no major limb failures or included bark; callus growth is vigorous	Leaf size, color and density are typical for the species; buds are normal in size, viable, abundant and uniform throughout the canopy; annual seasonal growth increments are average or above average; no insect or disease infestations/ infections evident	No apparent structural defects; no weak crotches; no excessively weighted branches and no significant cavities or decay	Tree appears healthy and has little or no significant deadwood; foliage is normal and healthy
Fair	Small to moderate injuries, decay, cavities or hollowing may be evident but are not currently affecting the overall structure; some evidence of infestation or disease may be present but is not currently affecting the tree's structure	Small to moderate injuries, decay, cavities or hollowing may be evident; codominant branching or multiple trunk attachments or minor bark inclusion may be observed; but not currently affecting the tree's structure	Small to moderate injuries, decay or cavities may be present; average or above average dead limbs or twigs may be present; some limb failures or bark inclusion observed; callus growth is average	Leaf size, color and density are typical or slightly below typical for the species; buds are normal or slightly sparse with potentially varied viability, abundance and distribution throughout the canopy; annual seasonal growth increments are average or slightly below average; minor insect infestation/infection may be present	Minor structural problems such as weak crotches, minor wounds and/or cavities or moderate amount of excessive weight; non-critical structural defects which can be mitigated through pruning, cabling or bracing	Tree appears stressed or partially damaged; minimal vegetative growth since previous season; moderate amount of deadwood, abnormal foliage and minor lesions or cambium dieback
Poor	Moderate to severe injuries, decay, cavities or hollowing may be evident and are affecting the overall structure; presence of infestation or disease may be significant and affecting the tree's structure	Moderate to severe injuries, decay, cavities or hollowing may be evident and weak attachments are affecting the tree's structure; disease may be significant and affecting the tree's structure	Severe injuries, decay or cavities may be present; major deadwood, twig dieback, limb failures or bark inclusion observed; callus growth is below average	Leaf size, color and density are obviously abnormal; buds are obviously abnormal or absent; annual seasonal growth is well below average for the species; insect or disease problems may be severe	Obvious major structural problems which cannot be corrected with mitigation; potential for major limb, trunk or root system failure is high; significant decay or dieback may be present	Tree health is declining; no new vegetative growth; large amounts of deadwood; foliage is severely abnormal

The ratings "poor to fair" and "fair to good" are used to describe trees that fall between the described major categories and have elements of both

ASSUMPTIONS AND LIMITING CONDITIONS

1. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
2. The consultant shall not be required to give a deposition and/or attend court by reason of this report unless subsequent contractual arrangements are made in advance, including payment of an additional fee for such services according to our standard fee schedule, adjusted yearly, and terms of the subsequent contract of engagement.
3. Ownership of documents produced passes to the Client only when all fees have been paid. Possession of this report or a copy thereof does not imply the right of publication or use for any purpose other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant.
4. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed written or verbal consent of the consultant.
5. This report and any values expressed herein represent the opinion of the consultant and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
6. Sketches, diagrams, graphs, drawings and photographs within this report are intended as visual aids and are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
7. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without laboratory analysis, dissection, excavation, or probing unless otherwise stated.
8. This report is based on the observations and opinions of Wayne McKee, and does not provide guarantees regarding the future performance, health, vigor, structural stability or safety of the plants described herein. Neither this author nor Acorn Arboricultural Services, Inc. assume any responsibility for liability associated with the trees on or adjacent to this property, their future demise and/or any damage which may result therefrom.

**CITY OF SACRAMENTO
COMMUNITY DEVELOPMENT DEPARTMENT
DIRECTOR HEARING**
300 Richards Blvd, 3rd Floor, Sacramento, CA 95811

STAFF RECOMMENDATION

Staff recommend the Design Director approve with conditions the Site Plan and Design Review for the **Piara Quarters** as file **DR24-212**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Environmental Determination** project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 32, Section Number 15332, In-Fill Development.
2. **Site Plan and Design Review** for a previous approved entitlement (DR21-062) to construct three two level multifamily buildings consisting of 12 total dwelling units on a 0.76-acre parcel in the Multi Unit Dwelling Zone (R-2B-R) within the North Sacramento Design Review Area.
3. **Tree Permit** for the removal of two private protected trees.

PROJECT INFORMATION

Location: 1708 Kenwood Street, Sacramento, CA 95815 (District 2)

Assessor's Parcel Numbers: 265-0371-004-0000

Applicant/Property Owner: Kate Heath
Greyscale Homes, Inc
735 Sunrise Ave, Suite 106, Roseville, CA 95661

Project Planner: Armando Lopez Jr., Assoc. AIA, (916) 808-8239,
alopezjr@cityofsacramento.org

Land Use Information

General Plan Designation:	Residential Mixed Use
Community Plan Area:	North Sacramento
Design Review Area:	North Sacramento
Existing Land Use of Site:	Vacant
Existing Zoning:	Multi-Unit Dwelling Zone (R-2B-R)

Surrounding Zoning and Land Use

North (front):	(R-2A)	Residential
South (rear):	(R-2A)	Residential
West & East (interior):	(R-2B)	Residential

Site Characteristics

Existing Property Size:	Approx. 0.31-acres
Parking Required:	None; 2 proposed
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing

ATTACHMENTS

Exhibit A: Project Plans
Exhibit B: Arborist Report

PROPOSED PROJECT AND ANALYSIS

Background

The project is in North Sacramento bordering the Hagginwood and Cannon Industrial Park neighborhoods along Kenwood Street and is currently a residentially zoned vacant parcel. The site is one of the larger undeveloped sites within the area and is surrounded by residential uses. The site has numerous mature trees on site which many are proposed for removal with two designated as private protected.

Project Analysis

The applicant is proposing to construct three two-story multi-unit buildings approximately 3,238 square feet each consisting of 4 dwelling units (10,524 square feet total per building). In addition, the project proposes to remove eight trees which two are deemed private-protected to accommodate the development.

Architectural Analysis

This project proposes the construction of three thoughtfully designed, two-story multi-family buildings that are architecturally consistent with the existing neighborhood character. The exterior features a blend of cement plaster and lap siding that complements nearby residences, while the façade is intentionally designed to promote street-level interaction with entryways and windows facing the street. A generous setback of over 30 feet enhances the streetscape, creating a visually appealing buffer that aligns with both single-family and multi-family homes in the area. Each building includes interior common spaces designed for informal activities, such as a shaded picnic area with seating, which are easily visible from unit windows and accessible via clear, welcoming pathways. Ground-floor units open directly onto these communal areas, encouraging neighborly engagement and a sense of community. The building scale remains consistent with surrounding structures, and varied rooflines, decorative window trims, and high-quality materials—such as porch railings—help reduce visual mass and add architectural interest. All unit entryways are clearly visible, not recessed, ensuring safety and visibility, and each is accessed via a small, shared porch that fosters casual interaction among residents. Altogether, this project reflects a respectful, community-forward approach to neighborhood development that emphasizes livability, aesthetic harmony, and social connection.

This request was previously approved under entitlement DR21-062 which has elapsed. No changes to the design have been proposed under this new entitlement from previously approved which meets heights and setbacks for the R-2B zone and the North Sacramento Design Review District. As designed, the project meets all applicable development standards for the R-2B zone and the architectural design standards for Citywide Multi-Unit Design Guidelines. Furthermore, the project is consistent with the North Sacramento design principles in relation to massing, and scale for multi-unit dwelling design. This project would have been approved at a Staff Level Review if a Tree Permit were not required.

Tree Permit

Pursuant to Sacramento City Code (SCC) chapter 12.56, the removal of private protected trees and City trees requires a tree permit. This project proposes to remove two private protected trees, Tree #2 a 15-inch California Sycamore and Tree #7 a 14-inch Valley Oak according to the Arborist report, by Eco Landscape and Tree Management Systems, dated 2/21/2025 and related exhibits.

The trees are proposed for removal because they conflict with the necessary site grading and the most reasonable placement of the CMU wall.

The applicant has provided a replacement plan that is consistent with the replacement requirement described in the Tree Planting, Maintenance and Conservation Ordinance.

PUBLIC / NEIGHBORHOOD OUTREACH AND COMMENTS

The project was notified to property owners, tenants, and neighborhood groups within 500 feet of the subject site, and the site was posted for the hearing on Tuesday, June 17, 2025. Staff have not received any comments as of the drafting of this report.

FLOOD HAZARD ZONE

“State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA’s Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer’s report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016 and the SAFCA 2024 Adequate Progress Annual Report accepted by City Council Resolution No. 2024-0311 on October 22, 2024.”

DRAFT FINDINGS OF FACT

Environmental Determination

The project is also determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 32, Section Number 15332, In-Fill Development.

Site Plan and Design Review

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 in that the proposal adheres to the goals and policies of the general plan land use designation of Residential Mixed Use.
2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards for the R-2B-R zone and the North Sacramento Design Review District along with the architectural design standards for multi-unit dwelling design guidelines. Furthermore, the project meets the citywide design principles in relation to massing and scale for multi-unit dwellings.
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.
4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood in that the exterior design and massing of the project are compatible with the design of the adjacent residential dwellings.
5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized and use of renewable energy sources is encouraged.
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 and will not be a detriment to the neighborhood.

200-Year Flood Protection

The project site is within an area for which the local flood-management agency has made adequate progress (as defined in California Government Code section 65007) on the construction of a flood-protection system that, for the area intended to be protected by the system, will result in flood protection equal to or greater than the urban level of flood protection in urban areas for property located within a flood-hazard zone, as demonstrated by the SAFCA Urban Level of Flood Protection Plan and Adequate Progress Baseline Report and the SAFCA Adequate Progress Toward an Urban Level of Flood Protection Engineer's

Report, each accepted by the City Council on June 21, 2016 (Resolution No. 2016-0226), and the SAFCA 2024 Adequate Progress Annual Report accepted by the City Council on October 22, 2024 (Resolution No. 2024-0311).

Tree Permit

The Tree Permit for the removal of two private protected trees **is approved** based on the following Findings of Fact:

1. The location of the two City trees conflicts with necessary site grading and the placement of the CMU wall.
2. The replacement plan is consistent with the standards set forth in section 12.56.060 of the Tree Planting, Maintenance and Conservation Ordinance.

DRAFT CONDITIONS OF APPROVALS

Design Review / Planning – Armando Lopez Jr.

1. The proposed construction of the development is approved according to the attached plans and conditions of approval.
2. Any modifications to the approved project shall be subject to the review and approval of the Design Director (and may require additional entitlements).
3. Provide the following building materials on the development as indicated by the approved plans:
 - a. Minimum 30-year dimensional composition shingle roofing with gable ends on all elevations
 - b. Horizontal fiber cement lap siding
 - c. Smooth cement plaster with horizontal trim band on all the elevations
 - d. Horizontal cement plaster belly band as indicated
 - e. Exterior steel stairwell with steel ornamental guardrails
 - f. Steel ornamental guardrails at balconies
 - g. Fiber cement lap siding at patios
 - h. Vinyl windows with fiber cement trim
 - i. Shutters on the second story windows as indicated
4. Provide detached pergola, grills, park benches, and dog park on the south eastern portion of the site as indicated
5. 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.

6. 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.

7. A photometric plan shall be provided for all outdoor lighting in and around the site at the time of plan check. Any new building mounted lighting shall be subject to final review and approval by Planning staff.

8. Lighting:

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.

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.

The design of the light fixtures within the surface parking area shall be reviewed and approved by Planning and Design Staff. A lighting and photometric plan shall be provided for review and approval as part of Building Permit documents.

9. 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.
10. 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.
11. Provide the required 2 short-term bicycle spaces and 6 long-term bicycle storage spaces as shown on the approved plans in accordance with Municipal Code section 17.608.040N.1 and 17.608.040N.2. Bicycle parking shall comply with the City's Bicycle Rack Design and Placement Design Standards.

12. Construct landscape improvements including all required irrigation, ground coverings, shrubs, and trees as shown on the final approved landscape plan exhibit.
13. The applicant shall obtain all necessary building and encroachment permits prior to commencing construction. No permits shall be issued within the 10-day appeal period.
14. All other notes and drawings on the final plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by the Planning staff shall be subject to review and approval prior to issuance of a building permit.
15. This approval shall expire in three (3) years from the approval date.

Department of Utilities – Saraí Ochoa Jimenez

16. Hagginwood Creek located adjacent to the Southeastern corner of the subject site is currently maintained by City Field Services. Utility records indicate that there is no existing easement for the portion of Hagginwood Creek running through the site, therefore, the applicant shall either 1) provide evidence of an existing easement or 2) if one does not exist, dedicate a 20-foot no-build drainage easement over the creek to the satisfaction of the DOU.
17. 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.
18. Concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any water related requirements. Failure to submit the water study may delay review and approval.
19. Common landscaped areas greater than 5,000 square feet shall have a separate street tap for a metered irrigation service.
20. This project is served by the Separated Sewer System. Therefore, the developer/property owner will be required to pay the Separated Sewer System Development Fee prior to the issuance of building permit per City Council Resolution 2023-0338. The fee will be used to upsize City sewer mains and sewer pumps. The applicant is recommended to contact the Department of Utilities Development Services at 916-808-7890 for a separated sewer fee estimate.

21. The proposed development is not contiguous to an existing public drainage main. Therefore, the applicant shall (1) construct an off-site drainage main extension in Kenwood Street or (2) drain the site to Hagginwood Creek and shall be to the satisfaction of the Department of Utilities. (Note: The nearest City drainage main is located to the east at the intersection of Academy Way and Kenwood Street. The public drainage main shall be in the asphalt section of the proposed public right-of-way as specified in the City's Design and Procedure Manual.)
22. 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 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 12,800 cubic feet of detention must be provided per each additional acre of impervious area with a limited maximum discharge rate of 0.05 cfs/acre. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)
23. This project is in Drainage Basin 159 which is subject to the new Drainage Pumped Impact Fee per City Council Resolution 2023-0368.
24. The applicant shall contact the Central Valley Flood Protection Board (CVFPB) and the California Department of Fish and Wildlife (CDFW) to confirm if a permit is required. The applicant shall provide a letter from the CVFPB and CDFW confirming whether a permit is required.
25. The onsite water, sewer and storm drain systems shall be private systems maintained by the owner or other approved entity.
26. Finished floor elevations shall be a minimum of 6-inches above the 100-year HGL or 1-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.
27. 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.
28. 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 systems shall be designed to the standard specified in the DOU onsite manual.

29. 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.
30. 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.
31. 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 not served by an existing regional water quality control facility, however, since the project has less than one-acre of new or modified impervious area, only source control measures and certified full capture trash control devices will be required. Refer to "Stormwater Quality Design Manual for the Sacramento Region (July 2018)" Chapter 4 for appropriate source control measures.
32. A maintenance agreement may be required for full capture control devices. Contact DOU for a list of accepted proprietary devices considered for 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.

Environmental Planning Services – Ron Bess

33. In the event that archaeological resources or human remains are encountered during construction, work within 100 feet of the discovery shall cease until a notice to proceed is issued by the City. The applicant shall notify the City of Sacramento Manager of Environmental Planning Services (phone 311 or (916) 799-1531; email tbuford@cityofsacramento.org) and shall comply with City direction, and federal and State regulations and guidelines regarding the treatment of cultural resources and human remains. The Coroner shall be notified in the event human remains are discovered; the applicant shall be responsible for the employment of a qualified archaeologist to advise regarding treatment of any artifacts.
34. Sacramento Metropolitan Air Quality Management District Basic Construction Emission Control Practices apply and compliance is required. See www.airquality.org. Other air district rules may apply and the air district should be consulted.

Fire Department – Morten Myers

35. 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

36. 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
37. Provide the required fire hydrants in accordance with California Fire Code Section 507 and Appendix C, Section C102.1 as amended the Sacramento City Code Section 507.5.1.
38. Provide the required fire hydrants in accordance with California Fire Code Section 507 and Appendix C, Section C105.1. Hydrant spacing shall be decreased where T courts are used. Hydrants shall be provided halfway between each T court, on one side of the street, and to the satisfaction of the Fire Department.
39. Provide appropriate Knox access for site. California Fire Code Section 506
40. Locate and identify Fire Department Connections (FDCs) on address side of building no farther than 50 feet and no closer than 15 feet from a fire hydrant and not more than 30 feet from a paved roadway.
41. Provide a Site Safety Plan in compliance with Section 3303 of the California Fire Code. The plan shall identify at minimum, the following safety precautions during demolition and construction:
 - a. Name and contact information of the Owner's authorized agent (Site Safety Director) responsible for the development, implementation and maintenance of an approved written site safety plan.
 - b. Procedures for reporting emergencies.
 - c. Fire Department Access Routes.
 - d. Location of fire protection equipment, including type and size of fire extinguishers.
 - e. Smoking and cooking policies that include designated safe areas where smoking and cooking may occur with adequate signage in accordance with Section 3305.8
 - f. Location(s) and proper safety considerations for temporary heating and any associated equipment.
 - g. Hot Work Plan when any welding and/or cutting shall occur.
 - h. Means of providing safeguards to minimize the risk of unwanted releases, fires or explosions involving hazardous materials, such as ignitable liquids/vapors or other combustible materials and ignition sources (cutting and welding, etc).

- i. Designated smoking areas free of ignitable vapors and other combustible materials.

Park Planning and Development Services – Molivann Phlong

42. 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, Brent Mueller, (916)808-5715, bmueller@cityofsacramento.org).

Department of Public Works (Transportation) – Zarah Lacson

43. The applicant shall dedicate additional right-of-way (if needed) and construct full frontage improvements along Kenwood Street adjacent to the subject property to match existing improvements along Kenwood Street east of the subject property per City standards to the satisfaction of the Department of Public Works.

Note: The sidewalk shall be at least 5-ft in width.

44. 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.
45. All new and existing driveways shall be designed and constructed to City Standards to the satisfaction of the Department of Public Works. The proposed gate shall be located at least 20-ft away from the right-of-way line.
46. 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.
47. The site plan shall conform to the parking requirements set forth in City Code 17.608.040 (Development standards for off-street parking facilities, Zoning Ordinance).
48. 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.

Department of Public Works (Lighting) – John Matoba

49. This project will require the installation of streetlights on all public streets to the satisfaction of Public Works. This will require the electrical design plans to be prepared and stamped by a registered civil or electrical engineer submitted with the major encroachment permit application. The Developer will determine the quantity and locations of streetlights based upon the City Lighting Standards. In general, the City

Lighting Standard for illumination is the following: the illumination levels are 0.10 footcandles minimum for residential applications. The illumination levels for crosswalks and signalized intersections shall meet the American National Standard Institute (ANSI)/Illuminating Engineering Society (IES) RP-8 guidelines. A photometric analysis is required for the first Cycle submission. Residential lighting shall be the City Standard ornamental streetlights. One or two ornamental streetlights are required on Kenwood Street. Developer will need to coordinate with SMUD to deliver streetlight power.

Recycling and Solid Waste Division – Adam Roitman

50. Project must meet the requirements outlined in City Code Chapter 13.10 and City Code Chapter 17.616.
51. The trash enclosure must have sufficient space to accommodate bins for trash, recycling, and organics. Smaller containers may be used with an increase in collection frequency. Service level minimums for garbage, recycling, and organics can be found in Chapter 13.10.220, 13.10.320, and 13.10.420.
52. Solid waste trucks must be able to safely move about the project, with minimum backing, and able to empty the bins safely.

Sacramento Area Sewer District – Robb Armstrong

53. Before the ISSUANCE OF A BUILDING PERMIT: The owner must contact SacSewer Development Services at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees must be paid before the issuance of building permits.

Sacramento Municipal Utility District – Sara Christian

54. SMUD has existing overhead 12kV facilities along the north side of Kenwood Street and just outside the southern perimeter of the project site that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 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.
55. 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.
56. 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.
57. 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.

58. 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.
59. 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.).
60. 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.
61. 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>.
62. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.
63. 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.
64. 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.

Sacramento Police Department – Sergeant Michael Mantsch

65. Applicant shall install a law enforcement “Knox Box” for police access to common areas on the premises, including, but not limited to the main entrance for EACH building, main entrance gate, etc. If elevators can only be operated via electronic access card, management shall ensure a card is placed in the exterior knox box.

During Construction:

66. 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.
67. The location shall be monitored by security after normal construction hours during all phases of construction. This can be done via remote camera monitoring.
68. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

Tree Permit – Erica Allen

69. The Tree Permit for the removal of two private protected trees with a cumulative DSH of 29 inches is approved with the following conditions:
- The applicant shall provide for the planting and irrigation of 29 inches DSH in the form of landscape and parking lot shade trees according to the landscape plan and to the satisfaction of the City Urban Forester.
 - The applicant shall retain all trees permitted for removal until all fees associated with a building permit have been paid.

Urban Forestry – Erica Allen

70. **General Tree Protection** – The applicant shall include the following Tree Preservation Measures in the General Notes, Grading Plans, Utility Plans, Demolition Plan, Landscape Plan and the offsite plans if the trees will be impacted by work proposed on each sheet.

Required Tree Preservation Measures for City and Private Protected Trees

71. This project shall contract with a project arborist experienced with tree protection and construction that is required to:
- a. Attend the preconstruction meetings to approve of and inform contractors of all tree protection measures.
 - b. Visit the site before and after demolition, grading and landscaping as well as at least twice each month during construction to ensure that tree protection measures are implemented and maintained.
 - c. Be responsible for correcting any site conditions that may negatively impact the trees and revisit the site to ensure that corrective action was properly implemented.
 - d. The project arborist shall report in writing to Urban Forestry all violations and tree protection failures along with corrective action taken and expected outcomes.
72. All concrete sidewalks and driveways shall be retained throughout construction to protect the roots and soil from the impacts of construction activities.
- a. Existing driveways shall be used as the sole access to the site. Where there are no existing driveways, access shall be limited to a one or two locations outside the dripline of protected trees that have protection from soil compaction with the use of one or more of the following: A 6-inch layer of hardwood chips covered by $\frac{3}{4}$ -inch plywood or trench plates, geotextile fabric covered by a 6-inch layer of hardwood chips or an alternative that is approved by the City Arborist.
73. Right-of-way planters and City trees shall be separated from the construction site with a six- foot high chain link fence that shall remain throughout the duration of the project to protect trees and to prevent construction traffic from compacting the soil in the planters.

74. Construction trailers and port-a-potties shall be placed on existing hardscape or bridged over the tree protection zone or planter so as not to compact soil.
75. Any Regulated Work within the dripline or Tree Protection Zone of a protected tree shall be separately permitted prior to the start of construction and supervised by a Qualified Arborist. Submit a tree permit application and a tree protection plan created by a Qualified Arborist to UrbanForestry@cityofsacramento.org and refer to the planning project number or off-site project number.
76. All excavation, grading or trenching within the dripline of a protected tree for the purpose of utility installation, constructing foundations, footings, sidewalks, curbs, gutters, or any other reason shall employ one of the following methods: Hydro-excavation, pneumatic excavation or hand digging and shall be directly supervised by a qualified arborist.
77. There shall be no excavation deeper than the existing excavation for sidewalks within the dripline of protected trees.
78. There shall be no grade changes within the dripline of protected trees. All grade changes shall be accommodated onsite.
79. There shall be no soil compaction within the dripline of protected trees.
80. There shall be no non-native soil, non-organic matter or structural soil added to the right-of-way planter.
81. The following is a list of activities that require a tree permit if they are to occur or be used within the right-of-way planter and/or within the tree protection zone of protected trees: any regulated work as defined in SCC 12.56, excavation, grade changes, trenches, root or canopy pruning or boring.
82. The following is a list of activities that are prohibited within the right-of-way planter and/or tree protection zone of protected trees: pedestrian and equipment traffic that could compact the soil or physically damage roots, parking vehicles, equipment and/or port-a-potties, storing of soil, construction materials, petroleum products, water or building refuse, disposing of wash water, paint, cement, fuel or other potentially damaging liquids and any other activities that may have negative impacts on the trees and soil.
83. All trees shall be watered regularly according to the recommendation of the project arborist.
84. The applicant shall be financially responsible for any damage to the city trees associated with the project. Accidental or negligent actions that damage city trees may result in a penalty. The monetary value of any such damages will be appraised by the City Urban Forester or his authorized representative and shall be expressed as the monetary equivalent of all labor and materials required to bring the tree in question to a state of comparable utility with regards to its condition and function prior to the beginning of the project.

Advisory Notes

The following advisory notes are informational in nature:

- ADV.1. **BLDG: Alternate Water Systems Requirement.** Pursuant to Chapter 15.24.030, 15.24.040 and 15.24.050 of Sacramento City Code, beginning on July 1, 2023, new buildings that are 10,000 square feet or greater must include a gray water system to provide subsurface irrigation and buildings that are 50,000 square feet or greater must include installation of a separate, additional piping system for an on-site treated non-potable gray water system for water closets and urinals. Limited exceptions apply. Please see City webpage for more details.

Complete building permit applications (including payment of all required fees) filed with and accepted by the City's Building Division prior to July 1, 2023, will not be subject to Alternate Water Systems requirements. Applicants are advised to plan for alternate water systems beginning with initial early design. For more information, please visit the City's website:
https://www.cityofsacramento.org/Community-Development/Planning/Major-Projects/General-Plan/About-The-Project/Climate_Change/Onsite-Water-Reuse-Study

- ADV.2. BLDG: Update the code cycle reference to the current 2022 code cycle.
- ADV.3. BLDG: Projects must be submitted prior to December 12, 2025 to be reviewed under the 2022 CBC, otherwise they will be subject to the 2025 CBC. See <https://www.cityofsacramento.gov/content/dam/portal/cdd/Images/CodeAdoptionTimeline2025.jpg> for more important dates regarding 2025 CBC adoption.
- ADV.4. BLDG: If some of the structures will be classified as R-2 occupancies, please provide the following at the time these plans are submitted to the building department for permit issuance:

Please determine if the ownership, operation, program participation, or funding of this project, either in whole or in part, falls within the definition of "Public Housing" and/or "Public Use" as defined in CBC Section 202.

- a. If public housing or public use:
 - i. Indicate on the plans that the code standard for accessible access is CBC Chapter 11B.
 - ii. Specify the locations of all accessible unit entries on the plans and provide detailing for an accessible route of travel as required by CBC Sections 11B-233 and 11B-206.
 - iii. Include necessary details to demonstrate compliance with all applicable requirements of CBC Section 11B-233.
- b. If not public housing or public use:

Include language on the plans under the project information section stating, “Due to the ownership, operation, and nature of funding, this project is not considered public housing, and CBC Chapter 11A is the applicable standard for housing accessibility.”

- ADV.5. BLDG: All newly constructed Covered Multifamily Dwellings are subject to the requirements of CBC Section 11A, including site work.

Newly constructed covered multifamily dwellings, which can also be defined as public housing, shall be subject to the requirements of Chapter 11A and Chapter 11B.

- ADV.6. BLDG: Revise as necessary to demonstrate compliance with CBC Section 1104A.1, ensuring that all ground-floor dwelling units are adaptable and located on an accessible route.

- ADV.7. BLDG: If a building or portion of a building is required to be accessible or adaptable, an accessible route must be provided to all portions of the building, accessible building entrances, and between the building and the public way. The accessible route shall be the most practical direct route and, to the maximum extent feasible, coincide with the route for the general public and building residents. Please see Section 1110A.1 for further details.

- ADV.8. BLDG: Provide complete detailing to demonstrate that the exterior exit stairs will comply with Chapter 10 of the California Building Code.

- ADV.9. DOU: The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof.

- ADV.10. DOU: The applicant is responsible for obtaining all necessary permits, easements, and approvals from federal, state, and local agencies for the construction of this project.

- ADV.11. DOU: Water meters shall be located at the point of service, which is back of walk for connected sidewalks.

- ADV.12. DOU: Beginning January 1, 2018 all new multi-family residential construction will require sub-metering of each residential unit pursuant to all requirements found in California Senate Bill 7 (SB7). These requirements at a minimum include installing sub meters, billing for water based on the sub meters, and long-term calibration and maintenance of the sub meter. The SB7 requirements are the responsibility of the property owner.

- ADV.13. PARKS: As per City Code, the applicant will be responsible to meet his/her obligations regarding:

- a. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee is estimated at \$21,041.

The Park Development Impact Fee due for this project is based on the Housing Incentive Zone Rate of \$2.20 per square foot for residential projects, with a minimum rate of \$1,634 for units under 750 square feet and a maximum of \$4,360 for units over 2,000 square feet. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

- b. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation.

ADV.14. RSW: Standard Bin, Can, and Truck Dimensions

Standard Bin and Can Dimensions

Size	Height	Depth	Width
32 gal. can	39 in.	24 in.	19 in.
64 gal. can	40 in.	30 in.	28 in.
96 gal. can	47 in.	35 in.	29 in.
1 yd. bin	4 ft.	2 ft., 9 in.	6 ft., 10 in.
2 yd. bin	4 ft., 5 in.	4 ft.	6 ft., 10 in.
3 yd. bin	5 ft., 1 in.	3 ft., 7 in.	6 ft., 10 in.
4 yd. bin	5 ft., 9 in.	4 ft., 8 in.	6 ft., 10 in.
5 yd. bin	5 ft., 3 in.	5 ft., 9 in.	6 ft., 10 in.
6 yd. bin	6 ft.	5 ft., 10 in.	6 ft., 10 in.

Standard Truck Dimensions

Type	Height Clearance	Length	Width	Inside Turning Circle Diameter	Pickup Clearance
Side Loader	13 ft.	32 ft.	10 ft.	62 ft.	17 ft.
Rear Loader	13 ft.	35 ft.	10 ft.	47 ft.	13 ft.
Front Loader	14 ft.	33 ft.	10 ft.	49 ft.	25 ft.

ADV.15. SacSewer: The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via its local sanitary sewer collection system. SacSewer is responsible for conveying sewage from the City collection system to the EchoWater Resource Recovery Facility for treatment, resource recovery, and disposal.

ADV.16. SMAD: This project is within a quarter mile walk of the Marconi / Arcade Sacramento Regional Transit light rail station, and should support light rail and its air quality benefits. To best support light rail's air quality benefits, the project should support pedestrian transportation, to support convenient access to light rail without polluting motor vehicle transportation. Sac Metro Air District commends the project's pedestrian gate at its main street entrance. Sidewalks are not consistently provided in the project neighborhood, although it appears that sidewalks are being installed to meet City standards incrementally.

- a. The project should provide for separated sidewalks along its entire street frontage, as consistent with City standards, to contribute to overall sidewalk

coverage in the area, and facilitate a safe and convenient path of pedestrian travel to the nearby light rail station.

ADV.17. SMAD: We understand that the City provides project proponents with a Sac Metro Air District fact sheet on urban heat island effect impacts and measures to reduce these impacts (attached). These measures support policies in the City Climate Action & Adaptation Plan, associated with Goal A-2 to reduce the urban heat island effect. 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. Sac Metro Air District recommends incorporating measures from the attached fact sheet, such as tree shading and cool roofs, into the proposed project.


- a. Sac Metro Air District recommends that public sidewalks and internal walkways be tree-shaded to the full extent feasible, in addition to project compliance with the City's commendable parking lot shade requirements. This measure is particularly beneficial for the project location near a light rail station, as greater neighborhood tree canopy has been correlated to improvement of overall human health and supports healthy pedestrian and other active transportation.
- b. We recommend ensuring that roofing materials are certified "cool" as defined in the 2022 California Green Building Standards Code Title 24, Part 11 items A4.106.5 and A4.106.6. The Cool Roof Rating Council provides a product directory of roofs.

ADV.18. SMAD: 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%.

- a. To develop a healthier project and ensure that the project is consistent with measure E-2 of the City's adopted Climate Action & Adaptation Plan, Sac Metro Air District recommends that it be designed and constructed without natural gas infrastructure.


ADV.19. SMAD: 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 CEQA 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.

Respectfully Submitted:


[Armando Lopez \(Jun 23, 2025 15:34 PDT\)](#)

Armando Lopez Jr
Design Review Staff, Assoc. AIA

Recommendation Approved:


[Matthew Sites \(Jun 23, 2025 16:04 PDT\)](#)

Matthew Sites
Senior Architect, AIA

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



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CONTRACT NO. 265-0371-004
APN: 265-0371-004
EIR: 2014-01-02-0265
YUBA CITY, CA 95993
1803 MARKET DR.
C/O BHANDAL CONSTRUCTION
ELWOOD INVESTMENT INC.

NEW 12-UNIT MULTIFAMILY:
PARA QUARTERS
1708 KENWOOD STREET,
SACRAMENTO, CA 95815

STATE
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ARCHITECT
1708 KENWOOD STREET
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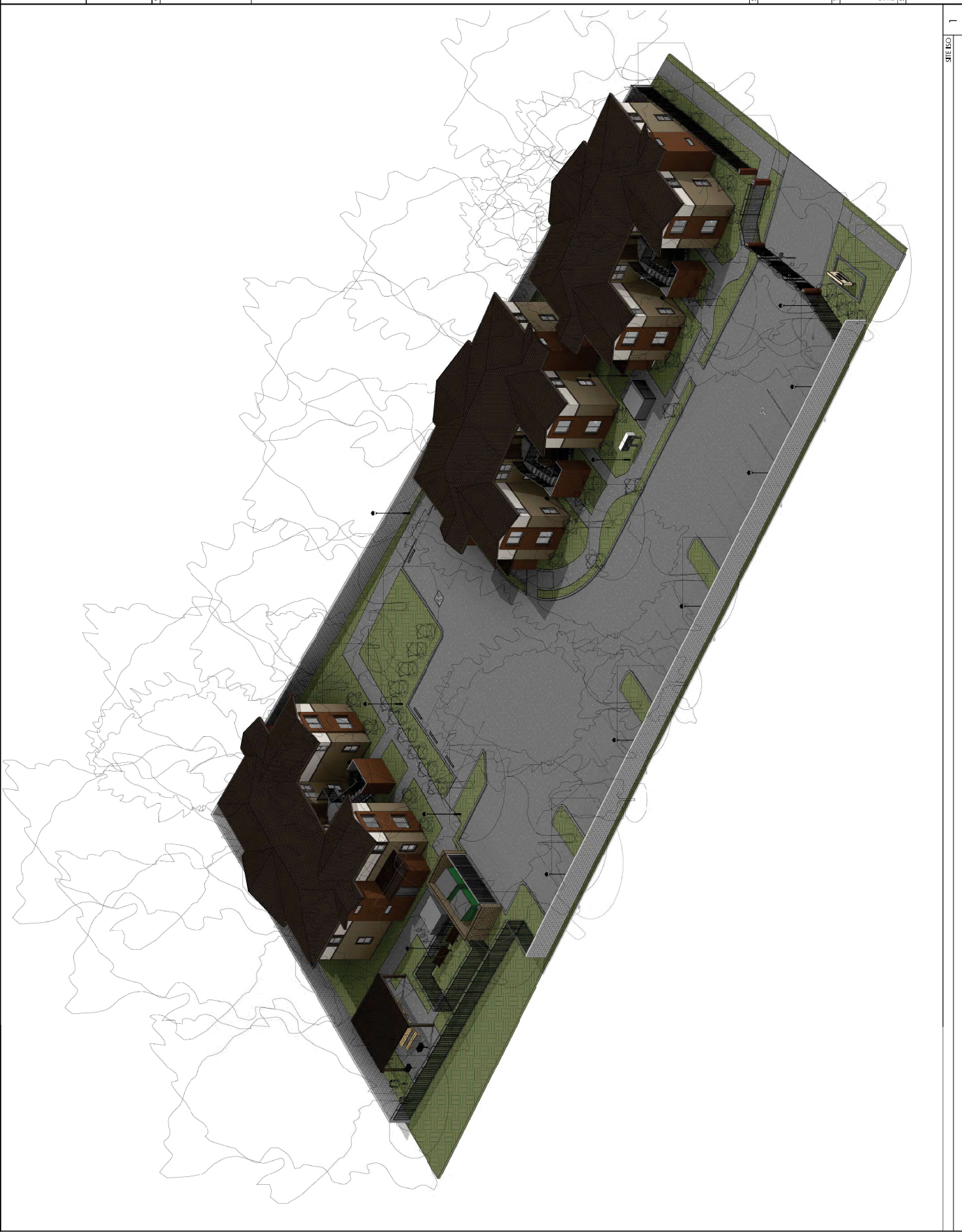
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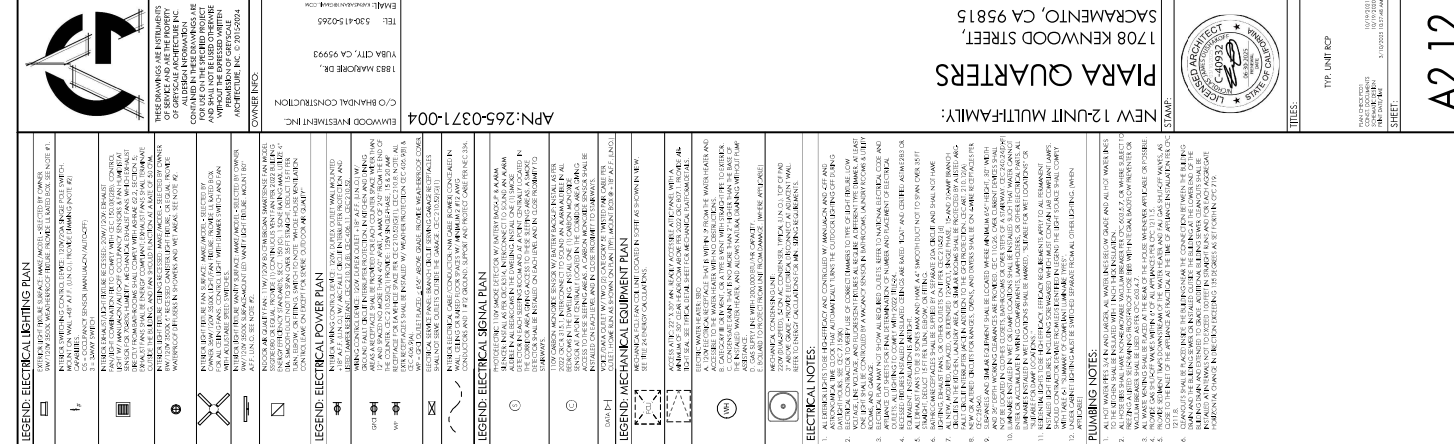
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TYP.	UNIT	RCP	?
1	2	3	4

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND REQUIREMENTS BEFORE BEGINNING WORK.

FINISH TYPES (AS APPLICABLE)

FINISH TYPE	DESCRIPTION	FINISH TYPE	DESCRIPTION	FINISH TYPE	DESCRIPTION	FINISH TYPE	DESCRIPTION	FINISH TYPE	DESCRIPTION
CEILING	CEILING FINISHES TO BE SELECTED BY OWNER	CEILING	CEILING FINISHES TO BE SELECTED BY OWNER	CEILING	CEILING FINISHES TO BE SELECTED BY OWNER	CEILING	CEILING FINISHES TO BE SELECTED BY OWNER	CEILING	CEILING FINISHES TO BE SELECTED BY OWNER
WALL	WALL FINISHES TO BE SELECTED BY OWNER	WALL	WALL FINISHES TO BE SELECTED BY OWNER	WALL	WALL FINISHES TO BE SELECTED BY OWNER	WALL	WALL FINISHES TO BE SELECTED BY OWNER	WALL	WALL FINISHES TO BE SELECTED BY OWNER
FLOOR	FLOOR FINISHES TO BE SELECTED BY OWNER	FLOOR	FLOOR FINISHES TO BE SELECTED BY OWNER	FLOOR	FLOOR FINISHES TO BE SELECTED BY OWNER	FLOOR	FLOOR FINISHES TO BE SELECTED BY OWNER	FLOOR	FLOOR FINISHES TO BE SELECTED BY OWNER

ROOM NOTES (AS APPLICABLE)

1. SEE DRAWING FOR FINISHES AND MATERIALS TO BE USED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

ROOM SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	FINISHES	NET AREA	CEILING	CEILING	CEILING	CEILING
100	ROOM 100	1	1	1	1	1	1	1	1
101	ROOM 101	1	1	1	1	1	1	1	1
102	ROOM 102	1	1	1	1	1	1	1	1
103	ROOM 103	1	1	1	1	1	1	1	1
104	ROOM 104	1	1	1	1	1	1	1	1
105	ROOM 105	1	1	1	1	1	1	1	1
106	ROOM 106	1	1	1	1	1	1	1	1
107	ROOM 107	1	1	1	1	1	1	1	1
108	ROOM 108	1	1	1	1	1	1	1	1
109	ROOM 109	1	1	1	1	1	1	1	1
110	ROOM 110	1	1	1	1	1	1	1	1
111	ROOM 111	1	1	1	1	1	1	1	1
112	ROOM 112	1	1	1	1	1	1	1	1
113	ROOM 113	1	1	1	1	1	1	1	1
114	ROOM 114	1	1	1	1	1	1	1	1
115	ROOM 115	1	1	1	1	1	1	1	1
116	ROOM 116	1	1	1	1	1	1	1	1
117	ROOM 117	1	1	1	1	1	1	1	1
118	ROOM 118	1	1	1	1	1	1	1	1
119	ROOM 119	1	1	1	1	1	1	1	1
120	ROOM 120	1	1	1	1	1	1	1	1
121	ROOM 121	1	1	1	1	1	1	1	1
122	ROOM 122	1	1	1	1	1	1	1	1
123	ROOM 123	1	1	1	1	1	1	1	1
124	ROOM 124	1	1	1	1	1	1	1	1
125	ROOM 125	1	1	1	1	1	1	1	1

HARDWARE GROUPS (AS APPLICABLE)

DOOR NO.	DOOR NAME	DOOR TYPE	DOOR TYPE	DOOR TYPE	DOOR TYPE	DOOR TYPE	DOOR TYPE	DOOR TYPE	DOOR TYPE
100	DOOR 100	1	1	1	1	1	1	1	1
101	DOOR 101	1	1	1	1	1	1	1	1
102	DOOR 102	1	1	1	1	1	1	1	1
103	DOOR 103	1	1	1	1	1	1	1	1
104	DOOR 104	1	1	1	1	1	1	1	1
105	DOOR 105	1	1	1	1	1	1	1	1
106	DOOR 106	1	1	1	1	1	1	1	1
107	DOOR 107	1	1	1	1	1	1	1	1
108	DOOR 108	1	1	1	1	1	1	1	1
109	DOOR 109	1	1	1	1	1	1	1	1
110	DOOR 110	1	1	1	1	1	1	1	1
111	DOOR 111	1	1	1	1	1	1	1	1
112	DOOR 112	1	1	1	1	1	1	1	1
113	DOOR 113	1	1	1	1	1	1	1	1
114	DOOR 114	1	1	1	1	1	1	1	1
115	DOOR 115	1	1	1	1	1	1	1	1
116	DOOR 116	1	1	1	1	1	1	1	1
117	DOOR 117	1	1	1	1	1	1	1	1
118	DOOR 118	1	1	1	1	1	1	1	1
119	DOOR 119	1	1	1	1	1	1	1	1
120	DOOR 120	1	1	1	1	1	1	1	1
121	DOOR 121	1	1	1	1	1	1	1	1
122	DOOR 122	1	1	1	1	1	1	1	1
123	DOOR 123	1	1	1	1	1	1	1	1
124	DOOR 124	1	1	1	1	1	1	1	1
125	DOOR 125	1	1	1	1	1	1	1	1

DOOR NOTES (AS APPLICABLE)

1. SEE DRAWING FOR FINISHES AND MATERIALS TO BE USED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

DOOR SCHEDULE

DOOR NO.	DOOR NAME	DOOR TYPE	DOOR TYPE	DOOR TYPE	DOOR TYPE	DOOR TYPE	DOOR TYPE	DOOR TYPE	DOOR TYPE
100	DOOR 100	1	1	1	1	1	1	1	1
101	DOOR 101	1	1	1	1	1	1	1	1
102	DOOR 102	1	1	1	1	1	1	1	1
103	DOOR 103	1	1	1	1	1	1	1	1
104	DOOR 104	1	1	1	1	1	1	1	1
105	DOOR 105	1	1	1	1	1	1	1	1
106	DOOR 106	1	1	1	1	1	1	1	1
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110	DOOR 110	1	1	1	1	1	1	1	1
111	DOOR 111	1	1	1	1	1	1	1	1
112	DOOR 112	1	1	1	1	1	1	1	1
113	DOOR 113	1	1	1	1	1	1	1	1
114	DOOR 114	1	1	1	1	1	1	1	1
115	DOOR 115	1	1	1	1	1	1	1	1
116	DOOR 116	1	1	1	1	1	1	1	1
117	DOOR 117	1	1	1	1	1	1	1	1
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119	DOOR 119	1	1	1	1	1	1	1	1
120	DOOR 120	1	1	1	1	1	1	1	1
121	DOOR 121	1	1	1	1	1	1	1	1
122	DOOR 122	1	1	1	1	1	1	1	1
123	DOOR 123	1	1	1	1	1	1	1	1
124	DOOR 124	1	1	1	1	1	1	1	1
125	DOOR 125	1	1	1	1	1	1	1	1

GLAZING NOTES (AS APPLICABLE)

1. SEE DRAWING FOR FINISHES AND MATERIALS TO BE USED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

WINDOW NOTES (AS APPLICABLE)

1. SEE DRAWING FOR FINISHES AND MATERIALS TO BE USED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

WINDOW SCHEDULE

WINDOW NO.	WINDOW NAME	WINDOW TYPE	WINDOW TYPE	WINDOW TYPE	WINDOW TYPE	WINDOW TYPE	WINDOW TYPE	WINDOW TYPE	WINDOW TYPE
100	WINDOW 100	1	1	1	1	1	1	1	1
101	WINDOW 101	1	1	1	1	1	1	1	1
102	WINDOW 102	1	1	1	1	1	1	1	1
103	WINDOW 103	1	1	1	1	1	1	1	1
104	WINDOW 104	1	1	1	1	1	1	1	1
105	WINDOW 105	1	1	1	1	1	1	1	1
106	WINDOW 106	1	1	1	1	1	1	1	1
107	WINDOW 107	1	1	1	1	1	1	1	1
108	WINDOW 108	1	1	1	1	1	1	1	1
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114	WINDOW 114	1	1	1	1	1	1	1	1
115	WINDOW 115	1	1	1	1	1	1	1	1
116	WINDOW 116	1	1	1	1	1	1	1	1
117	WINDOW 117	1	1	1	1	1	1	1	1
118	WINDOW 118	1	1	1	1	1	1	1	1
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121	WINDOW 121	1	1	1	1	1	1	1	1
122	WINDOW 122	1	1	1	1	1	1	1	1
123	WINDOW 123	1	1	1	1	1	1	1	1
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OWNER INFO

C/O BHANU INVESTMENT

1800 MARKET DR.

YUBA CITY, CA 95993

TEL: 530-415-0265

EMAIL: BHANU@BHANUINVESTMENT.COM

APN: 265-0371-004

1708 KENNWOOD STREET

SACRAMENTO, CA 95815

PARA QUARTERS

NEW 12-UNIT MULTIFAMILY:

STATE

SCHEDULES

10/10/2023

10/10/2023

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REAR TO FRONT VIEW

4



STREET VIEW

3



REAR PROPERTY VIEW

2

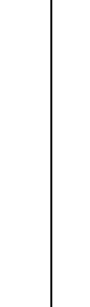
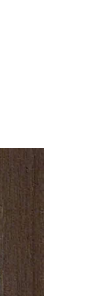


ENTRY VIEW

1

LEGEND: ELEVATIONS EXTERIOR

- 1. EXTERIOR FINISHES SHALL BE AS SHOWN ON THE ELEVATIONS. FINISHES NOT SHOWN SHALL BE DETERMINED BY THE ARCHITECT.
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TEL: 530-411-5026
EMAIL: EAWOOD@EAWOOD.COM

APN: 265-0371-004
EAWOOD CONSTRUCTION
C/O BHANDAL CONSTRUCTION
1883 MARCOPPE DR.
YUBA CITY, CA 95993
TEL: 530-411-5026
EMAIL: EAWOOD@EAWOOD.COM

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1883 MARCOPPE DR.
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TEL: 530-411-5026
EMAIL: EAWOOD@EAWOOD.COM

NEW 12-UNIT MULTIFAMILY:
PARA QUARTERS
1708 KENWOOD STREET,
SACRAMENTO, CA 95815

APN: 265-0371-004
EAWOOD CONSTRUCTION
C/O BHANDAL CONSTRUCTION
1883 MARCOPPE DR.
YUBA CITY, CA 95993
TEL: 530-411-5026
EMAIL: EAWOOD@EAWOOD.COM

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1883 MARCOPPE DR.
YUBA CITY, CA 95993
TEL: 530-411-5026
EMAIL: EAWOOD@EAWOOD.COM



THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS.

CONTRACT NO. 265-0371-004

OWNER: ELWOOD INVESTMENT INC.

C/O BHAYAL CONSTRUCTION

1883 MARCOPIE DR.

YUBA CITY, CA 95993

TEL: 530-415-0265

EMAIL: L@LAWARCHITECT.COM

1708 KENWOOD STREET, SACRAMENTO, CA 95815

NEW 12-UNIT MULTIFAMILY:

PARA QUARTERS

APN: 265-0371-004

STATE

REGISTERED ARCHITECT

STATE OF CALIFORNIA

NO. 10000

DATE: 08/11/2023

BY: [Signature]

PROJECT NO. 265-0371-004

SHEET

BUILDING SECTIONS

TITLES

A6.11

SECTION 1

1/4" = 1'-0"

SECTION 2

1/4" = 1'-0"

SECTION 3

1/4" = 1'-0"

SECTION 4

1/4" = 1'-0"

SECTION 5

1/4" = 1'-0"

SECTION 6

1/4" = 1'-0"

SECTION 7

1/4" = 1'-0"

SECTION 8

1/4" = 1'-0"

SECTION 9

1/4" = 1'-0"

SECTION 10

1/4" = 1'-0"

SECTION 11

1/4" = 1'-0"

SECTION 12

1/4" = 1'-0"

SECTION 13

1/4" = 1'-0"

SECTION 14

1/4" = 1'-0"

SECTION 15

1/4" = 1'-0"

SECTION 16

1/4" = 1'-0"

SECTION 17

1/4" = 1'-0"

SECTION 18

1/4" = 1'-0"

SECTION 19

1/4" = 1'-0"

SECTION 20

1/4" = 1'-0"

SECTION 21

1/4" = 1'-0"

SECTION 22

1/4" = 1'-0"

SECTION 23

1/4" = 1'-0"

SECTION 24

1/4" = 1'-0"

SECTION 25

1/4" = 1'-0"

SECTION 26

1/4" = 1'-0"

SECTION 27

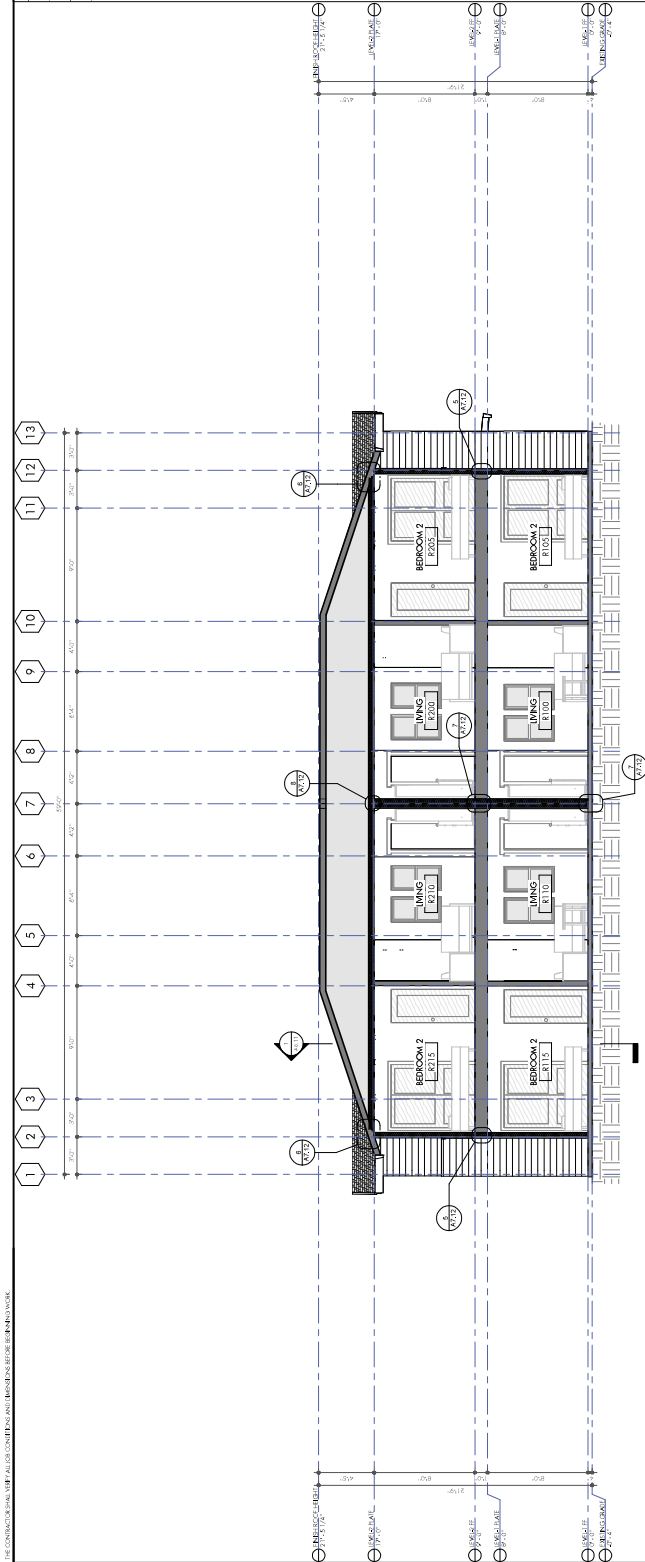
1/4" = 1'-0"

SECTION 28

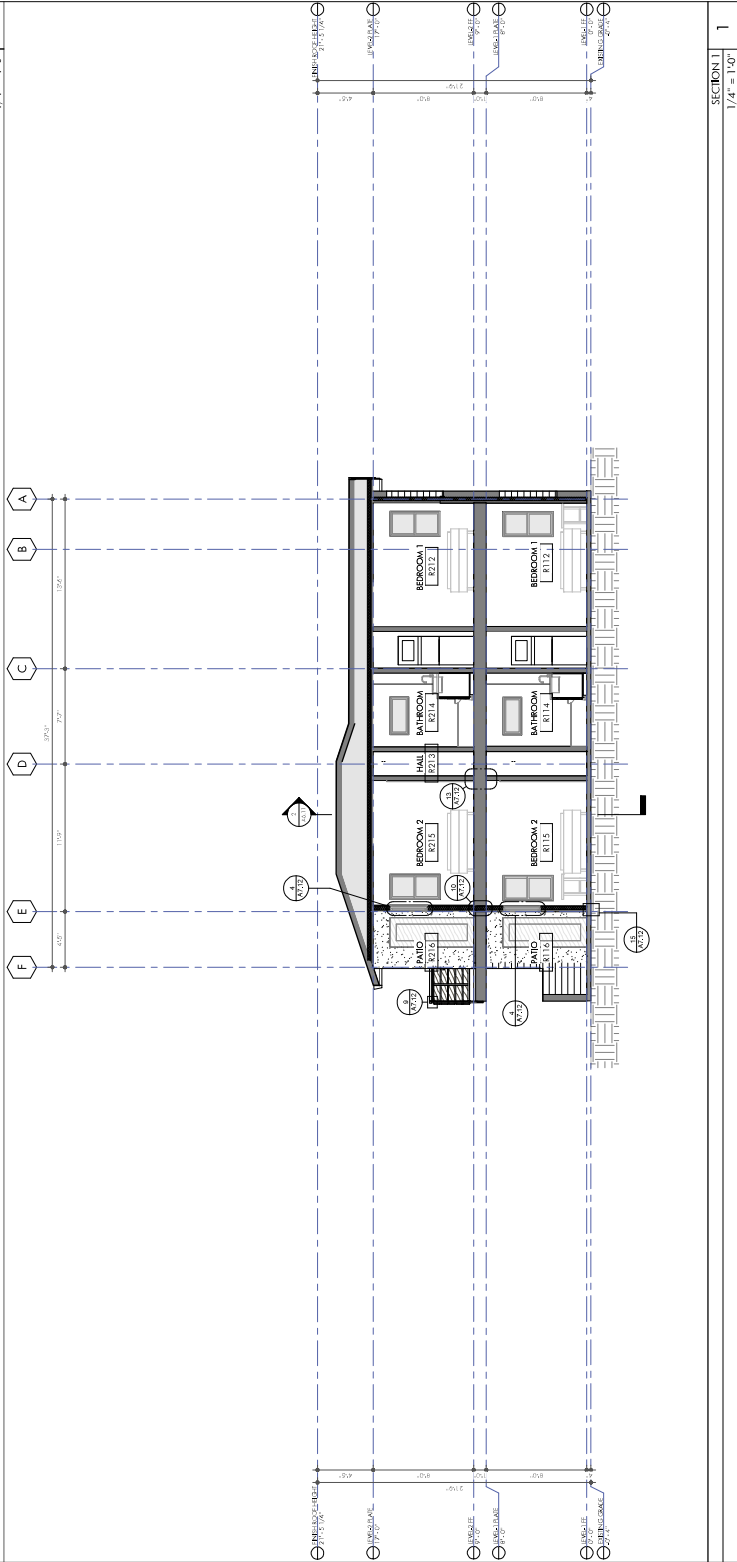
1/4" = 1'-0"

SECTION 29

1/4" = 1'-0"



SECTION 2
1/4" = 1'-0"



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

IMPROVEMENT PLANS FOR KENWOOD APARTMENTS 1708 KENWOOD ST, CITY OF SACRAMENTO

CONTACTS

SEWER:
CITY OF SACRAMENTO
PHONE: 916-808-5636

WATER:
CITY OF SACRAMENTO
PHONE: 916-808-5636

POWER:
S.M.U.D.
PHONE: 916-732-6716

GAS:
P.G. & E.
PHONE: 916-386-5009

PHONE:
PACIFIC BELL
PHONE: 916-453-6136

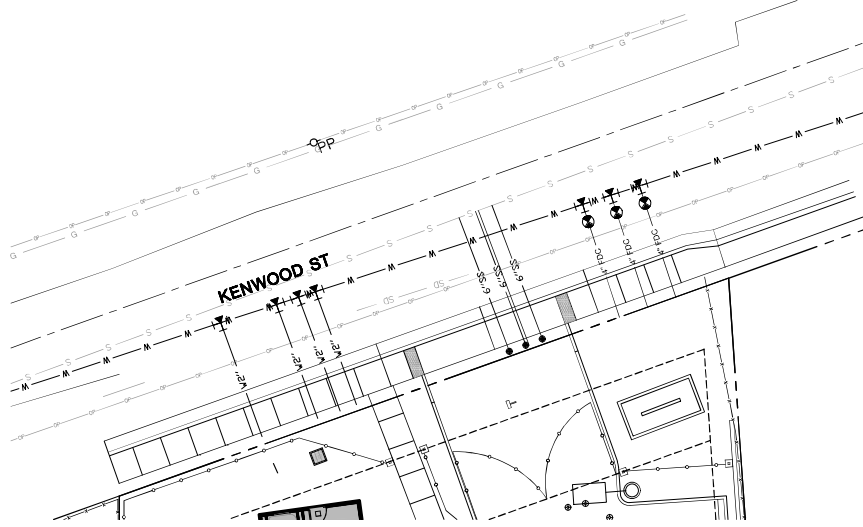
CABLE:
AT&T BROADBAND
PHONE: 916-448-3324

SURVEYOR:
CONTI & ASSOCIATES
PHONE: 209-712-7011

DESIGN PROFESSIONAL/CIVIL
ENGINEER:
BRECKON LAND DESIGN
PHONE: 209-376-5153

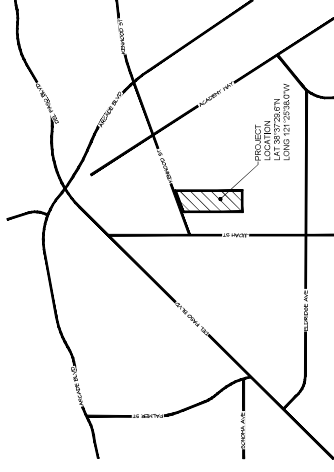
PROJECT DESCRIPTION:
THESE OFF-SITE IMPROVEMENTS WILL SUPPORT
THESE ON-SITE IMPROVEMENTS FOR RESIDENTIAL
INFRASTRUCTURE PER PLANNING APPROVAL
DAS 1462

TOTAL PROJECT AREA: 3.32 S.F. 0.07 AC.
DISTURBED AREA: 3.32 S.F. 0.07 AC.
FLOOD ZONE: ZONE X



SITE PLAN

0 20 40 60
FEET
SCALE: 1" = 20'-0"



VICINITY MAP
NOT TO SCALE

- SHEET LIST TABLE
SHEET NUMBER SHEET TITLE
- C1 COVER SHEET
 - C2 GENERAL NOTES
 - C3 DEMOLITION PLAN
 - C4 ROAD FRONTAGE PLAN
 - C5 ROAD FRONTAGE DETAILS
 - C6 UTILITIES PLAN



SUBMITTED BY: ANTONIO M. CONTI, RISE ENGINEERING & ASSOC., INC.
DATE: 10/4/2024

ACCEPTED BY: [Signature]
DATE:

ACCEPTED BY: [Signature]
DATE:



IMPROVEMENT PLANS FOR
KENWOOD APARTMENTS
1708 KENWOOD ST, CITY OF SACRAMENTO
COVER SHEET

CITY OF SACRAMENTO
DEPARTMENT OF PUBLIC WORKS
DESIGN BY: ANTONIO M. CONTI
R.C.E. #5009 DATE: OCTOBER 2024

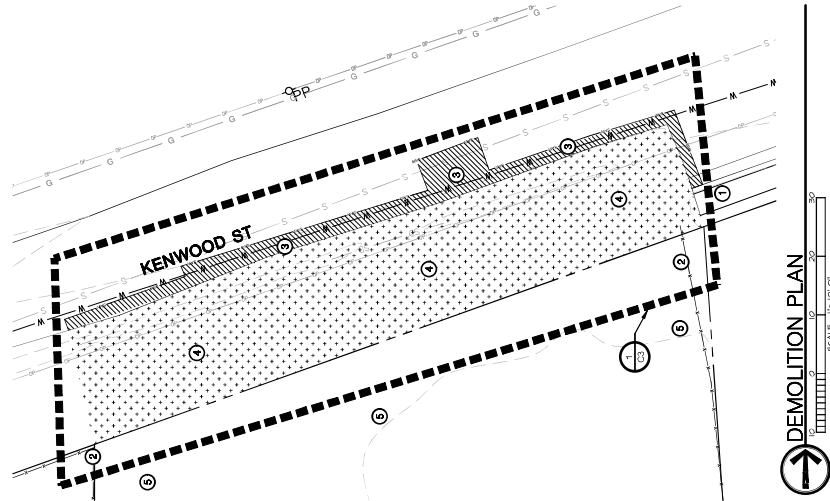
DRAWN BY: BRANDOT ELMELL
DATE: OCTOBER 2024

FIELD BOOK
ELEV. 44.131 M (145')
DESCRIPTION: BENCH MARK
SANTARY SAMUEL MANHOLE AT INTERSECTION
KENWOOD STREET AND ALAMEDA STREET

NO.	DESCRIPTION	DATE	BY
1			
2			
3			

1 of 6
C1

[illegible][illegible][illegible]



DEMOLITION NOTES

1. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
2. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF SACRAMENTO DEMOLITION ORDINANCE.
3. DEMOLITION SHALL BE COMPLETED IN THE ORDER OF A DISBURSING, NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY.

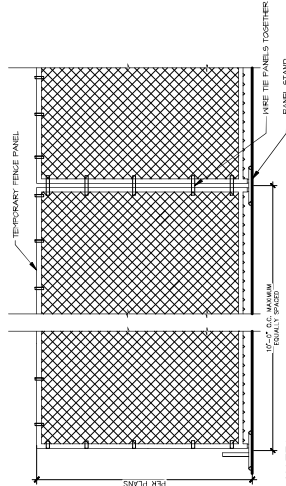
DEMOLITION LEGEND

- PROPERTY LINE
- CONSTRUCTION LIMITS AND FENCE PER DETAIL 103
- APPROXIMATE LOCATION OF EXISTING WATER MAIN
- APPROXIMATE LOCATION OF EXISTING SEWER MAIN
- APPROXIMATE LOCATION OF EXISTING GAS MAIN
- APPROXIMATE LOCATION OF EXISTING OVERHEAD POWER LINE
- SAVE AND PROTECT EXISTING FENCE
- SAVE CUT LINE

- APPROXIMATE AREA OF ASPHALT/CONCRETE REMOVAL
- APPROXIMATE AREA OF VEGETATION REMOVAL

CALLOUT LEGEND

1. SAVE AND PROTECT EXISTING CONCRETE SIDEWALK
2. SAVE AND PROTECT EXISTING FENCE
3. SAWCUT AND REMOVE EXISTING ASPHALT
4. REMOVE EXISTING VEGETATIVE COVER
5. SEE ON SITE PLANS FOR DEMOLITION REQUIREMENTS



NOTES

1. ALL FENCES SHALL BE CONSTRUCTED ON THE SAME SIDE OF THE FENCE.
2. ALL FENCES SHALL BE CONSTRUCTED ON THE SAME SIDE OF THE FENCE.

1 TEMPORARY CHAIN LINK FENCE

SCALE: 1/8" = 1'-0"

NO.		REVISIONS		BENCH MARK		FIELD BOOK		CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS		IMPROVEMENT PLANS FOR KENWOOD APARTMENTS 1708 KENWOOD ST. CITY OF SACRAMENTO DEMOLITION PLAN		SHEET C3 3 of 6	
DESCRIPTION		DATE		BY		ELEV. 41.331 MVD08		SCALE		CHECKED BY: ANTONIO M. COMITI		1/4"=1'-0"	
								OSMAN BY: BRANDT ELLIOTT		DESIGN BY: ANTONIO M. COMITI		1/4"=1'-0"	
								DATE: OCTOBER 2024		DATE: OCTOBER 2024		1/4"=1'-0"	
								R.C.E. 50008		R.C.E. 50008		1/4"=1'-0"	
								CITY OF SACRAMENTO		BRECKON		1/4"=1'-0"	



PROPERTY LINE
 150mm
 100mm
 1:2
 PROPOSED CURB
 PROPOSED GUTTER
 CONCRETE
 GRAVEL
 SECTION
 1:2

- ① PATCH BACK ASPHALT TO MATCH EXISTING
- ② VERTICAL CURB AND GUTTER TYPE 2 PER
SACRAMENTO DEPARTMENT OF PUBLIC WORKS
DRAWING T-11
- ③ SIDEWALK AND DRIVEWAY PER SACRAMENTO
DEPARTMENT OF PUBLIC WORKS DRAWING T-21
- ④ SEE ON SITE PLANS FOR REQUIREMENTS

[illegible]

- I. WATER MAINS, FITTINGS, GATE VALVES, FIRE HYDRANTS AND WATER SERVICES SHALL CONFORM TO AND BE INSTALLED IN ACCORDANCE WITH THE CITY OF SACRAMENTO STANDARD SPECIFICATIONS DATED NOVEMBER, 2020.

ITEM	QUANTITY
------	----------

6" SEWER SERVICE	3 @ 24" = 72 LF
2" DOMESTIC SERVICE	3 @ 20" = 60 LF
1" DOMESTIC SERVICE	1 @ 20" = 20 LF
4" FIRE SERVICE	3 @ 20" = 60 LF
4" WATER VALVE	3 EACH
SEWER CLEANOUT	3 EACH

CONTRACTOR: _____ INSTALL DATE: _____

SEWER MAIN MATERIAL: _____ PIPE MFG: _____

SERVICE LATERAL MATERIAL: _____ PIPE MFG: _____

DRAINAGE MAIN MATERIAL: _____ PIPE MFG: _____

DRAIN INLET LEAD MATERIAL: _____ PIPE MFG: _____

☐ SEWER/LATERAL LOCATIONS SUBMITTED

INFORMATION APPROVED BY (CONTR): _____

INFORMATION ACCEPTED BY (CITY): _____

CONTRACTOR: _____ INSTALL DATE: _____

DISTRIBUTION MAIN MATERIAL: _____ PIPE MFG: _____

TRANSMISSION MAIN MATERIAL: _____ PIPE MFG: _____

BUTTERFLY VALVE MFG: _____

GATE VALVE MFG: _____

AIR & VACUUM RELEASE VALVE MFG: _____

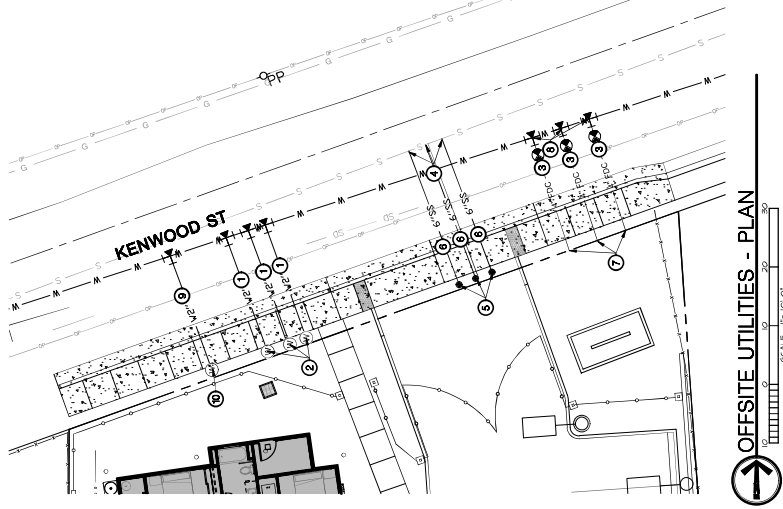
HYDRANT LEAD MATERIAL: _____ PIPE MFG: _____

HYDRANT MFG: _____

☐ WATER SERVICES LOCATIONS SUBMITTED

INFORMATION APPROVED BY (COUNTY): _____

INFORMATION ACCEPTED BY (CITY): _____

[illegible]

OFFSITE UTILITIES - PLAN



PROPERTY LINE
EXISTING WATER LINE
WATER SERVICE LINE
EXISTING SEWER LINE
SEWER MAIN
SAW CUT LINE



SINGLE WATER METER &
SERVICE
WATER SERVICE TEE
WATER LINE VALVE
SANITARY SINKER MANHOLE
SANITARY SINKER CLEANOUT

NO.	DESCRIPTION	DATE	BY
△			
△			
△			
△			

BENCH MARK
DESCRIPTION
CITY OF SACRAMENTO
SANITARY SEWER MAIN
KENWOOD STREET AND

FIELD BOOK	ELEV. 44.763 NAVD83
	TO BENCHMARK No. 278-45B IN HOLE AT INTERSECTION OF JUDAH STREET
SCALE	
HORIZ.	
VERT.	

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CHECKED BY: ANTONIO M. CONTI
R.C.E. 62009 DATE OCTOBER 2024

IMPROVEMENT PLANS FOR
KENWOOD APARTMENTS
1708 KENWOOD ST., CITY OF SACRAMENTO
OFF-SITE UTILITIES



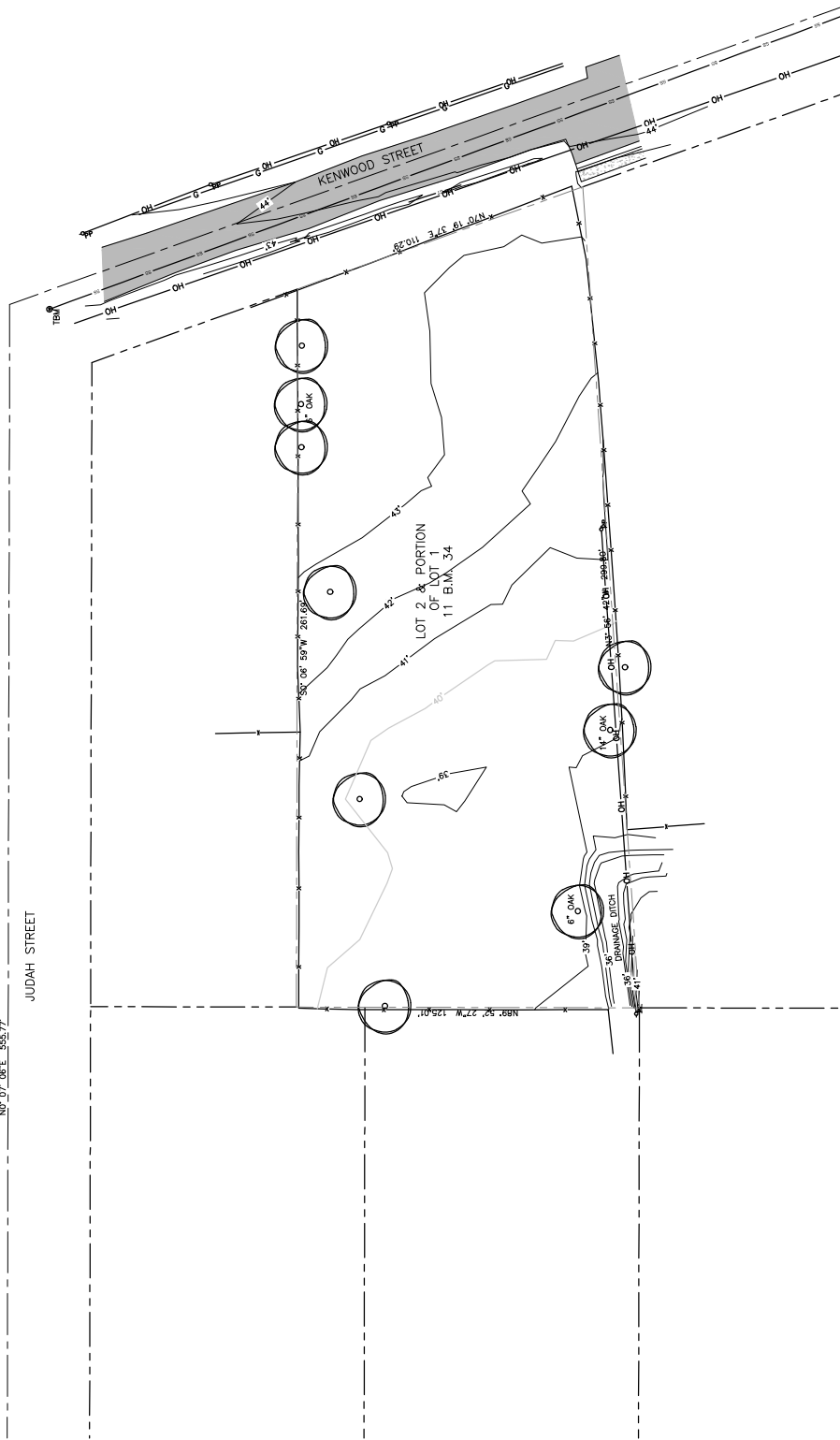
SHEET
C6
6 of 6

CONTRACTOR TO REFER TO OFF-SITE IMPROVEMENT PLANS FOR ALL WORK WITHIN THE CITY OF SACRAMENTO RIGHT-OF-WAY



N0° 07' 06"E 555.77'

JUDAH STREET



BENCHMARKS:
CITY OF SACRAMENTO No. 278-A59
ELEV. 44.763' NAVD88
TEMPORARY BENCHMARK (TBM):
TOP OF SANITARY SEWER MANHOLE AT
INTERSECTION OF KENWOOD STREET
AND JUDAH STREET
ELEV. 43.54' NAVD88
BASIS OF BEARING:
MAGNETIC NORTH OF JUDAH STREET
N00°07'06"E

Design	AMC
Check	AMC
Date	02/15/2021
Scale	1" = 20'
Original Drawing Scale	0 1/4" = 1'
Sheet Number	1
Of	1
Project File No.	21-002

BHANDAL CONSTRUCTION
1708 KENWOOD ST., SACRAMENTO, CA
APN: 0265-0371-004
TOPOGRAPHY SURVEY

CONTI & ASSOCIATES, INC.
ENGINEERING SERVICES
071 N. Constance Way, Eureka, ID 83616
208.771.2701 | acorti@conting.com

ORIGINAL SURVEY ON FILE AT CONTI & ASSOCIATES

100% CONSTRUCTION DOCUMENTS

DEMOLITION PLAN

SACRAMENTO, CALIFORNIA 95815

1708 KENWOOD ST

KENWOOD APARTMENTS

PROJECT NO. 24001

DATE: 10/4/2024

SHEET NUMBER: C2.1

100% CONSTRUCTION DOCUMENTS

DEMOLITION PLAN

SACRAMENTO, CALIFORNIA 95815

1708 KENWOOD ST

KENWOOD APARTMENTS

PROJECT NO. 24001

DATE: 10/4/2024

SHEET NUMBER: C2.1

100% CONSTRUCTION DOCUMENTS

DEMOLITION PLAN

SACRAMENTO, CALIFORNIA 95815

1708 KENWOOD ST

KENWOOD APARTMENTS

PROJECT NO. 24001

DATE: 10/4/2024

SHEET NUMBER: C2.1

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DEMOLITION PLAN

SACRAMENTO, CALIFORNIA 95815

1708 KENWOOD ST

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SACRAMENTO, CALIFORNIA 95815

1708 KENWOOD ST

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SACRAMENTO, CALIFORNIA 95815

1708 KENWOOD ST

KENWOOD APARTMENTS

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DATE: 10/4/2024

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DEMOLITION PLAN

SACRAMENTO, CALIFORNIA 95815

1708 KENWOOD ST

KENWOOD APARTMENTS

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DATE: 10/4/2024

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SACRAMENTO, CALIFORNIA 95815

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KENWOOD APARTMENTS

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1708 KENWOOD ST

KENWOOD APARTMENTS

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SACRAMENTO, CALIFORNIA 95815

1708 KENWOOD ST

KENWOOD APARTMENTS

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DEMOLITION PLAN

SACRAMENTO, CALIFORNIA 95815

1708 KENWOOD ST

KENWOOD APARTMENTS

PROJECT NO. 24001

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SHEET NUMBER: C2.1

100% CONSTRUCTION DOCUMENTS

DEMOLITION PLAN

SACRAMENTO, CALIFORNIA 95815

1708 KENWOOD ST

KENWOOD APARTMENTS

PROJECT NO. 24001

DATE: 10/4/2024

SHEET NUMBER: C2.1

100% CONSTRUCTION DOCUMENTS

DEMOLITION PLAN

SACRAMENTO, CALIFORNIA 95815

1708 KENWOOD ST

KENWOOD APARTMENTS

PROJECT NO. 24001

DATE: 10/4/2024

SHEET NUMBER: C2.1

TREE PROTECTION NOTES:

1. PROTECT THE LATERAL ROOT ZONE OF THE AREA DIRECTLY BELOW THE IMPRINT OF THE TREE TO REMAIN.
2. CONSTRUCT A TEMPORARY CHAIN LINK FENCE AROUND THE TREE TO BE REMOVED.
3. PROTECT THE LATERAL ROOT ZONE OF THE AREA DIRECTLY BELOW THE IMPRINT OF THE TREE TO REMAIN.
4. NOT ALLOWING CONSTRUCTION EQUIPMENT TRAFFIC TO CROSS THE PROTECTED AREA.
5. NOT ALLOWING CONSTRUCTION EQUIPMENT TRAFFIC TO CROSS THE PROTECTED AREA.
6. NOT ALLOWING CONSTRUCTION EQUIPMENT TRAFFIC TO CROSS THE PROTECTED AREA.
7. NOT ALLOWING CONSTRUCTION EQUIPMENT TRAFFIC TO CROSS THE PROTECTED AREA.
8. NOT ALLOWING CONSTRUCTION EQUIPMENT TRAFFIC TO CROSS THE PROTECTED AREA.
9. NOT ALLOWING CONSTRUCTION EQUIPMENT TRAFFIC TO CROSS THE PROTECTED AREA.
10. NOT ALLOWING CONSTRUCTION EQUIPMENT TRAFFIC TO CROSS THE PROTECTED AREA.

DEMOLITION LEGEND

- 1. REMOVE EXISTING TREE AND GRASS STRIP
- 2. REMOVE EXISTING FENCE
- 3. REMOVE EXISTING POWER POLE AND OVERHEAD POWER LINES
- 4. SAVE AND PROTECT EXISTING TREE. SEE DETAIL
- 5. SAVE AND PROTECT EXISTING SIGNAGE. SEE DETAIL
- 6. SAVE AND PROTECT EXISTING DRIVEWAY. SEE DETAIL
- 7. SAVE AND PROTECT EXISTING DRIVEWAY. SEE DETAIL
- 8. SAVE AND PROTECT EXISTING DRIVEWAY. SEE DETAIL
- 9. SAVE AND PROTECT EXISTING DRIVEWAY. SEE DETAIL
- 10. SAVE AND PROTECT EXISTING DRIVEWAY. SEE DETAIL

CALLOUT LEGEND

- 1. REMOVE EXISTING TREE AND GRASS STRIP
- 2. REMOVE EXISTING FENCE
- 3. REMOVE EXISTING POWER POLE AND OVERHEAD POWER LINES
- 4. SAVE AND PROTECT EXISTING TREE. SEE DETAIL
- 5. SAVE AND PROTECT EXISTING SIGNAGE. SEE DETAIL
- 6. SAVE AND PROTECT EXISTING DRIVEWAY. SEE DETAIL
- 7. SAVE AND PROTECT EXISTING DRIVEWAY. SEE DETAIL
- 8. SAVE AND PROTECT EXISTING DRIVEWAY. SEE DETAIL
- 9. SAVE AND PROTECT EXISTING DRIVEWAY. SEE DETAIL
- 10. SAVE AND PROTECT EXISTING DRIVEWAY. SEE DETAIL

DEMOLITION NOTES:

1. PROTECT THE LATERAL ROOT ZONE OF THE AREA DIRECTLY BELOW THE IMPRINT OF THE TREE TO REMAIN.
2. CONSTRUCT A TEMPORARY CHAIN LINK FENCE AROUND THE TREE TO BE REMOVED.
3. PROTECT THE LATERAL ROOT ZONE OF THE AREA DIRECTLY BELOW THE IMPRINT OF THE TREE TO REMAIN.
4. NOT ALLOWING CONSTRUCTION EQUIPMENT TRAFFIC TO CROSS THE PROTECTED AREA.
5. NOT ALLOWING CONSTRUCTION EQUIPMENT TRAFFIC TO CROSS THE PROTECTED AREA.
6. NOT ALLOWING CONSTRUCTION EQUIPMENT TRAFFIC TO CROSS THE PROTECTED AREA.
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9. NOT ALLOWING CONSTRUCTION EQUIPMENT TRAFFIC TO CROSS THE PROTECTED AREA.
10. NOT ALLOWING CONSTRUCTION EQUIPMENT TRAFFIC TO CROSS THE PROTECTED AREA.

DEMOLITION PLAN

1. PROTECT THE LATERAL ROOT ZONE OF THE AREA DIRECTLY BELOW THE IMPRINT OF THE TREE TO REMAIN.
2. CONSTRUCT A TEMPORARY CHAIN LINK FENCE AROUND THE TREE TO BE REMOVED.
3. PROTECT THE LATERAL ROOT ZONE OF THE AREA DIRECTLY BELOW THE IMPRINT OF THE TREE TO REMAIN.
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10. NOT ALLOWING CONSTRUCTION EQUIPMENT TRAFFIC TO CROSS THE PROTECTED AREA.

TREE PROTECTION DETAIL

TEMPORARY CHAIN LINK FENCE

SHEET NUMBER
C3.1

1. BUILDING OUTLINE IS SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DETAILS.
2. CONTRACTOR SHALL PROVIDE HANDRAILS FOR ADDITIONAL DETAILS.
3. CITY GRIDS WILL INSTALL A 2-IN DOMESTIC PIPES FOR A FEE OF \$9.2. CONTRACTOR SHALL PROVIDE 10% OF TOTAL CONTRACT PRICE APPROVED PER ASSEMBLY PER CITY DOWNSHIPS.
4. CONTRACTOR SHALL PURCHASE INSTANT AND PERMANENT WATER METER AND CHECK WATER PER CITY DOWNSHIPS.
5. VALVE TO OPPOSITE INTERSECTION FOR WORK

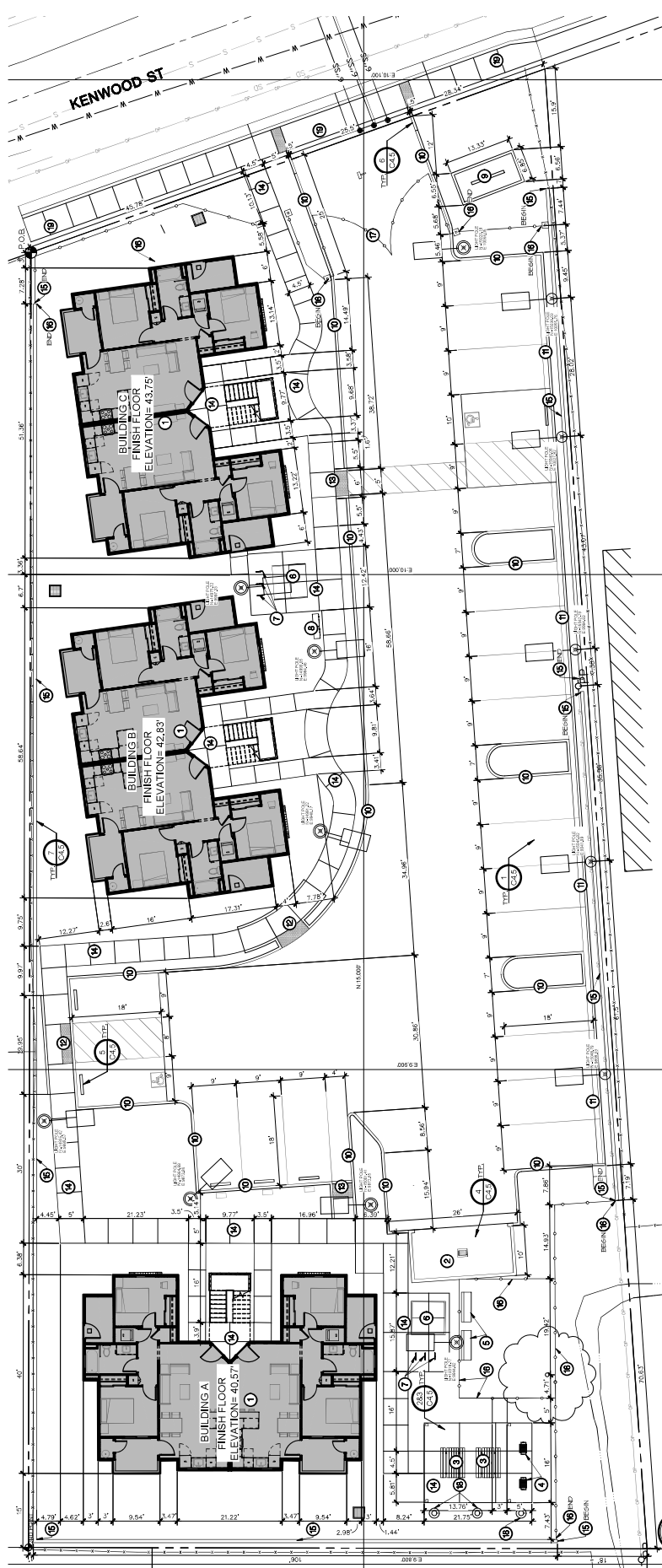
ORIGINAL SURVEY ON FILE AT CONTI & ASSOCIATES



100% CONSTRUCTION DOCUMENTS

KENWOOD APARTMENTS 1708 KENWOOD ST SACRAMENTO, CALIFORNIA 95815 LAYOUT PLAN

PROJECT NO.	20001
DATE	10/14/2024
CHECKED BY	AC
SHEET NUMBER	C4.1



LAYOUT PLAN

LAYOUT LEGEND

- 1 PROPOSED BUILDING PER ARCHITECTURAL PLANS
- 2 FINISH FLOOR PER ARCHITECTURAL PLANS
- 3 BARRELS PER ARCHITECTURAL PLANS
- 4 BENCH PER ARCHITECTURAL PLANS
- 5 SHORT TERM DRIVE PARKING PER ARCHITECTURAL PLANS
- 6 LANDSCAPE PER ARCHITECTURAL PLANS
- 7 CONCRETE PER ARCHITECTURAL PLANS
- 8 CONCRETE PER ARCHITECTURAL PLANS
- 9 CONCRETE PER ARCHITECTURAL PLANS
- 10 CONCRETE PER ARCHITECTURAL PLANS
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- 20 CONCRETE PER ARCHITECTURAL PLANS

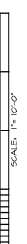
LAYOUT LEGEND

- PROPERTY LINE
- POINT OF BEGINNING FOR GRID
- SECOND POINT FOR GRID ESTABLISH
- GRID LINE
- COORDINATE POINT
- 41' HIGH LIME STEEL PILE, SEE DETAIL
- CH BLOCK WALL PER STRUCTURAL
- FOR WALL, SEE DETAIL
- LAND AND GUTTER LOCATION
- EXPANSION JOINT (TYPICAL)
- EXPANSION JOINT (TYPICAL)
- ACCESSIBLE RAMP LOCATION WITH
- DETECTABLE HAWKING SURFACE
- NEW CONCRETE FLOWLINE

LAYOUT NOTES

1. ESTABLISH SITE LAYOUT GRID FROM POINT OF BEGINNING PER THE SURVEY. THE LAYOUT GRID SHALL BE ESTABLISHED AT THE CORNER OF THE LOT, AND THE POINT OF BEGINNING SHALL BE THE CORNER OF THE LOT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SACRAMENTO AND THE CALIFORNIA DEPARTMENT OF PUBLIC WORKS.
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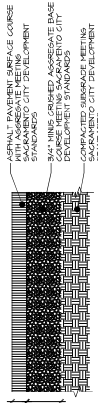
LAYOUT PLAN



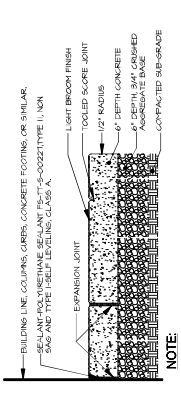


KENWOOD APARTMENTS
1708 KENWOOD ST
SACRAMENTO, CALIFORNIA 95815
LAYOUT DETAILS

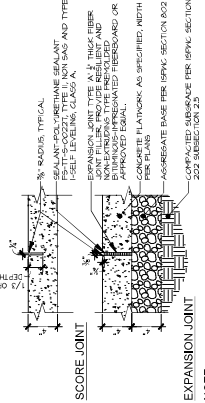
PROJECT NO.		20001
SHEET NO.		10/4/2024
SHEET NUMBER		C4.5
CHECKED BY		
DATE		
PROJECT NO.		20001
SHEET NO.		10/4/2024
SHEET NUMBER		C4.5
CHECKED BY		
DATE		



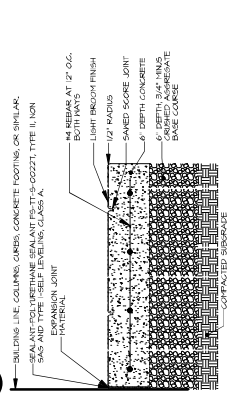
1 ASPHALT PAVING SECTION
Scale: 1" = 1'-0"



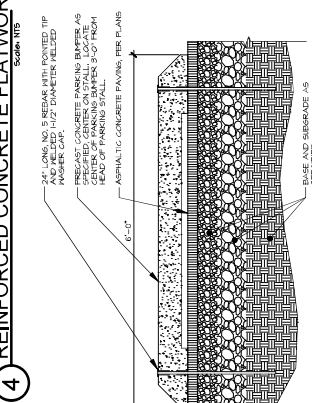
2 CONCRETE FLATWORK
Scale: 1" = 1'-0"



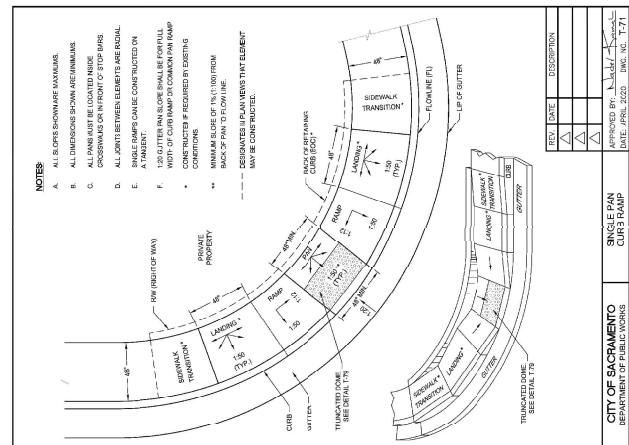
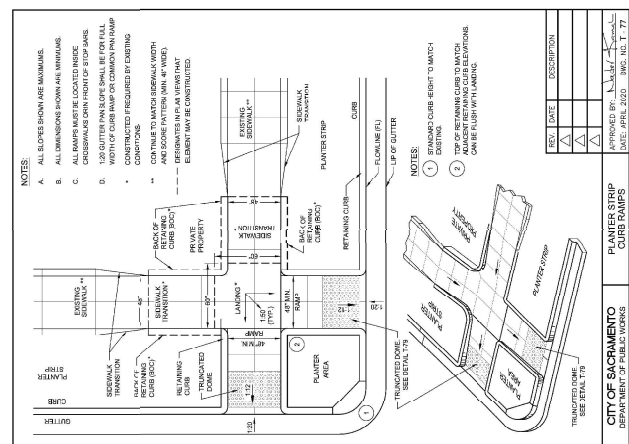
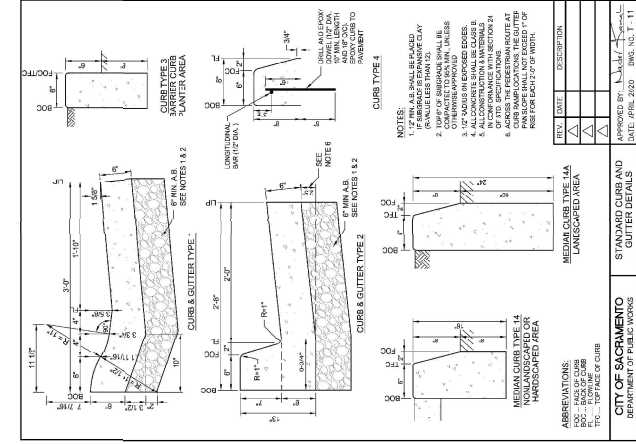
3 CONCRETE JOINTS
Scale: 1" = 1'-0"

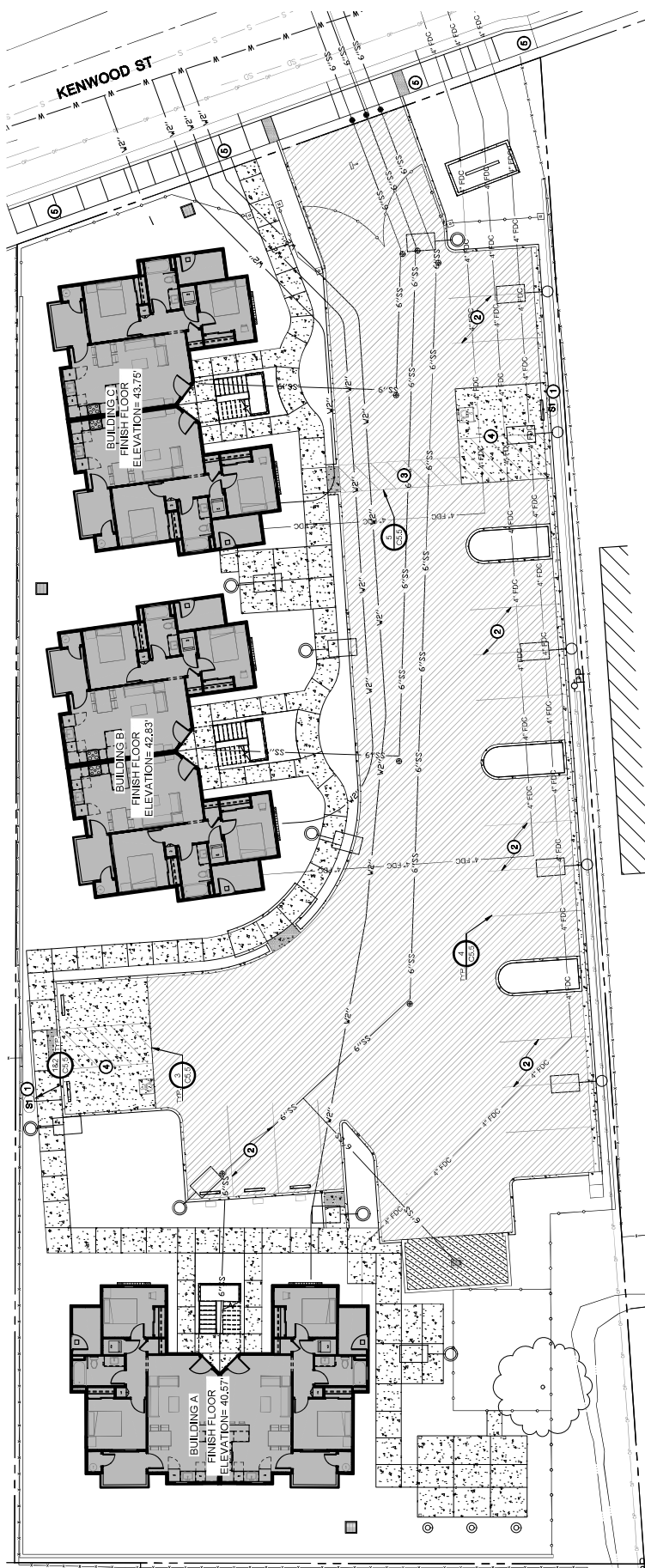


4 REINFORCED CONCRETE FLATWORK
Scale: 1" = 1'-0"



5 CONCRETE PARKING BUMPER
Scale: 1" = 1'-0"





MATERIALS, SIGNAGE, AND STRIPING PLAN

MATERIAL NOTES

1. REFER TO DETAIL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL CONSTRUCTION REQUIREMENTS.
2. ALL ACCESSIBLE PARKING STALLS AND SIGNS SHALL CONFORM TO ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS FOR ACCESSIBLE PARKING.
3. REFER TO PLANTING PLANS FOR SOFT MATERIAL LOCATIONS.
4. IN THE EVENT OF A DISCREPANCY, IMMEDIATELY NOTIFY THE ARCHITECT.

PAINTED STRIPING
NOTIFY DESIGN PROFESSIONAL

ALL PAINT TO BE 100% ACRYLIC MARKING PAINT, MEETING FEDERAL SPECIFICATIONS TYP 1022 TYPES 1 AND 2.

MATERIALS LEGEND

- | | | | | |
|---------------|-----------------------------|--------------------------------|--------------------------|---------------------------|
| PROPERTY LINE | ASPHALT PAVEMENT SECTION | CONCRETE FLOORING WITH | REINFORCED CONCRETE SLAB | SAVE AND PROTECT EXISTING |
| ===== | PER DETAIL 50-43 | CONCRETE BASE PER DETAIL 20-45 | PER DETAIL 40-25 | |
| ===== | SITE SURNAME IDENTIFICATION | | | |
| ===== | | | | |

CALLOUT LEGEND

- ① CONTRACTOR TO MOUNT ADA ACCESSIBLE STALL SIGN ON POST. INSTALL SIGN AT CENTER OF STALL. SEE DETAILS 1 AND 2/C5.5
- ② 4" WIDE WHITE PARKING LOT STRIPS. SEE DETAIL 4/C5.5
- ③ CROSSWALK STRIPS. SEE DETAIL 5/C5.5
- ④ ACCESSIBLE PARKING STALL LAYOUT. SEE DETAIL 3/C5.5
- ⑤ SEE OFF SITE PLANS FOR IMPROVEMENT REQUIREMENTS

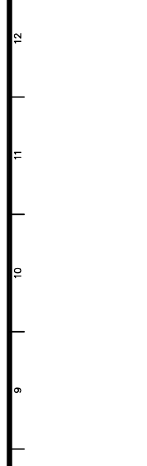
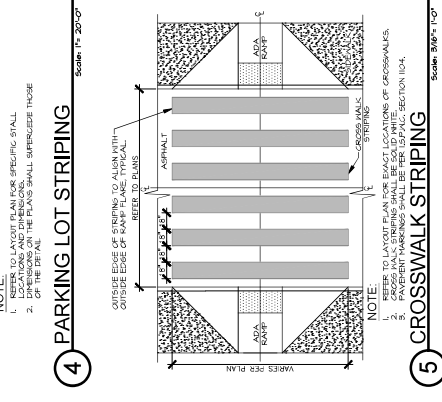
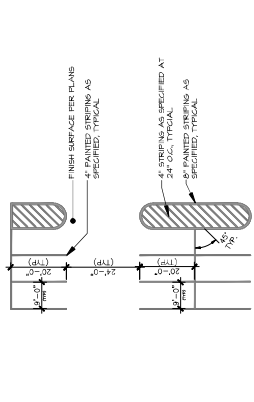
SIGNAGE LEGEND

-
- Diagram illustrating the placement of signs on a vehicle:
- REARWARD PARKING** (Sign on the rear)
 - STATE APPROVED DISABLED PARKING SIGN 12" x 16"** (Sign on the rear)
 - PROVIDE VAN SIGN WHERE APPLICABLE 12" x 6"** (Sign on the side)
 - WHEELCHAIR ACCESSIBLE** (Sign on the side)



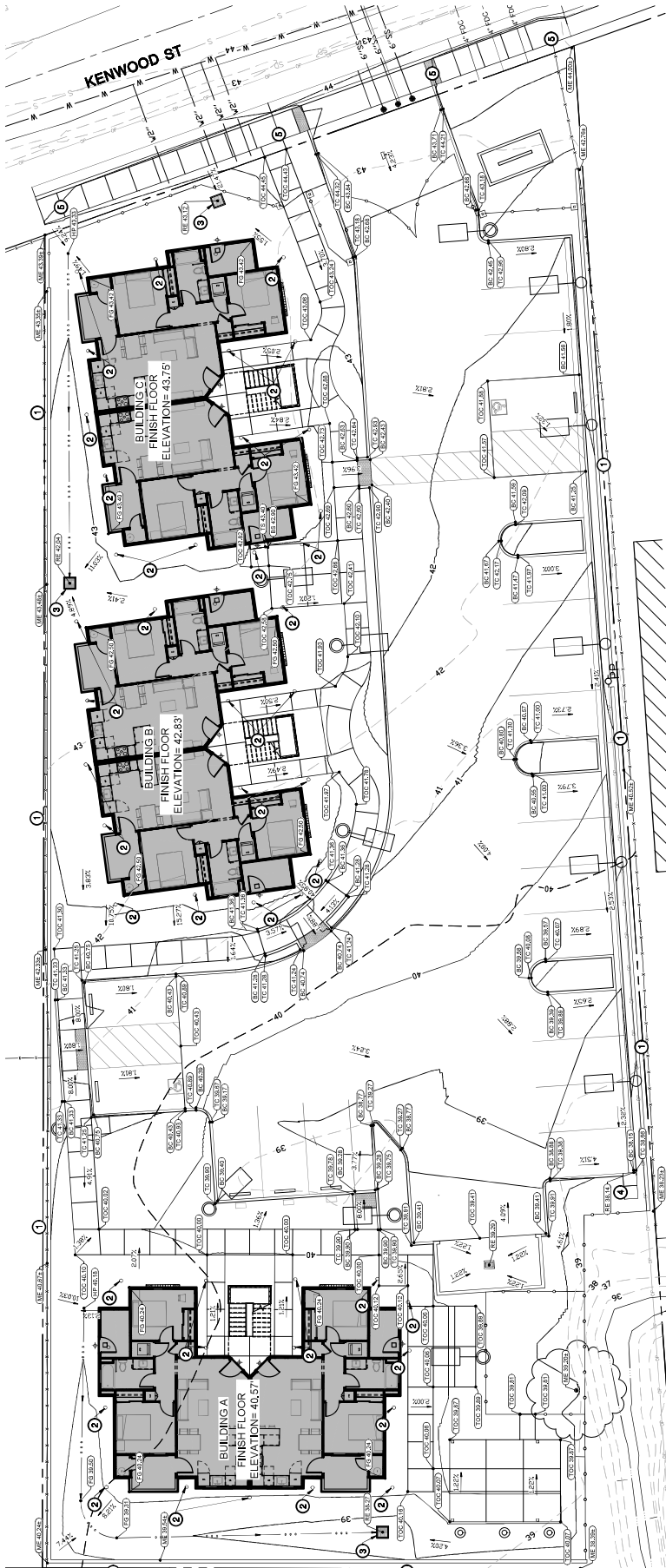
KENWOOD APARTMENTS
1708 KENWOOD ST
SACRAMENTO, CALIFORNIA 95815
MATERIALS, SIGNAGE, AND STRIPING DETAILS

PROJECT NO.		24001
DATE		10/14/2024
DRAWN BY		AC
CHECKED BY		AC
SHEET NUMBER		C5.5





GRADING AND DRAINAGE PLAN



GRADING NOTES

- [illegible]

STORM DRAIN NOTES

- [illegible]

GRADING LEGEND

-

CALLOUT LEGEND

- ① PROVIDE SMOOTH TRANSITIONS BETWEEN NEW AND EXISTING GRADINGS
- ② DISCONNECT CONNECTION. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS
- ③ DRAIN INLET. CONNECT TO STORM DRAIN SYSTEM
- ④ CONTECH CONCRETE CATCH BASIN STORAGE. SEE DETAIL UG6.5
- ⑤ SEE OFF SITE PLANS FOR GRADING REQUIREMENTS

ALLERSON CIVIL ENGINEER, CITY AND SUPERVISOR SHALL: PREPARE AND
 MAINTAIN A GRADING/CONSTRUCTION LAYOUT, TO CITY BUILDING INSPECTOR
 AND CITY ENGINEER FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL
 OBTAIN THE NECESSARY PERMITS FROM THE CITY ENGINEER PRIOR TO
 BEGINNING FINAL GRADING PRIOR TO THE PROJECT'S FINAL INSPECTION.
 PRIOR TO THE INSTALLATION OF THE CONCRETE RETAINING SCHEM, AND
 DRAINAGE SYSTEMS, THE CONTRACTOR SHALL FURNISH ALL SET AND DRY
 DIMENSIONS AND SHOROTS TO BE DETERMINE THE ELEVATION, SIZE AND
 LOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE (CONTACT
 THE CITY ENGINEER FOR ANY CONFLICTS OR DISCREPANCIES SHOWN ON
 THESE PLANS.

WORK WITHIN THE RIGHT OF WAY SHALL REQUIRE AN

ALL WORK WITHIN THE RIGHT OF WAY SHALL REQUIRE AN ENCROACHMENT PERMIT OR PUBLIC IMPROVEMENT PLANS.



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penalties as provided by law.

KENWOOD APARTMENTS
1708 KENWOOD ST
SACRAMENTO, CALIFORNIA 95815
GRADING AND DRAINAGE DETAILS



REVISING	
No.	Description
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PROJECT NO.: 24061

DRAWN BY: EB, BE

CHECKED BY: AC

DATE: 10/4/2024

SHEET NUMBER C6.5

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1708 Kenwood Street – Sacramento, CA 95815

2 -21 - 2025

Located on the lot of 1708 Kenwood Street there are various smaller to medium sized trees of varying species. With the exception of 1 oak, the remaining trees on site are non native. Some of the trees have fallen over or been removed since our last site visit from four years ago, so the list and map has been updated.

**Robinia pseudoacacia* (tree #1) – 18 inch dbh. Canopy radius of 17ft. Tree is in a severe decline with major dieback, broken limbs and poor structure. This Tree is recommended for removal

**Platanus racemosa* (Tree #2) – 15inch dbh. Canopy radius of 18ft. Tree is in avg health. Tree is in need of structure pruning, tip weight reduction. As this tree is going to be in the landscape planting area, minimum is needed to keep the tree healthy. A drip line fence prior to constructed will be required to ensure no heavy equipment, soil compaction, soil pollution takes place if this tree is to remain through construction. If any root pruning is needed inside of the drip line for foundation work it is recommended an arborist be called on site to inspect before severing roots.

**Ulmus Americana* (Tree #3) – DL 10 inch, 8 inch dbh. Canopy radius of 15ft. Tree is in avg health. Tree is in need of structure pruning and deadwood removal. A drip line fence prior to constructed will be required to ensure no heavy equipment, soil compaction, soil pollution takes place if this tree is to remain through construction. If any root pruning is needed inside of the drip line for foundation work it is recommended an arborist be called on site to inspect before severing roots.

**Olea europaea* (Tree #4) – DL, 11inch , 12 inch dbh. Canopy radius of 16ft. Tree has a lean to it, but otherwise health is typical for species. Deadwood and structure pruning is recommended. A drip line fence prior to constructed will be required to ensure no heavy equipment, soil compaction, soil pollution takes place if this tree is to remain through construction. If any root pruning is needed inside of the drip line for foundation work it is recommended an arborist be called on site to inspect before severing roots.

**Juglans nigra* (Tree #5) – DL 12 inches, 12 inches. 10ft radius. Tree is located under utility lines and has been heavily pruned as a result. Between the structure and declining health this tree is recommended for removal.

**Acer saccharinum* (tree #6) – 8 inch DBH. 10 ft radius. Tree is in avg health. Structure pruning, tip weight and deadwood removal is recommended. A drip line fence prior to constructed will be required

to ensure no heavy equipment, soil compaction, soil pollution takes place if this tree is to remain through construction. If any root pruning is needed inside of the drip line for foundation work it is recommended an arborist be called on site to inspect before severing roots.

**Quercus* sp (tree #7) – 14 inch DBH, 12 ft radiu. Tree is in good health, structure is typical for species. Prior to construction a fence will need to be placed around the drip line to eliminate possible disturbance to the tree. A drip line fence prior to constructed will be required to ensure no heavy equipment, soil compaction, soil pollution takes place if this tree is to remain through construction. If any root pruning is needed inside of the drip line for foundation work it is recommended an arborist be called on site to inspect before severing roots. It is recommended the two parking spaces slated nearest the tree be removed from the plans to allow for a larger growing area that better matches the existing drip line of the tree.

**Acer saccharinum* (Tree #8) – 12 inch dbh, 16ft canopy radius. Tree is located directly on the fence line with the existing wooded fence being built around it. Utility lines run through the canopy of the tree. Clearance pruning, deadwood pruning is recommended. A drip line fence prior to constructed will be required to ensure no heavy equipment, soil compaction, soil pollution takes place if this tree is to remain through construction. If any root pruning is needed inside of the drip line for foundation work it is recommended an arborist be called on site to inspect before severing roots.

Kory Burton

ISA #we6714A