North Watt Specific Plan
Level 1 Sanitary Sewer Study

September 14, 2026

Prepared for

SACRAMENTO COUNTY

Prepared by

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C Street, Bldg 100-B
Sacramento, CA 95816
Tel: 916.341.7760
Fax: 916.341.7767

Table of Contents

1.0 Executive Summary 1
1.1 Introduction and Project Description 1
1.2 Proposed Sewer Infrastructure 1
2.0 Introduction 1
2.1 Project Location 2
2.2 Land Use 2
2.3 Existing Sewer Sheds 3
2.4 Future Studies 4
3.0 Project Demands 4
4.0 Existing Sewer Facilities 5
5.0 System Analysis and Results 5
6.0 Recommendations 6
APPENDIX A: Land Use Plan 8
APPENDIX B: Existing Trunk Sewer Shed Map 10
APPENDIX C: Existing Infrastructure 12
APPENDIX D: Proposed Infrastructure 19
APPENDIX E: Modeling Results 24
APPENDIX E: Build-out ESD by Parcel 30

Tables

Table 1: Existing Project Land Use 3
Table 2: Proposed Redevelopment Parcel Land Use 3
Table 3: Trunk Sewer Sheds 4
Table 4: Project Build-out ESD's by Land Use for Redevelopment Parcels 5
Table 5: Pre-project Conditions 5
Table 6: Post Project Conditions 6
Table 7: Required System Upgrades due to Capacity Issues 7
Table 8: Proposed Improvements for Parcels 77 – 80 7

1.0 Executive Summary

1.1 Introduction and Project Description

The purpose of this study is to support the environmental and specific plan documents by identifying the sanitary sewer upgrades required to redevelop the North Watt Specific Plan (NWSP) area (Plan Area). This study will demonstrate the capacity constraints and potential system upgrades necessary to provide service to the Plan Area and technical compliance with the SacSewer Sewer System Capacity Plan 2020 update (SCP). This study has been submitted to SacSewer as a Level 1 study. To complete this study, proposed Equivalent Single-Family Dwelling (ESD) calculations were completed and provided to SacSewer to use in their system hydraulic model. For Plan Area parcels currently being served by SacSewer, the respective existing demands were removed and replaced with the proposed demands.

1.2 Proposed Sewer Infrastructure

SacSewer utilized their hydraulic model to study the proposed densification of the NWSP area. The model incorporates the NWSP demands and the SCP assumptions to predict potential spill and system surcharge locations and potential offsite infrastructure improvements to mitigate the potential spills.

The NWSP would like to propose an alignment to serve Parcels 77 – 80. The proposed improvements are:

- Construct an 8-inch sewer service and connect to the existing sanitary sewer manhole in I Street in front of Parcel 80. This option requires a trunk shed swap; and
- Construct 1,800 lineal feet 8-inch minimum sewer in Watt Avenue from Parcel 77 to existing collector in Elkhorn Boulevard. The existing collector connects into the existing Upper Northeast Interceptor in Elkhorn Boulevard.

The densification of multiple parcels within the McClellan trunk shed contributes to increases in the number of predicted spills. The predicted spills occur within James Way east of Watt Ave, outside of the Plan Area. SacSewer has identified a scope of work for a relief project to address the capacity deficiencies. If the SacSewer relief project is not complete prior to the redevelopment of parcels 141-144, 147, and 151-152, the system upgrades would be required as part of the parcel redevelopment. The offsite upgrades include:

- Upsize existing S121 pump station, located by James Way and Pierce Avenue, from 0.89 mgd to 2.49 mgd,
- Upsize existing force main from 8-inches to 10-inches,
- Upsize existing gravity main, downstream of the force main to larger diameter pipes.

2.0 Introduction

The NWSP Level 1 Sewer Study provides an analysis of the existing sanitary sewer infrastructure within and adjacent to the Plan Area. The purpose of this sewer study is to identify existing sewer

infrastructure upgrades required to provide service to NWSP parcels once they are redeveloped. This study will determine new ESD counts, evaluate system capacity constraints and propose sewer system upgrades.

The NWSP's purpose is to encourage infill development. In order to identify the sanitary sewer system improvements required to serve development within the Plan Area, the planning team identified 160 of the 384 total parcels for assumed redevelopment, land use types and development intensity to guide the sanitary sewer system analysis.

The NWSP area is covered by five trunk sewer sheds. This study will identify which sheds are capacity deficient and where potential surcharging and predicted overflows occur. Proposed system upgrades will be detailed. This study incorporates information contained in the following documents which are on file at SacSewer.

- 2020 SacSewer System Capacity Plan Update, (SCP),
- The SacSewer Design Standards, approved September 27, 2023, and;
- SacSewer Minimum Sewer Study Requirements, dated January 2024.

2.1 Project Location

The NWSP area encompasses approximately 639 acres and is in the North Highlands area of unincorporated Sacramento County. The NWSP extends along Watt Avenue from Antelope Road south to Interstate 80. The existing topography varies from elevation 63 feet to elevation 104 feet (NAVD 88).

2.2 Land Use

NWSP area is primarily a commercial corridor. The Plan Area is comprised of 384 parcels consisting of retail/commercial, residential, office and industrial land uses. The existing land use summary is shown in Table 1.

Table 1: Existing Project Land Use
Source: AECOM

Land Use Designation	Acres	% of Acres
Retail/Commercial	135.94	21%
Residential	40.54	6%
Office	28.07	4%
Industrial	205.00	32%
Church/Welfare	40.71	6%
Public/Utilities	2.31	0%
Recreational	3.40	1%
Miscellaneous	42.94	7%
Vacant	139.77	22%
Total	**638.68**	**100%**

The project is proposing to redevelop 160 parcels by changing their respective land uses. The proposed land uses are small lot multi-family, medium lot mixed use and large lot mixed use. The medium lot and large lot mixed use are proposed to have commercial and multi-family components. The multi-family portion will be apartment style dwelling units. The proposed redevelopment parcels and their respective land uses are shown on the Proposed Land Use Plan in Appendix A. The proposed redevelopment parcel, land use and densities are shown in Table 2.

Table 2: Proposed Redevelopment Parcel Land Use
Source: AECOM

Land Use	Area (acres)	Number of Parcels	Target Density (DU/acre)	Estimated Dwelling Units (DU)	Estimate Gross Square Feet (SF)
Small Lot Multi-Family	2.94	22	15	45	
Medium Lot Mixed-Use	47.65	81	25	1,192	518,906
Large Lot Mixed-Use	158.91	57	40	5,986	1,703,504
Total	**209.50**	**160**		**7,223**	**2,249,409**

2.3 Existing Sewer Sheds

The NWSP area parcels encompass a wide area and cross five different trunk sewer sheds. No sewer shed shifts are proposed by the NWSP, although an alternative to serve Parcels 77 – 80 if approved will require a sewer shed shift. The five trunk sewer sheds are:

- DRY
- ARD
- DR Un Rio Linda East
- NEA
- McClellan

Trunk sewer sheds were defined utilizing the existing sewer shed GIS maps provided by SacSewer, dated November 26, 2025. Refer to the Trunk Sewer Shed Map in Appendix B. Table 3 lists the trunk sewer sheds and respective redevelopment parcels.

Table 3: Trunk Sewer Sheds
Source: SacSewer and AECOM

Trunk Sewer Shed	Parcel Number
DRY	3, 9, 12, 13
ARD	4, 24, 54-55, 57, 61, 63, 80, 83, 85-100, 102-106, 109, 112, 114-117, 119, 127-132, 134, 135, 155, 157-162,165-170, 174-175, 180, 185, 188, 190-192, 194-195, 198-, 225-227, 243-245, 252-253, 258, 263, 384
DR UN Rio Linda East	14-17, 19-20, 27-34, 37-38, 41-42, 44-47, 50, 62, 67-68, 70-71, 73, 76-79
NEA	193, 200-204, 207, 209-213, 238-240, 266, 268, 271, 273, 275-276, 301, 304-305, 316, 335, 354-355, 360, 365, 376, 379, 381
McClellan	141-144, 147, 151-152, 182

2.4 Future Studies

The NWSP Level 1 Sewer Study has been prepared to identify potential existing infrastructure upgrades necessary to serve the Plan Area. Future studies may be required on a project-by-project basis per SacSewer standard.

3.0 Project Demands

The proposed redevelopment parcels include a total of 7,223 dwelling units (DU) from residential and mixed-use land areas. The proposed land uses include small lot multi-family, medium lot mixed use and large lot mixed use. The medium lot and large lot mixed-use parcels have both a residential and commercial component. The residential component is assumed to be multi-family residential. The total number of dwelling units was converted to Equivalent Single Dwelling (ESD) by parcel and provided to SacSewer. Individual parcel ESD's are shown in Appendix E. Table 4 is a summary of the project build-out ESD's for the different redevelopment parcels. The build-out ESD column reflects actual number of equivalent single-dwellings as required by SacSewer. The build-out ESD's were determined using the following formulas:

Small Lot Multi-Family *One (1) Unit = One (1) ESD*

Medium Lot Mixed Use *(0.75 x DU's) + (Commercial Gross Acres x 6 ESD/acre) = Build-out ESD*

Large Lot Mixed Use *(0.75 x DU's) + (Commercial Gross Acres x 6 ESD/acre) = Build-out ESD*

Table 4: Project Build-out ESD's by Land Use for Redevelopment Parcels
Source: AECOM and SacSewer

Description	Actual Units	Area Gross Acres	Ave. Residential Build-out Planned Density	Ave. Commercial Build-out Density	Build-out ESD
Small Lot Multi-Family	45	2.95	15		45
Medium Lot Mixed Use	1,192	47.65	25	6	1,180
Large Lot Mixed Use	5,982	158.91	40	6	5,443
Total	**7,223**	**209.50**			**6,668**

4.0 Existing Sewer Facilities

The NWSP is served by a series of collection systems. The collection systems include 6-inch to 15-inch gravity sewer mains. The collection system conveys flows to the two existing sewer interceptors which bisect the Plan Area. The Upper Northwest Interceptor located in Elkhorn Boulevard and the McClellan Interceptor located in Roseville Road.

There are no existing or proposed sewer pump stations within the Plan Area. The existing S121 pump station is located within the McClellan trunk sewer shed and serves proposed redevelopment parcels 141-144, 147, and 151-152.

The existing sewer facilities are shown on the Figure 1 – Existing Infrastructure Exhibit in Appendix C.

5.0 System Analysis and Results

The existing sanitary sewer system was evaluated using SCP build-out assumptions and calculated build-out ESD's for the redevelopment parcels. The calculated build-out ESD's were provided to SacSewer and used in the SacSewer hydraulic model to identify potential capacity constraints, potential surcharge areas and potential spill areas.

According to SacSewer, there are currently areas within and adjacent to the NWSP, which are capacity deficient or are currently experiencing predicted overflows. Those areas are shown in Table 5 below.

Table 5: Pre-project Conditions
Source: SacSewer

Trunk Sewer Shed	Location	Existing Constraint
NEA and ARD	South of Roseville Road and south of Palm Street	Capacity deficient
ARD and McClellan	West of Watt Avenue surrounding James Way	Capacity deficient with predicted overflows at two (2) offsite manholes

The densification of the NWSP was modeled by SacSewer and resulted predicted overflows or potentially significant surcharging, those areas are shown in Table 6 below.

Table 6: Post Project Conditions
Source: SacSewer

Trunk Sewer Shed	Location	Result
DRY, ARD and DR UN Rio Linda East	North of Elkhorn Boulevard and east side of Watt Avenue, north of Palm Street	Potentially significant surcharging
ARD and McClellan	West of Watt Avenue surrounding James Way	Predicted overflows at four (4) additional offsite manholes

SacSewer completed hydraulic modeling for the alternative to provide service to Parcels 77 – 80. The hydraulic modelling confirmed that the existing I Street sewer main and downstream system has adequate capacity to convey flow from Parcel 80. Parcels 77 – 79 are remaining in the DR UN Rio Linda East trunk shed and connecting into the same sewer interceptor, via an existing trunk sewer main in Elkhorn Boulevard. Hydraulic modelling confirmed that the existing trunk sewer in Elkhorn Boulevard has adequate capacity to convey flow from Parcels 77 – 79. However, although the system has capacity, there are depth constraints with the existing trunk sewer. SacSewer's analysis showed the existing trunk sewer is deep enough for a gravity collector from Parcel 77 – 79 to Elkhorn Boulevard in Watt Avenue only. If Parcels 77 – 79 are developed with public sewer onsite then the depth of the existing Elkhorn Boulevard trunk sewer could be an issue and will require additional studies.

.

6.0 Recommendations

SacSewer's hydraulic analysis shows multiple areas within the plan area which are capacity deficient or have predicted overflows under current SCP build-out conditions. SacSewer has preliminarily identified the scope of a relief project to address the capacity deficiencies within the McClellan and ARD trunk sewer sheds. The relief project impacts seven parcels within the plan area. If any of these parcels are developed prior to SacSewer proceeding with the relief project, the redevelopment projects may be required to make these. The system upgrades and affected parcels are listed in Table 7 and shown on Figure 2 – Proposed Sewer Infrastructure Exhibit in Appendix D.

Table 7: Required System Upgrades due to Capacity Issues
Source: SacSewer

Trunk Sewer Shed	Sewer System Upgrades	Parcels
ARD and McClellan	Upsize existing S121 pump station, located at James Way and Price Ave, from 0.89 mgd to 2.49 mgd.	141-144, 147 and 151-152
	Upsize approximately 860 lineal feet of S121 force main, adjacent to James Way, from 8-inches to 10-inches.	
	Upsize approximately 900 lineal feet of downstream gravity main to larger diameter pipe.	

Table 8 lists the infrastructure improvements required to serve Parcels 77 – 80. These improvements are shown on Figure 2 in Appendix D.

Table 8: Proposed Improvements for Parcels 77 – 80
Source: Wood Rodgers

Trunk Sewer Shed	Proposed Improvements	Parcels
DR UN Rio Linda East	Construct approximately 1,800 lineal feet of 8-inch sewer main in Watt Avenue from I Street to Elkhorn Boulevard.	77-79
ARD	Process Trunk Sewer Shed Swap	80
	Construct 8-inch sewer service for Parcel 80 and connect to existing 6-inch main in I Street.	

The existing collection system along with the collection system improvements identified in Table 7 and Table 8 will provide adequate service to the Plan Area.

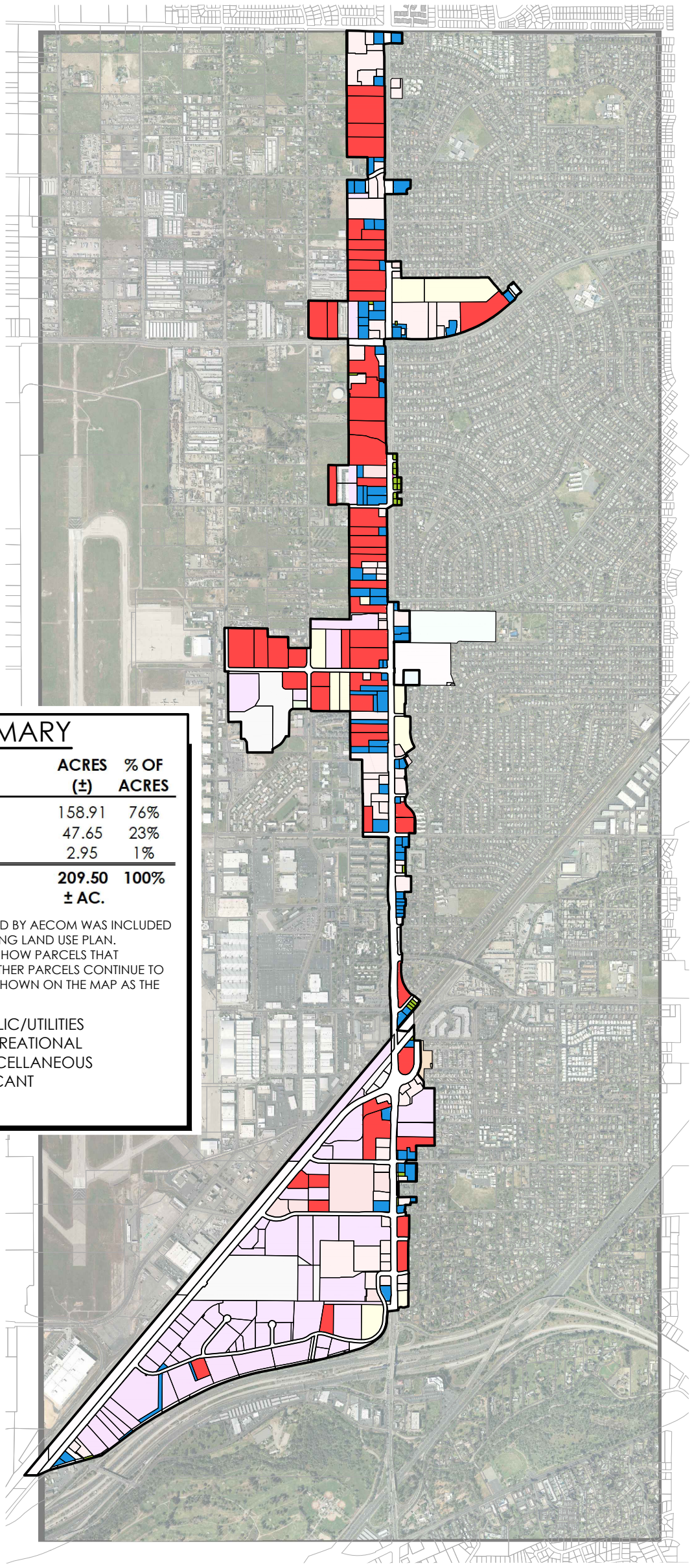
APPENDIX A: Land Use Plan

FIGURE 1 - PROPOSED LAND USE PLAN

NORTH WATT SPECIFIC PLAN

COUNTY OF SACRAMENTO, CALIFORNIA

AUGUST 2026



LAND USE SUMMARY

LAND USE DESIGNATION	ACRES (±)	% OF ACRES
LARGE LOT MIXED-USE	158.91	76%
MEDIUM LOT MIXED-USE	47.65	23%
SMALL MULTI-FAMILY	2.95	1%
Total	**209.50 ± AC.**	**100%**

NOTE 1: ONLY PARCEL INFORMATION PROVIDED BY AECOM WAS INCLUDED IN THE ACREAGE CALCULATION FOR THE EXISTING LAND USE PLAN.
NOTE 2: ALL LAND USE DESIGNATIONS ABOVE SHOW PARCELS THAT PROPOSED NEW DEVELOPMENT ONSITE. ALL OTHER PARCELS CONTINUE TO HAVE THE SAME EXISTING LAND USE AND ARE SHOWN ON THE MAP AS THE COLORS BELOW:

- RETAIL/COMMERCIAL
- RESIDENTIAL
- OFFICE
- INDUSTRIAL
- CHURCH/WELFARE
- PUBLIC/UTILITIES
- RECREATIONAL
- MISCELLANEOUS
- VACANT

NORTH

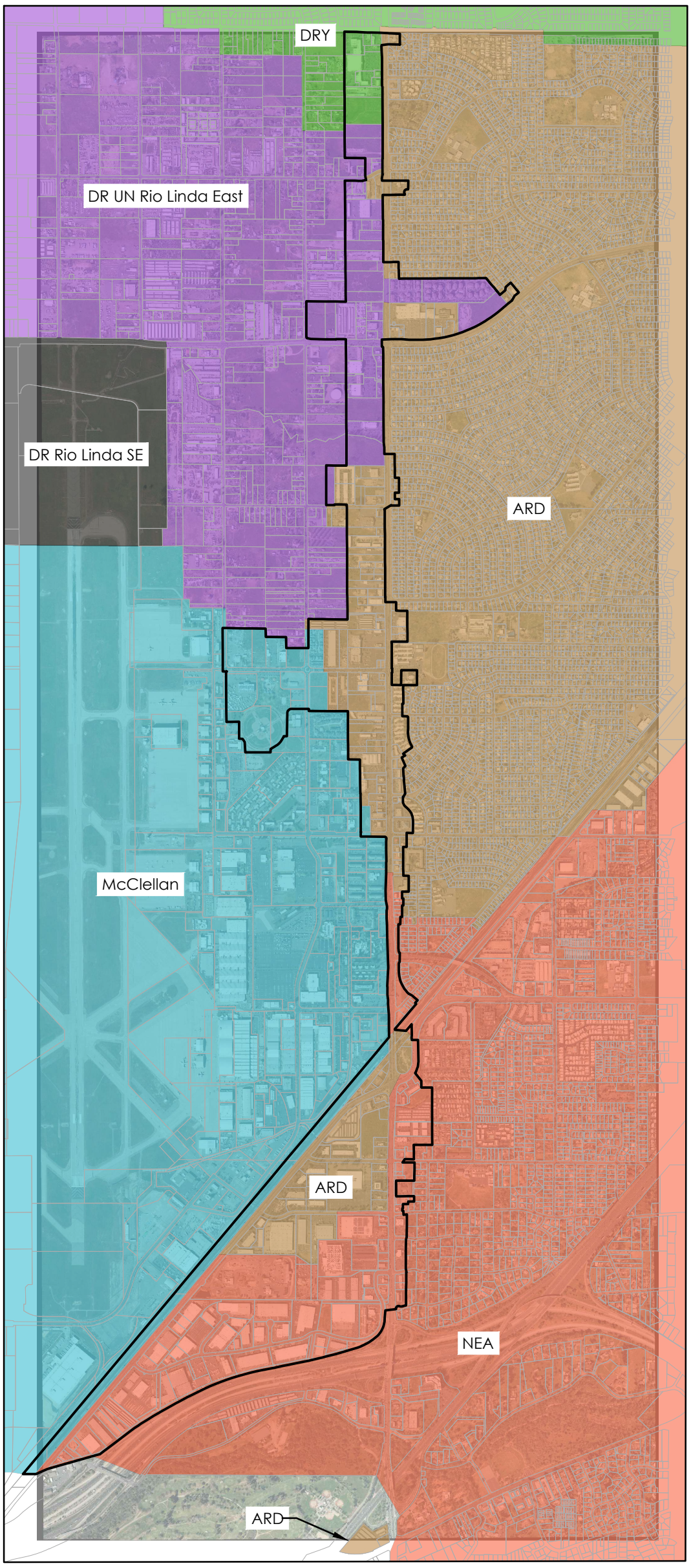
0 1000 2000 4000

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

J:\Jobs\8618_Sacramento_County\8618002_North_Watt_Specific_Plan\Planning\Exhibits\EXH-NWSP-ProposedLUP.dwg 8/11/2026 5:15 PM Jenny Priest

APPENDIX B: Existing Trunk Sewer Shed Map

SACSEWER TRUNK SHED MAP
NORTH WATT SPECIFIC PLAN
COUNTY OF SACRAMENTO, CALIFORNIA
MAY 6, 2026



SACSEWER TRUNK SHEDS
- DR UN Rio Linda East
- DRY
- DR Rio Linda SE
- ARD
- McClellan
- NEA

NORTH
0 1000 2000 4000

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B
Sacramento, CA 95816
Tel 916.341.7760
Fax 916.341.7767

J:\Jobs\8618_Sacramento_County\8618002_North_Watt_Specific_Plan\Planning\Exhibits\EXH-NWSP-SewerSheds.dwg 5/6/2026 3:53 PM Maksim Zhur

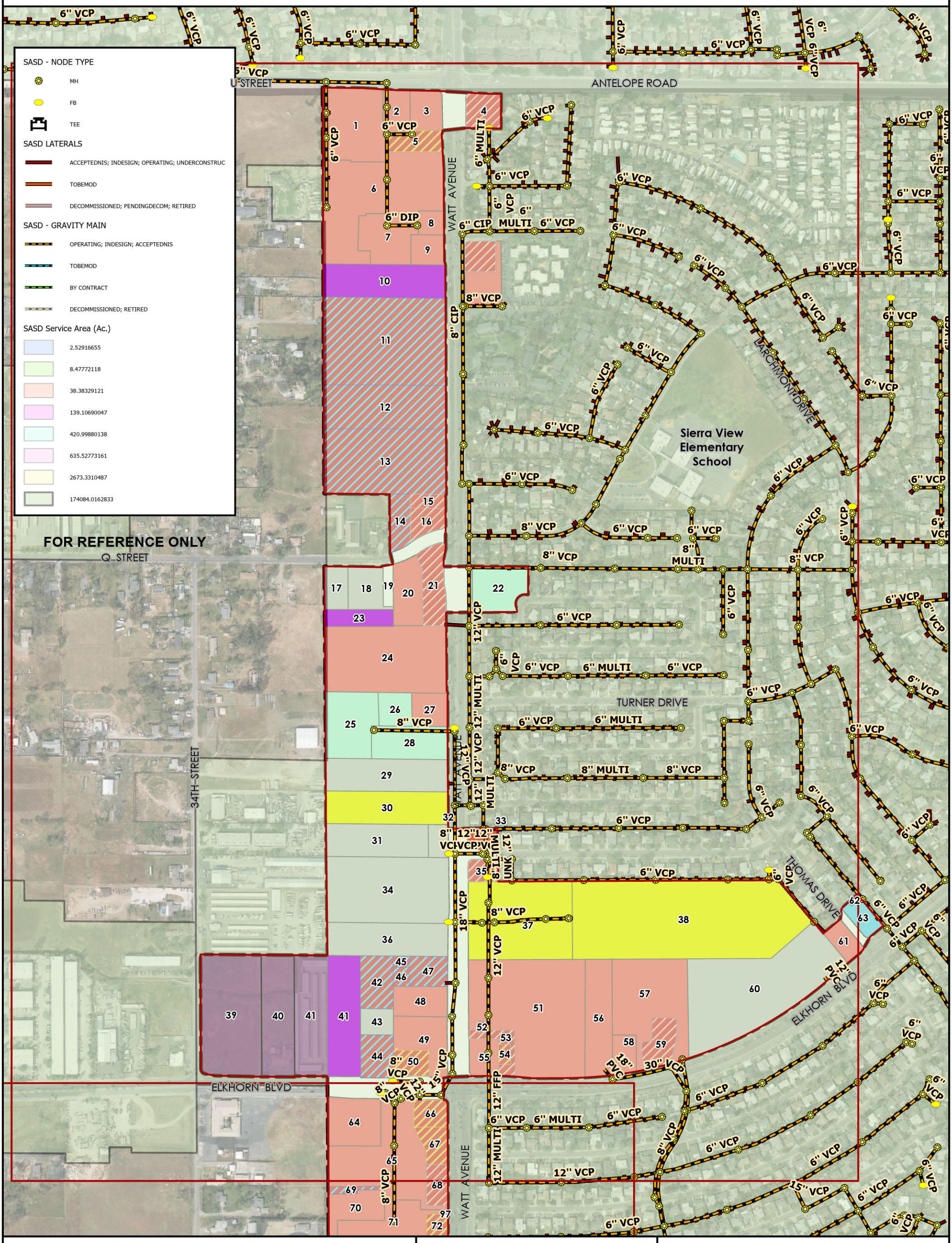
APPENDIX C: Existing Infrastructure

FIGURE 1 - SEWER STUDY PLAN - EXISTING INFRASTRUCTURE

NORTH WATT SPECIFIC PLAN

COUNTY OF SACRAMENTO, CA

SEPTEMBER 2026



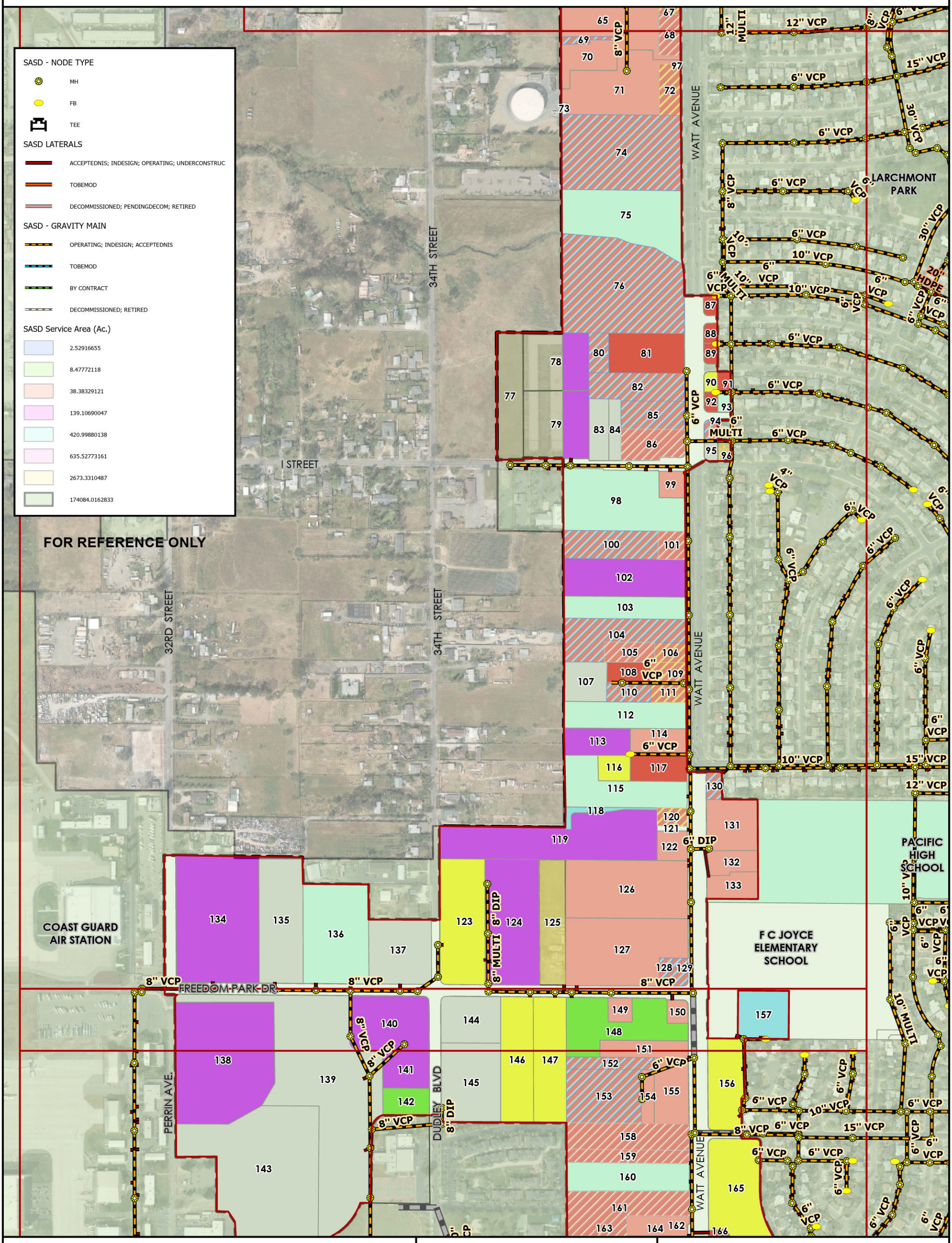
\\woodrodgers.loc\ProductionData\Jobs\Jobs\8618_Sacramento_County\8618002_North_Watt_Specific_Plan\GIS\ArcGISPro\JN8618_EX_SS_ONLY_NWSP_20260915.aprx 9/15/2026 11:05 AM jpriest

FIGURE 1 - SEWER STUDY PLAN - EXISTING INFRASTRUCTURE

NORTH WATT SPECIFIC PLAN

COUNTY OF SACRAMENTO, CA

SEPTEMBER 2026



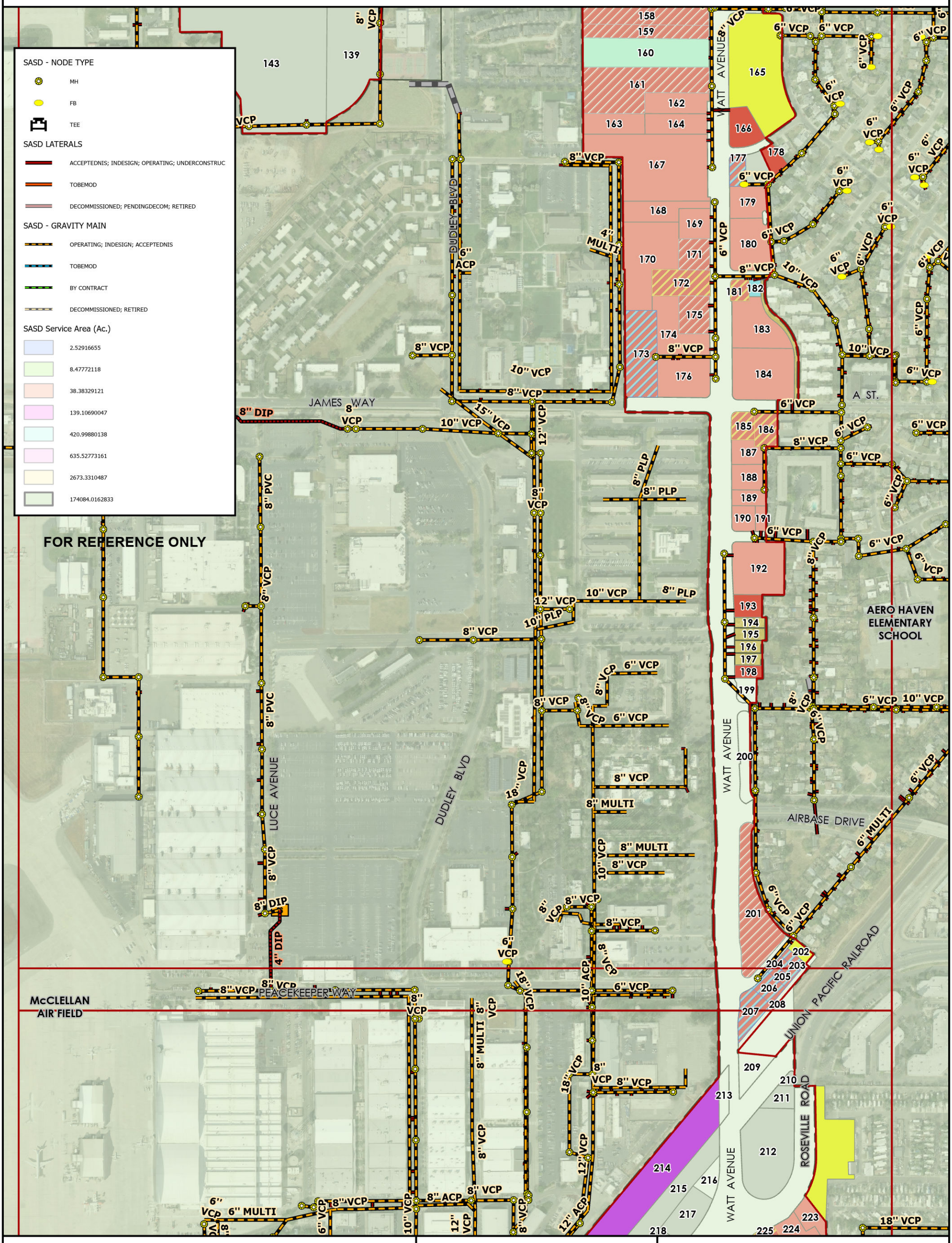
\\woodrodgers.loc\ProductionData\Jobs\Jobs\8618_Sacramento_County\8618002_North_Watt_Specific_Plan\GIS\ArcGISPro\JN8618_EX_SS_ONLY_NWSP_20260915.aprx 9/15/2026 2:07 PM jpriest

FIGURE 1 - SEWER STUDY PLAN - EXISTING INFRASTRUCTURE

NORTH WATT SPECIFIC PLAN

COUNTY OF SACRAMENTO, CA

SEPTEMBER 2026



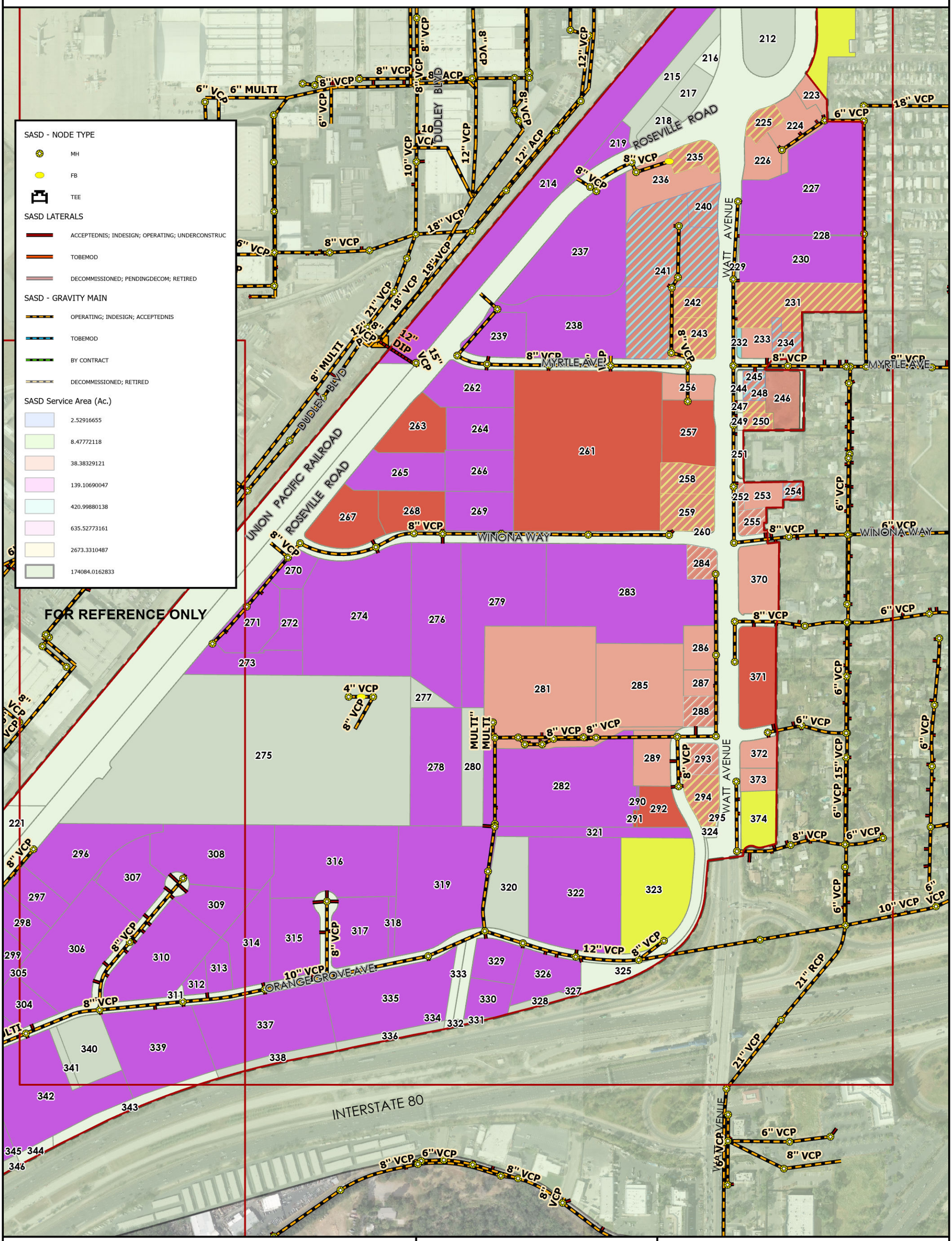
\\woodrodgers.loc\ProductionData\Jobs\Jobs\8618_Sacramento_County\8618002_North_Watt_Specific_Plan\GIS\ArcGISPro\JN8618_EX_SS_ONLY_NWSP_20260915.aprx 9/15/2026 2:08 PM jpriest

FIGURE 1 - SEWER STUDY PLAN - EXISTING INFRASTRUCTURE

NORTH WATT SPECIFIC PLAN

COUNTY OF SACRAMENTO, CA

SEPTEMBER 2026



SEWER MAIN TYPE:
FORCE MAIN
GRAVITY MAIN
SEWER LATERAL
ABANDONED

Church / Welfare
Industrial
Miscellaneous
Office
Public / Utilities
Recreational
Residential
Retail / Commercial
Vacant
<all other values>
Restaurant
Retail / Commercial
Vehicle Oriented
NORTH WATT SPECIFIC PLAN
PS PUMP STATION

SOURCES:
* EXISTING WATER FACILITIES PROVIDED BY SACRAMENTO SUBURBAN WATER DISTRICT GIS.
* NORTH WATT SPECIFIC PLAN BOUNDARY PROVIDED BY AECOM

NORTH
0 112.5 225 450
Feet

SHEET 4 OF 5

WOOD RODGERS

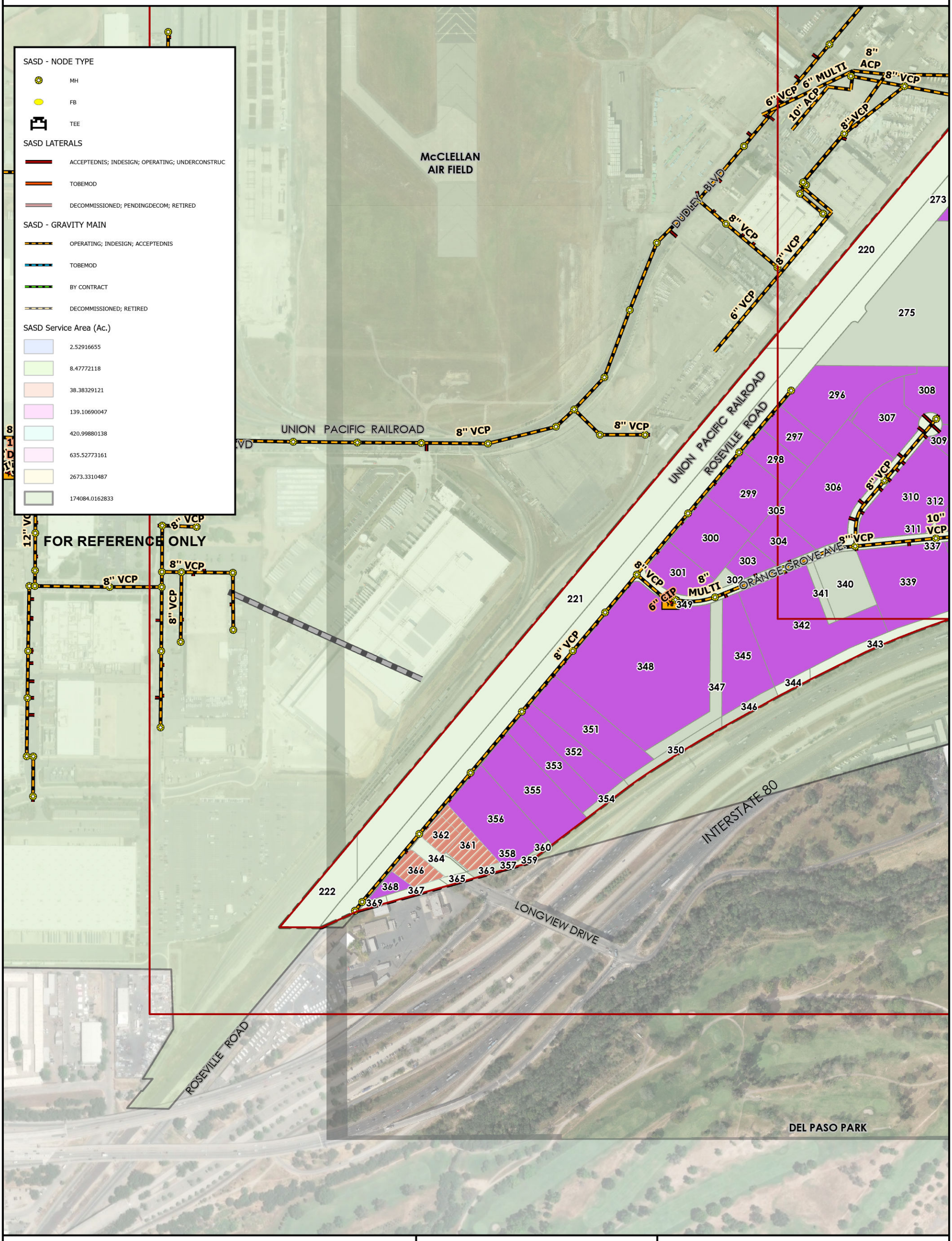
\\woodrodgers.loc\ProductionData\Jobs\Jobs\8618_Sacramento_County\8618002_North_Watt_Specific_Plan\GIS\ArcGISPro\JN8618_EX_SS_ONLY_NWSP_20260915.aprx 9/15/2026 11:01 AM jpriest

FIGURE 1 - SEWER STUDY PLAN - EXISTING INFRASTRUCTURE

NORTH WATT SPECIFIC PLAN

COUNTY OF SACRAMENTO, CA

SEPTEMBER 2026



SEWER MAIN TYPE:
- FORCE MAIN
- GRAVITY MAIN
- SEWER LATERAL
- ABANDONED

- Church / Welfare
- Industrial
- Miscellaneous
- Office
- Public / Utilities
- Recreational
- Residential
- Retail / Commercial
- Vacant
- <all other values>
- Restaurant
- Retail / Commercial
- Vehicle Oriented
- NORTH WATT SPECIFIC PLAN
- PS PUMP STATION

\\woodrodgers.loc\ProductionData\Jobs\Jobs\8618_Sacramento_County\8618002_North_Watt_Specific_Plan\GIS\ArcGISPro\JN8618_EX_SS_ONLY_NWSP_20260915.aprx 9/15/2026 11:01 AM jpriest

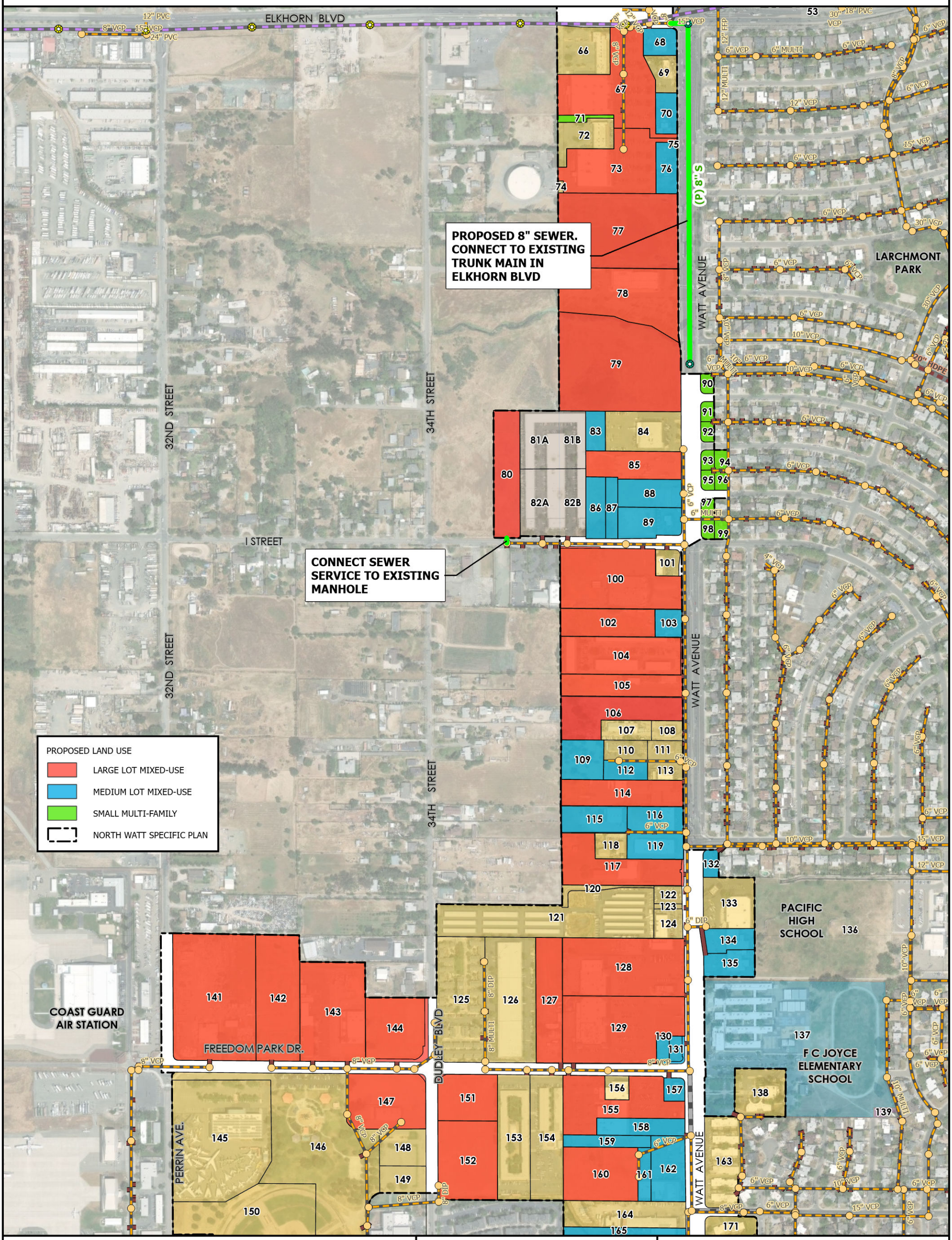
APPENDIX D: Proposed Infrastructure

FIGURE 2 - SEWER STUDY PLAN - PROPOSED SEWER INFRASTRUCTURE

NORTH WATT SPECIFIC PLAN

COUNTY OF SACRAMENTO, CA

SEPTEMBER 2026



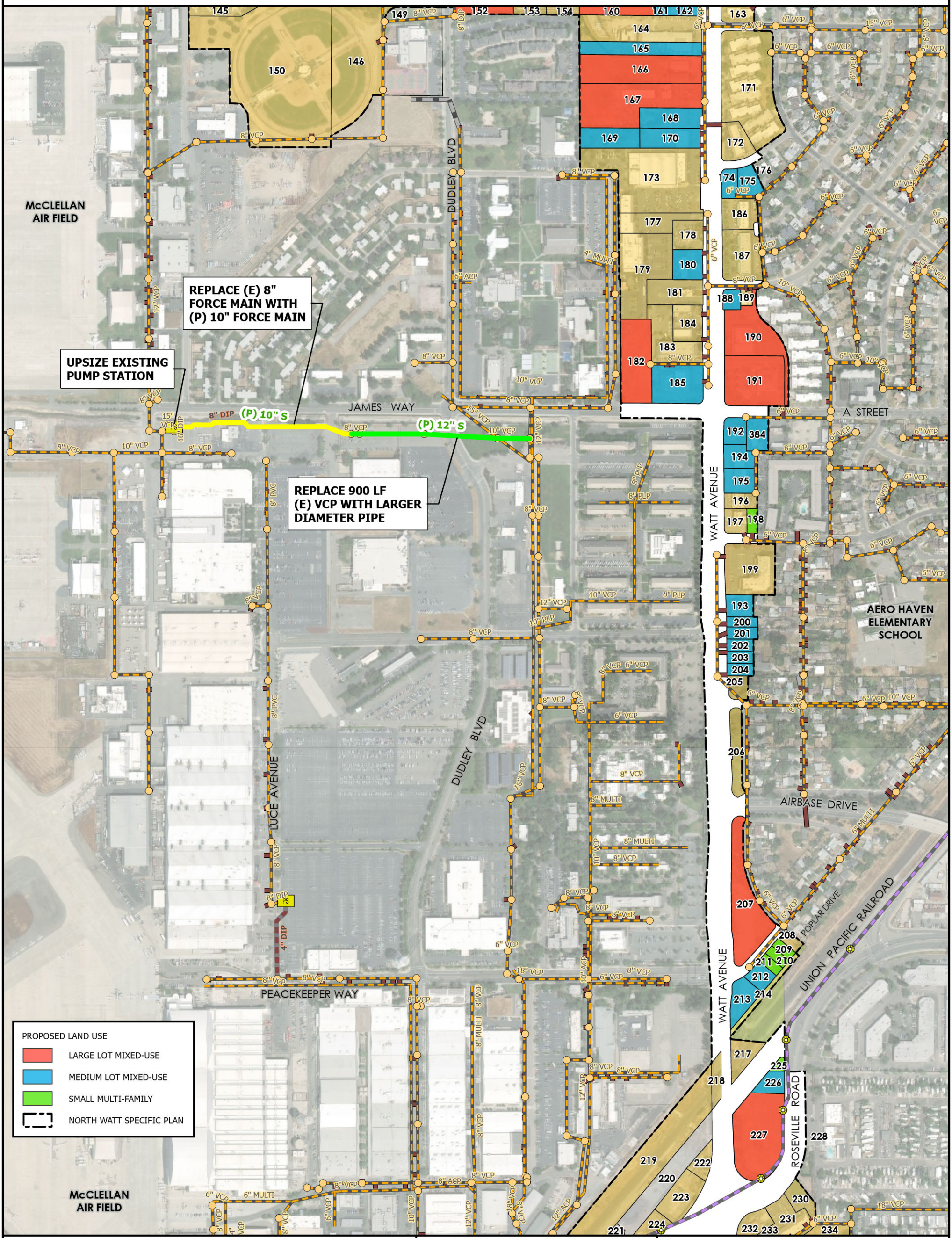
\\woodrodgers.loc\ProductionData\Jobs\Jobs\8618_Sacramento_County\8618002_North_Watt_Specific_Plan\GIS\ArcGISPro\JN8618_WTR_SS_NWSP_20260811.aprx 9/15/2026 10:15 AM jpriest

FIGURE 2 - SEWER STUDY PLAN - PROPOSED SEWER INFRASTRUCTURE

NORTH WATT SPECIFIC PLAN

COUNTY OF SACRAMENTO, CA

SEPTEMBER 2026



APPENDIX E: Modeling Results

Regina Reusser

From: Wu. Zoe Chi <wuc@sacsewer.com>
Sent: Friday, February 6, 2026 4:33 PM
To: Shen. Jessie; Regina Reusser
Cc: Lewis. Yadira; Mike Motroni; 'Biro, Emily'; 'Gerken, Matthew'
Subject: North Watt Ave Specific Plan - SacSewer Model Summary

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Jessie and Regina,

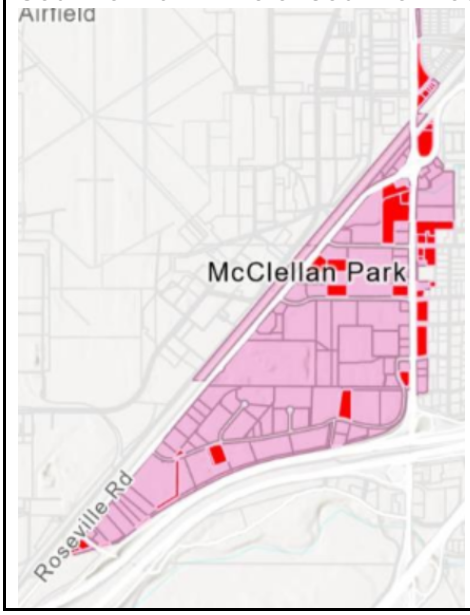
SacSewer has modeled the proposed densification based on the North Watt Ave Specific Plan. Because the densification areas encompass a wide area crossing various trunk sheds, the impact that the proposed densification areas have on the sewer system varies. Included below are a summary of each area's impacts and a figure showing the modeled results.

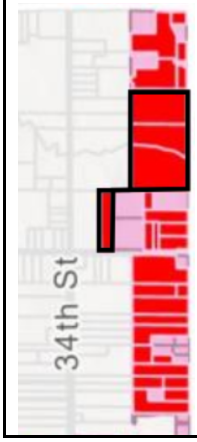
If you would like to further discuss these results and coordinate on the next steps, we would be happy to schedule a Teams meeting next week. We are available at the following times:

- Tuesday, 2/10: 11 am – 12 pm, 3-4 pm
- Wednesday, 2/11: 3-4 pm
- Friday, 2/13: 10 am – 4 pm

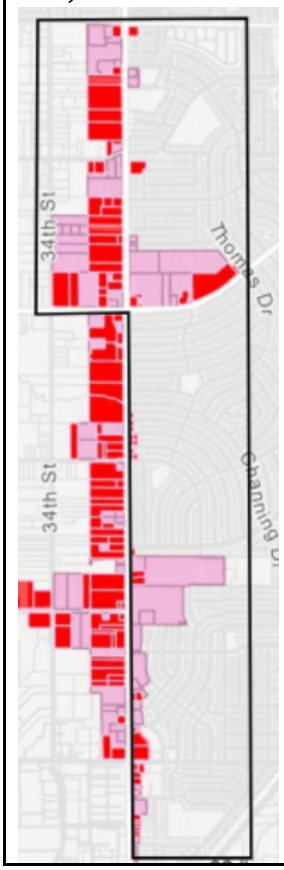
Regina, please also capture the findings below in the sewer study.

Areas with no predicted overflows to the sewer system

Area	Description
South of Palm Ave or south of Roseville Rd 	This area is in SacSewer's NEA and ARD trunk sheds. Portions of this area are in an existing capacity-deficient areas, but the proposed densification does not significantly contribute to the predicted overflows.

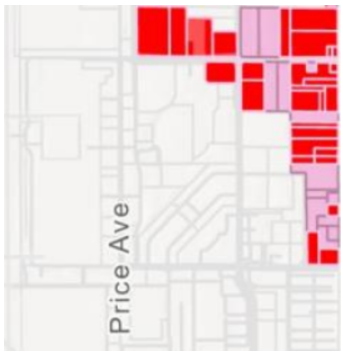
West side of Watt Ave; north of McClellan Park and south of McClellan Park 	This area is in SacSewer's ARD and DN UR Rio Linda East trunk sheds. There are no predicted overflows after the proposed densification. Note that per SacSewer's DN UR Rio Linda East expansion trunk shed, the black-outlined parcels are required to connect to a new trunk on 32nd St, connecting to the interceptor on Elkhorn Blvd.

Areas with no predicted overflows but potentially significant surcharging

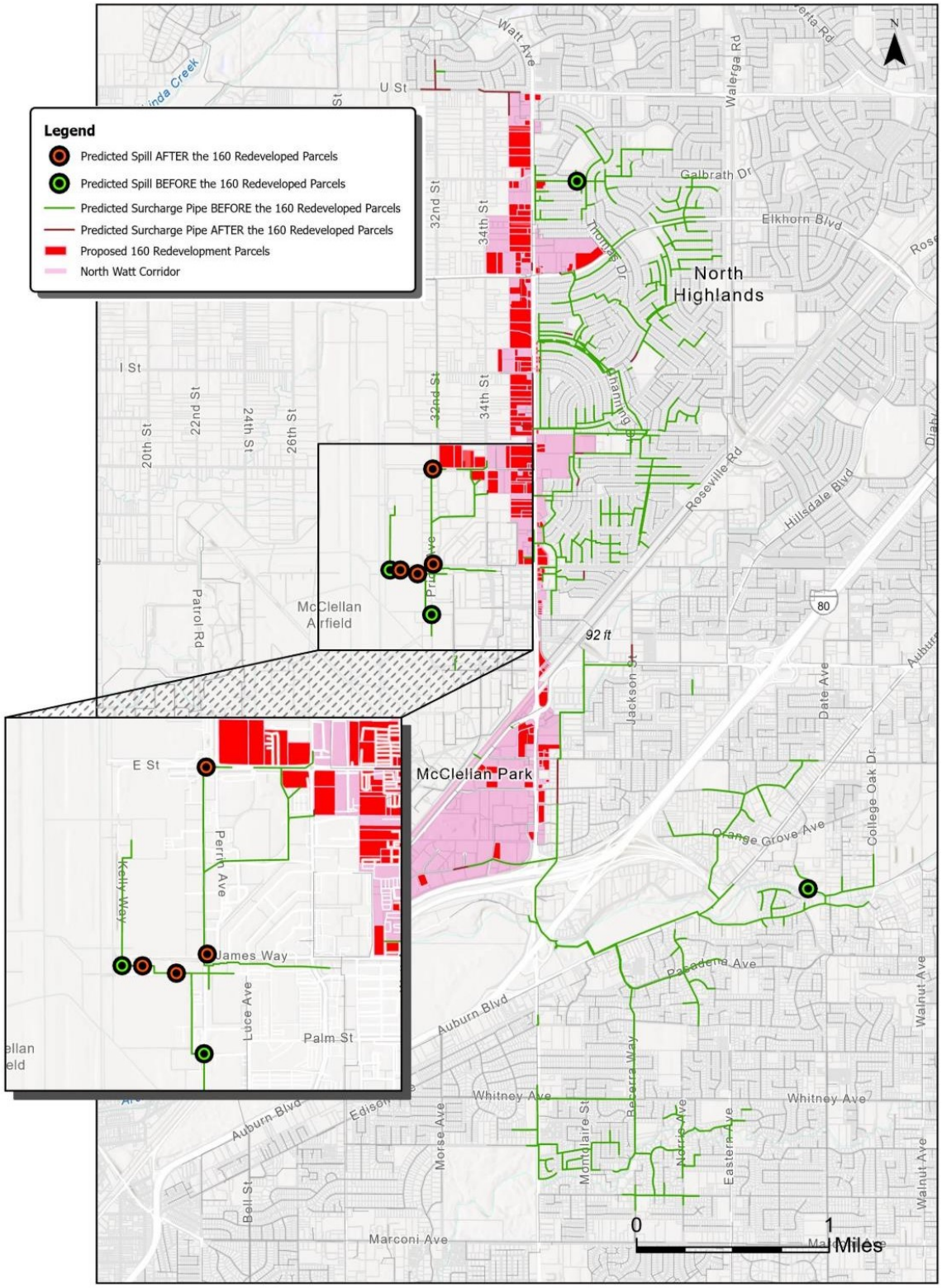
Area	Description
North of Elkhorn Blvd and east side of Watt Ave, north of Palm Ave 	This area is in SacSewer's DRY, ARD, and DN UR Rio Linda East trunk sheds. Some potentially significant surcharging is observed.

Areas with predicted overflows to the sewer system

Area	Description
McClellan Park (west of Watt Ave surrounding James Way)	This area is in SacSewer's McClellan and ARD trunk sheds. This is in an existing capacity-deficient area. The proposed

	densification results in additional predicted overflows. SacSewer has identified this area as needing a relief project, but there is no estimated time for when a relief project will be initiated. The proposed densification may also require expanded scope on the relief project. If the densification takes place prior to SacSewer's relief project, the project proponent would need to further coordinate with SacSewer and likely be required to perform upgrades to existing facilities.

Modeled results comparing before and after densification



Thank you,

Zoe Wu, P.E.
Associate Civil Engineer

Sacramento Area Sewer District
10060 Goethe Road
Sacramento, CA 95827
w (916) 875-0283
wuc@sacsewer.com
www.sacsewer.com

APPENDIX E: Build-out ESD by Parcel

Key	APN	General Land Use	Gross Lot Acres	Gross Lot SF	Gross Building SF	Net Building SF	Units	Residntial ESD	Commercial ESD	Total ESD
3	20801220390000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.73	31,930	7,983	6,785	18	13.5	4.40	17.90
4	21902200540000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.70	30,363	7,591	6,452	17	12.75	4.18	16.93
9	20801220550000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.58	25,066	6,267	5,327	14	10.5	3.45	13.95
12	20801220090000	Large Lot Mixed-Use (Commercial and Multi-Family)	2.34	101,999	25,500	21,675	94	70.5	14.05	84.55
13	20801220670000	Large Lot Mixed-Use (Commercial and Multi-Family)	6.15	267,789	66,947	56,905	246	184.5	36.89	221.39
14	20801220660000	Large Lot Mixed-Use (Commercial and Multi-Family)	3.09	134,587	33,647	28,600	124	93	18.54	111.54
15	20801320080000	Large Lot Mixed-Use (Commercial and Multi-Family)	4.58	199,352	49,838	42,362	183	137.25	27.46	164.71
16	20801320290000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.64	27,932	6,983	5,935	16	12	3.85	15.85
17	20801320280000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.28	12,199	3,050	2,592	7	5.25	1.68	6.93
19	20801330110000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.58	25,482	6,371	5,415	15	11.25	3.51	14.76
20	20801330180000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.88	38,423	9,606	8,165	22	16.5	5.29	21.79
24	20000310140000	Medium Lot Mixed-Use (Commercial and Multi-Family)	1.35	58,772	14,693	12,489	34	25.5	8.10	33.60
27	20801420320000	Large Lot Mixed-Use (Commercial and Multi-Family)	1.90	82,641	20,660	17,561	47	35.25	11.38	46.63
28	20801420340000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.64	27,917	6,979	5,932	16	12	3.85	15.85
29	20801420350000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.69	29,928	7,482	6,360	17	12.75	4.12	16.87
30	20801420330000	Large Lot Mixed-Use (Commercial and Multi-Family)	1.44	62,920	15,730	13,370	58	43.5	8.67	52.17
31	20801420040000	Large Lot Mixed-Use (Commercial and Multi-Family)	2.28	99,487	24,872	21,141	91	68.25	13.70	81.95
32	20801420050000	Large Lot Mixed-Use (Commercial and Multi-Family)	2.31	100,432	25,108	21,342	92	69	13.83	82.83
33	20801420200000	Large Lot Mixed-Use (Commercial and Multi-Family)	1.94	84,347	21,087	17,924	77	57.75	11.62	69.37
34	20801420220000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.38	16,492	4,123	3,505	9	6.75	2.27	9.02
37	20801420300000	Large Lot Mixed-Use (Commercial and Multi-Family)	4.63	201,794	50,449	42,881	185	138.75	27.80	166.55
38	20801420360000	Large Lot Mixed-Use (Commercial and Multi-Family)	2.30	100,202	25,050	21,293	92	69	13.80	82.80
41	20801520110000	Large Lot Mixed-Use (Commercial and Multi-Family)	4.25	184,933	46,233	39,298	170	127.5	25.47	152.97
42	20801520100000	Large Lot Mixed-Use (Commercial and Multi-Family)	2.31	100,667	25,167	21,392	92	69	13.87	82.87
44	20801520280000	Medium Lot Mixed-Use (Commercial and Multi-Family)	1.00	43,441	10,860	9,231	25	18.75	5.98	24.73
45	20801520300000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.50	21,736	5,434	4,619	12	9	2.99	11.99
46	20801520310000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.81	35,204	8,801	7,481	20	15	4.85	19.85
47	20801520360000	Small Multi-Family	0.10	4,419			2	2		2.00
49	20801520370000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.66	28,748	7,187	6,109	16	12	3.96	15.96
50	20801520150000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.94	40,944	10,236	8,701	23	17.25	5.64	22.89
54	20002200200000	Small Multi-Family	0.05	2,160			2	2		2.00
55	20002200160000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.44	19,193	4,798	4,079	11	8.25	2.64	10.89
57	20002200180000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.62	27,075	6,769	5,753	16	12	3.73	15.73
61	20002200240000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.78	34,174	8,544	7,262	20	15	4.71	19.71
62	20004000040000	Large Lot Mixed-Use (Commercial and Multi-Family)	6.29	273,964	68,491	58,217	252	189	37.74	226.74
63	20004000050000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.49	21,304	5,326	4,527	12	9	2.93	11.93
67	20801530190000	Large Lot Mixed-Use (Commercial and Multi-Family)	3.64	158,754	39,688	33,735	91	68.25	21.87	90.12
68	20801530220000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.52	22,779	5,695	4,841	13	9.75	3.14	12.89
70	20801530150000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.51	22,239	5,560	4,726	13	9.75	3.06	12.81
71	20801530250000	Small Multi-Family	0.17	7,312			3	3		3.00
73	20801530240000	Large Lot Mixed-Use (Commercial and Multi-Family)	2.90	126,201	31,550	26,818	116	87	17.38	104.38
76	20801530200000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.62	27,041	6,760	5,746	16	12	3.72	15.72
77	20801620180000	Large Lot Mixed-Use (Commercial and Multi-Family)	5.17	225,395	56,349	47,896	207	155.25	31.05	186.30
78	20801620240000	Large Lot Mixed-Use (Commercial and Multi-Family)	3.65	159,126	39,782	33,814	91	68.25	21.92	90.17
79	20801620270000	Large Lot Mixed-Use (Commercial and Multi-Family)	6.31	274,918	68,730	58,420	252	189	37.87	226.87
80	20801720020000	Large Lot Mixed-Use (Commercial and Multi-Family)	1.94	84,291	21,073	17,912	77	57.75	11.61	69.36
83	20801720190000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.45	19,634	4,909	4,172	11	8.25	2.70	10.95
85	20801720200000	Large Lot Mixed-Use (Commercial and Multi-Family)	1.50	65,476	16,369	13,914	60	45	9.02	54.02
86	20801720070000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.70	30,635	7,659	6,510	18	13.5	4.22	17.72
87	20801720080000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.43	18,808	4,702	3,997	11	8.25	2.59	10.84
88	20801720210000	Medium Lot Mixed-Use (Commercial and Multi-Family)	1.03	44,956	11,239	9,553	26	19.5	6.19	25.69
89	20801720220000	Medium Lot Mixed-Use (Commercial and Multi-Family)	1.10	47,757	11,939	10,148	27	20.25	6.58	26.83
90	21700110330000	Small Multi-Family	0.15	6,546			2	2		2.00
91	21700120010000	Small Multi-Family	0.15	6,685			2	2		2.00
92	21700120290000	Small Multi-Family	0.16	6,808			2	2		2.00
93	21700210010000	Small Multi-Family	0.15	6,670			2	2		2.00
94	21700210020000	Small Multi-Family	0.16	6,788			2	2		2.00
95	21700210220000	Small Multi-Family	0.16	6,782			2	2		2.00
96	21700210210000	Small Multi-Family	0.16	6,820			2	2		2.00
97	21700220280000	Small Multi-Family	0.15	6,739			2	2		2.00
98	21700220270000	Small Multi-Family	0.15	6,653			2	2		2.00
99	21700220260000	Small Multi-Family	0.16	7,109			2	2		2.00
100	21500620540000	Large Lot Mixed-Use (Commercial and Multi-Family)	3.88	169,130	42,283	35,940	97	72.75	23.30	96.05
102	21500620300000	Large Lot Mixed-Use (Commercial and Multi-Family)	1.52	66,419	16,605	14,114	61	45.75	9.15	54.90
103	21500620250000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.44	19,209	4,802	4,082	11	8.25	2.65	10.90
104	21500620400000	Large Lot Mixed-Use (Commercial and Multi-Family)	2.64	114,972	28,743	24,432	106	79.5	15.84	95.34
105	21500620560000	Large Lot Mixed-Use (Commercial and Multi-Family)	1.57	68,331	17,083	14,520	39	29.25	9.41	38.66
106	21500620570000	Large Lot Mixed-Use (Commercial and Multi-Family)	2.10	91,602	22,901	19,465	84	63	12.62	75.62
109	21500620110000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.97	42,453	10,613	9,021	24	18	5.85	23.85
112	21500620420000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.50	21,898	5,475	4,653	13	9.75	3.02	12.77
114	21500620100000	Large Lot Mixed-Use (Commercial and Multi-Family)	1.87	81,393	20,348	17,296	47	35.25	11.21	46.46
115	21500720140000	Medium Lot Mixed-Use (Commercial and Multi-Family)	1.03	44,872	11,218	9,535	26	19.5	6.18	25.68
116	21500720150000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.87	37,753	9,438	8,023	22	16.5	5.20	21.70
117	21500720230000	Large Lot Mixed-Use (Commercial and Multi-Family)	2.36	102,648	25,662	21,813	59	44.25	14.14	58.39
119	21500720220000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.85	37,030	9,257	7,869	21	15.75	5.10	20.85
127	21500720070000	Large Lot Mixed-Use (Commercial and Multi-Family)	1.92	83,844	20,961	17,817	77	57.75	11.55	69.30
128	21500800010000	Large Lot Mixed-Use (Commercial and Multi-Family)	4.08	177,686	44,421	37,758	163	122.25	24.47	146.72
129	21500800020000	Large Lot Mixed-Use (Commercial and Multi-Family)	4.32	188,092	47,023	39,969	173	129.75	25.91	155.66
130	21500800050000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.21	8,965	2,241	1,905	5	3.75	1.23	4.98
131	21500800040000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.24	10,627	2,657	2,258	6	4.5	1.46	5.96
132	21700460010000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.24	10,659	2,665	2,265	6	4.5	1.47	5.97
134	21701100100000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.67	29,367	7,342	6,241	17	12.75	4.05	16.80
135	21701100090000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.75	32,679	8,170	6,944	19	14.25	4.50	18.75
141	21500920010000	Large Lot Mixed-Use (Commercial and Multi-Family)	6.05	263,435	65,859	55,980	242	181.5	36.29	217.79
142	21500920020000	Large Lot Mixed-Use (Commercial and Multi-Family)	3.20	139,409	34,852	29,624	128	96	19.20	115.20
143	21500920110000	Large Lot Mixed-Use (Commercial and Multi-Family)	3.76	163,638	40,909	34,773	94	70.5	22.54	93.04
144	21500920080000	Large Lot Mixed-Use (Commercial and Multi-Family)	2.33	101,464	25,366	21,561	93	69.75	13.98	83.73
147	21500930010000	Large Lot Mixed-Use (Commercial and Multi-Family)	2.50	109,048	27,262	23,173	100	75	15.02	90.02
151	21501820010000	Large Lot Mixed-Use (Commercial and Multi-Family)	1.60	69,648	17,412	14,800	64	48	9.59	57.59
152	21501820040000	Large Lot Mixed-Use (Commercial and Multi-Family)	2.71	118,195	29,549	25,116	109	81.75	16.28	98.03
155	21501820170000	Large Lot Mixed-Use (Commercial and Multi-Family)	2.67	116,490	29,122	24,754	107	80.25	16.05	96.30
157	21501820190000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.28	12,071	3,018	2,565	7	5.25	1.66	6.91
158	21501820160000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.87	38,103	9,526	8,097	22	16.5	5.25	21.75
159	21501820280000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.61	26,622	6,655	5,657	15	11.25	3.67	14.92
160	21501820320000	Large Lot Mixed-Use (Commercial and Multi-Family)	2.31	100,564	25,141	21,370	92	69	13.85	82.85
161	21501820310000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.41	17,650	4,412	3,751	10	7.5	2.43	9.93
162	21501820220000	Medium Lot Mixed-Use (Commercial and Multi-Family)	1.30	56,799	14,200	12,070	33	24.75	7.82	32.57
165	21501820130000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.93	40,526	10,131	8,612	23	17.25	5.58	22.83
166	21501820120000	Large Lot Mixed-Use (Commercial and Multi-Family)	1.99	86,566	21,642	18,395	50	37.5	11.92	49.42
167	21501820270000	Large Lot Mixed-Use (Commercial and Multi-Family)	2.43	105,911	26,478	22,506	97	72.75	14.59	87.34
168	21501820110000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.72	31,434	7,858	6,680	18	13.5	4.33	17.83
169	21501820240000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.70	30,284	7,571	6,435	17	12.75	4.17	16.92
170	21501820100000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.69	30,268	7,567	6,432	17	12.75	4.17	16.92
174	21801510080000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.27	11,571	2,893	2,459	7	5.25	1.59	6.84
175	21801510090000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.41	17,719	4,430	3,765	10	7.5	2.44	9.94
180	21501900110000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.52	22,725	5,681	4,829	13	9.75	3.13	12.88

Key	APN	General Land Use	Gross Lot Acres	Gross Lot SF	Gross Building SF	Net Building SF	Units	Residntial ESD	Commercial ESD	Total ESD
182	21501900510000	Large Lot Mixed-Use (Commercial and Multi-Family)	1.50	65,309	16,327	13,878	60	45	9.00	54.00
185	21501900530000	Medium Lot Mixed-Use (Commercial and Multi-Family)	1.21	52,689	13,172	11,196	30	22.5	7.26	29.76
188	21801610010000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.21	9,081	2,270	1,930	5	3.75	1.25	5.00
190	21801610270000	Large Lot Mixed-Use (Commercial and Multi-Family)	1.51	65,892	16,473	14,002	61	45.75	9.08	54.83
191	21801610260000	Large Lot Mixed-Use (Commercial and Multi-Family)	1.73	75,398	18,850	16,022	69	51.75	10.39	62.14
192	21802310010000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.34	14,973	3,743	3,182	9	6.75	2.06	8.81
193	21802310080000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.42	18,463	4,616	3,923	11	8.25	2.54	10.79
193	21802330170000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.35	15,101	3,775	3,209	9	6.75	2.08	8.83
194	21802310020000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.42	18,235	4,559	3,875	10	7.5	2.51	10.01
195	21802310030000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.47	20,688	5,172	4,396	12	9	2.85	11.85
198	21802310060000	Small Multi-Family	0.15	6,456			2	2		2.00
200	21802330160000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.18	7,954	1,988	1,690	5	3.75	1.10	4.85
201	21802330150000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.21	9,343	2,336	1,985	5	3.75	1.29	5.04
202	21802330140000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.19	8,325	2,081	1,769	5	3.75	1.15	4.90
203	21802330130000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.18	7,977	1,994	1,695	5	3.75	1.10	4.85
204	21802330120000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.19	8,443	2,111	1,794	5	3.75	1.16	4.91
207	21802810010000	Large Lot Mixed-Use (Commercial and Multi-Family)	1.81	78,938	19,734	16,774	72	54	10.87	64.87
209	21802830060000	Small Multi-Family	0.13	5,777			2	2		2.00
210	21802830050000	Small Multi-Family	0.13	5,784			2	2		2.00
211	21802830200000	Small Multi-Family	0.13	5,791			2	2		2.00
212	21802830190000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.30	12,876	3,219	2,736	7	5.25	1.77	7.02
213	21802830010000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.51	22,181	5,545	4,714	13	9.75	3.06	12.81
225	22801740010000	Small Multi-Family	0.08	3,475			2	2		2.00
226	22801740020000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.32	13,932	3,483	2,961	8	6	1.92	7.92
227	22801740030000	Large Lot Mixed-Use (Commercial and Multi-Family)	2.27	99,007	24,752	21,039	91	68.25	13.64	81.89
238	22802510530000	Large Lot Mixed-Use (Commercial and Multi-Family)	2.56	111,498	27,875	23,693	102	76.5	15.36	91.86
239	22802510540000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.52	22,451	5,613	4,771	13	9.75	3.09	12.84
240	22802510340000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.51	22,100	5,525	4,696	13	9.75	3.04	12.79
243	24006600140000	Large Lot Mixed-Use (Commercial and Multi-Family)	1.64	71,620	17,905	15,219	66	49.5	9.87	59.37
244	24006600110000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.65	28,400	7,100	6,035	16	12	3.91	15.91
245	24006600100000	Large Lot Mixed-Use (Commercial and Multi-Family)	5.42	235,978	58,994	50,145	217	162.75	32.50	195.25
252	24005500610000	Large Lot Mixed-Use (Commercial and Multi-Family)	1.55	67,483	16,871	14,340	62	46.5	9.30	55.80
253	24005500630000	Large Lot Mixed-Use (Commercial and Multi-Family)	1.57	68,386	17,097	14,532	63	47.25	9.42	56.67
258	24005500650000	Large Lot Mixed-Use (Commercial and Multi-Family)	1.45	63,347	15,837	13,461	58	43.5	8.73	52.23
263	24005500530000	Medium Lot Mixed-Use (Commercial and Multi-Family)	1.08	46,999	11,750	9,987	27	20.25	6.47	26.72
266	24000110200000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.35	15,400	3,850	3,272	9	6.75	2.12	8.87
268	24000110280000	Small Multi-Family	0.15	6,398			2	2		2.00
271	24000110290000	Medium Lot Mixed-Use (Commercial and Multi-Family)	1.20	52,263	13,066	11,106	30	22.5	7.20	29.70
273	24000110320000	Small Multi-Family	0.09	4,100			2	2		2.00
275	24000110170000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.20	8,515	2,129	1,809	5	3.75	1.17	4.92
276	24000110370000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.38	16,387	4,097	3,482	9	6.75	2.26	9.01
301	24005500080000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.81	35,297	8,824	7,501	20	15	4.86	19.86
304	24000810120000	Large Lot Mixed-Use (Commercial and Multi-Family)	1.51	65,567	16,392	13,933	60	45	9.03	54.03
305	24000840190000	Large Lot Mixed-Use (Commercial and Multi-Family)	2.01	87,624	21,906	18,620	80	60	12.07	72.07
316	24004800130000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.22	9,611	2,403	2,042	6	4.5	1.32	5.82
335	24005400750000	Large Lot Mixed-Use (Commercial and Multi-Family)	2.04	88,916	22,229	18,895	82	61.5	12.25	73.75
344	24005400990000	Small Multi-Family	0.05	2,370			2	2		2.00
354	24005401020000	Large Lot Mixed-Use (Commercial and Multi-Family)	1.59	69,291	17,323	14,724	64	48	9.54	57.54
355	24005401010000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.29	12,429	3,107	2,641	7	5.25	1.71	6.96
360	24005400710000	Medium Lot Mixed-Use (Commercial and Multi-Family)	1.27	55,252	13,813	11,741	32	24	7.61	31.61
365	24005400850000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.23	10,050	2,512	2,136	6	4.5	1.38	5.88
376	24005400900000	Small Multi-Family	0.15	6,743			2	2		2.00
379	24005400470000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.58	25,453	6,363	5,409	15	11.25	3.51	14.76
381	24005400460000	Medium Lot Mixed-Use (Commercial and Multi-Family)	0.31	13,298	3,324	2,826	8	6	1.83	7.83