

CITY OF SACRAMENTO  
DEPARTMENT OF PLANNING & BUILDING  
ZONING ADMINISTRATOR  
915 I Street, Sacramento, CA 95814

**ACTION OF THE ZONING ADMINISTRATOR**

On Thursday, October 20, 2003, the Zoning Administrator approved with conditions a tentative map, subdivision modifications, and setback variances to subdivide one parcel into two in the Standard Single Family Executive Airport Overlay (R-1-EA-4) zone for the project known as (File Z05-198). Findings of Fact and conditions of approval for the project are listed on pages 3-7.

**Project Information**

Request:

1. **Zoning Administrator Tentative Map** to subdivide one parcel into two parcels on 0.236± partially developed acres in the Standard Single Family Executive Airport Overlay (R-1-EA-4) zone.
2. **Subdivision Modification** to create two parcels less than 100 feet deep.
3. **Subdivision Modification** to create a corner parcel less than 6,200 square feet in size.
4. **Subdivision Modification** to create a parcel less than 5,200 square feet in size.
5. **Variance** to reduce the front yard setback on parcel one from 25 feet to 21.8 feet.
6. **Variance** to reduce the street side yard setback on parcel one from 12.5 feet to 9.4 feet.
7. **Variance** to reduce the rear yard setback on parcel one from 15 to 8.3 feet.
8. **Variance** to reduce the front yard setback on parcel two from 20 feet to 10 feet.

Location: 2501 Yreka Avenue (D5, Area 3)

Assessor's Parcel Number: 041-0053-013

Applicant: Gary Wong  
Wong & Associates  
10089 Folsom Boulevard, Suite A  
Sacramento, CA 95670

Property: Nam Kim  
10089 Folsom Boulevard, Suite A  
Sacramento, CA 95670

Project Planner: Sally Shore

General Plan Designation: Low Density Residential 4-15 du/na  
 Community Plan Designation: Residential 4-8 du/na  
 Existing Land Use of Site: Two Detached Dwelling Units Under Construction  
 Existing Zoning of Site: Standard Single Family Executive Airport Overlay (R-1-EA-4)

**Surrounding Land Use and Zoning:**

North: R-1-EA-4; Residential  
 South: R-1-EA-4; Residential  
 East: R-1-EA-4; Residential  
 West: R-1-EA-4; Residential

Property Dimensions: 72 feet x 142.51 feet  
 Property Area: 0.236+ acres  
 Topography: Flat  
 Street Improvements: Existing  
 Utilities: Existing

Project Plans: See Exhibit A

Previous Files: ER04-233 (Previous Design Review approval of detached duplex)

Additional Information The applicant is requesting to subdivide one corner parcel, currently partially developed with two detached residential units under construction, into two parcels in order to provide for each home to be on a separate parcel. The property is in the Standard Single Family Executive Airport Overlay (R-1-EA-4) zone, which allows for the current duplex use (whether attached or detached) on the corner lot. The proposed project is not in conflict with the Executive Airport 4 overlay zone which allows single and two-family developments.

The front of the existing parcel is on Yreka Avenue. It is approximately 142 feet deep. It is about 72 feet wide. Parcel one will be the corner lot which contains a single family home with an attached garage under construction. Parcel one will continue to front on Yreka Avenue and be approximately 72 feet wide by 70 feet in length and approximately 5,040 square feet. Parcel two will be the new interior lot which contains a home with an attached garage currently under construction. Parcel two will now front on 25<sup>th</sup> Street and be about 72 feet wide by 72 feet in length and approximately 5,184 square feet.

The project requires approval from the Zoning Administrator for a tentative parcel map for two parcels and three subdivision modifications. The subdivision code requires corner lots to be 62 feet wide by 100 feet length and at least 6200 square feet. The subdivision code requires interior lots to be 52 feet wide by 100 feet deep and at least 5200 square feet. Both parcels will require subdivision modifications for length and size.

The existing homes currently under construction on both parcels one and two will also require setback Variances. Both units were approved by right with the minimum required setbacks in 2004, but due to a miscalculation of the right-of-way line in the field, the homes were incorrectly established at less than the required front and street side yards setbacks. The existing home on parcel one faces Yreka Avenue and provides a 20-foot front yard setback which is the minimum allowed as a result of a recent change in the zoning ordinance. A street side yard Variance is required for the home on parcel one as only 9.4 feet is provided and the street side yard setback is 12.5 minimum. The existing home on parcel one also requires a rear setback Variance as the required 15 feet is to be reduced to 8.3 feet. The existing home on proposed parcel two currently faces the street-side property line. The

proposed map will now change the orientation of the home to have it facing the new front property line facing 25<sup>th</sup> Street. The required setback from a front property line in the R-1 zone is 20 feet (there is no opportunity for averaging of neighboring homes). Since the miscalculation of the right-of-way line in the field, the home is about 10 feet from that property line and a front setback Variance is required. Both of the proposed parcels will conform to all other setbacks and lot coverage requirements. The approximate footprint of the house on parcel one is 1,540 square feet which creates 31% lot coverage on parcel one. The approximate footprint of the house on parcel two is 1,376 square feet which creates 27% lot coverage on parcel two. The maximum lot coverage allowing within the R-1 zone is 40%.

Subdivision Review Committee: The proposed map was heard at the Subdivision Review Committee (SRC) on October 5, 2005. During the hearing minor changes were made to the proposed conditions of approval. All changes were accepted by both the applicant and the Committee. The Subdivision Review Committee recommended that the project be approved by the Zoning Administrator subject to the conditions listed below.

Agency Comments The proposed project has been reviewed by the Department of Utilities, Development Engineering and Finance Divisions, Fire, Parks, the Building Division, SMUD, and other utilities. The comments received pertaining to the subdivision have been included as conditions of approval.

Environmental Determination This project will not have a significant effect on the environment and is exempt from environmental review pursuant to California Environmental Quality Act Guidelines, Section 15315, Minor Land Divisions.

**Conditions of Approval (Tentative Map):**

**NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z05-198). 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:

**GENERAL: All Projects**

1. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
2. Show all continuing and proposed/required easements on the Parcel Map.
3. Repair or replace/reconstruct any existing deteriorated curb, gutter and sidewalk fronting the property per City standards to the satisfaction of the Development Engineering and Finance Division.

4. Dedicate the East 5 feet of the Parcel Map as a public utility easement for overhead and underground facilities and appurtenances.
5. Connection to the District's sewer system shall be required to the satisfaction of CSD-1. Sacramento County Improvement Standards apply to sewer construction.
6. Each parcel and each building with a sewage source shall have a separate connection to the CSD-1 sewer system.
7. Sewer easements may be required. All sewer easements shall be dedicated to CSD-1, in a form approved by the District Engineer. All CSD-1 sewer easements shall be 20 feet in width and ensure continuous access for installation and maintenance.
8. A private sewer easement Lateral Easement shall provide for the installation of a sewer service line along the front to the 6-in. line on Yreka Avenue to serve Parcel # 2. The line shall be behind the sidewalk.
9. CSD-1 requires their sewers to be located 10-feet from other parallel utilities (water, drain, electrical, etc.). Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met.
10. The applicant shall enter into and record an Agreement for Conveyance of Easements with the City, in a form acceptable to the City Attorney, stating that each parcel shall convey to the remaining parcels, as needed, private easements for storm drainage, water, and sanitary sewer at no cost at the time of sale or other conveyance of any parcel. A note stating the following shall be placed on the Final Map: **"The Parcels created by this map shall be developed in accordance with recorded agreement for conveyance of easements #(Book \_\_, Page \_\_)."**

#### CITY UTILITIES

11. The applicant must enter into and record an Agreement for Conveyance of Easements with the City stating that a private water and sewer easement shall be conveyed to Parcel 2 from Parcel 1 as needed, at no cost, at the time of sale or other conveyance of either parcel. A note stating the following must be placed on the Final Map: **"The Parcels created by this map shall be developed in accordance with recorded agreement for conveyance of easements #(Book \_\_, Page \_\_)."**
12. Only one domestic water service is allowed per parcel. Any new domestic water services shall be metered.
13. Per Sacramento City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks.
14. Each parcel shall be graded so that drainage does not cross property lines.

**PPDD: Parks**

15. The Applicant shall comply with City Code 16.64 (Parkland Dedication) and dedicate a park site at a location deemed acceptable to the City's PPDD; **and/or**, as determined by PPDD, request the City have prepared, at the applicants expense, a fair market value appraisal of the property to be subdivided and pay the required parkland dedication in lieu fees or, as an alternative to the appraisal process, pay the required parkland dedication in lieu fees based on the Community Planning Area "fixed market value " per acre of land as adopted by Sacramento City Council.
16. The applicant must provide proof they have initiated and completed the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annexed the project to an existing parks maintenance district prior to recording a Final (Parcel) Map. The applicant shall pay all city fees for formation of or annexation to special districts. The purpose of the district is to equitably spread the cost of neighborhood park maintenance on the basis of special benefit, in the case of an assessment district. In the case of a special tax district, the cost will be spread based upon the hearing report, which specifies the tax rate and method of apportionment. (Contact Development Services Department, Special Districts, Project Manager).

**MISCELLANEOUS**

17. Provide a water flow test. (Make arrangements at the North Permit Center's walk-in counter: 2101 Arena Blvd., Suite 200, Sacramento, CA 95834 or at the Downtown Permit Center, located in the New City Hall).

**ADVISORY NOTES:**

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

1. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the on-site fire suppression and domestic water system.
2. The proposed project is located in the Flood zone designated as an A99 zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a Letter of Map Revision effective February 18, 2005. Within the A99 zone, there are no requirements to elevate or flood proof.
3. The newly constructed units must comply with Design Review approval outlined in ER04-233.
4. Developing this property will require the payment of sewer impact fees. Impact fees for CSD-1 shall be paid prior to filing and recording the Final Map. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.

**Conditions of Approval (Variances):**

1. An automatic garage door opener shall be installed in the garage on parcel two.

2. There shall be no other encroachment into the street side yard or rear yard setback area of parcel one.
3. There shall be no other encroachment into the front yard setback of parcel two.

**Findings of Fact – Tentative Map**

1. The Tentative Subdivision Map is consistent with the General Plan which designates the subject site as Low Density Residential (4-15 du/na).
2. All existing streets and/or utility easements of record are reserved. The Tentative Subdivision Map will not result in the abandonment of any street or utility easement of record.
3. The Tentative Subdivision Map will not eliminate or reduce in size the access way to any resulting parcel.
4. The resulting parcels from the Tentative Subdivision Map conform to the requirements of this Subdivision Ordinance, Chapter 40, the City's General Plan, and the City's Comprehensive Zoning Code.

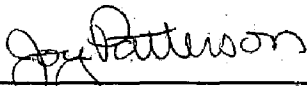
**Findings of Fact – Subdivision Modification**

5. The property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations.
6. The cost to the subdivider, of strict or literal compliance with the regulation, is not the sole reason for granting the modification.
7. The modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity.
8. Granting the modification is in accord with the intent and purposes of these regulations and is consistent with the General Plan and with all other applicable specific plans of the City.

**Findings of Fact – Variances**

9. Granting the variances does not constitute a special privilege extended to an individual applicant in that a variance would be and have been granted to other property owners facing similar circumstances.
  - a. the lot is irregularly shaped and will be substandard in length to accommodate the existing structures when subdivided; and
  - b. other variances have been approved under similar circumstances.
10. Granting the variance requests do not constitute use variances in that the single family dwelling is residential use that is permitted in the Standard Single Family Executive Airport Overlay (R-1-EA-4) zone.

11. Granting the request will not be injurious to public health, safety, or welfare nor result in a nuisance in that:
- c. the reduced setback will not negatively impact neighboring property owners; and
  - d. the project will provide adequate open space for the residences; and
  - e. both houses currently exist on the existing lot; and
12. The project is consistent with the General Plan which designates the site as Low Density Residential (4-15 du/na).



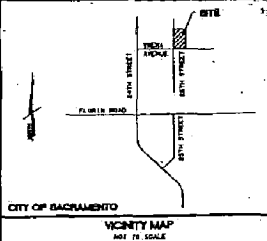
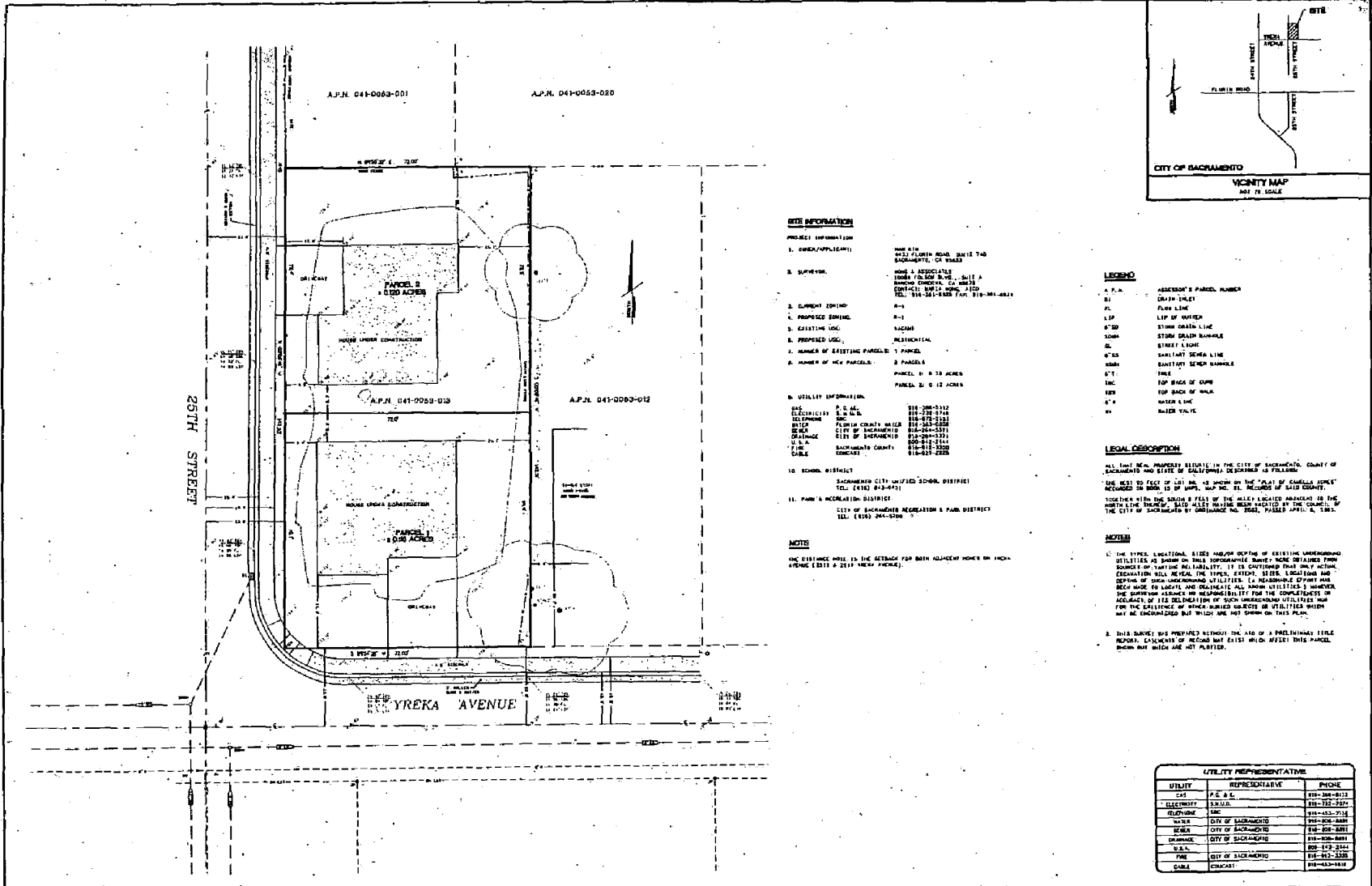
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Joy Patterson  
Zoning Administrator

The Tentative Map that is granted must be finalized within three years after such tentative map is approved. If such map is not so finalized the Tentative Map shall be deemed to have expired and shall be null and void. The decision of the Zoning Administrator 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 is final.

Note: The applicant will need to contact the Development Engineering and Finance Department (Jerry Lovato, 264-7918) after the appeal period is over to submit for a Final Map.

cc: File (original)      ZA Log Book      Applicant      Development Engineering and Finance (Jerry Lovato)



**SITE INFORMATION**

- PROJECT INFORMATION**
- OWNER/APPLICANT: THE CITY OF SACRAMENTO, 2501 FLOREN AVENUE, SUITE 240, SACRAMENTO, CA 95833
  - SURVEYOR: WONG & ASSOCIATES, 2009 FLOREN AVENUE, SUITE 240, SACRAMENTO, CA 95833, (916) 381-9928 FAX: (916) 381-9931
  - CURRENT ZONING: R-1
  - PROPOSED ZONING: R-1
  - EXISTING USE: RESIDENTIAL
  - PROPOSED USE: RESIDENTIAL
  - NUMBER OF EXISTING PARCELS: 1 PARCEL
  - NUMBER OF NEW PARCELS: 2 PARCELS  
PARCEL 1: 0.20 ACRES  
PARCEL 2: 0.20 ACRES
- UTILITY INFORMATION**
- |             |                     |              |
|-------------|---------------------|--------------|
| DATE        | P. E. NO.           | 916-380-9332 |
| ELECTRICITY | S. D. NO.           | 916-232-0748 |
| TELEPHONE   | INC.                | 916-473-2333 |
| SEWER       | FLOREN COUNTY WATER | 916-380-3900 |
| SEWER       | CITY OF SACRAMENTO  | 916-380-3373 |
| SEWER       | CITY OF SACRAMENTO  | 916-264-3291 |
| WATER       | S.D. NO.            | 916-232-0748 |
| WATER       | SACRAMENTO COUNTY   | 916-473-2333 |
| WATER       | CONTRACT            | 916-381-2328 |
- SCHOOL DISTRICTS**
- SACRAMENTO CITY UNIFIED SCHOOL DISTRICT (418) 413-4143
- PANEL'S NEIGHBORHOOD DISTRICT**
- CITY OF SACRAMENTO REGISTRATION & PANEL DISTRICT (916) 264-3290

**LEGEND**

- |        |                          |
|--------|--------------------------|
| A.P.N. | ADJACENT'S PARCEL NUMBER |
| DL     | DRIVE INLET              |
| FL     | FLY LINE                 |
| LIP    | LIP OF WATER             |
| SD     | STORM DRAIN LINE         |
| SDM    | STORM DRAIN MANHOLE      |
| SL     | STREET LIGHT             |
| SLM    | SEMI-FAST SLOPE LINE     |
| SM     | SEMI-FAST SLOPE MANHOLE  |
| TL     | TITLE                    |
| INC    | TOP BACK OF CURB         |
| SR     | TOP BACK OF ROAD         |
| W      | WATER LINE               |
| WV     | WATER VALVE              |

**LEGAL DESCRIPTION**

ALL THE REAL PROPERTY SITUATED IN THE CITY OF SACRAMENTO, COUNTY OF SACRAMENTO AND STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THE WEST 50 FEET OF LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**NOTES**

ONE DISTANCE WILL BE THE SETBACK FOR BOTH ADJACENT HOMES ON EACH SIDING (20' IS 20' FROM PARCELS).

**NOTES**

- THE TYPE, LOCATION, SIZE AND/OR DEPTH OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS INFORMATION HAVE NOT BEEN OBTAINED FROM ANY OF THE UTILITIES. IT IS CONTAINED THAT ONLY ACTUAL EXISTING UTILITIES ARE SHOWN. THE TYPE, DEPTH, SIZE, LOCATION AND DEPTH OF SUCH UNDERGROUND UTILITIES, LA RECORDS OF THIS CITY, MAY BE OBTAINED FROM THE CITY ENGINEER'S OFFICE. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF HIS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF UNRECORDED UTILITIES OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THIS PLAN.
- THIS SURVEY WAS PREPARED WITHOUT THE AID OF A PRELIMINARY TITLE REPORT. EXISTENCE OF RECORD MAPS WHICH AFFECT THIS PARCEL SHOWN BUT WHICH ARE NOT PLOTTED.

UTILITY	REPRESENTATIVE	PHONE
GAS	P. E. & L.	916-380-8112
ELECTRICITY	S.M.U.A.	916-732-2204
TELEPHONE	INC.	916-473-2333
WATER	CITY OF SACRAMENTO	916-264-3291
SEWER	CITY OF SACRAMENTO	916-264-3291
SEWER	CITY OF SACRAMENTO	916-264-3291
WATER	S.D. NO.	916-232-0748
WATER	CITY OF SACRAMENTO	916-264-3291
CONTRACT	CONTRACT	916-381-2328

<p>ENGINEER'S CERTIFICATE</p> <p>WONG &amp; ASSOCIATES</p> <p>ENGINEERING - SURVEYING - LAND PLANNING</p> <p>2009 FLOREN AVENUE, SUITE 240</p> <p>SACRAMENTO, CALIFORNIA 95833</p> <p>TEL: (916) 381-9928 FAX: (916) 381-9931</p>	<p>APPROVED</p> <p>DATE</p> <p>APPROVED</p> <p>DATE</p>		<p>TENTATIVE PARCEL MAP</p> <p>2501 YREKA AVENUE</p> <p>APN 041-0083-013</p> <p>CITY OF SACRAMENTO</p> <p>COUNTY OF SACRAMENTO</p> <p>STATE OF CALIFORNIA</p>	<p>DATE</p> <p>1/1/05</p> <p>BY</p> <p>1/1/05</p>
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