



SACRAMENTO CITY PLANNING DIVISION

1231 I Street, Room 200; Sacramento, CA 95814
(916) 264-5381

Application taken by: Dawn Buchberger, June 19, 2000

Project Location: East of Bruceville Road and North of Sheldon Road

Assessor's Parcel No.: 117-0212-043-0000 & 117-0212-035-0000

Owner: Antone E. and Marie F. Raymus

Address: 544 East Yosemite Ave., Manteca, CA. 95336

Applicant: Morton & Pitalo, Inc., c/o Eddie Kho

Address: 1788 Tribute Road, Ste., 200, Sacramento, CA. 95815

REQUESTED ENTITLEMENT(S): Entitlements to subdivide 22.36 ± vacant acres, located on the east side of Bruceville Road, south of Damascus Drive and north of Sheldon Road, into 105 lots in the Single Family Alternative (R-1A) and Agriculture Open Space (AOS) zone. (APN 117-0212-043-0000 and 117-0212-035-0000) (D8):

- A. **Environmental Determination:** Prior Negative Declaration (P94-104);
- B. **Mitigation Monitoring Plan (MMP);**
- C. **Tentative Map** to subdivide 22.36 ± vacant acres into 105 lots for single family development and 3 lots for the Jacinto Creek Parkway (108 lots total).

ACTIONS TAKEN: On August 10, 2000, the Planning Commission took the following action:

A-C Adopted Notice of Decision and Findings of Fact for approval.

Sent to Applicant: 9/19/00
Date

By: Nel Penney
Nel Penney, Secretary

EXPIRATION

TENTATIVE MAP: Failure to record a final map within two years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

SPECIAL PERMIT: A use for which a Special Permit is granted must be established within two years after such permit is issued. If such use is not so established, the Special Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of two years unless a building permit is obtained within the variance term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezonings, special permits and variances.