

P05-015 – Fell Street Map

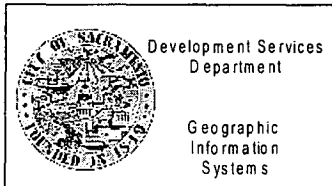
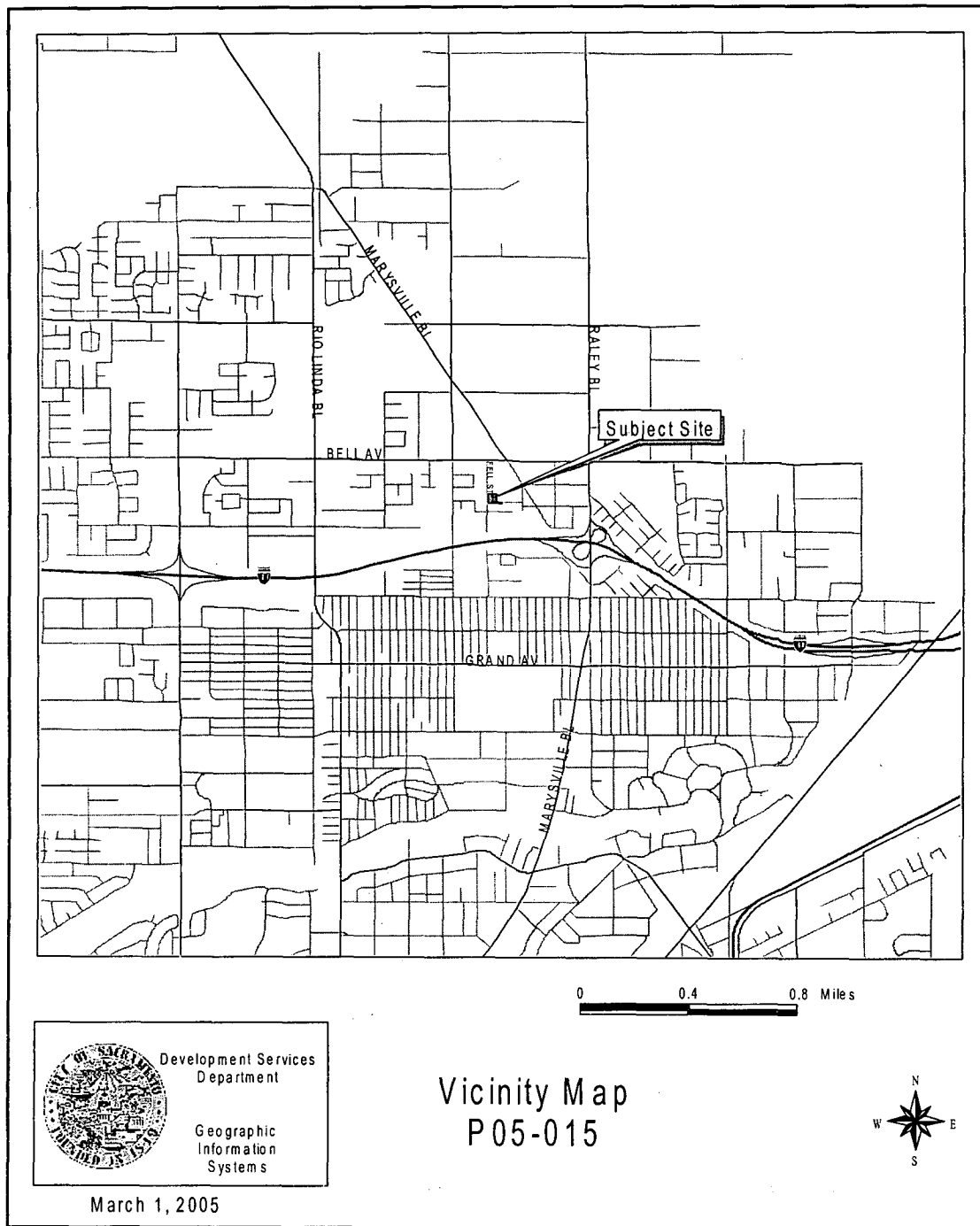
- REQUEST:
- A. Environmental Determination: Exempt, Section 15332;
 - B. Tentative Map to subdivide five lots into seven lots (6 single family & 1 half-plex) on 1.23± net acres in the Standard Single Family (R-1) zone;

LOCATION: East side of Fell Street north of Longshore Ct
APN: 237-0152-011, -013, -032, -033, -034
Robla School District
Council District 2

APPLICANT:	Tim Wong Wong & Associates, (916) 361-6926 10089 Folsom Boulevard, suite A Rancho Cordova, CA 95670
OWNER:	Omar Pela, (916) 417-3341 4251 Dry Creek Road Sacramento, CA 95838
PLANS BY	Tim Wong Wong & Associates, (916) 361-6926 10089 Folsom Boulevard, suite A Rancho Cordova, CA 95670
APPLICATION FILED:	February 9, 2005
STAFF CONTACT:	Michael York, (916) 808-8239, myork@cityofsacramento.org

SUMMARY:

The applicant is proposing to subdivide 1.23± net acres into seven lots (6 single family & 1 half-plex) to develop six single family units and two half-plex units. The site is located in a new growth area, but does not require an inclusionary housing plan, as less than 10 dwelling units are proposed. Staff has no issues with the proposed project. There were no outstanding issues at the time of the report and staff has not received any communication of opposition to this project.



March 1, 2005

Vicinity Map
P05-015



RECOMMENDATION:

Staff recommends **approval of the project, subject to conditions**. Staff's recommendation is based upon the project's consistency with the General and North Sacramento Community Plan residential land use designations. Furthermore, the project is consistent with the General Plan and the North Sacramento Community Plan policies that promote neighborhood revitalization, ownership opportunities, and development in infill areas.

PROJECT INFORMATION:

General Plan Designation:	Low Density Residential (4-15du/na)
North Sacramento Community Plan Designation:	Residential (4-8du/na)
Existing Land Use of Site:	Vacant
Existing Zoning of Site:	Standard Single Family (R-1)

Surrounding Land Use and Zoning:

North:	Approved Tentative Map (4 Lots); Standard Single Family (R-1)
South:	Single Family; Standard Single Family (R-1)
East:	Single Family; Standard Single Family (R-1)
West:	Single Family; Standard Single Family (R-1)

Setbacks:	Required	To Be Provided
Front:	20' (Approved by CC 6-28-05)	20'
Side(St):	12.5'	12.5'
Side(Int):	5'	5'
Rear:	15'	15'

Property Dimensions:	412' x 165'
Property Area:	1.23± net acres
Density of Development:	6 units per net acre
Topography:	Flat
Street Improvements:	To Be Constructed
Utilities:	To Be Constructed

OTHER APPROVALS REQUIRED: In addition to the entitlements requested, the applicant will also need to obtain the following permits or approvals, including, but not limited to:

<u>Permit</u>	<u>Agency</u>
Building Permit	Building Division
Final Map	Development Engineering, Development Services
Off-Site Improvements	Development Engineering, Plan Check Section

BACKGROUND INFORMATION:

The project site is currently vacant and has never been developed. In 1991 a tentative map proposal for 13 lots was submitted that comprised this project site and the parcel to the north. However, the proposal was eventually withdrawn by the applicant. The proposed project is located in a new growth area, however is not subject to the City's Inclusionary Housing Ordinance because the project is less than 10 units. The project is in the Expanded North Area Design Review District and the proposed units are required to meet the Standard Single Family Design Guidelines and subject to review and approval of Design Review staff.

STAFF EVALUATION: Staff has the following comments:A. Policy Considerations

1. General Plan

The General Plan designates the site as Low Density Residential (4-15du/na). The project is consistent with the following General Plan policies:

"Promote infill development as a means to meet future housing needs" (Policy 4, Sec. 2-16).

"Develop residential land uses in a manner which is efficient and utilizes existing and planned urban resources" (Goal C, Sec. 2-15).

"Provide adequate housing sites and opportunities for all households" (Goal 1, Sec. 3.10-2).

The project is consistent with the following Smart Growth Principles:

"Create a range of housing opportunities and choices with a diversity of affordable housing near employment centers".

"Foster walkable, close knit neighborhoods through a system of fully connected activity centers, streets, pedestrian paths and bike routes".

2. North Sacramento Community Plan

The Community Plan designates the site as Residential (4-8du/na). The project is consistent with the following Community Plan policies:

"Provide adequate housing opportunities to attract new residents and employment centers" (NSCP, pg 48).

"Increase the supply of decent and safe housing, affordable particularly to lower and moderate income owners and renters" (NSCP, pg 48).

B. Tentative Map

The proposed map subdivides 1.23± net acres into seven lots to develop six detached residential units and two half-plex units. Developing seven lots on the project site puts the density of the project at approximately six units per net acre. The density of the project is within the density ranges for both the General Plan (4-15du/na) and North Sacramento Community Plan (4-8du/na). Lot sizes will average 7,500± square feet, which provides opportunity for larger homes.

The proposed seven lot map, as designed, will have five lots on the southern side of a new cul-de-sac street, one half-plex lot on the corner of Fell Street and the new street, and one lot fronting onto Fell Street (Exhibit 1A – Tentative Map). The proposed tentative map is essentially completing a proposed street which has an approved map (Z03-382, attachment 2) for the northern side of the street. The two maps developed together will create a cul-de-sac street with full frontage improvements. This project is conditioned to coordinate development with the approved tentative map to the north.

The private drive (Youngs Avenue) along the southern portion of the project site which runs east-west between Fell Street and Huron Street is not a dedicated right-of-way. Therefore, a request to abandon the street is not necessary. All parcels between Fell Street and Huron Street that have access from Youngs Avenue will not be precluded access to their properties by this proposed tentative map. All of the parcels which are a part of this project will have access from the new proposed street. The two remaining parcels not a part of this project will have access from Huron Street.

The private drive (Youngs Avenue) does have an active sewer main which serves some of the residents of Longshore Court to the south. The sewer main needs to be retained and maintained. The project will be conditioned to provide and maintain this public sewer easement along the southern portion of Lots 2-7.

Although, the applicant is proposing a cul-de-sac street rather than a through street, the proposal does not preclude development on adjacent parcels. Also access to the neighborhoods to the east and west are provided access by east/west streets just north and south of the project site. Furthermore, the map is addressing several policies of the General and North Sacramento Community Plans which promote infill development and utilization of existing urban resources. Staff, therefore supports the approval of the tentative map.

D. Site Plan Design/Zoning Requirements

The applicant is not proposing any residential units at this time, however when units are constructed, the standard single family (R-1) setbacks will apply. A recently approved amendment to the Zoning Ordinance reduced the minimum front setback requirement from 25 feet to 20 feet in the R-1 zone. This new front setback requirement will apply to this project. The project site is located within the Expanded North Area Design Review, therefore any proposed residential units will also be required to meet the Standard Single Family Design Guidelines and be subject to review and approval of Design Review Staff.

PROJECT REVIEW PROCESS:A. Environmental Determination

The proposed project is exempt from environmental review pursuant to CEQA Guidelines (CEQA Section 15332).

B. Public/Neighborhood/Business Association Comments

The project was routed to the Youngs Heights Neighborhood Association and the Robla Park Community Association. A response card was received from the Robla Park Community Association in support of the project.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. Comments received have been incorporated as conditions of approval for the project.

Development Engineering, Utilities & Fire

All applicable comments are addressed in the conditions.

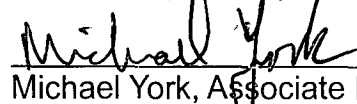
PROJECT APPROVAL PROCESS: Of the entitlements below, Planning Commission has the authority to approve or deny A-B. The Planning Commission action may be appealed to the City Council. The appeal must occur within 10 days of the Planning Commission action.

RECOMMENDATION:

Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact, which finds that the project is Exempt pursuant to CEQA Section 15332;
- B. Adopt the attached Notice of Decision and Findings of Fact approving the Tentative Map to subdivide five lots into seven lots on 1.23± net acres in the Standard Single Family (R-1) zone;

Report Prepared By,


Michael York, Associate Planner

Report Reviewed By,


Gregory Bitter, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit 1A	Tentative Map
Attachment 2	Approved Tentative Map North of Project Site (Z03-382)
Attachment 3	Land Use & Zoning Map

**ATTACHMENT 1
NOTICE OF DECISION AND FINDINGS OF FACT
FOR FELL STREET MAP, LOCATED ON THE EAST SIDE OF FELL STREET, NORTH OF
LONGSHORE CT, SACRAMENTO, CALIFORNIA
IN THE STANDARD SINGLE FAMILY (R-1) ZONE.
(P05-015) (APN: 237-0152-011, -013, -032, -033, -034)**

At the regular meeting of November 10, 2005, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination: Exempt, Section 15332;**
- B. Approved the Tentative Map to subdivide five lots into seven lots on 1.23± net acres in the Standard Single Family (R-1) zone;**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section #15332 of the CEQA Guidelines.
- B. Tentative Map to subdivide five lots into seven lots on 1.23± net acres in the Standard Single Family (R-1) zone: The Tentative Map is approved based on the following findings of fact:
 - 1. None of the conditions described in Government Code Section 66474, subsection (a) through (g) inclusive, exist with respect to the proposed subdivision;
 - 2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, and Section 16 of the City Code, which is a Specific Plan of the City. The City's General Plan designates the site as Low Density Residential (4-15du/na);
 - 3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.

CONDITIONS OF APPROVAL

- B. The Tentative Map to subdivide five lots into seven lots on 1.23± net acres in the Standard Single Family (R-1) zone is hereby approved subject to the following conditions of approval:

Development Engineering

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (P05-015). 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 Final 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 Development Engineering and Finance Division:

- B1. Prior to recordation of final map, issuance of grading permits, or improvement plan permits applicant must provide documentation or verification that the on-site structure may be demolished.
- B2. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments.
- B3. Pursuant to City Code Section 16.40.190, 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 Development Engineering and Finance Division after consultation with the U.S. Postal Service.
- B4. Show all continuing and proposed/required easements on the Final Map.
- B5. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area 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.
- B6. 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.

- B7. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering & Finance Division. Improvements required shall be determined by the city, but at a minimum, streets shall include half-streets and at least one travel lane in each direction. Any public improvement not specifically noted in these conditions or on the tentative map shall be designed and constructed to City standards. Standard subdivision improvements shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering & Finance Division.
- B8. Dedicate and construct the proposed new street, which intersects Fell Street, to a standard 26.5-foot residential half street. Half-street improvements shall include a 5' separated sidewalk, 6' planter, 6" vertical curb plus gutter, and a 15' unstriped travel lane (measured from the street centerline to the face-of-curb). In addition to the half-street improvements, the applicant shall dedicate sufficient right-of-way (if necessary) and construct a 12' travel lane, plus a 2' shoulder. All dedications and construction of required improvements shall be within the boundaries of the project site, unless offsite road easements/dedication is granted from the adjacent parcel to the north (APN: 237-0152-027; Approved Tentative Map (Z03-382), in which case sufficient evidence shall be provided to display that such easements have been acquired and established. All improvements shall be to the satisfaction of the Development Engineering & Finance Division.
- B9. The applicant shall construct full frontage improvements on Fell Street. Frontage improvements shall include construction of Fell Street, adjacent to the subject property, to a 26.5 foot half street section. This shall include a 5' separated sidewalk, 6' planter, 6" vertical curb plus gutter, and a 15' unstriped travel lane (measured from the face-of-curb to the street centerline). The design and construction of such improvements, including any necessary transitions from existing improvements, shall be to the satisfaction of the Development Engineering and Finance Division.
- B10. This project shall be coordinated with the project on the north side of the proposed Court (Z03-382, 4300 Fell Street). Where possible, improvements should be constructed concurrently. Where not possible, off-site improvements and dedications will be required to the satisfaction of the Development Services Department. NOTE: This may require coordination between owners to provide off-site dedication by separate instrument in order to facilitate the improvement plan check process.

- B11. 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 Development Engineering and Finance Division.

Utilities

- B12. Dedicate a standard 12.5 foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all public streets and rights of ways.
- B13. Dedicate the South 5.00 feet of Parcels 2-7 as a public utility easement for overhead facilities and appurtenances.
- B14. This project shall be coordinated with the project on the north side of the proposed Court (Z03-382, 4300 Fell Street). Where possible, improvements should be constructed concurrently. Where not possible, off-site improvements and dedications will be required to the satisfaction of the Department of Utilities.
- B15. Provide separate metered domestic water services to each parcel.
- B16. A water distribution system shall be designed and constructed to City standards and installed in the new public streets as required by the Department of Utilities. The water main shall be placed along the street centerline. Additional right-of-way/public utility easement shall be dedicated or obtained from the adjoining off-site property to the north. The new water main shall be 8" diameter minimum. At least one new fire hydrant will be required.
- B17. Prior to or concurrent with the submittal of improvement plans, the applicant must provide the Department of Utilities with the average day water system demands, the fire flow demands, and the proposed points of connection to the water distribution system for the proposed development. The Department of Utilities can then provide the "boundary conditions" for the design of the water distribution system. The water distribution system shall be designed, per Section 13.4 of the Design and Procedures Manual, to satisfy the more critical of the two following conditions:
- a. 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.

- b. 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 applicant shall submit pipe network calculations for the proposed water distribution system. The calculations shall be reviewed and approved by the Department of Utilities prior to improvement plan approval. Note: A 8" water main exists in Fell Street.

- B18. Place a 2-inch (minimum) sleeve(s) under the sidewalks for each single family lot along all streets with separated curb and sidewalk in order to allow for landscaping and irrigation of the landscape planter. Sleeves shall be placed at the time sidewalks are constructed. Landscaping may be deferred until construction of the homes.
- B19. Provide separate sanitary sewer services to each parcel to the satisfaction of the Department of Utilities. The sanitary sewer main shall be placed 7 feet south of the street centerline. All new services shall connect to sewer mains located in Fell Street or the proposed Court. The sewer main along the south property line of Parcels 2 through 7 shall be retained and a public sewer easement provided if one does not exist, and to the satisfaction of the Department of Utilities.
- B20. Properly abandon under permit, from the City and County Environmental Management Department, any well or septic system located on the property.
- B21. Prepare a project specific drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual, for review and approval by the Department of Utilities. On-site detention will be required based upon the downstream capacity of Sump 144 of 0.50 cfs/acre. On-site detention can be stored in oversized pipes or within the street section. The drainage study shall identify all existing off-site flows that flow through the project. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage from the site shall discharge to the 66 inch diameter drain pipe located in Fell Street. If curb and gutter are not constructed along the north side of the new street, a roadside ditch will be required. Additional right-of-way/public utility easement shall be dedicated or obtained from the adjoining off-site property to the north. The finished lot pad elevations shall be a minimum of 1.20 feet above the 100-year HGL and shall be approved by the Department of Utilities. The drainage study shall include an overland flow release map for the proposed project. Lot pad elevations shall be a minimum of 1.5 feet above the controlling overland release elevation.

- B22. 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 Department of Utilities.
- B23. 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 subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction.
- B24. Post construction, stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. Storm drain public notice message is required at all drain inlets. Improvement plans must include the source controls measures selected for the site. This will not affect site design. Refer to the "Guidance Manual for On-site Stormwater Quality Control Measures," dated January 2000, for appropriate source control measures.
- B25. If this project will disturb greater than 1 acre of property, the project is required to comply with the State "NPDES General Permit for Stormwater Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Stormwater Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained at www.swrcb.ca.gov/stormwtr/construction.html. The SWPPP will be reviewed by the Department of Utilities prior to issuing a grading permit or approval of improvement plans to assure that the following items are included: 1) vicinity map, 2) site map, 3) list of potential pollutant sources, 4) type and location of erosion and sediment BMPs, 5) name and phone number of person responsible for SWPPP, 6) signed certification page by property owner or authorized representative.

Parks Department

- B26. 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.

- B27. 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).

Fire Department

- B28. Dead-end streets exceeding 150 feet in length require an approved Fire Department turnaround (45' radius cul-de-sac or standard hammerhead).

Advisory Notes

- A. The Tentative Map shall expire on November 10, 2008, unless a Final Map is recorded prior to this date. A request to extend the Tentative Map for up to two (2) years must be submitted 30 days prior to expiration of the Tentative Map.
- B. The proposed project is located in the Flood Zone designated as an X zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) dated July 6, 1998. Within the X zone, there are no requirements to elevate or flood proof.
- C. Existing Sacramento Regional County Sanitation District (SRCSD) facilities serving this proposed project are capacity constrained. Ultimate capacity will be provided by construction of the Lower Northwest and Upper Northwest Interceptors, currently scheduled for completion in 2010. SRCSD is working to identify potential interim projects to provide additional capacity. SRCSD and County Sanitation District 1 (CSD-1) will issue sewer permits to connect to the system if it is determined that capacity is available and the property has met all other requirements for service. This process is "first come, first served". There is no guarantee that capacity will be available when actual requests for sewer service are made. Once connected, the property has the entitlement to use the system. However, its entitlement is limited to the capacity accounted for by the payment of the appropriate SRCSD fees.
- D. Developing this property will require the payment of additional sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information.



CHAIRPERSON

ATTEST:

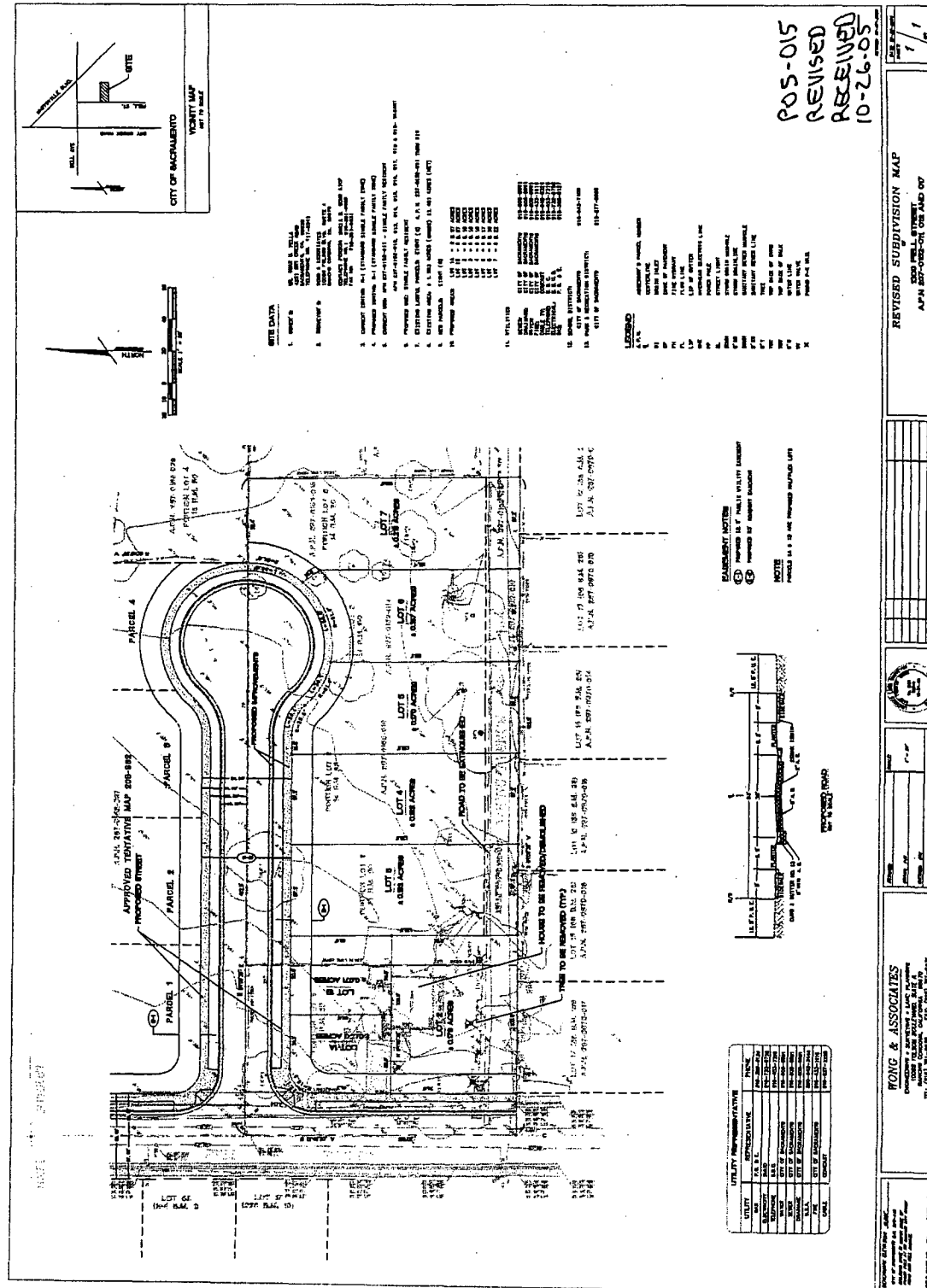


SECRETARY TO CITY PLANNING COMMISSION

11/10/05
DATE (P05-015)

Exhibit 1A Tentative Map

Exhibit 1A – Tentative Map



Attachment 2 - Approved Tentative Map (Z03-382) North of Project Site

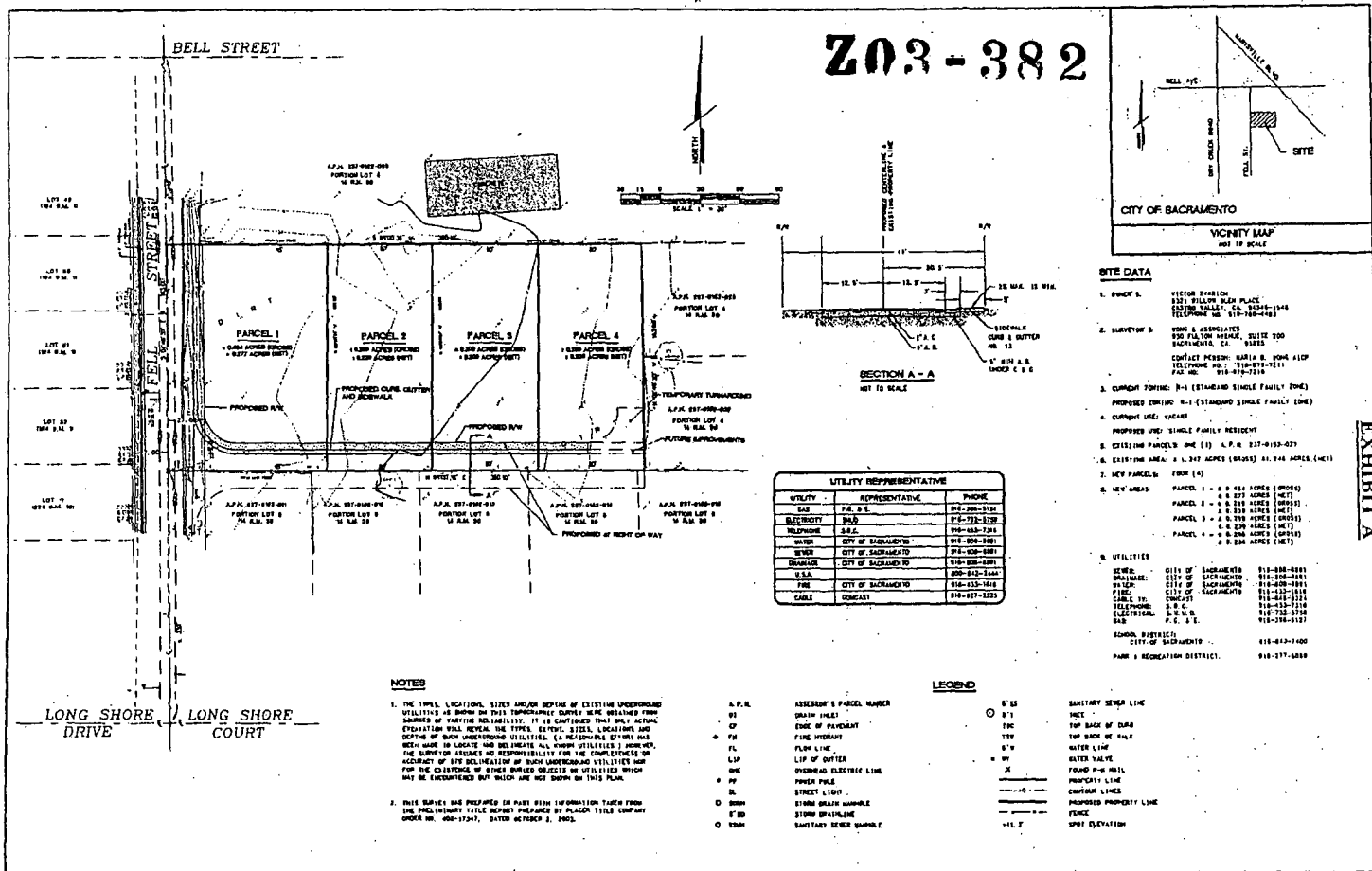
REVISED 3

REC'D MAR 10 2004

Z03-382

Z03-382

June 2, 2004



SITE DATA

- OWNER: VICTOR FARROW, 1121 WILLOW BEND PLACE, EASTON VALLEY, CA, 95846-1548, TELEPHONE NO. 916-938-4983
- SURVEYOR: WONG & ASSOCIATES, 4300 FELL STREET, SUITE 200, SACRAMENTO, CA, 95828, CONTACT PERSON: MARIA B. WONG, AICP, TELEPHONE NO.: 916-974-7211, FAX NO.: 916-974-7218
- CURBCH TURNING: R-1 (STANDARD SINGLE FAMILY ZONE), PROPOSED TURNING: R-1 (STANDARD SINGLE FAMILY ZONE)
- CURBCH USE: VACANT, PROPOSED USE: SINGLE FAMILY RESIDENT
- EXISTING PARCELS ONE (1): A.P.N. 237-0152-027
- EXISTING AREA: 4.247 ACRES (GROSS) 41.248 ACRES (NET)
- NEW PARCELS: FOUR (4)
- NEW AREAS:
 - PARCEL 1 = 0.834 ACRES (GROSS)
 - PARCEL 2 = 0.827 ACRES (GROSS)
 - PARCEL 3 = 0.826 ACRES (GROSS)
 - PARCEL 4 = 0.826 ACRES (GROSS)
 - PARCEL 5 = 0.826 ACRES (GROSS)
- UTILITIES:
 - SEWER: CITY OF SACRAMENTO 916-380-8881
 - DRAINAGE: CITY OF SACRAMENTO 916-380-8881
 - WATER: CITY OF SACRAMENTO 916-380-8881
 - FIRE: CITY OF SACRAMENTO 916-433-1818
 - CABLE TV: COMCAST 916-433-3224
 - TELEPHONE: S.D.C. 916-433-3218
 - ELECTRICAL: S.D.C. 916-433-3228
 - SAB: P.E. S.E. 916-288-3127
 - SCHOOL DISTRICT: CITY OF SACRAMENTO 916-823-1400
 - PARK & RECREATION DISTRICT: 916-377-4889

UTILITY REPRESENTATIVE

UTILITY	REPRESENTATIVE	PHONE
WATER	P.A.S.E.	916-380-8881
SEWER	S.D.C.	916-433-3228
TELEPHONE	S.D.C.	916-433-3218
WIRE	CITY OF SACRAMENTO	916-380-7882
WIRE	CITY OF SACRAMENTO	916-380-8881
DRAINAGE	CITY OF SACRAMENTO	916-380-8881
U.S.A.	800-842-2441	
FIRE	CITY OF SACRAMENTO	916-433-1818
CABLE	COMCAST	916-433-3224

NOTES

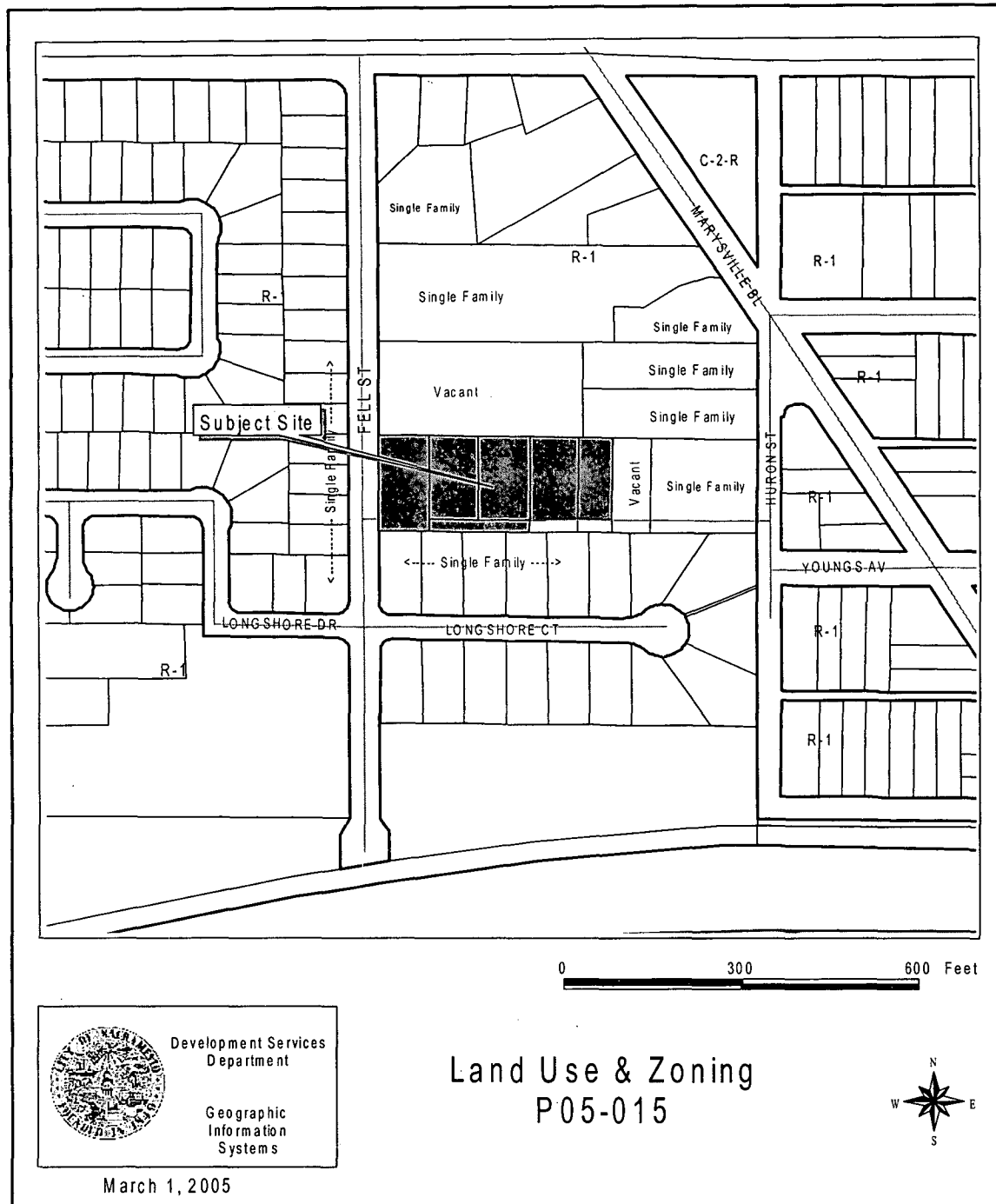
- THE TYPES, LOCATIONS, SIZES AND DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM RECORDS OF VARIOUS AGENCIES. IT IS EMPHASIZED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A RESPONSIBLE PARTY HAS BEEN MADE TO LOCATE AND MARK ALL SUCH UTILITIES.) HOWEVER, THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THIS PLAN.
- THIS SURVEY WAS PREPARED ON PART WITH INFORMATION TAKEN FROM THE PRELIMINARY TITLE REPORT PREPARED BY PLUCKER TITLE COMPANY UNDER NO. 005-17247, DATED OCTOBER 1, 2003.


LEGEND

- | | | | |
|--------|-------------------------|----------|------------------------|
| A.P.N. | ASSUMED'S PARCEL NUMBER | 6" X 6" | SANITARY SEWER LINE |
| 01 | DRAIN INLET | 6" X 12" | FEET |
| 02 | END OF PAYMENT | 10" | TOP BACK OF CURB |
| 03 | FIRE HYDRANT | 12" | TOP BACK OF WALK |
| 04 | FLOW LINE | 6" | WATER LINE |
| 05 | LIP OF CURB | 6" | WATER VALVE |
| 06 | OVERHEAD ELECTRIC LINE | X | FRONT P-S MAIL |
| 07 | POWER POLE | — | PROPERTY LINE |
| 08 | STREET LIGHT | — | PROPOSED PROPERTY LINE |
| 09 | STORM DRAIN MANHOLE | — | FENCE |
| 10 | STORM DRAINLINE | — | SPOT ELEVATION |
| 11 | SANITARY SEWER MANHOLE | — | |

<p>WONG & ASSOCIATES ENGINEERING & SURVEYING - LAND PLANNING 800 FELL STREET, SUITE 200 SACRAMENTO, CALIFORNIA 95828 TEL: (916) 974-7211 FAX: (916) 974-7218</p>	<p>DATE: _____</p> <p>BY: _____</p>	<p>TENTATIVE PARCEL MAP OF 4300 FELL STREET A.P.N. 237-0152-027 CITY OF SACRAMENTO COUNTY OF SACRAMENTO STATE OF CALIFORNIA</p>	<p>SCALE: 1" = 20'</p>
	<p>PROJECT NO. _____</p> <p>DATE: _____</p>		

Attachment 3 – Land Use & Zoning Map



 Development Services
Department
Geographic
Information
Systems

March 1, 2005

Land Use & Zoning
P05-015

